



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP
*Director, Department of Permits,
Approvals and Inspections*

September 7, 2023

Mr. Mathew T. Kotroco, Esquire
305 Washington Avenue, Suite 502
Towson, MD 21204

RE: Spirit and Intent Request
Zoning Case No. 2018-0120-X
101 East Chesapeake Avenue
Zoning: BM-DT
9th Election District, 6th Councilmanic District

Dear Mr. Kotroco

Your letter of August 24, 2023 to C. Pete Gutwald, Director of Permits, Approvals, and Inspections (PAI) has been referred to me for reply. Based upon the information you provided, our review of the Baltimore County Zoning Regulations (BCZR), Baltimore County's "My Neighborhood" website (County GIS) and County Council of Baltimore County, Maryland (Council) Bill No. 36-23, the following has been determined.

A Medical Cannabis Dispensary, located within the building known as 101 East Chesapeake Avenue, was approved via Zoning Case No. 2018-0120-X. There was no Zoning Variance and/or Special Hearing relief required for the approved Special Exception. The Special Exception was required as the property is within a Commercial Revitalization District. Please note that said Special Exception was utilized within the required time limitation, and there was never a County approval (such as a building

permit for a different use) that would have terminated the Special Exception. Within the Zoning Order, approved by the Administrative Law Judge on January 24, 2018, the approximate-2,700 square foot dispensary was proposed on the first floor of an existing office building. There were no conditions limiting ownership of the dispensary.

The purpose of Council Bill No. 36-23 was to modify existing provisions in the County Code and BCZR concerning medical cannabis facilities so as to make those provisions equally applicable to adult-use cannabis facilities. Since an existing, approved medical cannabis facility will be used additionally for adult use (and both types of facilities have the same requirements) and there are no restrictions to the ownership; the Baltimore County Zoning Review Office (Zoning Review) will consider the additional cannabis sale for adult-use (recreational) with a prospective new owner as within the Spirit and Intent of the referenced Zoning Case, provided there is no increase of the size or location (within the building) than approved in the Special Exception Order.

Accordingly and pursuant to the terms and conditions outlined in this letter, your request to operate a medical and adult-use (recreational) cannabis dispensary on the subject property is permitted.

THE FOREGOING IS MERELY AN INFORMAL OPINION; IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.



Mitch Kellman
Zoning Review

M E M O R A N D U M

DATE: February 26, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0120-X – Appeal Period Expired

The appeal period for the above-referenced case expired on February 23, 2018. 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 SPECIAL EXCEPTION * BEFORE THE
(101 E. Chesapeake Avenue) *
9th Election District * OFFICE OF
5th Council District *
Chesdel Associates, L.P. * ADMINISTRATIVE HEARINGS
Legal Owner *
AGG Wellness, Inc. * FOR BALTIMORE COUNTY
Lessee *
Petitioners * Case No. 2018-0120-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Exception filed on behalf of Chesdel Associates L.P., legal owner and AGG Wellness, Inc., lessee ("Petitioners"). The petition was filed pursuant to the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve a medical cannabis dispensary.

Mitch Kellman, C.B. Brechin, Charles Fink, Jon Azrael and Keith Franz appeared in support of the petition. Lawrence E. Schmidt, Esq. represented the Petitioners. One citizen attended the hearing to express support for the request. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP).

The subject property is approximately 0.213 acres and is zoned BM-DT. The property is improved with a commercial office building located directly across from the District Court in Towson. The lessee proposes to lease approximately 2,700 sq. ft. of office space on the first floor of the building to operate the dispensary. Petitioners explained the nature of the operation and submitted a proposed floorplan (Exhibit 4) for the facility. Petitioners have received preliminary approval from the State of Maryland to operate a cannabis dispensary.

ORDER RECEIVED FOR FILING

Date 11/24/18
By SEN

Special Exception

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

Mr. Kellman testified via proffer the Petitioners satisfied the requirements set forth in B.C.Z.R. §502.1 and the case law interpreting that provision. He also noted the proposed facility was directly across the street from the courthouse, which in his opinion will provide an additional measure of security for the operation. Based on this testimony and the absence of any evidence to the contrary, the petition will be granted.

THEREFORE, IT IS ORDERED this 24th day of **January, 2018**, by this Administrative Law Judge, that the Petition for Special Exception to approve a medical cannabis dispensary be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must comply with the ZAC comment of DOP, a copy of which is attached hereto and incorporated herein.

ORDER RECEIVED FOR FILING

Date

1/24/18

By

Sen

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


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 1/24/18

By sen



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 101 E. Chesapeake Avenue

which is presently zoned BM DT

Deed References: 12611/00166

10 Digit Tax Account # 0906572730

Property Owner(s) Printed Name(s) Chesdel Associates Limited Partnership

(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
Please see attached.

3. ☐ a **Variance** from Section(s)

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:

Charles Fink, Authorized Rep. of AGG Wellness, Inc.

Name- Type or Print

Signature

5909 Falls Road Baltimore MD

Mailing Address City State

21209 / /

Zip Code Telephone # Email Address

Attorney for Petitioner:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 / (410) 821-0070 / lschmidt@sgs-law.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners): Authorized Rep. of Chesdel

Keith Franz Associates Limited Partnership

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

101 E. Chesapeake Ave, Ste 500 Towson MD

Mailing Address City State

21286 / /

Zip Code Telephone # Email Address

Representative to be contacted:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 / (410) 821-0070 / lschmidt@sgs-law.com

Zip Code Telephone # Email Address

CASE NUMBER 2018-0120-X Filing Date 10/31/17

Do Not Schedule Dates: 11/24/18 Reviewer JS

By sen

REV. 10/4/11

ATTACHMENT TO PETITION FOR ZONING HEARING

101 E. Chesapeake Avenue

Special Exception Relief:

1. To approve a medical cannabis dispensary pursuant to BCZR § 4D-102.A.2; and
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

2018-0120-X



Description

To Accompany Petition

For a Special Exception

101 East Chesapeake Avenue

9th Election District, 5th Councilmanic District

Baltimore County, Maryland

Commencing for the same at a point formed by the intersection of the centerline of East Chesapeake Avenue with the centerline of Delaware Avenue; thence leaving said point and running with the centerline of said Delaware Avenue northerly 33 feet, more or less; thence easterly 38 feet, more or less, to the point of beginning; thence leaving said point of beginning and running with a portion of said Delaware Avenue (1) North 30 degrees 21 minutes 47 seconds West 9.86 feet; thence (2) North 09 degrees 57 minutes 38 seconds East 66.83 feet; thence (3) South 81 degrees 20 minutes 17 seconds East 128.44 feet; thence (4) South 09 degrees 59 minutes 0 seconds West 70.48 feet; thence (5) North 83 degrees 13 minutes 12 seconds West 122.19 feet to the point of beginning; having an area of 9,295 square feet or 0.213 acres or land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY
AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

