

M E M O R A N D U M

DATE: March 23, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0169-A – Appeal Period Expired

The appeal period for the above-referenced case expired on March 22, 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 VARIANCE

(11156 Red Lion Road)

11th Election District

6th Council District

Olympic Holdings, LLC

Legal Owner

Petitioner

*

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*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0169-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Olympic Holdings, LLC, legal owner of the subject property (“Petitioner”). The Petition seeks variance relief from Section 255.1 and 238.2 of the Baltimore County Zoning Regulations (“B.C.Z.R.”) to allow a 10 ft. rear yard setback in lieu of the required 30 ft. A site plan was marked as Petitioner’s Exhibit 1.

Patrick Collison, Shaun Stallmann and professional engineer Rick Richardson appeared in support of the petition. There were no protestants or interested citizens in attendance. 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 Environmental Protection and Sustainability indicating Petitioner must comply with the Forest Conservation Regulations.

The site is approximately 30,303 sq. ft. in size and zoned ML. The property is improved with a commercial building which Petitioner proposes to expand. Petitioner constructs fencing and guardrails for government and commercial entities, and it needs additional office and warehouse space to accommodate its growing business.

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

ORDER RECEIVED FOR FILING

Date 2/20/18

By Ben

- variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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

The property has a very irregular shape and is accessed via a long panhandle drive. As such it is unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to construct the proposed improvements. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare.

THEREFORE, IT IS ORDERED, this 20th day of **February, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§255.1 and 238.2 of the Baltimore County Zoning Regulations ("B.C.Z.R") to allow a 10 ft. rear yard setback in lieu of the required 30 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.

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 2/20/18
By sln



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 11156 Red Lion Road which is presently zoned ML
Deed References: 18192/1 10 Digit Tax Account # 2200024396
Property Owner(s) Printed Name(s) Olympic Holdings, LLC

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

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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 Attached

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

TO BE PRESENTED AT THE HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ / Telephone # _____ / Email Address _____

Attorney for Petitioner:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ / Telephone # _____ / Email Address _____

Legal Owners (Petitioners):

Patrick Collison Joseph Sullivan
Name #1 - Type or Print _____ Name #2 - Type or Print _____

Signature #1 _____ Signature #2 _____

11156 Red Lion Road White Marsh, MD
Mailing Address _____ City _____ State _____

21162 / 410-344-0500 / pcollison@ofgmd.com
Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Richardson Engineering, LLC
Name - Type or Print _____

Signature _____

30 E. Padonia Road, Suite 500 Timonium MD
Mailing Address _____ City _____ State _____

21093 / 410-560-1502 / Rick@RichardsonEngineering.net
Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2018-0169-A Filing Date 12/29/17

Do Not Schedule Dates: _____ Reviewer gh

REV. 10/4/11

ORDER RECEIVED FOR FILING
Date 2/20/18
BY [Signature]

Zoning Attachment

11156 Red Lion Road

Variance per Section 255.1 and Section 238.2 to allow a 10' rear yard setback in lieu of the required 30'

**ZONING DESCRIPTION FOR THE
OLYMPIC HOLDINGS, LLC
11156 RED LION ROAD
11TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the north side of Red Lion Road (future 60 feet wide R.O.W.) at a distance of 190 feet west of the centerline of Stevens Road which is 40 feet wide. Being lot 3, in the subdivision of "Peter Trionfo Sr. Property", recorded in the land records of Baltimore County in Plat Book 67 Folio 131, containing 29,843 square feet, or 0.69 acres of land, more or less.



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
DULY LICENSED PROFESSIONAL ENGINEER UNDER
THE LAWS OF THE STATE OF MARYLAND; LICENSE
NUMBER 16597, EXPIRATION DATE: 08-15-2019.

2018-0169-A



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

January 25, 2018

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, the publication appearing on January 25, 2018.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: # 2018-0169-A

N/s of Red Lion Road,

w/of 190 ft. to the centerline of Stevens Road

11th Election District - 6th Councilmanic District

Legal Owner(s) Olympic Holdings, LLC

Variance: to allow a 10 ft. rear yard setback in lieu of the required 30 ft.

Hearing: Friday, February 16, 2018 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

NOTES: (1) Hearings are Handicapped Accessible; for special 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.

1/109 January 25

5412786

CERTIFICATE OF POSTING

2018-0169-A

RE: Case No.: _____

Petitioner/Developer: _____

Olympic Holdings, LLC

February 16, 2018

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: _____

11156 Red Lion Road

January 25, 2018

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



Sincerely,



(Signature of Sign Poster)

January 25, 2018

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



KEVIN KAMENETZ
County Executive

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

January 12, 2018

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:

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N/s of Red Lion Road, w/of 190 ft. to the centerline of Stevens Road
11th Election District – 6th Councilmanic District
Legal Owners: Olympic Holdings, LLC

Variance to allow a 10 ft. rear yard setback in lieu of the required 30 ft.

Hearing: Friday, February 16, 2018 at 11:00 a.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: Patrick Collison, Joseph Stallmann, 11156 Red Lion Road, White Marsh 21162
Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., JANUARY 27, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 25, 2018 Issue - Jeffersonian

Please forward billing to:
Patrick Collison
Olympic Holdings, LLC
11156 Red Lion Road
White Marsh, MD 21162

410-344-0500

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: 2018-0169-A

N/s of Red Lion Road, w/of 190 ft. to the centerline of Stevens Road
11th Election District – 6th Councilmanic District
Legal Owners: Olympic Holdings, LLC

Variance to allow a 10 ft. rear yard setback in lieu of the required 30 ft.

Hearing: Friday, February 16, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR VARIANCE
11156 Red Lion Road; N/S Red Lion Road,
W 190' to c/line of Stevens Road
11th Election & 6th Councilmanic Districts
Legal Owner(s): Olympics Holdings, LLC
By Patrick Collison and Joseph Stallmann
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2018-169-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

DEC 03 2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of January, 2018, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

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 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 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:

Item Number or Case Number: 2018-0169-A
Petitioner: OLYMPIC HOLDINGS, LLC
Address or Location: 11156 RED LION RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: PATRICK COLLISON
Address: OLYMPIC HOLDINGS, LLC
11156 RED LION RD
WHITE MARSH, MD 21162
Telephone Number: 410-344-0500

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

NO 161169

Date: 12/20/17

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: Olympic Holdings, LLC

For: 11156 Red Lion Rd

2018 0169 A

DISTRIBUTION

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

PAID RECEIPT

ADDRESS: BALTIMORE COUNTY
12/20/2017 12/20/2017 09:15:15
NO 161169, BALTIMORE COUNTY
RECEIPT # 935540 12/20/2017
TOTAL: \$500.00
CR NO: 161169
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

February 8, 2018

Patrick Collison
Joseph Stallman
11156 Red Lion Road
White Marsh MD 21162

RE: Case Number: 2018-0169 A, Address: 11156 Red Lion Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 29, 2017. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Richardson Engineering, Rick Richardson, 30 E Padonia Road, Suite 500, Timonium MD 21093



STATE HIGHWAY
ADMINISTRATION

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

Date: 1/3/18

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. 2018-0169-A

Variance
Olympic Holdings, LLC, Patrick Collison &
Joseph Stallman
11156 Red Lion Road.

