

MEMORANDUM

DATE: October 3, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0352-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 2, 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

IN RE: PETITION FOR VARIANCE

(1544 York Road)
8th Election District
3rd Council District
Regent Development Company
Legal Owner

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0352-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by David H. Karceski, Esq., on behalf of Regent Development Company, the legal owner of the subject property ("Petitioner"). Petitioner is requesting variance relief from §450.4 of the Baltimore County Zoning Regulations ("B.C.Z.R") to allow a freestanding joint identification sign with a sign area/face of 161 sq. ft. per side and sign copy a minimum of 3 in. in height in lieu of the permitted 100 sq. ft. per side and required 8 in. height for sign copy. A site plan was marked as Petitioner's Exhibit 1.

Joel Epstein and professional engineer Rick Richardson appeared in support of the petition. David H. Karceski, Esq. represented the Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and the Development Plans Review (DPR).

The property is approximately 0.84 acres in size and zoned BL. The site is located at the intersection of York Road and Bellona Avenue along a busy commercial corridor. The property is improved with a two-story commercial building constructed in 1981. This case concerns an existing freestanding sign at the site which has been in its present location for over 30 years.

ORDER RECEIVED FOR FILING

Date

9/11/17

By

Sen

Even so, the sign is now nonconforming due to the sign abatement provisions in the Regulations, and a variance is required. B.C.Z.R. §450.8.D.

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).

Mr. Richardson testified via proffer that the property is unique due to its irregular shape, which he described as like a diamond. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be required to remove a sign which has been in place for many years without complaint. Finally, I find that the variances can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of community and/or Baltimore County opposition.

THEREFORE, IT IS ORDERED, this 1st day of **September, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §450.4 to allow a freestanding joint identification sign with a sign area/face of 161 sq. ft. per side and sign copy a minimum of 3 in. in height in lieu of the permitted 100 sq. ft. per side and required 8 in. height for sign copy, 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.

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Date 9/11/17
By Sen

2. Prior to issuance of permits Petitioner must submit for approval by the Baltimore County Landscape Architect a landscape plan for the site.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 9/11/17

By sln



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 1544 York Road which is presently zoned BL
Deed References: 9812-244 10 Digit Tax Account # 0819033174
Property Owner(s) Printed Name(s) Regent Development Company

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

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. **X** a **Variance** from Section(s) B.C.Z.R. Section 450.4 Attachment 1.7(b) to allow a freestanding joint identification sign with a sign area/face of 161 square feet per side and sign copy a minimum of 3 inches in height in lieu of the permitted 100 square feet per side and required 8 inch height for sign copy.

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 / 410-494-6285 / dhkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Regent Development Company

By: Brad Sokol, President

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

923 Hamilton Mall, P.O. Box 566, Allentown, PA

Mailing Address City State

18105 / 610 434 7611 /

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 / 410-494-6285 / dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2017-0352-A Filing Date 6/29/17

Do Not Schedule Dates:

Reviewer JS

ORDER RECEIVED FOR FILING
REV. 10/4/11

Date 9/11/17

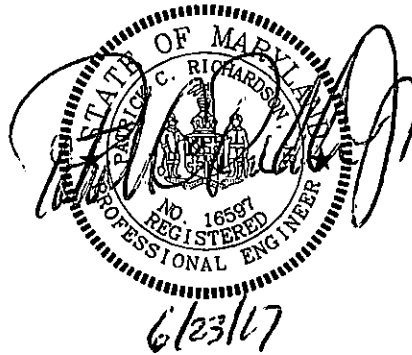
By Sen

**ZONING PROPERTY DESCRIPTION FOR
1544 YORK ROAD
(MARYLAND ROUTE #45)
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the west side right-of-way of **York Road (Maryland Route #45)** (66 feet wide) at a distance of **49** feet south of the centerline of the nearest improved intersecting street **Bellona Avenue** (50 feet wide):

Thence binding on the west side right-of-way of **York Road** the following courses and distances: (1) South 24 degrees 41 minutes 38 seconds East 123.18 feet, (2) South 23 degrees 22 minutes 38 seconds East 21.10 feet, thence leaving the west side right-of-way of **York Road** the following courses and distances (3) South 66 degrees 10 minutes 05 seconds West 192.76 feet, (4) North 30 degrees 39 minutes 38 seconds West 59.30 feet, to a point on the south side right-of-way of **Bellona Avenue**, thence binding on the south side right-of-way of **Bellona Avenue** the following courses and distances (5) North 34 degrees 11 minutes 22 seconds East 193.62 feet, (6) South 86 degrees 59 minutes 20 seconds East 37.98 feet; to the point of beginning.

Containing a net area of **23,213** square feet or **0.53** acres.



2017-0352-A



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 5116742

Sold To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
TOWSON, MD 21204-5304

Bill To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
TOWSON, MD 21204-5304

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

Aug 10, 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: # 2017-0352-A
1544 York Road
Southwest corner of intersection of York Road and Bellona Avenue
8th Election District - 3rd Councilmanic District
Legal Owner(s) Regent Development Company, Brad Sokol, Pres.

Variance: to allow a freestanding joint identification sign with a sign area/face of 161 sq. ft. per side and sign copy a minimum of 3 inches in height in lieu of the permitted 100 sq. ft. per side and required 8 inch height for sign copy.

Hearing: Wednesday, August 30, 2017 at 2:30 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.

8/045 August '10 5116742

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

CERTIFICATE OF POSTING

2017-0352-A

RE: Case No.: _____

Petitioner/Developer: _____

Regent Development Company, Brad Sokol. Pres.

August 30, 2017

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

1544 York Road

August 10, 2017

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

Sincerely,

August 10, 2017

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

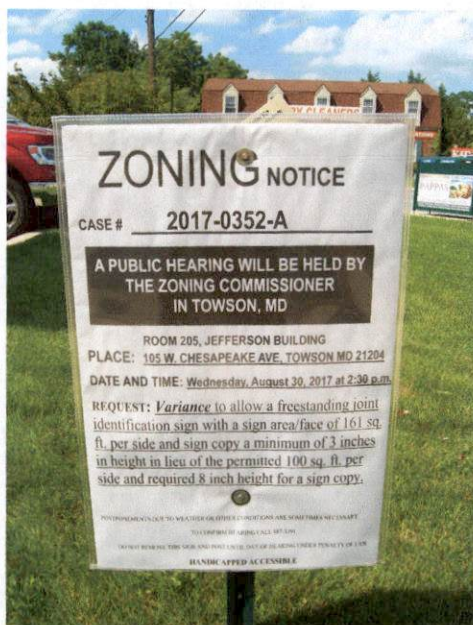
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





KEVIN KAMENETZ
County Executive

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

July 21, 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: 2017-0352-A

1544 York Road

Southwest corner of intersection of York Road and Bellona Avenue

8th Election District – 3rd Councilmanic District

Legal Owners: Regent Development Company, Brad Sokol, Pres.

Variance to allow a freestanding joint identification sign with a sign area/face of 161 sq. ft. per side and sign copy a minimum of 3 inches in height in lieu of the permitted 100 sq. ft. per side and required 8 inch height for sign copy.

Hearing: Wednesday, August 30, 2017 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Brad Sokol, 923 Hamilton Mal, P.O. Box 566, Allentown PA 18105

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, AUGUST 10, 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 10, 2017 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich

410-494-6200

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2017-0352-A

1544 York Road

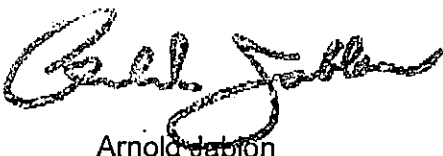
Southwest corner of intersection of York Road and Bellona Avenue

8th Election District – 3rd Councilmanic District

Legal Owners: Regent Development Company, Brad Sokol, Pres.

Variance to allow a freestanding joint identification sign with a sign area/face of 161 sq. ft. per side and sign copy a minimum of 3 inches in height in lieu of the permitted 100 sq. ft. per side and required 8 inch height for sign copy.

Hearing: Wednesday, August 30, 2017 at 2:30 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.

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
1544 York Road; SW corner of York Road &	*	OF ADMINSTRATIVE
Bellona Avenue	*	HEARINGS FOR
8 th Election & 3 rd Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Regent Development	*	2017-352-A
Company by Brad Sokol, President		
Petitioner(s)		

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

JUL 18 2017

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of July, 2017, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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: 2017-0352-A
Property Address: 1544 York Road
Property Description: Southwest corner of York Road and
Bellona Avenue
Legal Owners (Petitioners): Regent Development Company
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukasevich
Company/Firm (if applicable): Venable LLP
Address: 210 W. Pennsylvania Ave.
Ste. 500
Towson, MD 21204
Telephone Number: (410) 444-6200

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

NO 154794

Date: 6/29/17

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

Total: \$ 500.00

Rec From: REGENT DEVELOPMENT CO. / Venable LLP

For: 2017-0352-A

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DRO
6/30/2017 6/29/2017 11:18:50 3
REG NS03 WALKIN CAN
>>RECEIPT # 730542 6/29/2017 OFLN
Dept 5 520 ZONING VERIFICATION
CR NO. 154794

Recpt Tot \$500.00
\$500.00 CR \$0.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

August 24, 2017

Regent Development Company
Brad Sokol, President
923 Hamilton Mall
P. O. Box 566
Allentown PA 18105

RE: Case Number: 2017-0352 A, Address: 1544 York Road

Dear Mr. Sokol:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 29, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David H Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 7/17/17

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

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 7/17/17. A field inspection and internal review reveals that an entrance onto MD45 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2017-0352-A.

Variance
Regent Development Company, Brad Sokol
1544 York Road.
MD45

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

Sincerely,

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

8-30

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-352

DATE: 8/8/2017



INFORMATION:

Property Address: 1544 York Road
Petitioner: Regent Development Company, Brad Sokol, President
Zoning: BL
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to allow a freestanding joint identification sign with a sign area/face of 161 square feet per side and sign copy a minimum of 3 inches in height in lieu of the permitted 100 square feet per side and required 8 inch height for sign copy.

A site visit was conducted on July 18, 2017.

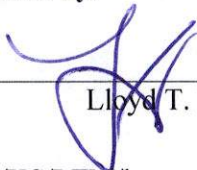
The site is within the Hunt Valley/Timonium Plan Area. Said plan was adopted into the Baltimore County Master Plan on October 19, 1998. A stated goal of the Hunt Valley/Timonium Plan is *"Improving the visual quality of the York Road Corridor."* (pg. 28). Lack of landscaping was a point of focus addressed by the plan.

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

- Submit a Landscape Plan to the Baltimore County Landscape Architect for review. Such a plan shall replace the grassed area with plantings to include medium height plants around the base of the proposed sign.

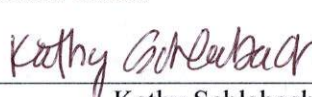
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Wally Lippincott

James Hermann, R.L.A., Department of Permits, Approvals and Inspections
David H. Karceski, Esquire
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
VKD
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For July 24, 2017
Item No. 2017-0352-A

DATE: August 11, 2017

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

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

* * * * *

VKD:CEN
cc:file

s:\pai\developer plan review\devplanrev\zac comments\zac -comments-meeting-2017-07242017-.docx

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 8/8/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-352

INFORMATION:

Property Address: 1544 York Road
Petitioner: Regent Development Company, Brad Sokol, President
Zoning: BL
Requested Action: Variance

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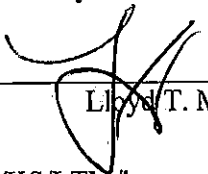
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For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Wally Lippincott

James Hermann, R.L.A., Department of Permits, Approvals and Inspections
David H. Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

CASE NAME 1544 York Rd
CASE NUMBER 17-352-A
DATE 8/30/17

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

8/11/17

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

Comment

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

8/11/17

PLANNING
(if not received, date e-mail sent _____)no objection
w/ comment

7/17/17

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 8/10/17

SIGN POSTING Date: 8/10/17 by SSG Black

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☒ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 08 Account Number - 0819033174							
Owner Information									
Owner Name:		REGENT DEVELOPMENT COMPANY			Use:		COMMERCIAL		
Mailing Address:		923 HAMILTON MALL P O BOX 566 ALLENTOWN PA 18105			Principal Residence:		NO		
					Deed Reference:		/09812/ 00244		
Location & Structure Information									
Premises Address:		YORK RD 0-0000			Legal Description:		.5329 AC SWS YORK RD SW COR BELLONA AVE		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0060	0018	0446		0000				2017	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1981		8856				23,213 SF		06	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
		OFFICE BUILDING							
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2017		07/01/2018	
Land:		708,500		708,500					
Improvements		772,900		770,700					
Total:		1,481,400		1,479,200		1,479,200		1,479,200	
Preferential Land:		0						0	
Transfer Information									
Seller: SHEELER MARGARET S FORD EVELYN S				Date: 06/11/1993			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /09812/ 00244			Deed2:		
Seller: SHOCK ROBERT E				Date: 12/20/1974			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /05498/ 00497			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
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					

Case No.: 2017-0352-A

Exhibit Sheet

Petitioner/Developer

8-30-17

Protestant

Sen
9-1-17

No. 1	Plan	
No. 2	Richardson CV	
No. 3	photo - existing sign	
No. 4	elevation - proposed sign	
No. 5	existing and proposed elevation of office bldg.	
No. 6	Proposed Final Landscape Plan	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

tel. 410-560-1502
fax 443-901-1208

Patrick C. Richardson, Jr., PE

EDUCATION

BSCE University of Delaware, 1982

Professional Engineer in Maryland 1988, Virginia 1993, Washington DC 1997, Delaware 1997

WORK EXPERIENCE

October 1999 to Present, Richardson Engineering, LLC

Owner of engineering firm specializing in Commercial and Residential Land Development. Work includes preparation of zoning plats, site development plans and project management for site development projects. Projects including: Cockeysville Elementary School PAL Center, Soukup Arena Recreation Center in Honeygo, Club House for Roland Run Club, Pizza Hut Stores in Baltimore and Anne Arundel Counties, Giant Food Stores in Baltimore City and County, Krispy Kreme Stores in Maryland, Verizon switch station expansions in Maryland, Parkway 100 and Techwood Center in Anne Arundel County, and Columbia Technology Campus in Howard County, Elkridge Crossing mixed use development in Howard County.

July 1999 to September 1999, Purdum and Jeschke, LLC

Chief engineer responsible for preparation of layout and construction documents for commercial land developments. Work included preparation of zoning plats, site development plans and project management for sites in Maryland. Projects including: Loyola College play fields, Baltimore City, Md.; St Paul's Lutheran Church, Baltimore Co.; Red Star Yeast, Baltimore City; Giant Food Stores in Baltimore City.

February 1997 to June 1999, William Monk, Inc.

Chief engineer responsible for preparation of layout and construction documents for commercial land developments. Work included preparation of zoning plats, site development plans and project management for sites in Maryland and Washington DC.

Major projects including: Edmondson Square Shopping Center, Baltimore City, Md. Amoco Oil Company, sites in Baltimore, Anne Arundel, Prince George's, Howard and Baltimore City. Chick-fil-A Restaurant, Baltimore, Anne Arundel and Frederick Co., Md. International Trade Center Office Warehouse, Anne Arundel Co. Md. KFC Restaurants in Maryland and Washington DC.

April 1986 to Jan. 1997, STV Incorporated

Project Manager in the Site Development Department. Responsible for supervision of the preparation of design documents for the department, including review and sealing all documents submitted to reviewing agencies.