October 27, 2017

Project No. 08083.A (L08083.A)



Michael David Martin

10.27.17

2018-0120-X

CERTIFICATE OF POSTING

Date: 1-9-18

RE: Case Number: 2018-0120-X Reposting

Petitioner/Developer: AGG Wellness, Inc

Date of Hearing/Closing: 1-23-18 10AM

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 101 E. Chesapeake Ave

9-18

ZONING NOTICE

CASE # 2018-0120-X

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

JEFFERSON BLDG. ROOM 104

PLACE: 105 W. CHESAPEAKE AVE TOWSON 21204

DATE AND TIME: TUESDAY, JAN. 23, 2018 10 AM

REQUEST: SPECIAL EXCEPTION TO APPROVE A MEDICAL
CANNABIS DISPENSARY, FOR SUCH AND FURTHER
RELIEF AS MAY BE REQUIRED BY THE ADMINISTRATIVE
LAW JUDGE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW.

HANDICAPPED ACCESSIBLE



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 5350187

Sold To:

Smith Gildea & Schmidt LLC - CU00433777
600 Washington Ave Ste 200
TOWSON, MD 21204

Bill To:

Smith Gildea & Schmidt LLC - CU00433777
600 Washington Ave Ste 200
TOWSON, MD 21204

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

Dec 19, 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: # 2018-0120-X
101 East Chesapeake Avenue
NE corner of the intersection of East Chesapeake Avenue and Delaware Avenue
9th Election District - 5th Councilmanic District
Legal Owner(s) Keith Franz
Contract Purchaser/Lessee: AGG Wellness, Inc., Charles Fink Authorized Rep.

Special Exception: to approve a medical cannabis dispensary; for such other and further relief as may be required by the Administrative Law Judge.

Hearing: Monday, January 8, 2018 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 12/695 December 19 5350187

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising

CERTIFICATE OF POSTING

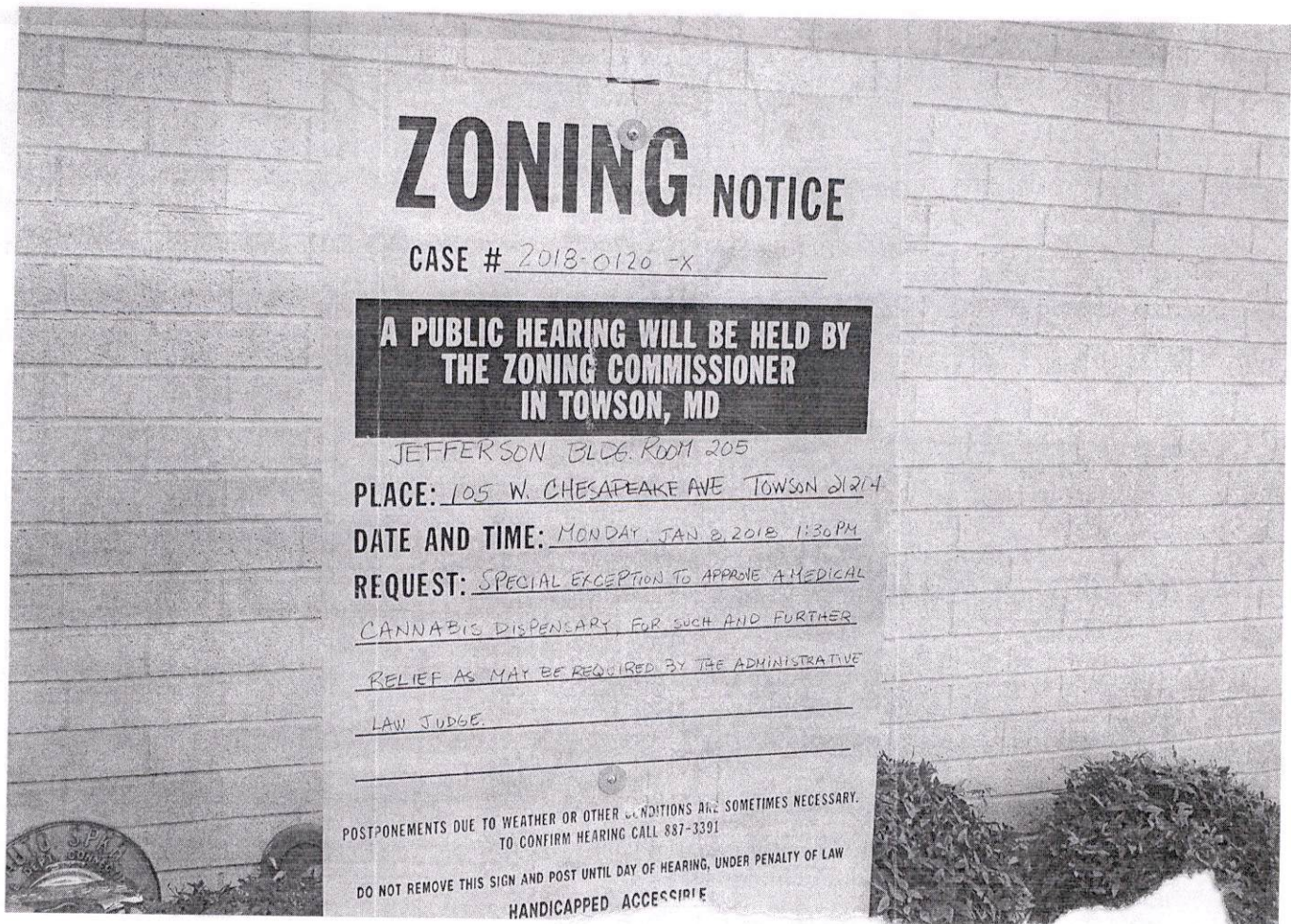
Date: 12-16-17

RE: Case Number: 2018-0120-X

Petitioner/Developer: AGG Wellness, Inc

Date of Hearing/Closing: 1-8-18 1:30 PM

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 101 E. Chesapeake Ave





KEVIN KAMENETZ
County Executive

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

November 22, 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: 2018-0120-X

101 East Chesapeake Avenue

NE corner of the intersection of East Chesapeake Avenue and Delaware Avenue

9th Election District – 5th Councilmanic District

Legal Owners: Keith Franz

Contract Purchaser/Lessee: AGG Wellness, Inc., Charles Fink Authorized Rep.

