

MEMORANDUM

DATE: December 6, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0042-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on December 5, 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**

(11117 Reisterstown Road)
4th Election District
2nd Council District

Solov 13 LLC
Legal Owner
Petitioner

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0042-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 Solov 13, LLC, legal owner ("Petitioner"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") as follows:

LOT 1 – (1) to approve the non-conforming status of the existing commercial use, retail; (2) to approve the non-conforming status as to the number and location of existing parking spaces; and (3) for approval of a modified parking plan for the existing setbacks and drive aisles.

LOT 2 – (1) To approve the non-conforming status of the existing building setbacks; (2) To permit continued access to Reisterstown Road through an existing easement agreement; and (3) To confirm that the lot size requirements of Section 102.4 do not apply to Lot 2.

A petition for variance seeks:

LOT 1 – (1) to permit 100% of the aggregate adjusted gross floor area of an existing building to be occupied by a commercial use in lieu of the maximum 10%; (2) to permit six (6) parking spaces in lieu of the minimum required eight (8) spaces; (3) to allow an existing driveway width of 9.0 ft. in lieu of the required 20 ft. for 2-way traffic; (4) for an existing 2-way drive aisle of 9.0 ft. in lieu

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Date

11/5/18

By

Sen

of the required 22 ft. for 2-way traffic; and (5) to allow an existing front yard setback for a non-residential principal building of 7 ft. in lieu of the required 25 ft.

LOT 2 – (1) to allow an existing side building face to tract boundary setback of 0.5 ft. in lieu of the required 15 ft.; (2) to allow an existing side building face to tract boundary setback of 8.0 ft. in lieu of the required 15 ft.; (3) to allow an existing rear building face to rear property line setback of 4.0 ft. in lieu of the required 30 ft.; and (4) for a lot area of 12,250 sq. ft. in lieu of the required 20,000 sq. ft. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Nella Solovyovsky and professional engineer Dwight Little appeared in support of the requests. Adam M. Rosenblatt, Esq. and Jennifer Frankovich, Esq. represented the Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning ("DOP") and the Department of Environmental Protection and Sustainability ("DEPS"). Neither agency opposed the requests.

SPECIAL HEARING

This case concerns a unique property located in Owings Mills. The property is approximately 0.924 acres in size and zoned OR-2. Petitioner purchased the property in 2015, at which time the improvements on the site were in deplorable condition. There is located on the property a commercial building adjacent to Reisterstown Road and two single-family dwellings in the rear portion of the parcel.

Ms. Solovyovsky prepared a detailed synopsis of the history of the commercial building, beginning with its use in the 1940's as a grocery store, which use continued until approximately 1975. Thereafter the building was used for appliance sales/service, locksmith and a consignment store, which is the present use. Ms. Solovyovsky provided phone book and crisscross directory

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By Sen

listings (Pet. #6) for each of the commercial uses noted above, which is compelling evidence concerning the lawful nonconforming use of the property. The commercial building setbacks are deficient, although Petitioner has sought variance relief for this condition, which has existed since the building was constructed in 1926.

As concerns the two single-family dwellings on the property, those are lawful since dwellings are permitted by right in the OR-2 zone. As with the commercial building, the long-existing setbacks for the dwellings are deficient and will be legitimized with variances. Petitioner is in the process of obtaining minor subdivision approval for this property, which would create three lots. Lot 1 would contain the existing commercial building and a single-family dwelling (#11119), Lot 2 would contain one single-family dwelling (#11121) and Lot 3 would be improved with a proposed dwelling accessed via Walk Avenue at the rear of the site.

VARIANCE

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

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

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

The subject property is long and thin and has irregular dimensions. As such the property is unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be required to raze or relocate structures which have been in existence for nearly 100 years. 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 lack of County and/or community opposition.

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sen

I share the DOP's concern regarding the two parking spaces shown on the plan adjacent to Reisterstown Road, which may even intrude upon the SHA's right-of-way according to Mr. Little. As such, I will not approve these as off-street parking spaces but will allow the owner/tenants to use them for loading/unloading or deliveries at the commercial building.

THEREFORE, IT IS ORDERED this 5th day of **November, 2018**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to Section 500.7 of the BCZR to:

(1) approve the lawful non-conforming status of the existing commercial use at 11117 Reisterstown Road (retail); (2) permit continued access to Reisterstown Road by two single-family dwellings (11119 & 11121 Reisterstown Road) through an existing easement agreement (recorded at 40027/54), pursuant to BCC Section 32-4-409(c); and (3) confirm that the lot size requirements of BCZR Section 102.4 do not apply to Lot 2 shown on the site plan, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance: (1) to permit six (6) parking spaces in lieu of the minimum required eight (8) spaces; (2) to allow an existing driveway width of 9.0 ft. in lieu of the required 20 ft. for 2-way traffic; (3) for an existing 2-way drive aisle of 9.0 ft. in lieu of the required 22 ft. for 2-way traffic; (4) to allow an existing front yard setback for a non-residential principal building (#11117) of 7 ft. in lieu of the required 25 ft.; (5) to allow an existing side building face to tract boundary setback (#11121) of 0.5 ft. in lieu of the required 15 ft.; (6) to allow an existing side building face to tract boundary setback (#11121) of 8.0 ft. in lieu of the required 15 ft.; and (7) to allow an existing rear building face to rear property line setback (#11121) of 4.0 ft. in lieu of the required 30 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner

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By Sen

- would be required to return the subject property to its original condition.
2. The site plan must be amended within 30 days of the date hereof with a redline note indicating the two "existing parking" spaces along Reisterstown Road may be used for loading/unloading only.
 3. Prior to issuance of permits Petitioner must comply with the ZAC comment submitted by DEPS, a copy of which is attached.

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

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Date 11/5/18
By sen



PETITION FOR ZONING HEARING(S)

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

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

Address 11117 Reisterstown Road

which is presently zoned OR 2

Deed References: 36902/369

10 Digit Tax Account # 0 4 1 2 0 0 8 7 5

Property Owner(s) Printed Name(s) Solov 13 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:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Adam M. Rosenblatt, Esquire

Name- Type or Print

Signature

210 W. Pennsylvania Ave, Suite 500 Towson MD

Mailing Address

21204 / 410-494-6271 / amrosenblatt@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHED

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature # 2

Mailing Address

Zip Code

Telephone #

Email Address

Representative to be contacted:

Adam M. Rosenblatt, Esquire

Name- Type or Print

Signature

210 W. Pennsylvania Ave, Suite 500 Towson MD

Mailing Address

21204 / 410-494-6271 / amrosenblatt@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2019-0042-SPHA

Filing Date 8/9/2018

Do Not Schedule Dates: _____

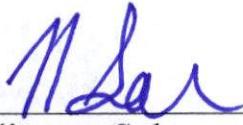
Reviewer TR

ATTACHMENT TO
PETITION FOR ZONING RELIEF

OWNER:

Solov 13 LLC
1814 Ridgeway Avenue
Lutherville, MD 21093

By:



Nelionora Solovyosky

Title:

Authorized Representative

ZORA-0042-SPHA

**ATTACHMENT TO PETITION FOR ZONING RELIEF
11117 – 11121 REISTERSTOWN ROAD**

LOT 1

SPECIAL HEARING

- 1) TO APPROVE THE NON-CONFORMING STATUS OF THE EXISTING COMMERCIAL USE, *RETAIL*
- 2) TO APPROVE THE NON-CONFORMING STATUS AS TO THE NUMBER AND LOCATION OF EXISTING PARKING SPACES.
- 3) FOR APPROVAL OF A MODIFIED PARKING PLAN PURSUANT TO BCZR 409.12 FOR THE EXISTING SETBACKS AND DRIVE AISLES.

VARIANCE

IN THE ALTERNATIVE, PETITIONER SEEKS THE FOLLOWING VARIANCES FOR LOT 1:

- 1) FROM BCZR 206.3.C.1.A TO PERMIT 100% OF THE AGGREGATE ADJUSTED GROSS FLOOR AREA OF AN EXISTING BUILDING TO BE OCCUPIED BY A COMMERCIAL USE IN LIEU OF THE MAXIMUM 10%.
- 2) FROM BCZR 409.6 TO PERMIT 6 PARKING SPACES IN LIEU OF THE MINIMUM REQUIRED 8 SPACES.
- 3) A VARIANCE FROM BCZR 409.4.A TO ALLOW AN EXISTING DRIVEWAY WIDTH OF 9.0' IN LIEU OF THE REQUIRED 20' FOR 2-WAY TRAFFIC.
- 4) VARIANCE FROM SECTION 409.4.C FOR AN EXISTING 2-WAY DRIVE AISLE OF 9.0' IN LIEU OF THE REQUIRED 22' FOR 2-WAY TRAFFIC.
- 5) FROM BCZR 1B01.2.C.1.a AND THE CMDP TO ALLOW AN EXISTING FRONT YARD SETBACK FOR A NONRESIDENTIAL PRINCIPAL BUILDING OF 7' IN LIEU OF THE REQUIRED 25'.