Major projects including: The New International Terminal at BWI Airport: Responsible for management of the civil aspects of the site construction including airfield taxiway and hardstand construction, reconstruction of the existing roadways and extension of the upper level roadway bridge to service the building addition. FILA Warehouse - 650,000 SF warehouse in Brandon Woods Industrial Park, Anne Arundel County, Md. Work included coordination with ongoing infrastructure grading, utilities, construction and sediment control for the adjacent activities. FILA Warehouse - 500,000 SF warehouse in Holabird Industrial Park, Baltimore City, Md. Work included getting permission to construct across Municipal Utilities, and Chesapeake Bay Critical Area mitigation. Amoco Oil Company Convenience Mart on Route 140 and Sandymount Road, Carroll County, Md. Blockbuster Video - New store in Jacksonville, Baltimore County, Md. EXXON Company USA - Demolish and Rebuild Belvedere and

York Roads, Baltimore City, Md. Parkway Crossing Shopping Center - Work included reconstruction for several stores, and a new culvert and access from Perring Parkway including a State Highway Access Permit and WRA approval. Old Dominion Freight Lines - 25,000 SF Addition to existing warehouse, Howard County, Md. Ashton Meadows 300 unit apartment complex in Howard County, Md. Sunrise House of Towson 56 unit three story assisted living facility, Baltimore County, Md. SCM Chemicals Hawkins Point Plant Numerous projects including (2) million gallon tanks and secondary containment, chlorinator replacement, railroad track improvements, technical center building addition and secondary containment for existing tanks. Work included a stormwater management master plan for the facility, Chesapeake Bay Critical Area mitigation and railroad track design. National Gypsum - Canton Plant expansion including dock improvements, storm water management for the Chesapeake Bay Critical Area, grading, utilities, and sediment control. Bayview Medical Campus - Design of infrastructure for the first phase of development of the campus including 0.6 mile road and utilities, and a 19 acre park with a pond.

February 1985 to March 1986, Spellman, Larson and Associates
Engineer/Designer/Draftsman for land development projects in Baltimore County

May 1982 to January 1985, CBI Industries
Engineer for construction of steel plate structures. Field engineer responsible for layout of materials, and coordination with field personnel. Worked on the Peach Bottom No. 2 Recirculation and Reheat Piping Replacement preparing procedures and policies for the construction and field supervision of the work.



ZONING VARIANCE CASES

N J. Garland

No B. Peters

~~L. Mayer~~

No J. Kemp

No S. Kidd

~~R. Rohlf~~

Y 7394 Harold Rd
R. Larrick

No H. Rowe

No W. Kuklane

yes J. Krach 8334 Sleten

Please check over the following zoning hearings to let me know if there are any outstanding violations. Please put the address of the violation in the space next to your name.

I need copies of everything in the file, or corrections notices (if there is no file), to send to the Zoning Commissioner, along with the form filled out (found on my desk).

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING July 17, 2017
FORMAL OR INFORMAL RESPONSE DUE AT July 24, 2017 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

* Administrative Law Judge, Commissioner (Lawrence M. Stahl); MS #4103
PAI, Zoning Review H.O. Hearing File (Kristen Lewis)
PAI, Zoning Review DRC/ZAC Meeting File (W. Carl Richards, Jr.)
* PAI, Development Management (Jan Cook) MS # 1105
* PAI, Code Enforcement (Lisa Henson) MS # 1105
* PAI, Building Inspection
& PAI, Development Plans Review (Vishnu Desai)
Planning Office (Kathy Schlabach) MS #4101
* Recreation and Parks
DEPS (Jeff Livingston) – 2 copies of each MS #4400
& State Highway Administration, Access Permits Division (Rich Zeller)
& Fire Department MS #1102F (Inspector Muddiman)
* Economic Development Commission, Business Develop. MS #4300 (Stanley Jacobs)
* Highways (Tom Hargis); MS #1003
* Neighborhood Improvements MS #4201 (Liz Glenn)
+ People's Counsel (Peter Zimmerman); MS #4204
* Honorable Wade Kach, County Council, District 3; MS #2201
* Mike Ruby (Newspaper)
IF CRITICAL AREA, Maryland Office of Planning (Steve Allen)
IF FLOODPLAIN, Maryland Department of the Environment
IF FLOODPLAIN, Public Works (David Thomas); MS #1315
* IF ELDERLY HOUSING, Community Development; MS #1102M
IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder); MS #1102E
* IF TOWER, Tower Coordinator, c/o OIT; MS #2007

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Case Number: 2017-0352-A

Primary Use: COMMERCIAL

Reviewer: SeidelmanJason

Type: VARIANCE

Legal Owner: Regent Development Company, Brad Sokol, President

Contract Purchaser

Critical Area : No **Flood Plain:** No **Historic** No **Election Dist** Eighth

Councilmanic Dist Third

Property Address: 1544 York ROAD

Location: SW corner of the intersection of York Road and Bellona Avenue

Existing Zoning: BL

Area: 23,123 sq. ft.

Proposed Zoning: VARIANCE:

To allow a freestanding joint identification sign with a sign area/face of 161 sq. ft. per side and sign copy a minimum of 3 in. in height in lieu of the permitted 100 sq. ft. per side and required 8 in. height for sign copy.

Attorney:

Prior Zoning Cases: R-1962-5461-SPHX

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

ZAC AGENDA

Case Number: 2017-0353-A

Primary Use: RESIDENTIAL

Reviewer: Fernando Bonifacio

Type: VARIANCE

Legal Owner: Harry Sample Jr., Pamela Wiesand, Mandy Sample, Howard Sample

Contract Purchaser: William M Fejes, 715 S Luzerne, Baltimore MD 21224

Critical Area : Yes **Flood Plain:** Yes **Historic** No **Election Dist** Fifteenth **Councilmanic Dist** Seventh

Property Address: 2028 Poplar ROAD

Location: N/S of Poplar Road, 387 ft. E of the centerline of Lourdes Road

Existing Zoning: RC 5

Area: 0.58 acres

Proposed Zoning: VARIANCE:

1. To allow lot size of 0.58 acres or 25,387 sq. ft., on the Back River Neck District (if necessary).
2. To allow a setback for a principal building from the centerline of Poplar Road of 69 ft. in lieu of the required 75 ft.
3. To allow minimum side yard setbacks of 17 ft. and 20 ft. in lieu of the required 50 ft., respectively.
4. To allow minimum side yard setbacks for a waterfront deck of 20 ft. and 27 ft. in lieu of the required 37.5 ft., respectively
5. To allow a minimum side yard setback for a road side porch of 23 ft. in lieu of the required 37.5 ft.

Attorney: John Gontrum, One W Pennsylvania Avenue, Ste. 300, Towson MD 21204

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

ZAC AGENDA

Case Number: 2017-0354-A

Primary Use: RESIDENTIAL

Reviewer: MerreyJoseph

Type: VARIANCE

Legal Owner: Cheryl Lynn Nelson

Contract Purchaser

Critical Area : No **Flood Plain:** No **Historic** No **Election Dist** Twelfth

Councilmanic Dist Seventh

Property Address: 7894 Harold ROAD

Location: NW corner of Harold and Lynch Roads

Existing Zoning: DR 10.5

Area: 4,500 sq. ft.

Proposed Zoning: VARIANCE:

To permit a pool to be located in that portion of the rear yard not farthest removed from both streets,
7.5 ft. from the side property line

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases: 1700356

Closing Date:

Miscellaneous:

ZAC AGENDA

Case Number: 2017-0355-SPHA **Primary Use:** COMMERCIAL **Reviewer:** PerlowJeffrey
Type: SPECIAL HEARING, VARIANCE
Legal Owner: White Marsh Mall LLC, General Growth Properties
Contract Purchaser: Dave and Busters of MD, 2481 Manana Drive, Dallas TX 75220, Jill Valachovic
Critical Area : No **Flood Plain:** No **Historic** No **Election Dist** Fourteenth **Councilmanic Dist** Sixth
Property Address: 8200 Perry Hall BOULEVARD

Location: 375 ft. E of Perry Hall Boulevard, 1080 ft. N of Honeygo Boulevard

Existing Zoning: BM-CT **Area:** 6.636

Proposed Zoning: SPECIAL HEARING:
to determine whether or not the Administrative Law Judge (fka Zoning Commissioner) should approve an amendment to the site plan approved in Case # 1998-0416-SPHA.

VARIANCE:

1.) to allow a maximum of 11 wall-mounted and/or canopy enterprise signs for a single tenant in a multi-tenant building, in lieu of the one wall-mounted and one canopy sign permitted (Sign Nos. A, B, C, D, E, F, G1, G2, J, K and L).

2.) to allow up to 5 wall-mounted and/or canopy enterprise signs on a façade of a building with a single separate, exterior customer entrance in lieu of the permitted 1 wall-mounted and 1 canopy sign. (Sign Nos. B, C, D, E, and F).

3.) to allow enterprise signs for a tenant to exceed the permitted sign area/face of two times the length of the wall (Sign Nos. B, C, D, E, And F [466 square feet in lieu of the permitted 160 square feet]).

4.) to allow two directional signs with sign area/faces of 240 and 194 square feet in lieu of the permitted 8 square feet for each sign (Sign Nos. G1 and G2).

Attorney: David H Karceski, 210 W Pennsylvania Ave, Ste. 500, Towson MD 21204

Prior Zoning Cases: 1982-0034-A
1982-0152-A
1998-0416-SPHA
2002-0073-XA
2003-0019-A
2011-0041-A
2013-0206-A
2017-0185-X
R-1971-0174-X
R-1971-0175
R-1972-0050

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

ZAC AGENDA

Case Number: 2017-0356-X

Primary Use: COMMERCIAL

Reviewer: MerreyJoseph

Type: SPECIAL EXCEPTION

Legal Owner: 7560 Belair Road, LLC

Contract Purchaser: Two Farms Inc., 3611 Roland Ave., Baltimore MD 21211

Critical Area : No **Flood Plain:** No **Historic** No **Election Dist** Fourteenth **Councilmanic Dist** Sixth

Property Address: 7560 Belair ROAD

Location: N corner of the intersection of Belair Road and Glade Avenue

Existing Zoning: BL-AS, BM-AS, DR 5.5

Area: 2.03 +/- acres

Proposed Zoning: SPECIAL EXCEPTION:

To use the herein described property for a fuel service station on an individual site

Attorney: David Karceski, Neill Thurpari, 210 W Pennsylvania Ave Towson MD 21204

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

ZAC AGENDA

Case Number: 2018-0001 **Primary Use:** RESIDENTIAL **Reviewer:** DuvallRobert
Type: ADMISTRATIVE VARIANCE
Legal Owner: Nicholaos & Victoria Diacoloukas
Contract Purchaser
Critical Area : No **Flood Plain:** No **Historic** No **Election Dist** Eleventh **Councilmanic Dist** Fifth
Property Address: 7515 Days Woods COURT
Location: S/S Days Woods Court, +/- 2100 ft. E & S of the centerline Cedar Lane
Existing Zoning: RC 5 **Area:** 4.31 acres
Proposed Zoning: ADMISTRATIVE VARIANCE:
To permit two (2) existing and one (1) proposed detached accessory structures (garages and patio/sports court) to be located in the front yard and partially in the side yard, with the proposed garage having a height of 20 ft. in lieu of the required rear yard and maximum allowed height of 15 ft. and to amend the Final Development Plan of DAYS WOODS MANOR, Plat #2, Lot #11 only.
Attorney:
Prior Zoning Cases: **Concurrent Cases:**
Violation Cases: **Closing Date:** 7/31/2017 12:00:00AM
Miscellaneous:

Case Number: 2018-0002-A **Primary Use:** RESIDENTIAL **Reviewer:** HucikGary
Type: VARIANCE
Legal Owner: P & S Builders Inc.
Contract Purchaser
Critical Area : No **Flood Plain:** No **Historic** No **Election Dist** Ninth **Councilmanic Dist** Fifth
Property Address: 499 A Epsom ROAD
Location: S/S of Epsom Road, SW 58 ft. to the centerline of Sadler Road
Existing Zoning: DR 16 **Area:** 8,803 +/- ft.
Proposed Zoning: VARIANCE:
To permit a proposed dwelling with a side yard setback of 18 ft. on both sides in lieu of the minimum side setback of 25 ft.
Attorney:
Prior Zoning Cases: **Concurrent Cases:**
Violation Cases: **Closing Date:**
Miscellaneous:

ZAC AGENDA

Case Number: 2018-0003-A

Primary Use: RESIDENTIAL

Reviewer: Fernando Bonifacio

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Jay M King

Contract Purchaser

Critical Area : No **Flood Plain:** No **Historic** No **Election Dist** Tenth

Councilmanic Dist Third

Property Address: 13410 Jarrettsville PIKE

Location: W/S of Jarrettsville Pike, 370 ft. S from the centerline of Sunnyview Drive

Existing Zoning: RC 6

Area: 20,272 sq. ft.

Proposed Zoning: ADMINISTRATIVE VARIANCE:

To permit an accessory structure (detached garage) with a height of 25 ft. in lieu of the required 15 ft.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 7/31/2017 12:00:00AM

Miscellaneous:

Case Number: 2018-0004-A

Primary Use: RESIDENTIAL

Reviewer: Hucik Gary

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Paul & Margherita Virgintino

Contract Purchaser

Critical Area : No **Flood Plain:** No **Historic** No **Election Dist** Fifteenth

Councilmanic Dist Seventh

Property Address: 2313 Estate AVENUE

Location: W/S of Estate Avenue, E 180 +/- ft. to the centerline of Headland Boulevard

Existing Zoning: DR 5.5

Area: 6,838 sq. ft.

Proposed Zoning: ADMINISTRATIVE VARIANCE:

To permit a proposed rear deck (open projection) with a rear yard setback of 11.3 ft. in lieu of the required 22.5 ft. and to amend the Final Development Plan for Headland Estates for Lot #11.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 7/31/2017 12:00:00AM

Miscellaneous:

ZAC AGENDA

Case Number: 2018-0005-SPH **Primary Use:** RESIDENTIAL **Reviewer:** SeidelmanJason
Type: SPECIAL HEARING
Legal Owner: Arkady & Svetlana Klimenko
Contract Purchaser
Critical Area : No **Flood Plain:** No **Historic** No **Election Dist** Fourth **Councilmanic Dist** Fourth
Property Address: 5158 Byerly ROAD
Location: NW/S of Byerly Road, 942 ft. NE of the centerline of the intersection with Old Hanover Road
Existing Zoning: RC 2 **Area:** 2.2 acres
Proposed Zoning: SPECIAL HEARING:
To permit an existing accessory structure (garage) to be on a parcel of land without a principle structure
Attorney:
Prior Zoning Cases: 2006-0110-SPH **Concurrent Cases:**
Violation Cases: **Closing Date:**

Miscellaneous:

Case Number: 2018-0006-A **Primary Use:** RESIDENTIAL **Reviewer:** MerreyJoseph
Type: VARIANCE
Legal Owner: Randi & Erik Kaustel
Contract Purchaser
Critical Area : No **Flood Plain:** No **Historic** No **Election Dist** Ninth **Councilmanic Dist** Fifth
Property Address: R 206 Dumbarton ROAD
Location: N/S of Dumbarton Road, 150 ft. +/- W from the centerline of Rodgers Forge Road
Existing Zoning: DR 10.5 **Area:** 2726 sq. ft. +/-
Proposed Zoning: VARIANCE:
To permit a shed to be located in the side yard in lieu of the required rear yard.
Attorney:
Prior Zoning Cases: **Concurrent Cases:**
Violation Cases: CC1707045 **Closing Date:**

Miscellaneous:

ZAC AGENDA

Case Number: 2018-0007-SPHX **Primary Use:** RESIDENTIAL **Reviewer:** PerlowJeffrey
Type: SPECIAL EXCEPTION, SPECIAL HEARING
Legal Owner: Baltimore County Game & Fish Protective Assoc. of Glen Arm, Rob Burkindine
Contract Purchaser

Critical Area : No **Flood Plain:** Yes **Historic** No **Election Dist** Eleventh **Councilmanic Dist** Fifth

Property Address: 3400 Northwind ROAD

Location: N/S of Northwind Road, 40 ft. NE of Trailwood Road

Existing Zoning: DR 2, DR 1, DR1-NC **Area:** 44.8 acres

Proposed Zoning: SPECIAL EXCEPTION:
To allow a Community building, swimming pool, commercial beach, golf course, country club, or other civic, social, recreational or educational use in a DR 2 & DR 1 NC zone.