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: 1/26/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-169



INFORMATION:

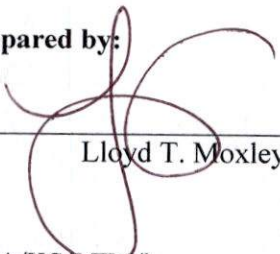
Property Address: 11156 Red Lion Road
Petitioner: Olympic Holdings, LLC
Zoning: ML
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to allow a 10 foot rear yard setback in lieu of the required 30 feet.

The Department of Planning has no objection to granting the requested zoning relief.

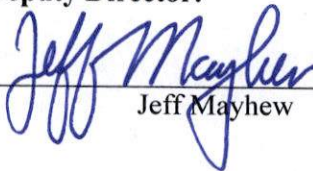
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LFM/ka

c: Ngone Seye Diop
Patrick C. Richardson, Jr., Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

2-16

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: January 11, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0169-A
Address 11156 Red Lion Road
(Olympic Holdings, LLC Property)

Zoning Advisory Committee Meeting of **January 1, 2018**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

There is a Forest Conservation Easement just to the east of this property that is not shown.

Reviewer: Regina Esslinger

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 10, 2018

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 01, 2017
Item No. 2018-0166-SPHA, 0167-A and 0169-A

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

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 1/26/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-169

INFORMATION:

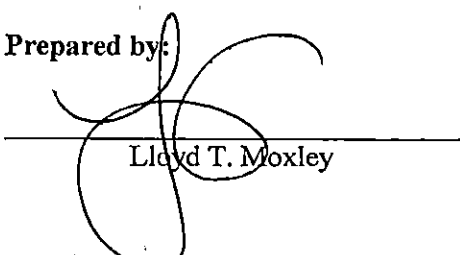
Property Address: 11156 Red Lion Road
Petitioner: Olympic Holdings, LLC
Zoning: ML
Requested Action: Variance

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The Department of Planning has no objection to granting the requested zoning relief.

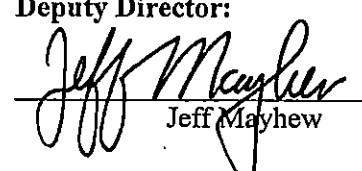
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LFM/ka

c: Ngone Seye Diop
Patrick C. Richardson, Jr., Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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Reviewer: Regina Esslinger

CASE NAME 2018-0169-A
CASE NUMBER _____
DATE 2/16/2018

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

CASE NO. 2018-0169-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
1/10/18	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	NO Comment
1/11/18	DEPS (if not received, date e-mail sent _____)	Comment
	FIRE DEPARTMENT	
1/24/18	PLANNING (if not received, date e-mail sent _____)	no objection
1/3/18	STATE HIGHWAY ADMINISTRATION	no obj
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 1/25/18	
SIGN POSTING	Date: 1/25/18	by SSG BLACK
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

