



KEVIN KAMENETZ
County Executive

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

October 6, 2017

David H. Karceski, Esq.
Neill Thupari, Esq.
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

Jennifer Busse, Esq.
One W. Pennsylvania Avenue, Suite 300
Towson, Maryland 21204

RE: Petition for Variance
Case No. 2018-0033-A
Property: 9800 Reisterstown Road

Dear Counsel:

Enclosed please find a copy of a corrected Order issued in the above case.

Please note the Order granting the first variance request pertaining to off-street parking has been corrected so that it reflects 99 spaces in lieu of the required 197. In addition, the date of the Order was also changed.

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

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the typed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

IN RE: PETITION FOR VARIANCE

(9800 Reisterstown Road)
3rd Election District
2nd Council District
9800 Reisterstown Road, LLLP
Legal Owner

Petitioner

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0033-A

* * * * *

CORRECTED OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by 9800 Reisterstown Road, LLLP, the legal owner of the subject property (“Petitioner”). The Petition seeks variance relief from §§ 409.6.A.2, 235.1 and 303.2 of the Baltimore County Zoning Regulations (“B.C.Z.R.”) as follows: (1) to allow a total of 99 off-street parking spaces in lieu of the required **197** parking spaces; and (2) to permit a 24 ft. front yard setback for a commercial building in lieu of the required 91.5 ft. A site plan was marked as Petitioner’s Exhibit 1.

Landscape architect Matthew Bishop, professional engineer Joseph Caloggero, Michael Stoltz and Jim Flannery appeared in support of the petition. David H. Karceski, Esq. and Neill Thupari, Esq. represented the Petitioner. The owner of a neighboring business (Marc Cohen) represented by Jennifer Busse, Esquire attended the hearing to express concern regarding traffic conditions at the site. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (DOP).

ORDER RECEIVED FOR FILING

Date

10/6/17

By

sen

The site is approximately 3.09 acres in size and zoned BM. The site is improved with a large commercial building which for many years was owned and operated by the American Express credit card company. Petitioner purchased the property in 2014, and "Savers" (a thrift store) operates a retail store at the site. Petitioner proposes to construct a Burger King fast food restaurant at the front of the site bordering Reisterstown Road.

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

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

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

The large commercial parcel has irregular boundaries and is therefore unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to construct the proposed restaurant. 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.

Though the DOP did not oppose the requests, its ZAC comment identified certain concerns regarding the proposal. In response to the first item noted in the ZAC comment, Petitioner advised it is not seeking to have a second freestanding sign at the premises, but would seek to have a panel for Burger King added to the existing "Savers" sign on Reisterstown Road. In response to the remaining issues raised by the DOP, the order below will include conditions regarding temporary signage and the necessity for an additional public hearing if Petitioner later decides to utilize the "vacant space" identified on the plan.

ORDER RECEIVED FOR FILING

Date 10/6/17

By Sen

Mr. Cohen operates an automobile dealership at the adjacent property, 9804 Reisterstown Road. He indicated traffic in the area is frequently heavy and congested, and he also noted motorists use his property as a turn-around when accessing the Savers store. Counsel for both parties agreed this is a development issue that should be handled by the DRC rather than a zoning issue for the ALJ. Both parties agreed to certain conditions to address this concern, and those will be included in the order below.

THEREFORE, IT IS ORDERED, this 6th day of **October, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 409.6.A.2, 235.1 and 303.2 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows: (1) to allow a total of 99 off-street parking spaces in lieu of the required **197** parking spaces; and (2) to permit a 24 ft. front yard setback for a commercial building in lieu of the required 91.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Only "commercial special event" temporary signs (as described in B.C.Z.R. §450.4, Class 17 on Table of Sign Regulations) shall be permitted at the site. Such signs shall be subject to the limitations set forth at B.C.Z.R. §450.7.E.2.
3. If the "vacant space" (9,287 sq. ft.) shown on the plan is occupied by a tenant or used in any fashion, a public hearing (variance and/or special hearing) will be required to consider the adequacy of the parking in light of the new use/tenant.
4. A second freestanding sign shall not be permitted at the site.
5. Petitioner confirmed a development plan (a copy of which should be provided to Marc Cohen and/or his counsel) would be prepared and submitted to Baltimore County, and that it would seek an exemption under B.C.C. §32-4-106(b).

ORDER RECEIVED FOR FILING

Date 10/16/17

By Sen

6. Petitioner shall provide to Marc Cohen and/or his counsel copies of any traffic studies and/or correspondence to/from the State Highway Administration concerning this project.

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 10/16/17
By sln

IN RE: PETITION FOR VARIANCE

(9800 Reisterstown Road)
3rd Election District
2nd Council District
9800 Reisterstown Road, LLLP
Legal Owner

Petitioner

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0033-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by 9800 Reisterstown Road, LLLP, the legal owner of the subject property (“Petitioner”). The Petition seeks variance relief from §§ 409.6.A.2, 235.1 and 303.2 of the Baltimore County Zoning Regulations (“B.C.Z.R.”) as follows: (1) to allow a total of 99 off-street parking spaces in lieu of the required 193 parking spaces; and (2) to permit a 24 ft. front yard setback for a commercial building in lieu of the required 91.5 ft. A site plan was marked as Petitioner’s Exhibit 1.

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ORDER RECEIVED FOR FILING

Date

9/27/17

By

Seh

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Though the DOP did not oppose the requests, its ZAC comment identified certain concerns regarding the proposal. In response to the first item noted in the ZAC comment, Petitioner advised it is not seeking to have a second freestanding sign at the premises, but would seek to have a panel for Burger King added to the existing "Savers" sign on Reisterstown Road. In response to the remaining issues raised by the DOP, the order below will include conditions regarding temporary signage and the necessity for an additional public hearing if Petitioner later decides to utilize the "vacant space" identified on the plan.

ORDER RECEIVED FOR FILING

Date

9/27/17

By

SEN

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THEREFORE, IT IS ORDERED, this 27th day of **September, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 409.6.A.2, 235.1 and 303.2 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows: (1) to allow a total of 99 off-street parking spaces in lieu of the required 193 parking spaces; and (2) to permit a 24 ft. front yard setback for a commercial building in lieu of the required 91.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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3. If the "vacant space" (9,287 sq. ft.) shown on the plan is occupied by a tenant or used in any fashion, a public hearing (variance and/or special hearing) will be required to consider the adequacy of the parking in light of the new use/tenant.
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ORDER RECEIVED FOR FILING

Date 9/27/17

By Sen

6. Petitioner shall provide to Marc Cohen and/or his counsel copies of any traffic studies and/or correspondence to/from the State Highway Administration concerning this project.

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:slh

ORDER RECEIVED FOR FILING

Date 9/27/17
By slh



AMENDED 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 9800 Reisterstown Road which is presently zoned BM
 Deed References: 35349-189 10 Digit Tax Account # 0323076940
 Property Owner(s) Printed Name(s) 9800 Reisterstown Road LLLP

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

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

1. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a Variance from Section(s)

SEE ATTACHMENT NO. 1

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)

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):

SEE ATTACHMENT NO. 2

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

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 2018-0033-A Filing Date 7/26/2017 Do Not Schedule Dates: Reviewer JF

ORDER RECEIVED FOR FILING REV. 10/4/11

Date 9/27/17

By Sen

9800 REISTERSTOWN ROAD LLLP

ATTACHMENT No. 1 TO PETITION FOR VARIANCE

1. A Variance from Section 409.6.A.2 of the B.C.Z.R. to allow a total of 99 off-street parking spaces in lieu of the required 197 parking spaces.
2. A Variance from Sections 235.1 and 303.2 of the B.C.Z.R. to permit a 24 foot front yard setback for a commercial building in lieu of the required 91.5 feet.

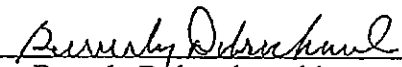
9800 REISTERSTOWN ROAD LLLP

ATTACHMENT No. 2 TO PETITION FOR VARIANCE

Legal Owners (Petitioners):

9800 Reisterstown Road LLLP, a Maryland limited liability limited partnership
2800 Quarry Lake Drive, Suite 340
Baltimore, Maryland 21209

By: 9800 Reisterstown Road, Inc., General Partner

By: 
Beverly Dobrochowski

Title: Vice President

Zoning Property Description for 9800 Reisterstown Road

Beginning at a point located at the south side of Reisterstown Road which is ± 78 feet wide at the distance of 1,156.14 feet northwest of the centerline of the nearest improved intersection, Kenmar Avenue which is ± 20 feet wide.

Thence the following courses and distances: South 42 degrees 27 minutes 50 seconds West, 556.04 feet to a point; North 64 degrees 47 minutes 16 seconds West, 277.74 feet to a point; North 50 degrees 26 minutes 24 seconds East, 639.58 feet to a point; South 49 degrees 09 minutes 56 seconds East, 176.57 feet to the point of beginning, containing an area of 129,415 square feet or 2.97 acres of land, more or less and being located in the Third Election District and second ~~election~~ district.

Councilmanic





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 5162056

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:

Sep 05, 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: # 2018-0033-A
9800 Reisterstown Road
S/s Reisterstown Road, 1156 ft. NW of centerline of Kenmar Avenue
3rd Election District - 2nd Councilmanic District
Legal Owner(s) 9800 Reisterstown Road, LLLP

Variance: to allow a total of 99 off-street parking spaces in lieu of the required 197 parking spaces. To permit a 24 foot front yard setback for a commercial building in lieu of the required 91.5 ft.