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LOT 2

SPECIAL HEARING

- 1) TO APPROVE THE NON-CONFORMING STATUS OF THE EXISTING BUILDING SETBACKS.
- 2) TO PERMIT CONTINUED ACCESS TO REISERSTOWN ROAD THROUGH AN EXISTING EASEMENT AGREEMENT PURSUANT TO BCC SECTION 32-4-409(C).
- 3) TO CONFIRM THAT THE LOT SIZE REQUIREMENTS OF SECTION 102.4 DO NOT APPLY TO LOT 2.

VARIANCE

IN THE ALTERNATIVE, PETITIONER SEEKS THE FOLLOWING VARIANCES FOR LOT 2:

- 1) FROM BCZR 1B01.2.C.1.b BCZR AND THE CMDP TO ALLOW AN EXISTING SIDE BUILDING FACE TO TRACT BOUNDARY SETBACK OF 0.5' IN LIEU OF THE REQUIRED 15'.
- 2) FROM SECTION 1B01.2.C.1.b BCZR AND THE CMDP TO ALLOW AN EXISTING SIDE BUILDING FACE TO TRACT BOUNDARY SETBACK OF 8.0' IN LIEU OF THE REQUIRED 15'.
- 3) FROM SECTION 1B01.2.C.1.b BCZR AND THE CMDP TO ALLOW AN EXISTING REAR BUILDING FACE TO REAR PROPERTY LINE SETBACK OF 4.0' IN LIEU OF THE REQUIRED 30'.
- 4) FROM SECTION 102.4 FOR A LOT AREA OF 12,250 SF IN LIEU OF THE REQUIRED 20,000 SF.

ALSO, FOR SUCH FURTHER RELIEF AS THE ADMINISTRATIVE LAW JUDGE MAY REQUIRE.

2019-0042-SPHA

July 3, 2018

ZONING DESCRIPTION FOR
#11117 - #11121 REISTERSTOWN ROAD

Beginning at a point on the northeast side of Reisterstown Road, which has a variable width, at the distance of 687 feet southeast of the centerline of Gwynnbrook Avenue, which has a variable width. Thence the following courses and distances: **(1)** North 62 degrees 27 minutes 57 seconds East 322.75 feet; thence **(2)** North 42 degrees 35 minutes 55 seconds West 1.06'; thence **(3)** North 46 degrees 11 minutes 05 seconds East 347.45 feet; thence **(4)** South 43 degrees 46 minutes 55 seconds East 70.00 feet; thence **(5)** South 51 degrees 20 minutes 05 seconds West 660.40 feet; thence **(6)** North 43 degrees 32 minutes 08 seconds West 100.14 feet to the place of beginning. Being that land as recorded in Deed Liber J.L.E. 36902, folio 369, containing 0.92 acres of land, more or less. Located in the Fourth Election District and Second Council District.



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

2019-0042-SPHA

Debra Wiley

JB 10-31-18
1:30 PM

From: Larry Pilson <lpilson@hotmail.com>
Sent: Saturday, October 27, 2018 12:15 PM
To: Administrative Hearings; Chris Prescop
Subject: 2019-0042-SPHA Recert
Attachments: Reisterstown Recert.pdf; DSC_0568.JPG; DSC_0569.JPG



CERTIFICATE OF POSTING

Date: 10-27-18

RE: Case Number: 2019-0042 SPHA Recert

Petitioner/Developer: Solow-13 LLC

Date of Hearing/Closing: Wed Oct 31, 2018



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 11117 Reisterstown Rd

The signs(s) were posted on Recert 10/27/18
(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 # 2019-0042-SPHA

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

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

DATE AND TIME: WED. OCT 31, 2018 1:30 PM

REQUEST: SPECIAL HEARING LOT 1: 1) TO APPROVE THE NON-CONFORMING STATUS OF THE EXISTING COMMERCIAL USE, RETAIL; 2) TO APPROVE THE NON-CONFORMING STATUS AS TO THE NUMBER AND LOCATION OF EXISTING PARKING SPACES; 3) FOR APPROVAL OF A MODIFIED PARKING PLAN FOR THE EXISTING SETBACKS AND DRIVE AISLES. LOT 2: 1) TO APPROVE THE NON-CONFORMING STATUS OF THE EXISTING BUILDING SETBACKS; 2) TO PERMIT CONTINUED ACCESS TO REISTERSTOWN ROAD THROUGH AN EXISTING EASEMENT AGREEMENT; 3) TO CONFIRM THAT THE LOT SIZE REQUIREMENTS OF SECTION 102.4 DO NOT APPLY TO LOT 2. VARIANCE LOT 1: 1) TO PERMIT 100% OF THE AGGREGATE ADJUSTED GROSS FLOOR AREA OF AN EXISTING BUILDING TO BE OCCUPIED BY A COMMERCIAL USE IN LIEU OF THE MAXIMUM 10%; 2) TO PERMIT 6 PARKING SPACES IN LIEU OF THE REQUIRED 8 SPACES; 3) TO ALLOW AN EXISTING DRIVEWAY WIDTH OF 9 FT. IN LIEU OF THE REQUIRED 20 FT. FOR 2-WAY TRAFFIC; 4) FOR AN EXISTING 2-WAY DRIVE AISLE OF 9 FT. IN LIEU OF THE REQUIRED 22 FT. FOR 2-WAY TRAFFIC; 5) TO ALLOW AN EXISTING FRONT YARD SETBACK FOR A NON-RESIDENTIAL PRINCIPAL BUILDING OF 7 FT. IN LIEU OF THE REQUIRED 25 FT. LOT 2: 1) TO ALLOW AN EXISTING SIDE BUILDING FACE TO AN EXISTING SIDE BUILDING FACE TO TRACT BOUNDARY SETBACK OF 15 FT.; 2) TO ALLOW THE REQUIRED 15 FT.; 3) TO ALLOW AN EXISTING REAR BUILDING FACE TO REAR PROPERTY LINE SETBACK OF 4 FT. IN LIEU OF THE REQUIRED 30 FT.; 4) FOR A LOT AREA OF 12,250 SF IN LIEU OF THE REQUIRED 20,000 SF; 5) ALSO, FOR SUCH FURTHER RELIEF AS THE ADMINISTRATIVE LAW JUDGE MAY REQUIRE.

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

RECEIVED
OCT 29 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

ZONING NOTICE

CASE # 2019-0042-SPHA

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

PLACE: JEFFERSON BUILDING ROOM 205

105 W. CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME: WED OCT 31, 2018 1:30 PM

REQUEST:

SPECIAL HEARING LOT 1: 1) TO APPROVE THE NON-CONFORMING STATUS OF THE EXISTING COMMERCIAL USE, RETAIL; 2) TO APPROVE THE NON-CONFORMING STATUS AS TO THE NUMBER AND LOCATION OF EXISTING PARKING SPACES; 3) FOR APPROVAL OF A MODIFIED PARKING PLAN FOR THE EXISTING SETBACKS AND DRIVE AISLES. LOT 2: 1) TO APPROVE THE NON-CONFORMING STATUS OF THE EXISTING BUILDING SETBACKS; 2) TO PERMIT CONTINUED ACCESS TO REISTERSTOWN ROAD THROUGH AN EXISTING EASEMENT AGREEMENT; 3) TO CONFIRM THAT THE LOT SIZE REQUIREMENTS OF SECTION 102.4 DO NOT APPLY TO LOT 2. VARIANCE LOT 3: 1) TO PERMIT 100% OF THE AGGREGATE ADJUSTED GROSS FLOOR AREA OF AN EXISTING BUILDING TO BE OCCUPIED BY A COMMERCIAL USE IN LIEU OF THE MAXIMUM 10%; 2) TO PERMIT 6 PARKING SPACES IN LIEU OF THE REQUIRED 8 SPACES; 3) TO ALLOW AN EXISTING DRIVEWAY WIDTH OF 9 FT IN LIEU OF THE REQUIRED 20 FT FOR 2-WAY TRAFFIC; 4) FOR AN EXISTING 2-WAY DRIVE AISLE OF 9 FT IN LIEU OF THE REQUIRED 22 FT FOR 2-WAY TRAFFIC; 5) TO ALLOW AN EXISTING FRONT YARD SETBACK FOR A NON-RESIDENTIAL PRINCIPAL BUILDING OF 7 FT IN LIEU OF THE REQUIRED 25 FT. LOT 2: 1) TO ALLOW AN EXISTING SIDE BUILDING FACE TO TRACT BOUNDARY SETBACK OF 0.5 FT IN LIEU OF THE REQUIRED 15 FT; 2) TO ALLOW AN EXISTING SIDE BUILDING FACE TO TRACT BOUNDARY SETBACK OF 8 FT IN LIEU OF THE REQUIRED 15 FT; 3) TO ALLOW AN EXISTING REAR BUILDING FACE TO REAR PROPERTY LINE SETBACK OF 4 FT IN LIEU OF THE REQUIRED 30 FT; 4) FOR A LOT AREA OF 12,250 SF IN LIEU OF THE REQUIRED 20,000 SF; 5) ALSO, FOR SUCH FURTHER RELIEF AS THE ADMINISTRATIVE LAW JUDGE MAY REQUIRE. 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