And for such other and further relief as the nature of this cause may require.

SPECIAL HEARING:

To approve the non-conforming use of the subject property as a Community building, swimming pool, commercial beach, golf course, country club. or other civic, social, recreational or educational use in a DR 2 & DR 1 NC zone.

And for such other and further relief as the nature of this cause may require.

Attorney: Timothy M. Kotroco, 305 Washington Avenue, Suite 502, Towson MD 21204

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

ZAC AGENDA

Case Number: 2018-0009-A

Primary Use: RESIDENTIAL

Reviewer: TsuiAaron

Type: ADMISTRATIVE VARIANCE

Legal Owner: Gregory T Pederson & Stacey L Kerr

Contract Purchaser

Critical Area : No **Flood Plain:** No **Historic** No **Election Dist** Ninth

Councilmanic Dist Fifth

Property Address: 104 Greenbrier ROAD

Location: S/S of Greenbrier Road, 180 ft. E of the centerline of Brook Road

Existing Zoning: DR 5.5

Area: 7,118 sq. ft.

Proposed Zoning: ADMISTRATIVE VARIANCE:

To permit a proposed second story garage addition to an existing detached garage in the rear yard, with a height of 21 ft. in lieu of the maximum allowed 15 ft. ; and to permit a side yard setback of 2 ft. in lieu of the required 2.5 ft., respectively

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 8/7/2017 12:00:00AM

Miscellaneous:

ZAC AGENDA

Case Number: 2018-0010-SPH

Primary Use: RESIDENTIAL

Reviewer: SeidelmanJason

Type: SPECIAL HEARING

Legal Owner: Wellhan & Guang Li

Contract Purchaser

Critical Area :

Flood Plain:

Historic

Election Dist Fifteenth

Councilmanic Dist Seventh

Property Address: 8334 Bletzer ROAD

Location: NE/S of Bletzer Road, 1056 ft. W of the centerline of the intersection with Glenhurst Road

Existing Zoning: DR 5.5

Area: .443 acre

Proposed Zoning: SPECIAL HEARING:

To remove the restrictions imposed in Zoning Case #2005-0644 A to allow a rental apartment above the accessory garage.

Attorney:

Prior Zoning Cases: 2005-0644-A

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

ZAC AGENDA

Case Number: 2018-0011-SPHA

Primary Use: RESIDENTIAL

Reviewer: PerlowJeffrey

Type: SPECIAL HEARING, VARIANCE

Legal Owner: Harold Jolle & John M Grewe

Contract Purchaser: Masen Karl Jolle, P O Box 324, Monkton MD 21111

Critical Area : No **Flood Plain:** No **Historic** No **Election Dist** Seventh

Councilmanic Dist Third

Property Address: Wilson ROAD

Location: N/S of Wilson Road, 6700 ft. W of McComas Road (1900 block Wilson Road)

Existing Zoning: RC 2

Area: 73.4068 acres

Proposed Zoning: SPECIAL HEARING:

To determine whether or not the Administrative Law Judge should approve an accessory building (garage) as a temporary dwelling (with full kitchen and full bath) during the period of construction for the proposed principal use single family dwelling.

VARIANCE:

To permit an accessory building (garage) with a height of 28 ft. in lieu of the maximum allowed 15 ft.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

ZAC AGENDA

Case Number: 2018-0012-A

Primary Use: RESIDENTIAL

Reviewer: SeidelmanJason

Type: VARIANCE

Legal Owner: Mary Linda Haddaway

Contract Purchaser

Critical Area : Yes **Flood Plain:** Yes **Historic** No **Election Dist** Fifteenth **Councilmanic Dist** Seventh

Property Address: 1712 Beechwood AVENUE

Location: W/S of Beechwood Avenue, 150 ft. S of the centerline of the intersection with Kelly Case Lane

Existing Zoning: RC 5

Area: .22 acre

Proposed Zoning: VARIANCE:

To permit side yard setbacks of 10 ft. and 10 ft., a rear yard setback of 38 ft., a building coverage of 21.5 % and an accessory building (garage) to be located in the front yard in lieu of the required 50 ft., 50 ft., 50 ft., 15% and rear yard for a replacement dwelling and garage on an existing lot of record.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

Case Number: 2018-0013-A

Primary Use: RESIDENTIAL

Reviewer: SeidelmanJason

Type: VARIANCE

Legal Owner: Charles Wolinski

Contract Purchaser

Critical Area : Yes **Flood Plain:** Yes **Historic** No **Election Dist** Fifteenth **Councilmanic Dist** Seventh

Property Address: 3200 Grace ROAD

Location: NW corner of intersection of Grace Road and Martha Avenue

Existing Zoning: DR 5.5

Area: 0.171 acres

Proposed Zoning: VARIANCE:

To permit a side street setback of 14 ft. in lieu of the required 16 ft. setback that was granted in Zoning Case #2017-0139 A.

Attorney:

Prior Zoning Cases: 2017-0139-A

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

ZAC AGENDA

Case Number: 2018-0014-A

Primary Use: RESIDENTIAL

Reviewer: Fernando Bonifacio

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Daniel & Yehudis Hutman

Contract Purchaser

Critical Area : No **Flood Plain:** No **Historic** No **Election Dist** Third **Councilmanic Dist** Second

Property Address: 6702 Maurleen ROAD

Location: W/S of Maurleen Road, 140 ft. N of the centerline of Smith avenue

Existing Zoning: DR 5.5

Area: 9,450 sq. ft.

Proposed Zoning: ADMINISTRATIVE VARIANCE:

To permit an addition with a front yard setback of 23 ft., side yard setback of 5 ft. 7 in. and a rear yard setback of 11 ft. in lieu of the required 25 ft., 8 ft. and 30 ft., respectively.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 8/7/2017 12:00:00AM

Miscellaneous:

ZAC AGENDA

Case Number: 2018-0016-A
Type: ADMISTRATIVE VARIANCE
Legal Owner: Frank L. & Pamela L Cherry
Contract Purchaser

Primary Use: RESIDENTIAL

Reviewer: SeidelmanJason

Critical Area : No **Flood Plain:** No **Historic** No **Election Dist** First

Councilmanic Dist First

Property Address: 1931 Hillside DRIVE

Location: SE/S of Hillside Drive opposite Carlynn Avenue

Existing Zoning: DR 5.5

Area: 8,322 sq. ft.

Proposed Zoning: ADMISTRATIVE VARIANCE:

To permit a side yard setback of 7 ft. in lieu of the required 10 ft. for a proposed single story addition.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 8/7/2017 12:00:00AM

Miscellaneous:

Case Number: 2018-0017-SPH
Type: SPECIAL HEARING
Legal Owner: John M & Adrian M Goodman
Contract Purchaser

Primary Use: RESIDENTIAL

Reviewer: MerreyJoseph

Critical Area : Yes **Flood Plain:** No **Historic** No **Election Dist** Fifteenth

Councilmanic Dist Seventh

Property Address: 7702 Bay Front ROAD

Location: N/S of Bay Front Road, 50.61 ft. Easterly from the E/S of Lodge Forest Road

Existing Zoning: DR 5.5

Area: 7550 sq. ft.

Proposed Zoning: SPECIAL HEARING:

To determine whether or not the Administrative Law Judge should approve an undersized lot

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

ZAC AGENDA

Case Number: 2018-0018-A

Primary Use: RESIDENTIAL

Reviewer: SeidelmanJason

Type: VARIANCE

Legal Owner: St Ambrose Housing Aid Center Inc., David Sann

Contract Purchaser

Critical Area : No **Flood Plain:** No **Historic** No **Election Dist** First

Councilmanic Dist First

Property Address: 26 Shipley AVENUE

Location: N/S of Shipley Avenue, 132 ft. E of the centerline of the intersection with Wesley Avenue

Existing Zoning: DR 5.5

Area: 2,907 sq. ft.

Proposed Zoning: VARIANCE:

To permit a side yard setback for a two story addition of 8.5 ft. in lieu of the required 10:0 ft.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

Case Number: 2018-0019-A

Primary Use: RESIDENTIAL

Reviewer: SeidelmanJason

Type: VARIANCE

Legal Owner: St Ambrose Housing Aid Center Inc., David Sann

Contract Purchaser

Critical Area : No **Flood Plain:** No **Historic** No **Election Dist** First

Councilmanic Dist First

Property Address: 28 Shipley AVENUE

Location: N/S of Shipley Avenue, 153 ft. E of the centerline of the intersection with Wesley Avenue

Existing Zoning: DR 5.5

Area: 2896 sq. ft.

Proposed Zoning: VARIANCE:

To permit a side yard setback for a two story addition of 8.0 ft. in lieu of the required 10.0 ft.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

ZAC AGENDA

Case Number: 2018-0020-A

Primary Use: RESIDENTIAL

Reviewer: SeidelmanJason

Type: VARIANCE

Legal Owner: St Ambrose Housing Aid Center Inc., David Sann

Contract Purchaser

Critical Area : No **Flood Plain:** No **Historic** No **Election Dist** First

Councilmanic Dist First

Property Address: 30 Shipley AVENUE

Location: N/S of Shipley Avenue, 174 ft. E of the centerline of the intersection with Wesley Avenue

Existing Zoning: DR 5.5

Area: 2,912 sq. ft.

Proposed Zoning: VARIANCE:

To permit a side yard setback for a two story addition of 8.0 ft. in lieu of the required 10.0 ft.

Attorney:

Prior Zoning Cases:

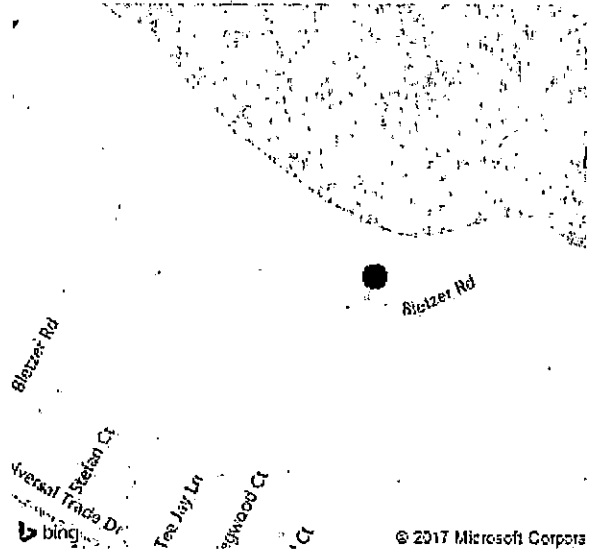
Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

8334 Bletzer Rd, Baltimore, MD 21222



8334 Bletzer Rd, Baltimore, MD 21222

5 beds • 5.5 baths • 6,350 sqft

Edit home facts for a more accurate Zestimate.

OFF MARKET

Zestimate®: \$1,531,000

Rent Zestimate®: \$8,541 /mo

Est. Refi Payment

\$5,920/mo

Is this your rental?

Get a monthly local market report with comparable rentals in your area.

- ☐ I own and manage this rental
- ☐ I manage this rental for the owner

Enter email

Subscribe

✓ -
LISTED
AS
RENTAL
R.

Note: This property is not currently for sale or for rent. The description below may be from a previous listing.

Presently under construction. This can be your waterfront dream home with a four car garage with room for Boat Storage in winter. Plus an 1800 Sq Ft Apartment for income over the garage. AND an 80' pier for recreation. All on this over sized lot. Developers have permit and plans approved for a 6500 sq/ft home. Do not just sit on the sidelines and watch this property on line! Drive by and feel the relaxation waterfront living gives you! It is scheduled for completion for December 2015... What a Christmas Gift for the Family! All for only \$46 / sq ft.

Facts and Features



Type
Single Family



Year Built
2015



Heating
No Data



Cooling
No Data



Parking
4 spaces



Lot
0.44 acres

INTERIOR FEATURES

Bedrooms

Beds: 5

Basement

Unfinished basement

3250 sqft basement

Attic

Attic

Appliances

Appliances included: Dishwasher, Dryer, F
Garbage disposal, Microwave, Range / O
Refrigerator, Washer

Flooring

Floor size: 6,350 sqft

Flooring: Carpet, Hardwood

Other Interior Features

Fireplace

Room count: 20

Storage

SPACES AND AMENITIES

Size

Unit count: 0

CONSTRUCTION

Type and Style

Structure type: Other

Single Family

Materials

Roof type: Asphalt

Exterior material: Brick, Other

Double Pane/Storm Windows

Other Construction Features

Stories: 2

EXTERIOR FEATURES

Patio

Porch

Patio

Yard

Lawn

Fenced Yard

Water

View Type

View: Water

Lot

Lot: 0.44 acres

Lot width: 107 ft

Other Exterior Features

Dock

Zestimate Details

Zestimate 

\$1,531,031

-\$180,499 Last 30 days

\$1.35M

\$2.24M

Zestimate range

Rent Zestimate 

\$8,541/mo

-\$903 Last 30 days

\$5.6K

\$13K

Zestimate range

Zestimate forecast



To see Zestimate
forecast



One year

I disagree with my Zestimate

This home --

21222 --

Dundalk --

Improve Your Home Value

PROJECT

PROJECT COST

AD

8334 Bletzer Rd, Baltimore, ...

8334 Bletzer Rd, Baltimore, ...

5Zillow, Inc. (US)https://www.zillow.com/homedetails/8334-Bletzer-Rd-Baltimore-MD-21222/86300024_zpid/?fullpage=true

Latest HeadlinesMost VisitedBCGwebBCnetGWMailGetting StartedAOL.comAOL MailAOL.comBaltimore County Emp...AOL Mail

LIST FOR RENT

SAVE SHARE HIDE GET UPDATES MORE

EXTERIOR FEATURES

Patio

Porch

Patio

Yard

Lawn

Fenced Yard

Water

Waterfront

View Type

View: Water

Lot

Lot: 0.44 acres

Lot width: 107 ft

Other Exterior Features

Dock

Parcel #: 151519002070

PARKING

Parking: Garage - Detached, 4 spaces, 1200 sqft garage

UTILITIES

Cable Ready

Green Energy

Great solar potential

Sun Number™: 70

OTHER

Last sold: Mar 2013 for \$290,000

Formal LR & DR, Traditional/stone waterfront home facing the Back River, Two story foyer, Gourmet Kit w/ granite & Breakfast area, Adj Living Rm w/

Internet ExplorerWindowsTaskbar



SAVE SHARE HIDE GET UPDATES MORE

OTHER

Last sold: Mar 2013 for \$290,000
Formal LR & DR, Traditional/stone
waterfront home facing the Back River,
Two story foyer, Gourmet Kit w/ granite &
Breakfast area, Adj Living Rm w/
Fireplace, Large back yard w/ level play
area, Detached 4 car garage& boat
Garage, with additional 1500 Sq. Ft.
Apartment above Garage.