Hearing: Monday, September 25, 2017 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 9/618 Sep. 5 5162056

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

CERTIFICATE OF POSTING

2018-0033-A

RE: Case No.: _____

Petitioner/Developer: _____

9800 Reisterstown Rd, LLLP

September 25, 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:

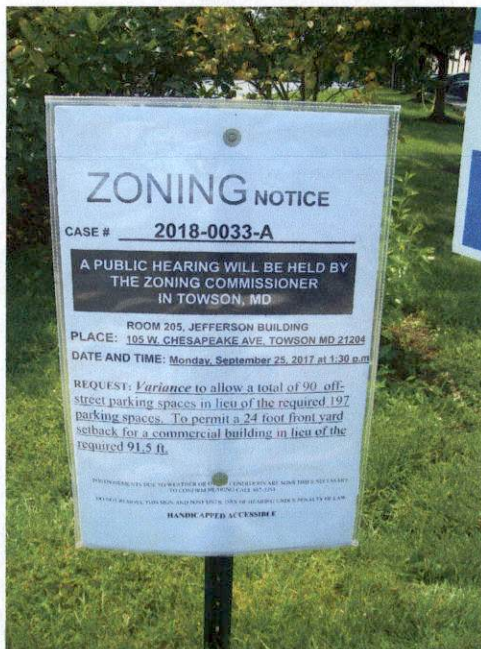
Ladies and Gentlemen:

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: _____

9800 Reisterstown Road

September 5, 2017

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



Sincerely,

September 5, 2017

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 5, 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: 2018-0033-A

9800 Reisterstown Road

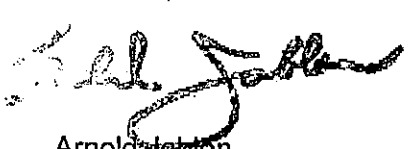
S/s Reisterstown Road, 1156 ft. NW of centerline of Kenmar Avenue

3rd Election District – 2nd Councilmanic District

Legal Owners: 9800 Reisterstown Road, LLLP.

Variance to allow a total of 99 off-street parking spaces in lieu of the required 193 parking spaces. To permit a 24 foot front yard setback for a commercial building in lieu of the required 91.5 ft.

Hearing: Monday, September 25, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

August 9, 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: 2018-0033-A

9800 Reisterstown Road

S/s Reisterstown Road, 1156 ft. NW of centerline of Kenmar Avenue

3rd Election District – 2nd Councilmanic District

Legal Owners: 9800 Reisterstown Road, LLLP

Variance to allow a total of 99 off-street parking spaces in lieu of the required 193 parking spaces. To permit a 24 foot front yard setback for a commercial building in lieu of the required 91.5 ft.

Hearing: Monday, September 25, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Beverly Dobrochowski, 2800 Quarry Lake Drive, Ste. 340, Baltimore 21209

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 5, 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.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
9800 Reisterstown Road; S/S Reisterstown *
Road, 1,156' NW of c/line of Kenmar Avenue * OF ADMINISTRATIVE
3rd Election & 2nd Councilmanic Districts HEARINGS FOR
Legal Owner(s): 9800 Reisterstown Road, LLP*
Petitioner(s) * BALTIMORE COUNTY
* 2018-033-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

AUG 08 2017

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of August, 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: 2018-0033-A
Property Address: 9800 Reisterstown Road
Property Description: _____
Legal Owners (Petitioners): 9800 Reisterstown Road LLLP
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukaszewich
Company/Firm (if applicable): Venable LLP
Address: 210 W. Pennsylvania Ave.
Ste. 500
Towson, MD 21204
Telephone Number: (410) 494-6200

Revised 7/9/2015

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

NO 154866

Date: 7/26/17

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

Total: 500.00

Rec

From: VENABLE

For: 9800 REGISTERED TOWN RD
CASE # 2018-0033-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME BRW
7/26/2017 7/26/2017 10:13:32 3
REG #303 WALKIN CAH
>>RECEIPT # 734353 7/26/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 154866
Recpt Tot \$500.00
\$500.00 CK \$0.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

September 20, 2017

9800 Reisterstown Road LLLP
Beverly Dobrochowski
2800 Quarry Lake Drive
Suite 340
Baltimore MD 21209

RE: Case Number: 2018-0033 A, Address: 9800 Reisterstown Road

Dear Ms. Dobrochowski:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 26, 2017. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 18, 2017
Item No. 2018-0033-A

DATE: September 27, 2017

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

If Zoning relief is granted a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required.

* * * * *

VKD: CEN
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



9-25
RECEIVED

AUG 04 2017

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: August 4, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0033-A
Address 9800 Reisterstown Road
(9800 Reisterstown Road, LLP
Property)

Zoning Advisory Committee Meeting of **August 7, 2017**.

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

Reviewer: Steve Ford

Date: 8-4-2017

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 21 2017

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: September 21, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0033-A
Address 9800 Reisterstown Road
(9800 Reisterstown Road, LLP
Property)

Zoning Advisory Committee Meeting of **September 18 2017**.

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

Reviewer: Steve Ford Date: 9-21-2017

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

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Reviewer: Steve Ford

Date: 9-21-2017

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 9/7/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-033

INFORMATION:

Property Address: 9800 Reisterstown Road
Petitioner: 9800 Reisterstown Road LLLP
Zoning: BM
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit 99 off-street parking spaces and a 24 foot front yard setback for a commercial building in lieu of the required 193 and 91.5 feet respectively.

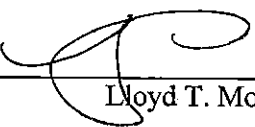
A site visit was conducted on August 2, 2017.

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

- The Department will not support a second freestanding sign on the Reisterstown Road frontage whether through a variance or by a second, different sign class.
- There shall be no temporary signage along the Reisterstown Road frontage.
- In the event the current petitioned zoning is granted and at such time as the vacant space (9,287 square feet located to the rear of the Savers) is occupied, a special hearing is recommended to confirm that the overall parking is still adequate.

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Bill Skibinski
David H. Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

9-25

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 9/7/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
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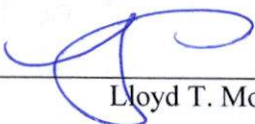
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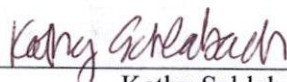
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Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Bill Skibinski
David H. Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County



STATE HIGHWAY
ADMINISTRATION

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

Date: 9/13/17

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 9/13/17. A field inspection and internal review reveals that an entrance onto MD140 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2018-0033-A

9800 Reisterstown Road, LLP
Beverly Dobrochowsky, VP
9800 Reisterstown Road
MD140.

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

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 8/2/17

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

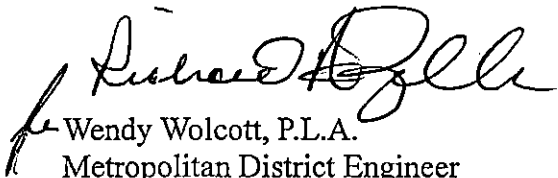
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*Variance
9800 Reisterstown Road LLP,
Beverly Dobrochowski, VP
9800 Reisterstown Road.
MD140*

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Sincerely,



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

WW/RAZ

Case No.:

2018-0033-A

Exhibit Sheet

Petitioner/Developer

low
11-7-17

Protestant

Sen
9-27-17

No. 1	site plan	
No. 2	Bishop cv	
No. 3	Aerial exhibit	
No. 4	4A-4J Photos	
No. 5	Schematic Landscape Plan	
No. 6	My Neighborhood Aerial photo.	
No. 7	Traffic counts	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER'S EXHIBIT 4A-J



Untitled Map

Write a description for your map.

Legend

 9800 Reisterstown Rd



Google earth

© 2017 Google

Donation Center

EXIT

Sainsbury's

play world











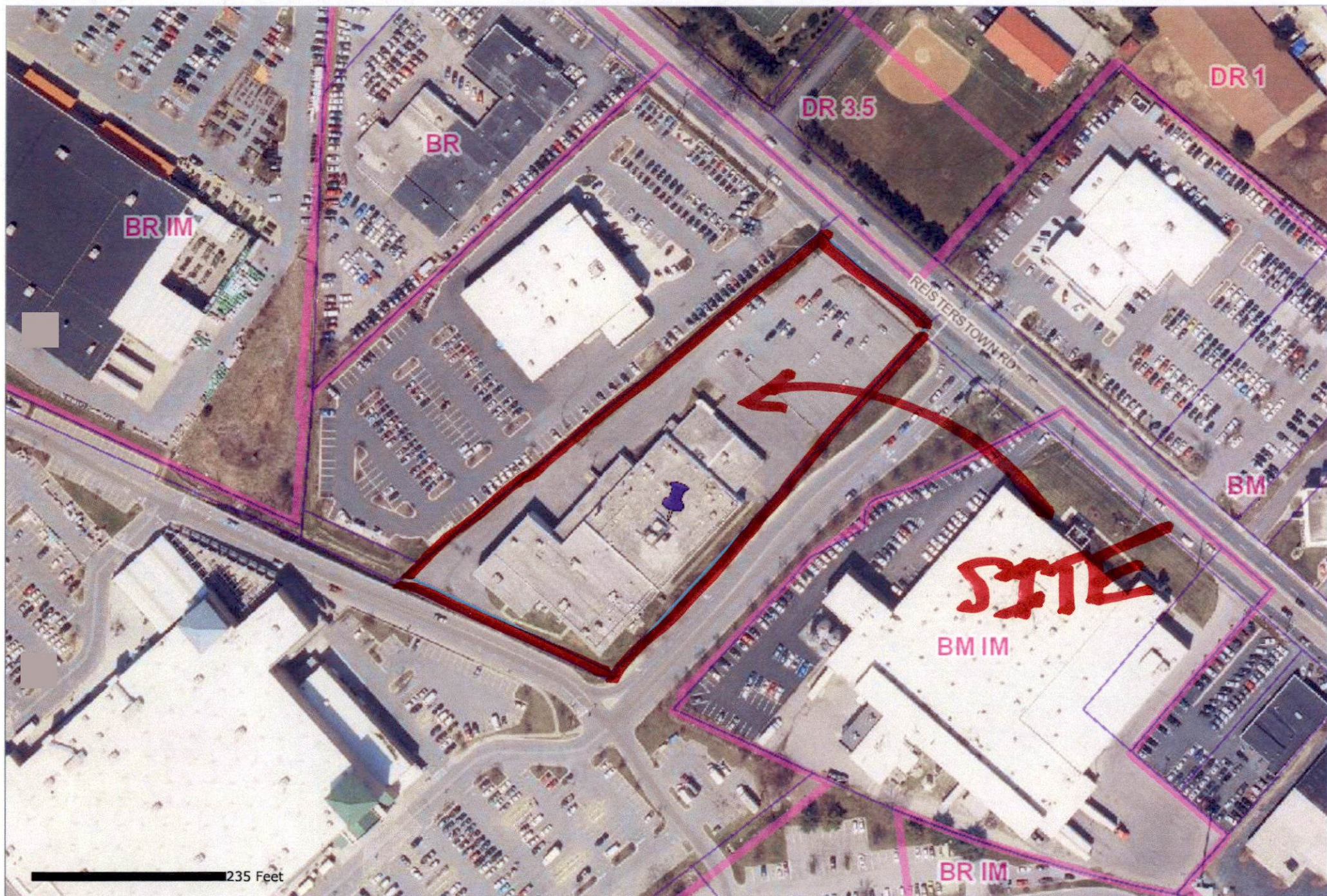




A large blue sign for Walmart and Sam's Club. The top section features the Walmart logo and the Sam's Club logo. Below the logos, the address "9750 Reisterstown Rd." is displayed. The bottom section of the sign shows fuel prices: "Regular Unleaded" at 246¢, "MEMBER PRICES" in the center, and "Diesel" at 264¢. The sign is mounted on a tall, grey, rectangular post.