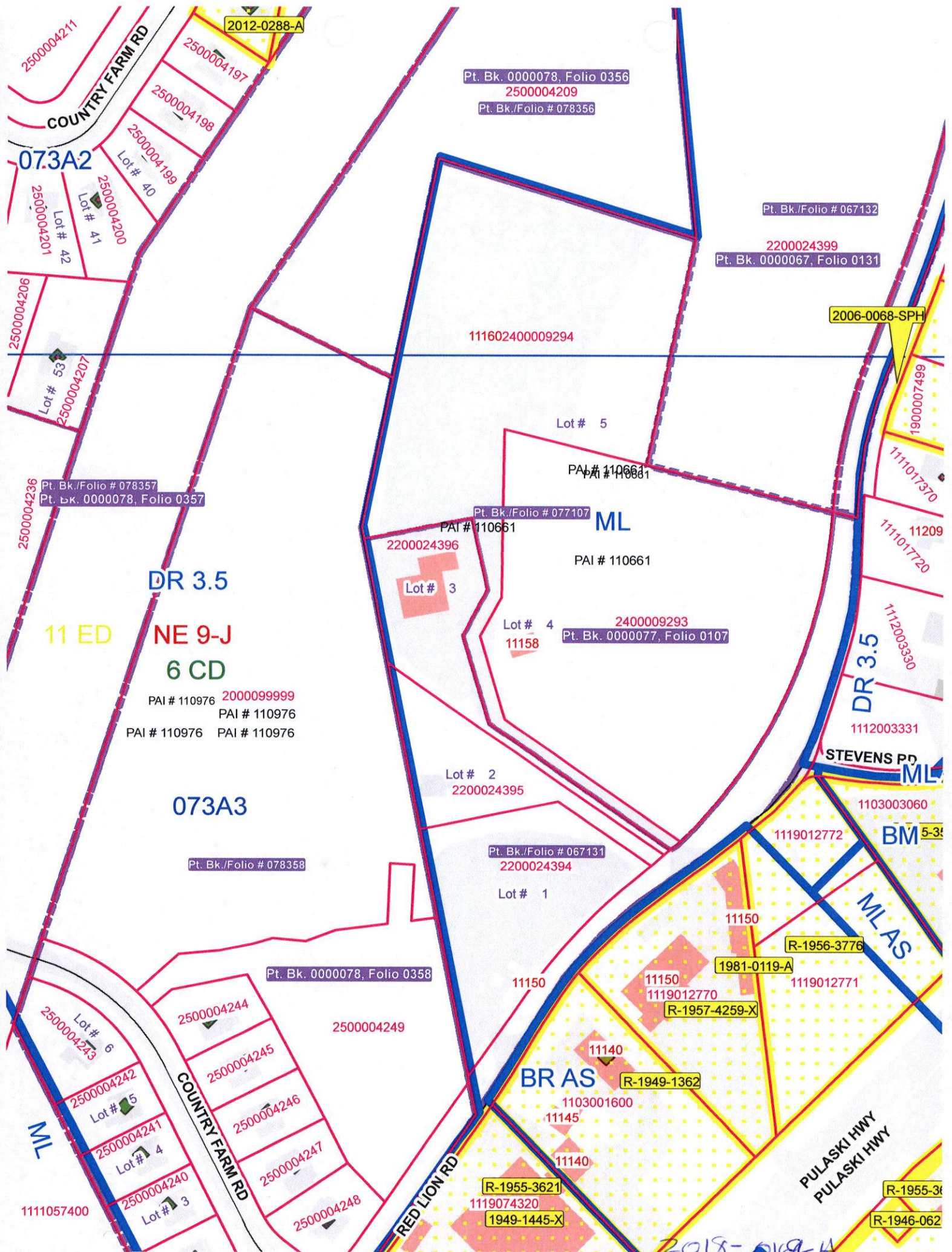
Comments, if any: _____

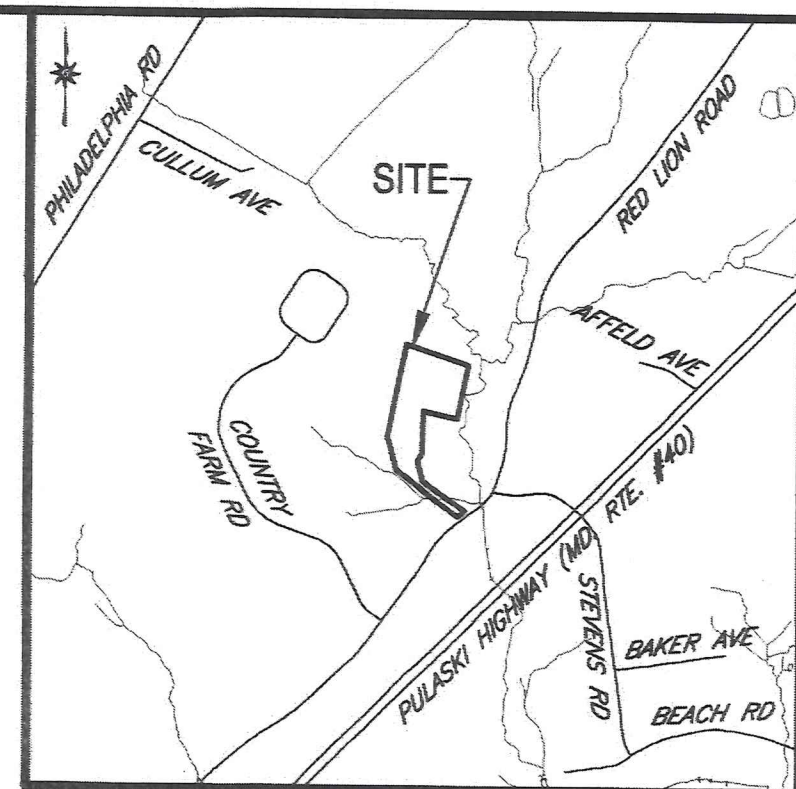
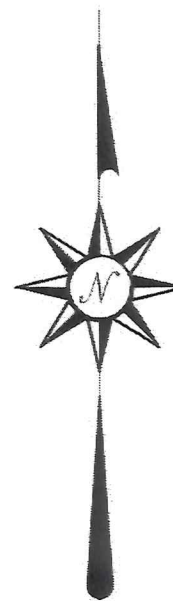
Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 2200024396			
Owner Information					
Owner Name:		OLYMPIC HOLDINGS LLC	Use: Principal Residence:		COMMERCIAL/RESIDENTIAL NO
Mailing Address:		11156 RED LION RD WHITE MARSH MD 21162-	Deed Reference:		/18192/ 00001
Location & Structure Information					
Premises Address:		11156 RED LION RD WHITE MARSH MD 21162-1402	Legal Description: .6821 AC 11156 RED LION RD ESR PETER TRIONFO SR PROP		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0073	0013	0444		0000	3 2016 0067/0131
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	Property Land Area 29,620 SF
					County Use 07
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2017 As of 07/01/2018	
Land:		200,000	200,000		
Improvements		20,800	20,800		
Total:		220,800	220,800	220,800	220,800
Preferential Land:		0			0
Transfer Information					
Seller: TRIONFO PETER J,SR		Date: 06/12/2003		Price: \$250,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /18192/ 00001		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					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Date:					

Homeowners' Tax Credit Application Status: No Application





LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: OLYMPIC HOLDINGS, LLC
11156 RED LION ROAD
WHITE MARSH, MD. 21162
- SITE AREA:
GROSS: 30,303 Sq.Ft. or 0.70 Ac.±
NET: 29,843 Sq.Ft. or 0.69 Ac.±
- BUILDING AREA:
EXISTING: 3,750 Sq.Ft. FIRST FLOOR WITH 400 Sq.Ft. MEZZANINE
PROPOSED: 1,550 Sq.Ft. FIRST FLOOR ADDITION
TOTAL: 5,700 Sq.Ft. (3,750+400+1,550)
- UTILITIES:
PUBLIC WATER
PUBLIC SEPTIC
- DEED REF: 18192/1
- TAX ACCOUNT: #2200024396
- EXISTING ZONING: ML
(PER 200 SCALE GIS TILE # 07343)
- TAX MAP #73, GRID #13, PARCEL #444, LOT #3
- PLAT REF: 67-131 "PETER TRIONFO SR. PROPERTY"
- NO PREVIOUS PERMITS EXISTS ON COUNTY FILE.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- NO FLOODPLAINS EXISTS ON SITE.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
- BASIC SERVICE MAPS (2017)
TYPE DEFICIENT (Y/N) NOTE
WATER N
SEWER N
TRANSPORTATION N
14. NO PREVIOUS ZONING CASE EXISTS ON COUNTY FILE.
15. FLOOR AREA RATIO (FAR)
MAX PERMITTED: 2.0
PROVIDED: 5,700/30,303 = 0.19
16. ANY PROPOSED SIGNS ARE TO CONFORM TO THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR).
17. SETBACKS FOR ML ZONE (REFER TO BR ZONE)
TYPE REQUIRED PROVIDED
FRONT 25' 30.0'±
SIDE 30' 10.0'±
REAR 30' 30.1'±
18. USE:
EXISTING: 3,150 Sq.Ft. WAREHOUSE (2,750+400)
WITH 1,000 Sq.Ft. OFFICES
PROPOSED: 3,150 Sq.Ft. WAREHOUSE
WITH 2,550 Sq.Ft. OFFICES (1,000+1,550)
19. PARKING REQUIRED
OFFICE: 2,550 Sq.Ft. @ 3.3/1000 Sq.Ft. = 9 SPACES
WAREHOUSE: 2 EMPLOYEES @ 1 PER EMPLOYEE AT LARGEST SHIFT = 2 SPACES
TOTAL 11 SPACES
PROVIDED: 19 SPACES (1 H.C., 18 STANDARD)
20. PREVIOUS CRO PLAN APPROVED ON 09-17-92.
21. STORMWATER MANAGEMENT REQUIREMENTS WAIVER GRANTED ON 04-07-93.