CERTIFICATE OF POSTING

Date: 10-10-18

RE: Case Number: 2019-0042-SPHA

Petitioner/Developer: SOLOV 13, LLC

Date of Hearing/Closing: 10-31-18 1:30 PM

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1117 Reisterstown Rd

The sign(s) were posted on 10-10-18

(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)

[illegible]

#2

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74

74

7

1

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 10-10-18

RE: Case Number: 2019-0042-SPHA

Petitioner/Developer: SOLOV 13, LLC

Date of Hearing/Closing: 10-31-18 1:30 PM

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 11117 Reisterstown Rd

The signs(s) were posted on 10-10-18
(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)

NOTICE

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THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

105 W. CHESAPEAKE AVE. TOLSON 21204

DATE AND TIME: WED. OCT 31, 2018 1:30 PM

[illegible]

#2

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

105 W. CHESAPEAKE AVE TOW SHI 27204

REQUEST: SPECIAL INTRAVENUE LOT 1-10 TO APPROVE THE NON-CONFORMING LOTS FOR THE EXISTING CONDOMINIUM LOTS. AS FOLLOWS: 1) TO APPROVE THE EXISTING LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829

DO NOT REMOVE THE SKIN AND POST AFTER DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

The Daily Record

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>

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:

10/11/2018

Order #: 11617665
Case #: 2019-0042-SPHA
Description:

CASE NUMBER: 2019-0042-SPHA NOTICE OF ZONING HEARING



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: 2019-0042-SPHA

11117 Reisterstown Road

NE/s Reisterstown Road, s/w of Gwynnbrook Avenue

4th Election District - 2nd Councilmanic District

Legal Owners: Sotov LLC

Special Hearing LOT 1 1. To approve the non-conforming status of the existing commercial use, retail. 2. To approve the non-conforming status as to the number and location of existing parking spaces. 3. For approval of a modified parking plan for the existing setbacks and drive aisles. LOT 2 1. To approve the non-conforming status of the existing building setbacks. 2. To permit continued access to Reisterstown Road through an existing easement agreement. 3. To confirm that the lot size requirements of Section 102.4 do not apply to Lot 2. Variance Lot 1 1. To permit 100% of the aggregate adjusted gross floor area of an existing building to be occupied by a commercial use in lieu of the maximum 10%. 2. To permit 6 parking spaces in lieu of the minimum required 8 spaces. 3. To allow an existing driveway width of 9.0 ft. in lieu of the required 20 ft. for 2-way traffic. 4. For an existing 2-way drive aisle of 9.0 ft. in lieu of the required 22 ft. for 2-way traffic. 5. To allow an existing front yard setback for a non-residential principal building of 7 ft. in lieu of the required 25 ft. LOT 2 1. To allow an existing side building face to tract boundary setback of 0.5 ft. in lieu of the required 15 ft. 2. To allow an existing side building face to tract boundary setback of 8.0 ft. in lieu of the required 15 ft. 3. To allow an existing rear building face to rear property line setback of 4.0 ft. in lieu of the required 30 ft. 4. For a lot area of 12,350 sq. ft. in lieu of the required 20,000 sq. ft. 5. Also, for such further relief as the Administrative Law Judge may require.

Hearing: Wednesday, October 31, 2018 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

o11

SECRET
XERO-COPY 3124

RECEIVED 10/10/67

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RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
11117 Reisterstown Road; NE/S Reisterstown	*	OF ADMINISTRATIVE
Road, 687' SW of Gwynbrook Avenue		
4 th Election & 2 nd Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Solov 13, LLC by		
Nelionora Solovyosky	*	BALTIMORE COUNTY
Petitioner(s)		
	*	2019-042-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.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

AUG 14 2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of August, 2018, a copy of the foregoing Entry of Appearance was mailed to Adam Rosenblatt, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



September 5, 2018

DONALD I. MOHLER III
County Executive

NOTICE OF ZONING HEARING

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals and 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: 2019-0042-SPHA

11117 Reisterstown Road
NE/s Reisterstown Road, s/w of Gwynnbrook Avenue
4th Election District – 2nd Councilmanic District
Legal Owners: Solov 13 LLC

Special Hearing LOT 1 1. To approve the non-conforming status of the existing commercial use, retail. 2. To approve the non-conforming status as to the number and location of existing parking spaces. 3. For approval of a modified parking plan for the existing setbacks and drive aisles. LOT 2 1. To approve the non-conforming status of the existing building setbacks. 2. To permit continued access to Reisterstown Road through an existing easement agreement. 3. To confirm that the lot size requirements of Section 102.4 do not apply to Lot 2. Variance Lot 1 1. To permit 100% of the aggregate adjusted gross floor area of an existing building to be occupied by a commercial use in lieu of the maximum 10%. 2. To permit 6 parking spaces in lieu of the minimum required 8 spaces. 3. To allow an existing driveway width of 9.0 ft. in lieu of the required 20 ft. for 2-way traffic. 4. For an existing 2-way drive aisle of 9.0 ft. in lieu of the required 22 ft. for 2-way traffic. 5. To allow an existing front yard setback for a non-residential principal building of 7 ft. in lieu of the required 25 ft. LOT 2 1. To allow an existing side building face to tract boundary setback of 0.5 ft. in lieu of the required 15 ft. 2. To allow an existing side building face to tract boundary setback of 8.0 ft. in lieu of the required 15 ft. 3. To allow an existing rear building face to rear property line setback of 4.0 ft. in lieu of the required 30 ft. 4. For a lot area of 12,250 sq. ft. in lieu of the required 20,000 sq. ft. 5. Also, for such further relief as the Administrative Law Judge may require.

Hearing: Wednesday, October 31, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Adam Rosenblatt, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Solov 13 LLC, 1814 Ridgeway Avenue, Lutherville 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 11, 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: THE DAILY RECORD
Tuesday, October 11, 2018 - Issue

Please forward billing to:
Barbara Lukasevich
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6200

NOTICE OF ZONING HEARING

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11117 Reisterstown Road
NE/s Reisterstown Road, s/w of Gwynnbrook Avenue
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105 West Chesapeake Avenue, Towson 21204



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

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**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: 2019-0042-SPHA

Property Address: 1117 ROSTERTOWN RD

Property Description: _____

Legal Owners (Petitioners): SOLOV 13, LLC

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: BARBARA LUKASEVICA

Company/Firm (if applicable): VENABLE LLP

Address: 210 W. PENN AVE STE 500
TOWSON, MD 21204

Telephone Number: 410-994-6200

PLEASE PRESS HARD!!!

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 15 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: August 15, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0042-SPHA
Address 11117 Reisterstown Road
(Solov 13, LLC Property)

Zoning Advisory Committee Meeting of **August 20, 2018**.

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

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

Additional Comments:

Any applicable conditions of forest conservation variance approval must be met in developing this property.

Reviewer: Glenn Shaffer

ORDER RECEIVED FOR FILING

Date

11/5/18

By

Sen



DONALD I. MOHLER III
County Executive

October 25, 2018

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

Nelionora Solovyosky
1814 Ridgeway Ave.
Lutherville, MD 21093

Dear Mr. Solovyosky:

RE: Case Number: 2019-0042SPHA, Address: 11117 Reisterstown Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 9, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel
Adam M. Rosenblatt, Esq. 210 W. Pennsylvania Ave. Ste 500 Towson, MD 21204

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: 19-042

DATE: 9/27/2018



INFORMATION:

Property Address: 11117 Reisterstown Road
Petitioner: Nelionora Solovyosky
Zoning: OR 2
Requested Action: Special Hearing, Variance

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

A site visit was conducted on August 20, 2018. The property is improved with commercial and residential structures.

It may be reasonably observed that traffic on Reisterstown Road has increased significantly in the time since the commercial and residential uses were established on the site. On September 12, 2018, the Department expressed to the legal representative for the petitioners objections to the proposed parking spaces along Reisterstown Road.