Regular Unleaded	MEMBER PRICES	Diesel
246¢		264¢





My Neighborhood Map

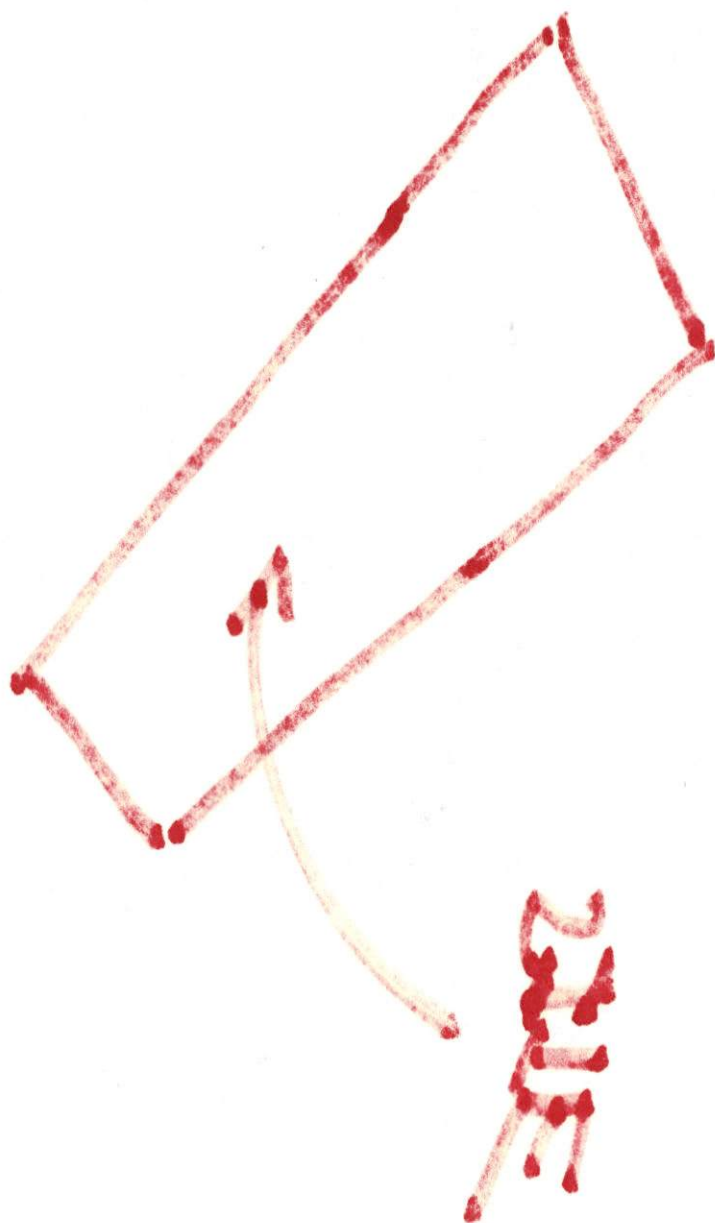
Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy limited to, all warranties, express or implied, are disclaimed. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, attorneys' and experts' fees, and court costs, arising from the use of this data.

PETITIONER'S EXHIBIT 6

Printed 6/6/2017



The Traffic Group, Inc.
 9902 Franklin Square Drive, Suite H
 Baltimore, Maryland 21238
 (800) 583-8413
 www.trafficgroup.com



Location: 9900 Reisterstown Road
 County: Baltimore County, Maryland

Proposed Parking Spaces (Total) 99
 Proposed Burger King Restaurant Seats 29

Date	Start Time	# of Vehicles In Lot	Available Spaces Based on 99 Total Spaces	Burger King Parking Demand (85th Percentile) - Weekday 0.53 Vehicles Per Seat	Burger King Parking Demand (85th Percentile) - Weekend 0.64 Vehicles Per Seat	Net Available Spaces (Available Spaces - Burger King Parking Demand)
8/17/2017	7:00	6	93	15	N/A	78
8/17/2017	7:30	9	90	15	N/A	75
8/17/2017	8:00	24	75	15	N/A	60
8/17/2017	8:30	24	75	15	N/A	60
8/17/2017	9:00	30	69	15	N/A	54
8/17/2017	16:00	39	60	15	N/A	45
8/17/2017	16:30	37	62	15	N/A	47
8/17/2017	17:00	32	67	15	N/A	52
8/17/2017	17:30	33	66	15	N/A	51
8/17/2017	18:00	31	68	15	N/A	53
8/18/2017	7:00	11	88	15	N/A	73
8/18/2017	7:30	15	84	15	N/A	69
8/18/2017	8:00	24	75	15	N/A	60
8/18/2017	8:30	26	73	15	N/A	58
8/18/2017	9:00	29	70	15	N/A	55
8/18/2017	16:00	41	58	15	N/A	43
8/18/2017	16:30	38	61	15	N/A	46
8/18/2017	17:00	36	63	15	N/A	48
8/18/2017	17:30	31	68	15	N/A	53
8/18/2017	18:00	32	67	15	N/A	52
8/19/2017	11:00	45	54	N/A	19	35
8/19/2017	11:30	47	52	N/A	19	33
8/19/2017	12:00	46	53	N/A	19	34
8/19/2017	12:30	44	55	N/A	19	36
8/19/2017	13:00	53	46	N/A	19	27
8/19/2017	13:30	61	38	N/A	19	19
8/19/2017	14:00	42	57	N/A	19	38
8/19/2017	14:30	44	55	N/A	19	36
8/19/2017	15:00	47	52	N/A	19	33

PETITIONER'S EXHIBIT 7

t 410.494.6825
f 410.821.0147
dkarceski@venable.com

October 2, 2017

Via Hand Delivery

Hon. John E. Beverungen
Office of Administrative Hearings
Jefferson Building, first floor
105 W. Chesapeake Avenue
Towson, MD 21204

Re: Case No. 2018-0033-A
Request for Correction/Reconsideration



Judge Beverungen:

I am writing to request a slight correction to the Order issued in the above-referenced case on September 27, 2017. As you might recall, a portion of this case involved a variance request to reduce the number of off-street parking spaces required for the property known as 9800 Reisterstown Road (the "Property") from 197 parking spaces to 99 parking spaces. When the Order was issued, the relief was phrased as a request to reduce the number of parking spaces from 193 to 99, and we are simply asking for the Order to be re-issued with the corrected number of required parking spaces (197 to 99).

The Petition was originally filed as a request to reduce the number of spaces from 193 to 99. After filing the initial request, the Petitioner amended the Petition and site plan to reflect a slightly larger building that in turn increased the number of required parking spaces from 193 to 197. The Petition and site plan were amended prior to circulation to the County agencies, advertising in the newspaper, and posting of the required hearing notice sign. At the hearing, the site plan marked and accepted into evidence as Petitioner's Exhibit 1 contained red and blue line changes that reflected the increased number of required parking spaces. It is possible that, when drafting the Order, your office simply referred to the initial site plan that did not contain the amended language increasing the number of required parking spaces for the Property.

We apologize for taking any more of your time on this case, but respectfully request that the Order be re-issued with the updated number of required parking spaces so that relief is granted "to allow a total of 99 off-street parking spaces in lieu of the required 197 parking spaces."

Thank you for your time and consideration.

Hon. John E. Beverungen
October 2, 2017
Page 2

Sincerely,



David H. Karceski

cc: Jennifer Busse, Esq.

CASE NAME 9800 Reisterstown Road LLP
CASE NUMBER 2018-0033-A
DATE September 25, 2017

NAME

CITY, STATE, ZIP

E - MAIL

David H. Karceski, Esq.	210 W. Pennsylvania Ave.	Towson, MD 21204	dhkarceski@verable.com
A. Neill Thupari, Esq.	Suite 500, Towson, MD 21204		anthupari@verable.com
Matthew Bishop	1220 E. Joppa Road	Towson, MD 21286	mbishop@magta.com
Joseph Caloggero	9908 FRANKLIN SQ DRIVE STEH	BALD 21236	JCALOGGERO@TRAFIC
Michael Stoltz	2800 Quarry Lake Dr	Baltimore MD 21209	mstoltz@infiaity.com
Jim Flannery	305 Washington Ave #503	Towson, MD 21204	jflannery@nghtsidesocra

1000-1000-1000

1000-1000-1000

1000-1000-1000

1000-1000-1000

CASE NAME 2018-033
CASE NUMBER _____
DATE 9/25/17

[illegible]

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
8/4 & 9/21	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	
	DEPS (if not received, date e-mail sent _____)	NO comment
9/12	FIRE DEPARTMENT	
9/13	PLANNING (if not received, date e-mail sent _____)	NO Obj w/ conditions
	STATE HIGHWAY ADMINISTRATION	NO Obj
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 9/5/17	
SIGN POSTING	Date: 9/5/17	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 - 03 Account Number - 0323076940							
Owner Information									
Owner Name:		9800 REISTERSTOWN ROAD LLLP				Use: Principal Residence:		INDUSTRIAL NO	
Mailing Address:		SUITE 340 2800 QUARRY LAKE DR BALTIMORE MD 21209-				Deed Reference:		/35349/ 00189	
Location & Structure Information									
Premises Address:		9800 REISTERSTOWN RD OWINGS MILLS 21117-				Legal Description:		2.95 AC WS REISTERSTOWN RD 1119 N OF N C R R	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0067	0005	0104		0000				2016	
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1964		37360				2.9500 AC		07	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
		RETAIL STORE				2015			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2016		As of 07/01/2017		As of 07/01/2018	
Land:		1,327,500		1,327,500					
Improvements		2,036,600		3,584,800					
Total:		3,364,100		4,912,300		4,396,233		4,912,300	
Preferential Land:		0						0	
Transfer Information									
Seller: WOLMAN PAUL C JR				Date: 09/10/2014		Price: \$5,030,000			
Type: ARMS LENGTH IMPROVED				Deed1: /35349/ 00189		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		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							
Homestead Application Information									