Richardson Engineering, LLC

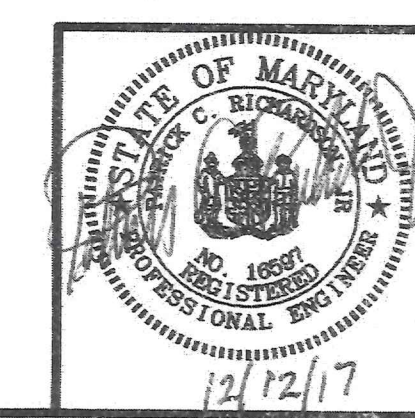
30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR
OLYMPIC HOLDINGS, LLC

11156 RED LION ROAD
WHITE MARSH, MARYLAND 21162
BALTIMORE COUNTY
11TH ELECTION DISTRICT
MARYLAND
6TH COUNCILMANIC DISTRICT

REVISIONS		
DRAWN BY:	CND	CHECKED BY: PCR
DATE:	12-11-17	JOB NO.: 17128
		SHEET NO.: 1 OF 1

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 16597, EXPIRATION DATE: 08-15-2019



Ex. 1

2018-0169-A

	NORTH	EAST
514	33403.7091	59525.9249
294	34124.8663	55785.1036
292	34576.8414	53680.5945
378	34777.8778	56120.8688
23	34201.4625	58136.1207
302	34137.4150	56394.0055
487	34058.0132	56388.4557
501	34005.8820	56344.0151
500	33981.5050	56344.0151
498	33810.5881	56311.5585
499	33781.1579	56275.9394
498	33653.9896	56122.8668
497	33613.6204	56075.6155
496	33561.2205	56030.8554
544	33524.3715	55970.2600
546	33687.7150	56120.8688
546	34141.7914	56364.2227
547	34144.7536	56364.4536
612	33445.5542	55917.7558

A	N	53°48'05" W	10.15'
B	N	32°17'55" E	73.00'
C	S	89°11'55" W	5.00'
D	N	68°18'05" W	80.00'
E	N	68°18'05" W	76.00'
F	S	82°21'55" W	48.00'
G	N	25°41'55" E	95.00'
H	N	35°11'55" E	58.00'
I	S	58°10'05" E	46.00'
J	S	77°18'05" E	36.00'
K	N	58°18'05" E	28.00'
L	N	03°41'55" E	50.00'
M	N	16°18'05" W	94.00'
N	N	11°41'55" E	180.00'
O	N	18°18'05" W	95.00'
P	N	28°11'55" E	99.80'
Q	N	46°11'54" E	92.85'
R	N	33°58'05" W	26.00'
S	N	41°03'05" W	25.00'
T	N	27°33'09" W	28.00'
U	N	27°33'09" W	30.00'

LINE	DIRECTION	DISTANCE
AA	N50°36'59"E	26.72'
BB	N20°23'01"W	15.00'
CC	N05°23'01"W	33.76'
DD	N09°35'56"E	51.76'
EE	N1°10'26"E	21.75'
FF	S15°17'59"W	23.92'
GG	N35°17'59"E	23.30'
HH	N54°02'02"W	18.98'
I	N31°11'54"E	44.35'
J	S08°10'18"E	75.00'
KK	J7°05'31"E	20.57'
LL	N03°41'54"E	18.87'
MM	N45°07'23"E	20.96'
NN	N62°22'52"E	26.81'
OO	S06°12'42"E	37.51'
PP	T7°35'50"S	23.68'
QQ	N53°49'06"W	31.58'
RR	N32°11'54"E	26.87'
SS	N71°42'00"W	71.87'
TT	N89°42'26"W	41.87'
UU	S71°18'17"W	88.87'
VV	N60°54'33"E	31.53'
WW	N1°40'50"E	61.11'

SCALE: 1" = 500'

- 4) HIGHWAY AND HIGHWAY ADJACENCIES, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEET OR FEET PERCENT, GREENWAY AREAS IN FEET OR EASEMENTS AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED UNTIL THE OWNER AND EXCEPT FOR THOSE INDICATED AS PRIVATE ARE HEREBY OFFERED TO THE PUBLIC FOR THE USE OF THE PUBLIC. THE OWNER, HIS PERSONAL REPRESENTATIVE AND ASSIGNS WILL CONVEY SAID AREAS BY DEED, TO BALTIMORE COUNTY, MARYLAND, AT NO COST.
- 5) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216.
- 6) THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF UTILITIES BY BALTIMORE COUNTY.
- 7) THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- 8) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
- 9) THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER SUBDIVISION SHOWN ON THE PLAT.

THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

- 6) PROPERTY TAX ACCOUNT NOS.: 1900002893 AND 1110057402
- 7) DEED REFERENCE#S: 6308/485 AND 7046/808
- 10) EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THEY ARE PLANNED FOR THE DEVELOPMENT OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPT FOR THESE RESTRICTIONS THE FOLLOWING INFORMATION IS NOT TO BE USED OR FEED TO BE HELD FROM THE STREET RIGHT-OF-WAY TO THE GARAGE OR CARPORT ENTERED DIRECTLY FROM THE STREET.
- 11) THE APPROVAL OF THIS PLAT IS BASED UPON REASONABLE EXPECTATION THAT THE PLAT AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED AND ANTICIPATED FACILITIES ARE COMPLETED AND THE PLAT IS RECORDED TO HAVE THE PROBLEM CORRECTED.