ACTIVITY ON ZILLOW

All time views: 8,309

County website See data sources

See Less Facts and Features ^

Zestimate Details

Add owner estimate

Zestimate

\$1,531,031

-\$180,499 Last 30 days

\$1.5M \$2.5M

Zestimate range

Rent Zestimate

\$8,541/mo

-\$903 Last 30 days

\$5.5K \$10K

Zestimate range

Zestimate forecast



To see Zestimate
forecast

Create a free account

disagree with my Zestimate

PROJECT

PROJECT COST

AD

\$62,777

\$18,898

\$14,283

\$13,206

\$9,486

\$3,076

\$1,241

\$1,561

Price / Tax History

DATE	EVENT	PRICE	\$/SQFT	SOURCE
11/28/16	Listing removed	\$2,500,000	\$393	Keller William.
08/04/15	Listed for sale	\$2,500,000 +762%	\$393	Agent
03/29/13	Sold	\$290,000 +480%	\$45	Public Record
03/23/11	Sold	\$50,000 -68.6%	\$7	Public Record
03/27/02	Sold	\$159,000	\$25	Public Record

Neighborhood: 21222

MEDIAN ZESTIMATE

MARKET TEMP

FORECLOSURES (per 10K)

\$139,800
Warm

3.6

4.1



3.4%

Past 12 months

Buyers' Market

Sellers' Market

21222

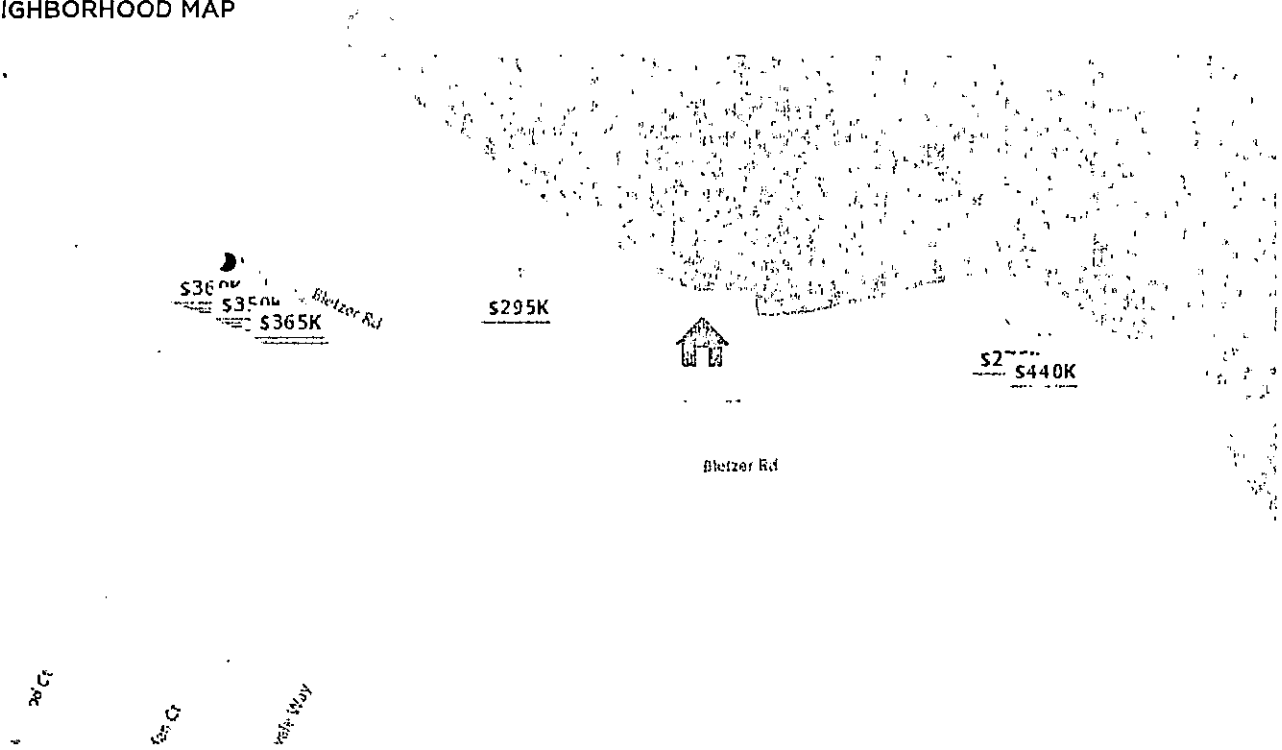
Dundalk

Zillow predicts will rise 2.2% next year, compared to a 2.3% increase for Dundalk as a whole. Among homes, this home is valued 1040% more than the midpoint (median) home, and is valued 95.9% more per square foot.

Walk Score [®] 2 (Car-Dependent)

Transit Score [™] 21 (Minimal Transit)

NEIGHBORHOOD MAP



NEARBY HOMES



OFF MARKET

\$243,249 -- bds . 1 ba . 960 sqft

8336 Bletzer Rd, Baltimore, MD

OFF MARKET

\$438,180 -- bds . 1.5 ba . 2,000 sq

8338 Bletzer Rd, Baltimore, MD

Nearby Schools in Dundalk

SCHOOL RATING

GRADE

8

Charlesmont Elementary

PK-

out of 10

7

Sparrows Point Middle

6-

out of 10

6

Sparrows Point High

9-1

out of 10

Disclaimer: School attendance zone boundaries are provided by a third party and subject to change with the applicable school district prior to making a decision based on these boundaries.

About the ratings: GreatSchools ratings are based on a comparison of test results for all schools in the district. It is designed to be a starting point to help parents make baseline comparisons, not the only factor in selecting the right school for your family.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS


Arnold Jablon, Deputy Administrative Officer
& Director




Donald E. Brand, Building Engineer

BUILDING PERMIT

PERMIT #: B932262 CONTROL #: NR DIST: 15 PREC: 01
DATE ISSUED: 02/22/2017 TAX ACCOUNT #: 1519002070 CLASS: 34

PLANS: CONST 00 PLOT 0 R PLAT 0 DATA 0 ELEC YES PLUM YES
LOCATION: 8334 BLETZER RD
SUBDIVISION: BACK RIVER

OWNERS INFORMATION

NAME: LI'S DEVELOPMENT 8334 LLC
ADDR: 501 E BALTIMORE ST, BALTIMORE MD 21202

TENANT:

CONTR: OWNER

ENGNR:

SELLR:

WORK: ALTERATION TO COMPLETE
CONSTRUCTED UNDER B831641
FRAMING FINAL 9/17/2015

BLDG. CODE:

RESIDENTIAL CATEGORY:

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD AND ALT TO COMPLETE
EXISTING USE: SFD

TYPE OF IMPRV: ALTERATION

USE: GARAGE

FOUNDATION:

SEWAGE: PRIV. EXISTS

BASEMENT:

WATER: PRIV. EXISTS

LOT SIZE AND SETBACKS

SIZE: 19304SF

FRONT STREET:

SIDE STREET:

FRONT SETB: NC

SIDE SETB: NC

SIDE STR SETB:

REAR SETB: NC

15R INSPECTOR COPY

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES

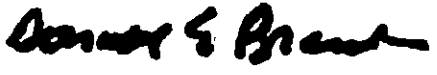
111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS


Arnold Jablon, Deputy Administrative Officer
& Director




Donald E. Brand, Building Engineer

BUILDING PERMIT

PERMIT #: B831641 CONTROL #: NR DIST: 15 PREC: 01
DATE ISSUED: 07/24/2014 TAX ACCOUNT #: 1519002070 CLASS: 34

PLANS: CONST 02 PLOT 7 R PLAT 0 DATA 0 ELEC YES PLUM YES
LOCATION: 8334 BLETZER RD
SUBDIVISION: BACK RIVER

OWNERS INFORMATION

NAME: LI'S DEVELOPMENT 8334 LLC
ADDR: 501 E BALTIMORE ST MD 21202

TENANT: SPRINKLER SYSTEM REQ'D
CONTR: LI'S DEVELOPMENT 8334 LLC

ENGNR:

SELLR:

WORK: CONSTRUCT SFD W/UNFINISHED BSMT, COV'D FRT
PORCH, SIDE BAY WINDOW, REAR DECK, 2ND FLR
REAR BALCONY, 5 BEDROOMS. 48'X62'X43'=6740SF
REFER TO B831643 FOR GARAGE.

BLDG. CODE:

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD

EXISTING USE: VACANT

TYPE OF IMPRV: NEW BUILDING CONTRUCTION

USE: ONE FAMILY

FOUNDATION: CONCRETE

BASEMENT: FULL

SEWAGE: PUBLIC EXIST

WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 19304SF

FRONT STREET:

SIDE STREET:

FRONT SETB: 75.5

SIDE SETB: 10'/10.5'

SIDE STR SETB:

REAR SETB: 120'

15R INSPECTOR COPY

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES

111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204

APPLICATION FOR BUILDING PERMIT

PERMIT #: B831643 CONTROL #: MR DIST: 15 PREC: 01

LOCATION: 8334 BLETZER RD
SUBDIVISION: BACK RIVER
TAX ASSESSMENT #: 1519002070

OWNERS INFORMATION

NAME: LI'S DEVELOPMENT 8334 LLC
ADDR: 501 E. BALTIMORE ST., 21202

APPLICANT INFORMATION

NAME: WELLHAM LI
COMPANY: LI'S DEVELOPMENT 8334 LLC
ADDR1: 501 E. BALTIMORE ST.
ADDR2: BALTIMORE, MD 21202
PHONE #: 703-628-5392 LICENSE #:

NOTES
VLC

DRC#

PLANS: CONST 00 PLOT 4 R PLAT 0 DATA 0 ELEC YES PLUM YES

TENANT:

CONTR: LI'S DEVELOPMENT 8334 LLC

ENGNR:

SELLR:

WORK: CONSTRUCT DETACHED FOUR CAR GARAGE ON REAR
OF PROPERTY WITH WORKSHOP AND BATHROOM.
50'X30'X25'=3000SF.REFER TO CASE #05-644-A.
REFER TO B831641 FOR NR.

PROPOSED USE: SFD AND DETACHED GARAGE

EXISTING USE: VACANT

BLDG. CODE:

RESIDENTIAL CATEGORY:

OWNERSHIP: PRIVATELY OWNED

ESTIMATED COST OF MATERIAL AND LABOR: 25,000.00

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION.

USE: GARAGE

FOUNDATION: CONCRETE

BASEMENT: NONE

SEWAGE: PRIV. EXISTS

WATER: PRIV. EXISTS

CONSTRUCTION: MASONRY

FUEL:

CENTRAL AIR:

SINGLE FAMILY UNITS

TOTAL 1 FAMILY BEDROOMS

MULTI FAMILY UNITS

EFFICIENCY (NO SEPARATE BEDROOMS): NO. OF 1 BEDROOM:

NO. OF 2 BEDROOMS: NO. OF 3 BEDROOMS OR MORE:

TOTAL NO. OF BEDROOMS: TOTAL NO. OF APARTMENTS:

PERMIT #: B831643

DIMENSIONS - INSTALL FIXTURES

GARBAGE DISP: FLOOR: 3000
POWDER ROOMS: WIDTH: 50'
BATHROOMS: DEPTH: 30'
KITCHENS: HEIGHT: 25'
STORIES: 2

LOT NOS:
CORNER LOT:

LOT SIZE AND SETBACKS

SIZE: 19304SF
FRONT STREET:
SIDE STREET:
FRONT SETB: 18'
SIDE SETB: NC/18'
SIDE STR SETB:
REAR SETB: 5'

ZONING INFORMATION

DISTRICT: BLOCK:
PETITION: SECTION:
DATE: LIBER:
MAP: FOLIO:
CLASS: 34

ASSESSMENTS

LAND: 0148300.00
IMPROVEMENTS: 0000000.00
TOTAL ASS.:

PLANNING INFORMATION

MASTER PLAN AREA: SUBSEWERSHED: CRITICAL AREA:

DATE APPLIED: 11/13/2013 INSPECTOR INITIALS: 15R
FEE: \$125.00 PAID: \$125.00 RECEIPT #: A684989
PAID BY: APPL

(I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE. AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS)

COMPANY OR OWNER

DATE

ADDRESS

AGENT
OWNER

SIGNATURE OF APPLICANT

PHONE

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS


Arnold Jablon, Deputy Administrative Officer
& Director




Donald E. Brand, Building Engineer

BUILDING PERMIT

PERMIT #: B831643 CONTROL #: MR DIST: 15 PREC: 01
DATE ISSUED: 07/24/2014 TAX ACCOUNT #: 1519002070 CLASS: 34

PLANS: CONST 00 PLOT 4 R PLAT 0 DATA 0 ELEC YES PLUM YES
LOCATION: 8334 BLETZER RD.
SUBDIVISION: BACK RIVER

OWNERS INFORMATION

NAME: LI'S DEVELOPMENT 8334 LLC
ADDR: 501 E. BALTIMORE ST., 21202

TENANT:

CONTR: LI'S DEVELOPMENT 8334 LLC

ENGNR:

SELLR:

WORK: CONSTRUCT DETACHED FOUR CAR GARAGE ON REAR
OF PROPERTY WITH WORKSHOP AND BATHROOM.
50'X30'X25'=3000SF.REFER TO CASE #05-644-A.
REFER TO B831641 FOR NR.

*No living space
above garage.*

BLDG. CODE:

RESIDENTIAL CATEGORY:

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD AND DETACHED GARAGE

EXISTING USE: VACANT

TYPE OF IMPRV: NEW BUILDING CONTRUCTION

USE: GARAGE

FOUNDATION: CONCRETE

BASEMENT: NONE

SEWAGE: PRIV. EXISTS

WATER: PRIV. EXISTS

LOT SIZE AND SETBACKS

SIZE: 19304SF

FRONT STREET:

SIDE STREET:

FRONT SETB: 18'

SIDE SETB: NC/18'

SIDE STR SETB:

REAR SETB: 5'


15R INSPECTOR COPY

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES

111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204

TIME: 09:41:26 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 12/02/2015
DATE: 06/14/2017 INSPECTIONS DETAIL SCREEN BIF 15:17:21

PERMIT #: B831643 CONTROL #: MR

TYPE OF INSPECTION	DATE INSPECTED	CODE	COMMENTS
-----	-----	--	-----
FT12	08/06/2014	01	TK
MP09	08/18/2014	01	TK
FR	11/07/2014	10	TK
FR	09/17/2015	01	TK
INS	12/02/2015	01	TK

PAGE 01 OF 01

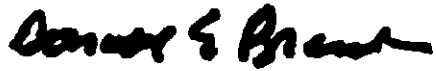
ENTER - GENERAL PERMIT PF7 - NEXT PAGE ?
PF2 - APPROVALS PF8 - GENERAL SCREEN W/NEXT DETAIL CLEAR - MENU

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS


Arnold Jablon, Deputy Administrative Officer
& Director




Donald E. Brand, Building Engineer

BUILDING PERMIT

#: B932260 CONTROL #: MR DIST: 15 PREC: 01
ISSUED: 02/22/2017 TAX ACCOUNT #: 1519002070 CLASS: 34

CONST 00 PLOT 0 R PLAT 0 DATA 0 ELEC YES PLUM YES
8334 BLETZER RD
BACK RIVER

695 to
Cove

DEVELOPMENT 8334 LLC
BALTIMORE ST, BALTIMORE MD 21202

PERMIT DATE
SUBJECTS
NOTATIONS
PLANS
OWNERS
SIGNED

ON TO COMPLETE
ED UNDER B831643
FINAL 9/17/2015

CATEGORY:

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: DETACHED GARAGE AND ALT TO COMPLETE
EXISTING USE: DETACHED GARAGE

TYPE OF IMPRV: ALTERATION
USE: GARAGE
FOUNDATION:
SEWAGE: PRIV. EXISTS

BASEMENT:
WATER: PRIV. EXISTS

LOT SIZE AND SETBACKS

SIZE: 19304SF
FRONT STREET:
SIDE STREET:
FRONT SETB: NC
SIDE SETB: NC
SIDE STR SETB:
REAR SETB: NC

15R INSPECTOR COPY

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES

111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204



TIME: 09:42:02 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/13/2017
DATE: 06/14/2017 INSPECTIONS DETAIL SCREEN BIF 14:58:17

PERMIT #: B932260 CONTROL #: MR

TYPE OF INSPECTION	DATE INSPECTED	CODE	COMMENTS
COMP	06/13/2017	10	RL

PAGE 01 OF 01

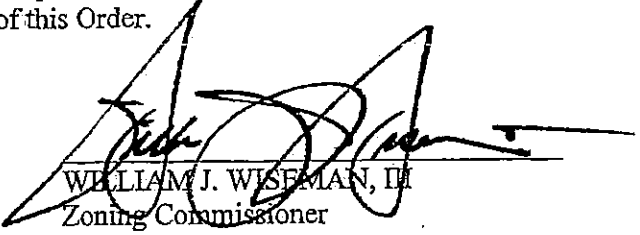
ENTER - GENERAL PERMIT PF7 - NEXT PAGE ?
PF2 - APPROVALS PF8 - GENERAL SCREEN W/NEXT DETAIL CLEAR - MENU

regulations and Federal Flood Insurance requirements as set forth in the comments attached hereto and made a part hereof.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

11th THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of August 2005 that the Petition for Administrative Variance seeking relief from Sections B02.3.C.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 400.1.d.(2) of the Zoning Commissioner's Policy Manual (Z.C.P.M.) to permit an accessory structure (detached garage) with a street setback of 12 feet in lieu of the required 25 feet, and with a height of 25 feet in lieu of the maximum allowed 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with Chesapeake Bay Critical Areas regulations and all other appropriate environmental requirements as set forth in the Zoning Advisory Committee (ZAC) comments submitted by DEPRM and the Development Plans Review division of DPDM, dated June 28, 2005, copies of which have been attached hereto and made a part hereof.
- 3) The garage shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes. Moreover, the Petitioners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING

Date 8/11/05

By [Signature]

IN RE: PETITION FOR VARIANCE
N/S Bletzer Road, 825' E of the c/l
Glenhurst Road
(8334 Bletzer Road)
15th Election District
7th Council District

Mario J. Teresi, Sr.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-644-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Mario J. Teresi, Sr. The Petitioner seeks relief from Sections 1B02.3.C.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 400.1.d.(2) of the Zoning Commissioner's Policy Manual (ZCPM) to permit an accessory structure (detached garage) with a street setback of 12 feet in lieu of the required 25 feet, and with a height of 25 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit I.