BR IM

0307062640
9814

0307000950

Pt. Bk./Folio # MP99062

PAI # 030427

PAI # 030427

DR 1

PAI # 030427

PAI # 030427

BR

1600014913
R-1972-0067
1978-0141-X
1992-0464-A

DR 3.5

0307000957

R-1972-0069
R-1978-0031
1995-0492-A
2006-0347-A

NW 11-H

0319014260

1965-0080-SPH

PAI # 030396

R-1949-1451
R-1987-0454
2012-0271-A

PAI # 030396

2100009658

Pt. Bk. PAI # 030396 175

PAI # 030396

980 0301092170

PAI # 030489

Pt. Bk./Folio # MP09004

PAI # 030489

R-1963-0158

PAI # 030489

NW 11-G

REISTERSTOWN RD

ROAD

STE

1962-5640-A
1973-0088-A

0323076940

9800

3 ED

067C1

2 CD

R-1957-4312
R-1958-4444
1959-4633-SPH

PAI # 030513

PAI # 030513

PAI # 030513

PAI # 030513

9740

R-1964-0063-A
1970-0036-SPHA
1978-0116-A
1993-0022-SPHA
2017-0161-X

BM IM

PAI # 040569

Pt. Bk./Folio # MP01007

PAI # 040569

PAI # 040569

NW 10-G

0302070480

NW 10-H

2002-0413-A
2002-0414-A

1900006591

PAI # 040569

1972-0039-A
1988-0088-SPHA
2006-0402-A

PARKING

PARKING

PAI # 030270

Lot # 3
1957-4217-X

PAI # 030270

2500009336

PAI # 030270

PAI # 030270

Lot # 1A

2200002965

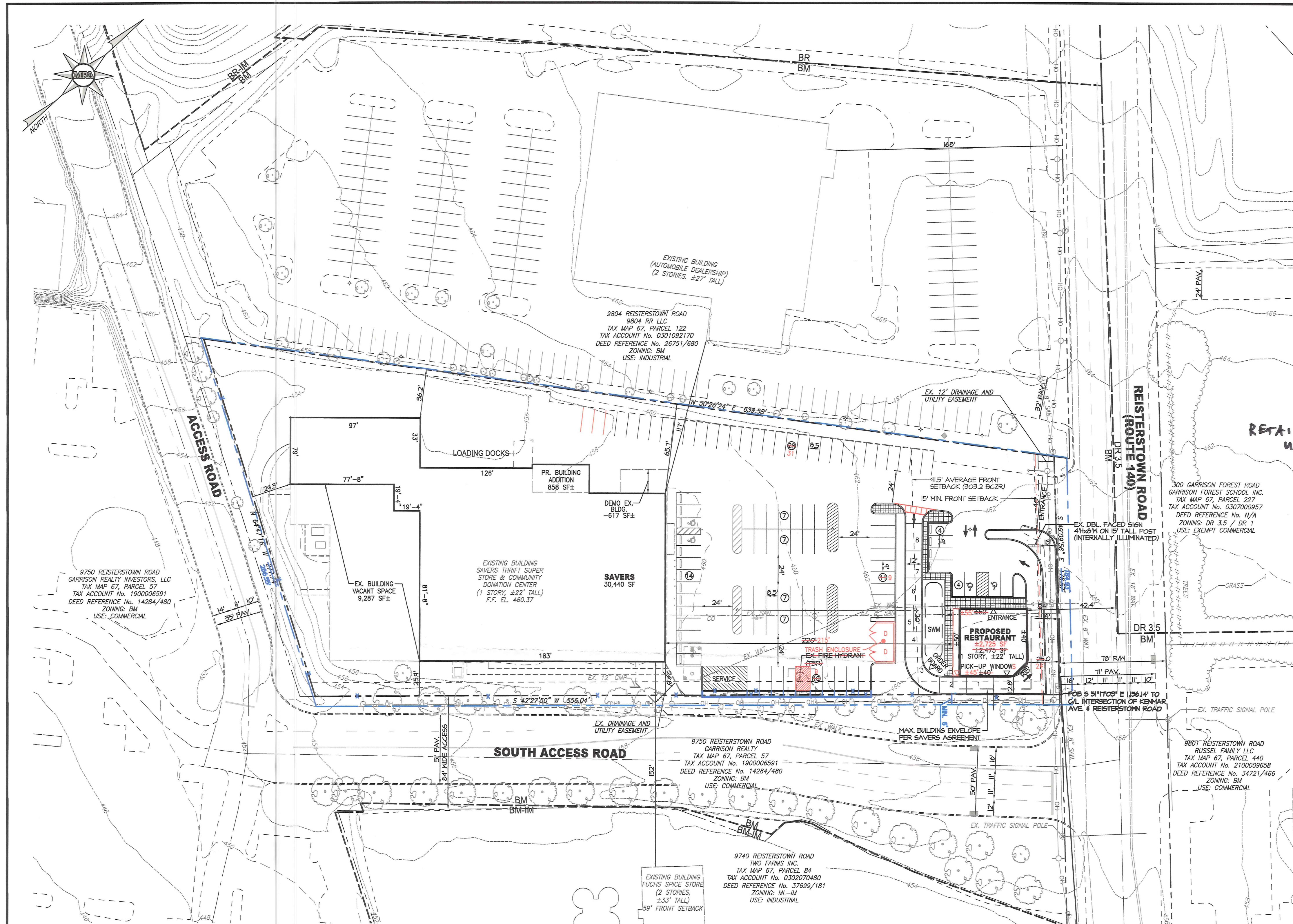
Pt. Bk. 0000079, Folio 0263

Pt. Bk./Folio # 079263

2017-0043-SPHA
1995-0344-A
1996-0447-A
2001-0118-SPHA
2007-0059-A

9616

2018-0033 FA



PLAN

SCALE: 1"=40'

LEGEND

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- EX. BUILDING
- EX. CURB
- EX. CONCRETE
- EX. OVER HEAD LINES
- EX. E.O.P
- EX. UNDERGROUND ELECTRIC LINES
- EX. LIGHT POLE
- EX. UTILITY POLE W/ GUY WIRE
- EX. UTILITY POLE
- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- EX. TREE
- EX. WOODY VEGETATION
- EX. FENCE METAL
- EX. FENCE WOOD

- PR. CURB & GUTTER
- PR. S.W.M. AREA
- PR. PARKING SPACE COUNT
- PR. 1' CONTOUR
- PR. 2' CONTOUR
- PR. BUILDING
- PR. CONCRETE PAVERS
- TO BE REMOVED/OR RELOCATED

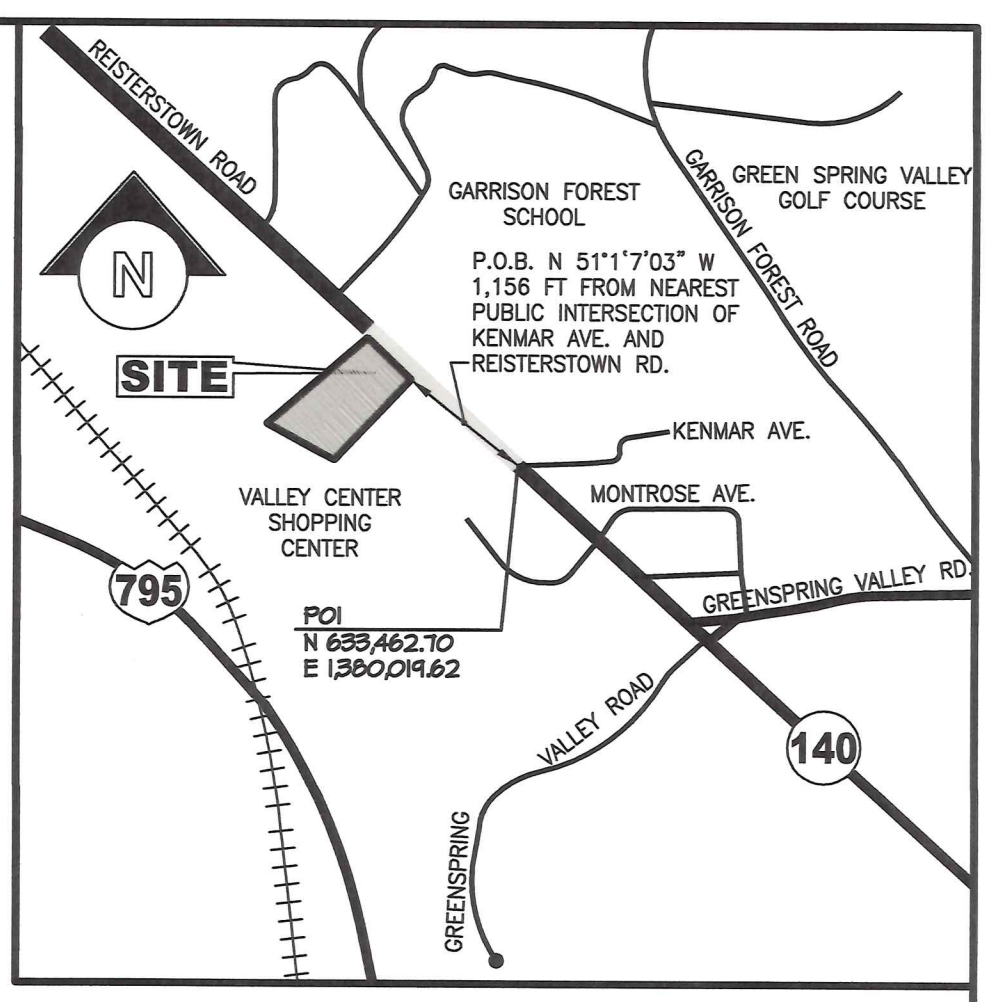
OWNER/DEVELOPER

9800 REISTERSTOWN ROAD LLP
2800 QUARRY LAKE DRIVE
BALTIMORE, MARYLAND 21209
ATTN: MICHAEL STOLTZ
PHONE: (410)-308-0700

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM (MCS):
HORIZONTAL NAD 83 (1991)
VERTICAL NAVD 88