1. ZONING OF PROPERTY: ML (MANUFACTURING, LIGHT)
2. SITE ACRES: PLAT 1 PLAT 2 TOTAL(OUTLINE)
NET 6.4603 6.2837 16.340
GROSS 9.3071 8.3178 17.6247
3. DENSITY PERMITTED: N/A
4. DENSITY PROPOSED: 5 LOTS & RESIDUE PARCEL "A"
5. TOTAL AREA OF LOTS: 8.5403 AC.
6. TOTAL AREA OF RESIDUE PARCEL "A": 7.8937 AC.
7. TOTAL AREA OF HIGHWAY ACQUISITION PLATS 1 AND 2 : 1.3907 AC.
8. TOTAL AREA OF PLATS 1 AND 2 : 17.6247 AC.
9. OPEN SPACE REQUIRED: N/A
10. PARKING SPACE TABULATION:

LOT 2 - EXISTING RESIDENTIAL DWELLING
REQUIRED: 2 SPACES
PROPOSED: 2 SPACES

LOT 3 - EXISTING WAREHOUSE (2750 SQ. FT.)
REQUIRED: 2 EMPLOYEES = 2 SPACES
EXISTING OFFICE (1000 SQ. FT.)
REQUIRED: 3.3 SPACES
TOTAL REQUIRED: 5.3 SPACES
TOTAL PROPOSED: 6.0 SPACES

LOT 4 - EXISTING OFFICE (1300 SQ. FT.)
REQUIRED: 4.29 SPACES
PROPOSED: 5.00 SPACES

PARKING REQUIREMENTS FOR LOTS 1 AND 3 WILL BE BASED UPON INDIVIDUAL

- 22) A VARIANCE TO ARTICLE IX, SECTION 14-334a(1) WAS GRANTED OCTOBER 23, 1982 TO ALLOW THE EXISTING STRUCTURES AND LAND USES TO REMAIN IN THE FOREST BURNER LOT NOT TO THE FOLLOWING CONDITIONS:
 - 1) THE FOREST BURNER LOT ON LOTS 2 AND 3 SHALL BE AT LEAST 30 FEET FROM THE STREAM CENTERLINE EXCEPT WHERE EXISTING CONCRETE EXISTS;
 - 2) ANY PORTIONS OF STREAM CHANNEL ON LOTS 2 AND 3 WITH NO EXISTING STREAM SIDE SHRUBS/PRESS SHALL BE PLANTED WITH NATIVE SPECIES OF SHRUBS TO ESTABLISH A BUFFER;
 - 3) THE FOREST BURNER LOT ON LOTS 2 AND 3 SHALL BE DELINEATED ON SITE BY EITHER FENCING OR VEGETATIVE SCREENING AND POSTED AT 100 FOOT INTERVALS WITH "FOREST BUFFER-DO NOT DISTURB" SIGNS. A VARIANCE FROM THE 100 FOOT INTERVALS MAY BE GRANTED BY ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT; AND
 - 4) THE CLEARED PATHWAY WITHIN THE FOREST BUFFER ON LOT 1 SHALL BE BLOODED BY PLANTING SHRUBS OR TREES ALONG THE CLEARED PORTION OF THE FOREST BURNER LOT ON LOT 1.
- 23) CONDITIONS 2 THROUGH 4 SHALL BE MET PRIOR TO ISSUANCE OF ANY BUILDING PERMITS AT THE SITE.
- 24) NO BUILDING PERMITS SHALL BE ISSUED FOR THIS SITE UNTIL THE FOREST BURNER AND ACCORDING TO THE PROPOSED PROTECTIVE COVENANTS WHICH SHALL BE INCLUDED IN THE DEEDS OF ALL LOTS CONTAINING FOREST BURNER EASEMENT.
- 25) TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO THE JUNCTION OF THE RAILROAD AND STREET, RIGHT OF WAY.

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
A	700.00'	222.78'	18°14'07"	S 42°47'18" W 221.85'
B	640.00'	530.68'	47°30'33"	N 28°09'05" E 516.61'
C	700.00'	2.97'	00°14'36"	N 4°31'06" E 2.97'

BALTIMORE COUNTY TRAVERSE STATION
12220, ELEVATION = 17.23'

THE UNDERSIGNED, OWNER OF LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

Attest *Dr. Tringoli* *12/2/94*
PETER J. TRINGOLI, DATE
Virginia Dr. Tringoli
VIRGINIA TRINGOLI 12-2-94
DATE

THE UNDERSIGNED, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PART 3, SUBSECTION (C) OF SECTION 3-108 CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

Henry J. Knell, Jr. 11-17-94

HENRY J. KNELL, JR. (MARYLAND PROPERTY LINE SURVEYOR NO. 484) DATE

PLANNING AND ZONING

Charles P. Chen 8/16/90
DIRECTOR OF PUBLIC WORKS DATE

APPROVED:

J. Lee Ditt 2/5/91
DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION DATE
AND RESOURCE MANAGEMENT

3723 Old Court Road, Suite 206
Baltimore, Maryland 21208
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

SURVEYED BY G.E.I.	DESIGNED BY	DRAWN BY C.J.C./ OTHERS	CHECKED BY K.J.C.	DATE 8/20/93	SCALE 1" = 50'
DRAW. No.	AC FILE 92030RP1	QUAD	JOB No. 92030	REF. #	SHEET 1 OF 2

OWNER/DEVELOPER
PETER J., SR. AND VIRGINIA M. TRIONFO
T/A V & M REALTY
P.O. BOX 199
11160 RED LION ROAD
WHITE MARSH, MARYLAND 21162

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT BASED ON THE FOLLOWING TRAVERSE STATIONS:

12219	N 34300.04	E 56433.03
12220	N 33830.52	E 56342.54

STREETS AND OR ROADS SHOWN HEREON AND MENTIONED THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

OWNERS CERTIFICATE

THE UNDERSIGNED, OWNER OF LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAID SECTION CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

Attest to the foregoing 12/2/94
PETER J. TRIONFO, JR. DATE
Virginia M. Trionfo 12-2-94
MARGA TRIONFO DATE

SURVEYORS CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

Henry J. Knell, Jr. 11-17-94

HENRY J. KNELL, JR. (MARYLAND PROPERTY LINE SURVEYOR NO. 484) DATE

APPROVED FOR THE DEPARTMENT OF PUBLIC WORKS AND THE OFFICE OF
PLANNING AND ZONING

Charles P. Newman 3/16/98
DIRECTOR OF PUBLIC WORKS DATE

APPROVED:

J. Jay Ditt 2/5/98
DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION DATE
AND RESOURCE MANAGEMENT

MSA 954 1236-9348-1

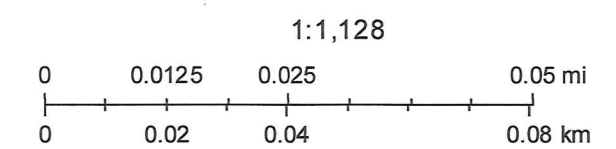
67-131

Baltimore County - My Neighborhood

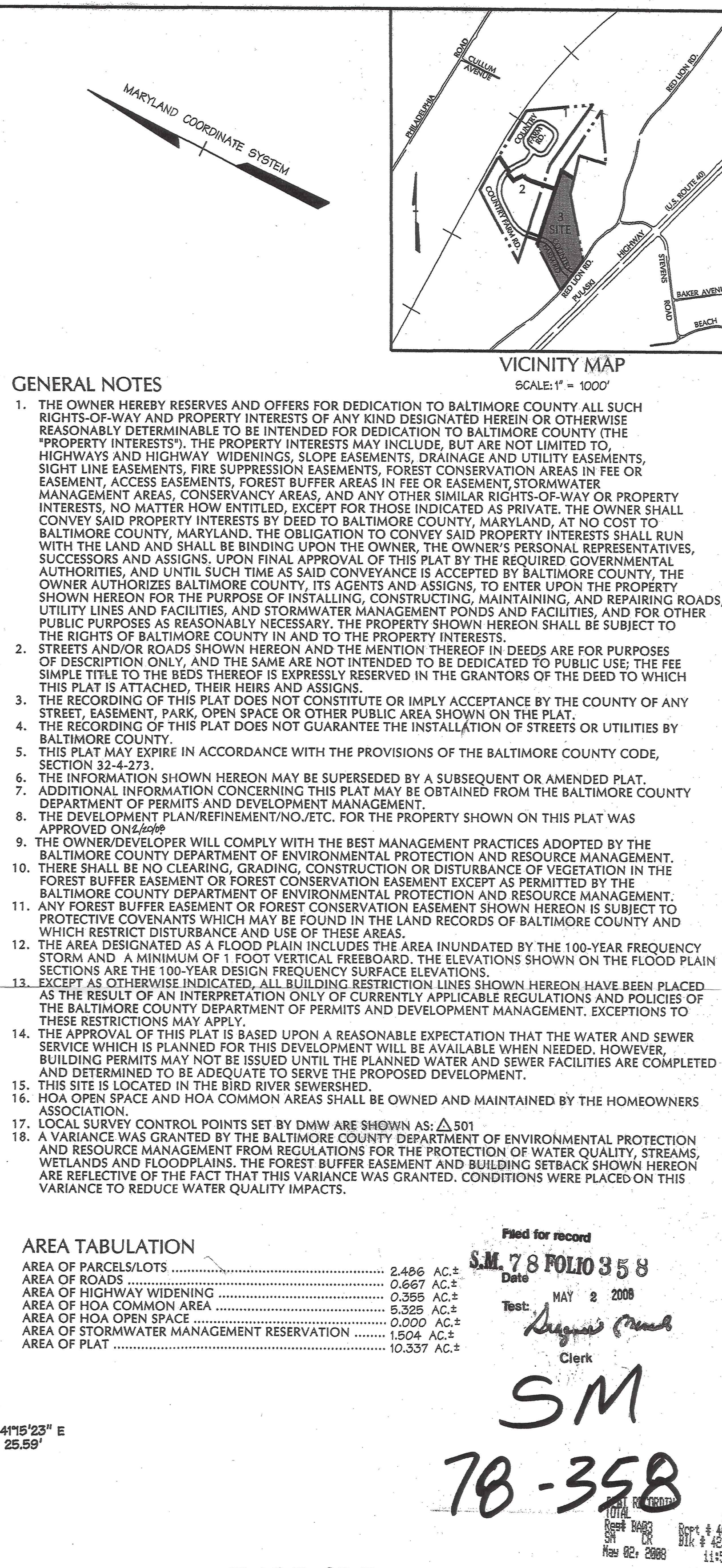


February 15, 2018

- House Numbers
- Zoning
- Property
- County Boundary



3



GENERAL NOTES

SCALE: 1" = 100'

1. THE OWNER HEREBY RESERVES AND OFFERS FOR DEDICATION TO BALTIMORE COUNTY ALL SUCH RIGHT-OF-WAY AND PROPERTY INTERESTS AS MAY BE REQUIRED FOR DEDICATION OR OTHERWISE REASONABLY DETERMINABLE TO BE INTENDED FOR DEDICATION TO BALTIMORE COUNTY (THE "PROPERTY INTERESTS"). THE PROPERTY INTERESTS MAY INCLUDE, BUT ARE NOT LIMITED TO, HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, SIGHT LINE EASEMENTS, FIRE SUPPRESSION EASEMENTS, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, ACTS, EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, STORMWATER MANAGEMENT AREAS, CONSERVANCY AREAS, AND ANY OTHER SIMILAR RIGHTS-OF-WAY OR PROPERTY INTERESTS, NO MATTER HOW ENTITLED, EXCEPT FOR THOSE INDICATED AS PRIVATE. THE OWNER SHALL CONVEY SAID PROPERTY INTERESTS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST TO BALTIMORE COUNTY. THEREAFTER, BALTIMORE COUNTY SHALL CONVEY SAID PROPERTY INTERESTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, THE OWNER'S PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS, UPON FINAL APPROVAL OF THIS PLAT BY THE REQUIRED GOVERNMENTAL AUTHORITIES, AND UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, TO ENTER UPON THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF INSTALLATION OF, MAINTAINING, AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORMWATER MANAGEMENT PONDS AND FACILITIES, AND FOR OTHER PUBLIC PURPOSES AS REASONABLY NECESSARY. THE PROPERTY SHOWN HEREON SHALL BE SUBJECT TO THE RIGHTS OF BALTIMORE COUNTY IN AND TO THE PROPERTY INTERESTS.
2. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY FOREST EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
3. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
4. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 32-401.
5. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
6. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT.
7. THE DEVELOPMENT PLAN/REFINEMENT/NO./ETC. FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED BY WATER 2698.
8. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
9. ANY FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
10. THE DEVELOPER SHALL MAINTAIN A FLOOD PROTECTION AREA INUNDATED BY THE 100-YEAR FREQUENCY STORM AND A MINIMUM OF 1 FOOT VERTICAL FREEBOARD. THE ELEVATIONS SHOWN ON THE FLOOD PLAIN SECTIONS ARE THE 100-YEAR DESIGN FREQUENCY SURFACE ELEVATIONS.
11. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION OF THE CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
12. THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH THIS DEVELOPMENT WILL DEVELOPEMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
13. THIS SITE IS LOCATED IN THE BIRD RIVER SEWERWASH.
14. HOA OPEN SPACE AND HOA COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS.
15. LOCAL SURVEY CONTROL POINTS SET BY DNM ARE SHOWN AS: Δ 501
16. A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, AND FLOOD PLAINS. THE FOREST BUFFER EASEMENT AND BUILDING SETBACK SHOWN HEREON ARE REFLECTIVE OF THE FACT THAT A VARIANCE WAS GRANTED. CONDITIONS WERE PLACED ON THIS VARIANCE TO REDUCE WATER QUALITY IMPACTS.