Special Exception to approve a medical cannabis dispensary; for such other and further relief as may be required by the Administrative Law Judge.

Hearing: Monday, January 8, 2018 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: Lawrence Schmidt, 600 Washington Avenue, Ste. 200, Towson 21204
Charles Fink, 5909 Falls Road, Baltimore 21209
Keith Franz, 101 E. Chesapeake Avenue, Ste. 500, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 19, 2017.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 19, 2017 Issue - Jeffersonian

Please forward billing to:
Lawrence Schmidt
Smith, Gildea & Schmidt
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2018-0120-X

101 East Chesapeake Avenue

NE corner of the intersection of East Chesapeake Avenue and Delaware Avenue

9th Election District – 5th Councilmanic District

Legal Owners: Keith Franz

Contract Purchaser/Lessee: AGG Wellness, Inc., Charles Fink Authorized Rep.

Special Exception to approve a medical cannabis dispensary; for such other and further relief as may be required by the Administrative Law Judge.

Hearing: Monday, January 8, 2018 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.

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
101 E. Chesapeake Avenue; NE corner of *
E. Chesapeake Avenue & Delaware Avenue * OF ADMINISTRATIVE
9th Election & 5th Councilmanic Districts *
Legal Owner(s): Chesdel by Keith Franz, * HEARINGS FOR
Authorized Representative *
Contract Purchaser(s): AGG Wellness, Inc * BALTIMORE COUNTY
by Charles Fink, Authorized Represetantive *
Petitioner(s) * 2018-120-X

* * * * *

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

RECEIVED
NOV 07 2017

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 7th day of November, 2017, a copy of the foregoing Entry of Appearance was mailed to Lawrence Schmidt, Esquire, Smith, Gildea & Schmidt, LLC, 600 Washington Avenue, Suite 200, 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 fifteen (15) 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: 2018-0120-X

Property Address: 101 E. Chesapeake Avenue

Property Description: _____

Legal Owners (Petitioners): Chesdel Associates Limited Partnership

Contract Purchaser/Lessee: AGG Wellness, Inc.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lawrence E. Schmidt, Esquire

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

Address: 600 Washington Avenue, Suite 200

Towson, MD 21204

Telephone Number: 410-821-0070

Revised 5/20/2014

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

NR 160515

Date: 10/26/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	8015	0000		6150				\$500.00

Total: _____

Rec From: CHESEBROUGH ASSOC. LTD. ATNSHA.

For: 2018-0120-X

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTION TIME
10/30/2017 10/26/2017 11:29:47
REG-001 WALKIN CR
RECEIPT # 753341 10/26/2017
Dept 5 528 ZONING VERIFICATION
CR NO: 160515
Recpt Tot \$500.00
\$500.00 CR \$1.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

January 3, 2018

Keith Franz
101 E Chesapeake Avenue
Suite 500
Towson MD 21286

RE: Case Number: 2018-0120 X, Address: 101 E Chesapeake Avenue

Dear Mr. Franz

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 31, 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.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
AGG Wellness, Inc., Charles Fink, 5909 Falls Road, Baltimore MD 21209
Lawrence E Schmidt, Esquire, 600 Washington Avenue, Suite 200, Towson MD 21204

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 11/16/17

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

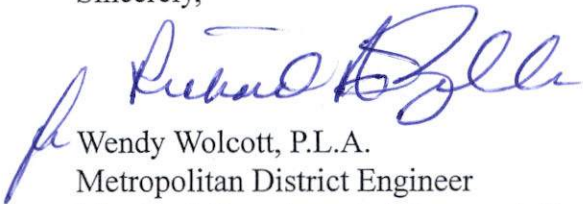
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2018-0120-X

*Special Exception
Chez del, Keith Franz
101 E. Chesapeake Avenue*

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

Sincerely,



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

WW/RAZ

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: 18-120

DATE: 12/28/2017

INFORMATION:

Property Address: 101 E. Chesapeake Ave.
Petitioner: Chesdel Associates Limited Partnership
Zoning: DR 5.5
Requested Action: Special Hearing and Variance

The Department of Planning has reviewed the petition for special exception to use the property for a medical cannabis dispensary.

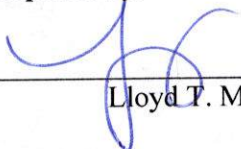
A site visit was conducted on December 6, 2017. The property is located within the D.T. (Downtown Towson) District.

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

Be advised that all new signage associated with the special exception use is subject to review and approval by the Baltimore County Design Review Panel prior to the issuance of any sign permit.

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

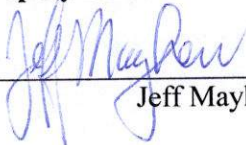
Prepared by:



Lloyd T. Moxley

AVA/KS/LTM/ka

Deputy Director:



Jeff Mayhew

c: Laurie Hay
Lawrence E. Schmidt, Esq.
Office of the Administrative Hearings
People's Counsel for Baltimore County

1-8-18

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: November 6, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0120-X
Address 101 E. Chesapeake Avenue
(Chesdel Property)

Zoning Advisory Committee Meeting of **November 13, 2017**.

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

Reviewer: Steve Ford Date: 11-6-2017

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 17, 2017

FROM: *MD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 13, 2017
Item No. 2018-0117-SPHA, 0118-SPHA, 0120-X and 0121-SPHA

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

VKD: efc
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: November 6, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0120-X
Address 101 E. Chesapeake Avenue
(Chesdel Property)

Zoning Advisory Committee Meeting of **November 13, 2017**.

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

Reviewer: Steve Ford Date: 11-6-2017

Date: 10/22/18

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

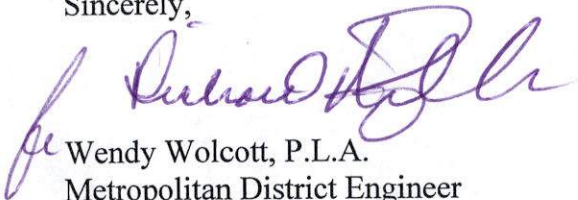
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2019-0120-A

Variance
Neil W. Didrikson & Jane C. Brown
208 Woodbrook Lane

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

Sincerely,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 12/28/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-120

INFORMATION:

Property Address: 101 E. Chesapeake Ave.
Petitioner: Chesdel Associates Limited Partnership
Zoning: DR 5.5
Requested Action: Special Hearing and Variance

The Department of Planning has reviewed the petition for special exception to use the property for a medical cannabis dispensary.