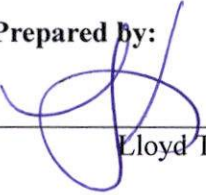
The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- Remove the 2 parking spaces located in front of the commercial structure and partially within the right-of-way for Reisterstown Road. Install protective bollards on the property immediately adjacent to said right-of-way line in a manner that does not impede pedestrian traffic. The Department would not object to a relocation of the 2 spaces or variance relief if that is not feasible.
- No temporary signage shall be permitted along Reisterstown Road.

The Department recommends that the petitioner bring the investment property, to include the side facades of the commercial structure, to a condition consistent with the requirements of BCC §35-2-404 prior to the issuance of any building or occupancy permit.

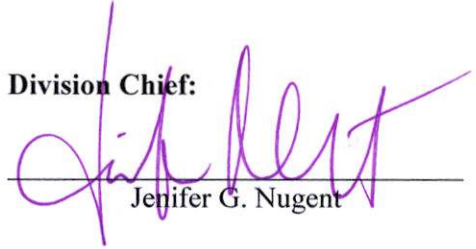
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Bill Skibinski

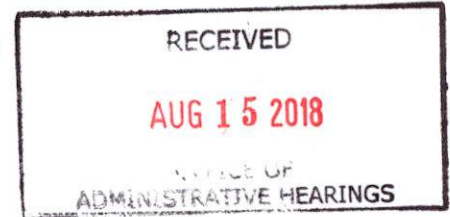
Adam M. Rosenblatt, Esquire

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: August 15, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0042-SPHA
Address 11117 Reisterstown Road
(Solov 13, LLC Property)

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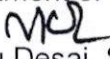
Reviewer: Glenn Shaffer

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: September 5, 2018

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 20, 2018
Item No. 2019-0016-A, 0022, 0023-SPH, 0029-A, 0038-A, 0039-A, 0040-A
and 0042-SPHA

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

*

*

*

*

*

VKD: cen
cc: file

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 8/13/18

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:

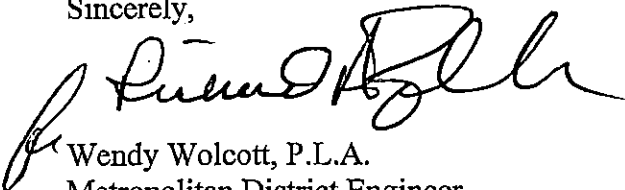
We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 8/13/18. A field inspection and internal review reveals that an entrance onto MD 140 consistent with current State Highway

Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Hearing, Variance, Case Number 2019-0042-SPHA

Solov 13, LLC Nelsonara Solovyosky
11117 Reisterstown 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 MEMORANDUM

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

DATE: 9/27/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
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Requested Action: Special Hearing, Variance

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

A site visit was conducted on August 20, 2018. The property is improved with commercial and residential structures.

It may be reasonably observed that traffic on Reisterstown Road has increased significantly in the time since the commercial and residential uses were established on the site. On September 12, 2018, the Department expressed to the legal representative for the petitioners objections to the proposed parking spaces along Reisterstown Road.

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

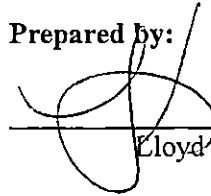
- Remove the 2 parking spaces located in front of the commercial structure and partially within the right-of-way for Reisterstown Road. Install protective bollards on the property immediately adjacent to said right-of-way line in a manner that does not impede pedestrian traffic. The Department would not object to a relocation of the 2 spaces or variance relief if that is not feasible.
- No temporary signage shall be permitted along Reisterstown Road.

The Department recommends that the petitioner bring the investment property, to include the side facades of the commercial structure, to a condition consistent with the requirements of BCC §35-2-404 prior to the issuance of any building or occupancy permit.

Date: 9/27/2018
Subject: ZAC # 19-042
Page 2

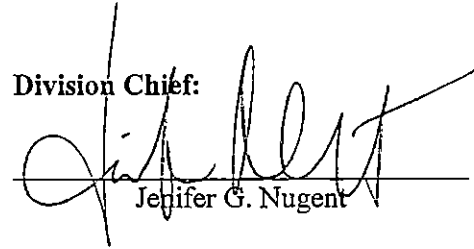
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Cloyd T. Moxley

Division Chief:



Jenifer G. Nugent

AVA/JGN/LTM/

c: Bill Skibinski

Adam M. Rosenblatt, 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: August 15, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0042-SPHA
Address 11117 Reisterstown Road
(Solov 13, LLC Property)

Zoning Advisory Committee Meeting of **August 20, 2018**.

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

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

Additional Comments:

Any applicable conditions of forest conservation variance approval must be met in developing this property.

Reviewer: Glenn Shaffer

Case No.: 2019-0042-SPHA

Exhibit Sheet

Petitioner/Developer

Protestant

Sen
11-5-18

No. 1	Plan	
No. 2	Aerial	
No. 3	"Relief" Exhibit	
No. 4	Zoning confirmation letter	
No. 5	Photos	
No. 6	Chronology	
No. 7	Deed of Easement	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PETITIONER'S EXHIBIT 4T 410.494.6271
F 410.821.0147
amrosenblatt@venable.com

December 23, 2015

Via Hand Delivery

Arnold Jablon
Deputy County Administrative Officer
and Director of PAI
County Office Building
111 West Chesapeake Avenue, Room 105
Towson, Maryland 21204

Re: **REQUEST FOR VERIFICATION**
11117 Reisterstown Road
Owings Mills, Maryland 21117

Dear Mr. Jablon:

This firm represents the owner of the property known as 11117 Reisterstown Road in the Owings Mills area of Baltimore County (the "Property"). The Property contains approximately one (1) acre of land zoned OR2 and is improved with three (3) buildings – two (2) used residentially and one (1) fronting on Reisterstown Road that has been continuously used for retail purposes since the early 1950's. This letter concerns the retail use in the building fronting on Reisterstown Road (the "Building"). As explained below, I am seeking verification that the retail use of the Building can continue without obtaining any additional zoning relief.

I. Zoning History

A review of the zoning history of the Property reveals that the Property maintained an "E" commercial zoning designation in 1945 and was rezoned R-10 in 1960. In 1971 it was rezoned DR3.5, in 1976 it was split-zoned DR16 and DR3.5 and in 1988 the Property obtained its current OR2 zoning. The Property's retail use conformed with the zoning designation of the Property until 1960, when the Property was rezoned from commercial to residential.

II. Nonconforming Uses v. Grandfathered Uses

Section 101.1 of the Baltimore County Zoning Regulations (BCZR) defines a nonconforming use as a "legal use that does not conform to a use regulation for the zone in which it is located or to a special regulation applicable to such a use. A specifically named use described by the

Arnold Jablon
Deputy CAO and Director
December 23, 2015
Page 2

adjective “nonconforming” is a nonconforming use.” Section 104.1 of the BCZR provides that a nonconforming use “may continue except as otherwise specifically provided in these regulations, provided that upon any change from such nonconforming use to any other use whatsoever, or any abandonment or discontinuance of such nonconforming use for a period of one year or more, the right to continue or resume such nonconforming use shall terminate.”

Section 103.1 of the Baltimore County Zoning Regulations (“BCZR”) provides that the regulations in effect at the time a pre-1955 development was originally presented to the Baltimore County Planning Commission will continue to govern the property for which the Commission granted approval. However, a review of Baltimore County’s zoning and development files does not reveal any zoning or development cases for the Property or any approvals granted by the Baltimore County Planning Board or Commission. Accordingly, Section 103.1 does not apply to the Property, and the question becomes whether the retail use is legally nonconforming.

III. Continuous Retail Use of the Building

Attached hereto is series of documents compiled by the owner of the Property demonstrating that the Building has been continuously used for retail purposes since the early 1950s when the Property maintained a commercial zoning designation. The owner would attest that, as supported by the attached documents, in 1952, the Property was used as Lawson’s Groceries store. This use continued until 1960, when the Property became Marions Grocery store. In 1970, the Property was used as the Mr. Charles and Co. Meats store. In 1971, the Property became the G & M Market, and in 1975, the Property became a Maytag Factory Service of Baltimore. In 1978, the Gloss JJ Washer Repair Store took over the Property. This use continued through 1990, at which time a Lock and Key and Convenience Store began using the Property. That use continued until late January of this year, at which time the store closed and our client purchased the Property. Our client wishes to continue the retail use of the Property without constructing any addition or expanding beyond the existing Building.

