

M E M O R A N D U M

DATE: April 5, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0175-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 4, 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

(118 Shawan Road)
8th Election District
3rd Council District
Hunt Valley Towne Center, LLC
Legal Owner
Lifebridge Health, Inc.
Lessee
Petitioners

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BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0175-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Hunt Valley Towne Center, LLC, legal owner of the subject property and Lifebridge Health, Inc., lessee (“Petitioners”). The Petition seeks variance relief from §450.4 of the Baltimore County Zoning Regulations (“BCZR”) to permit a wall-mounted enterprise sign with a sign area/face of 155 sq. ft. in lieu of the permitted 121.66 sq. ft. A two-sheet site plan was marked as Petitioners’ Exhibit 1A & 1B.

Professional engineer Douglas Kennedy appeared in support of the petition. David H. Karceski, Esq. represented Petitioners. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR.

The subject property is over 60 acres in size and zoned BM-CT, BM and MLR. This site contains the Hunt Valley Town Center and this case concerns one tenant at the complex, Lifebridge Health. Lifebridge occupies approximately 10,000 sq. ft. of space at the center, where it provides out-patient medical services. The lessee proposes to install a new sign which is slightly larger than the existing sign, necessitating zoning relief.

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

3/5/18

By

sen

- 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 is irregularly shaped and there is a significant grade change across the site. As such it is unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to install the proposed sign. Finally, I find that the variances 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. This is demonstrated by the absence of Baltimore County and/or community opposition.

THEREFORE, IT IS ORDERED, this 5th day of **March, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §450.4 of the Baltimore County Zoning Regulations ("BCZR") to permit a wall-mounted enterprise sign with a sign area/face of 155 sq. ft. in lieu of the permitted 121.66 sq. ft., 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.

ORDER RECEIVED FOR FILING

Date 3/5/18

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:slh

ORDER RECEIVED FOR FILING

Date 3/5/18

By slh



PETITION FOR ZONING HEARING(S)

flood

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 118 Shawan Road, Suite 220, Hunt Valley, MD 21030 which is presently zoned BM-CT, BM, MLR

Deed References: 35525/311 10 Digit Tax Account # 1800014925; 1800014926

Property Owner(s) Printed Name(s) Hunt Valley Towne Centre, 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) 450.4 Attachment 1:4(d) of the B.Z.C.R. to permit a wall-mounted enterprise sign with a sign area/face of 155 square feet in lieu of the permitted 121.66 square feet.

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:

SEE ATTACHMENT NO. 1

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Attorney for Petitioner:

David H. Karceski, Esq.

Name- Type or Print

Signature

210 W. Pennsylvania Avenue, Suite 500, Towson, MD

Mailing Address City State

21204 / (410) 494-6200 / dhkarceski@venable.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHMENT NO. 2

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code / Telephone # / Email Address

Representative to be contacted:

David H. Karceski, Esq.

Name - Type or Print

Signature

210 W. Pennsylvania Avenue, Suite 500, Towson, MD

Mailing Address City State

21204 / (410) 494-6200 / dhkarceski@venable.com
Zip Code Telephone # Email Address

CASE NUMBER 298-015-A

Filing Date 1/3/18

Do Not Schedule Dates: _____

Reviewer gh

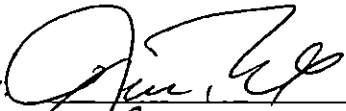
HUNT VALLEY TOWNE CENTRE, LLC

118 SHAWAN ROAD

ATTACHMENT No. 1 TO PETITION FOR VARIANCE

Lessee:

Lifebridge Health, Inc.
c/o James Roberge
118 Shawan Road, Suite 220
Hunt Valley, MD 21030
Telephone: 410-601-9539

By 
Title: VP, Capital Improvement
+ Support Services

HUNT VALLEY TOWNE CENTRE, LLC

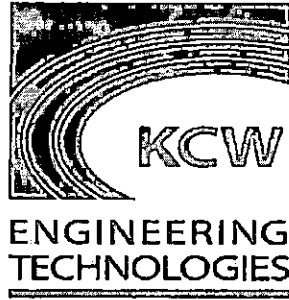
118 SHAWAN ROAD

ATTACHMENT No. 2 TO PETITION FOR VARIANCE

Legal Owners:

Hunt Valley Towne Center, LLC
c/o Greenberg Gibbons Commercial
10096 Red Run Blvd., Suite 100
Owings Mills, MD 21117
Telephone: 410-559-2500

By: 
Gustavo Arango
Title: 12/18/17



**ZONING DESCRIPTION TO ACCOMPANY
PETITION FOR A VARIANCE FOR
HUNT VALLEY TOWN CENTER, HUNT VALLEY, MARYLAND
3RD ELECTION DISTRICT
BALTIMORE COUNTY MARYLAND**

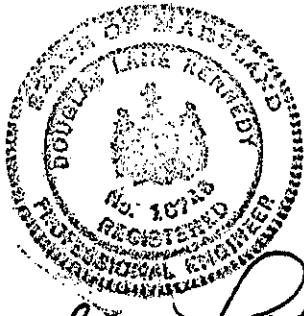
BEGINNING at point measured from the point formed by the intersection of the centerline of Shawan Road with the centerline of York Road, 550 feet, more or less, thence northwesterly 72 feet, more or less, thence following courses and distances:

1. South 89 degrees 12 minutes 26 seconds West 288.36 feet, thence
2. South 01 degrees 33 minutes 52 seconds East 206.52 feet, thence
3. South 87 degrees 24 minutes 13 seconds East 150.36 feet, thence
4. North 00 degrees 40 minutes 26 seconds East 129.00 feet, thence
5. South 87 degrees 24 minutes 13 seconds West 150.36 feet, thence
6. South 02 degrees 35 minutes 47 seconds East 13.74 feet, thence
7. South 85 degrees 32 minutes 27 seconds West 190.13 feet, thence
8. South 03 degrees 30 minutes 11 seconds East 185.44 feet, thence
9. South 85 degrees 01 minutes 37 seconds West 150.36 feet, thence
10. North 04 degrees 58 minutes 23 seconds West 40.00 feet, thence
11. North 85 degrees 01 minutes 37 seconds West 60.38 feet, thence
12. North 26 degrees 33 minutes 44 seconds East 61.86 feet, thence
13. By a curve to the left having a radius of 72.55 feet, an arc length of 15.52 feet, thence
14. North 03 degrees 30 minutes 11 seconds West 54.82 feet, thence
15. By a curve to the left having a radius of 19.00 feet, an arc length of 35.37 feet, thence
16. By a curve to the right having a radius of 405.52 feet, an arc length of 141.68 feet, thence
17. South 89 degrees 50 minutes 50 seconds West 646.33 feet, thence
18. By a curve to the left having a radius of 48.21 feet, an arc length of 141.68 feet, thence
19. South 04 degrees 54 minutes 53 seconds East 90.24 feet, thence
20. By a curve to the left having a radius of 47.66 feet, an arc length of 26.05 feet, thence
21. North 85 degrees 01 minutes 43 seconds West 955.77 feet, thence
22. By a curve to the right having a radius of 38.00 feet, an arc length of 60.23 feet, thence
23. North 04 degrees 09 minutes 18 seconds West 22.10 feet, thence
24. By a curve to the left having a radius of 735.00 feet, an arc length of 280.50 feet, thence
25. North 26 degrees 01 minutes 14 seconds West 177.35 feet, thence
26. By a curve to the right having a radius of 665.00 feet, an arc length of 1020.98 feet, thence
27. North 61 degrees 56 minutes 49 seconds East 166.86 feet, thence
28. By a curve to the left having a radius of 1365.00 feet, an arc length of 231.88 feet, thence
29. North 71 degrees 40 minutes 48 seconds East 201.91 feet, thence
30. By a curve to the left having a radius of 735.00 feet, an arc length of 89.01 feet, thence
31. North 64 degrees 44 minutes 30 seconds East 295.65 feet, thence
32. By a curve to the right having a radius of 1365.00 feet, an arc length of 67.34 feet, thence

33. North 67 degrees 34 minutes 06 seconds East 264.70 feet, thence
34. By a curve to the right having a radius of 665.00 feet, an arc length of 502.09 feet, thence
35. South 69 degrees 10 minutes 20 seconds East 102.48 feet, thence
36. By a curve to the left having a radius of 735.00 feet, an arc length of 299.80 feet, thence
37. North 87 degrees 27 minutes 27 seconds East 44.30 feet, thence
38. By a curve to the right having a radius of 63.00 feet, an arc length of 97.79 feet, thence
39. South 03 degrees 36 minutes 30 seconds East 54.40 feet, thence
40. South 00 degrees 58 minutes 33 seconds East 207.08 feet, thence
41. South 86 degrees 23 minutes 30 seconds West 27.49 feet, thence
42. South 03 degrees 36 minutes 30 seconds East 41.00 feet, thence
43. North 86 degrees 23 minutes 30 seconds East 25.60 feet, thence
44. South 00 degrees 58 minutes 33 seconds East 795.02 feet to the place of beginning.

Containing 3,688,878 square feet or 84.685 acres of land, more or less.

As recorded in Deeds Liber 35525, folio 00311, Liber 35631, folio 00046, Liber 31747, folio 00362, & Plat 0031/0643



Douglas L. Kennedy
11-7-2007



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 5442923

Sold To:

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

Bill To:

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

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

Feb 08, 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:

Case: # 2018-0175-A
118 Shawan Road
N/s Shawan Road at the corner of the East side of McCormick Road
8th Election District - 3rd Councilmanic District
Legal Owner(s) Hunt Valley Towne Center, LLC
Lessee: Lifebridge Health, Inc.

Variance: to permit a wall-mounted enterprise sign with a sign area/face of 155 sq. ft. in lieu of the permitted 121.66 sq. ft.

Hearing: Friday, March 2, 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.

2/076 February 8 5442923

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

CERTIFICATE OF POSTING

2018-0175-A

RE: Case No.: _____

Petitioner/Developer: _____
Hunt Valley Towne Center, LLC
Lifebridge Health, Inc.

March 2, 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: _____

118 Shawan Road

February 10, 2018

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



Sincerely,

February 10, 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





KEVIN KAMENETZ
County Executive

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

February 1, 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:

CASE NUMBER: 2018-0175-A

118 Shawan Road

N/s Shawan Road at the corner of the East side of McCormick Road

8th Election District – 3rd Councilmanic District

Legal Owners: Hunt Valley Towne Center, LLC

Lessee: Lifebridge Health, Inc.

Variance to permit a wall-mounted enterprise sign with a sign area/face of 155 sq. ft. in lieu of the permitted 121.66 sq. ft.

Hearing: Friday, March 2, 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: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
James Roberge, 118 Shawan Road, Ste. 220, Hunt Valley 21030
Gustavo Arango, 10096 Red Run Blvd., Ste. 100, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., FEBRUARY 10, 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, February 8, 2018 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

410-494-6200

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: 2018-0175-A

118 Shawan Road

N/s Shawan Road at the corner of the East side of McCormick Road

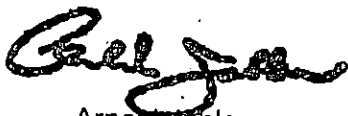
8th Election District – 3rd Councilmanic District

Legal Owners: Hunt Valley Towne Center, LLC

Lessee: Lifebridge Health, Inc.

Variance to permit a wall-mounted enterprise sign with a sign area/face of 155 sq. ft. in lieu of the permitted 121.66 sq. ft.

Hearing: Friday, March 2, 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 SPECIAL HEARING * BEFORE THE OFFICE
118 Shawan Road; N/S Shawan Road at corner
Of E/S McCormick Road * OF ADMINISTRATIVE
8th Election & 3rd Councilmanic Districts
Legal Owner(s): Hunt Valley Towne Centre * HEARINGS FOR
Contract Purchaser(s) Lifebridge Health, Inc
Petitioner(s) * BALTIMORE COUNTY

* 2018-175-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.

RECEIVED

JAN 12 2018

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of January, 2018, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 West Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2018-0175-A
Property Address: 118 Shawan Road, Site 220, Hunt Valley, MD
Property Description: _____ 21030

Legal Owners (Petitioners): Hunt Valley Towne Centre, LLC
Contract Purchaser/Lessee: Lifebridge Health, Inc.

PLEASE FORWARD ADVERTISING BILL TO:

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

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

NO 161173

Date: 1/3/18

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	306	0000		6150				500.00

Total: 500.00

Rec From: Variable

For: 118 Shawan Rd, Suite 220

2018-0175-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
1/08/2018 1/05/2018 11:36:20 3
REG: NS03 WALKIN CM
RECEIPT # 757224 1/05/2018 011
Dept: S: 528 ZONING VERIFICATION
CR NO: 161173
Recpt Tot 1500.00
1500.00 CM \$.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

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

Date: 1/10/18

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

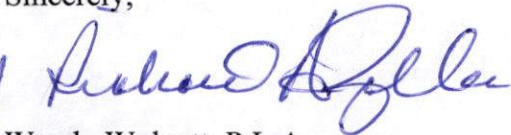
Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 1/10/18. A field inspection and internal review reveals that an entrance onto MD45 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2018-0175-A.