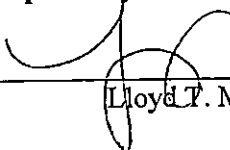
A site visit was conducted on December 6, 2017. The property is located within the D.T. (Downtown Towson) District.

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

Be advised that all new signage associated with the special exception use is subject to review and approval by the Baltimore County Design Review Panel prior to the issuance of any sign permit.

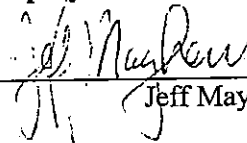
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:

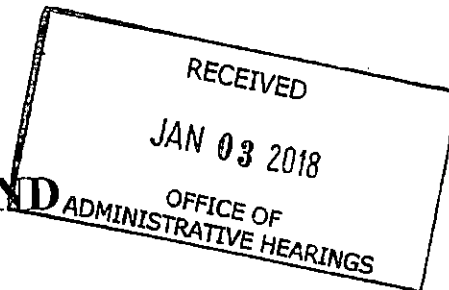


Jeff Mayhew

AVA/KS/LTM/ka

c: Laurie Hay
Lawrence E. Schmidt, Esq.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
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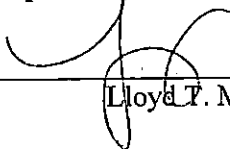
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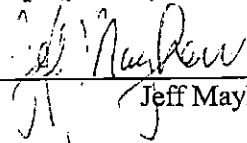
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Prepared by:


Lloyd T. Moxley

Deputy Director:


Jeff Mayhew

AVA/KS/LTM/ka

c: Laurie Hay
Lawrence E. Schmidt, Esq.
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 1/24/18
By NS

CASE NAME chesdal
CASE NUMBER 2018-120-V
DATE 1/23/18

E - MAIL

[illegible]

Debra Wiley

From: Debra Wiley
Sent: Monday, January 08, 2018 12:17 PM
To: John E. Beverungen; Lawrence Stahl; Sherry Nuffer
Cc: Kristen L Lewis
Subject: Change of Today's Hearing

As you know, the County will be closing at 1:00 PM today.

As a result, the 1:30 PM hearing scheduled today (Case No. 2018-0120-X) will be rescheduled to Jan. 23rd @ 10 AM in ROOM 104. Alyssa from Larry Schmidt's office will make sure to contact everyone from her side and have the sign poster place the new hearing date over the sign. Kristen will update the webpage with this information as well.

Please mark your calendars accordingly. Thanks.

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

1-8
Deb Sp. to Kristen, Obtained 2 avail. dates for rescheduling. Contacted Alyssa, she selected 1/23. Conf. w/ Kristen. 1/23 or 1/30

1-9
Deb
Contacted Alyssa. Req'd copy of new hearing date info. for sign. She will get to us asap.

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment11/17DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)no comment11/6DEPS
(if not received, date e-mail sent _____)no comment

FIRE DEPARTMENT

1/3/18PLANNING
(if not received, date e-mail sent _____)no obj
w/ comment11/6STATE HIGHWAY ADMINISTRATION
TRAFFIC ENGINEERINGno objection

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

12/19/17

SIGN POSTING

Date:

12/16/17

by

Pulson

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 - 09 Account Number - 0906572730							
Owner Information										
Owner Name:		CHESDEL ASSOCIATES LIMITED PARTNERSHIP				Use:		COMMERCIAL		
Mailing Address:		PO BOX 6790 TOWSON MD 21285-6790				Principal Residence:		NO		
						Deed Reference:		/12611/ 00166		
Location & Structure Information										
Premises Address:		101 E CHESAPEAKE AVE 0-0000				Legal Description:		101 E CHESAPEAKE AVE COR DELAWARE AVE		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
070A	0011	0521		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		
1990		37268				10,762 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:			538,100		538,100					
Improvements			2,119,100		2,118,500					
Total:			2,657,200		2,656,600		2,656,600		2,656,600	
Preferential Land:			0						0	
Transfer Information										
Seller: TUTTLE FRANK C				Date: 01/15/1998			Price: \$337,500			
Type: NON-ARMS LENGTH OTHER				Deed1: /12611/ 00166			Deed2:			
Seller: NEILD INC				Date: 02/24/1982			Price: \$75,000			
Type: ARMS LENGTH IMPROVED				Deed1: /06371/ 00772			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										
Homestead Application Status: No Application										

Case No.: 2018-0120-X

Exhibit Sheet

Petitioner/Developer

DJ
2-24-16

Protestant

Sen
1/24/18

No. 1	Plan	
No. 2	2A-2F Photos	
No. 3	Pilson affidavit	
No. 4	Floorplan	
No. 5	SA 5B 5C > Aerial photos	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



EXHIBIT

2A



EXHIBIT

2B



EXHIBIT

2C



EXHIBIT

2D



EXHIBIT

2E



EXHIBIT

2F

Ped No 3

CERTIFICATE OF POSTING

Date: 1-9-18

RE: Case Number: 2018-0120-X Reposting

Petitioner/Developer: AGG Wellness, Inc

Date of Hearing/Closing: 1-23-18 10AM

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 101 E. Chesapeake Ave

The signs(s) were posted on 1-9-18
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

CASE # 2018-0120-1X

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

JEFFERSON BLVD ROOM 104

PLACE: 105 W. CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME: TUESDAY JAN. 23, 2018 10 AM

