

## MEMORANDUM

DATE: November 13<sup>4</sup>, 2018  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2019-0012-SPHA - Appeal Period Expired

---

The appeal period for the above-referenced case expired on November 13, 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.'

/dlw

c: ✓ Case File  
Office of Administrative Hearings

IN RE: **PETITIONS FOR SPECIAL HEARING \*  
AND VARIANCE**

(7909 Pulaski Highway) \*  
15<sup>th</sup> Election District \*  
7<sup>th</sup> Council District \*

PIC Capital, LLC \*  
*Legal Owner* \*  
Petitioner \*

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

**Case No. 2019-0012-SPHA**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of PIC Capital, LLC, legal owner ("Petitioner"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") as follows: (1) to approve as non-conforming uses, in accordance with BCZR Sections 500.7 and 104, two (2) residential apartments on the second floor and the commercial use of the first floor of the existing structure; the front and side yard setbacks for the existing structure; and the existing location, configuration and number of residential and commercial parking spaces on the subject property; and (2) alternatively, if the non-conforming determination regarding parking is not approved, approve in accordance with BCZR Section 409.12.B, a modified parking plan for the residential and commercial uses on the subject property.

As an alternative, if the special hearing petition is not granted, a petition for variance seeks: (1) to permit an existing front yard of 13.1 ft. in lieu of the 50 ft. required on a dual highway; (2) to permit existing side yard setbacks of 1.8 ft. and 2.4 ft. in lieu of the 30 ft. required; (3) to permit the existing three (3) parking spaces for the residential uses; to permit two (2) parking spaces for a neighborhood car rental agency in lieu of the five (5) required, together with five (5) rental vehicle spaces; to permit the existing parking spaces as presently configured and located; (4)

ORDER RECEIVED FOR FILING

Date 10/12/18

By Sen

irrespective of the requested non-conforming determination, to permit the display of rental vehicles more than 15 ft. in front of the required front building line; and (5) for such additional relief as the nature of this case may require for approval of the residential and commercial uses shown on the plan which accompanied this Petition. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Professional engineer John Motsco and Peter Charchalis appeared in support of the requests. Howard L. Alderman, Jr., Esq. represented the Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning ("DOP"). That agency did not oppose the requests.

#### SPECIAL HEARING

This case involves a two-story building on Pulaski Highway. According to the affidavit of Thomas Beard (Pet. Ex. 3), Charles Beard (the affiant's father) built the structure in 1939, which had a restaurant known as Charley's Country Cooking on the first floor and two (2) rental apartments on the second floor. *Id.* at ¶3. The affidavit thereafter identifies several family members who owned and occupied the property throughout the intervening years. The affiant states the restaurant was operated until 2007, at which time the first floor commercial space was leased to an "automotive establishment" [*i.e.*, a neighborhood car rental agency]. *Id.* at ¶9. The affiant states that in 2017 the property was sold to Petitioner, which was the first "non-Beard family member to own the property." *Id.* at ¶14.

As counsel noted, Section 104 of the Zoning Commissioner's Policy Manual expressly authorizes affidavits in nonconforming use cases. I believe the detailed facts recited in the

ORDER RECEIVED FOR FILING

Date

10/12/18

By

DLN

affidavit, submitted by an individual with personal knowledge of the property's use and history, support Petitioner's claim of a nonconforming use(s) and structure under BCZR Section 104.

The nonconforming use determination applies to the commercial and residential (two apartment units) uses of the property, the existing setbacks, and the existing off-street parking areas at the front and rear of the building as shown on the plan. The site plan shows a total of ten (10) spaces are provided, and it allocates these spaces as follows: three (3) spaces for the apartments and five (5) spaces for the neighborhood car rental use. There are two additional spaces which can be used for rental vehicles, and in conjunction with the other five spaces allocated for this use I believe sufficient parking exists on site. While the parking areas are paved, the spaces are not striped. I concur with the DOP that the spaces should be striped, as it would improve the appearance and functionality of the site.

Two additional issues were identified in the DOP ZAC comment. The first concerned whether Petitioner had the right to park vehicles at the front of the site in an area which intrudes (at least partially) into the State highway right-of-way. Counsel stated on June 15, 2018 he spoke with Richard Zeller at the SHA, who indicated that agency was aware of this issue. The SHA issued a ZAC comment dated July 23, 2018 stating that agency did not object to the zoning requests. The other issue raised by the DOP concerned whether there was adequate sight distance for motorists exiting the parking spaces at the front of the property. John Motsco, a professional engineer accepted as an expert, testified there was over 3,000 feet of unobstructed sight line at this location, and he submitted two photographs showing this condition. Pet. Ex. 8A & B.

THEREFORE, IT IS ORDERED this 12th day of **October, 2018**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to Section 500.7 of the BCZR: (1) to approve as non-conforming uses, in accordance with BCZR Sections 500.7 and 104, two (2)

ORDER RECEIVED FOR FILING

Date 10/12/18  
By Sen

residential apartments on the second floor and the commercial use of the first floor of the existing structure; the front and side yard setbacks for the existing structure; and the existing location, configuration and number of residential and commercial parking spaces on the subject property, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance be and is hereby DISMISSED without Prejudice as Moot.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must obtain from Baltimore County rental housing license(s) for each apartment.
3. Petitioner must within 60 days of the date hereof install appropriate plants and/or other vegetation in the planter boxes at the front of the building.
4. All signage on the subject property must comply with BCZR §450, and no temporary signs or banners shall be permitted at the site.
5. Petitioner shall within 90 days of the date hereof stripe the ten (10) off-street parking spaces shown on the site plan.

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

  
\_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date

10/12/18

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 7909 PULASKI HIGHWAY

which is presently zoned BR-AS

Deed References: 39388/0312

10 Digit Tax Account # 15-02-200280

Property Owner(s) Printed Name(s) PIC Capital, LLC

(SELECT THE HEARING(S) BY MARKING ☒ 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

**SEE ATTACHED**

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ 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)

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:

N/A

Name- Type or Print

Signature

Mailing Address

Date

City

State

Zip Code

Telephone #

Email Address

## Attorney for Petitioner:

Howard L. Alderman, Jr., Esq. / Levin & Gann, PA

Name- Type or Print

Signature

502 Washington Avenue, STE 800 Towson MD

Mailing Address

City

State

21204 / 4103210600

halderman@levinggann.com

Zip Code

Telephone #

Email Address

## Legal Owners (Petitioners):

PIC Capital, LLC

Name #1 - Type or Print

Name #2 - Type or Print

By: ☒

Signature #1

Signature #2

PO Box 41

Phoenix

MD

Mailing Address

City

State

21131 / (410) 746-8716

pcharchalis@gmail.com

Zip Code

Telephone #

Email Address

## Representative to be contacted:

G. Dwight Little, Jr., P.E., Little & Assoc., Inc.

Name - Type or Print

By: ☒

Signature

1055 Taylor Ave., STE 307 Towson MD

Mailing Address

City

State

21286 / (410) 296-1636

dwightl@littleassociates.com

Zip Code

Telephone #

Email Address

3/28 thru 4/10/18

CASE NUMBER 2019-0012-SPMA

Filing Date 7/13/18

Do Not Schedule Dates:

Reviewer JS

**Attachment 1**

**CASE NO:** 2018- -SPH

---

**Address:** 7909 Pulaski Highway

**Legal Owner:** PIC Capital, LLC

**Present Zoning:** BR-AS

---

**PETITION FOR SPECIAL HEARING**

**REQUESTED RELIEF:** A request that the Administrative Law Judge approve:

- i) as non-conforming uses, in accordance with BCZR §§ 500.7 and 104, two (2) residential apartments on the second floor and the commercial use of the first floor of the existing structure; the front and side yard setbacks for the existing structure; and the existing location, configuration and number of residential and commercial parking spaces on the subject property;
- ii) alternatively, if the non-conforming determination regarding parking is not approved, approve in accordance with BCZR § 409.12.B., a modified parking plan for the residential and commercial uses on the subject property; and
- iii) for such additional relief as the nature of this case may require for approval of the residential and commercial uses shown on the plan which accompanied this Petition.

**PETITION FOR VARIANCE**

**REQUESTED RELIEF:** If the requested Special Hearing relief is not granted:

1. A variance from BCZR § 238.1 to permit an existing front yard of 13.1' in lieu of the 50' required on a dual highway;
2. A variance from BCZR 238.2 to permit existing side yard setbacks of 1.8' and 2.4' in lieu of the 30' required;
3. A variance from BCZR § 409.4 to permit the existing 3 parking spaces for the residential uses; from BCZR §§ 409.4 and 409.6.A.2 to permit 2 parking spaces for a neighborhood car rental agency in lieu of the 5 required, together with five (5) rental vehicle spaces; and from BCZR § 409.8.A. to permit the existing parking spaces as presently configured and located;
4. Irrespective of the requested non-conforming determination, a variance from BCZR § 238.4 to permit the display of rental vehicles more than 15' in front of the required front building line; and
5. for such additional relief as the nature of this case may require for approval of the residential and commercial uses shown on the plan which accompanied this Petition.

2019-0012-SPHA

July 5, 2018

ZONING DESCRIPTION FOR  
#7909 PULASKI HIGHWAY

Beginning at a point on the north side of Shirley Avenue, which is 30 feet wide, at the distance of 486 feet easterly of the centerline of Rosedale Avenue, which is 30 feet wide. Thence the following courses and distances: **(1)** Easterly 50 feet; thence **(2)** Northerly 118.13 feet, more or less, thence **(3)** Westerly 50.21 feet; thence **(4)** Southerly 122.71 feet to the place of beginning. Being that land as recorded in Deed Liber J.L.E. 39388, folio 312, containing 0.138 acres of land, more or less. Located in the Fifteenth Election District and Seventh Council District.



James G. Wiest  
Professional Land Surveyor  
MD Registration No. 21390  
License Expires February 5, 2020

2019-0012-1A4A

# CERTIFICATE OF POSTING

Date: 10-5-18

RE: Case Number: 2019-0012-SPHA RECERT

Petitioner/Developer: PIC Capital LLC

Date of Hearing/Closing: 10/10/18 10AM

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 7909 Pulaski Highway

The signs(s) were posted on Recert 10-5-18  
(Month, Day, Year)

J. Lawrence Pilson  
(Signature of Sign Poster)

J. LAWRENCE PILSON  
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road  
(Street Address of Sign Poster)

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

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

# ZONING NOTICE

CASE # 2019-0012-SPHA

A PUBLIC HEARING WILL BE HELD BY  
ADMINISTRATIVE LAW JUDGE  
IN TOWSON, MD

PLACE: JEFFERSON BUILDING ROOM 205  
105 WEST CHESAPEAKE AVE TOWSON 21204

DATE AND TIME: WED. OCT 10, 2018 10 AM

## REQUEST:

SPECIAL HEARING: 1) TO APPROVE AS NON-CONFORMING USES IN ACCORDANCE WITH BCZR SECTION 500.7 AND 104, TWO (2) RESIDENTIAL APARTMENTS ON THE SECOND FLOOR AND THE COMMERCIAL USE OF THE FIRST FLOOR OF THE EXISTING STRUCTURE, THE FRONT AND SIDE YARD SETBACKS FOR THE EXISTING STRUCTURE, AND THE EXISTING LOCATION, CONFIGURATION AND NUMBER OF RESIDENTIAL AND COMMERCIAL PARKING SPACES ON THE SUBJECT PROPERTY; 2) ALTERNATIVELY, IF THE NON-CONFORMING DETERMINATION REGARDING PARKING IS NOT APPROVED, APPROVE IN ACCORDANCE WITH BCZR SECTION 409.12.B, A MODIFIED PARKING PLAN FOR THE RESIDENTIAL AND COMMERCIAL USES ON THE SUBJECT PROPERTY; AND 3) FOR SUCH ADDITIONAL RELIEF AS THE NATURE OF THIS CASE MAY REQUIRE FOR APPROVAL OF THE RESIDENTIAL AND COMMERCIAL USES SHOWN ON THE PLAN WHICH ACCOMPANIED THIS PETITION. VARIANCE IF THE REQUESTED SPECIAL HEARING RELIEF IS NOT GRANTED: 1) TO PERMIT AN EXISTING FRONT YARD OF 13.1 FT IN LIEU OF THE 50.0 FT REQUIRED ON A DUAL HIGHWAY; 2) TO PERMIT EXISTING SIDE YARD SETBACKS OF 1.8 FT AND 2.4 FT IN LIEU OF THE 30.0 FT REQUIRED; 3) TO PERMIT THE EXISTING THREE (3) PARKING SPACES FOR THE RESIDENTIAL USES, TO PERMIT TWO (2) PARKING SPACES FOR A NEIGHBORHOOD CAR RENTAL AGENCY IN LIEU OF THE FIVE (5) REQUIRED, TOGETHER WITH FIVE (5) RENTAL VEHICLE SPACES, TO PERMIT THE EXISTING PARKING SPACES AS PRESENTLY CONFIGURED AND LOCATED; 4) IRRESPECTIVE OF THE REQUESTED NON-CONFORMING DETERMINATION, TO PERMIT THE DISPLAY OF RENTAL VEHICLES MORE THAN 15.0 FT IN FRONT OF THE REQUIRED FRONT BUILDING LINE; AND 5) FOR SUCH ADDITIONAL RELIEF AS THE NATURE OF THIS CASE MAY REQUIRE FOR APPROVAL OF THE RESIDENTIAL AND COMMERCIAL USES SHOWN ON THE PLAN WHICH ACCOMPANIED THIS PETITION.