Appearing at the requisite public hearing were David Billingsley and Bob Infussi, the consultants who prepared the site plan for this property and assisted the Petitioner in the application process. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped waterfront parcel located adjacent to Back River and the north side of Bletzer Road, just west of its intersection with Glenhurst Road in North Point. The property contains a gross area of 0.443 acres, more or less, zoned D.R.5.5, and is improved with a small dwelling that has apparently existed on the site since 1950. The Petitioner has owned the property since March 2002 and is desirous of conveying the parcel to his son, who intends to raze the existing structure and construct a new single family dwelling and detached garage thereon. As shown on the site plan, the proposed dwelling will be constructed in essentially the same location as the existing structure and setback a distance from the

ORDER RECEIVED FOR FILING
Date 8/11/05
By [Signature]

water consistent with other houses on the adjacent lots. The new dwelling will meet all side and rear setback requirements. At issue is the proposed garage, which will be located in the rear corner of the property adjacent to an existing driveway and approximately 12 feet from Bletzer Road. In addition, the Petitioner proposes a height of 25 feet for the proposed building to provide sufficient boat/trailer/vehicle storage space and additional storage space in a loft area above. Testimony and evidence demonstrated that there are other garages in the immediate vicinity that have been constructed with similar distances from the road and with similar heights. In fact, testimony revealed that the Petitioner resides at 8330 Bletzer Road and obtained similar variance relief for his property under prior Case No. 05-430-A.

Variance relief is requested as set forth above given the unique configuration of the lot and the site constraints associated therewith. In this regard, the subject property is considered a "double frontage lot" in that its width along the road is approximately 107 feet and the average width along the road frontage for other lots in this community is 50 feet. Section 400.1.d.2. of the Zoning Commissioner's Policy Manual requires that accessory structures on Double Frontage Lots not be any closer to the street as the principal building. Thus, relief is requested to allow the garage to be constructed where proposed. It was indicated that the garage could not be attached to the house due to the existence of overhead power lines that run through the center of the property. Moreover, to require its location further into the rear yard space would be inconsistent with the pattern of development in the neighborhood and reduce the usable space in the rear yard.

After due consideration of all of the testimony and evidence presented, I find that the Petitioner has met the requirements of Section 307 for relief to be granted. There were no adverse comments from any County reviewing agency and the neighbors apparently support the proposal. In this regard, it was indicated that the Petitioner has discussed the proposal with the immediately adjacent neighbors who have no objections. Thus, I am persuaded that relief can be granted without detrimental impact to adjacent properties or the surrounding locale. However, given the property's waterfront location, the proposed development must comply with Chesapeake Bay Critical Areas

ORDER RECEIVED FOR FILING
Date 5/11/15
By [Signature]

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. CS1200397 Property No. 1519002070 Zoning: _____

Name(s): Li's Development 8334 LLC

Address: Resident Agent - Oi-Hing Wong 501 E Balto St Balto MD 21202

Violation Location: 8334 Bletzer Rd
Dundalk, MD 21222

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

2015 Baltimore County Council Bill 40-15 part 121.3

Failure to comply with an order issued by building official
Variance Case no. 05-644-A states "... the Petitioners shall
not allow or cause the garage to be converted to a second
dwelling unit and/or apartments. There shall be no living quarters
contained, and no kitchen or bathroom facilities"

Remove all plumbing, HVAC, bathroom, and kitchen in full from
the garage.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 07.07.17 DATE ISSUED: 06.16.17

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION
SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR
90 DAYS IN JAIL, OR BOTH

INSPECTOR: [Signature] PRINT NAME: JOHN KRACH III

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS
ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION
OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: _____ DATE ISSUED: _____

INSPECTOR: _____ PRINT NAME: _____

COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR

NOTICE TO DEFENDANT

If you fail to comply with applicable requirement of County Code or other code, regulation or standard cited on the reverse side, a Code Enforcement Citation will be issued which may subject you to (1) the imposition of a civil penalty, (2) a requirement to reimburse the County for fees or costs incurred to correct any violation and/or (3) reasonable conditions as to the time and manner of the correction of any violation.

APPLICATION FOR BUILDING PERMIT

PERMIT #: B831643 CONTROL #: MR DIST: 15 PREC: 01

LOCATION: 8334 BLETZER RD
SUBDIVISION: BACK RIVER
TAX ASSESSMENT #: 1519002070

OWNERS INFORMATION

NAME: LI'S DEVELOPMENT 8334 LLC
ADDR: 501 E. BALTIMORE ST., 21202

APPLICANT INFORMATION

NAME: WELLHAM LI
COMPANY: LI'S DEVELOPMENT 8334 LLC
ADDR1: 501 E. BALTIMORE ST.
ADDR2: BALTIMORE, MD 21202
PHONE #: 703-628-5392 LICENSE #:

NOTES
VLC

DRC#

PLANS: CONST 00 PLOT 4 R PLAT 0 DATA 0 ELEC YES PLUM YES

TENANT:

CONTR: LI'S DEVELOPMENT 8334 LLC

ENGNR:

SELLR:

WORK: CONSTRUCT DETACHED FOUR CAR GARAGE ON REAR
OF PROPERTY WITH WORKSHOP AND BATHROOM.
50'X30'X25'=3000SF.REFER TO CASE #05-644-A.
REFER TO B831641 FOR NR.

PROPOSED USE: SFD AND DETACHED GARAGE
EXISTING USE: VACANT

BLDG. CODE:

RESIDENTIAL CATEGORY: OWNERSHIP: PRIVATELY OWNED
ESTIMATED COST OF MATERIAL AND LABOR: 25,000.00

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION

USE: GARAGE

FOUNDATION: CONCRETE

BASEMENT: NONE

SEWAGE: PRIV. EXISTS

WATER: PRIV. EXISTS

CONSTRUCTION: MASONRY

FUEL:

CENTRAL AIR:

SINGLE FAMILY UNITS

TOTAL 1 FAMILY BEDROOMS

MULTI FAMILY UNITS

EFFICIENCY (NO SEPARATE BEDROOMS): NO. OF 1 BEDROOM:

NO. OF 2 BEDROOMS: NO. OF 3 BEDROOMS OR MORE:

TOTAL NO. OF BEDROOMS: TOTAL NO. OF APARTMENTS:

PERMIT #: B831643

DIMENSIONS - INSTALL FIXTURES

GARBAGE DISP: FLOOR: 3000
POWDER ROOMS: WIDTH: 50'
BATHROOMS: DEPTH: 30'
KITCHENS: HEIGHT: 25'
STORIES: 2

LOT NOS:
CORNER LOT:

LOT SIZE AND SETBACKS

SIZE: 19304SF
FRONT STREET:
SIDE STREET:
FRONT SETB: 18'
SIDE SETB: NC/18'
SIDE STR SETB:
REAR SETB: 5'

ZONING INFORMATION

DISTRICT: BLOCK:
PETITION: SECTION:
DATE: LIBER:
MAP: FOLIO:
CLASS: 34

ASSESSMENTS

LAND: 0148300.00
IMPROVEMENTS: 0000000.00
TOTAL ASS.:

PLANNING INFORMATION

MASTER PLAN AREA: SUBSEWERSHED: CRITICAL AREA:

DATE APPLIED: 11/13/2013 INSPECTOR INITIALS: 15R
FEE: \$125.00 PAID: \$125.00 RECEIPT #: A684989
PAID BY: APPL

(I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE. AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS)

COMPANY OR OWNER

DATE

ADDRESS

AGENT
OWNER

SIGNATURE OF APPLICANT

PHONE

B TIMORE COUNTY MARY ND
INTER-OFFICE CORRESPONDENCE

DATE: April 13, 2000

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.:
Legal Owner/Petitioner:
Contract Purchaser:
Property Address:
Location Description:

7894 Harold Bel

VIOLATION INFORMATION:

Case No. 1700356
Defendants: Nelson, Cheryl

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME

ADDRESS

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☒ 1. Complaint letter/memo/email/fax (if applicable)
- ☒ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☒ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☐ 8. Photographs including dates taken
- ☒ 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt(s) if applicable
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/

C: Code Enforcement Officer

UPDATE / MESSAGE FORM

DATE: 6/14/17

INSPECTOR: Harriuk

CASE: 1700 356

ADDRESS: 7894 Harold

COMMENTS: Owner called - has app^t with
zoning to file for variance for location
also has BGE set to move lines

R/C 7/12/17 B Harriuk

Entered into Accela _____



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB1700356

<u>Record ID</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received Date</u>	<u>Status</u>	<u>Compliance Date</u>	<u>Hearing Date</u>
CB1700356	Rodney Larrick		06/05/2017	Inspection Scheduled		

Complaint Description: installed above ground pool Permit B936089 Can. no issued permit

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
7894 HAROLD RD DUNDALK, MD 21222-3301 Tax Id: 1216017370	NELSON CHERYL L 7894 HAROLD RD BALTIMORE, MD 21222-3301	mike hook 410-284-1562

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
Rodney Larrick		Initial Inspection	Scheduled		

Lien Information - No Lien

Comments Detail - No Comments

Wish R Lynch

6/6/17 Pool installed in rear yard

Permit B-936089 cancelled. LN written to

secure required permits Electrical service appears

too close to pool

RL 6/20/17

R Larrick

(LP)

Posted
mailed

Baltimore County
Permits, Approvals
And Inspections

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

1211
Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. 17 00 356 Property No. 1216017370 Zoning: _____
Name(s): Nelson Cheryl L
Address: 7894 Harold Rd Dundalk MD 21222
Violation Location: _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Baltimore County Code 2003 Article 35
35-2-301 Permits Required
35-2-304 Penalty for action without permits
Pool installed without permit
Secure all required permits for pool in
rear yard

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 6/20/17 DATE ISSUED: 6/6/17

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

INSPECTOR: Rodney Larrick PRINT NAME: Rodney Larrick

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: _____ DATE ISSUED: _____
INSPECTOR: _____ PRINT NAME: _____

COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR

TIME: 06:51:38 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 05/31/2017
DATE: 06/06/2017 GENERAL PERMIT APPLICATION DATA KLL 11:30:53

PERMIT #: B936089 PROPERTY ADDRESS
RECEIPT #: A756719 7894 HAROLD RD
CONTROL #: RS SUBDIV: EASTFIELD
XREF #: B936089 TAX ACCOUNT #: 1216017370 DISTRICT/PRECINCT 12 01
OWNERS INFORMATION (LAST, FIRST)
FEE: 30.00 NAME: NELSON CHERYL L 410-530-0952
PAID: 30.00 ADDR: 7894 HAROLD RD, BALTIMORE MD 21222-3301
PAID BY: APPL

DATES

APPLICANT INFORMATION

APPLIED: 05/31/2017 NAME: CHERYL NELSON

ISSUED: COMPANY:

CANCEL: 05/31/2017 ADDR1: 7894 HAROLD RD

FINAL INSPECT: ADDR2: BALTIMORE MD 21222

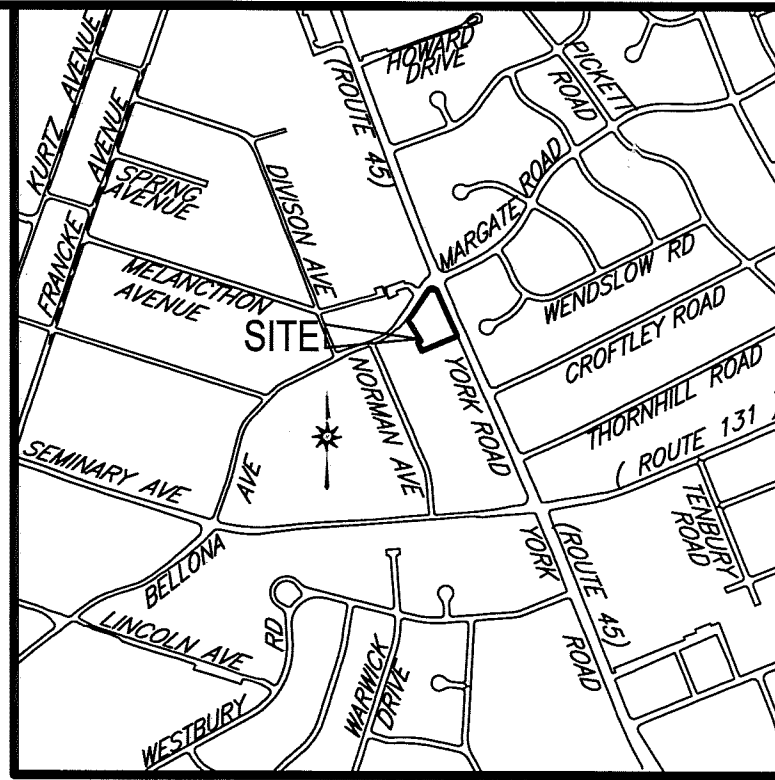
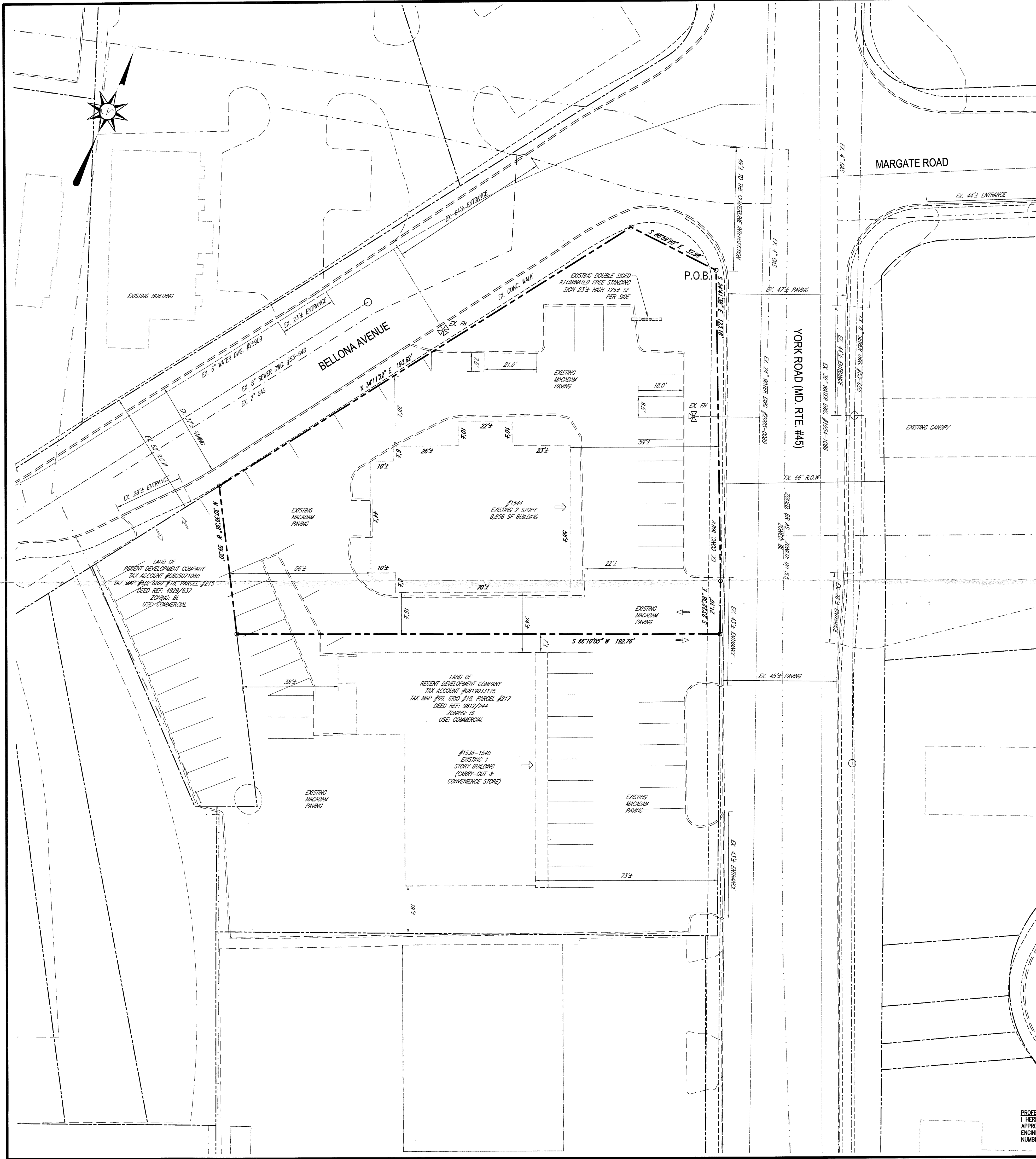
INSPECTOR: 12R PHONE #: 410-530-0952 LICENSE #: 48713