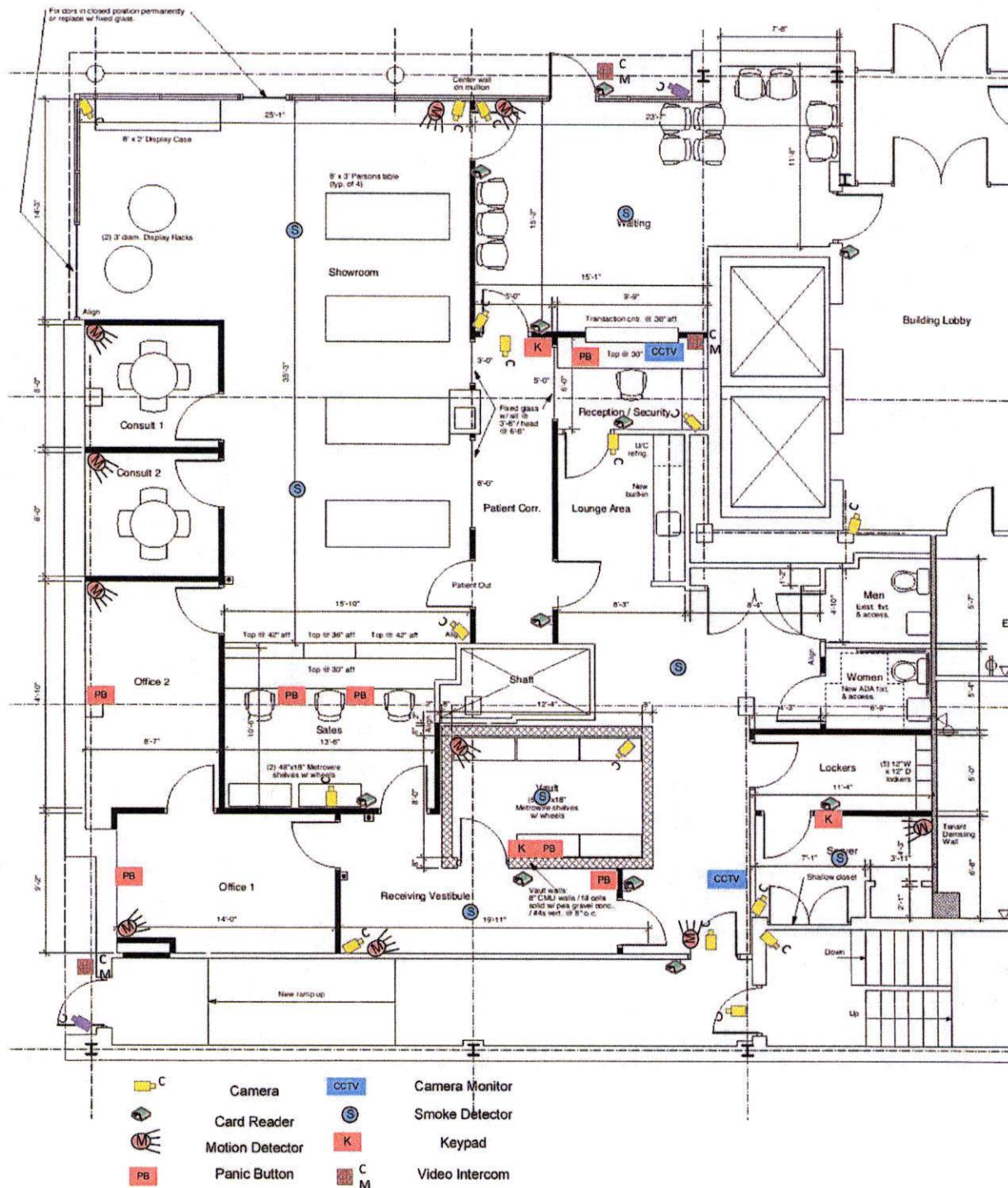
REQUEST: SPECIAL EXCEPTION TO APPROVE A MEDICAL
CANNABIS DISPENSARY, FOR SUCH AND FURTHER

RELIEF AS MAY BE REQUIRED BY THE ADMINISTRATIVE
LAW JUDGE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST, UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