IV. Confirmation that that the Retail Use can Continue

While a number of different businesses have existed on the Property since the 1950’s, the businesses have all involved retail sales. Retail is a specific use category in the BCZR, as evidenced by Section 409.6, which treats all “retail” uses the same in terms of parking. The use of the Property for retail purposes meets the definition of nonconforming use, which is broadly defined as any “legal use that does not conform to a use regulation for the zone in

Arnold Jablon
Deputy CAO and Director
December 23, 2015
Page 3

which it is located." This particular Property meets the requirements for maintaining a nonconforming use, as it has not been abandoned for a period of one year or longer and is not being extended from the existing use. As previously stated, the property owner would attest that the Property has continuously operated as a retail business without any break of one year or more and that there will be no expansion of the existing Building in which the retail use has continuously existed.

Under Section 3-1-1002 of the Baltimore County Code, the Director of PAI has the authority to administer and enforce all laws and regulations related to zoning in Baltimore County. Pursuant to the authority granted to the Director of PAI in the Baltimore County Code and Charter, we are seeking confirmation that the retail use of the Building can continue unless challenged by a neighbor or interested citizen in the future.

Very truly yours,



Adam M. Rosenblatt

AGREED AND ACCEPTED:

 12/23/15

Arnold Jablon
Deputy CAO and Director

STANDARD DIRECTORIES, INC.

STURGEON BALTIMORE

CROSS-CROSS

DIRECTORY

1970 EDITION

STANDARD DIRECTORIES, INC.

BALTIMORE -- ZIP Code Prefix 212

REISTERSTOWN RD

(Owings Mills) 21055 Contd

Malco Plastics Inc 363-1600
Master Equipment Corp 363-1700
Pixie of Garrison Inc 363-0377
Sportsman Ltd 363-1713
Swerdlin R Burton 363-1900
Thomas Florence M 363-0190
Thomas Sylvester 363-0341
Tyson C J 363-0186
Tyson Margaret A 363-1672
Valley American Service 363-9826
Valley Drive-In Theatre 363-1616

REISTERSTOWN RD
(Owings Mills) 21117

7-582

McDonogh La

Danny's Coiffures 363-1060
Stuart Kitchens Inc 363-2300
Equitable Trust Co McDonogh La
branch office 363-0411
Equitable Trust Co Owings Mills
branch office 363-0363
Cole Alfred phys ofc 363-1010
Celeste Bridals & Trousseau Inc 363-1022
Miller David I MD ofc 363-0788
Knitting Bee The knit shop 363-1080
Global News Pictures Inc 363-1066
Switzenbaum Rosalie Inc rl est 363-0822
Eastern Drug Sales Co Inc 363-1100
Hankoff Joseph J ins 363-0661
Hart Fred A ins 363-0661
Hart Fred A Co Inc ins 363-0661
Rosen Herbert P Dr podiatrist 363-2233
Kramer Charles M dntst 363-2255
Green Door The fashions 363-9771
Greenstein Estelle baby boutique 363-1241
Little Lambs baby boutique 363-1241
Encyclopaedia Britannica Inc 363-2411
Fusin Michael B DMD 363-2060
Bath Bazaar The 363-0999
Kaplan Michael H vetrnrian 363-2040
Fieger Michael D vetrnrian 363-2040
Valley Animal Hospital 363-2040
Shear Bernard Opticians 363-1777
Oriental Galleries 363-1959
Calvert Savings & Loan Assn Inc 363-1800
Pikesville office 363-1800
Weinberg Jesse S 363-1800
Regal-Empire Associates branch
office - Co 363-9785
Carlson Farms Liquors 363-2020
Garrison Farms Super Market 363-2000
A S C Corp 363-2222
Automotive Service Center Inc 363-2222
Greer Howard plt 363-2222
Kornblatt Harry S plt 363-2222
Green Lois L 363-0782
Hart Matthew H ofc 363-0100
Schoneman J Inc clthg 363-0100

St Thomas Lane

St Thomas S Rev 363-0829
Korger Carey E 363-1799
Metropolitan Bureau Of Investigation
Incorporated kennels 363-1343

Painters Mill Rd

Painters Service Station 356-9851
Painters Mill One Hour Dry
Cleaning 363-9866
Beauty Salon 363-1266
All-Cones Co sales &
service offices 363-1111
Baking Co sales &
service offices 363-1111
Cup Corp plant-baking 363-1111
Cup Corp paper products 363-1111
Cup Corp plant cup div 363-1111
Cup Corporation sales &
service offices 363-1111
Paper Products Co sales &
service offices 363-1111
Cup Co plant 363-1111
Brands Inc 363-1111

REISTERSTOWN RD
(Owings Mills) 21117 Contd

10101 Palette Carry Out Shop 363-1355
10103 Kelly Darlene A 363-0785
10105 Brooks Robert L 363-0569
10109 Musgrove Harry E 363-1485
10113 Trott Robert Martin 363-1841
10211 Guys & Dolls Cue Club 363-0868
10215 Horan Shirley grooming 363-0474
10215 Pet Set The grooming 363-0474
10223 Painters Mill Barber Shop 363-9792
10231 Bud's American Service Center 363-9864

Rosewood Lane

10300 John's Gulf Center 363-9780
10300 Owings Mills US Post Ofc 363-1436
10320 Vaughn Elwood W 363-0866
10408 Tignor Parker L 363-0237
10416 Americana Shop gifts 363-0545
10416 Bussey Raymond C 363-0545
10425 Chattolane Springs Water
Co Inc 363-0677
10429 Attic Art Gallery The 363-1939
10429 B & G Investors 363-0744
10429 Electronic Service Co 363-0393
10429B Baltimore School of the Ballet 363-0655
10431 Design House Interiors 363-0588
10435 Master Building Supply & Lumber Co 363-0500
10435 Myerberg Sidney Imbr 363-0500

Dolfield Rd

10506 Bowers Jno Mrs 363-0568
10508 Barr Estelle F 363-0688
10515 Owings Mills Sinclair 363-9899
10516 Owings Mills Grocery 363-1598
10516 Wisner's Grocery Store 363-1598
10524 R P S Products Inc 363-0133

South Tollgate Rd

10604 Tollgate Citgo 356-5585
10620 Disney W Everett 356-3546
10624 Chaney Coy R 356-5667
10626 Foster Richard A 356-5518
10710 King John Mrs 356-4008
10711 Lawson Dwayne M 356-3114
10714 Yox T Ross 356-3818
10716 Richardson Ruth 356-4094
10728 Sroka Madelon C 356-4580
10730 Cowman-Geo 356-3595
10730 Shoemaker Lillian R 356-4549
10801 Bateman C Elizabeth Mrs 356-3131
10801 Seal William A 3d 356-4819
10802 Carpenter Jas M 356-3425
10803 Richardson Morris 356-3303
10805 Bolte John Henry 356-5312
10807 Ebaugh Donald I 356-3346
10807 Pleasant Beauty Shop 356-3370
10807 Walper Georgia G Mrs bty shop 356-3370
10808 Kalkman R B 356-3378
10809 Dobson Louis N 356-5074
10810 Hipsley Henry C 356-4047
10815 Zepp Walter E 356-3537
10816 Burkholder's Service Station 356-9884
10817 Childs E Early 356-3430
10823 McCubbin Howard W 356-3838
10827 Redifer Laura Mrs 356-4703

Ritters Lane

10910 White Gordon R Mrs 356-3264
10911 Piel Wm Louis Rev study 356-4085
10911 Pleasant Hill United Methodist
Church 356-4085

Pleasant Hill Rd

11000 Century Television 356-4568
11001 Hoff J Bernard 356-3368
11005 Stallings Herbert Brent 356-3713
11006 Lewis Henry H contr 356-4200
11006 Lewis Henry H 356-3567
11007 Murphy Oliver E 356-3206
11009 Zeigler Gertrude M Mrs 356-4678
11011 Tydings J R 3d 356-4726
11013 Esworthy James H 356-4480
11015 Stultz Edgar 356-3862
11017 Harmon Jno E Mrs 356-3649
11019 Pettie Chas A Mrs 356-3587
11020 Lambie Helen 356-3704
11020 Rosalie Beauty Shoppe 356-3804
11021 Koch Henry W Jr 356-3822
11022 Phillips Walter N Sr 356-3299
11024 Zepp Evelyn 356-3405
11026 Kunkel Helen L Mrs 356-3673
11102 Wideman C L 356-4279

REISTERSTOWN RD
(Owings Mills) 21117 Contd

11117 Mr Charles & Co meats 356-4110
11119 Baker Bettye J 356-4503
11119 Grubb Richard 356-3263
11121 Barnard Joseph C 356-3190
11123 Warner Claude A optmtrst 356-4470
11128 Diehl Harry R 356-5118
11128 Higgs M V Mrs 356-4381
11130 Yeager Otto 356-4640
11133 Lynch J Edw 356-4822
11133 Lynch Kathryn K Mrs 356-4822
11134 Conner Elizabeth 356-5325
11137 Dyson George L 356-4196
11138 Harry Ann Mrs 356-4824