HEARING UNDER PENALTY OF LAW  
CALL 887-3391



# ZONING

#2  
NOTICE

CASE # 2019-0012-SPHA

**A PUBLIC HEARING WILL BE HELD BY  
ADMINISTRATIVE LAW JUDGE  
IN TOWSON, MD**

PLACE: JEFFERSON BUILDING ROOM 205  
105 WEST CHESAPEAKE AVE., TOWSON 21204

DATE AND TIME: WED OCT 10, 2018 10 AM

**REQUEST:** SPECIAL HEARING: 1) TO APPROVE AS NON-CONFORMING USES, IN ACCORDANCE WITH BCZR SECTION 500.7 AND 104, TWO (2) RESIDENTIAL APARTMENTS ON THE SECOND FLOOR AND THE COMMERCIAL USE OF THE FIRST FLOOR OF THE EXISTING STRUCTURE, THE FRONT AND SIDE YARD SETBACKS FOR THE EXISTING STRUCTURE, AND THE EXISTING LOCATION, CONFIGURATION AND NUMBER OF RESIDENTIAL AND COMMERCIAL PARKING SPACES ON THE SUBJECT PROPERTY; 2) ALTERNATIVELY, IF THE NON-CONFORMING DETERMINATION REGARDING PARKING IS NOT APPROVED, APPROVE IN ACCORDANCE WITH BCZR SECTION 409.12.8, A MODIFIED PARKING PLAN FOR THE RESIDENTIAL AND COMMERCIAL USES ON THE SUBJECT PROPERTY; AND 3) FOR SUCH ADDITIONAL RELIEF AS THE NATURE OF THIS CASE MAY REQUIRE FOR APPROVAL OF THE PETITION. VARIANCE IF THE REQUESTED SPECIAL HEARING RELIEF IS NOT GRANTED. 1) TO PERMIT AN EXISTING FRONT YARD OF 12.1 FT IN LIEU OF THE 50.0 FT REQUIRED ON A DUAL HIGHWAY; 2) TO PERMIT EXISTING SIDE YARD SETBACKS OF 1.8 FT AND 2.4 FT IN LIEU OF THE 50.0 FT REQUIRED; 3) TO PERMIT THE EXISTING THREE (3) PARKING SPACES FOR THE RESIDENTIAL USES, TO PERMIT TWO (2) PARKING SPACES FOR A NEIGHBORHOOD CAR RENTAL AGENCY IN LIEU OF THE FIVE (5) REQUIRED, TOGETHER WITH FIVE (5) RENTAL VEHICLE SPACES, TO PERMIT THE EXISTING PARKING SPACES AS PRESENTLY CONFIGURED AND LOCATED; 4) IRRESPECTIVE OF THE REQUESTED NON-CONFORMING DETERMINATION, TO PERMIT THE DISPLAY OF RENTAL VEHICLES MORE THAN 15 FEET IN FRONT OF THE REQUIRED FRONT BUILDING LINE; AND 5) FOR SUCH ADDITIONAL RELIEF AS THE NATURE OF THIS CASE MAY REQUIRE FOR APPROVAL OF THE RESIDENTIAL AND COMMERCIAL USES SHOWN ON THE PLAN WHICH ACCOMPANIED THE PETITION. POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY TO CONFIRM HEARING CALL 887-1791

PLEASE REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF A FINE.

## CASHIER'S VALIDATION

# The Daily Record

11 East Saratoga Street  
Baltimore, MD 21202-2199  
(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11617013

Case #:

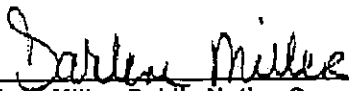
Description:

CASE NUMBER: 2019-0012-SPHA NOTICE OF ZONING HEARING

## PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

9/20/2018



Darlene Miller, Public Notice Coordinator  
(Representative Signature)

### Baltimore County

#### 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: 2019-0012-SPHA**

7900 Pulaski Highway

N/s Shirley Avenue, east of intersection with Rosedale Avenue

15th Election District - 7th Councilmanic District

Legal Owners: PIC Capital, LLC

Special Hearing 1. To approve as non-conforming uses, in accordance with BCZR section 500.7 and 104, two (2) residential apartments on the second floor and the commercial use of the first floor of the existing structure; the front and side yard setbacks for the existing structure; and the existing location, configuration and number of residential and commercial parking spaces on the subject property; 2. Alternatively, if the non-conforming determination regarding parking is not approved, approve in accordance with BCZR section 400.12B, a modified parking plan for the residential and commercial uses on the subject property; and 3. For such additional relief as the nature of this case may require for approval of the residential and commercial uses shown on the plan which accompanied this Petition. Variance if the requested Special Hearing relief is not granted: 1. To permit an existing front yard of 13.1 ft. in lieu of the 50 ft. required on a dual highway; 2. To permit existing side yard setbacks of 1.8 ft. and 2.4 ft. in lieu of the 30 ft. required; 3. To permit the existing 3 parking spaces for the residential uses; to permit 2 parking spaces for a neighborhood car rental agency in lieu of the 5 required, together with five (5) rental vehicle spaces; to permit the existing parking spaces as presently configured and located; 4. Irrespective of the requested non-conforming determination, to permit the display of rental vehicles more than 15 ft. in front of the required front building line; and 5. For such additional relief as the nature of this case may require for approval of the residential and commercial uses shown on the plan which accompanied this Petition.

Hearing: Wednesday, October 10, 2018 at 10:00 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.

s20

10/10  
10Am

**Debra Wiley**

---

**From:** Larry Pilson <lpilson@hotmail.com>  
**Sent:** Friday, October 05, 2018 1:42 PM  
**To:** Administrative Hearings; Madison Knoll; Chris Prescop  
**Subject:** 2019-0012-SPHA  
**Attachments:** Pulaski H. Recert.pdf; DSC\_0556.JPG; DSC\_0557.JPG



# CERTIFICATE OF POSTING

Date: 10-5-18

RE: Case Number: 2019-0012-SPHA RECERT

Petitioner/Developer: PIC Capital LLC

Date of Hearing/Closing: 10/10/18 10AM



This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 7909 Pulaski Highway

The signs(s) were posted on Recert 10-5-18  
(Month, Day, Year)

J. Lawrence Pilson  
(Signature of Sign Poster)

J. LAWRENCE PILSON  
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road  
(Street Address of Sign Poster)

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

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

# ZONING

RECEIVED

OCT 05 2018

NOTICE

OFFICE OF  
ADMINISTRATIVE HEARINGS

CASE # 2019-0012-SPHA

**A PUBLIC HEARING WILL BE HELD BY**  
**ADMINISTRATIVE LAW JUDGE**  
**IN TOWSON, MD**

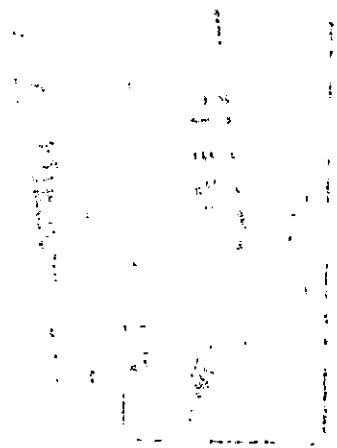
PLACE: JEFFERSON BUILDING ROOM 205  
105 WEST CHESAPEAKE AVE TOWSON 21204

DATE AND TIME: WED. OCT 10, 2018 10 AM

**REQUEST:**

SPECIAL HEARING: 1) TO APPROVE AS NON-CONFORMING USES, IN ACCORDANCE WITH BCZR SECTION 500.7 AND 104, TWO (2) RESIDENTIAL APARTMENTS ON THE SECOND FLOOR AND THE COMMERCIAL USE OF THE FIRST FLOOR OF THE EXISTING STRUCTURE, THE FRONT AND SIDE YARD SETBACKS FOR THE EXISTING STRUCTURE, AND THE EXISTING LOCATION, CONFIGURATION AND NUMBER OF RESIDENTIAL AND COMMERCIAL PARKING SPACES ON THE SUBJECT PROPERTY; 2) ALTERNATIVELY, IF THE NON-CONFORMING DETERMINATION REGARDING PARKING IS NOT APPROVED, APPROVE IN ACCORDANCE WITH BCZR SECTION 409.12.B, A MODIFIED PARKING PLAN FOR THE RESIDENTIAL AND COMMERCIAL USES ON THE SUBJECT PROPERTY; AND 3) FOR SUCH ADDITIONAL RELIEF AS THE NATURE OF THIS CASE MAY REQUIRE FOR APPROVAL OF THE RESIDENTIAL AND COMMERCIAL USES SHOWN ON THE PLAN WHICH ACCOMPANIED THIS PETITION. VARIANCE IF THE REQUESTED SPECIAL HEARING RELIEF IS NOT GRANTED: 1) TO PERMIT AN EXISTING FRONT YARD OF 13.1 FT IN LIEU OF THE 50.0 FT REQUIRED ON A DUAL HIGHWAY; 2) TO PERMIT EXISTING SIDE YARD SETBACKS OF 1.8 FT AND 2.4 FT IN LIEU OF THE 30.0 FT REQUIRED; 3) TO PERMIT THE EXISTING THREE (3) PARKING SPACES FOR THE RESIDENTIAL USES, TO PERMIT TWO (2) PARKING SPACES FOR A NEIGHBORHOOD CAR RENTAL AGENCY IN LIEU OF THE FIVE (5) REQUIRED, TOGETHER WITH FIVE (5) RENTAL VEHICLE SPACES, TO PERMIT THE EXISTING PARKING SPACES AS PRESENTLY CONFIGURED AND LOCATED; 4) IRRESPECTIVE OF THE REQUESTED NON-CONFORMING DETERMINATION, TO PERMIT THE DISPLAY OF RENTAL VEHICLES MORE THAN 15.0 FT IN FRONT OF THE REQUIRED FRONT BUILDING LINE; AND 5) FOR SUCH ADDITIONAL RELIEF AS THE NATURE OF THIS CASE MAY REQUIRE FOR APPROVAL OF THE RESIDENTIAL AND COMMERCIAL USES SHOWN ON THE PLAN WHICH ACCOMPANIED THIS PETITION.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391  
UNTIL DAY OF HEARING UNDER PENALTY OF LAW