Ref No 4

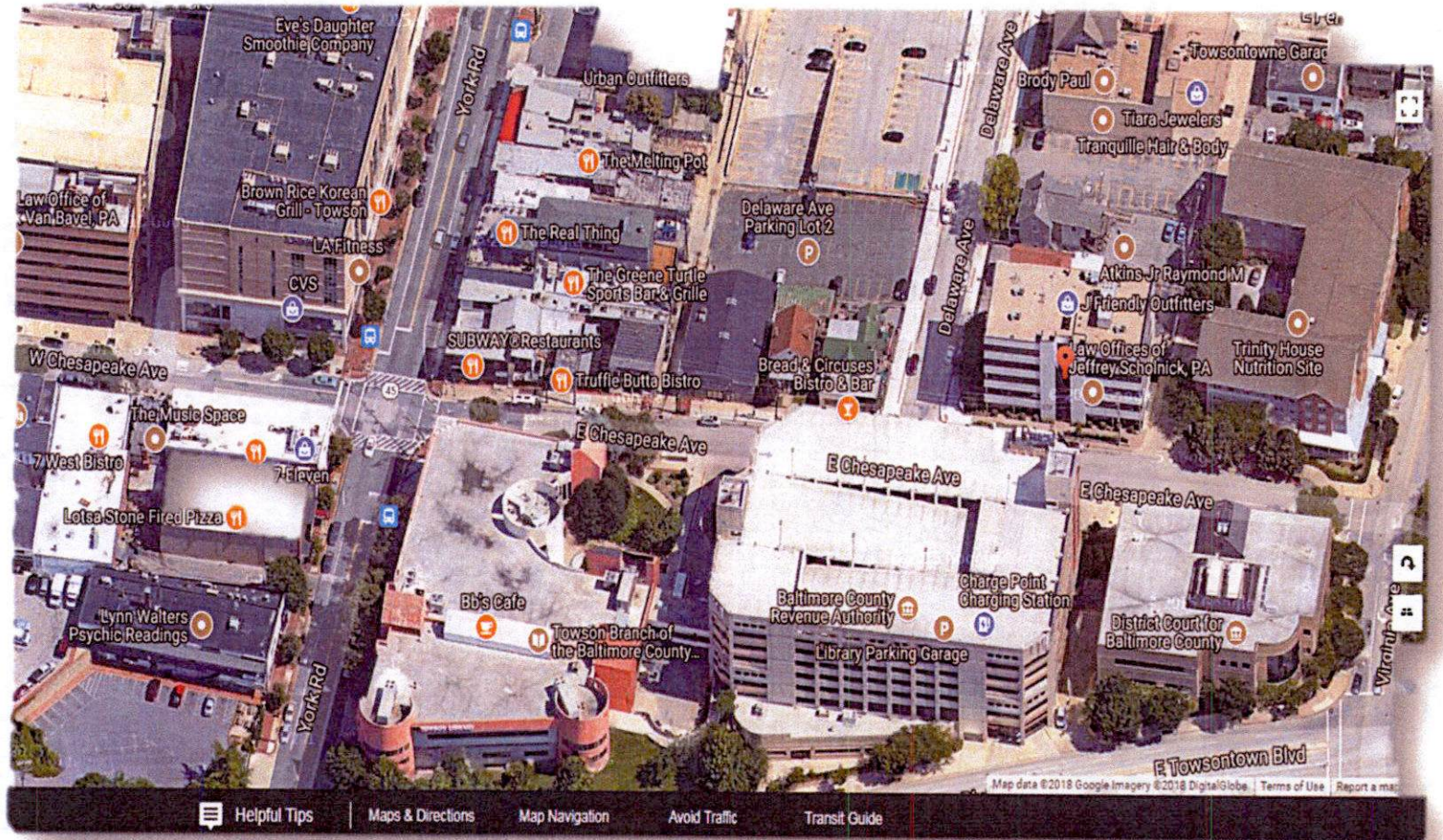


Proposed Floor Plan
13 Nov 17
15 Nov 17

Existing construction to remain
New Construction
Demolition



Plot 5A



Inclement Weather Policy

Office of Administrative Hearings

The Office of Administrative Hearings follow the policy of Baltimore County Government offices.

- If Baltimore County Government offices are closed as announced on radio or TV stations, all hearings are **automatically canceled** and new dates will be set and mailed.
- If Baltimore County Government offices are opening one or two hours (or more) late as announced on radio or TV stations, morning hearings will also begin one or two hours (or more) later than scheduled. The afternoon schedule will **not** be affected.

Please call the Office of Administrative Hearings at 410-887-3868 with any questions you may have.

Code Enforcement Hearings

We follow the Baltimore County Circuit Court schedule.

- If the Circuit Court is closed, all code enforcement hearings will be canceled and rescheduled.
- If courts have a one- or two-hour (or more) delayed opening, all code enforcement hearings are delayed in the same manner.
- Please call the Code Enforcement office at 410-887-3351 with any questions.

Debra Wiley

From: Alyssa Moyers <amoyers@sgs-law.com>
Sent: Tuesday, January 09, 2018 8:23 AM
To: Debra Wiley
Subject: RE: OAH Weather Policy

I actually sent that link to our team yesterday as well! Again, I am so sorry for the attitude thrown your direction by our frustrated clients.

Larry and I truly appreciate the immediate assistance you gave us in rescheduling this hearing. It could have been a much longer span between the hearing dates....something Larry and I both stressed to our team ☺

Glad you got home safely. I can't wait to see what today throws at us!!! ☺

Alyssa Fiore Moyers | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
amoyers@sgs-law.com | www.sgs-law.com

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 ***Please consider the environment before printing this email.***

From: Debra Wiley [mailto:dwiley@baltimorecountymd.gov]
Sent: Tuesday, January 09, 2018 8:19 AM
To: Alyssa Moyers
Subject: OAH Weather Policy

Good Morning Alyssa,

Got to thinking last night about telephone call that I received in reference to County closing and Circuit Court. FYI – it's stated on our website (see link below) that if the County closes, hearings will be automatically cancelled and new dates will be set and mailed. As you know, this route can take a considerable amount of time so hopefully, if nothing else, it will be appreciated that we worked as fast as we could and got another date within 2 weeks.

Ok, I feel better ...

Have a great day !

<https://www.baltimorecountymd.gov/Agencies/adminhearings/weatherpolicy.html>

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Kristen L Lewis

From: Alyssa Moyers <amoyers@sgs-law.com>
Sent: Tuesday, October 31, 2017 3:02 PM
To: Kristen L Lewis
Cc: Alyssa Moyers
Subject: Case No. 2018-0120-X

Kristen:

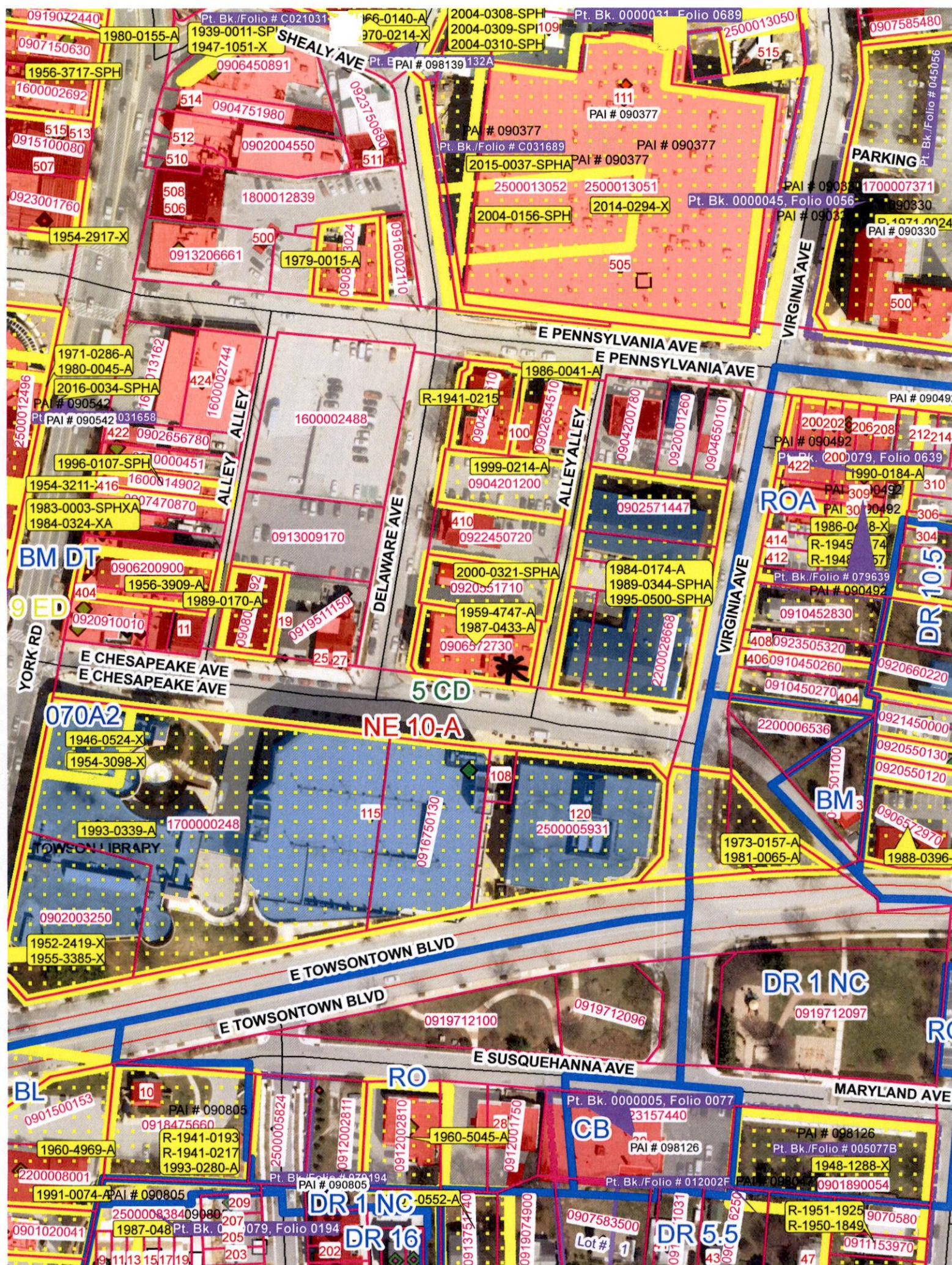
We filed a Petition for Special Exception on October 26, 2017 for a property located at 101 E. Chesapeake Avenue (Case No. 2018-0120-X).