Gwynnbrook Ave

11200 Ayler L May Mrs 833-4882
11220 Watkins Jack F 833-3274
11222 Byers E F 833-0881
11222 Elaine's Beauty Shop 833-1864
11227 McCauley Harrison S Jr 833-1077
11227 Van Dusen Kenneth V 833-3081
11231 Zepp Jos F Mrs 833-1289
11233 Bowers Abner H 833-1416
11238 Resnick Milton chrprctr 833-2112

Cedarmere Rd

11302 Barnhart Chas W 833-3076
11306 Conner Francis R groc 833-0373
11308 Cubby Hole Gift Shoppe 833-7474
11311 Colonial Inn rest 833-3250
11311 Mehrling L S rest 833-3250
11316 Twin Kiss Drive-In 833-1388
11318 Fairway Motors 833-6822
11318 Levin Ray ofc 833-6823
11320 Heyman Robt radatrs 833-6355
11320 Owings Mills Auto Radiator Shop 833-6355
11404 Burger King 833-5519
11411 Bryan Robert L 833-5444
11411 Shipp Charles E 833-6183
11415 Renfro Ronald 833-6368
11416 Cofsky Edward 833-7816
11417 Knatz Edna E Mrs 833-1088
11418 Hollenbaugh G Garold 833-4133
11419 Devese Chas 833-3032
11420 Stowe Arthur R 833-3673
11421 Beard J Hayes Jr 833-2449
11422 Holt Albert M 833-2192
11423 Litaker Idell Mrs 833-0588
11426 Shipley Edwin B 833-3765

Sunset Rd

11500 Barr Helen 833-2221
11500 Haines Wallace R 833-2221
11502 Schaefer Frank N 833-1214
11503 Allen Chas F 833-6069
11503 Caltrider Carroll E 833-4777
11505 Webster G Vernon 833-2260
11506 Bradley Elizabeth Mrs 833-3391
11509 Lewis Howard W 833-0716
11509 Rawlings Clinton 833-3474
11511 Chaney J Arthur 833-4099
11511 Moser Lillian M 833-3809
-- Brown Albert F 356-4620
-- Christliff E Wallace 363-1685
-- Cohen M J Company 363-2323
-- Cohen Myer J ofc 363-2323
-- Dorothy Stewart Orgnls flrst 363-0777
-- Dorothy Stewart Originals tea room 363-0777

Fifteen Mile House The

11511 Klinefelter Richard M 833-1630
11511 Len Stoler Ford Inc 833-0496
11511 Lyon Robt B 833-4300
11511 McCulloch Chas 363-0549
11511 Rogers Lawrence DDS ofc 363-1068
11511 Seymour Chevrolet Co Inc 363-1626
11511 Stewart Dorothy Orgnls gfts 833-5400
11511 Stoler Ford Inc 363-0777
11511 Tollgate Ezzo Servicenter 833-4300
11511 Wenger Richard I 356-3900
11511 363-1784

REISTERSTOWN RD

(Reisterstown) 21136

19:848-598

Nicoдемus Rd

11600 Niemeyer W L auto dir 833-2400
11609 Parker Betty J Mrs 833-7831
11613 Goodman Donnie 833-1786
11621 DiPietro Charlotte W M Mrs 833-4819
11623 Tipton Edith L Mrs 833-2669
11627 Richards E LaRue 833-0325
11629 Reisterstown Carwash 833-4552

Roaches Lane

REISTERSTOWN RD
(Reisterstown) 21136 Contd

11704 Glaeser Edward H lndscpg 833-6565
11704 Reisterstown Wholesale Nursery
Yard 833-6363
11709 Marshall Bernard T 833-0647
11711 Sellers David W 833-4470
11713 Brooks Ewlyn 833-0554
11715 Roche Bernard J Jr phtgrphr 833-2323
11718 Tail Gate Diner rest 833-2057
11719 Laufer Carl H 833-5464
11720 Al's Ranch Motel 833-3266
11721 Murray Larry A 833-0483
11723 Leister Ira R 833-0208

Virginia Ave

11800 Flanary Cloys H 833-7122
11800 Flanary Grace H 833-0415
11801 Regester George flrst 833-7788
11805 Gino's Restaurant 833-1121
11809 Jean's Fabrics 833-4400
11822 Meekins Elsie K 833-4253
11822 Meekins Joyce E 833-4253
11822 Meekins Norman W paving contr 833-0300
11823 Bertsch Alfred J 833-4629
11824 Baldwin Susannah S Mrs 833-7263
11824 Royston Hilda C 833-1607
11825 Shawver Emory M 833-4224

Cherry Hill Rd

11900 REISTERSTOWN SHOPPING CENTER
(See separate heading)
Gloss Jeanne G Mrs 833-1540
11904 McWilliams Clarence E phys 833-3232
11906 Beck Chas E Mrs 833-4559
11931 Rpyce Shoes 833-9679
11945 Union Trust Co Of Md Reistwn
Center office 833-0230
11949 Burham's Card & Gift Shop 833-2551
11955 Lasting Paint Center 833-2331
11957 Holzman's Milton Bakery 833-9757
11957 Holzman's Pastry Shop 833-9757
11961 Food Fair Shores Reisterstown br 833-9698
11969 Gendason Howard H MD ofc 833-4602
11973 Reisterstown Bowl America 833-3440
11987 Budget Rent-A-Car Reisterstown 833-0355

12020 Bent Nursing Home Inc 833-3141
-- Brown E A Jr Mrs 833-3855
-- Caples Vincent T 833-6482
-- Cartmell Richard A 833-1029
-- Collins Wm M 833-2808
-- Diffenderfer Sue 833-0140
-- Eckhardt Funeral Chapel 833-4490
-- Eckhardt Henry Jas funrl dir 833-4490
-- Grothe Edw C 833-3128
-- Hannah More Academy 833-0500
-- Hannah More Academy Dining Hall 833-6880
-- Rosche Richard P lwyr 833-2250
-- Smith Ralph E 833-4224
-- Stoler Ford Inc 833-4300

REISTERSTOWN MD 21136

19:848-599

-- All Saints Episcopal Church study 833-0700
-- Bates M A 833-2060
-- Bertsch's Bus Service 833-5333
-- Bertsch Charles P 833-5333
-- Biemiller Edw H 833-0161
-- Blydenstein Jacobus 833-6554
-- Broadbent W Scott Rev study 833-0700
-- Byrne Richard J 833-1713
-- Carey Anthony Morris 833-4690
-- Carter Glenn O Mrs 833-1269
-- Coe M Walker Rev 833-0666
-- Cohen Jerry M camp dir 833-2390
-- Combs Dean N 833-0008
-- Costin Kenneth W Rev 833-3605
-- Cowan Carroll M 833-2268
-- Cunningham Jno G Sr 833-0161
-- DeVese J W 833-2180
-- Economy Store 833-4466
-- Elgin Kathryn S 833-1385
-- Eline J Edwin 833-1414
-- Eline Jos F & Sons funrl dir 833-1414
-- Fenby J J 833-1215
-- Fisher Joe O 833-0772

WESTERN SUBURBS

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Baltimore, Maryland 21204
823-4780

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BALTIMORE -- ZIP Code Prefix 212

RSTOWN RD 08 Contd

hen Irwin lwy 484-7474
 sser Irwin H lwy 484-7474
 J Landscape Svc Inc 484-2700
 star E Stanley 484-7474
 ryland Assn For Retarded 486-8168
 children Inc ofc 486-8168
 tional Association for Retarded 486-8851
 children 486-8851
 ster John C Dr ofc 486-6146
 utte & Koerting Co 486-3500
 itlock Mfg Co The 486-3500
 VINGS BANK OF BALTIMORE
 lley Meter Co 484-4122
 ody Irvin M CPA 484-8044
 ody & Trivas 484-8044
 lumbus Mutual Life Ins Co 484-7500
 rome agcy 484-7500
 stanza Bernard N ofc 393-8321
 ime Prevention Co Of America 484-0363
 484-0363
 ins Lewis R ofc 393-2388
 dman Hyson S CPA 484-7111
 dman Irv Realty Inc 484-6900
 dman Melvyn Inc rtr 484-6900
 don's Crab & Oyster House Inc 484-6060
 ssman Philip R CPA 484-7111
 ome Harvey Agency 484-7500
 manitz Larry S CPA 484-7111
 gle Chas F ofc 393-8551
 votny Jno J ofc 484-6560
 ings Bank of Baltimore 486-1046
 kesville br ofc 486-1046
 ings Bank Of Balto Pikesville office 484-6546
 pping Center Management Co fice 484-6900
 rtz Edw ofc 484-8888
 rtz Enterprises 484-8888
 rtz Jerome ofc 484-8888
 rtz Walter H ofc 484-8888
 vas Stanley I ofc 484-8044
 Social Sec Admin Claims-ct mber & medicare inf kesville ofc 484-7766
 l Inc intr decor 486-4105