# ZONING

#2  
NOTICE

CASE # 2019-0012-SPHA

OCT 05 2018

**A PUBLIC HEARING WILL BE HELD BY**  
**ADMINISTRATIVE LAW JUDGE**  
**IN TOWSON, MD**

PLACE: JEFFERSON BUILDING ROOM 205  
105 WEST CHESAPEAKE AVE., TOWSON 21204

DATE AND TIME: WED OCT 10, 2018 10 AM

**REQUEST:** SPECIAL HEARING: 1) TO APPROVE AS NON-CONFORMING USES, IN ACCORDANCE WITH BCZR SECTION 500.7 AND 104, TWO (2) RESIDENTIAL APARTMENTS ON THE SECOND FLOOR AND THE COMMERCIAL USE OF THE FIRST FLOOR OF THE EXISTING STRUCTURE, THE FRONT AND SIDE YARD SETBACKS FOR THE EXISTING STRUCTURE, AND THE EXISTING LOCATION, CONFIGURATION AND NUMBER OF RESIDENTIAL AND COMMERCIAL PARKING SPACES ON THE SUBJECT PROPERTY; 2) ALTERNATIVELY, IF THE NON-CONFORMING DETERMINATION REGARDING PARKING IS NOT APPROVED, APPROVE IN ACCORDANCE WITH BCZR SECTION 409.12.B, A MODIFIED PARKING PLAN FOR THE RESIDENTIAL AND COMMERCIAL USES ON THE SUBJECT PROPERTY, AND 3) FOR SUCH ADDITIONAL RELIEF AS THE NATURE OF THIS CASE MAY REQUIRE FOR APPROVAL OF THE PETITION, VARIANCE IF THE REQUESTED SPECIAL HEARING RELIEF IS NOT GRANTED. 1) TO PERMIT AN EXISTING FRONT YARD OF 13.1 FT. IN LIEU OF THE 50.0 FT REQUIRED ON A DUAL HIGHWAY; 2) TO PERMIT EXISTING SIDE YARD SETBACKS OF 1.8 FT AND 2.4 FT IN LIEU OF THE 30.0 FT REQUIRED; 3) TO PERMIT THE EXISTING THREE (3) PARKING SPACES FOR THE RESIDENTIAL USES, TO PERMIT TWO (2) PARKING SPACES FOR A NEIGHBORHOOD CAR RENTAL AGENCY IN LIEU OF THE FIVE (5) REQUIRED, TOGETHER WITH FIVE (5) RENTAL VEHICLE SPACES, TO PERMIT THE EXISTING PARKING SPACES AS PRESENTLY CONFIGURED AND LOCATED; 4) IRRESPECTIVE OF THE REQUESTED NON-CONFORMING DETERMINATION, TO PERMIT THE DISPLAY OF RENTAL VEHICLES MORE THAN 15.0 FT IN FRONT OF THE REQUIRED FRONT BUILDING LINE; AND 5) FOR SUCH ADDITIONAL RELIEF AS THE NATURE OF THIS CASE MAY REQUIRE FOR APPROVAL OF THE RESIDENTIAL AND COMMERCIAL USES SHOWN ON THE PLAN WHICH ACCOMPANIED THIS PETITION. POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CONFIRM HEARING CALL 887-3391

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

# ZONING NOTICE

CASE # 2019-0012-SPHA

**A PUBLIC HEARING WILL BE HELD BY  
ADMINISTRATIVE LAW JUDGE  
IN TOWSON, MD**

PLACE: JEFFERSON BUILDING ROOM 205  
105 WEST CHESAPEAKE AVE TOWSON 21204  
DATE AND TIME: WED. OCT 10, 2018 10 AM

**REQUEST:** SPECIAL HEARING 1) TO APPROVE AS NON-CONFORMING USES, IN ACCORDANCE WITH BCZP SECTION 500.7 AND 104, TWO (2) RESIDENTIAL APARTMENTS ON THE SECOND FLOOR AND THE COMMERCIAL USE OF THE FIRST FLOOR OF THE EXISTING STRUCTURE, THE FRONT AND SIDE YARD SETBACKS FOR THE EXISTING STRUCTURE, AND THE EXISTING LOCATION, CONFIGURATION AND NUMBER OF RESIDENTIAL AND COMMERCIAL PARKING SPACES ON THE SUBJECT PROPERTY, 2) ALTERNATIVELY, IF THE NON-CONFORMING DETERMINATION REGARDING PARKING IS NOT APPROVED, APPROVE IN ACCORDANCE WITH BCZP SECTION 409.12.B, A MODIFIED PARKING PLAN FOR THE RESIDENTIAL AND COMMERCIAL USES ON THE SUBJECT PROPERTY AND 3) FOR SUCH ADDITIONAL RELIEF AS THE NATURE OF THE CASE MAY REQUIRE FOR APPROVAL OF THE RESIDENTIAL AND COMMERCIAL USES. 4) IN THE PLAN WHICH ACCOMPANIED THE PETITION, VARIANCE IF THE REQUESTED. 5) LOCAL HEARING RESULT IS NOT CRYSTAL, 1) TO PERMIT AN EXISTING FRONT YARD OF 1.1 FT IN LIEU OF THE 30.0 FT REQUIRED FOR A DUAL HIGHWAY, 2) TO PERMIT EXISTING SIDE YARD SETBACKS OF 18 FT AND 25 FT IN LIEU OF THE 30.0 FT REQUIRED, 3) TO PERMIT THE EXISTING THREE (3) PARKING SPACES FOR THE RESIDENTIAL USES, 4) PERMIT TWO (2) PARKING SPACES FOR A NUMBER ONE CAR RENTAL AGENCY IN LIEU OF THE TWO (2) REQUIRED, TOGETHER WITH FIVE (5) RENTAL VEHICLE SPACES, 5) TO PERMIT THE EXISTING PARKING SPACES AS PRESENTLY CONFIGURED AND LOCATED, AT THE DISCRETION OF THE REQUESTED NON-CONFORMING DETERMINATION, TO PERMIT THE USE OF RENTAL VEHICLES MORE THAN 15 FEET FROM THE REQUIRED FRONT YARDLINE, AND 6) TO ADD ADDITIONAL RELIEF AS THE NATURE OF THIS CASE MAY REQUIRE FOR APPROVAL OF THE RESIDENTIAL AND COMMERCIAL USES SHOWN ON THE PLAN WHICH ACCOMPANIED THIS PETITION. POSTPONEMENTS DUE TO WHETHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CONFIRM HEARING CALL 887-3391.

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

# ZONING NOTICE

CASE # 2019-0012-SPHA

**A PUBLIC HEARING WILL BE HELD BY  
ADMINISTRATIVE LAW JUDGE  
IN TOWSON, MD**

PLACE: JEFFERSON BUILDING ROOM 205  
105 WEST CHESAPEAKE AVE TOWSON 21204  
DATE AND TIME: WED OCT 10, 2018 10 AM

## REQUEST:

1) TO APPROVE AS NON-CONFORMING USES, IN ACCORDANCE WITH BCZP SECTION 500.7 AND 104, TWO (2) RESIDENTIAL APARTMENTS ON THE SECOND FLOOR AND THE COMMERCIAL USE OF THE FIRST FLOOR OF THE EXISTING STRUCTURE, THE FRONT AND SIDE YARD SETBACKS FOR THE EXISTING STRUCTURE, AND THE EXISTING LOCATION, CONFIGURATION AND NUMBER OF RESIDENTIAL AND COMMERCIAL PARKING SPACES ON THE SUBJECT PROPERTY, 2) ALTERNATIVELY, IF THE NON-CONFORMING DETERMINATION REGARDING PARKING IS NOT APPROVED, APPROVE IN ACCORDANCE WITH BCZP SECTION 409.12.B, A MODIFIED PARKING PLAN FOR THE RESIDENTIAL AND COMMERCIAL USES ON THE SUBJECT PROPERTY AND 3) FOR SUCH ADDITIONAL RELIEF AS THE NATURE OF THE CASE MAY REQUIRE FOR APPROVAL OF THE RESIDENTIAL AND COMMERCIAL USES. 4) IN THE PLAN WHICH ACCOMPANIED THE PETITION, VARIANCE IF THE REQUESTED. 5) LOCAL HEARING RESULT IS NOT CRYSTAL, 1) TO PERMIT AN EXISTING FRONT YARD OF 1.1 FT IN LIEU OF THE 30.0 FT REQUIRED FOR A DUAL HIGHWAY, 2) TO PERMIT EXISTING SIDE YARD SETBACKS OF 18 FT AND 25 FT IN LIEU OF THE 30.0 FT REQUIRED, 3) TO PERMIT THE EXISTING THREE (3) PARKING SPACES FOR THE RESIDENTIAL USES, 4) PERMIT TWO (2) PARKING SPACES FOR A NUMBER ONE CAR RENTAL AGENCY IN LIEU OF THE TWO (2) REQUIRED, TOGETHER WITH FIVE (5) RENTAL VEHICLE SPACES, 5) TO PERMIT THE EXISTING PARKING SPACES AS PRESENTLY CONFIGURED AND LOCATED, AT THE DISCRETION OF THE REQUESTED NON-CONFORMING DETERMINATION, TO PERMIT THE USE OF RENTAL VEHICLES MORE THAN 15 FEET FROM THE REQUIRED FRONT YARDLINE, AND 6) TO ADD ADDITIONAL RELIEF AS THE NATURE OF THIS CASE MAY REQUIRE FOR APPROVAL OF THE RESIDENTIAL AND COMMERCIAL USES SHOWN ON THE PLAN WHICH ACCOMPANIED THIS PETITION. POSTPONEMENTS DUE TO WHETHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CONFIRM HEARING CALL 887-3391.

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

|                                                                    |   |                   |
|--------------------------------------------------------------------|---|-------------------|
| RE: PETITION FOR SPECIAL HEARING                                   | * | BEFORE THE OFFICE |
| AND VARIANCE                                                       |   |                   |
| 7909 Pulaski Highway; N/S Shirley Avenue,                          | * | OF ADMINISTRATIVE |
| 486' E of c/line with Rosedale Avenue                              |   |                   |
| 15 <sup>th</sup> Election & 7 <sup>th</sup> Councilmanic Districts | * | HEARINGS FOR      |
| Legal Owner(s): PIC Capital, LLC                                   |   |                   |
| Petitioner(s)                                                      | * | BALTIMORE COUNTY  |
|                                                                    | * | 2019-012-SPHA     |

\* \* \* \* \*

**ENTRY OF APPEARANCE**

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

**RECEIVED**

**JUL 26 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 26<sup>th</sup> day of July, 2018, a copy of the foregoing Entry of Appearance was mailed to G. Dwight Little, Jr., 1055 Taylor Avenue, Suite 307, Towson, Maryland 21286 and Howard Alderman, Esquire, Levin & Gann, P.A., 502 Washington Avenue, Suite 800, Towson, Maryland 21204, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



September 4, 2018  
 DONALD I. MOHLER III  
 County Executive

# NOTICE OF ZONING HEARING

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

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: 2019-0012-SPHA

7909 Pulaski Highway  
 N/s Shirley Avenue, east of intersection with Rosedale Avenue  
 15<sup>th</sup> Election District - 7<sup>th</sup> Councilmanic District  
 Legal Owners: PIC Capital, LLC

Special Hearing 1. To approve as non-conforming uses, in accordance with BCZR section 500.7 and 104, two (2) residential apartments on the second floor and the commercial use of the first floor of the existing structure; the front and side yard setbacks for the existing structure; and the existing location, configuration and number of residential and commercial parking spaces on the subject property; 2. Alternatively, if the non-conforming determination regarding parking is not approved, approve in accordance with BCZR section 409.12.B, a modified parking plan for the residential and commercial uses on the subject property; and 3. For such additional relief as the nature of this case may require for approval of the residential and commercial uses shown on the plan which accompanied this Petition. Variance if the requested Special Hearing relief is not granted: 1. To permit an existing front yard of 13.1 ft. in lieu of the 50 ft. required on a dual highway; 2. To permit existing side yard setbacks of 1.8 ft. and 2.4 ft. in lieu of the 30 ft. required; 3. To permit the existing 3 parking spaces for the residential uses; to permit 2 parking spaces for a neighborhood car rental agency in lieu of the 5 required, together with five (5) rental vehicle spaces; to permit the existing parking spaces as presently configured and located; 4. Irrespective of the requested non-conforming determination, to permit the display of rental vehicles more than 15 ft. in front of the required front building line; and 5. For such additional relief as the nature of this case may require for approval of the residential and commercial uses shown on the plan which accompanied this Petition.