For scheduling purposes, Larry is unavailable December 11- 13th. In addition, our clients have advised that they will be out of town on Dec. 22 and Dec. 27-29. As such, we would respectfully ask that you please avoid these dates when scheduling this matter for a hearing.

I appreciate your consideration of this request.

Alyssa Fiore Moyers | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
amoyers@sgs-law.com | www.sgs-law.com

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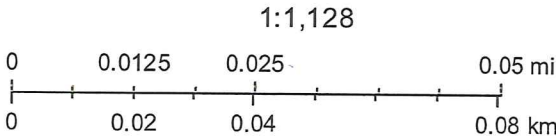
Baltimore County - My Neighborhood

Red 5B



January 8, 2018

- House Numbers
- Zoning
- Property
- County Boundary



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

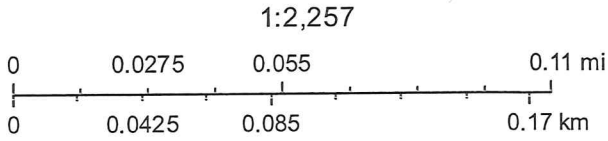
Baltimore County - My Neighborhood

Not
GC

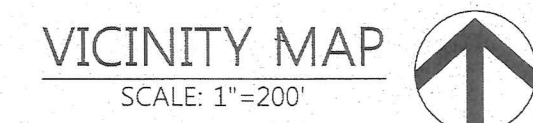


January 8, 2018

- House Numbers
- Zoning
- Property
- County Boundary



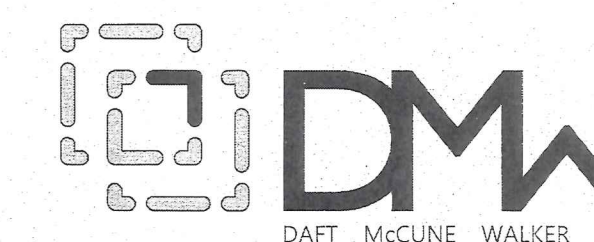
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



1. OWNERS: CHESDEM ASSOCIATES LIMITED PARTNERSHIP
JOI E. CHESPEAKE AVE, SUITE 500
TOWSON, MD 21206
2. APPLICANT: AGG WELLNESS, LLC
5909 FALLS ROAD
BALTIMORE, MD 21209
3. ELECTION DISTRICT: 9, COUNCILMANICAL DISTRICT: 5
4. TAX ACCOUNT NUMBER: 0906572730
5. TAX MAP: 070A, PARCEL: 0521, GRID: 0011
6. ACREAGE: 0.213 AC. OR 9,295 SQUARE FEET
7. ZONING: BM-DT
8. PARKING REQUIREMENT: NOT RESTRICTED IN DT DISTRICT AS NO DEVELOPMENT OR REDEVELOPMENT IS PROPOSED.
9. FLOOR AREA RATIO REQUIREMENT: NOT RESTRICTED WITHIN THE DT DISTRICT.
10. AMENITY OPEN SPACE REQUIREMENT:
N/A - BUILDING CURRENTLY EXISTING AND NO EXTERIOR ADDITIONS AND/OR ENLARGEMENTS ARE PROPOSED.
11. THE SITE IS NOT WITHIN A TRAFFIC DESIGNATED AREA.

Pet No 1

DATA SOURCE:
BALTIMORE COUNTY GIS, PLAN INFORMATION FROM
PAUL LEE ENG. PLANS: 08/06/1981, 12/28/1986

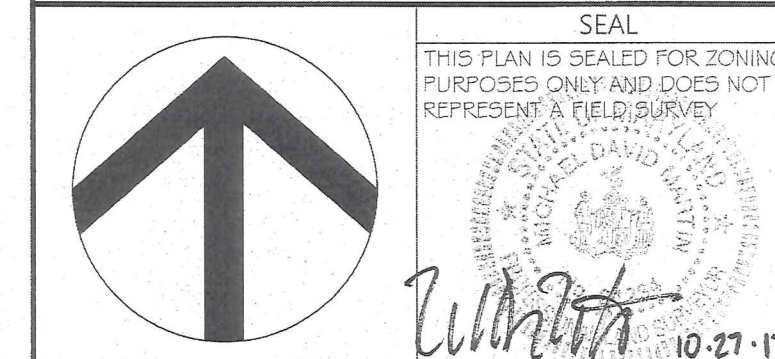


501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

PLAN TO ACCOMPANY PETITION FOR SPECIAL
EXCEPTION, SPECIAL HEARING, AND/OR
ZONING VARIANCE(S)

**101 EAST
CHESAPEAKE AVE.**

ELECTION DISTRICT: 9 COUNCILMANIC DISTRICT:

[illegible]

ISSUE DATES

REVIEW:

BID: _____

PERMIT: _____

CONSTRUCTION: _____

SCALE: _____ |² = _____

BA

DRAWN: _____ SRE

DESIGNED: _____ MJR

CHECKED BY: MJF

DATE CHECKED: 10/27

1 of 1

1 of 1

N 631400
E 1424950

E1424950

N 631210

ZONING RELIEF:

THE APPLICANT IS REQUESTING A SPECIAL EXCEPTION FOR A 2,700 SQUARE FOOT MEDICAL CANNABIS DISPENSARY IN A COMMERCIAL REVITALIZATION DISTRICT. THE PROPOSED DISPENSARY IS NOT WITHIN 500 FEET OF A PUBLIC OR PRIVATE ELEMENTARY, MIDDLE, OR HIGH SCHOOL NOR WITHIN 2,500 FEET OF ANOTHER MEDICAL CANNABIS DISPENSARY.