St Marks Lane

bias Joseph L Inc monuments 486-3600
 bias Monuments 486-3600
 vood Lodge Motel 484-0600
 nson Edw A 484-0600
 no Vicente M MD 486-7600
 iams Chas Herman MD 486-7600
 iams David V 484-8496
 Sims Inc ladies apparel 484-0234
 k Leonard Village Green Inc 484-4479
 k Leonard Village Green Inc 486-9692
 munity Mart Inc 486-9852
 Hombres Hair Stylists 484-3242

Naylor's Lane

James 486-2506
 dholm Esso Servicenter 486-2506
 thamel Atlantic Service Sta 484-9883
 man Sylvan Realty Co 484-3555
 ridge Federal Savings & Loan ociation 484-4600
 n Carroll M contr 484-8500
 hews & Brown Contractors Inc 484-8500
 kman Jerome 486-3271
 ays Rent-A Car 484-9050
 ay American Service Center 484-8377
 Lanes Inc Pikesville Bowlarama 486-1444
 ier Richard L 486-1503
 omb Nancy E 486-5325
 rd Johnson's Restaurant 484-9730
 lay Inn 486-5600
 ity Motel Northwest 484-7700

Village Rd
Woodholme Ave

ire Albert L flst 486-5611
 ire Albert L 484-0620
 ls Jas A 486-4249
 ps Carroll S 486-5611

REISTERSTOWN RD 08 Contd

1832 Weber Chas J 484-0635
 1836 Cardwell Francis 484-2106
 1840 Owings Beryl 486-6039
 1845 Brown Walter L 486-7212
 1845 Wagers Robt P Dr vet 486-7212
 1846 Van Husen Kenneth A 486-2423
 1848 Schultz Clyde P 486-6607
 1850 Grinnings Jno M 486-7288
 1850 Owings Sewell Mrs 486-7288
 1856 New Chas W Mrs 486-6692
 -- Brewster Edw L 486-3215
 -- Econo-Car of Balto 484-2661
 -- Hutzler Albert D 486-3232
 -- Justis Calvin L 486-8370
 -- Kreuzburg Harvey W 486-4560
 -- Pearce Aubrey Jr 486-3933
 -- Pikesville Shell Svc 484-2661
 -- Sanders Douglas J Dr 484-1103
 -- Schwesinger G Jerome 486-6213
 -- Strawser Ford E 484-8954
 -- Tuerke Wm A 486-7456
 -- Walker Joseph S Sr 486-5681
 -- Walker Leonora N 486-5681

REISTERSTOWN RD (Garrison) 21055

41-869-571

9633 Fruit Basket Inc The 363-0773
 9700 Bill Kirk Volkswagen Inc 363-0700
 9720 Hertz Rent A Car 363-0233
 9720 Hertz Truck Rental 727-7020
 9722 Pikesville Auto & Body Repair Inc 363-0090
 9737 Golden Plough The 363-2444
 9750 Western Auto Service Center 363-0555
 9750 Western Auto Supply Co distr ctr 363-1414
 -- Baltimore Spice Co 363-1709
 -- Brunn G C spices 363-1700
 -- Import-Export Corp Of Balto 363-1700
 -- Jones Allen ofc 363-1700
 -- Lewis Joel D ofc 363-1717
 -- Lewis Sylvan S ofc 363-1717
 -- Lewis Sylvan & Son Funeral Home, Incorporated 363-1717
 -- Malco Plastics Inc 363-1600
 -- Master Equipment Corp 363-1700
 -- Pixie of Garrison Inc 363-0377
 -- Sportsman Ltd 363-1713
 -- Thomas Florence M 363-0190
 -- Thomas Sylvester 363-0341
 -- Valley American Service 363-9826
 -- Valley Drive-In Theatre 363-1616

REISTERSTOWN RD (Owings Mills) 21117

31-855-585

McDonogh La

9100 Burton Travel Service 363-1900
 9100 Hagi's Coiffures 363-1060
 9100 Stuart Kitchens Inc 363-2300
 9100 Swardlin R Burton 363-1900
 9101 Equitable Trust Co McDonogh La branch ofc 363-0411

9105 Valley Village House Of Carpet Inc

9107 Gambit Fabrics 363-2299
 9109 Custom Dinette Center 363-2510
 9113 Celeste Brides & Trousseau Inc 363-1022

9115 Miller David I MD ofc 363-0788
 9119 Knitting Bee The knit shop 363-1080

9121 Layton's Place custom clothes

9123 Switzenbaum Rosalie Inc rl est

9125 Eastern Drug Sales Co Inc 363-0822
 9129 Air Products & Chemicals Inc out patient svcs 363-0988

9131 Hankoff Joseph J ins 363-0661
 9131 Hart Fred A Co Inc ins 363-0661
 9131 Hart Fred A ins 363-0661

9133 Rosen Herbert P Dr podiatrist

9135 Cramer Chas M dntst 363-2255
 9135 Kramer Chas M dntst 363-2255
 9137 Village Dress Shop 363-2285

9139 Katz Morton I dntst

9141 Encyclopaedia Britannica Inc

9143 Pusin Michael B DMD

9145 Medical Information Svc Inc

9147 Tusedo Junction rentals

9147 Valley Cleaners Inc

9157 Kaplan Michael H vet

9157 Trever Michael D vet

REISTERSTOWN RD (Owings Mills) 21117 Contd

9400 Regal-Empire Associates Co Br Office 363-9785
 9402 Mix 'N' Fix Ltd 363-2020
 9404 Garrison Farms Supermarket 363-2000
 9804 Automotive Service Center Inc 363-2222
 9804 Glazer Howard plt 363-2222
 9804 Pomerantz Harry S plt 363-2222
 9814 Green Lois L 363-0782
 9818 Hirsch Matthew H ofc 363-0100
 9818 Schoeneman J Inc clthg 363-0100

St Thomas Lane

9900 Rogers Lawrence D DDS ofc 363-1626
 9905 Baker Thomas S Rev 363-0829
 9915 Wilke Donald J 363-2283
 9922 Baltimore Export & Import Inc 363-0460
 9922 Metropolitan Bur of Investigation Inc executive ofc 363-0460
 9922 Metropolitan Bur of Investigation Inc Kennels 363-1343

Painters Mill Rd

10000 Flavorex Co Inc 363-2550
 10000 Fudgy Inc 363-2550
 10000 Morehead Mfg Co Inc 363-2550
 10000 Painters Mill One Hour Dry Cleaning 363-9866
 10000 Party Fair Inc 363-1440
 10000 Sachs Harry flavrs 363-2550
 10021 Del's Beauty Salon 363-1266
 10027 Equitable Trust Co Owings Mills br office 363-0363
 10100 Eat-It-All Cones Co sls & exec ofcs 363-1111
 10100 Maryland Baking Co sls & exec ofcs 363-1111
 10100 Maryland Cup Corp sls & exec ofcs 363-1111
 10100 Maryland Paper Products Co sls & executives ofcs 363-1111
 10100 Sweetheart Brands Inc 363-1111
 10100 Sweetheart Cup Co plt 363-1111
 10100 Sweetheart Cup Co sls & exec ofcs 363-1111
 10100 Sweetheart Straw Co sls & exec ofcs 363-1111
 10101 Palette Carry Out Shop 363-1355
 10105 Brooks Robert L 363-0569
 10109 Musgrove Harry E 363-1485
 10113 Plain 'N' Fancy Donuts 363-9757
 10211 Guys & Dolls Cue Club 363-0868
 10215 Horan Shirley grooming 363-0474
 10215 Pet Set The grooming 363-0474
 10223 Painters Mill Barber Shop 363-9792
 10231 Painters Mill American Service Center 363-9864

Rosewood Lane

-- John's Gulf Center 363-9780
 10300 Owings Mills US Post Ofc 363-1436
 10320 Vaughn Elwood W 363-0866
 10402 Tignor Parker L 363-0237
 10416 Americana Shops gifts 363-0545
 10416 Bussey Raymond C 363-0545
 10418 Little William P 363-1571
 10423 Quitt Arnold A 363-2253
 10425 Chattolance Springs Water Co Inc 363-0677
 10429 B & G Investors 363-0744
 10429B Baltimore School of the Ballet 363-0655
 10429 Electronic Service Co 363-0393
 10429 Maryland Ballet Co 363-0655
 10431 Livingston Elsie H Mrs 363-0380
 10435 Master Building Supply & Lumber Co 363-0500
 10435 Myerberg Sidney Imbr 363-0500