NOTES: EDW/KLC CANCELLED-NOT PROCESSED, APPLICANT CHANGED MIND KLC/KLL

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY





LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER:
RECENT DEVELOPMENT COMPANY
923 HAMILTON MALL
P.O. BOX 566
ALLENTOWN, PA. 18105
- SITE AREA:
GROSS: 36,637 SF or 0.84 Ac.±
NET: 23,213 SF or 0.53 Ac.±
- EXISTING BUILDING AREA: 4,428 SF
- UTILITIES
PUBLIC WATER.
PUBLIC SEPTIC.
- DEED REF: 9812/244
- TAX ACCOUNT: #0819033174
- ELECTION DISTRICT: 8TH
- COUNCILMANIC DISTRICT: 3RD
- EXISTING ZONING: BL
(PER 200 SCALE GIS TILE # 060C3)
- TAX MAP #60, GRID #18, PARCEL #446
- PREVIOUS PERMITS:
B930993; 51.64 SF ILLUMINATED WALL SIGN,
ISSUED 01-26-2017.
B930700; INTERIOR ALTERATIONS, ISSUED
01-03-2017.
B931008; 59.1 SF ILLUMINATED WALL SIGN,
ISSUED 01-27-2017.
- THE SITE DOES NOT LIE WITHIN THE
CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORIC FEATURES ON SITE
NOR IS THE SITE ITSELF HISTORIC.
- BASIC SERVICE MAPS (2017)
TYPE DEFICIENT (Y/N) NOTE
WATER N
SEWER N
TRANSPORTATION N LEVEL D
- PREVIOUS ZONING CASE: R-1962-5461-SPHX;
PETITION FOR ZONING RE-CLASSIFICATION FROM
B-R AND R-6 TO BL, SPECIAL EXCEPTION FOR
GASOLINE SERVICE STATION, AND SPECIAL PERMIT
FOR OFF-STREET PARKING, GRANTED
1/24/1962.
- FLOOR AREA RATIO (FAR)
MAX PERMITTED: 3.0
PROVIDED: 8,856/36,637 = 0.24
- FREE STANDING SIGN DIMENSIONS:
14.25' x 11.25' = 160.31 SF (PER SIDE)



SIGN DETAIL
NTS

PETITIONER'S EXHIBIT 1

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
NUMBER 16597, EXPIRATION DATE: 08-15-2017



Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

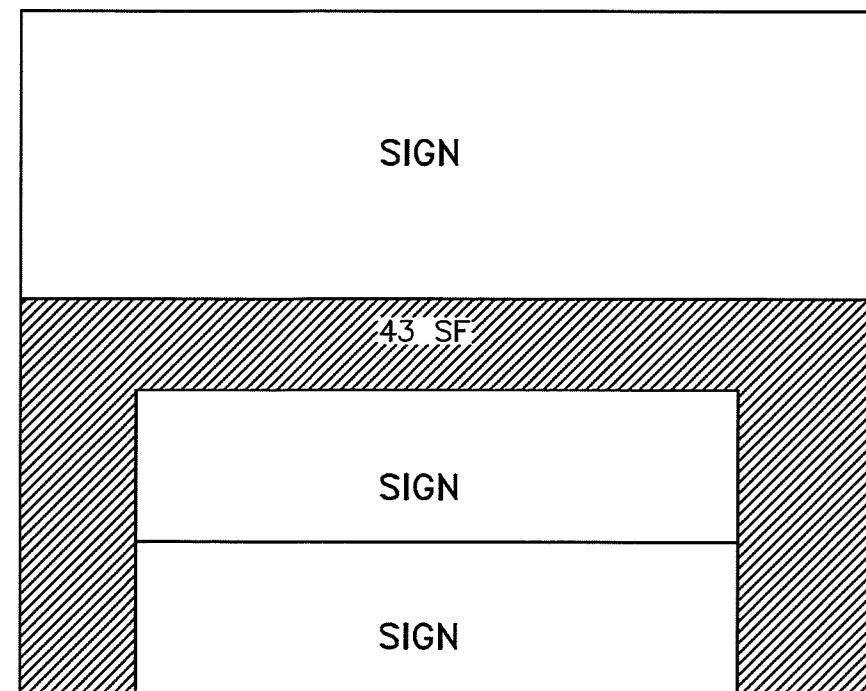
PLAN TO ACCOMPANY ZONING PETITION
FOR

1544 YORK ROAD

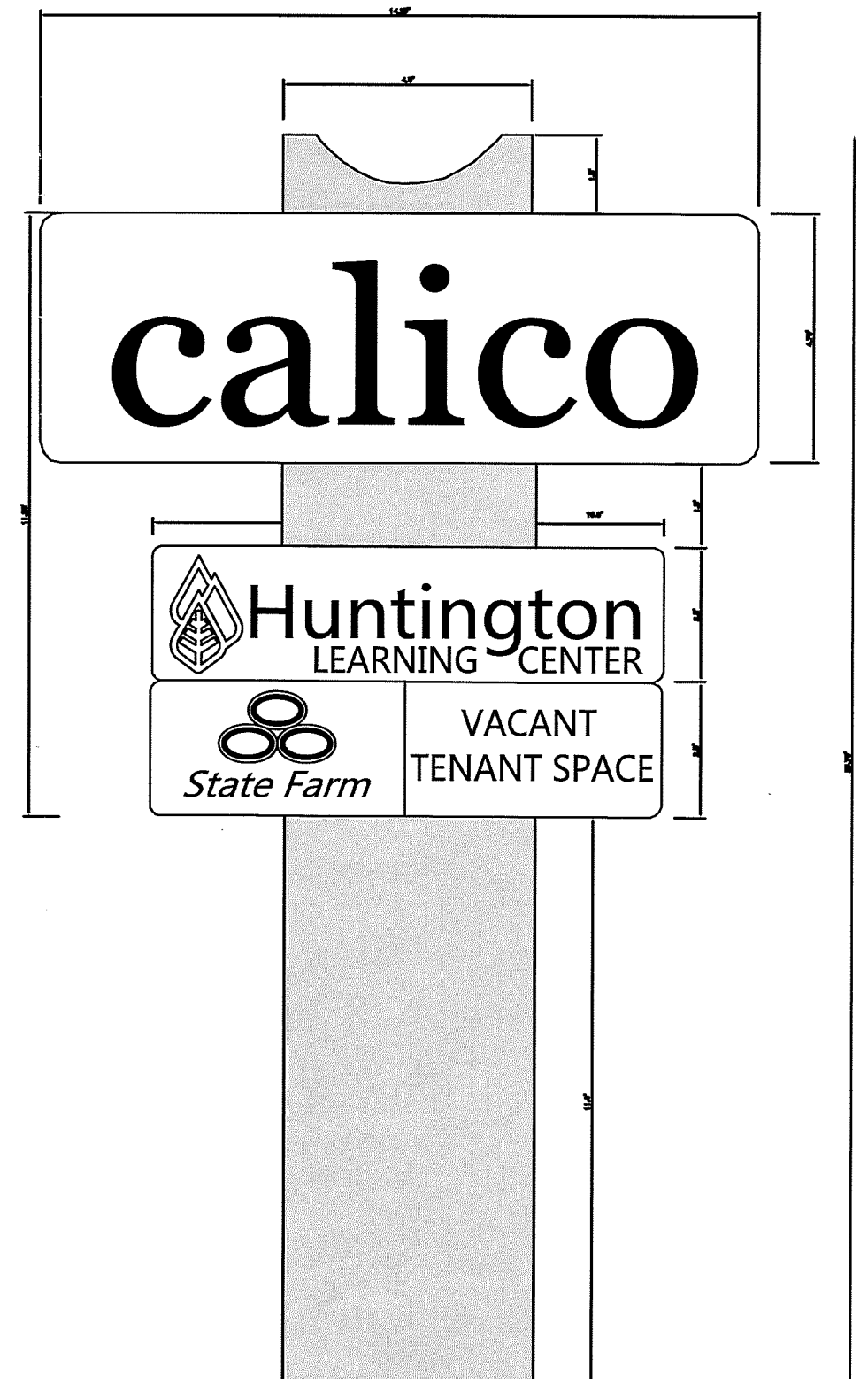
1544 YORK ROAD (MD. RTE. #45)
LUTHERVILLE, TIMONIUM, MD. 21093

8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS		
DRAWN BY:	CHECKED BY:	SCALE:
CND	PCR	1" = 20'
DATE:	JOB NO.:	SHEET NO.:
06-06-17	17054	1 OF 1

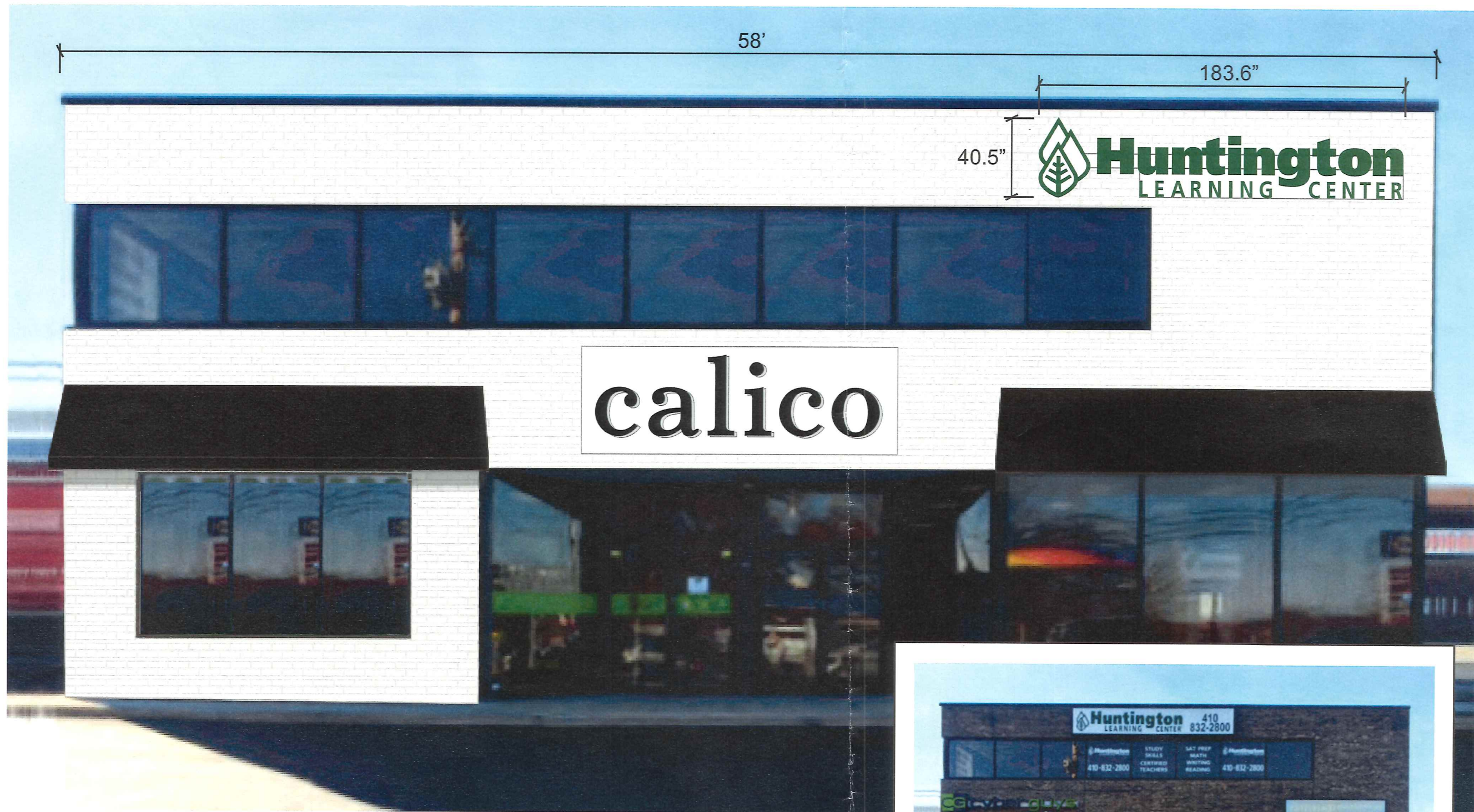


SIGN 118 SF
 OPEN SPACE 43 SF
 TOTAL SIGN 161 SF



SIGN DETAIL

1/4" = 1'-0"



FRONT ELEVATION - Sign Type (A)(QTY:1)
Channel & Flat Cut PVC Letters - Raceway Mount
Scale: 3/16" = 1' (59.9 SQFT)



EXISTING CONDITIONS
Scale: NTS

PETITIONER'S EXHIBIT **5**

URBANNEON

Sign, Lighting & Graphics Company

Quality Craftsmanship Since 1993

500 Pine St. - Suite 3B
Holmes, Pa. 19043

610-522-5555
(fax) 610-461-5566
www.urbanneon.com

**HUNTINGTON
LEARNING
CENTER**
1544 YORK ROAD
TIMONIUM, MD.

DATE:	01-06-17
DRAWN BY:	MCM
SALES:	JM
P.M.	LL

REVISIONS

RED LINE NOTES

Customer Approval

SIGNATURE

DATE

Landlord Approval

SIGNATURE

DATE

Customers Signature Authorizes
Urban Neon To Produce Design
As Specified.

All Spelling, Punctuation And Colors
Have Been Reviewed And Approved.

All Designs Property Of
Urban Neon.

Unauthorized Use
Not Permitted.