Hunt Valley Towne Center, LLC
c/o Greenberg Gibbons Commercial
Gustavo Arango
118 Shawan Road.

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

Sincerely,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JAN 12 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

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

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

DATE: January 12, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0175-A
Address 118 Shawan Road
(Hunt Valley Towne Center, LLC
Property)

Zoning Advisory Committee Meeting of **January 15, 2018.**

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

Reviewer: Steve Ford

3-2-18

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 1/29/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-175



INFORMATION:

Property Address: 118 Shawan Road
Petitioner: Lifebridge Health, Inc. c/o James Roberge
Zoning: BM-CT, BM, MLR
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a wall-mounted enterprise sign with a sign area/face of 155 square feet in lieu of the permitted 121.66 square feet.

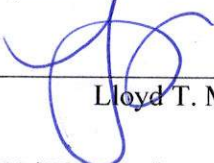
A site visit was conducted on January 11, 2018. The site is the Hunt Valley Towne Centre and is within the Hunt Valley/ Timonium Master Plan as adopted into the Baltimore County Master Plan on October 19, 1998.

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

The Hunt Valley/ Timonium Master Plan indicates, "Design quality controls can help assure that the Hunt Valley/ Timonium area continues to provide an attractive, desirable environment in which to work, live and shop and to help maintain its important status in the County as a major economic development area." (MP2020 pg. 27). The proposed signage is not contrary to the goals of said Plan nor is it contrary the shopping center design goals set forth in the Comprehensive Manual of Development Policies.

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

Prepared by:



Lloyd T. Moxley

AVA/KS/LTM/ka

Deputy Director:



Jeff Mayhew

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 23, 2018

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 15, 2017
Item No. 2018-0167-A, 0175-A, 0176- SPHA, 0177-SPHA, 0178-A, 0179-
A, 0180-SPH and 0181-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: 1/29/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-175

INFORMATION:

Property Address: 118 Shawan Road
Petitioner: Lifebridge Health, Inc. c/o James Roberge
Zoning: BM-CT, BM, MLR
Requested Action: Variance

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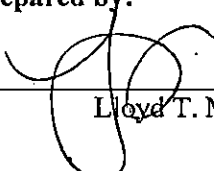
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The Department has no objection to granting the petitioned zoning relief.

The Hunt Valley/ Timonium Master Plan indicates, "Design quality controls can help assure that the Hunt Valley/ Timonium area continues to provide an attractive, desirable environment in which to work, live and shop and to help maintain its important status in the County as a major economic development area." (MP2020 pg. 27). The proposed signage is not contrary to the goals of said Plan nor is it contrary to the shopping center design goals set forth in the Comprehensive Manual of Development Policies.

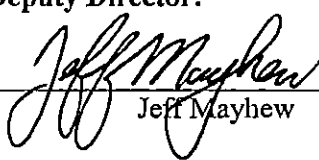
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:


Lloyd T. Moxley

AVA/KS/LTM/ka

Deputy Director:


Jeff Mayhew

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

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 12, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0175-A
Address 118 Shawan Road
(Hunt Valley Towne Center, LLC
Property)

Zoning Advisory Committee Meeting of **January 15, 2018.**

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

Reviewer: Steve Ford

3/2
11 Am

Case No.: 2018-0175-A - 118 Shawan Rd.

Exhibit Sheet

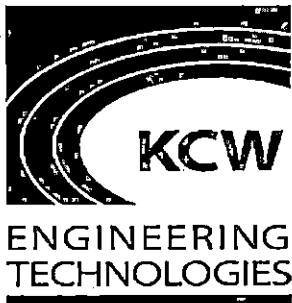
Petitioner/Developer

Sen
4-5-18

Protestants

Sen
3-5-18

No. 1	1A } Plan 1B }	
No. 2	CV Kennedy	
No. 3	Photo-sign	
No. 4	Sign elevation	
No. 5	SA-SF Photos	
No. 6	Topographical Exhibit	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



DOUGLAS L. KENNEDY, P.E.

CIVIL ENGINEER

VICE PRESIDENT

RESUME

EDUCATION: North Carolina State University, 1971,
B.S. Civil Engineering

REGISTRATION: Professional Engineer,
Maryland Registration No. 10748

MEMBERSHIP: American Society of Civil Engineers, Life Member

ENGAGEMENTS: 1971 – 1978 Baltimore County Bureau of Engineering
1978 – 1979 Consulting Engineer
1979 – 2018 KCW Engineering Technologies, Inc.

EXPERIENCE:

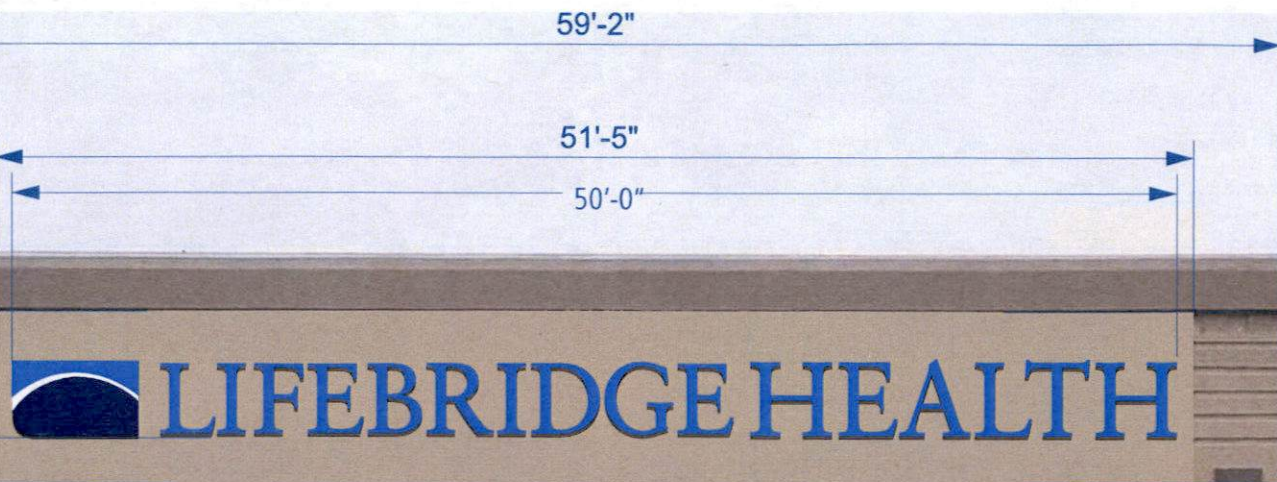
Civil Engineer with 47 years' experience responsible for planning, engineering design, plan preparation, coordination, and construction inspection of various municipal, utility company and land development projects. This work involves preparation of topographic and boundary surveys; design of roadways, storm drains, water mains, sanitary sewer, telephone conduit, electric conduit, sediment control, and stormwater management; coordination with architects, environmental consultants, geotechnical engineers, mechanical engineers, electrical engineers, and structural engineers; processing plans for permits with County, City, State and Federal agencies; quality control; preparation of construction cost estimates, specifications and contract documents. He has 37 years' experience on projects of similar scope located within Baltimore County and is familiar with the Baltimore County development process and Baltimore County personnel.

Numerous similar projects have been accomplished for new development and redevelopment. This work involves determining existing site conditions such as existing utilities and environmental constraints; working with the owner and design team on proposed layouts; zoning analysis; testimony at zoning hearing for variances and development plan approval; compliance with the new stormwater management regulations; layout for new utility services; site grading for ADA compliance; and processing with County agencies for approvals.

SIMILAR PROJECTS: Similar projects have included:

- | | |
|--|----------------------|
| 1. Our Lady of Grace Church and School | Baltimore County, MD |
| 2. Rising Sun First Baptist Church | Baltimore County, MD |
| 3. Sugarvale Estates | Baltimore County, MD |
| 4. Towson Place | Baltimore County, MD |
| 5. Holly Hill Nursing | Baltimore County, MD |
| 6. Jemicy School | Baltimore County, MD |
| 7. Caves Road | Baltimore County, MD |

KCW Engineering Technologies, Inc. • 810 Landmark Drive • Suite
Tele 410-768-7700 • Fax 410-768-0200



 LIFEBRIDGE HEALTH

CASE NAME 118 Shawan Rd
CASE NUMBER 2018-175-A
DATE 3/2/18

~~CITIZEN'S~~ SIGN - IN SHEET

[illegible]

21-2-2015

21/2/15

21/2/15

21/2/15

21/2/15

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
11/23/18	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	No Comment
11/12/18	DEPS (if not received, date e-mail sent _____)	No Comment
	FIRE DEPARTMENT	
11/29/18	PLANNING (if not received, date e-mail sent _____)	No Obj w/ Comment
1/10/18	STATE HIGHWAY ADMINISTRATION	No Obj
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)
PRIOR ZONING (Case No. 2015-0232-SPH)

NEWSPAPER ADVERTISEMENT Date: 2/08/18
SIGN POSTING Date: 2/10/18 by SSG Black

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

Comments, if any: _____

1/28/11

1/28/11

1/28/11

1/28/11

1/28/11

1/28/11

1/28/11

1/28/11

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 08 Account Number - 1800014925								
Owner Information										
Owner Name:		HUNT VALLEY TOWNE CENTRE LLC				Use:		COMMERCIAL		
Mailing Address:		C/O GREENBERG COMMERCIAL 10096 RED RUN BLVD STE 100 OWINGS MILLS MD 21117-4827				Principal Residence:		NO		
						Deed Reference:		/35525/ 00311		
Location & Structure Information										
Premises Address:		SHAWAN RD COCKEYSVILLE MD 21030-0000				Legal Description:		PT LT 1B 58.215 AC HUNT VALLEY MALL		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0042	0009	0031		0000			1B	2017	Plat Ref: 0046/0027	
Special Tax Areas:				Town:		NONE				
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
2012		513056				58.2200 AC		14		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
		RETAIL STORE	STUCCO							
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of 01/01/2017		As of 07/01/2017		As of 07/01/2018		
Land:		54,761,200		54,761,200						
Improvements		63,495,300		63,259,100						
Total:		118,256,500		118,020,300		118,020,300		118,020,300		
Preferential Land:		0						0		
Transfer Information										
Seller: STARWOOD CERUZZI				Date: 08/27/2004		Price: \$0				
Type: NON-ARMS LENGTH OTHER				Deed1: /35525/ 00311		Deed2:				
Seller: HUNTMAK ASSOCIATES				Date: 04/18/2000		Price: \$7,850,000				
Type: NON-ARMS LENGTH OTHER				Deed1: /14415/ 00411		Deed2:				
Seller: HUNTMAK ASSOCIATES				Date:		Price: \$0				
Type: NON-ARMS LENGTH OTHER				Deed1: /00000/ 00000		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										

Homeowners' Tax Credit Application Status: No Application

Date:

✓ JB 6-16-15

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(118 Shawan Road)		
8 th Election District	*	OFFICE OF
3 rd Council District		
Hunt Valley Towne Centre, LLC	*	ADMINISTRATIVE HEARINGS
Sears Roebuck and Co.		
Legal Owners	*	FOR BALTIMORE COUNTY
Petitioners		
	*	Case No. 2015-0232-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Hunt Valley Towne Centre, LLC ("Hunt Valley") and Sears Roebuck and Co. ("Sears"), legal owners. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to confirm that Hunt Valley (owner of Parcel 31, Lot 1B and Lot 1C) and Sears (Owner of Parcel 31, Lot 1A) are each entitled to their proportionate share of a parking variance granted in zoning Case No. 2011-0152-SPHA.

Appearing at the public hearing in support of the request was Donna Sills and Mitch Kellman, Director of Zoning Services at Daft McCune Walker Inc. David Karceski, Esq. represented Hunt Valley and Jen Busse, Esq. represented Sears. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. No substantive Zoning Advisory Committee (ZAC) comments were received. There were no protestants or interested citizens in attendance.

The subject property is 84.685 acres and zoned BM-CT and BM. The Hunt Valley Towne Center is located at the site. The site is comprised of three lots: Lot 1A (11.749 acres), Lot 1B (59.615 acres) and Lot 1C (13.318 acres). Lot 1A is owned by Sears, and is improved with a

159,000 sq. ft. Sears department store. Lots 1B and 1C are owned by Hunt Valley, and contain a Wegman's grocery store, restaurants, retail shops and other commercial uses.