Hearing: Wednesday, October 10, 2018 at 10:00 a.m. in Room 205, Jefferson Building,  
 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon  
 Director

AJ:kl

C: Howard Alderman, Jr., 502 Washington Avenue, Ste. 800, Towson 21204  
 PIC, P.O. Box 41, Phoenix 21131  
 G. Dwight Little, 1055 Taylor Avenue, Ste. 307, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, SEPTEMBER 20, 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.

Zoning Review | County Office Building  
 111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048  
[www.baltimorecountymd.gov](http://www.baltimorecountymd.gov)

TO: THE DAILY RECORD  
Thursday, September 20, 2018 Issue

Please forward billing to:

Peter Charchalis  
PIC Capital, LLC  
P.O. Box 41  
Phoenix, MD 21131

410-746-8716

---

## NOTICE OF ZONING HEARING

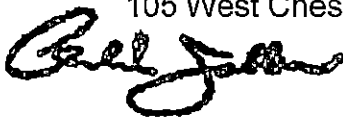
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2019-0012-SPHA**

7909 Pulaski Highway  
N/s Shirley Avenue, east of intersection with Rosedale Avenue  
15<sup>th</sup> Election District -7<sup>th</sup> Councilmanic District  
Legal Owners: PIC Capital, LLC

Special Hearing 1. To approve as non-conforming uses, in accordance with BCZR section 500.7 and 104, two (2) residential apartments on the second floor and the commercial use of the first floor of the existing structure; the front and side yard setbacks for the existing structure; and the existing location, configuration and number of residential and commercial parking spaces on the subject property; 2. Alternatively, if the non-conforming determination regarding parking is not approved, approve in accordance with BCZR section 409.12.B, a modified parking plan for the residential and commercial uses on the subject property; and 3. For such additional relief as the nature of this case may require for approval of the residential and commercial uses shown on the plan which accompanied this Petition. Variance if the requested Special Hearing relief is not granted: 1. To permit an existing front yard of 13.1 ft. in lieu of the 50 ft. required on a dual highway; 2. To permit existing side yard setbacks of 1.8 ft. and 2.4 ft. in lieu of the 30 ft. required; 3. To permit the existing 3 parking spaces for the residential uses; to permit 2 parking spaces for a neighborhood car rental agency in lieu of the 5 required, together with five (5) rental vehicle spaces; to permit the existing parking spaces as presently configured and located; 4. Irrespective of the requested non-conforming determination, to permit the display of rental vehicles more than 15 ft. in front of the required front building line; and 5. For such additional relief as the nature of this case may require for approval of the residential and commercial uses shown on the plan which accompanied this Petition.

Hearing: Wednesday, October 10, 2018 at 10:00 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.

**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: 2019-0012-SPHA

Property Address: #7909 PULASKI HIGHWAY

Property Description: NORTH SIDE OF SHIRLEY AVENUE (30' R/W), 486'  
EASTERLY OF CENTERLINE OF ROSEDALE AVENUE (30' R/W)

Legal Owners (Petitioners): PIC CAPITAL, LLC

Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: PETER CHARCHALIS

Company/Firm (if applicable): PIC CAPITAL, LLC

Address: PO BOX 41  
PHOENIX, MD 21131

Telephone Number: (410) 746-8716

Revised 7/9/2015



DONALD I. MOHLER III  
County Executive

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

October 4, 2018

PIC Capital, LLC  
PO box 41  
Phoenix, MD 21131

RE: Case Number: 2019-0012-SPHA, Address: 7909 Pulaski Hwy

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 July 13, 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.", written in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: MK

Enclosures

c: People's Counsel  
Howard L. Alderman, Jr. 502 Washington Ave STE. 800  
G. Dwight Little, Jr 1055 Taylor Ave STE 307 Towson, MD 21286

Date: 7/23/18

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:

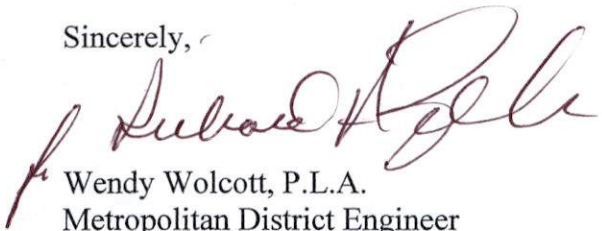
We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 7/23/18. A field inspection and internal review reveals that an entrance onto US40 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for

Special Hearing, Variance, Case Number 2019-0012-SPHA

Special Hearing, Variance  
PIC Capital, LLC  
7909 Reisterstown Highway

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

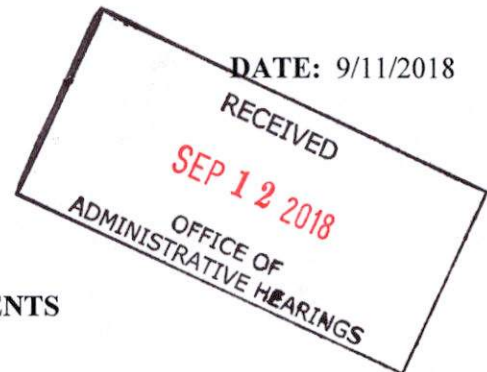
# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT:** **ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 19-012



**INFORMATION:**

**Property Address:** 7909 Pulaski Highway  
**Petitioner:** PIC Capital, LLC  
**Zoning:** BR-AS  
**Requested Action:** Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing and variance to determine whether or not the Administrative Law Judge should approve the zoning relief as listed on the attachment submitted in support of the petition.

A site visit was conducted on August 1, 2018. Staff observed a deterioration of the existing structure, tall grass, trash and debris on the subject property.

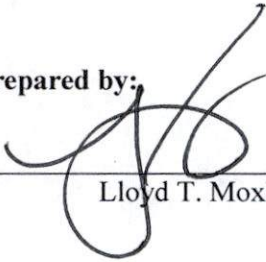
The Department has no objection to granting the petitioned zoning relief conditioned on the following:

- The petitioners must demonstrate to the satisfaction of the Administrative Law Judge that they have permission from the State of Maryland to maintain parking spaces within the existing 150' S.H.A. R-O-W.
- The fact of the parking condition existing over time notwithstanding, the petitioners must demonstrate to the satisfaction of the Administrative Law Judge that there is adequate sight distance to enable customers to ingress and egress the Pulaski Highway parking lot without creating a safety hazard. Any approved parking must comply with the requirements of BCZR § 409 in terms of surface and striping. The submitted plan shall indicate specifically what spaces are dedicated to each use.
- The existing non-conforming apartments must have or be able to obtain a rental housing license from the Baltimore County Department of Permits, Approvals and Inspections.
- To the extent possible, add landscaping to the Pulaski Highway frontage to include re-planting the existing brick planter attached to the front of the structure.
- All signage shall confirm with BCZR §450. Provide details for design for the sign to remain and location and details for any additional signage to the contact person listed below. There shall be no temporary signage, banners or advertising flags displayed on the property or on the public right of way or on any cars for sale.

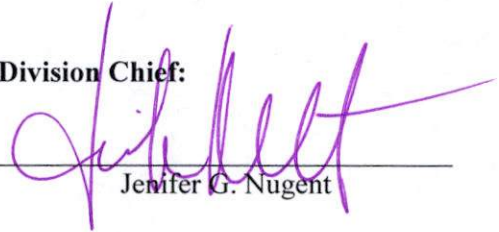
The Department recommends the petitioners bring the property into compliance with the Maintenance of Investment Property requirements found in BCC§35-2-404 prior to the issuance of a use and occupancy permit for the property.

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

**Prepared by:**

  
\_\_\_\_\_  
Lloyd T. Moxley

**Division Chief:**

  
\_\_\_\_\_  
Jennifer G. Nugent

AVA/JGN/LTM/

c: Ngone Seye Diop  
James Hermann, R.L.A., Department of Permits, Approvals and Inspections  
G. Dwight Little, Jr.  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

**BALTIMORE COUNTY, MARYLAND**  
**INTER-OFFICE MEMORANDUM**

**RECEIVED**  
**SEP 14 2018**  
**DEPARTMENT OF PERMITS**  
**APPROVALS AND INSPECTIONS**  
**DATE: 9/11/2018**

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

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 19-012

**INFORMATION:**

**Property Address:** 7909 Pulaski Highway  
**Petitioner:** PIC Capital, LLC  
**Zoning:** BR-AS  
**Requested Action:** Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing and variance to determine whether or not the Administrative Law Judge should approve the zoning relief as listed on the attachment submitted in support of the petition.

A site visit was conducted on August 1, 2018. Staff observed a deterioration of the existing structure, tall grass, trash and debris on the subject property.

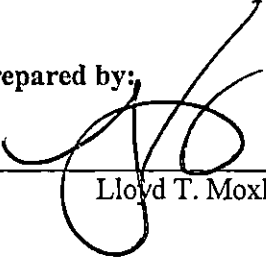
The Department has no objection to granting the petitioned zoning relief conditioned on the following:

- The petitioners must demonstrate to the satisfaction of the Administrative Law Judge that they have permission from the State of Maryland to maintain parking spaces within the existing 150' S.H.A. R-O-W.
- The fact of the parking condition existing over time notwithstanding, the petitioners must demonstrate to the satisfaction of the Administrative Law Judge that there is adequate sight distance to enable customers to ingress and egress the Pulaski Highway parking lot without creating a safety hazard. Any approved parking must comply with the requirements of BCZR § 409 in terms of surface and striping. The submitted plan shall indicate specifically what spaces are dedicated to each use.
- The existing non-conforming apartments must have or be able to obtain a rental housing license from the Baltimore County Department of Permits, Approvals and Inspections.
- To the extent possible, add landscaping to the Pulaski Highway frontage to include re-planting the existing brick planter attached to the front of the structure.
- All signage shall conform with BCZR §450. Provide details for design for the sign to remain and location and details for any additional signage to the contact person listed below. There shall be no temporary signage, banners or advertising flags displayed on the property or on the public right of way or on any cars for sale.

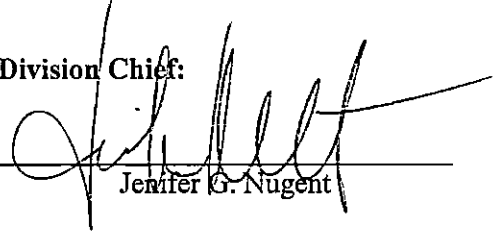
The Department recommends the petitioners bring the property into compliance with the Maintenance of Investment Property requirements found in BCC§35-2-404 prior to the issuance of a use and occupancy permit for the property.

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

Prepared by:

  
\_\_\_\_\_  
Lloyd T. Moxley

Division Chief:

  
\_\_\_\_\_  
Jennifer G. Nugent

AVA/JGN/LTM/

c: Ngone Seye Diop  
James Hermann, R.L.A., Department of Permits, Approvals and Inspections  
G. Dwight Little, Jr.  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

10-10

**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

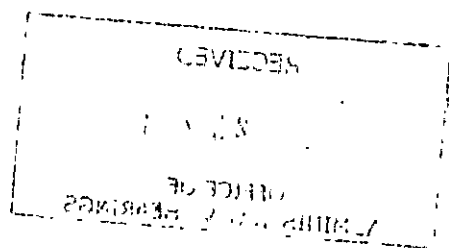
DATE: July 25, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0012-SPHA  
Address 7090 Pulaski Highway  
(PIC Capital, LLC Property)

Zoning Advisory Committee Meeting of **July 30, 2018**.