GENERAL NOTES

- SITE DATA:**
GROSS AREA: 3.09 AC± (134,639 SF ±)
NET AREA: 2.97 AC± (129,415 SF ±)
EXISTING ZONING: BM
ELECTION DISTRICT: 3
COUNCILMANIC DISTRICT: 2
CENSUS TRACT: 4037.02
WATERSHED: GWYNNS FALLS
ZONING MAP: 087C1
TAX MAP: MAP 67 GRID 5
PARCEL: 104
TAX ACCOUNT NUMBERS: 0323076940
DEED: 35349 / 00189
EX. LAND USE: COMMERCIAL, RETAIL
PR. LAND USE: COMMERCIAL, RETAIL, RESTAURANT
- BM ZONE SETBACK REQUIREMENTS:**
FRONT YARD: 15' FROM BUILDING TO PROPERTY LINE
40' FROM BUILDING TO STREET CENTER LINE
PURSUANT TO BCZR 303.2, AVERAGE FRONT YARD DEPTHS MUST BE CALCULATED AND COMPLIED WITH.
FRONT YARD AVERAGING CALCULATION:
9804 REISTERSTOWN ROAD = 168' EX. FRONT YARD SETBACK
9800 REISTERSTOWN ROAD MIN. PERMITTED SETBACK = 15'
168' + 15' = 183' / 2 = 91.5'
- PARKING TABULATION:**
REQUIRED: 30,440 SF @ 5 SPACES PER 1,000 SF = 153 SPACES
2,475 SF @ 16 SPACES PER 1,000 SF = 40 SPACES
TOTAL = 193 SPACES
PROPOSED: (8.5'x18') = 28 SPACES
(9'x10') = 69 SPACES
HANDICAP (8'x18') = 2 SPACES
TOTAL = 99 SPACES
- THERE ARE NO 100-YEAR F.E.M.A. FLOODPLAINS ON THIS SITE.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS. EXISTING SHOPPING CENTER IDENTIFICATION SIGNS ARE ILLUMINATED.
- THE PROPOSED BUILDING HEIGHT DOES NOT EXCEED THE MAXIMUM HEIGHT PERMITTED BY BCZR §234.1 & 231.1.
MAXIMUM PERMITTED HEIGHT = 64'.
- BUILDING CONSTRUCTION SHALL COMPLY WITH BUILDING CODE AND FIRE CODE REQUIREMENTS.
- SIGNAGE WILL CONFORM TO BALTIMORE COUNTY ZONING CODE, SECTION 450, OR ANY PRIOR RELIEF GRANTED THEREFROM, OR A VARIANCE WILL BE REQUESTED.
- SCREENING & LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL UNLESS OTHERWISE NOTED.
- TO OUR KNOWLEDGE THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC SYSTEMS ACTIVE ON THE PROPERTY.
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER AS SHOWN.
- THERE ARE NO HISTORIC BUILDINGS ON SITE.
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS.



VICINITY MAP

SCALE: 1"=1,000'

BENCHMARKS

- BM 1408 N 637.973.94
ELEV. 558.33
WAS SPK - NE CORNER OF INTERSECTION OF ROSEWOOD LA. & BEAVERHEAD CI.
37.73' NE OF UTILITY BOX, 61.36' SW OF C&P POLE #7
- BM GIS-170 N 630.420.60
ELEV. 550.04
E 1.383,312.40
BRASS DISK - SE CORNER OF REISTERSTOWN RD. & CRADOCK LA. 23' SW OF SIGNAL POLE

COMMERCIAL PERMIT HISTORY

- 9800 REISTERSTOWN ROAD
PERMIT # B858480
PERMIT # B853887
PERMIT # B006855
PERMIT # B212846
PERMIT # B215886
PERMIT # B372657
PERMIT # B508856
PERMIT # B550678
- INTERIOR ALTERATIONS DEMO ONLY
ALTERATIONS TO DEMO PORTION OF FRONT AND SIDE OF BUILDING AND CONSTRUCT NEW FACADE/STORE FRONT & EFIS
ERECT 8' HIGH CHAIN LINK FENCE WITH BARBED WIRE ON SIDE PROPERTY. 100 LF. CANNOT FENCE IN ANY WALKWAY EASEMENTS
REMOVE EX. UNDERGROUND OIL STORAGE TANK ON SIDE OF PROPERTY.
INSTALL 6,000 GALLON UNDERGROUND FUEL OIL TANK FRONT OF PROPERTY.
INSTALL ALTERATION TO EX. BLDG-PARTITIONS, HVAC, CEILING TILE & GRID AND FINISHES.
INSTALL 1427 FT X8 FT STEEL FENCE IN AROUND STORAGE YARD.
DEMO EXX. PARTITIONS/WALLS AND PATCH FLOOR ON 1ST LEVEL AND CONSTRUCT MEZZANINE 2ND LEVEL WITHIN 65'-8'x33'-6" TOTAL OF ALL WORK 3,574 SF

ZONING HISTORY

- CASE NO. 1963-158-A - PETITION FOR ZONING RE-CLASSIFICATION FROM ML AND MR TO MLR AND A PETITION FOR VARIANCE FROM SECTION 250.2 TO ALLOW 19 FOOT SIDE YARD INSTEAD OF THE REQUIRED 30'. GRANTED.
- CASE NO. 5640-A - VARIANCE FROM SECTION 243.2 TO ALLOW A 30 FOOT SIDE YARD INSTEAD OF THE REQUIRED 50 FEET AND FOR A SPECIAL HEARING FOR THE APPROVAL OF A PROPOSED DEVELOPMENT PLAN IN AN MR ZONE. APPROVED WITH THE CONDITION THAT THE USE OF THE DWELLING SHOULD BE SUBJECT TO REVIEW BY THE PLANNING BOARD FROM YEAR TO YEAR. VARIANCE WITHDRAWN. OCT. 22, 1962.
- CASE NO. 73-88-A (ITEM NO. 16) - VARIANCE REQUEST FOR ZERO (0) FOOT SIDE YARD AND REAR YARD SETBACK REQUIREMENTS INSTEAD OF 30 FEET. A 5 FOOT SIDE YARD AND 10 FOOT REAR YARD VARIANCE WAS GRANTED NOVEMBER 9, 1972.

REASON FOR VARIANCE REQUEST

- A VARIANCE FROM SECTION 409.6.A.2 OF THE B.C.Z.R. TO ALLOW A TOTAL OF 99 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 193 PARKING SPACES.
- A VARIANCE FROM SECTIONS 235.1 AND 303.2 OF THE B.C.Z.R. TO PERMIT A 24 FOOT FRONT YARD SETBACK FOR A COMMERCIAL BUILDING IN LIEU OF THE REQUIRED 91.5 FEET.

PROFESSIONAL CERTIFICATION

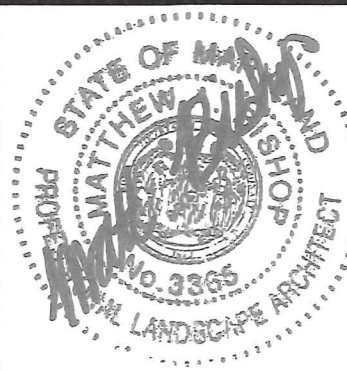
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3365, EXPIRATION DATE: 08/21/2018

OWNER/DEVELOPER

RICHARD ROTNER
8475 DEEROD ROAD
TIMONUM, MARYLAND 21083
ATTN: RICHARD ROTNER
PHONE: (410)-308-0800



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748
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9800 REISTERSTOWN ROAD
PLAN TO ACCOMPANY PETITION FOR VARIANCE REQUEST
BLUE LINE
8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 3RD COUNCILMANIC DISTRICT

DATE	REVISIONS
08/14/2017	REDLINE
08/31/2017	REDLINE
09/20/2017	BLUE LINE

PETITIONER'S EXHIBIT **1**

JOB NO.:	19097x01
SCALE:	1" = 40'
DATE:	07/26/2017
DRAWN BY:	MJS
DESIGN BY:	MRA
REVIEW BY:	MAB
SHEET:	01 OF 01

MATTHEW A. BISHOP, PLA, LEED AP

Associate

PROJECT ASSIGNMENT:

Expert Witness, Landscape Architect

YEARS OF EXPERIENCE:

MRA: 11
Other Firms: 5

EDUCATION:

B.S. Landscape Architecture / 2001 /
University of Connecticut
M.S. Plant Science / 2005 / University
of Connecticut

ACTIVE REGISTRATION:

Landscape Architect:
Maryland, 2006, #3365

L.E.E.D. Accredited Professional
(2008)

PROFESSIONAL AFFILIATIONS:

Maryland Building Industry
Association (MBIA), Baltimore
County Chapter

QUALIFICATIONS:

Mr. Bishop is an Associate with MRA's Towson office. His experience includes a variety of projects ranging in scale from site specific to regional planning including streetscapes, neighborhood parks, mixed-use and residential development. The scope of Mr. Bishop's project involvement includes site analysis through construction documents; applications and permitting; graphic renderings; grading; and cost estimating. His experience also includes working with various government agencies, private interest groups, and project related consultants including: architects; civil engineers; traffic engineers; and City, State, and County environmental and planning agencies.

Sample projects managed by Mr. Bishop include the following:

Firestone Auto Care Center, Baltimore County, Maryland - Located in Perry Hall on the east side of Belair Road, this commercial auto care facility included 5,000 sf of service and retail space with associated parking, signage, and landscape improvements. Served as project manager in the preparation of all Baltimore County required plans including a Special Exception Plan, Development Plan, Grading Plan, Site Plan, ESC Plan, Utility Plans, and Landscape Plans. Served as expert witness at the Special Exception hearing.

Gunpowder Overlook, Baltimore County, Maryland - Located in Perry Hall on the east side of Belair Road, this residential community includes 48 single family detached residential homes with associated open space, stormwater management facilities, environmental conservation areas, public roads and utilities. Served as project manager in the preparation of Concept Plans, a Development Plan, a Pattern Book, and coordination of a Community Input Meeting. Provided expert witness testimony at the Administrative Law Judge Hearing.