In 2011, former Administrative Law Judge (ALJ) Kotroco granted a variance permitting 4,120 off-street parking spaces in lieu of the 5,015 spaces required. Exhibit 4 (Order and site plan). The sole Petitioner in that case was Hunt Valley, even though the site plan shows the same 84.685 acres of land (including Lot 1A owned by Sears) at issue in this matter. As I explained at the hearing, I believe Sears should have been a Petitioner in the 2011 zoning case, even though it seems clear that the variance granted by the ALJ encompassed their property. To "tie up loose ends" (so to speak) the Petition in this case was amended at the hearing to include a special hearing request to amend the Order in Case No. 2011-0152-SPHA to include Sears as a Petitioner therein.

The sole purpose of this special hearing petition is to formally allocate between Sears and Hunt Valley a "proportionate share of the parking variance" granted in the 2011 case. Mr. Kellman, who was accepted as an expert in zoning matters, testified that the variance granted in 2011 equated to a 17.8% reduction in the required number of parking spaces. The number of off-street parking spaces required for this site (as determined by the Department of Permits, Approvals and Inspections) has changed since the 2011 case. Mr. Kellman testified that a regulation was recently enacted (B.C.Z.R. §409.6.B.1.b) permitting a 25% reduction in parking requirements for certain developments with mass transit stops. As such, the order below will not refer to any particular number of spaces required, but will simply provide that Hunt Valley and Sears are both beneficiaries of the relief granted in the 2011 zoning case and are entitled to a proportionate share of the variance granted.

THEREFORE, IT IS ORDERED this 19th day of June, 2015 by this Administrative Law Judge, that the Petition for Special Hearing pursuant to B.C.Z.R. § 500.7 to confirm that Hunt

Valley Towne Centre LLC (owner of Parcel 31, Lot 1B and Lot 1C) and Sears Roebuck and Co. (owner of Parcel 31, Lot 1A) are each entitled to their proportionate share of the parking variance (i.e., a 17.8% reduction in the number of off-street parking spaces otherwise required by B.C.Z.R. §409) granted in zoning Case No. 2011-0152-SPHA, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Opinion and Order in Case No. 2011-0152-SPHA be and is hereby AMENDED to include as a Petitioner therein Sears Roebuck and Co.

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.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln



KEVIN KAMENETZ
County Executive

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

February 22, 2018

Hunt Valley Towne Center LLC
C/O Greenberg Gibbons Commercial
10096 Red Run Boulevard
Suite 100
Owings Mills MD 21117

RE: Case Number: 2018-0175 A, Address: 118 Shawan 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 January 3, 2018. 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,

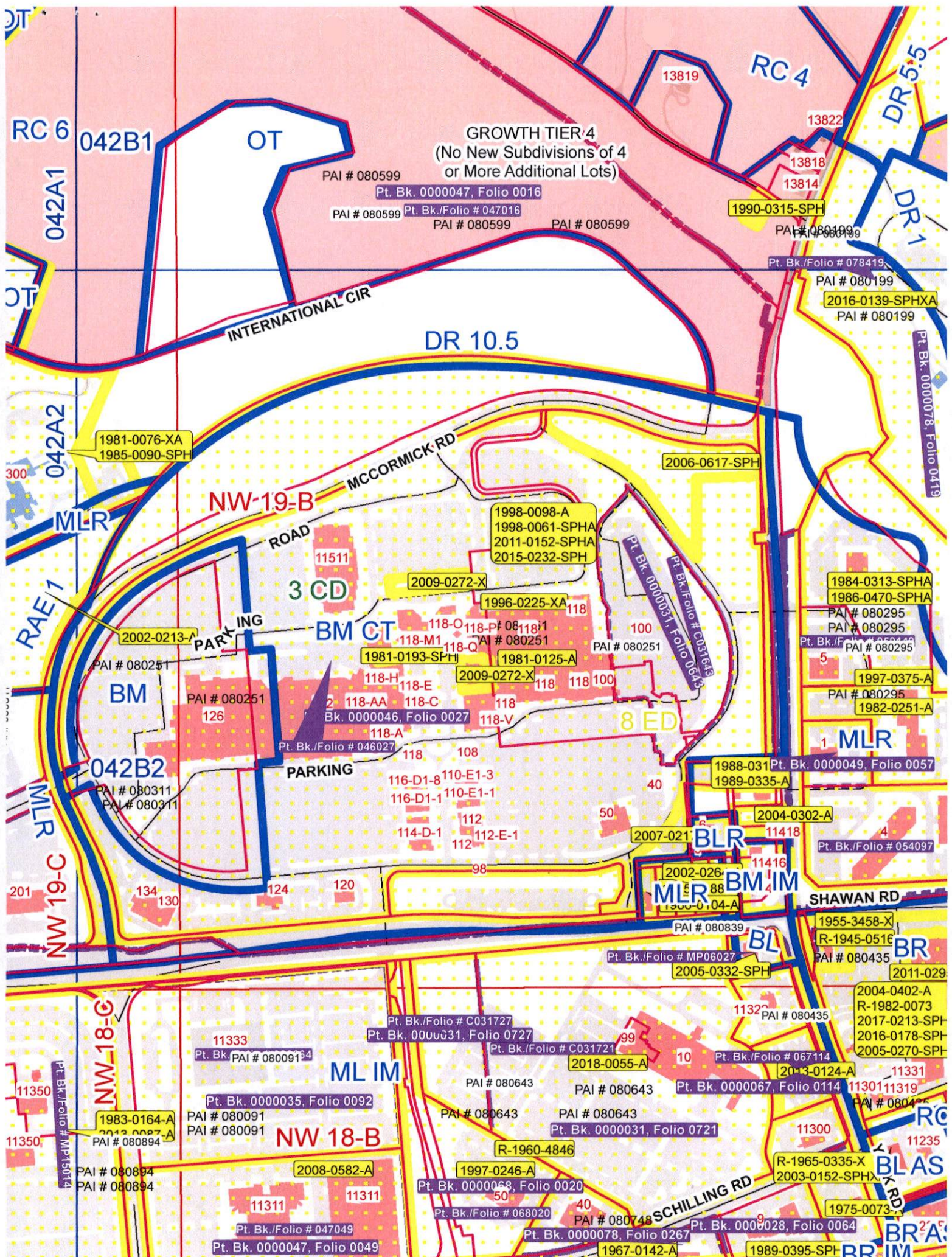
A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

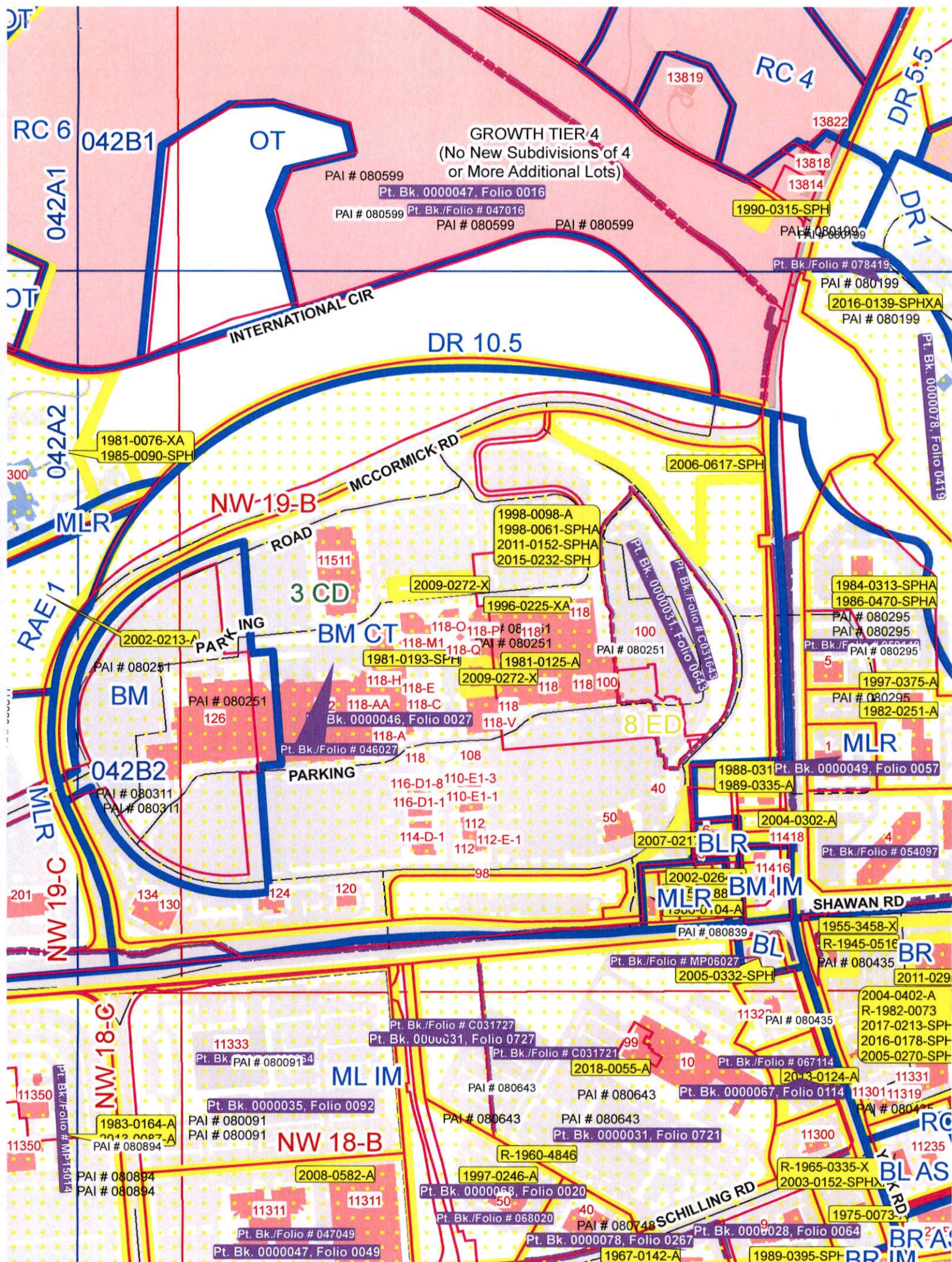
W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

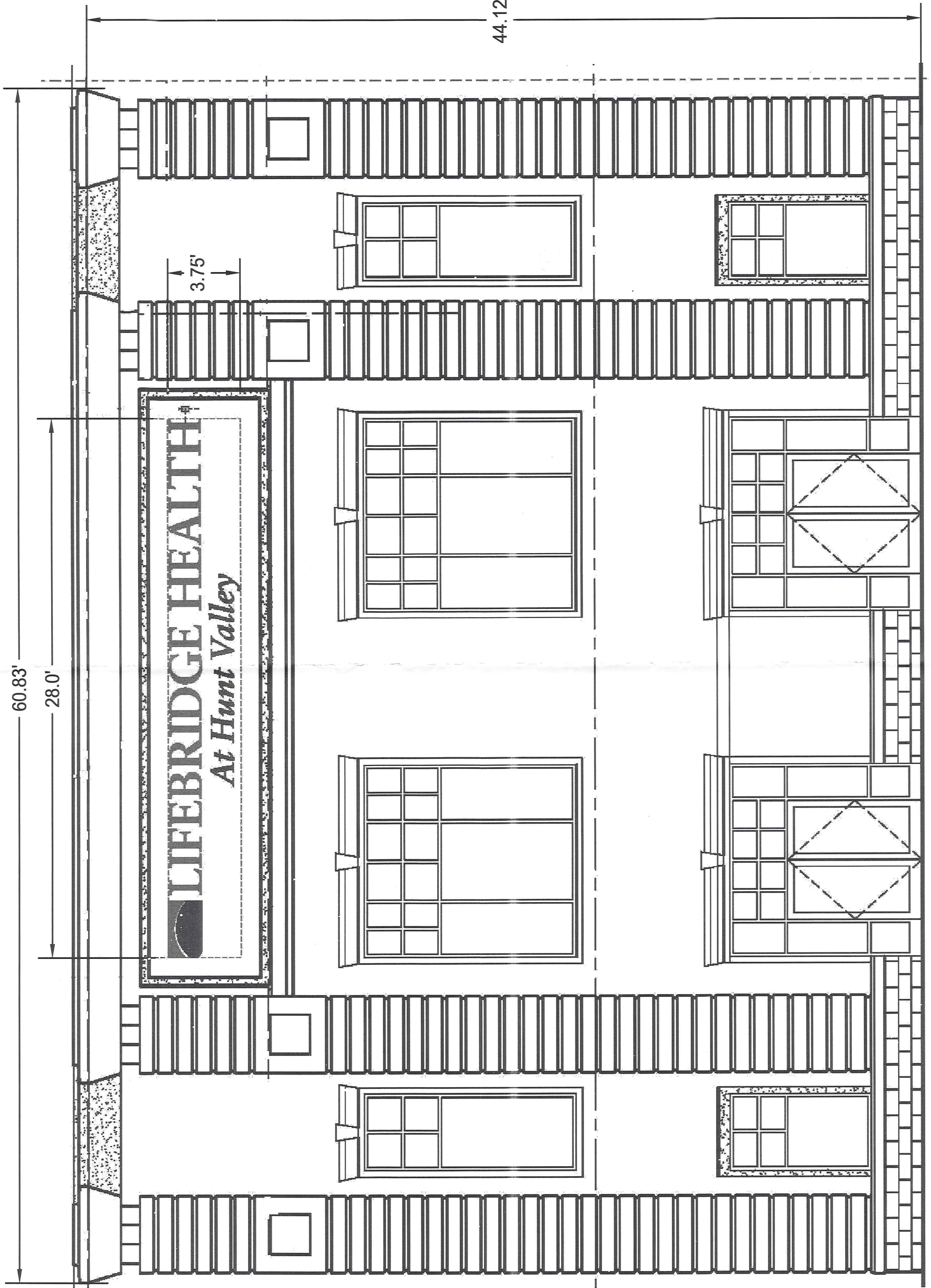
Enclosures

c: People's Counsel
Lifebridge Health Inc., C/O James Roberge, 118 Shawan Road, Ste 220, Hunt Valley MD 21030
David H Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