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

Reviewer: Steve Ford



**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: July 25, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0012-SPHA  
Address 7090 Pulaski Highway  
(PIC Capital, LLC Property)

Zoning Advisory Committee Meeting of **July 30, 2018.**

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

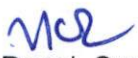
Reviewer: Steve Ford

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits, Approvals

**DATE:** August 10, 2018

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For July 30, 2018  
Item No. 2019-0012-SPHA, 0013-A, 0014-A, 0015-A, 0016-A, 0017-A,  
0018-A, 0019-A and 0020-A

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

\*

\*

\*

\*

\*

VKD: cen  
cc: file

## Real Property Data Search

## Search Result for BALTIMORE COUNTY

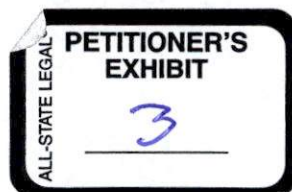
| View Map                          |                         | View GroundRent Redemption                |                      | View GroundRent Registration |                                                   |
|-----------------------------------|-------------------------|-------------------------------------------|----------------------|------------------------------|---------------------------------------------------|
| Tax Exempt:                       |                         | Special Tax Recapture:                    |                      |                              |                                                   |
| Exempt Class:                     |                         | NONE                                      |                      |                              |                                                   |
| Account Identifier:               |                         | District - 15 Account Number - 1502200280 |                      |                              |                                                   |
| Owner Information                 |                         |                                           |                      |                              |                                                   |
| Owner Name:                       |                         | PIC CAPITAL LLC                           |                      | Use:                         | COMMERCIAL                                        |
| Mailing Address:                  |                         | P O BOX 41<br>PHOENIX MD 21131-           |                      | Principal Residence:         | NO                                                |
|                                   |                         |                                           |                      | Deed Reference:              | /39388/ 00312                                     |
| Location & Structure Information  |                         |                                           |                      |                              |                                                   |
| Premises Address:                 |                         | 7909 PULASKI HWY<br>ROSEDALE MD 21237-    |                      | Legal Description:           | PT LT 192<br>7909 PULASKI HWY<br>ROSEDALE TERRAND |
| Map:                              | Grid:                   | Parcel:                                   | Sub District:        | Subdivision:                 | Section: Block: Lot:                              |
| 0096                              | 0005                    | 0190                                      |                      | 0000                         | 192                                               |
|                                   |                         |                                           |                      | Assessment Year:             | 2018                                              |
|                                   |                         |                                           |                      | Plat No:                     | 0003/0090                                         |
|                                   |                         |                                           |                      | Plat Ref:                    |                                                   |
| Special Tax Areas:                |                         | Town: NONE                                |                      |                              |                                                   |
|                                   |                         | Ad Valorem:                               |                      |                              |                                                   |
|                                   |                         | Tax Class:                                |                      |                              |                                                   |
| Primary Structure Built           | Above Grade Living Area | Finished Basement Area                    |                      | Property Land Area           | County Use                                        |
| 1939                              | 3957                    |                                           |                      | 5,488 SF                     | 06                                                |
| Stories                           | Basement                | Type                                      | Exterior             | Full/Half Bath               | Garage Last Major Renovation                      |
|                                   |                         | MIXED RESIDENTIAL / RETAIL                |                      |                              |                                                   |
| Value Information                 |                         |                                           |                      |                              |                                                   |
|                                   | Base Value              | Value                                     | Phase-in Assessments |                              |                                                   |
|                                   |                         | As of 01/01/2018                          | As of 07/01/2017     | As of 07/01/2018             |                                                   |
| Land:                             | 164,600                 | 164,600                                   |                      |                              |                                                   |
| Improvements                      | 85,100                  | 90,200                                    |                      |                              |                                                   |
| Total:                            | 249,700                 | 254,800                                   | 249,700              | 251,400                      |                                                   |
| Preferential Land:                | 0                       |                                           |                      | 0                            |                                                   |
| Transfer Information              |                         |                                           |                      |                              |                                                   |
| Seller: MERRYMAN RAYMOND T        |                         | Date: 09/13/2017                          |                      | Price: \$145,000             |                                                   |
| Type: ARMS LENGTH IMPROVED        |                         | Deed1: /39388/ 00312                      |                      | Deed2:                       |                                                   |
| Seller: BEARD THOMAS A            |                         | Date: 12/21/2007                          |                      | Price: \$250,000             |                                                   |
| Type: ARMS LENGTH IMPROVED        |                         | Deed1: /26512/ 00185                      |                      | Deed2:                       |                                                   |
| Seller: BEARD CHARLES T           |                         | Date: 08/24/1984                          |                      | Price: \$0                   |                                                   |
| Type: NON-ARMS LENGTH OTHER       |                         | Deed1: /06771/ 00068                      |                      | 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 |                         |                                           |                      |                              |                                                   |



### AFFIDAVIT OF THOMAS A. BEARD

I, Thomas A. Beard, am over the age of eighteen, am competent to make this affidavit and have personal knowledge of the following facts:

1. I have lived in Baltimore County for the last 74 years.
2. The property now known as 7909 Pulaski Highway was known many years ago as 7920 Shirley Avenue, Rosedale, Maryland 21237.
3. In 1939, Charles T. Beard built the structure, which had a restaurant known as Charley's Country Cooking on the first floor and two (2) apartments on the second floor.
4. Mr. Beard and his wife, Mildred, lived in one of the apartments, and their relatives, Mr. and Mrs. Bosse, lived in the other apartment.
5. Mr. Beard sold the business to his son and daughter-in-law, Thomas A. and Carol Beard, in 1984.
6. The Bosse's moved out of the second apartment and it was then occupied by Thomas, Carol and their three children, Carrie, Thomas Jr., and Tracy.
7. Thomas' sister, Diane, moved into the other unit to live with her parents, Charley and Mildred.
8. At all times, the 1<sup>st</sup> Floor remained a restaurant and the second floor had two apartments.
9. In 2007, Thomas and Carol decided to retire, the restaurant was closed and the 1<sup>st</sup> floor commercial space was leased to an automotive establishment.
10. Thomas and Carol moved out of their apartment and their oldest daughter, Carrie (now Merryman) and her husband, Raymond purchased the property, and moved into the apartment with their two sons, Drew and Daniel.
11. Diane, Thomas' sister, continued to reside in the other apartment with her



mother, Mildred, following her father's passing.

12. When her mother, Mildred, passed away Diane moved out of the apartment. Daniel Merryman, Raymond and Carrie's now adult son, moved into that apartment.

13. In 2010-2011, the last of the extended Beard family members moved out of the apartments and, for the first time since they were constructed, they were and have been occupied by non-family members.

14. In September 2017, Raymond Merryman sold the property, still with two residential apartments on the second floor and an automotive establishment on the first floor, to PIC Capital, the first non-Beard family member to own the property.

I do solemnly declare and affirm that the above statements are true and correct.

Thomas Beard  
Thomas A. Beard

DATE OF AFFIDAVIT: 3/17/18

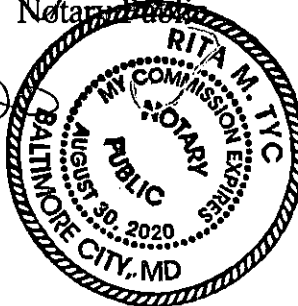
STATE OF MARYLAND, Baltimore (CITY)/COUNTY, TO WIT:

I HEREBY CERTIFY that on this 17<sup>TH</sup> day of March, 2018, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Thomas A. Beard, who represented himself to be Affiant named herein and that he affixed his hand and seal hereto the date and year first above written for the purposes herein contained.

AS WITNESS my Hand and Notarial Seal.

Rita M. Tyck  
Notary Public

My Commission expires: 8/30/2020





## DISTRICT COURT OF MARYLAND FOR

Located at

Court Address

City/County

Case No. SP 6509-17

Plaintiff/Agent  
PIC Capital  
PO Box 41

Address of Plaintiff/Attorney/Agent

City

State

Zip

Phoenix MD 21131

City

State

Zip

Briann McCarty Gina VanCamp

City

State

Zip

Defendant

Defendant

Address of Defendant

City

State

Zip

Bosedale MD 21237

City

State

Zip

☒ EVICTED☐ CANCELED MOVED☐ CANCELED PAID☐ CANCELED☐ EXPIRED

Plaintiff/Agent

Constable/Deputy/Sheriff

Constable Number

Date

FOR OFFICE USE ONLY

## PETITION - FOR WARRANT OF RESTITUTION

On November 8, 2017 the Court:

☐ Determined the amount due to be \$ \_\_\_\_\_, plus costs of \$ \_\_\_\_\_☒ Ordered that possession of the premises described as 7909 Pulaski Highway, Rosedale MD 21237 be returned to the Plaintiff.☒ Without right of redemption.☐ Defendant has made the following payments (if any): \$ \_\_\_\_\_ leaving a balance due as of the filing of this Petition to be \$ \_\_\_\_\_ (not including court costs). ☐ Defendant remains in possession of the premises, therefore the Defendant has not complied with the judgment in this case. The Plaintiff requests possession of the premises in this case.

I do solemnly affirm under the penalties of perjury that the matters and facts set forth above are true to the best of my knowledge, information, and belief.

November 8, 2017

Date

PO Box 41

City

Address

Phoenix MD 21131

Signature of Plaintiff/Agent/Attorney

410 746 8716

Telephone Number

Fax

## ORDER

State of Maryland Baltimore County to wit:

To Sheriff of this County/Constable of this Court, Greetings:

The Court has determined that the Plaintiff is entitled to possession.

☐ The judgment for possession may be redeemed by payment to the Plaintiff or his agent, by cash, certified check, or money order the amount of \$ \_\_\_\_\_ plus costs of \$ \_\_\_\_\_, minus any payments made after \_\_\_\_\_ (date Petition is filed).☒ The judgment for possession may not be redeemed.

Now, therefore,

☐ Unless Defendant tenders to the Plaintiff or his agent, cash, certified check or money order in the amount of \$ \_\_\_\_\_ plus \$ \_\_\_\_\_ costs.☒ The judgment for possession may not be redeemed.

The Sheriff/Constable of this Court is ordered to deliver the premises to the Plaintiff (or the Plaintiff's agent or attorney) and, unless local law requires otherwise, to remove from the premises, by force if necessary, all property of the Defendant(s) and any other occupant.

Judge

ID Number

Date

NOTICE: To request a foreign language interpreter or reasonable accommodation under the Americans with Disabilities Act, please contact the court immediately. Possession and use of cell phones and other electronic devices may be limited or prohibited in designated areas of the court facility.