5737 Allender Road, Baltimore County, Maryland - Located on the east side of Baltimore County in White Marsh this development incorporates 121 homes situated around an extensive network of community open spaces. Served as project landscape architect in the design and preparation of planning related design products including Concept Plan, Development Plan, Pattern Book, and Final Development Plan. Also provided expert witness testimony for a Variance hearing to reduce side and rear yard building setbacks.

Red Lion Farm, Baltimore County, Maryland - Located on the east side of Baltimore County in White Marsh this development incorporates 61 homes. Provided expert witness testimony for a variance hearing to reduce rear yard building setbacks.

Windlass Run, Baltimore County, Maryland - Located on the east side of Baltimore County south of White Marsh Boulevard this Planned Unit Development incorporates 424 homes situated around an extensive network of community open spaces including a clubhouse, pool, and children's play equipment. Served as project landscape architect in the design and preparation of planning related design products including Concept Plan, Development Plan, Pattern Book, and Final Development Plan. Also designed and prepared detailed landscape architecture related design products including Active Open Space areas, Passive Open Space areas, Entry features, and Club house/pool area.

Towson Manor, Towson, Maryland - Located south of downtown Towson, on the east side of York Road, this Planned Unit Development incorporates 109 townhouses and an assisted living facility on ±8.22 acres. The project is a redevelopment of an existing single family residential community which had fallen into disrepair. Served as project



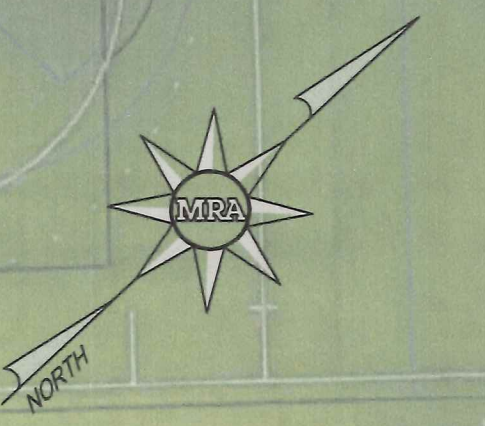
**MORRIS & RITCHIE
ASSOCIATES,**

PETITIONER'S EXHIBIT 2

landscape architect in the design and preparation of Baltimore County required Concept Plan, Development Plan, Pattern Book, Final Development Plan, Grading Plan, Landscape Plan / Cost Estimates, and Stormwater Management Plan. Also designed and prepared landscape construction drawings for a highly visible centrally located Bio-Retention facility that will be used not only as a functional stormwater treatment facility but also as a visually appealing community open space. The design incorporated native plant species chosen for both functional and aesthetic qualities while also meeting the strict specifications of Baltimore County DEPS and the Maryland Stormwater Design Manual



GFS



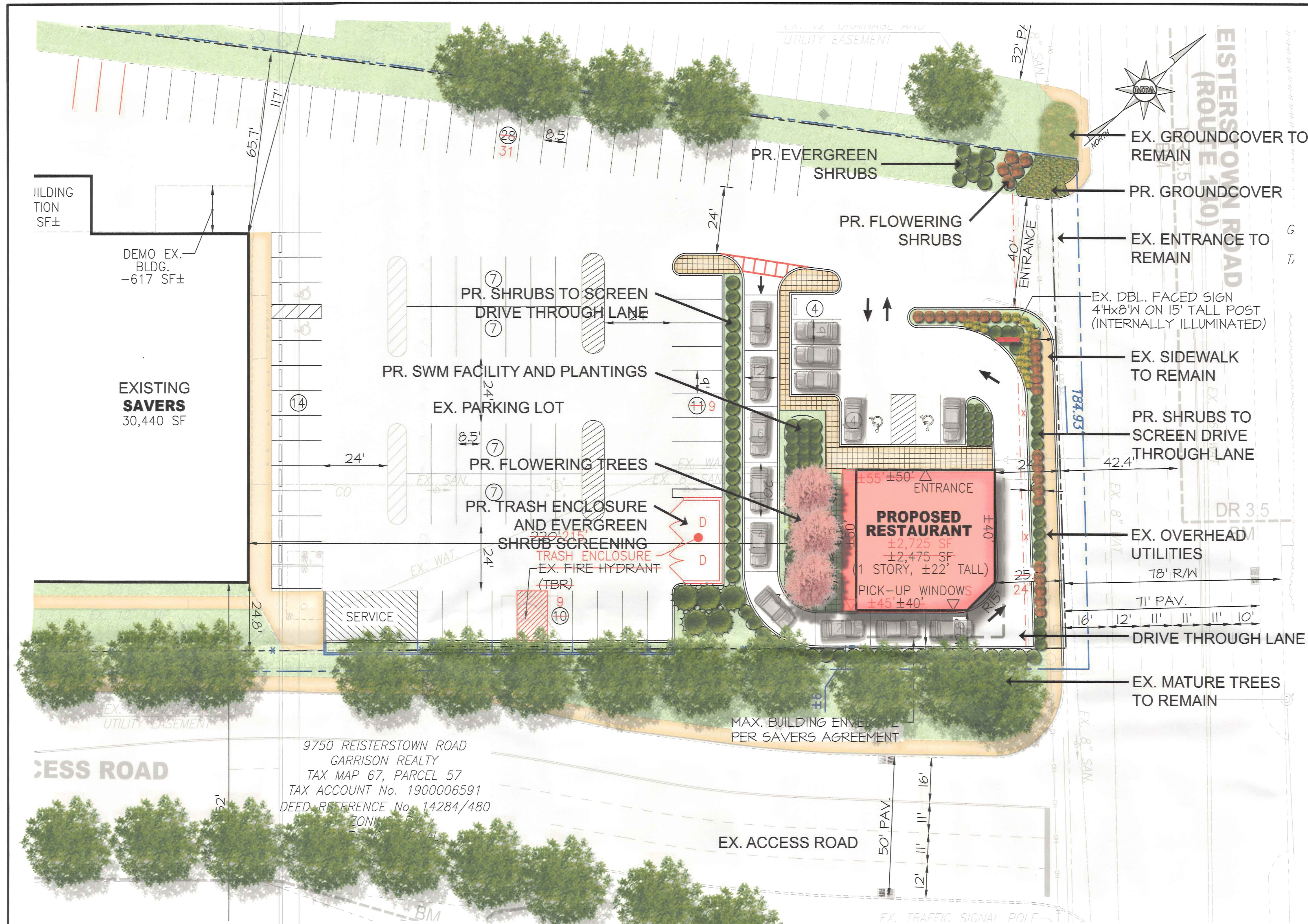
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9800 REISTERSTOWN ROAD
CONTEXT AERIAL PHOTOGRAPH

8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 3RD COUNCILMANIC DISTRICT

DATE	REVISIONS	JOB NO.:	19097x01
		SCALE:	1" = 40'
		DATE:	09/20/2017
		DRAWN BY:	
		DESIGN BY:	
		REVIEW BY:	
		SHEET:	01 OF 01

PETITIONER'S EXHIBIT **3**



LANDSCAPE MANUAL ANALYSIS

- CONDITION A: STREET FRONTAGE AND STREETScape: 1 PU PER 40 FEET OF ADJACENT ROAD WAY.
 - REQUIRED: 5 PU'S (177' LF / 40 LF)
 - PROVIDED: 9 PU'S (45 SHRUBS 24"-30" SHRUBS)
- CONDITION A: STREET FRONTAGE AND STREETScape: 1 PU / 20 FEET OF INTERIOR ROAD WAY.
 - REQUIRED: 5 PU'S (100' LF / 20 LF)
 - PROVIDED: 6 PU'S (30 SHRUBS 24"-30")
- CONDITION B: PARKING LOTS: ADJACENT TO PUBLIC ROW: NOT APPLICABLE
- CONDITION B: PARKING LOTS: ADJACENT TO COMMERCIAL PROPERTIES: NOT APPLICABLE
- CONDITION B: INTERIOR LANDSCAPING:
 - REQUIRED: 7% OF THE PARKING LOT AREA (6,000 SF X 7% = 420 SF)
 - PROVIDED: ±15% (920 SF)
- CONDITION B: INTERIOR LANDSCAPING: PARKING SPACES:
 - REQUIRED: 1 PU / 12 PARKING SPACES: (17 SPACES / 12 = 1.5 PU)
 - PROVIDED: 6 PU'S (30 SHRUBS 24"-30")
- CONDITION B: INTERIOR LANDSCAPING: PARKING LOT MEDIANS:
 - REQUIRED: THE MINIMUM WIDTH OF PARKING LOT MEDIANS OR ISLANDS SHALL BE 9 FEET FROM FACE OF CURB TO FACE OF CURB.
 - PROVIDED: 0'
- CONDITION F: SERVICE LANES (ADJACENT TO PUBLIC ROW)
 - REQUIRED: 1 PU / 15' LINEAR FEET OF PAVING PERIMETER (115 LF / 15 LF = 8 PU'S)
 - PROVIDED: 8 PU'S (40 SHRUBS 24"-30")
- CONDITION F: SERVICE LANES (ADJACENT TO COMMERCIAL ZONES)
 - REQUIRED: 1 PU / 20' LINEAR FEET OF PAVING PERIMETER (100 LF / 20 LF = 5 PU'S)
 - PROVIDED: 5 PU'S (25 SHRUBS 24"-30")
- CONDITION F: SERVICE LANES (ADJACENT TO COMMERCIAL ZONES - 6' MIN. STRIP)
 - REQUIRED: 6'
 - PROVIDED: 6'
- CONDITION H: DUMPSTERS:
 - REQUIRED: 4 PU'S (1 PU / 15' LF)
 - PROVIDED: 4 PU'S + A MASONRY ENCLOSURE