CORD DIST.	TANGENT
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DMW

Daft · McCune · Walker, Inc.

*A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals*

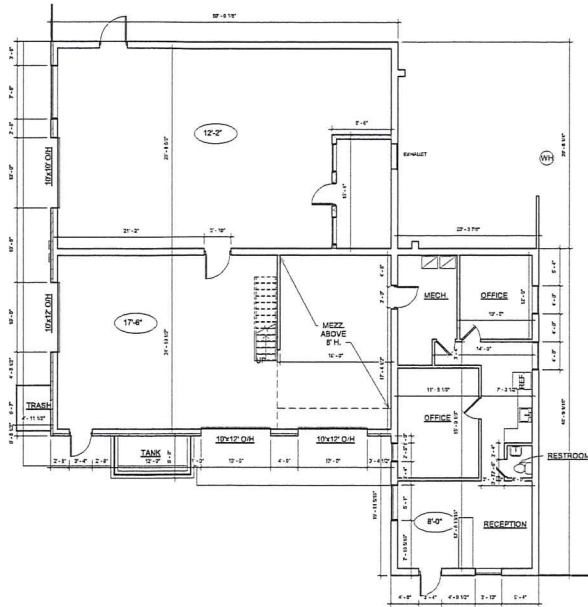
200 East Pennsylvania Avenue
Towson, Maryland 21286
410 286 3333
FAX 410 286 4708

4

COMPUTED: R.C. DRAWN: R.C. CHECKED: J.O.# 03148



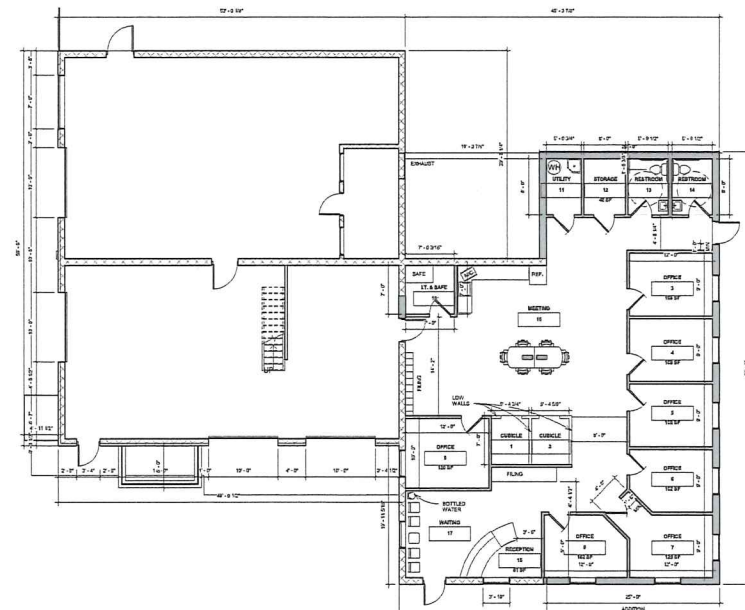
EXISTING SQUARE FOOTAGE = 3800 SF
 NEW SQUARE FOOTAGE = 1565 SF
 TOTAL = 5365 SF



1 Level 1 Existing
 1/8" = 1'-0"



3 3D View 1 Proposed



2 Level 1 Proposed
 1/8" = 1'-0"

Paul J. Gorman Architects
 3928 Washington Blvd, Suite 201
 Baltimore, MD 21227
 Phone: (410) 242-8101
 Email: gormanarchitects@aerols.com

Professional Architect: Paul Gorman
 Architectural Statement: I certify that these documents were reviewed by and approved by me and I am a duly licensed architect under the laws of the state of Maryland

License Number: 7992
 Expiration Date: 6.11.18

OLYMPIC FENCE
 11156 Red Lion Rd.
 White Marsh, MD 21162

SHEET NO. 11/02/17

No.	Description	Date

SHEET TITLE
 Existing & Proposed Floor Plans

SHEET
 A-2

Scale
 1/8" = 1'-0"

GA



Paul J. Gorman Architects
 3928 Washington Blvd. Suite 201
 Baltimore, MD 21227
 Phone: (410) 242-8101
 Email: gormanarchitects@erols.com

Consulting Architect: Paul Gorman
 Architectural Statement: I certify that these documents were reviewed by and approved by me and I am a duly licensed architect under the laws of the state of Maryland