DC-CV-081 (Rev. 09/2014)

Print Date (4)

PETITIONER'S  
EXHIBIT

4

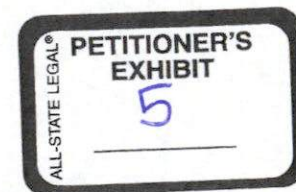
NOT VALID UNLESS SIGNED BY JUDGE

Scanned with CamScanner

Google Maps

7909 US-40

2017 Google Map Image





FOR LEASE  
410-746-8716

FOR  
LEASE  
410-746-8716

79 09

GR  
Design  
443-730

ALL-STATE LEGAL®  
PETITIONER'S  
EXHIBIT  
6 A-G















STATE HIGHWAY  
ADMINISTRATION

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

Date: 7/23/18

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 7/23/18. A field inspection and internal review reveals that an entrance onto US40 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for

Special Hearing Variance, Case Number 2019-0012 SPHA

Special Hearing Variance

PIC Capital, LLC

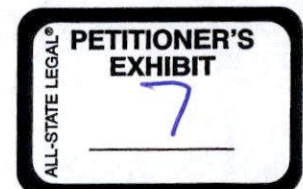
7909 Belaski Highway

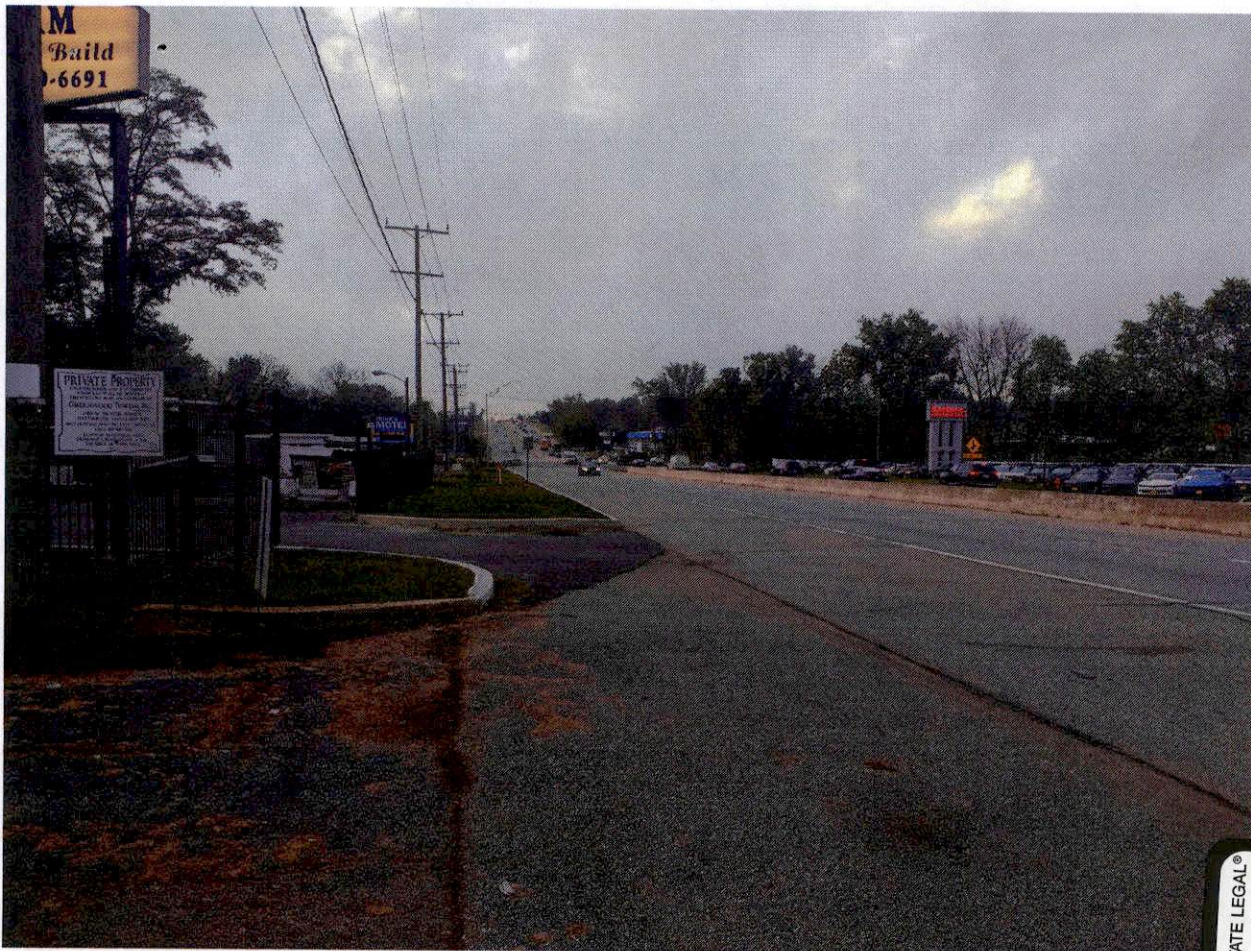
Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (rzeller@sha.state.md.us).

Sincerely,

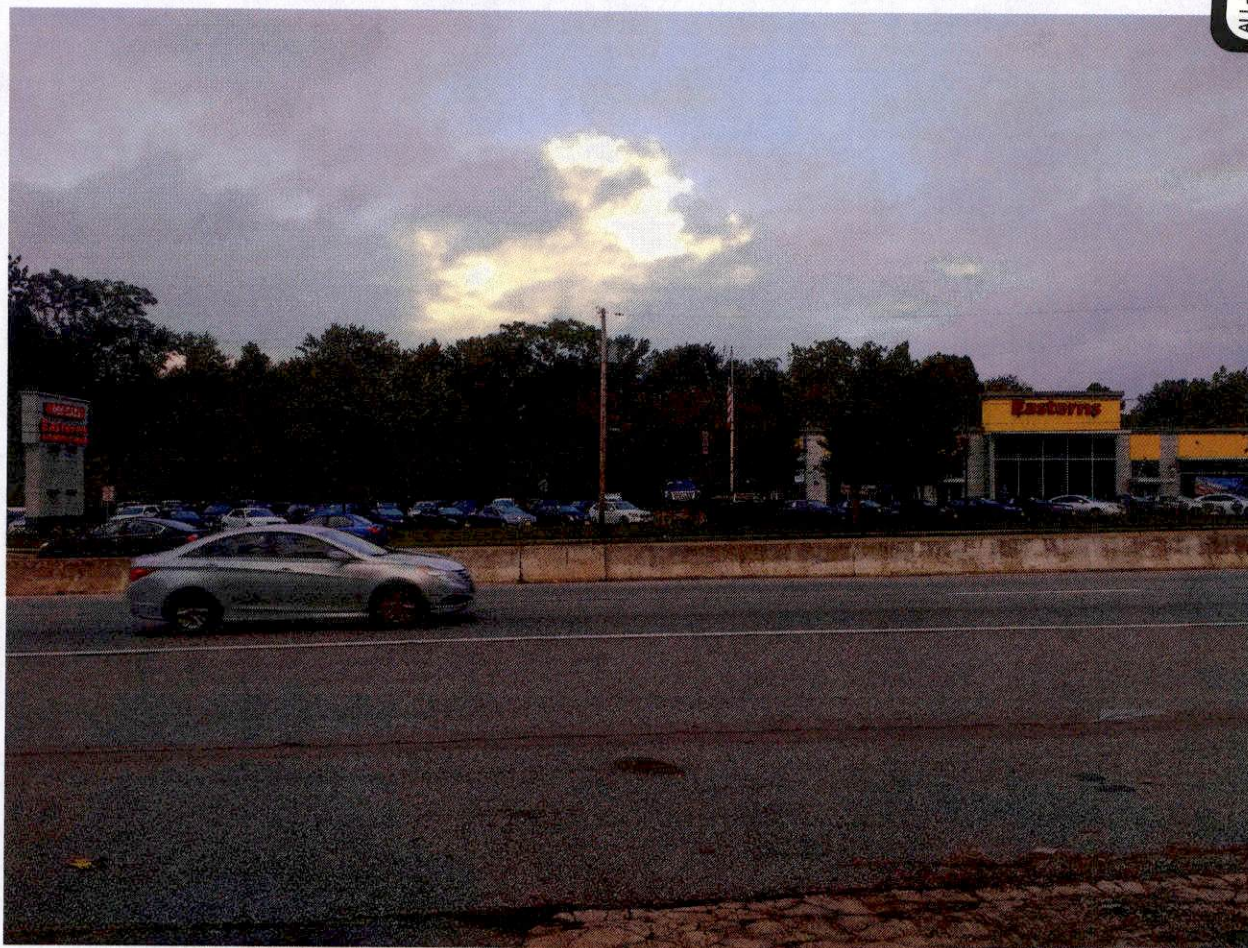
Wendy Wolcott, P.L.A.  
Metropolitan District Engineer  
Maryland Department of Transportation  
State Highway Administration  
District 4 - Baltimore and Harford Counties

WW/RAZ





A



B

A

B

CASE NAME \_\_\_\_\_  
CASE NUMBER 2019-0012-SPHA  
DATE 10 OCT 18

[illegible]

1000

1000

C H E C K L I S TComment  
ReceivedDepartmentSupport/Oppose/  
Conditions/  
Comments/  
No Comment8/10DEVELOPMENT PLANS REVIEW  
(if not received, date e-mail sent \_\_\_\_\_)NO Comments7/25DEPS  
(if not received, date e-mail sent \_\_\_\_\_)NO Comment

FIRE DEPARTMENT

9/12PLANNING  
(if not received, date e-mail sent \_\_\_\_\_)NO Obj w/conds7/23

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT

Date:

9/20/18SIGN POSTING (1<sup>st</sup>)

Date:

9/19/18

by

PulsonSIGN POSTING (2<sup>nd</sup>)

Date:

10/5/18

by

Pulson

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: \_\_\_\_\_

## Real Property Data Search

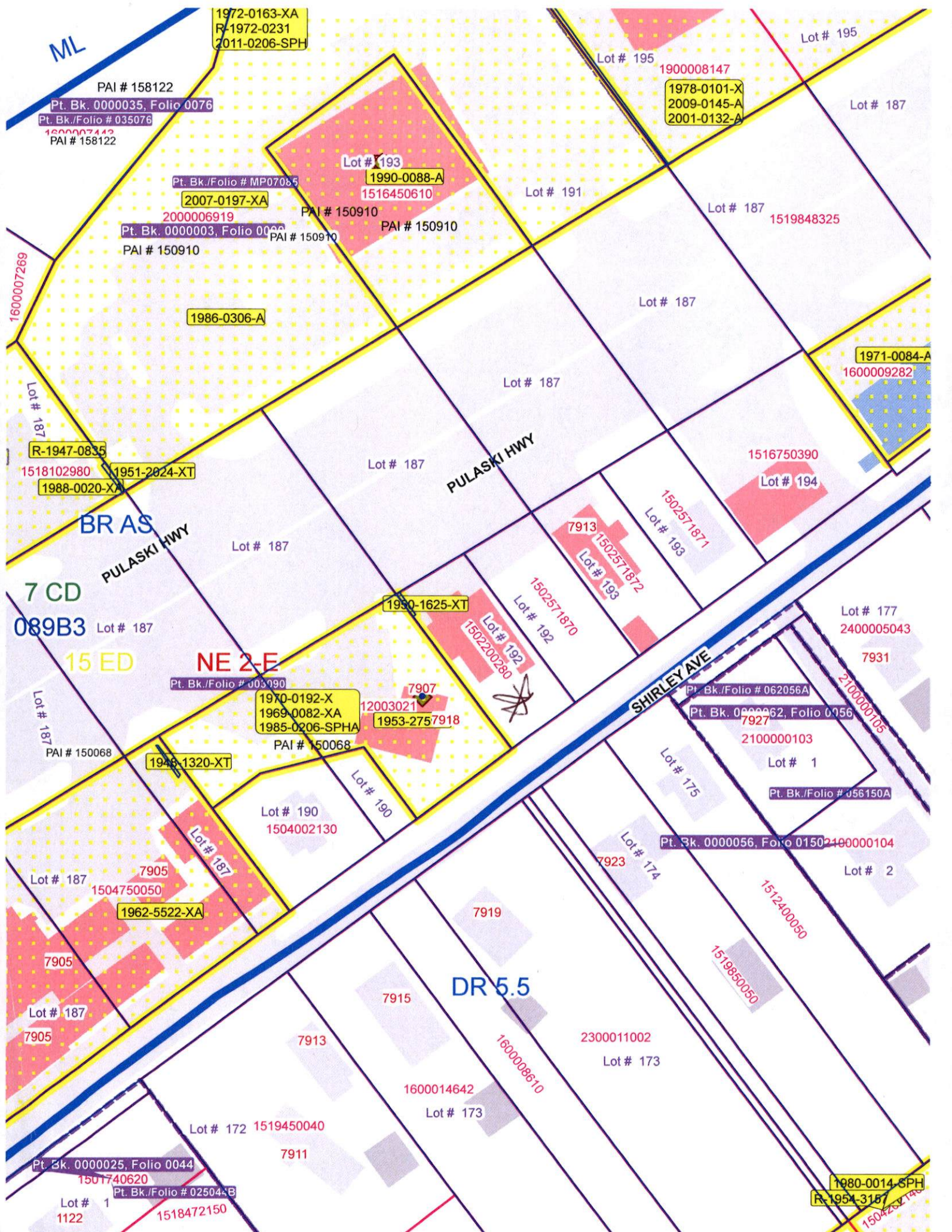
## Search Result for BALTIMORE COUNTY

| View Map                          |                         | View GroundRent Redemption                |                      | View GroundRent Registration |                                                                    |
|-----------------------------------|-------------------------|-------------------------------------------|----------------------|------------------------------|--------------------------------------------------------------------|
| Tax Exempt:                       |                         | Special Tax Recapture:                    |                      |                              |                                                                    |
| Exempt Class:                     |                         | NONE                                      |                      |                              |                                                                    |
| Account Identifier:               |                         | District - 15 Account Number - 1502200280 |                      |                              |                                                                    |
| Owner Information                 |                         |                                           |                      |                              |                                                                    |
| Owner Name:                       |                         | PIC CAPITAL LLC                           |                      | Use:                         | COMMERCIAL                                                         |
|                                   |                         |                                           |                      | Principal Residence:         | NO                                                                 |
| Mailing Address:                  |                         | P O BOX 41<br>PHOENIX MD 21131-           |                      | Deed Reference:              | /39388/ 00312                                                      |
| Location & Structure Information  |                         |                                           |                      |                              |                                                                    |
| Premises Address:                 |                         | 7909 PULASKI HWY<br>ROSEDALE MD 21237-    |                      | Legal Description:           | PT LT 192<br>7909 PULASKI HWY<br>ROSEDALE TERRAND                  |
| Map:                              | Grid:                   | Parcel:                                   | Sub District:        | Subdivision:                 | Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 0003/0090 |
| 0096                              | 0005                    | 0190                                      |                      | 0000                         | 192 2018                                                           |
| Special Tax Areas:                |                         | Town:                                     |                      | NONE                         |                                                                    |
|                                   |                         | Ad Valorem:                               |                      |                              |                                                                    |
|                                   |                         | Tax Class:                                |                      |                              |                                                                    |
| Primary Structure Built           | Above Grade Living Area | Finished Basement Area                    | Property Land Area   | County Use                   |                                                                    |
| 1939                              | 3957                    |                                           | 5,488 SF             | 06                           |                                                                    |
| Stories                           | Basement                | Type                                      | Exterior             | Full/Half Bath               | Garage Last Major Renovation                                       |
|                                   |                         | MIXED RESIDENTIAL / RETAIL                |                      |                              |                                                                    |
| Value Information                 |                         |                                           |                      |                              |                                                                    |
|                                   | Base Value              | Value                                     | Phase-in Assessments |                              |                                                                    |
|                                   |                         | As of 01/01/2018                          | As of 07/01/2018     | As of 07/01/2019             |                                                                    |
| Land:                             | 164,600                 | 164,600                                   |                      |                              |                                                                    |
| Improvements                      | 85,100                  | 90,200                                    |                      |                              |                                                                    |
| Total:                            | 249,700                 | 254,800                                   | 251,400              | 253,100                      |                                                                    |
| Preferential Land:                | 0                       |                                           |                      | 0                            |                                                                    |
| Transfer Information              |                         |                                           |                      |                              |                                                                    |
| Seller: MERRYMAN RAYMOND T        |                         | Date: 09/13/2017                          |                      | Price: \$145,000             |                                                                    |
| Type: ARMS LENGTH IMPROVED        |                         | Deed1: /39388/ 00312                      |                      | Deed2:                       |                                                                    |
| Seller: BEARD THOMAS A            |                         | Date: 12/21/2007                          |                      | Price: \$250,000             |                                                                    |
| Type: ARMS LENGTH IMPROVED        |                         | Deed1: /26512/ 00185                      |                      | Deed2:                       |                                                                    |
| Seller: BEARD CHARLES T           |                         | Date: 08/24/1984                          |                      | Price: \$0                   |                                                                    |
| Type: NON-ARMS LENGTH OTHER       |                         | Deed1: /06771/ 00068                      |                      | Deed2:                       |                                                                    |
| Exemption Information             |                         |                                           |                      |                              |                                                                    |
| Partial Exempt Assessments:       | Class                   | 07/01/2018                                | 07/01/2019           |                              |                                                                    |
| 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:**