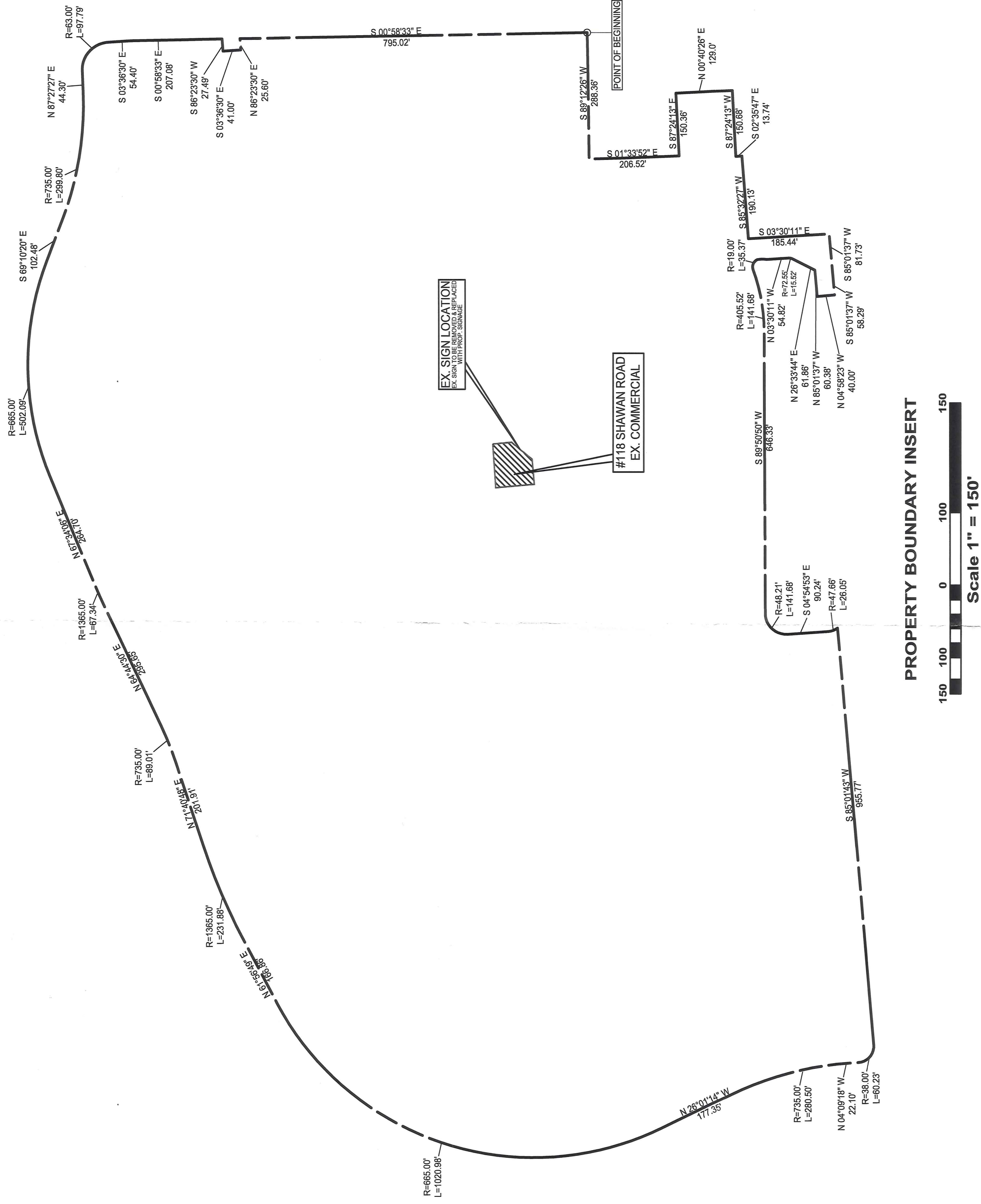
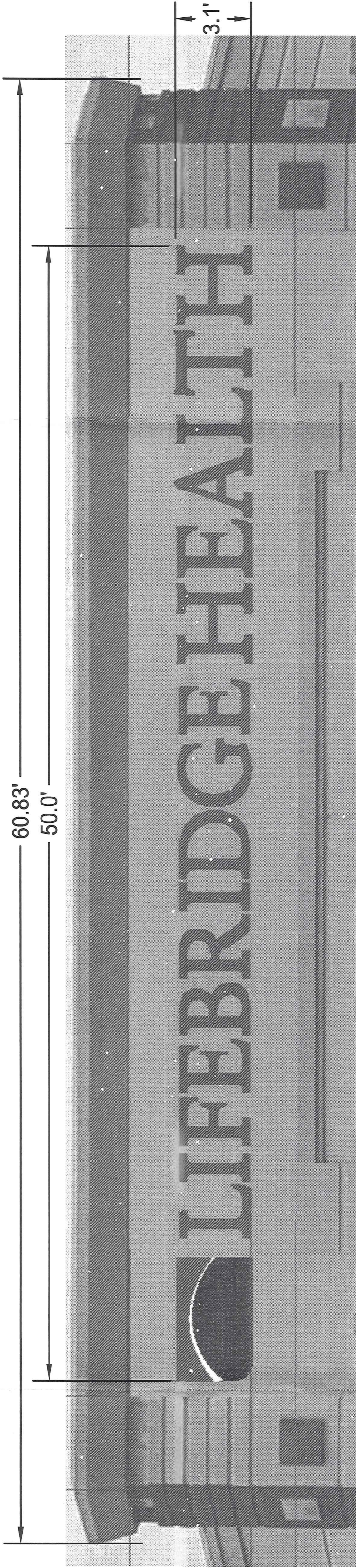




EXISTING SIGN
28.0' x 3.75' = 105 SF
(TO BE REMOVED)



PROPOSED SIGN
50.0' x 3.1' = 155 SF



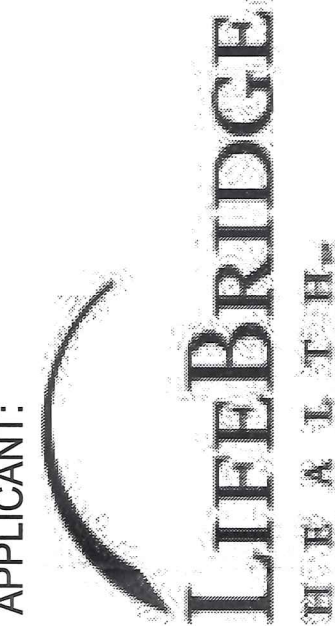
PLAN TO ACCOMPANY PETITION
FOR ZONING VARIANCES

LIFE BRIDGE HEALTH
MEDICAL OFFICE SPACE
118 SHAWAN ROAD

KW J.O.: 2170827
SCALE: AS SHOWN
DESIGNED: DLK
DRAWN: SLS
CHECKED: DLK
DATE: JAN 3 2018
DWG. NO.: Z-2

REVISIONS

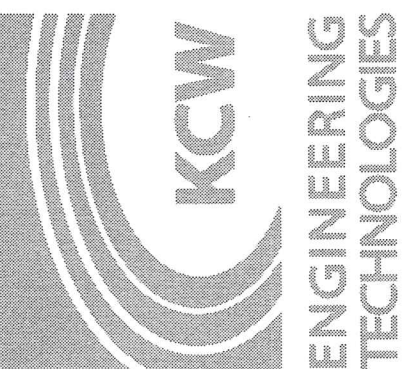
DATE



Professional Certification
I hereby certify that these documents were
prepared or approved by me, and that I am a
duly licensed professional engineer under the
laws of the State of Maryland.
License No. 27016
Expiration Date 01-02-2020.

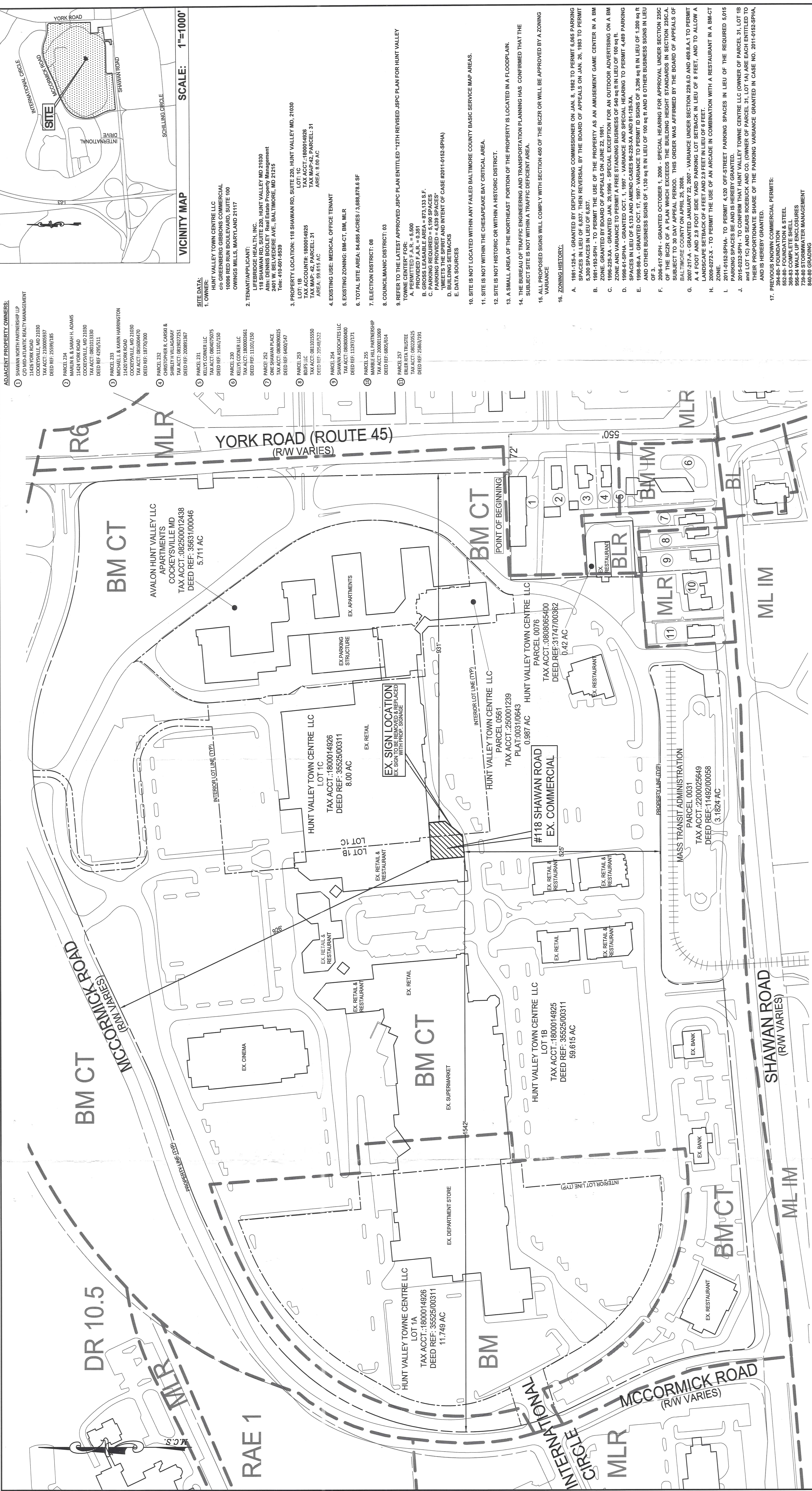


KCW Engineering Technologies, Inc.
810 Landmark Drive, Suite 120
Glen Burnie, MD 21061
Phone: 410.768.7700
Fax: 410.768.0200
www.kcw-et.com



ELECTION DISTRICT 03
COUNCILMANIC DISTRICT 03

BALTIMORE COUNTY, MD



ADJACENT PROPERTY OWNERS:

- ① SHAWAN NORTH APARTMENTS/CLIP
11525 YORK ROAD
COCKEYSVILLE, MD 21030
TAX ACCT: 210009597
DEED REF: 25997185
- ② PARCEL 234
MARLIN R. & SARAH H. ADAMS
11624 YORK ROAD
COCKEYSVILLE, MD 21030
TAX ACCT: 080103320
DEED REF: 42952311
- ③ PARCEL 233
KELLYS CORNER LLC
11624 YORK ROAD
COCKEYSVILLE, MD 21030
TAX ACCT: 080604470
DEED REF: 18707300
- ④ PARCEL 232
CHRISTOPHER R. CARSKI &
SHIRLEY H. VILLAGRAN
TAX ACCT: 080302751
DEED REF: 35625157
- ⑤ PARCEL 231
KELLYS CORNER LLC
11624 YORK ROAD
COCKEYSVILLE, MD 21030
TAX ACCT: 080103320
DEED REF: 42952311
- ⑥ PARCEL 230
KELLYS CORNER LLC
11624 YORK ROAD
COCKEYSVILLE, MD 21030
TAX ACCT: 080103320
DEED REF: 42952311
- ⑦ PARCEL 229
ONE SHAWAN PLACE
11624 YORK ROAD
COCKEYSVILLE, MD 21030
TAX ACCT: 080103320
DEED REF: 42952311
- ⑧ PARCEL 228
HUNT VALLEY TOWNE CENTRE LLC
11624 YORK ROAD
COCKEYSVILLE, MD 21030
TAX ACCT: 080103320
DEED REF: 42952311
- ⑨ PARCEL 227
HUNT VALLEY TOWNE CENTRE LLC
11624 YORK ROAD
COCKEYSVILLE, MD 21030
TAX ACCT: 080103320
DEED REF: 42952311
- ⑩ PARCEL 226
HUNT VALLEY TOWNE CENTRE LLC
11624 YORK ROAD
COCKEYSVILLE, MD 21030
TAX ACCT: 080103320
DEED REF: 42952311
- ⑪ PARCEL 225
HUNT VALLEY TOWNE CENTRE LLC
11624 YORK ROAD
COCKEYSVILLE, MD 21030
TAX ACCT: 080103320
DEED REF: 42952311
- ⑫ PARCEL 224
HUNT VALLEY TOWNE CENTRE LLC
11624 YORK ROAD
COCKEYSVILLE, MD 21030
TAX ACCT: 080103320
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- ⑬ PARCEL 223
HUNT VALLEY TOWNE CENTRE LLC
11624 YORK ROAD
COCKEYSVILLE, MD 21030
TAX ACCT: 080103320
DEED REF: 42952311
- ⑭ PARCEL 222
HUNT VALLEY TOWNE CENTRE LLC
11624 YORK ROAD
COCKEYSVILLE, MD 21030
TAX ACCT: 080103320
DEED REF: 42952311
- ⑮ PARCEL 221
HUNT VALLEY TOWNE CENTRE LLC
11624 YORK ROAD
COCKEYSVILLE, MD 21030
TAX ACCT: 080103320
DEED REF: 42952311
- ⑯ PARCEL 220
HUNT VALLEY TOWNE CENTRE LLC
11624 YORK ROAD
COCKEYSVILLE, MD 21030
TAX ACCT: 080103320
DEED REF: 42952311
- ⑰ PARCEL 219
HUNT VALLEY TOWNE CENTRE LLC
11624 YORK ROAD
COCKEYSVILLE, MD 21030
TAX ACCT: 080103320
DEED REF: 42952311
- ⑱ PARCEL 218
HUNT VALLEY TOWNE CENTRE LLC
11624 YORK ROAD
COCKEYSVILLE, MD 21030
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HUNT VALLEY TOWNE CENTRE LLC
11624 YORK ROAD
COCKEYSVILLE, MD 21030
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HUNT VALLEY TOWNE CENTRE LLC
11624 YORK ROAD
COCKEYSVILLE, MD 21030
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11624 YORK ROAD
COCKEYSVILLE, MD 21030
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11624 YORK ROAD
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11624 YORK ROAD
COCKEYSVILLE, MD 21030
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11624 YORK ROAD
COCKEYSVILLE, MD 21030
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11624 YORK ROAD
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- ㉚ PARCEL 206
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11624 YORK ROAD
COCKEYSVILLE, MD 21030
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11624 YORK ROAD
COCKEYSVILLE, MD 21030
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11624 YORK ROAD
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11624 YORK ROAD
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HUNT VALLEY TOWNE CENTRE LLC
11624 YORK ROAD
COCKEYSVILLE, MD 21030
TAX ACCT: 080103320
DEED REF: 42952311
- ㊺ PARCEL 191
HUNT VALLEY TOWNE CENTRE LLC
11624 YORK ROAD
COCKEYSVILLE, MD 21030
TAX ACCT: 080103320
DEED REF: 42952311
- ㊻ PARCEL 190
HUNT VALLEY TOWNE CENTRE LLC
11624 YORK ROAD
COCKEYSVILLE, MD 21030
TAX ACCT: 080103320
DEED REF: 42952311
- ㊼ PARCEL 189
HUNT VALLEY TOWNE CENTRE LLC
11624 YORK ROAD
COCKEYSVILLE, MD 21030
TAX ACCT: 080103320
DEED REF: 42952311
- ㊽ PARCEL 188
HUNT VALLEY TOWNE CENTRE LLC
11624 YORK ROAD
COCKEYSVILLE, MD 21030
TAX ACCT: 080103320
DEED REF: 42952311
- ㊾ PARCEL 187
HUNT VALLEY TOWNE CENTRE LLC
11624 YORK ROAD
COCKEYSVILLE, MD 21030
TAX ACCT: 080103320
DEED REF: 42952311
- ㊿ PARCEL 186
HUNT VALLEY TOWNE CENTRE LLC
11624 YORK ROAD
COCKEYSVILLE, MD 21030
TAX ACCT: 080103320
DEED REF: 42952311

VICINITY MAP SCALE: 1"=1000'

SITE DATA:

1. OWNER:
HUNT VALLEY TOWNE CENTRE LLC
50 GREENBERG GIBBONS COMMERCIAL
11624 YORK ROAD
COCKEYSVILLE, MD 21030
OWINGS MILLS, MARYLAND 21117

2. TENANT/APPLICANT:
LIFE BRIDGE HEALTH, INC.
118 SHAWAN RD, SUITE 220, HUNT VALLEY, MD 21030
Attn: DENNIS BODLEY Real Estate Property Management
2401 W. BELVEDERE AVE., BALTIMORE, MD 21216
Tel: 410-801-3539

3. PROPERTY LOCATION: 118 SHAWAN RD, SUITE 220, HUNT VALLEY, MD, 21030

LOT: 1B
TAX ACCT: 1800014926
DEED REF: 35525/00311
AREA: 59.615 AC

LOT: 1C
TAX ACCT: 1800014926
DEED REF: 35525/00311
AREA: 8.00 AC

4. EXISTING USE: MEDICAL OFFICE TENANT

5. EXISTING ZONING: BM-CT, BM, MLR

6. TOTAL SITE AREA: 84.685 ACRES / 3,686,876.6 SF

7. ELECTION DISTRICT: 08

8. COUNCILMANIC DISTRICT: 03

9. REFERS TO THE LATEST APPROVED JBPC PLAN ENTITLED "12TH REVISED JBPC PLAN FOR HUNT VALLEY TOWNE CENTRE FOR:

A. PERMITTED F.A.R. = 5,500
B. PROVIDED F.A.R. = 0.351
C. PARKING REQUIRED = 4,539 SPACES
D. MEETS THE SPIRIT AND INTENT OF CASE #2011-0162-SPHA)
E. DATA SOURCES

10. SITE IS NOT LOCATED WITHIN ANY FAILED BALTIMORE COUNTY BASIC SERVICE MAP AREAS.

11. SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

12. SITE IS NOT HISTORIC OR WITHIN A HISTORIC DISTRICT.

13. A SMALL AREA OF THE NORTHEAST PORTION OF THE PROPERTY IS LOCATED IN A FLOODPLAIN.

14. THE BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.

15. ALL PROPOSED SIGNS WILL COMPLY WITH SECTION 450 OF THE BCZR OR WILL BE APPROVED BY A ZONING VARIANCE

16. ZONING HISTORY:

A. 1981-125-A - GRANTED BY DEPUTY ZONING COMMISSIONER ON JAN. 8, 1982 TO PERMIT 6,065 PARKING SPACES IN LIEU OF 6,837, THEN REVERSAL BY THE BOARD OF APPEALS ON JAN. 26, 1983 TO PERMIT 5,300 SPACES IN LIEU OF 6,837.

B. 1981-193-SPH - TO PERMIT THE USE OF THE PROPERTY AS AN AMUSEMENT GAME CENTER IN A BM ZONE. GRANTED BY BOARD OF APPEALS ON JUNE 22, 1981.

C. 1981-193-SPH - TO PERMIT THE USE OF THE PROPERTY AS AN AMUSEMENT GAME CENTER IN A BM ZONE. GRANTED BY BOARD OF APPEALS ON JUNE 22, 1981.

D. 1981-193-SPH - TO PERMIT THE USE OF THE PROPERTY AS AN AMUSEMENT GAME CENTER IN A BM ZONE AND VARIANCE TO PERMIT A FREE STANDING BUSINESS OF 540 sq ft IN LIEU OF 100 sq ft.

E. 1981-193-SPH - GRANTED OCT. 1, 1987 - VARIANCE AND SPECIAL HEARING TO PERMIT 4,489 PARKING SPACES IN LIEU OF 5,133 AND AMEND CASES 98-225-XA AND 81-125-XA.

F. 1988-98-A - GRANTED OCT. 17, 1987 - VARIANCE TO PERMIT ID SIGNS OF 3,296 sq ft IN LIEU OF 1,200 sq ft AND OTHER BUSINESS SIGNS OF 1,130 sq ft IN LIEU OF 100 sq ft AND 6 OTHER BUSINESS SIGNS IN LIEU OF 3.

G. 1987-SPH - GRANTED OCTOBER 1, 2008 - SPECIAL HEARING FOR APPROVAL UNDER SECTION 235C OF BALTIMORE COUNTY ON APRIL 25, 2008.

H. 2007-317-A - GRANTED JANUARY 22, 2007 - VARIANCE UNDER SECTION 229.6.D AND 409.8.A.1 TO PERMIT A 4 FOOT AND 2.9 FOOT SIDE YARD PARKING LOT SETBACK IN LIEU OF 8 FEET, AND TO ALLOW A LANDSCAPE SETBACK OF 4 FEET AND 2.9 FEET IN LIEU OF 8 FEET.

I. 2011-0162-SPHA - TO PERMIT THE USE OF AN ARCADE IN COMBINATION WITH A RESTAURANT IN A BM-CT ZONE.

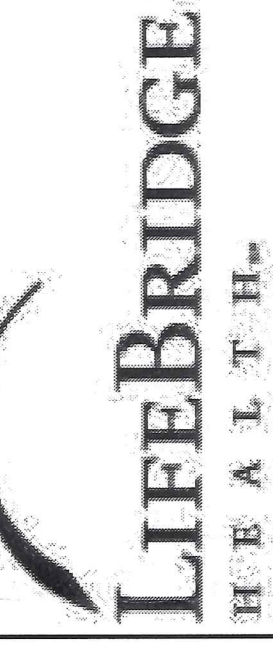
J. 2011-0162-SPHA - TO PERMIT 4,120 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 5,015 PARKING SPACES BE AND IS HEREBY GRANTED.

K. 2015-0332-SPH - TO CONFIRM THAT HUNT VALLEY TOWNE CENTRE LLC (OWNER OF PARCEL 31, LOT 1A) ARE EACH ENTITLED TO THEIR PROPORTIONATE SHARE OF THE PARKING VARIANCE GRANTED IN CASE NO. 2011-0162-SPHA, AND IS HEREBY GRANTED.