MODIFICATION REQUIRED

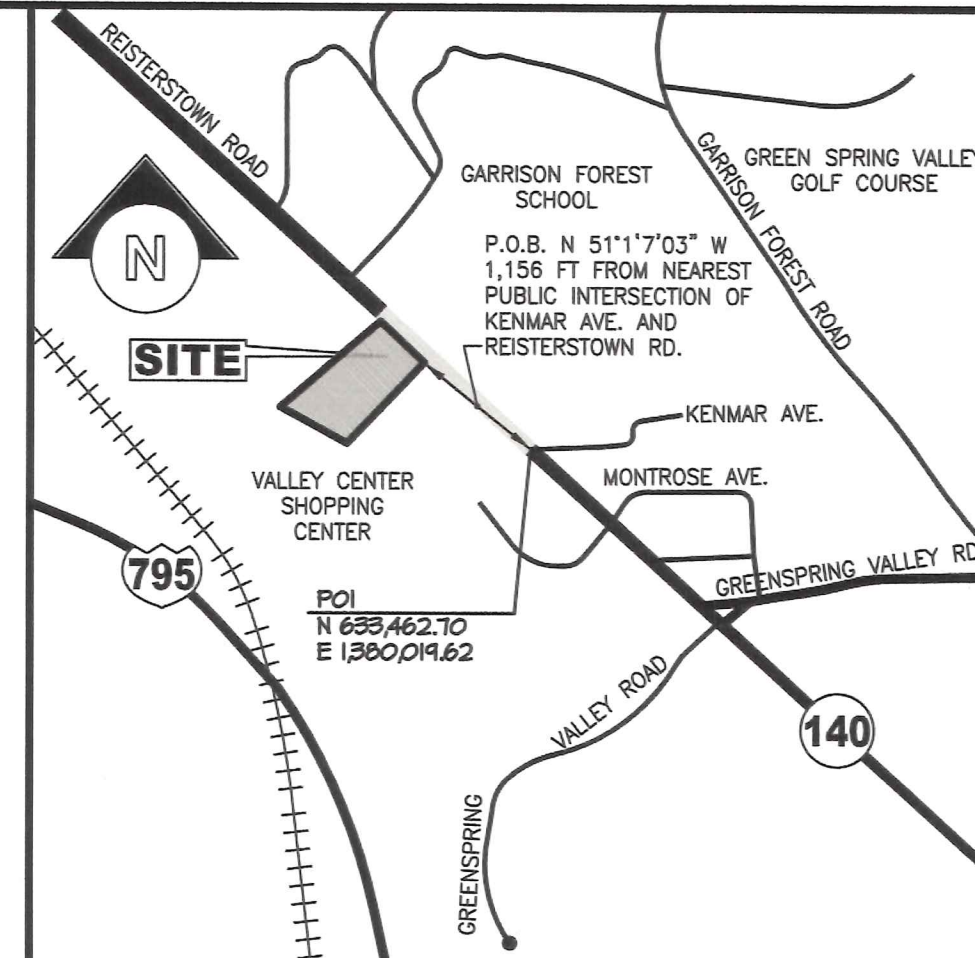
LEGEND

- | | | | |
|-----|--------------------------------|-----|----------------------------|
| --- | EX. PROPERTY LINE | --- | PR. CURB & GUTTER |
| --- | EX. ADJACENT PROPERTY LINE | --- | PR. S.W.M. AREA |
| --- | EX. EASEMENT | --- | PR. PARKING SPACE COUNT |
| --- | EX. 2' CONTOUR | --- | PR. 1' CONTOUR |
| --- | EX. 10' CONTOUR | --- | PR. 2' CONTOUR |
| --- | EX. BUILDING | --- | PR. BUILDING |
| --- | EX. CURB | --- | PR. CONCRETE PAVERS |
| --- | EX. CONCRETE | --- | TO BE REMOVED/OR RELOCATED |
| --- | EX. OVER HEAD LINES | --- | |
| --- | EX. E.O.P. | --- | |
| --- | EX. UNDERGROUND ELECTRIC LINES | --- | |
| --- | EX. LIGHT POLE | --- | |
| --- | EX. UTILITY POLE W/ GUY WIRE | --- | |
| --- | EX. UTILITY POLE | --- | |
| --- | EX. WATER | --- | |
| --- | EX. SEWER | --- | |
| --- | EX. STORM DRAIN | --- | |
| --- | EX. TREE | --- | |
| --- | EX. WOODY VEGETATION | --- | |
| --- | EX. FENCE METAL | --- | |
| --- | EX. FENCE WOOD | --- | |

Scale 1" = 40'

GENERAL NOTES

- SITE DATA:
 - GROSS AREA: 3.09 AC± (134,639 SF ±)
 - NET AREA: 2.97 AC± (129,415 SF ±)
 - EXISTING ZONING: B1
 - ELECTION DISTRICT: 3
 - COUNCILMANIC DISTRICT: 4037.02
 - CENSUS TRACT: GWYNNS FALLS
 - WATERSHED: 067C1
 - ZONING MAP: 0323076940
 - TAX MAP: MAP 67 GRID 5
 - PARCEL: 104
 - TAX ACCOUNT NUMBERS: 35349 / 00189
 - DEED: COMMERCIAL, RETAIL
 - EX. LAND USE: COMMERCIAL, RETAIL, RESTAURANT
- BM ZONE SETBACK REQUIREMENTS:
 - FRONT YARD: 15' FROM BUILDING TO PROPERTY LINE
 - REQUIRED: 40' FROM BUILDING TO STREET CENTER LINE
 - PURSUANT TO BCZR 303.2, AVERAGE FRONT YARD DEPTHS MUST BE CALCULATED AND COMPLIED WITH.
 - FRONT YARD AVERAGING CALCULATION:
9804 REISTERSTOWN ROAD = 168' EX. FRONT YARD SETBACK
9800 REISTERSTOWN ROAD MIN. PERMITTED SETBACK = 15'
168' + 15' = 183' / 2 = 91.5'
 - EXISTING: 290'
 - PROPOSED: 24' FROM PROPERTY LINE, 66' FROM ST. C/L
 - SIDE YARD: 0' INTERIOR LOTS
 - REQUIRED: 10' CORNER LOTS STREET SIDE
 - EXISTING: 25'±
 - PROPOSED: 12.8'±
 - REAR YARD: 0'
 - REQUIRED: 20' WHEN ABUTTING A RESIDENTIAL ZONE
 - EXISTING: 29.3'±
 - PROPOSED: 29.3'±



VICINITY MAP

SCALE: 1"=1,000'

BENCHMARKS

BM 1408 N 637,973.94
ELEV. 558.33 E 1,375,932.21
MAG SPIKE - NE CORNER OF INTERSECTION OF ROSEWOOD LA. & BEAVERHEAD CL.
37.73' NE OF UTILITY BOX, 61.35' SW OF C&P POLE #7
BM 05-170 N 630,420.80
ELEV. 550.04 E 1,383,312.40
BRASS DISK - SE CORNER OF REISTERSTOWN RD. & CRADOCK LA. 23' SW OF SIGNAL POLE

COMMERCIAL PERMIT HISTORY

9800 REISTERSTOWN ROAD
PERMIT # B856480 INTERIOR ALTERATIONS DEMO ONLY
PERMIT # B853687 ALTERATIONS TO DEMO PORTION OF FRONT AND SIDE OF BUILDING AND CONSTRUCT NEW FACADE/STORE FRONT & EPIs
PERMIT # B006855 ERECT 8' HIGH CHAIN LINK FENCE WITH BARBED WIRE ON SIDE PROPERTY, 100 LF. CANNOT FENCE IN ANY WALKWAY EASEMENTS
PERMIT # B212846 REMOVE EX. UNDERGROUND OIL STORAGE TANK ON SIDE OF PROPERTY
PERMIT # B215986 INSTALL 8,000 GALLON UNDERGROUND FUEL OIL TANK FRONT OF PROPERTY
PERMIT # B372657 INSTALL ALTERATION TO EX. BLDG-PARTITIONS, HVAC, CEILING TILE & GRID AND FINISHES
PERMIT # B508856 INSTALL 1427 FT X8 FT STEEL FENCE IN AROUND STORAGE YARD
PERMIT # B550678 DEMO EX. PARTITIONS/WALLS AND PATCH FLOOR ON 1ST LEVEL AND CONSTRUCT MEZZANINE 2ND LEVEL WITHIN 65'-6'X33'-6" TOTAL OF ALL WORK 3,574 SF

ZONING HISTORY

- CASE NO. 1963-158-A - PETITION FOR ZONING RE-CLASSIFICATION FROM ML AND MR TO MLR AND A PETITION FOR VARIANCE FROM SECTION 250.2 TO ALLOW 19 FOOT SIDE YARD INSTEAD OF THE REQUIRED 30'. GRANTED.
- CASE NO. 5640-A - VARIANCE FROM SECTION 243.2 TO ALLOW A 30 FOOT SIDE YARD INSTEAD OF THE REQUIRED 50 FEET AND FOR A SPECIAL HEARING FOR THE APPROVAL OF A PROPOSED DEVELOPMENT PLAN IN AN MR ZONE. APPROVED WITH THE CONDITION THAT THE USE OF THE DWELLING SHOULD BE SUBJECT TO REVIEW BY THE PLANNING BOARD FROM YEAR TO YEAR. VARIANCE WITHDRAWN. OCT. 22, 1962
- CASE NO. 73-88-A (ITEM NO. 16) - VARIANCE REQUEST FOR ZERO (0) FOOT SIDE YARD AND REAR YARD SETBACK REQUIREMENTS INSTEAD OF 30 FEET, A 5 FOOT SIDE YARD AND 10 FOOT REAR YARD VARIANCE WAS GRANTED NOVEMBER 9, 1972.