1972-0163-XA  
R-1972-0231  
2011-0206-SPH

ML

PAI # 158122

Pt. Bk. 0000035, Folio 0076

Pt. Bk./Folio # 035076

1600007412

PAI # 158122

Pt. Bk./Folio # MP07065

2007-0197-XA

2000006919

Pt. Bk. 0000003, Folio 0006

PAI # 150910

PAI # 150910

PAI # 150910

Lot # 193

1990-0088-A

1516450610

Lot # 191

Lot # 187

1519848325

Lot # 195

1900008147

1978-0101-X  
2009-0145-A  
2001-0132-A

Lot # 195

Lot # 187

1986-0306-A

Lot # 187

Lot # 187

PULASKI HWY

Lot # 187

Lot # 187

1516750390

Lot # 194

1971-0084-A

1600009282

R-1947-0835

1518102980

1951-2024-X

1988-0020-X

BRAS

PULASKI HWY

7 CD

089B3

Lot # 187

15 ED

NE 2-E

Pt. Bk./Folio # J03090

1970-0192-X

1969-0082-XA

1985-0206-SPHA

PAI # 150068

1948-1320-X

PAI # 150068

Lot # 190

1504002130

Lot # 190

1990-1625-X

1502571870  
Lot # 192

7913  
1502571872  
Lot # 193

1502571871  
Lot # 193

Lot # 177

2400005043

7931

Lot # 2

Pt. Bk./Folio # 062056A

Pt. Bk. 0000062, Folio 0056

7927

2100000103

Lot # 1

Pt. Bk./Folio # J056150A

Pt. Bk. 0000056, Folio 01502400000104

2300011002

Lot # 173

DR 5.5

7919

7915

7913

1600014642

Lot # 173

Lot # 172 1519450040

7911

Pt. Bk. 0000025, Folio 0044

1501740620

Pt. Bk./Folio # 025044B

Lot # 1

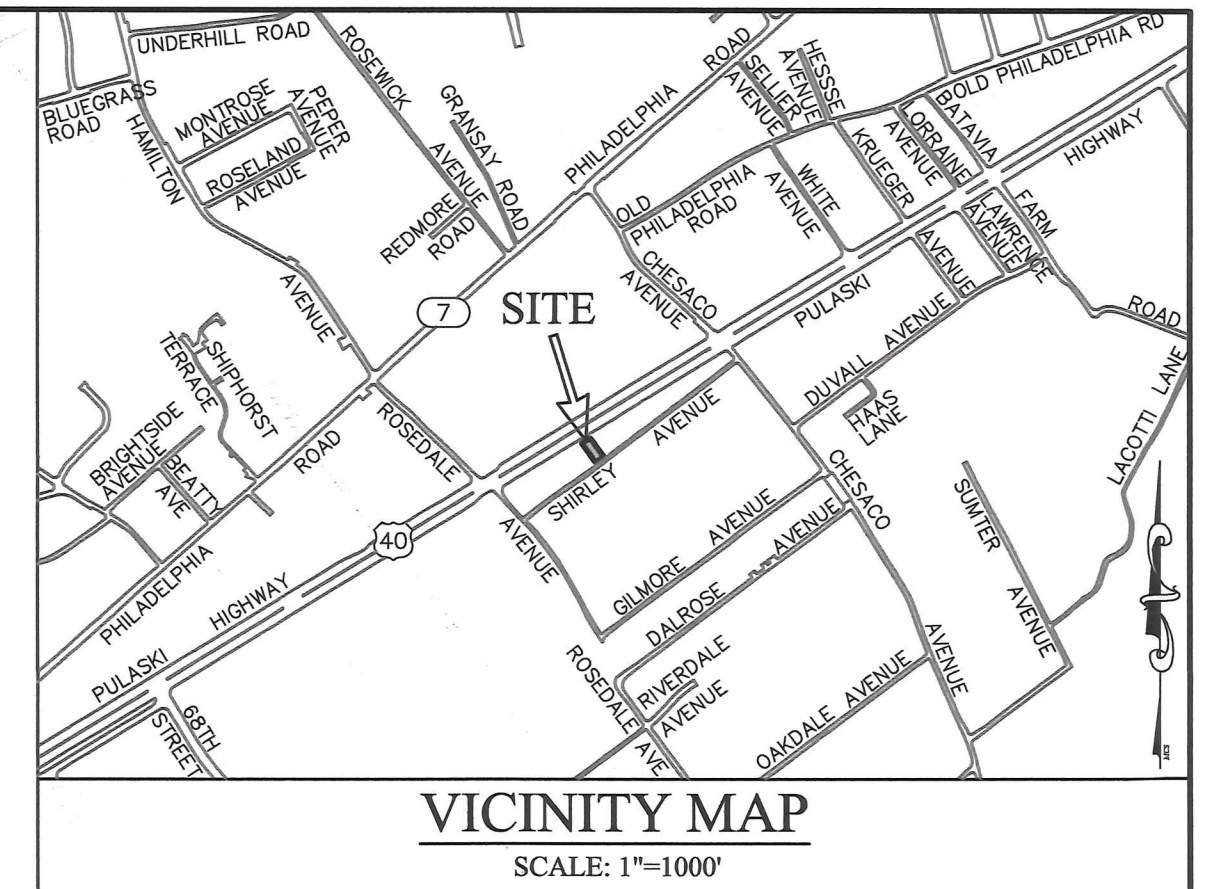
1122

1518472150

1980-0014-SPH

R-1954-3187

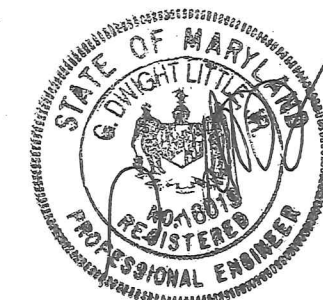
1504262142



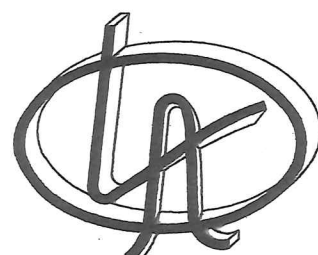
## 18325

**REQUESTED RELIEF**

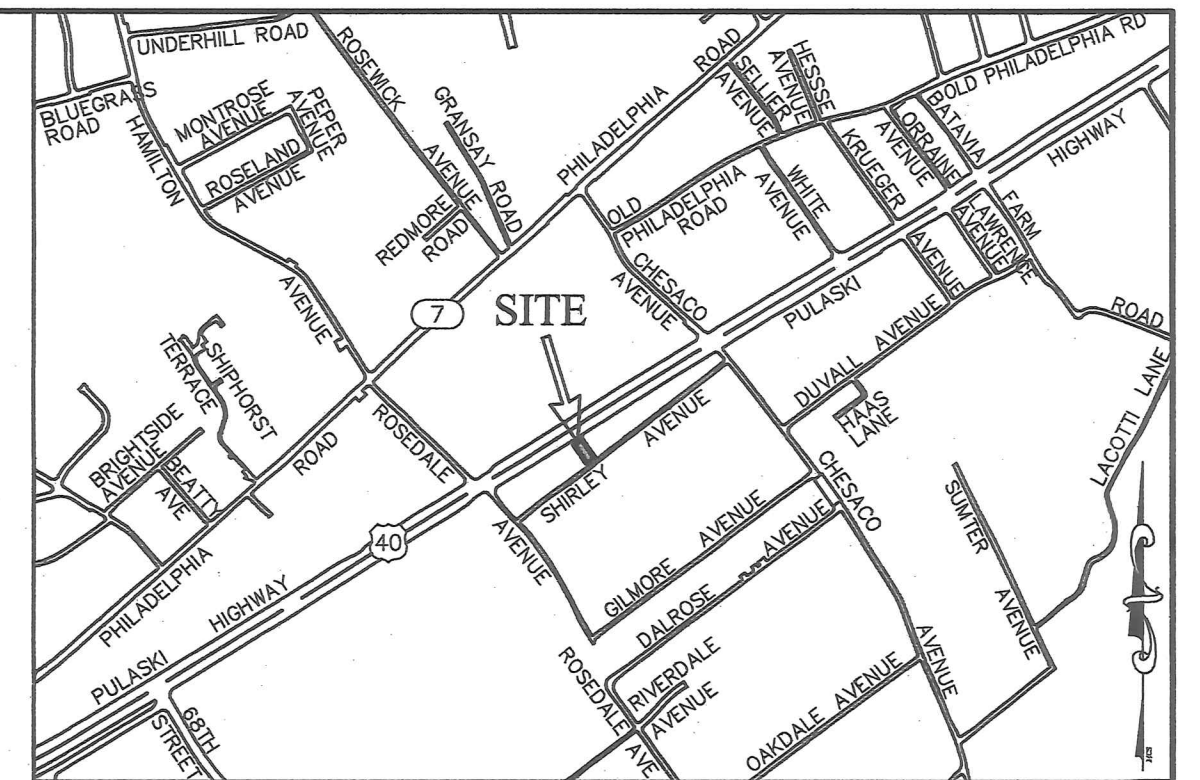
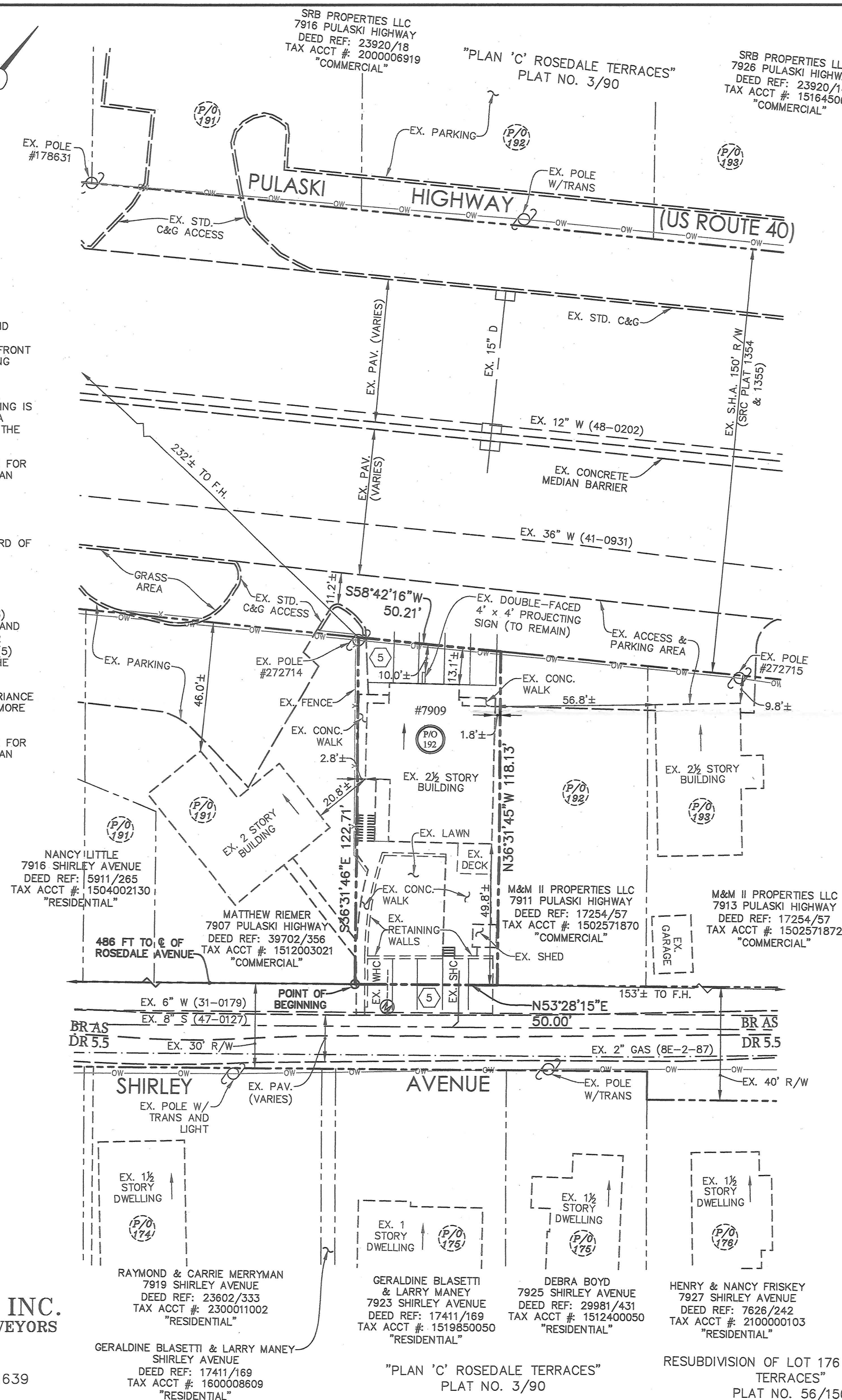
- I. PETITION FOR SPECIAL HEARING  
A REQUEST THAT THE ADMINISTRATIVE LAW JUDGE APPROVE:
- AS NON-CONFORMING USES, IN ACCORDANCE WITH BCZR SECTION 500.7 AND 104, TWO (2) RESIDENTIAL APARTMENTS ON THE SECOND FLOOR AND THE COMMERCIAL USE OF THE FIRST FLOOR OF THE EXISTING STRUCTURE; THE FRONT AND SIDE YARD SETBACKS FOR THE EXISTING STRUCTURE; AND THE EXISTING LOCATION, CONFIGURATION AND NUMBER OF RESIDENTIAL AND COMMERCIAL PARKING SPACES ON THE SUBJECT PROPERTY;
  - ALTERNATIVELY, IF THE NON-CONFORMING DETERMINATION REGARDING PARKING IS NOT APPROVED, APPROVE IN ACCORDANCE WITH BCZR SECTION 409.12.B, A MODIFIED PARKING PLAN FOR THE RESIDENTIAL AND COMMERCIAL USES ON THE SUBJECT PROPERTY; AND
  - FOR SUCH ADDITIONAL RELIEF AS THE NATURE OF THIS CASE MAY REQUIRE FOR APPROVAL OF THE RESIDENTIAL AND COMMERCIAL USES SHOWN ON THE PLAN WHICH ACCOMPANIED THIS PETITION.
- II. PETITION FOR VARIANCE  
IF THE REQUESTED SPECIAL HEARING RELIEF IS NOT GRANTED:
- A VARIANCE FROM BCZR SECTION 238.1 TO PERMIT AN EXISTING FRONT YARD OF 13.1' IN LIEU OF THE 50' REQUIRED ON A DUAL HIGHWAY;
  - A VARIANCE FROM BCZR SECTION 238.2 TO PERMIT EXISTING SIDE YARD SETBACKS OF 1.8' AND 2.4' IN LIEU OF THE 30' REQUIRED;
  - A VARIANCE FROM BCZR SECTION 409.4 TO PERMIT THE EXISTING THREE (3) PARKING SPACES FOR THE RESIDENTIAL USES; FROM BCZR SECTION 409.4 AND 409.6.A.2 TO PERMIT TWO (2) PARKING SPACES FOR A NEIGHBORHOOD CAR RENTAL AGENCY IN LIEU OF THE FIVE (5) REQUIRED, TOGETHER WITH FIVE (5) RENTAL VEHICLE SPACES; AND FROM BCZR SECTION 409.8.A. TO PERMIT THE EXISTING PARKING SPACES AS PRESENTLY CONFIGURED AND LOCATED;
  - IRRESPECTIVE OF THE REQUESTED NON-CONFORMING DETERMINATION, A VARIANCE FROM BCZR SECTION 238.4 TO PERMIT THE DISPLAY OF RENTAL VEHICLES MORE THAN 15' IN FRONT OF THE REQUIRED FRONT BUILDING LINE; AND
  - FOR SUCH ADDITIONAL RELIEF AS THE NATURE OF THIS CASE MAY REQUIRE FOR APPROVAL OF THE RESIDENTIAL AND COMMERCIAL USES SHOWN ON THE PLAN WHICH ACCOMPANIED THIS PETITION.

**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. 16019, EXPIRATION DATE: 5/8/20.



**LITTLE & ASSOCIATES, INC.**  
ENGINEERS~LAND PLANNERS~SURVEYORS  
1055 TAYLOR AVENUE, SUITE 307  
TOWSON, MARYLAND 21286  
PHONE: (410)296-1636 FAX: (410)296-1639

**VICINITY MAP**

SCALE: 1"=1000'

**SITE DATA**

- NET/GROSS TRACT AREA: 0.138 AC± (6,021 SF)
- SITE IS ZONED BR-AS, 200 SCALE MAP 089B.3.
- OWNER:  
PIC CAPITAL LLC  
P.O. BOX 41  
PHOENIX, MD 21131
- TAX ACCOUNT NUMBER: 1502200280
- DEED: 39388/312
- PLAT: 3/90 LOT: P/O 192
- TAX MAP NO.: 96 GRID: 05 PARCEL: 190
- THIS SITE IS LOCATED WITHIN THE BACK RIVER WATERSHED.
- THIS SITE IS NOT LOCATED WITHIN ANY DEFICIENT AREAS BASED ON THE 2018 BASIC SERVICES MAPS, PURSUANT TO SECTION 4A02, BCZR.
- THIS SITE IS NOT LOCATED WITHIN A FLOOD PLAIN.
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN ENDANGERED SPECIES HABITATS, ARCHAEOLOGICAL OR HISTORICAL SITES, OR CONTAMINATED AREAS ON THE SUBJECT PROPERTY.
- THIS SITE HAS NO ACTIVE ZONING VIOLATIONS.
- THE BUILDING ON THE SUBJECT PROPERTY WAS BUILT IN 1939.
- CURRENT USE: MIXED USE - RESIDENTIAL/RETAIL
- PROPOSED USE: SAME AS CURRENT USE

**PRIOR ZONING HISTORY**

CASE # 50-1625-XT  
DISMISSED WITHOUT PREJUDICE, AT REQUEST OF PETITIONER  
FILING DATE OF PETITION: 1/5/1950  
DISMISSAL DATE: 1/30/1950

PETITION FOR A TEMPORARY USE PERMIT TO USE ONE ADVERTISING STRUCTURE ON THE PROPERTY.

**FLOOR AREA RATIO (FAR)**

GROSS FLOOR AREA: 3,506 SF  
GROSS SITE AREA: 6,770 SF  
FLOOR AREA RATIO: 3,506 SF / 6,770 SF = 0.52

**PARKING SPACE REQUIREMENTS**

RESIDENTIAL USE (APARTMENTS): 2,006 SF  
NEIGHBORHOOD CAR RENTAL USE: 1,500 SF

**RESIDENTIAL USE:**

- 2 APARTMENTS  
1.25 SPACES REQUIRED PER APARTMENT WITH 1 OR 2 SEPARATE BEDROOMS  
1.25 SPACES REQUIRED X 2 APARTMENTS = 2.5 SPACES REQUIRED, USE 3

**NEIGHBORHOOD CAR RENTAL USE:**

- 3 SPACES PER 1,000 SF GROSS FLOOR AREA + 1 SPACE PER RENTAL VEHICLE  
1,500 SF OF GROSS FLOOR AREA USED FOR BUSINESS  
1,500 SF / 1,000 SF = 1.50  
3 SPACES REQUIRED X 1.50 = 4.50 SPACES REQUIRED, USE 5

CASE NO.: 2019-0012-SPHA

**PLAN TO ACCOMPANY  
ZONING PETITION****#7909 PULASKI HIGHWAY**

DISTRICT 15c7  
SCALE: 1"=30'

BALTIMORE COUNTY, MD  
JULY 11, 2018