17. PREVIOUS KNOWN COMMERCIAL PERMITS:
552-80 - FOUNDATION & STEEL
389-83 - COMPLETE SHELL
756-84 - WALL & ROOFING
756-84 - WALL & ROOFING
756-84 - STORMWATER MANAGEMENT
840-80 - GRADING

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

LIFE BRIDGE HEALTH
MEDICAL OFFICE SPACE
118 SHAWAN ROAD

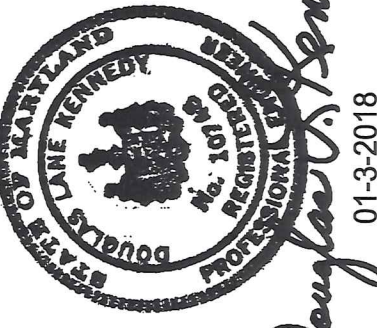
APPLICANT: 

REVISIONS

DATE	DESCRIPTION

KCW J.O.: 2170827
SCALE: 1"=100'
DESIGNED: DLK
DRAWN: SLS
CHECKED: DLK
DATE: JAN. 3, 2018
DWG. NO.: Z-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 No. 10748
Expiration Date 01-02-2020


Douglas A. Smythe
01-3-2018

KCW Engineering Technologies, Inc.
810 Landmark Drive, Suite 120
Glen Burnie, MD 21061
Phone: 410.768.7700
Fax: 410.768.0200
www.kcw-et.com

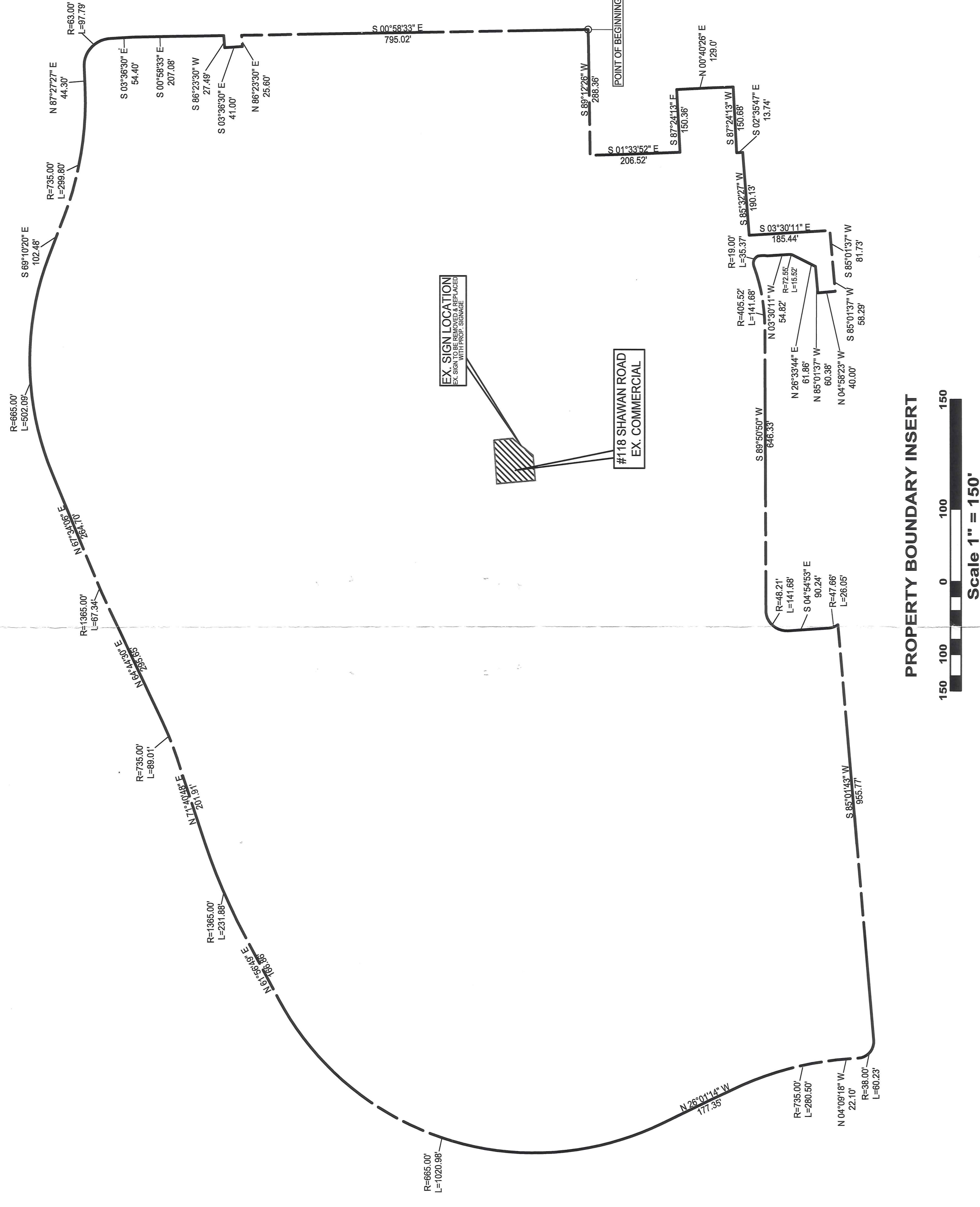
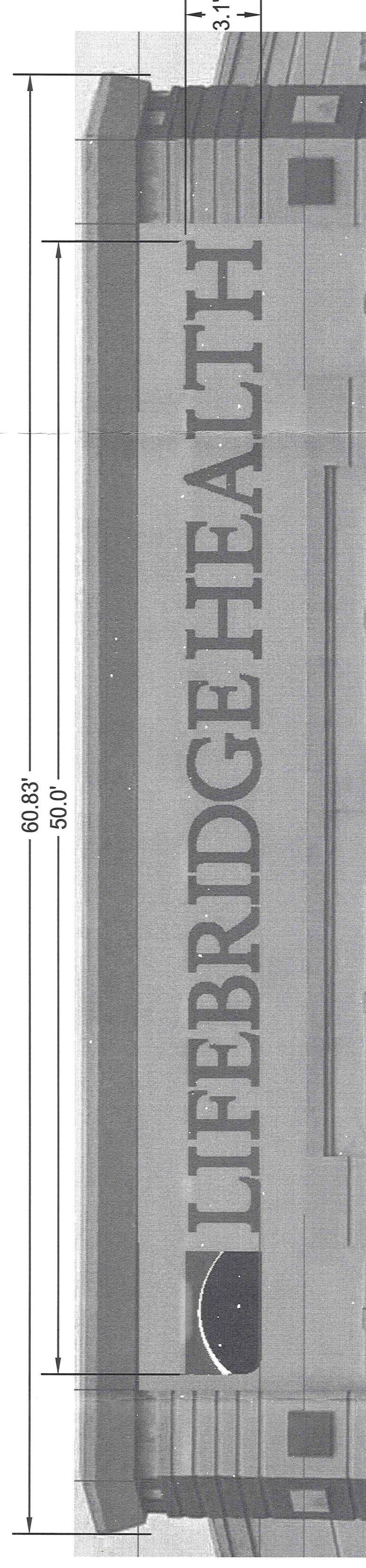
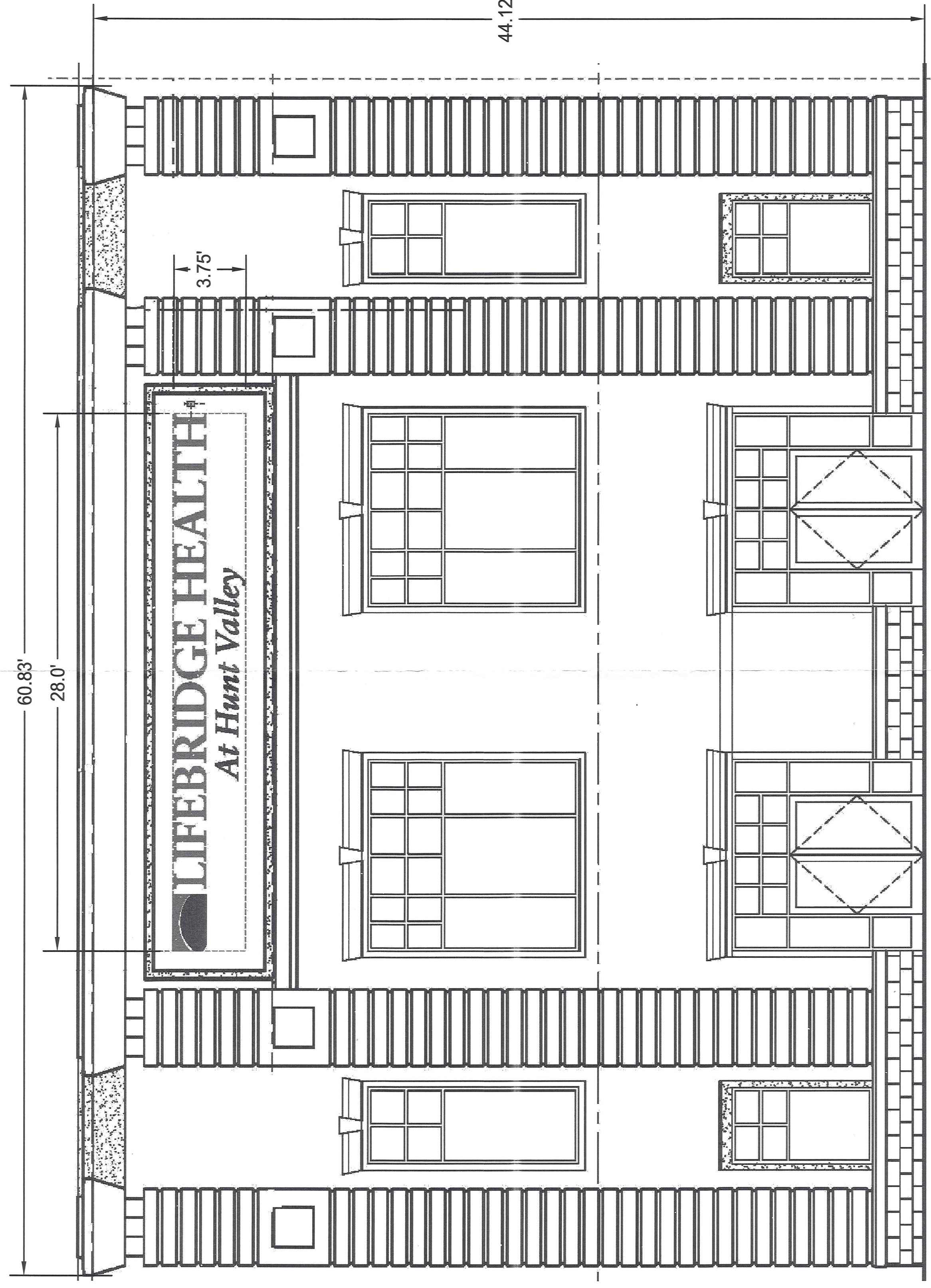
KCW
ENGINEERING TECHNOLOGIES

ELECTION DISTRICT 08
COUNCILMANIC DISTRICT 03

PETITIONER'S EXHIBIT 1A

PROPOSED SIGN
50.0' x 3.1' = 155 SF

PROPOSED SIGN
50.0' x 3.1' = 155 SF

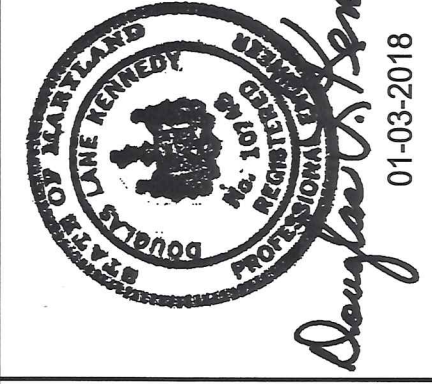


PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCES


 Professional Certification.
 I hereby certify that these documents were
 prepared or approved by me, and that I am a
 duly Licensed Professional Engineer under the
 laws of the State of Maryland.
 License No. 27016
 Expiration Date 01-02-2020.