REASON FOR VARIANCE REQUEST

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- A VARIANCE FROM SECTIONS 235.1 AND 303.2 OF THE B.C.Z.R. TO PERMIT A 24 FOOT FRONT YARD SETBACK FOR A COMMERCIAL BUILDING IN LIEU OF THE REQUIRED 91.5 FEET.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3365, EXPIRATION DATE: 08/21/2018

OWNER/DEVELOPER

RICHARD ROTNER
9475 DEERSS ROAD
TIMONHURST, MARYLAND 21083
ATTN: RICHARD ROTNER
PHONE: (410) 308-0800



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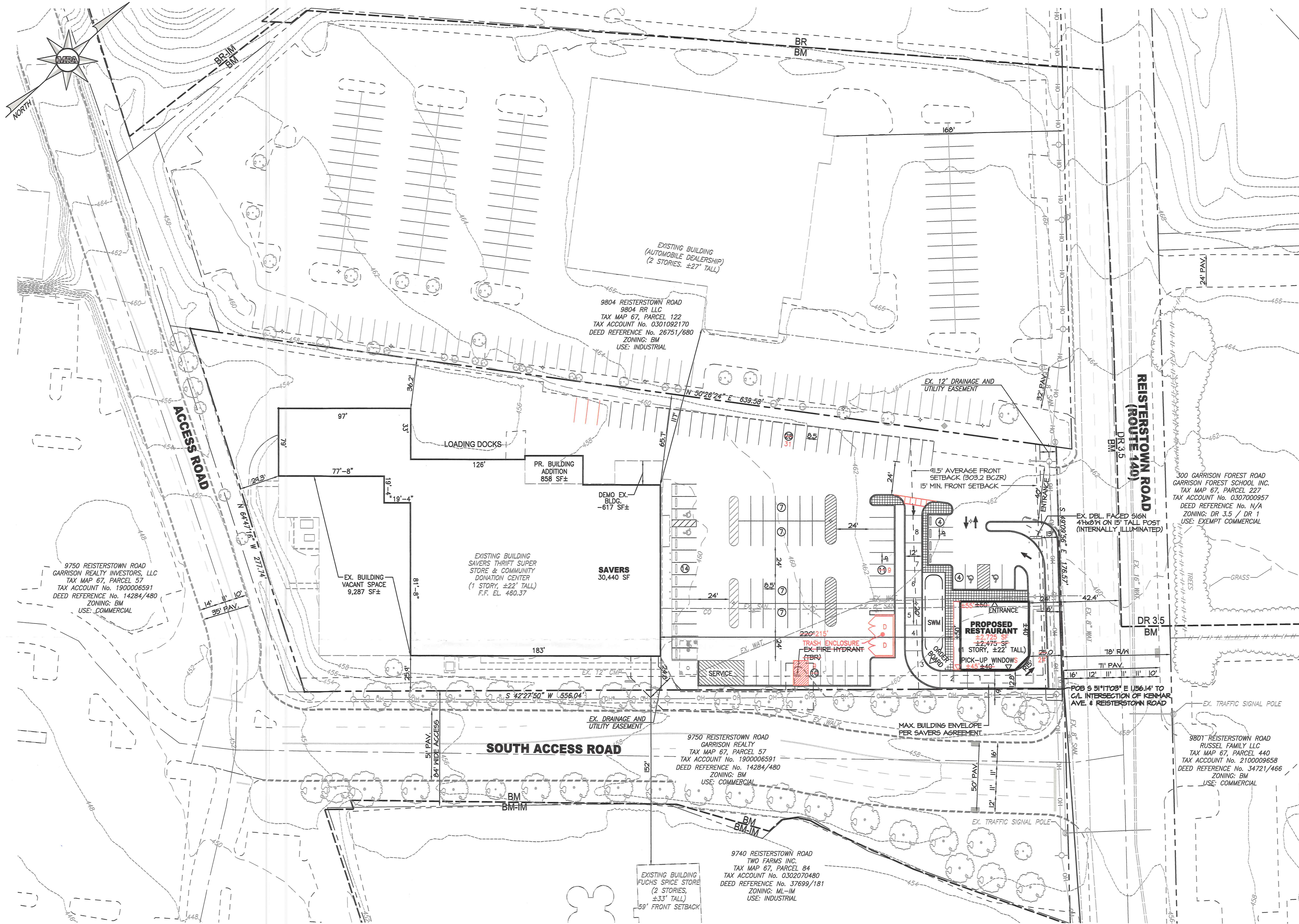
9800 REISTERSTOWN ROAD

SCHEMATIC LANDSCAPE PLAN RENDERING

8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 3RD COUNCILMANIC DISTRICT

DATE	REVISIONS	JOB NO.
		19087x01
		SCALE: 1" = 20'
		DATE: 09/19/2017
		DRAWN BY: MJS
		DESIGN BY: MRA
		REVIEW BY: MAB
		SHEET: 01 OF 01

PETITIONER'S EXHIBIT 5



PLAN

SCALE: 1"=40'

LEGEND

---	EX. PROPERTY LINE	---	PR. CURB & GUTTER
---	EX. ADJACENT PROPERTY LINE	---	PR. S.W.M. AREA
---	EX. EASEMENT	---	PR. PARKING SPACE COUNT
---	EX. 2' CONTOUR	---	PR. 1' CONTOUR
---	EX. 10' CONTOUR	---	PR. 2' CONTOUR
---	EX. BUILDING	---	PR. BUILDING
---	EX. CURB	---	PR. CONCRETE PAVERS
---	EX. CONCRETE	---	TO BE REMOVED/OR RELOCATED
---	EX. OVER HEAD LINES	---	
---	EX. E.O.P	---	
---	EX. UNDERGROUND ELECTRIC LINES	---	
---	EX. LIGHT POLE	---	
---	EX. UTILITY POLE W/ GUY WIRE	---	
---	EX. UTILITY POLE	---	
---	EX. WATER	---	
---	EX. SEWER	---	
---	EX. STORM DRAIN	---	
---	EX. TREE	---	
---	EX. WOODY VEGETATION	---	
---	EX. FENCE METAL	---	
---	EX. FENCE WOOD	---	

GENERAL NOTES

- SITE DATA:**
GROSS AREA: 3.08 AC± (134,639 SF ±)
NET AREA: 2.97 AC± (129,415 SF ±)
EXISTING ZONING: BM
ELECTION DISTRICT: 3
COUNCILMANIC DISTRICT: 2
CENSUS TRACT: 4037.02
WATERSHED: GWYNNS FALLS
ZONING MAP: 087C1
TAX MAP: MAP 67 GRID 5
PARCEL: 104
TAX ACCOUNT NUMBERS: 0323076940
DEED: 35349 / 00189
EX. LAND USE: COMMERCIAL, RETAIL
PR. LAND USE: COMMERCIAL, RETAIL, RESTAURANT
- BM ZONE SETBACK REQUIREMENTS:**
FRONT YARD: 15' FROM BUILDING TO PROPERTY LINE
REQUIRED: 40' FROM BUILDING TO STREET CENTER LINE
PURSUANT TO BCZR 303.2, AVERAGE FRONT YARD DEPTHS MUST BE CALCULATED AND COMPLIED WITH.
FRONT YARD AVERAGING CALCULATION:
9804 REISTERSTOWN ROAD = 168' EX. FRONT YARD SETBACK
9800 REISTERSTOWN ROAD MIN. PERMITTED SETBACK = 15'
168' + 15' = 183' / 2 = 91.5'
EXISTING: 290'
PROPOSED: 24' FROM PROPERTY LINE, 66' FROM ST. C/L
SIDE YARD: 0' INTERIOR LOTS
REQUIRED: 10' CORNER LOTS STREET SIDE
EXISTING: 25'±
PROPOSED: 12.8'±
REAR YARD: 0'
REQUIRED: 20' WHEN ABUTTING A RESIDENTIAL ZONE
EXISTING: 29.3'±
PROPOSED: 29.3'±
F.A.R. PERMITTED: 4.0 33.165
F.A.R. PROVIDED: 0.25 (32,915 SF/129,415 SF LOT) 0.26 2.725
- PARKING TABULATION:**
THIS SHOPPING CENTER, WITH 30,440 SF OF GROSS LEASABLE AREA, IS PARKED AT 5 SPACES PER 1,000 SF. PER SECTION 409.6.A.2. OF THE BALTIMORE COUNTY ZONING REGULATIONS, AND THE PROPOSED RESTAURANT 2,475 SF @ 16 SPACES PER 1,000 SF.
REQUIRED:
30,440 SF @ 5 SPACES PER 1,000 SF = 153 SPACES
2,475 SF @ 16 SPACES PER 1,000 SF = 44 SPACES
TOTAL = 197 SPACES
PROPOSED:
(8.5'x18') = 28 SPACES
(9'x10') = 69 SPACES
HANDICAP (8'x18') = 2 SPACES
TOTAL = 99 SPACES
- THERE ARE NO 100-YEAR F.E.M.A. FLOODPLAINS ON THIS SITE.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS. EXISTING SHOPPING CENTER IDENTIFICATION SIGNS ARE ILLUSTRATED.
- THE PROPOSED BUILDING HEIGHT DOES NOT EXCEED THE MAXIMUM HEIGHT PERMITTED BY BCZR §234.1 & 231.1. MAXIMUM PERMITTED HEIGHT = 64'.
- BUILDING CONSTRUCTION SHALL COMPLY WITH BUILDING CODE AND FIRE CODE REQUIREMENTS.
- SIGNAGE WILL CONFORM TO BALTIMORE COUNTY ZONING CODE, SECTION 450, OR ANY PRIOR RELIEF GRANTED THEREFROM, OR A VARIANCE WILL BE REQUESTED.
- SCREENING & LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL, UNLESS OTHERWISE NOTED.
- TO OUR KNOWLEDGE THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC SYSTEMS ACTIVE ON THE PROPERTY.
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER AS SHOWN.
- THERE ARE NO HISTORIC BUILDINGS ON SITE.
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS.

REASON FOR VARIANCE REQUEST

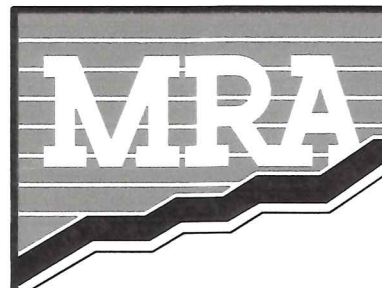
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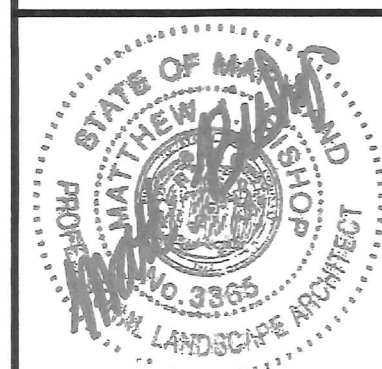
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9800 REISTERSTOWN ROAD

PLAN TO ACCOMPANY PETITION FOR
VARIANCE REQUEST

REDLINE

8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 3RD COUNCILMANIC DISTRICT

DATE	REVISIONS	JOB NO.:
08/14/2017	REDLINE	19097x01
08/31/2017	REDLINE	SCALE: 1" = 40'
		DATE: 07/26/2017
		DRAWN BY: MJS
		DESIGN BY: MRA
		REVIEW BY: MAB
		SHEET: 01 OF 01

Amended 2018-0033-A