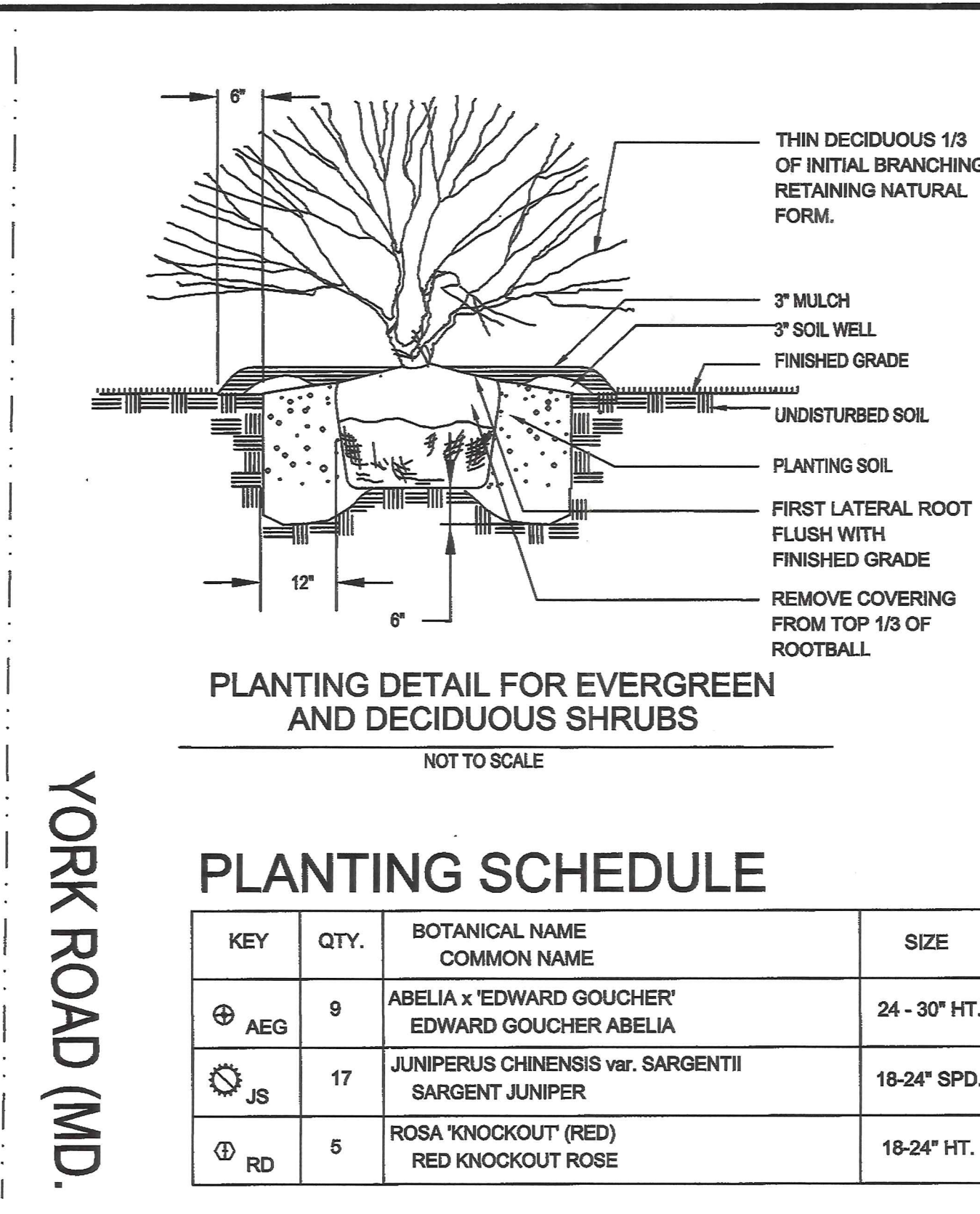
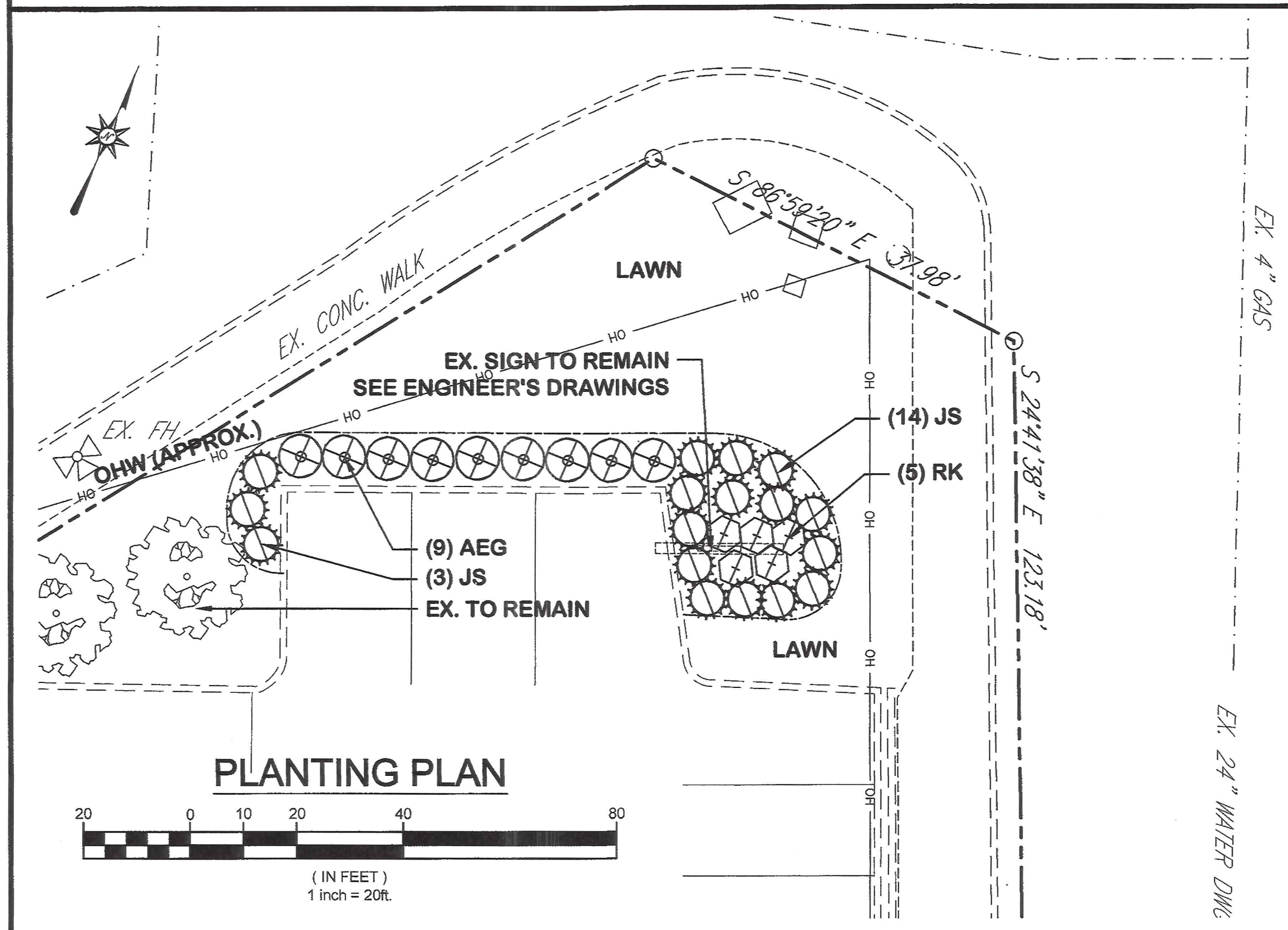
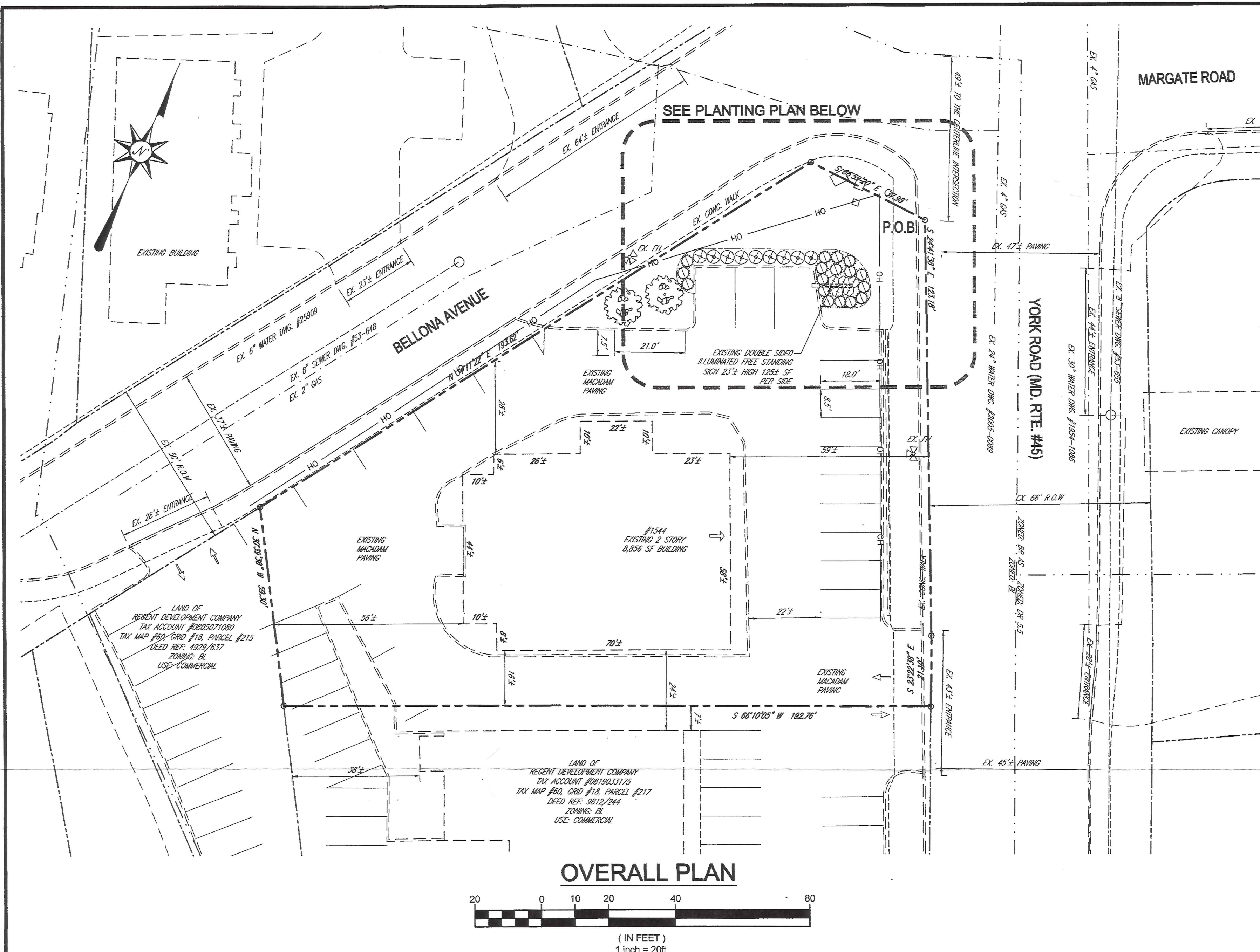
LDTT

003.5

Sheet Size (8.5" x 14")

DRAWING #
0998REV4mcm

AGE# **1**



PLANT IDENTIFICATION:
All plants shall be identified in accordance with the latest edition of Hortus Third, by "The Staff of the Hortum".

LIST OF PLANT MATERIALS:
The contractor will verify plant quantities prior to bidding and any discrepancies shall be brought to the attention of the Landscape Architect. The Contractor shall furnish and plant all plants required to complete the work as shown on the drawings. Substitutions shall not be made without the written approval of the Landscape Architect. This contract will be based on the bidder having verified, prior to bidding, the availability of the required plant materials as specified on the Plant List.

PLANT QUANTITY:
All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been sheared regularly, and sound, free of plant disease or insect eggs, and shall have a healthy, normal root system. Plants shall be nursery grown. Plants shall not be pruned prior to delivery. The shape of the plant shall in general conform to its natural growth proportions unless otherwise specified. All plants including container grown shall conform to American Standard for Nursery Stock (ANSI z60.1, latest edition), and shall have a well-shaped, heavy branch structure for the species. Evergreen trees are to have an internode no greater than 24" and shall be uniformly well-shaped. All plant sizes shall average at least the middle of the range given in the plant list.

PLANT SPACING:
Plant spacing is to scale on the plan or as shown on the plant list.

SOIL MIX:
Soil mix will be 2/3 existing soil and 1/3 LEAFGRO or equal organic material, thoroughly mixed and homogenized.

BALL SIZE:
The ball size shall conform to the American Association of Nurserymen's publication entitled American Standard For Nursery Stock, ANSI z60.1, latest edition.

EXCAVATION:
Holes for all plants shall be 18" larger in diameter than size of ball or container and shall have vertical sides. Hedges shall be planted in a trench 12" wider than ball diameter. Beds for mass planting shall be entirely rototilled to a depth of 8" and shall be 18" beyond the average outside edge of plant balls. A 2" layer of organic material (i.e., LEAFGRO) will be incorporated into plant beds by tilling again.

PLANTING:
Backfilling shall be done with soil mix, reasonably free of stones, subsoil, clay, lumps, stumps, roots, weeds, Bermuda grass, litter, toxic substances, or any other material which may be harmful to plant growth or hinder grading, planting, or maintenance operations. Should any unforeseen or unsuitable planting conditions arise, such as faulty soil drainage or chemical residues, they should be called to the attention of the Landscape Architect and Owner for adjustments before planting. The plant shall be set plumb and straight and shall be staked at the time of planting. Backfill shall be well worked about the roots and settled by watering. Plants will be planted higher than surrounding grade. Shrubs will be 1" higher and trees will be 3" higher. Remove rope from around tree trunks and lay back burlap from top of all B&B material. Nylon or vinyl rope and/or burlap will be completely removed from all plant material prior to planting.

TRANSPLANTING TREES BY TREE MACHINES:
Trees shall be moved by machines that provide a minimum of 9" per 1" of tree caliper. Holes are to be dug by the same size machine as the one transporting the plant. The plant material shall be transplanted in approximately the same growing condition as it is presently growing, in terms of soil type and moisture content. Fertilize and guy as described in these plans and specifications.

CULTIVATION:
All trenches and shrub beds shall be cultivated, edged and mulched to a depth of 3" with shredded hardwood. The area around isolated plants shall be mulched to at least 6" greater diameter than that of the hole. Plant beds adjacent to buildings shall be mulched to the building wall.

Minimum Landscape Maintenance Requirements

1. Lawn areas shall be mowed to a height of 2 to 3 inches and not allowed to reach a height of 4 inches before mowing.
2. All curbs and walks shall be edged as needed.
3. All lawn areas adjacent to building faces or structures shall be trimmed.
4. A slow release nitrogen balanced fertilizer with a 2-1-1 ratio shall be applied at a rate of 2 pounds of nitrogen per 1000 square feet in September, October and February.
5. Lime shall be applied at the rate determined by a soils report.
6. It is recommended that lawn areas be treated in mid-March to early April with pre-emergent herbicide (Betasan) or equal applied at the manufacturer's recommended rate.
7. A post-emergent herbicide (Trimec) or equal is recommended to be sprayed on lawn areas in the late spring or the early fall. Follow manufacturer's rates and recommendations.
8. Insecticides and fungicides are recommended for insect and disease control.
9. Reseed bare areas of lawn as necessary. Yearly aeration is recommended.
10. All trash, litter, and debris shall be removed from lawn areas, parking lots, and shrub beds as needed.
11. Mutch all shrub and groundcover beds yearly with 3 inches of shredded hardwood bark.
12. Permit shrubs and trees to grow and enlarge to their design size. Consult project landscape architect for details.
13. Prune trees in accordance with Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas.

Final Landscape Plan
Landscape Architect Certification Form

It is certified that this landscape plan is in compliance with all plans previously approved by Baltimore County and the Baltimore County comments attendant thereto.