KCW Engineering Technologies, Inc.
 810 Landmark Drive, Suite 120
 Glen Burnie, MD 21061
 Phone: 410.768.7700
 Fax: 410.768.0200
 www.kcw-et.com

KCW
 ENGINEERING
 TECHNOLOGIES



APPLICANT:  **LIFEBRIDGE**
HEALTH

	REVISIONS		KOW J.O.: 21T0827
	DESCRIPTION		SCALE: AS SHOWN
	DATE		DESIGNED: DLK
			DRAWN: SLS
			CHECKED: DLK
			DATE: JAN. 3, 2018
			DWG. NO.: Z-2

**LIFEBRIDGE HEALTH
MEDICAL OFFICE SPACE
118 SHAWAN ROAD**

ELECTION DISTRICT 08
COUNCILMANIC DISTRICT 03

 LIFE BRIDGE HEALTH

DIC
SPORTIN



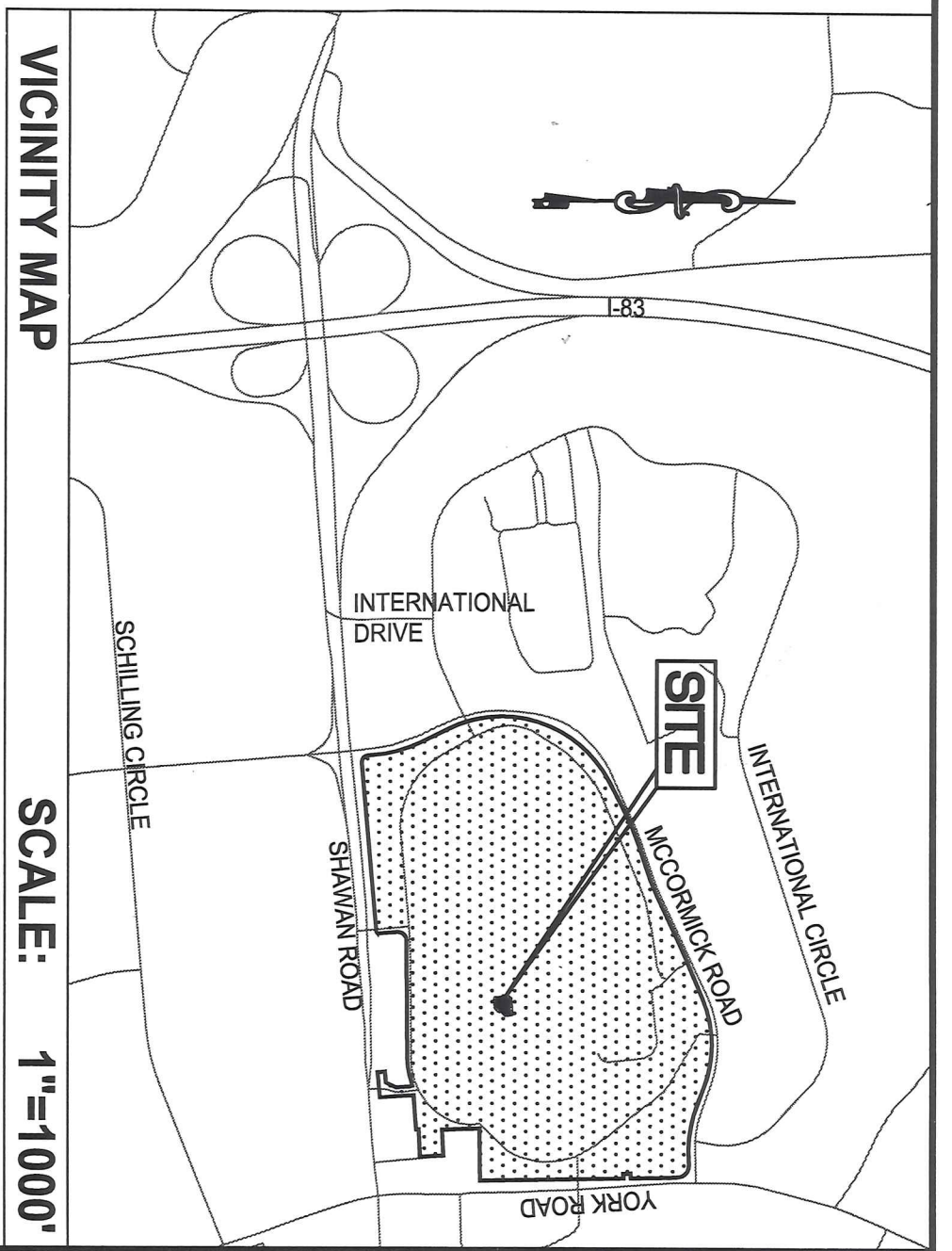
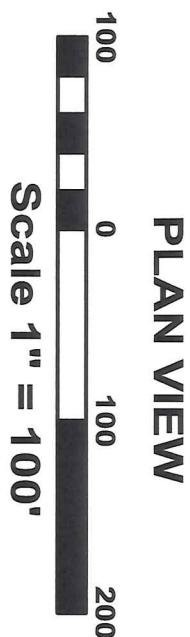












ADJACENT PROPERTY OWNERS:

1. SHAWAN NORTH PARTNERSHIP, LP
11405 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 210005937
DEED REF: 25991485

2. JAMISON HUNT VALLEY LLC
11404 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

3. JAMISON HUNT VALLEY LLC
11403 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

4. JAMISON HUNT VALLEY LLC
11402 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

5. JAMISON HUNT VALLEY LLC
11401 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

6. JAMISON HUNT VALLEY LLC
11400 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

7. JAMISON HUNT VALLEY LLC
11399 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

8. JAMISON HUNT VALLEY LLC
11398 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

9. JAMISON HUNT VALLEY LLC
11397 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

10. JAMISON HUNT VALLEY LLC
11396 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

11. JAMISON HUNT VALLEY LLC
11395 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

12. JAMISON HUNT VALLEY LLC
11394 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

13. JAMISON HUNT VALLEY LLC
11393 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

14. JAMISON HUNT VALLEY LLC
11392 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

15. JAMISON HUNT VALLEY LLC
11391 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

16. JAMISON HUNT VALLEY LLC
11390 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

17. JAMISON HUNT VALLEY LLC
11389 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

18. JAMISON HUNT VALLEY LLC
11388 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

19. JAMISON HUNT VALLEY LLC
11387 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

20. JAMISON HUNT VALLEY LLC
11386 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

21. JAMISON HUNT VALLEY LLC
11385 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

22. JAMISON HUNT VALLEY LLC
11384 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

23. JAMISON HUNT VALLEY LLC
11383 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

24. JAMISON HUNT VALLEY LLC
11382 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

25. JAMISON HUNT VALLEY LLC
11381 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

26. JAMISON HUNT VALLEY LLC
11380 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

27. JAMISON HUNT VALLEY LLC
11379 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

28. JAMISON HUNT VALLEY LLC
11378 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

29. JAMISON HUNT VALLEY LLC
11377 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

30. JAMISON HUNT VALLEY LLC
11376 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

31. JAMISON HUNT VALLEY LLC
11375 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

32. JAMISON HUNT VALLEY LLC
11374 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

33. JAMISON HUNT VALLEY LLC
11373 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

34. JAMISON HUNT VALLEY LLC
11372 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

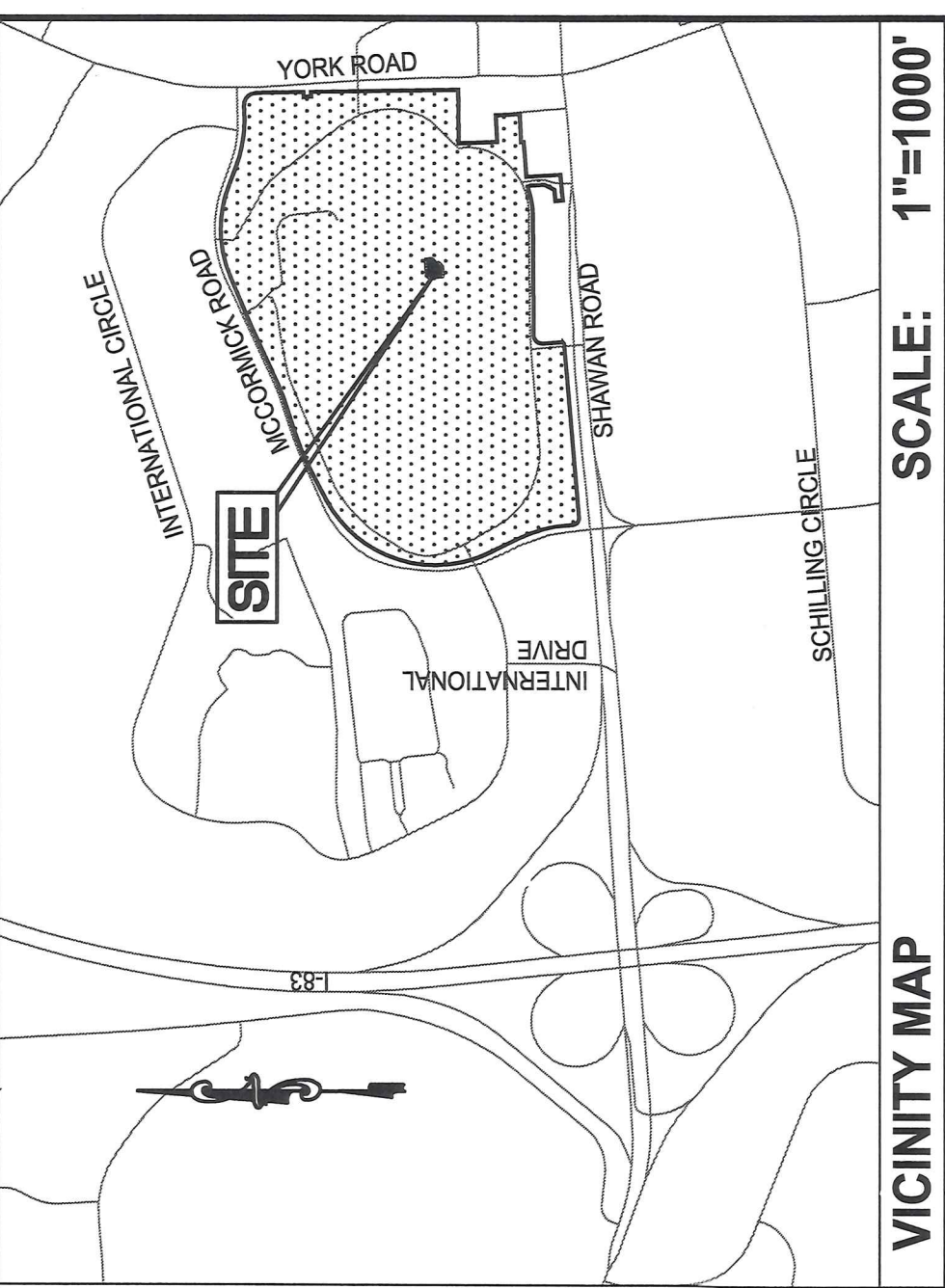
35. JAMISON HUNT VALLEY LLC
11371 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

36. JAMISON HUNT VALLEY LLC
11370 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

37. JAMISON HUNT VALLEY LLC
11369 YORK ROAD
COCHEVILLE, MD 21030
TAX ACCT: 080101330
DEED REF: 4205/311

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

REVISIONS	DATE	DESCRIPTION
1	1/1/2018	DESIGNED DAK
2	1/1/2018	DRAWN SLS
3	1/1/2018	CHECKED DLS
4	1/1/2018	DATE: JAN 3, 2018
5	1/1/2018	DWG NO.: Z-1



SITE

SCALE: 1"=1000'

ADJACENT PROPERTY OWNERS:

① SHAWAN NORTH PARTNERSHIP LLP
2000 YORK ROAD
11425 YORK ROAD
COCKEYSVILLE, MD 21030
TAX ACCT: 210005937
DEED REF: 25591/185

② MARLIN B. & SARAH H. ADAMS
11424 YORK ROAD
COCKEYSVILLE, MD 21030
TAX ACCT: 081004470
DEED REF: 18770/930

③ PARCEL 231
HUNT VALLEY TOWNE CENTRE LLC
60 GREENBERG GIBBONS COMMERCIAL
OWINGS MILLS, MARYLAND 21117

④ LIFEBRIDGE HEALTH, INC.
2401 M. BELVEDERE AVE., BALTIMORE, MD 21215
Tel: 410-401-9539

⑤ PARCEL 231
KELLY CORNELIUS LLC
TAX ACCT: 081004470
DEED REF: 11102/150

⑥ PARCEL 230
KELLY CORNELIUS LLC
TAX ACCT: 081004470
DEED REF: 11102/150

⑦ PARCEL 232
SHIREY H. VILLAGAY
TAX ACCT: 081004470
DEED REF: 11102/150

⑧ PARCEL 233
HUNT VALLEY TOWNE CENTRE LLC
TAX ACCT: 081004470
DEED REF: 11102/150

⑨ PARCEL 234
HUNT VALLEY TOWNE CENTRE LLC
TAX ACCT: 081004470
DEED REF: 11102/150

⑩ PARCEL 235
HUNT VALLEY TOWNE CENTRE LLC
TAX ACCT: 081004470
DEED REF: 11102/150

⑪ PARCEL 236
HUNT VALLEY TOWNE CENTRE LLC
TAX ACCT: 081004470
DEED REF: 11102/150

⑫ PARCEL 237
HUNT VALLEY TOWNE CENTRE LLC
TAX ACCT: 081004470
DEED REF: 11102/150

⑬ PARCEL 238
HUNT VALLEY TOWNE CENTRE LLC
TAX ACCT: 081004470
DEED REF: 11102/150

⑭ PARCEL 239
HUNT VALLEY TOWNE CENTRE LLC
TAX ACCT: 081004470
DEED REF: 11102/150

⑮ PARCEL 240
HUNT VALLEY TOWNE CENTRE LLC
TAX ACCT: 081004470
DEED REF: 11102/150

⑯ PARCEL 241
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DEED REF: 11102/150

⑰ PARCEL 242
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TAX ACCT: 081004470
DEED REF: 11102/150

⑱ PARCEL 243
HUNT VALLEY TOWNE CENTRE LLC
TAX ACCT: 081004470
DEED REF: 11102/150

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HUNT VALLEY TOWNE CENTRE LLC
TAX ACCT: 081004470
DEED REF: 11102/150

⑳ PARCEL 245
HUNT VALLEY TOWNE CENTRE LLC
TAX ACCT: 081004470
DEED REF: 11102/150

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HUNT VALLEY TOWNE CENTRE LLC
TAX ACCT: 081004470
DEED REF: 11102/150