License Number: 7532
 Expiration Date: 6/30/18

OLYMPIC FENCE
 11156 Red Lion Rd,
 White Marsh, MD 21162

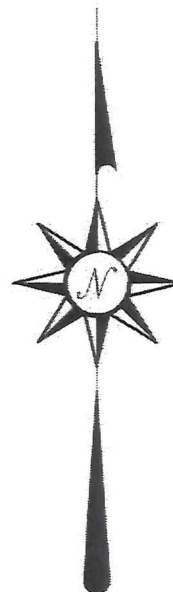
SHEET REVISION DATE:
 11/02/17

No.	Description	Date

SHEET TITLE:
 Conceptual Rendering

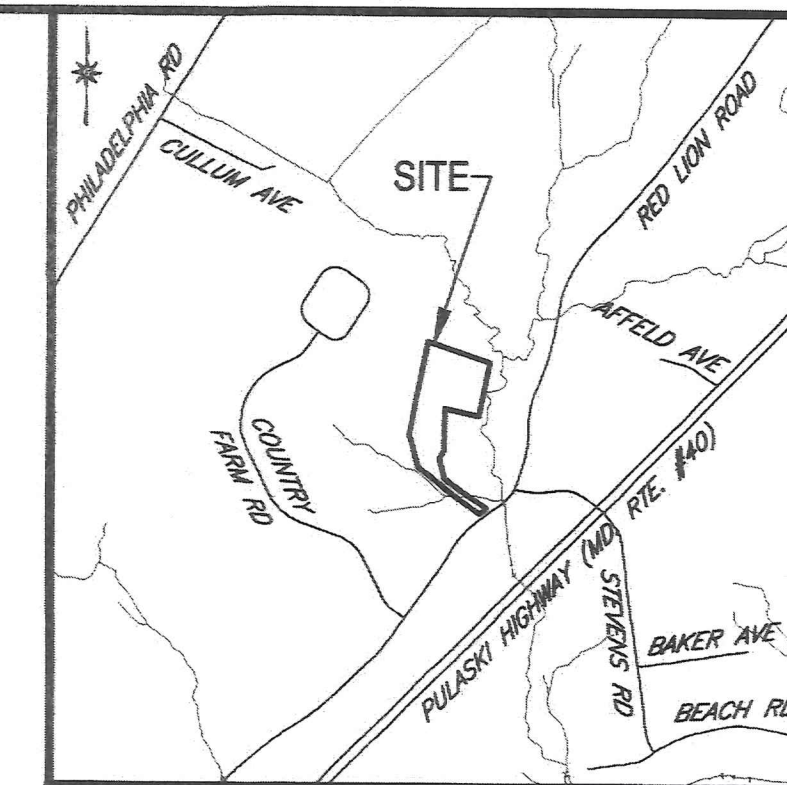
SHEET:
 A-1

Scale:



LAND OF
OLYMPIC HOLDINGS, LLC
TAX ACCOUNT #2200024394
TAX MAP #73, GRID #13, PARCEL #444, LOT #5
PLAT REF: 77-107 "PETER TRIONFO SR. PROPERTY"
DEED REF: 21893/72
ZONING: ML
USE: INDUSTRIAL

LAND OF
WORKMASTER PROPERTIES, LLC
TAX ACCOUNT #2200024399
TAX MAP #73, GRID #13, PARCEL #444
PLAT REF: 67-131 "PETER TRIONFO SR. PROPERTY"
DEED REF: 28513/133
ZONING: ML
USE: INDUSTRIAL



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER:
OLYMPIC HOLDINGS, LLC
11156 RED LION ROAD
WHITE MARSH, MD. 21162
- SITE AREA
GROSS: 30,303 Sq.Ft. or 0.70 Ac.±
NET: 29,843 Sq.Ft. or 0.69 Ac.±
- BUILDING AREA
EXISTING: 3,750 Sq.Ft. FIRST FLOOR WITH
400 Sq.Ft. MEZZANINE
PROPOSED: 1,550 Sq.Ft. FIRST FLOOR ADDITION
TOTAL: 5,700 Sq.Ft. (3,750+400+1,550)
- UTILITIES
PUBLIC WATER
PUBLIC SEPTIC
- DEED REF: 18192/1
- TAX ACCOUNT: #2200024396
- EXISTING ZONING: ML
(PER 200 SCALE GIS TILE # 073A3)
- TAX MAP #73, GRID #13, PARCEL #444, LOT #3
PLAT REF: 67-131 "PETER TRIONFO SR. PROPERTY"
- NO PREVIOUS PERMITS EXIST ON COUNTY FILE.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- NO FLOODPLAINS EXIST ON SITE.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
- BASIC SERVICE MAPS (2017)
TYPE DEFICIENT (Y/N) NOTE
WATER N
SEWER N
TRANSPORTATION N
14. NO PREVIOUS ZONING CASE EXISTS ON COUNTY FILE.
FLOOR AREA RATIO (FAR)
MAX PERMITTED: 2.0
PROVIDED: 5,700/30,303 = 0.19
- ANY PROPOSED SIGNS ARE TO CONFORM TO THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR).
- SETBACKS FOR ML ZONE (REFER TO BR ZONE)
TYPE REQUIRED PROVIDED
FRONT 25' 30.0'±
SIDE 30' 10.0'±
REAR 30' 30.1'±
- USE
EXISTING: 3,150 Sq.Ft. WAREHOUSE (2,750+400)
WITH 1,000 Sq.Ft. OFFICES
PROPOSED: 3,150 Sq.Ft. WAREHOUSE
WITH 2,550 Sq.Ft. OFFICES (1,000+1,550)
- PARKING REQUIRED
OFFICE: 2,550 Sq.Ft. @ 3.3/1000 Sq.Ft.
= 9 SPACES
WAREHOUSE: 2 EMPLOYEES @ 1 PER EMPLOYEE AT LARGEST SHIFT =
2 SPACES
TOTAL: 11 SPACES
PROVIDED: 19 SPACES (1 H.C., 18 STANDARD)
- PREVIOUS CRO PLAN APPROVED ON 09-17-92.
- STORMWATER MANAGEMENT REQUIREMENTS WAIVER GRANTED ON 04-07-93.

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-580-1502 Fax: 443-901-1208

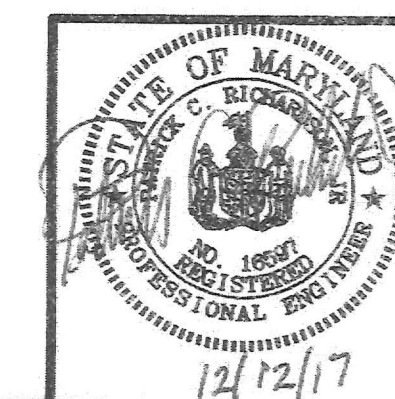
PLAN TO ACCOMPANY ZONING PETITION FOR OLYMPIC HOLDINGS, LLC

11156 RED LION ROAD
WHITE MARSH, MARYLAND 21162
BALTIMORE COUNTY
11TH ELECTION DISTRICT
MARYLAND
6TH COUNCILMANIC DISTRICT

REVISIONS

DRAWN BY:	CHECKED BY:	SCALE:
CND	PCR	1" = 30'
DATE:	JOB NO.:	SHEET NO.:
12-11-17	17128	1 OF 1

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 16587, EXPIRATION DATE: 08-15-2019



12/12/17

2018-0169-M