Signature _____
Date 8/17/2017

STATE OF MARYLAND
BALTIMORE COUNTY
LANDSCAPE ARCHITECT

FINAL LANDSCAPE PLAN
OWNER CERTIFICATION FORM

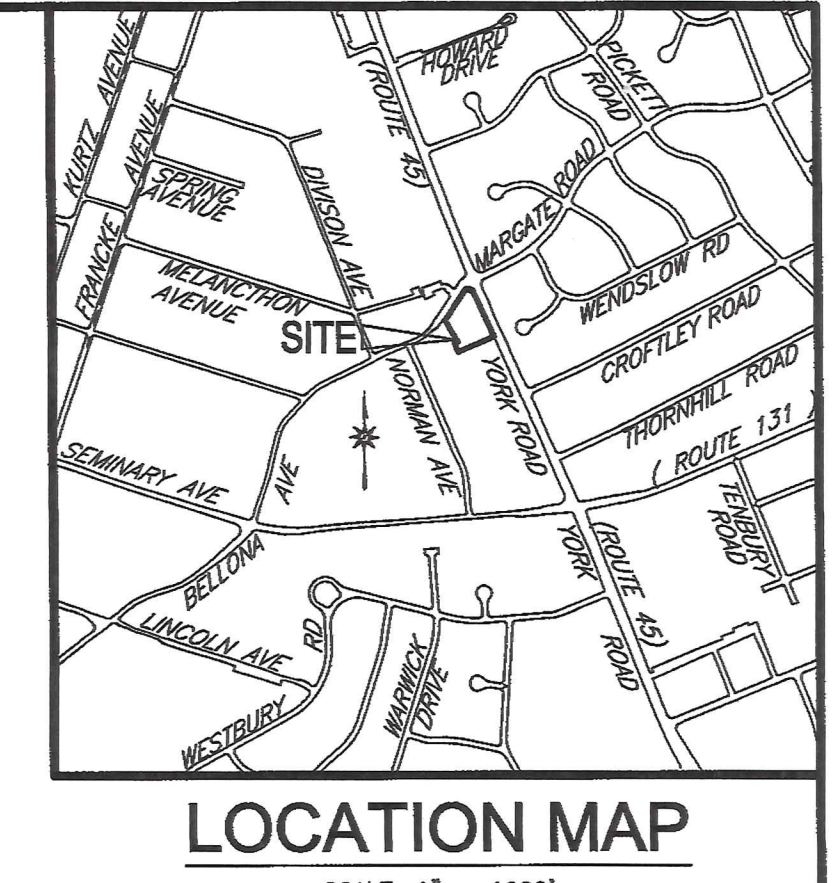
I certify that I have reviewed this Final Landscape Plan, that I am aware of the regulations presented in the Baltimore County Landscape Manual, and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to certify the implementation of this approved Final Landscape Plan upon completion of the landscape installation prior to PMA closeout if applicable or not later than one (1) year from the date of approval of this plan to the Department of Permits, Approvals and Inspections, Development Plans Review, Room 119, County Office Building, 111 W. Chesapeake Avenue, Towson, MD 21204.

Applicant Signature _____ Date 8/17/17 Print Name Brent Sokol

Company (print) Regent Development Co. Street 923 HAMILTON ST Phone # 410-434-7611

City Allentown State PA Zip 18105

PAI # _____ Permit # _____



GENERAL NOTES:

1. OWNER: REGENT DEVELOPMENT COMPANY, 923 HAMILTON MALL, P.O. BOX 566, ALLENTOWN, PA. 18105
2. SITE AREA: GROSS: 36,637 SF or 0.84 Ac.±, NET: 23,213 SF or 0.53 Ac.±
3. EXISTING BUILDING AREA: 4,428 SF
4. UTILITIES: PUBLIC WATER, PUBLIC SEPTIC.
5. DEED REF: 9812/244
6. TAX ACCOUNT: #0819033174
7. ELECTION DISTRICT: 8TH
8. COUNCILMANIC DISTRICT: 3RD
9. EXISTING ZONING: BL (PER 200 SCALE GIS TILE # 060C3)
10. TAX MAP #60, GRID #18, PARCEL #446
11. PREVIOUS PERMITS: B930993; 51.64 SF ILLUMINATED WALL SIGN, ISSUED 01-26-2017. B930700; INTERIOR ALTERATIONS, ISSUED 01-03-2017. B931008; 59.1 SF ILLUMINATED WALL SIGN, ISSUED 01-27-2017.
12. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA
13. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
14. BASIC SERVICE MAPS (2017)

TYPE	DEFICIENT (Y/N)	NOTE
WATER	N	—
SEWER	N	—
TRANSPORTATION	N	LEVEL D
15. PREVIOUS ZONING CASE: R-1962-5461-SPHX; PETITION FOR ZONING RE-CLASSIFICATION FROM R-R AND R-6 TO BL, SPECIAL EXCEPTION FOR GASOLINE SERVICE STATION, AND SPECIAL PERMIT FOR OFF-STREET PARKING, GRANTED 1/24/1962.
16. FLOOR AREA RATIO (FAR) MAX PERMITTED: 3.0 PROVIDED: 8,856/36,637 = 0.24
17. FREE STANDING SIGN DIMENSIONS: 14.25' x 11.25' = 160.31 SF (PER SIDE)

LANDSCAPE NOTES

1. ALL EXISTING BUILDINGS, PARKING, SIDEWALKS ETC. WILL REMAIN. THEREFORE NO PLANTING CALCULATIONS ARE REQUIRED. THE PROPOSED PLANTING FULFILLS A ZONING ADVISORY COMMITTEE COMMENT TO "REPLACE THE GRASED AREA WITH PLANTINGS TO INCLUDE MEDIUM HEIGHT PLANTS AROUND THE BASE OF THE PROPOSED SIGN."
2. LIGHTING IS LIMITED TO EXISTING FIXTURES - NO ADDITIONAL SITE LIGHTING IS PROPOSED. BALTIMORE COUNTY RESERVES THE RIGHT TO REQUIRE THE PRODUCTION OF A PHOTOMETRIC PLAN IF ADDITIONAL SITE LIGHTING IS PROPOSED.

PLANTING NOTES

1. THE CONTRACTOR IS TO NOTIFY MISS UTILITY A MINIMUM OF 72 HOURS PRIOR TO DIGGING. TELEPHONE: 1-800-257-7777.
2. THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED 48 HOURS BEFORE PLANTING BEGINS. THE LOCATION OF ALL PLANT MATERIAL IS TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
3. THIS PLAN IS FOR PLANTING ONLY.
4. NO TREE OR SHRUB PLANTING PITS ARE TO BE LEFT OPEN OR UNATTENDED.
5. SHRUBS ARE TO BE GROUPED INTO MULCHED BEDS. BEDS ARE TO BE EDGED AND THE GRASS IS TO BE KILLED OR REMOVED PRIOR TO MULCHING.

PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME COMMON NAME	SIZE	COND.	REMARKS
⊕ AEG	9	ABELIA x 'EDWARD GOUCHER' EDWARD GOUCHER ABELIA	24 - 30" HT.	CONT.	4' O.C.
⊙ JS	17	JUNIPERUS CHINENSIS var. SARGENTII SARGENT JUNIPER	18-24" SPD.	CONT.	4' O.C.
⊕ RD	5	ROSA 'KNOCKOUT' (RED) RED KNOCKOUT ROSE	18-24" HT.	CONT.	3' O.C.

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

**FINAL LANDSCAPE PLAN
TO ACCOMPANY ZONING PETITION
FOR**

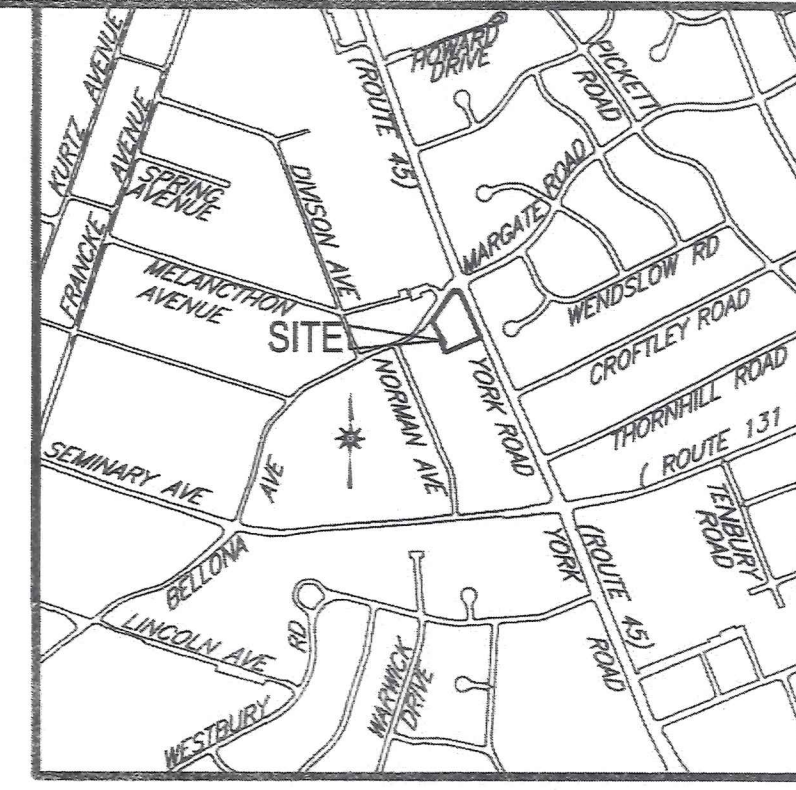
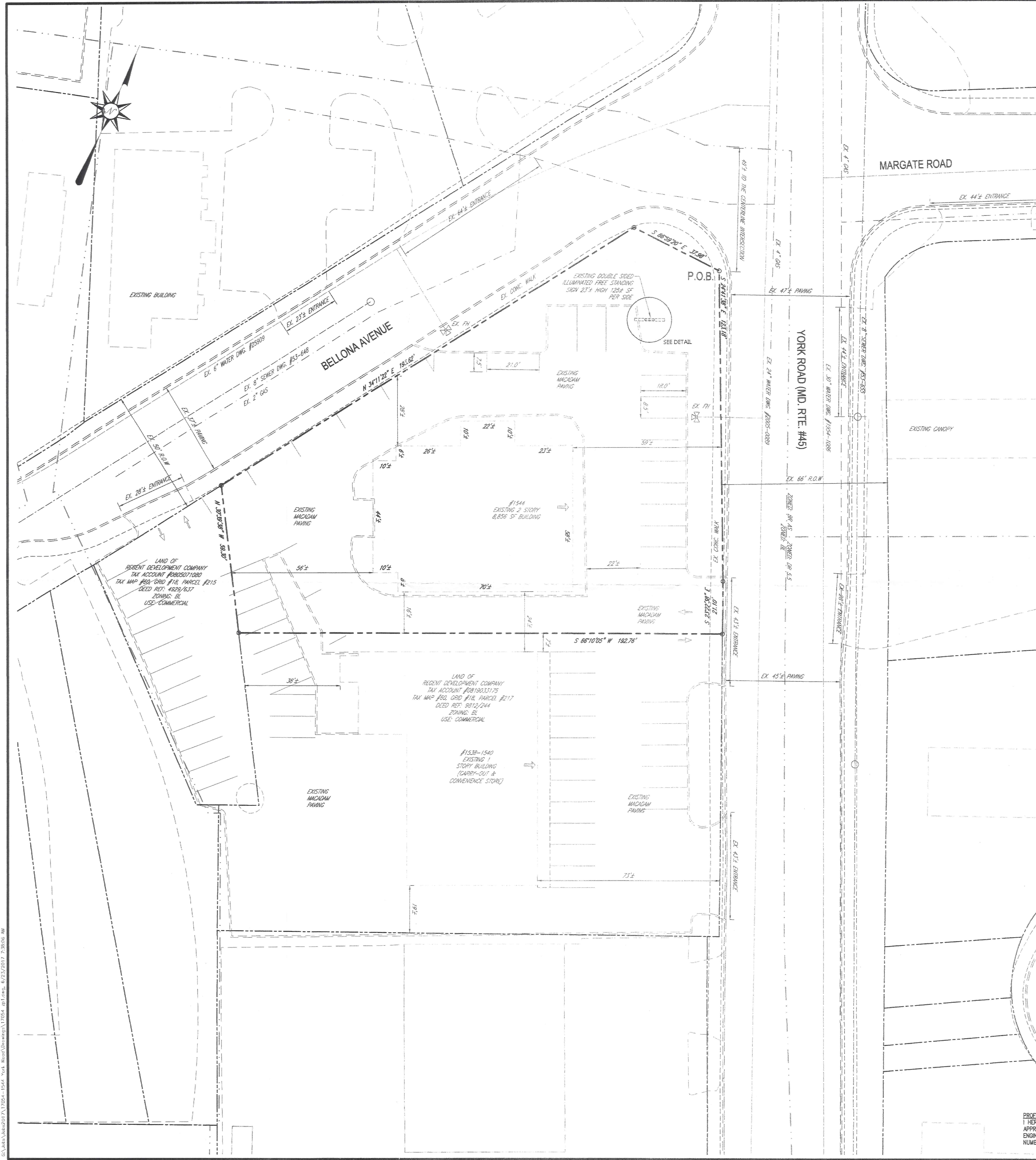
1544 YORK ROAD

**1544 YORK ROAD (MD. RTE. #45)
LUTHERVILLE, TIMONIUM, MD. 21093**

8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

**LANDSCAPE PLAN
PREPARED BY:**
Human & Rohde, Inc.
landscape architects
512 VIRGINIA AVENUE
TOWSON, MD 21286
410-825-3885

REVISIONS	DRAWN BY:	CHECKED BY: DML	SCALE: AS SHOWN
PETITIONER'S EXHIBIT	JOB NO.: 17054	SHEET NO.: 1 OF 1	



- GENERAL NOTES:**
- OWNER: REGENT DEVELOPMENT COMPANY
923 HAMILTON MALL
P.O. BOX 566
ALLENTOWN, PA. 18105
 - SITE AREA:
GROSS: 36,637 SF or 0.84 Ac.±
NET: 23,213 SF or 0.53 Ac.±
 - EXISTING BUILDING AREA: 4,428 SF
 - UTILITIES:
PUBLIC WATER.
PUBLIC SEPTIC.
 - DEED REF: 9812/244
 - TAX ACCOUNT: #0819033174
 - ELECTION DISTRICT: 8TH
 - COUNCILMANIC DISTRICT: 3RD
 - EXISTING ZONING: BL
(PER 200 SCALE GIS TILE # 06003)
 - TAX MAP #60, GRID #18, PARCEL #446
 - PREVIOUS PERMITS:
B930993; 51.64 SF ILLUMINATED WALL SIGN,
ISSUED 01-26-2017.
B930700; INTERIOR ALTERATIONS, ISSUED
01-03-2017.
B931008; 59.1 SF ILLUMINATED WALL SIGN,
ISSUED 01-27-2017.
 - THE SITE DOES NOT LIE WITHIN THE
CHESAPEAKE BAY CRITICAL AREA.
 - THERE ARE NO HISTORIC FEATURES ON SITE
NOR IS THE SITE ITSELF HISTORIC.
 - BASIC SERVICE MAPS (2017)
TYPE DEFICIENT (Y/N) NOTE
WATER N -
SEWER N -
TRANSPORTATION N LEVEL D
 - PREVIOUS ZONING CASE: R-1962-5461-SPHX;
PETITION FOR ZONING RE-CLASSIFICATION FROM
B-R AND R-5 TO BL. SPECIAL EXCEPTION FOR
GASOLINE SERVICE STATION, AND SPECIAL PERMIT
FOR OFF-STREET PARKING, GRANTED
1/24/1962.
 - FLOOR AREA RATIO (FAR)
MAX PERMITTED: 3.0
PROVIDED: 8,856/36,637 = 0.24
 - FREE STANDING SIGN DIMENSIONS:
14.25' x 11.25' = 160.31 SF (PER SIDE)



2017-0352-A

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PLAN TO ACCOMPANY ZONING PETITION
FOR

1544 YORK ROAD

1544 YORK ROAD (MD. RTE. #45)
LUTHERVILLE, TIMONIUM, MD. 21093
8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	CND	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	06-06-17	17054	1 OF 1

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
NUMBER 16597, EXPIRATION DATE: 06-15-2017