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DEED REF: 11102/150

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DEED REF: 11102/150

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DEED REF: 11102/150

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DEED REF: 11102/150

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DEED REF: 11102/150

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DEED REF: 11102/150

㊳ PARCEL 263
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TAX ACCT: 081004470
DEED REF: 11102/150

㊴ PARCEL 264
HUNT VALLEY TOWNE CENTRE LLC
TAX ACCT: 081004470
DEED REF: 11102/150

㊵ PARCEL 265
HUNT VALLEY TOWNE CENTRE LLC
TAX ACCT: 081004470
DEED REF: 11102/150

㊶ PARCEL 266
HUNT VALLEY TOWNE CENTRE LLC
TAX ACCT: 081004470
DEED REF: 11102/150

㊷ PARCEL 267
HUNT VALLEY TOWNE CENTRE LLC
TAX ACCT: 081004470
DEED REF: 11102/150

㊸ PARCEL 268
HUNT VALLEY TOWNE CENTRE LLC
TAX ACCT: 081004470
DEED REF: 11102/150

㊹ PARCEL 269
HUNT VALLEY TOWNE CENTRE LLC
TAX ACCT: 081004470
DEED REF: 11102/150

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TAX ACCT: 081004470
DEED REF: 11102/150

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TAX ACCT: 081004470
DEED REF: 11102/150

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TAX ACCT: 081004470
DEED REF: 11102/150

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HUNT VALLEY TOWNE CENTRE LLC
TAX ACCT: 081004470
DEED REF: 11102/150

㊾ PARCEL 274
HUNT VALLEY TOWNE CENTRE LLC
TAX ACCT: 081004470
DEED REF: 11102/150

㊿ PARCEL 275
HUNT VALLEY TOWNE CENTRE LLC
TAX ACCT: 081004470
DEED REF: 11102/150

1. OWNER:
HUNT VALLEY TOWNE CENTRE LLC
60 GREENBERG GIBBONS COMMERCIAL
OWINGS MILLS, MARYLAND 21117

2. TENANT/APPLICANT:
LIFEBRIDGE HEALTH, INC.
2401 M. BELVEDERE AVE., BALTIMORE, MD 21215
Tel: 410-401-9539

3. PROPERTY LOCATION: 118 SHAWAN RD, SUITE 220, HUNT VALLEY, MD, 21030

LOT: 1B
TAX ACCT: 1800014925
DEED REF: 35525/00311
AREA: 59.615 AC

4. EXISTING USE: MEDICAL OFFICE TENANT

5. EXISTING ZONING: BM-CT, BM, MLR

6. TOTAL SITE AREA: 84.686 ACRES / 3,688,878.6 SF

7. ELECTION DISTRICT: 08

8. COUNCILMANIC DISTRICT: 03

9. REFER TO THE LATEST APPROVED JSPC PLAN ENTITLED "12TH REVISED JSPC PLAN FOR HUNT VALLEY TOWNE CENTRE LLC"

10. SITE IS NOT LOCATED WITHIN ANY FAILED BALTIMORE COUNTY BASIC SERVICE MAP AREAS.

11. SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

12. SITE IS NOT HISTORIC OR WITHIN A HISTORIC DISTRICT.

13. A SMALL AREA OF THE NORTHEAST PORTION OF THE PROPERTY IS LOCATED IN A FLOODPLAIN.

14. THE BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.

15. ALL PROPOSED SIGNS WILL COMPLY WITH SECTION 450 OF THE ECZC OR WILL BE APPROVED BY A ZONING VARIANCE

16. ZONING HISTORY:

A. 1981-125-A - GRANTED BY DEPUTY ZONING COMMISSIONER ON JAN. 8, 1982 TO PERMIT 5,006 PARKING SPACES IN LIEU OF 6,837, THEN REVERSAL BY THE BOARD OF APPEALS ON JAN. 26, 1983 TO PERMIT 5,300 SPACES IN LIEU OF 6,837.

B. 1981-193-SPH - TO PERMIT THE USE OF THE PROPERTY AS AN AMUSEMENT GAME CENTER IN A BM ZONE. GRANTED BY BOARD OF APPEALS ON JUNE 22, 1981.

C. 1981-228-XXA - GRANTED JAN. 20, 1986 - SPECIAL EXEMPTION FOR AN OUTDOOR ADVERTISING ON A BM ZONE. GRANTED BY BOARD OF APPEALS ON JUNE 22, 1986.

D. 1986-51-SPHA - GRANTED OCT. 1, 1987 - VARIANCE AND SPECIAL HEARING TO PERMIT 4,488 PARKING SPACES IN LIEU OF 5,133 AND AMEND CASES 96-225-XX AND 81-125-XX.

E. 1988-88-A - GRANTED OCT. 17, 1987 - VARIANCE TO PERMIT 10 SIGNS OF 3,286 sq ft IN LIEU OF 1,200 sq ft AND OTHER BUSINESS SIGNS OF 1,130 sq ft IN LIEU OF 100 sq ft AND 8 OTHER BUSINESS SIGNS IN LIEU OF 3.

F. 1987-67-SPH - GRANTED OCTOBER 4, 2005 - SPECIAL HEARING FOR APPROVAL UNDER SECTION 235C OF THE ECZC OF A PLAN WHICH EXCEEDS THE BUILDING HEIGHT STANDARDS IN SECTION 235C OF THE ECZC TO 30 DAY APPEAL PERIOD. THIS ORDER WAS AFFIRMED BY THE BOARD OF APPEALS OF BALTIMORE COUNTY ON APRIL 25, 2008.

G. 2007-217-A - GRANTED JANUARY 22, 2007 - VARIANCE UNDER SECTION 229.6.D AND 408.8.A.1 TO PERMIT A 4 FOOT AND 2.8 FOOT SIDE YARD PARKING LOT SETBACK IN LIEU OF 8 FEET, AND TO ALLOW A LANDSCAPE SETBACK OF 4 FEET AND 2.3 FEET IN LIEU OF 8 FEET.

H. 2007-217-A - TO PERMIT THE USE OF AN ARCADE IN COMBINATION WITH A RESTAURANT IN A BM-CT ZONE.

I. 2011-5152-SPHA - TO PERMIT 4,120 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 5,076 PARKING SPACES BE AND IS HEREBY GRANTED.

J. 2015-0232-SPH - TO CONFIRM THAT HUNT VALLEY TOWNE CENTRE LLC (OWNER OF PARCEL 31, LOT 1B and LOT 1C) AND SEARS ROEBUCK AND CO. (OWNER OF PARCEL 31, LOT 1A) ARE EACH ENTITLED TO THEIR PROPORTIONATE SHARE OF THE PARKING VARIANCE GRANTED IN CASE NO. 2011-0152-SPHA, AND IS HEREBY GRANTED.

17. PREVIOUS KNOWN COMMERCIAL PERMITS:

552-80 - FOUNDATION & STEEL
389-83 - COMPLETE SHELL
758-84 - WALK UP ENCLOSURES
758-84 - WATER MANAGEMENT
840-80 - GRADING

ADJACENT PROPERTY OWNERS:

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60.83'

28.0'

44.12'

3.75'

LIFE BRIDGE HEALTH

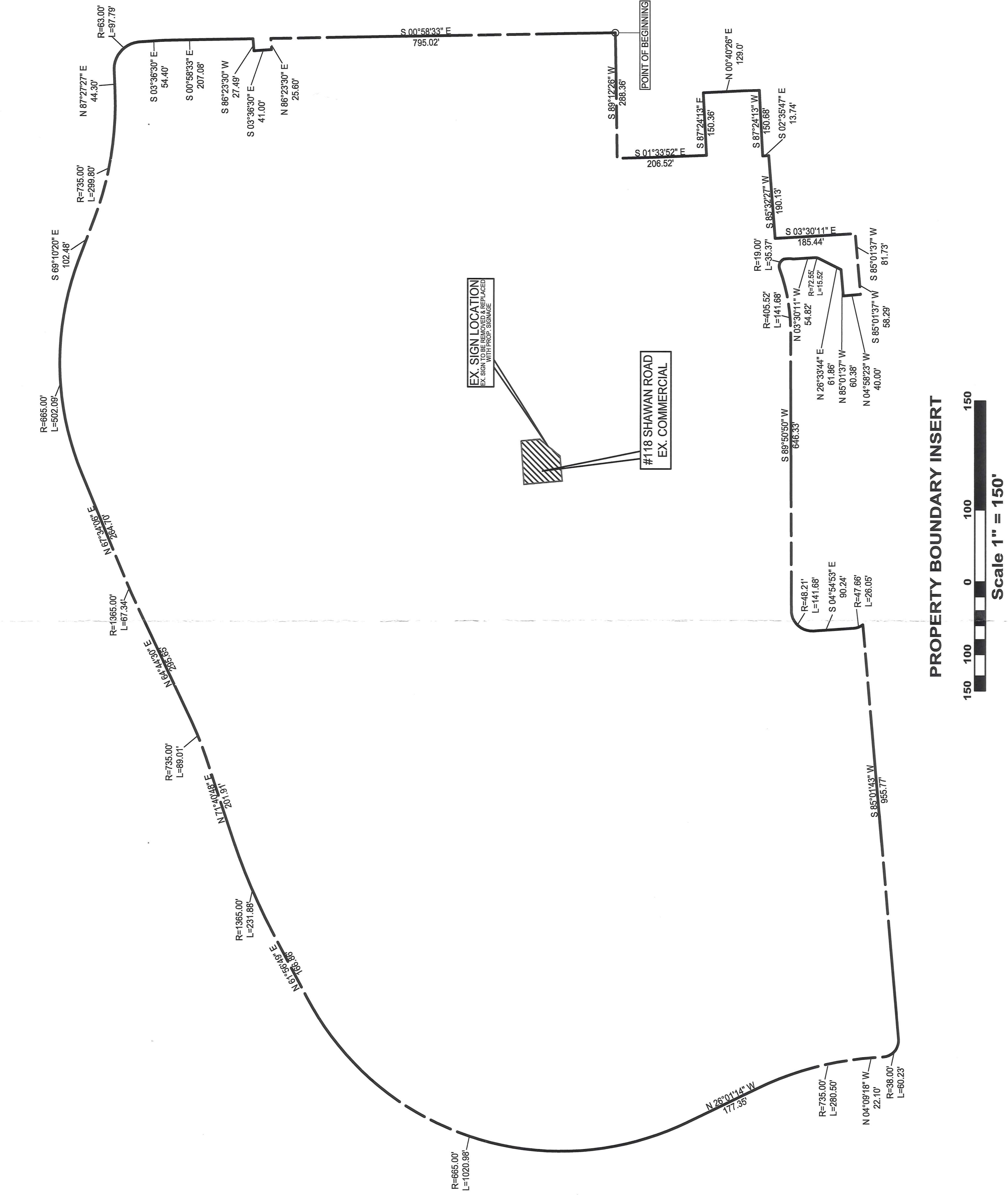
At Hunt Valley

60.83'

50.0'

3'1"

LIFE BRIDGE HEALTH



KCW ENGINEERING TECHNOLOGIES	KCW Engineering Technologies, Inc. 810 Landmark Drive, Suite 120 Glen Burnie, MD 21061 Phone: 410.768.7700 Fax: 410.768.0200 www.kcw-et.com	<i>Douglas J. Kennedy</i> 01-03-2018	Professional Certification. I hereby certify that these documents were prepared by Douglas J. Kennedy, P.E., and that I am a fully licensed professional engineer under the laws of the State of Maryland. License No. 27016. Expiration Date 01-02-2020.	APPLICANT: LIFE BRIDGE HEALTH	<table border="1"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	REVISIONS		DATE	DESCRIPTION															KCW J.O.: 2170827 <table border="1"> <tr><td>SCALE:</td><td>AS SHOWN</td></tr> <tr><td>DESIGNED:</td><td>DLK</td></tr> <tr><td>DRAWN:</td><td>SLS</td></tr> <tr><td>CHECKED:</td><td>DLK</td></tr> <tr><td>DATE:</td><td>JAN. 3. 2018</td></tr> <tr><td>DWG. NO.:</td><td>Z-2</td></tr> </table>	SCALE:	AS SHOWN	DESIGNED:	DLK	DRAWN:	SLS	CHECKED:	DLK	DATE:	JAN. 3. 2018	DWG. NO.:	Z-2	LIFEBRIDGE HEALTH MEDICAL OFFICE SPACE 118 SHAWAN ROAD BALTIMORE COUNTY, MD ELECTION DISTRICT 08 COUNCILMANIC DISTRICT 03
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Professional Certification.
I hereby certify that these documents were
prepared or approved by me, and that I am a
duly licensed professional engineer under the
laws of the State of Maryland.
License No. 27016.
Expiration Date 01-02-2020.

Douglas D. Kennedy
01-03-2018

KCW Engineering Technologies, Inc.
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www.kcw-et.com