EX. BUILDING

AGF LLC
0920551710

BM-DT

581°20'17"
128.44'

OFFICE BUILDING
(5 STORIES)

ENTRANCE

N83°13'12"E

EAST CHESAPEAKE AVENUE

BALTIMORE COUNTY REVENUE AUTHORITY
0916750130

BM-DT

PLAN

SCALE: 1"=10'

ZONING HISTORY

ZONING HISTORY
4747-V: SEPTEMBER 21, 1959 THE DEPUTY ZONING COMMISSIONER GRANTED A VARIANCE TO PERMIT A FRONT YARD OF 10 FEET IN LIEU OF 15 FEET AND PARKING CLOSER THAN 8 FEET TO A STREET LINE.

87-433-A: MAY 13, 1987 THE DEPUTY ZONING COMMISSIONER GRANTED A VARIANCE TO PERMIT A FRONT YARD SETBACK AT 0 FEET AND A SETBACK TO THE CENTERLINE AT THE STREET OF 35 AND AN AMENITY OPEN SPACE RATIO OF 0.058 SUBJECT TO: TO THE EXTENT ALLOWED BY BALTIMORE COUNTY, THE PETITIONER SHALL LANDSCAPE ALL SQUARE FOOTAGE AT GROUND AREA FROM BUILDING TO CURB ON DELAWARE AND CHESAPEAKE AVENUES, AS WELL AS THE ALLEY.

SITE ADDRESS:
101 EAST CHESAPEAKE AV
TOWSON, MD 21286



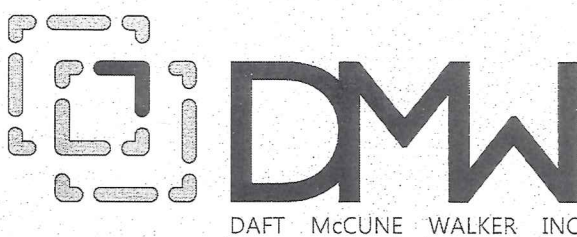
VICINITY MAP
SCALE: 1"=200'

SITE DATA

- OWNER: CHESDEL ASSOCIATES LIMITED PARTNERSHIP
101 E. CHESAPEAKE AVE, SUITE 500
TOWSON, MD 21286
- APPLICANT: AGG WELLNESS, LLC
5909 FALLS ROAD
BALTIMORE, MD 21209
- ELECTION DISTRICT: 9, COUNCILMANIC DISTRICT: 5
- TAX ACCOUNT NUMBER: 0906572730
- TAX MAP: 070A, PARCEL: 0521, GRID: 001
- ACREAGE: 0.213 AC. OR 9,295 SQUARE FEET
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- THE SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.

DATA SOURCE:

BALTIMORE COUNTY GIS, PLAN INFORMATION FROM
PAUL LEE ENG. PLANS: 03/06/1901, 12/26/1906

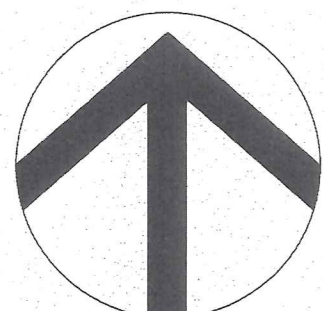


501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

PLAN TO ACCOMPANY PETITION FOR SPECIAL
EXCEPTION, SPECIAL HEARING, AND/OR
ZONING VARIANCE(S)

101 EAST
CHESAPEAKE AVE.

ELECTION DISTRICT: 9 COUNCILMANIC DISTRICT: 5



SEAL
THIS PLAN IS SEALED FOR ZONING
PURPOSES ONLY AND DOES NOT
REPRESENT A FIELD SURVEY
MICHAEL DAVID WALKER
10-27-17

DATE	BY	REVISIONS

ISSUE DATES

REVIEW:		BASE:	
BID:		DRAWN:	SRB
PERMIT:		DESIGNED:	MJK
CONSTRUCTION:		CHECKED BY:	MJK
SCALE:	1"=10'	DATE CHECKED:	10/27/17
PROJECT NO:	080033.A0	DRAWING:	1 of 1

N 631400
0956274

BM-DT

CORNER LOT LLC
0919511150

60' RW

DELWARE AVENUE

EX. AMENITY
OPEN SPACE
AREA

POB

EX. BUILDING
AGF LLC
0920551710

BM-DT

S61°20'17"E
128.44'

EX. OFFICE BUILDING
(5 STORIES)

ENTRANCE

N63°13'12"W
122.15'

EAST CHESAPEAKE AVENUE

70' RW

BALTIMORE COUNTY REVENUE AUTHORITY
0916750130

BM-DT

STATE OF MARYLAND DEPARTMENT OF GENERAL SERVICES
2500005931

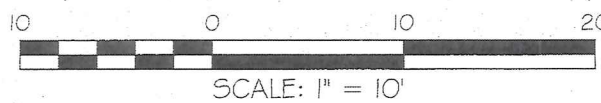
E 142°49'20"
N 631210

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THE APPLICANT IS REQUESTING A SPECIAL EXCEPTION FOR A 2,700 SQUARE
FOOT MEDICAL CANNABIS DISPENSARY IN A COMMERCIAL REVITALIZATION
DISTRICT. THE PROPOSED DISPENSARY IS NOT WITHIN 500 FEET OF A
PUBLIC OR PRIVATE ELEMENTARY, MIDDLE, OR HIGH SCHOOL NOR WITHIN
2,500 FEET OF ANOTHER MEDICAL CANNABIS DISPENSARY.

PLAN

SCALE: 1"=10'



ZONING HISTORY

4747-VI: SEPTEMBER 21, 1959 THE DEPUTY ZONING
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SITE ADDRESS:
101 EAST CHESAPEAKE AVE.
TOWSON, MD 21286

2017-0120-X