Dolfield Rd

10500 Western Maryland Railway Co Owings Mills agts ofc 363-0686
 10506 Bowers Jno Mrs 363-0568
 10508 Barr Estelle F 363-0688
 10515 C & S Foreign Car Center 363-0627
 10515 C & S Foreign Car Center 363-9775
 10516 Owings Mills Grocery 363-1598
 10516 Wisner's Grocery Store 363-1598
 10524 R P S Products Inc Owings Mills 363-0133

South Tollgate Rd

10604 Ryder Truck Rental Co

REISTERSTOWN RD (Owings Mills) 21117 Contd

Strawhat Rd
 10700 Crown Central Petroleum Corp gasoline sta 356-9851
 10700 O'Hara's Service Sta 356-9851
 10710 King John Mrs 356-4008
 10716 Richardson Ruth 356-4094
 10728 Sroka Madelon C 356-4580
 10730 Cowman Geo 356-3595
 10730 Shoemaker Lillian R 356-4549
 10801 Cook W Robert 356-3131
 10801 Zettlemoyer J K 356-5681
 10803 Richardson Morris 356-3303
 10805 Bolte John Henry 356-5312
 10807 Ebaugh Donald I 356-3346
 10807 Pleasant Beauty Shop 356-3370
 10807 Walper Georgia G Mrs bty shop 356-3370
 10808 Kalkman R B 356-3378
 10809 Dobson Louis N 356-5074
 10810 Hipsley Henry C 356-4047
 10815 Zepp Walter E 356-3537
 10817 Childs E Early 356-3430
 10823 McCubbin Howard W 356-3838
 10824 Owings Mills Elem Schl 356-4330
 10827 Redifer Laura Mrs 356-4703

Ritters Lane

10910 White Gordon R Mrs 356-3264
 10911 Piel Wm Louis Rev stdy 356-4085
 10911 Pleasant Hill United Methodist Ch 356-4085

Pleasant Hill Rd

11000 Allstate Chemicals Inc 356-5151
 11000 Century Television 356-4568
 11000 Gede James A atty 356-4870
 11001 Hoff J Bernard 356-3368
 11005 StaHings Herbert Brent 356-3713
 11006 Lewis Henry H contr 356-4200
 11006 Lewis Henry H 356-3567
 11007 Murphy Oliver E 356-3206
 11108 Frank Elmer C 356-3279
 11009 Zeigler Gertrude M Mrs 356-4678
 11011 Tydings J R 3rd 356-4726
 11013 Locke William L 356-5059
 11015 Stultz Edgar 356-3862
 11016 Frye Raymond M 356-3174
 11017 Harmon Jno E Mrs 356-3649
 11019 Kumas A 356-5010
 11019 Pettie Chas A Mrs 356-3587
 11020 Lambie Helen 356-3704
 11020 Rosalie Beauty Shoppe 356-3804
 11021 Koch Henry W Jr 356-3822
 11022 Phillips Walter N Sr 356-3299
 11024 Mahoney Brian T 356-4724
 11026 Johnson Douglas A 356-5360
 11102 Wideman C L 356-4279
 11115 Shock Lawrence E 356-5376
 11117 G & M Market 356-5594
 11118 Baker Bettye J 356-4503
 11119 Grubb Richard 356-3263
 11121 Greenwalt Wm M Jr 356-4313
 11123 Warner Claude A optm 356-4470
 11126 Higgs M V Mrs 356-4381
 11127 Gittere Clarence E 356-5124
 11127 Snyder Vernon W Jr 356-4815
 11128 Diehl Harry R 356-5118
 11130 Yeager Otto 356-4640
 11133 Lynch J Edw 356-4822
 11133 Lynch Kathryn K Mrs 356-4822
 11134 Little Edgar C 356-4515
 11137 Dyson George L 356-3898
 11138 Harry Ann Mrs 356-4824

Gwynnbrook Ave

11200 Ayler L May Mrs 356-7682
 11220 Watkins Jack F 356-7274
 11222 Byers E F 356-7881
 11222 Elaine's Beauty Shop 356-7070
 11227 Soonsup Roongsri 356-7539
 11231 Zepp Jos F Mrs 356-7289
 11238 Resnick Milton chrprctr 356-7171
 11240 Schuster John J & Co 356-7535

Cedarmere Rd

11302 Barnhart Chas W 356-7076
 11306 Conner Francis R groc 356-7750
 11308 Cubby Hole Gift Shoppe 356-7474
 11311 Colonial Inn rest 356-7744
 11311 Mehning L S rest 356-7744
 11312 BeCraft's Service Sta 356-9719
 11316 Twin Kiss Drive-In 356-7388
 11318 Fairway Motors 356-7111
 11318 Levin Ray ofc 356-7112
 11320 Heyman Robt radatrs 356-7355

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1975 EDITION

Published by
STEWART DIRECTORIES, INC.

304 West Chesapeake Ave.

Baltimore, Maryland 21204

823-4780

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BALTIMORE — ZIP Code Prefix 212

REISTERSTOWN RD

(Owings Mills) 21117 Contd

653-1514
486-7212
486-7212
486-3423
486-7288
484-7024
486-3215
653-1548
486-5171
486-4560
653-9856
486-3933
484-2661
484-1103
484-8954
486-7456

9183 Friedman Dental Supply Co Inc 363-2311

9185 Weiner's M Service & Sales Co 363-2166

9187 Ambassador Sales & Service Inc 363-1102

9193 Eastern Drug Sales Co Inc 363-1100

9199 Blue Layton & O'Mansky PA 363-6380

9199 Blue M Larrie MD ofc 363-6380

9199 Blum Barry MD 363-6646

9199 Coleman Stan L MD ofc 363-6646

9199 Epstein Joel S Dr dntst 363-2575

9199 Goldberg Herman Krieger MD ofc 363-6646

9199 Goldstein Eugene O MD ofc 363-2240

9199 Goldstein Kramer & Seidman Dr PA 363-2240

9199 Kramer Irving I MD ofc 363-2240

9199 Kushner Melvin F Dr ofc 363-2525

9199 Layton Richard E MD ofc 363-6380

9199 O'Mansky Bonds L MD ofc 363-6380

9199 Rossi Humberto A MD 363-6646

9199 Seidman Sidney B MD ofc 363-2240

9199 Seligman Leon dntst 363-2525

9199 Wolfe Irving D MD 363-2320

9402 Ye Olde Ten Mile House 363-1076

9402 Zieg's Ten Mile House 363-1076

9610 Contemporary Design 363-0223

9623 US Social Security Admin ofc 792-7100

9633 Ark's Towing & Auto Salvage Center Inc 486-7070

9633 Starr Appraisers & Adjusters 363-6889

9804 A S C Corp 363-2222

9804 Automotive Service Center Inc 363-2222

9804 Glazer Howard plt 363-2222

9804 Pomerantz Harry S plt 363-2222

9818 Hirsch Matthew H ofc 363-0100

9818 Schoeneman J Inc clthg 363-0100

St Thomas Lane

-- Block H & R Inc Balto Co nw ofc 363-2544

-- N H & R Enterprises 363-6280

9900 Rogers Lawrence D DDS ofc 363-1626

9905 Hammond James A Rev 363-0099

9915 Bosley Roland P 363-0289

9919 Findeis Johann K 363-1476

9923 Financial Information Services 363-2079

Painters Mill Rd

10000 PAINTERS MILL SHOPPING CENTER

Guys & Dolls Cue Club 363-6720

Nancy's Beauty Boutique 363-9767

Painters Mill Cleaners 363-9866

Tricky's Discount Liquors 363-0865

10019 Follmeyer Joseph 363-2297

10021 Del's Beauty Salon 363-1266

10100 Eat-It-All Cones Co sales & executive offices 363-1111

10100 Maryland Baking Co sales & executive offices 363-1111

10100 Maryland Cup Corporation plant 363-1111

10100 Maryland Cup Corporation sales & executive offices 363-1111

10100 Maryland Paper Products Co sales & executive offices 363-1111

10100 Sweetheart Brands Inc 363-1111

10100 Sweetheart Cup Co-Div Of Maryland Cup Corp 363-1111

10100 Sweetheart Cup Co plant 363-1111

10100 Sweetheart Cup Co sales & executive offices 363-1111

10100 Sweetheart Straw Co sales & executive offices 363-1111

10101 Palette Carry Out Shop 363-1355

10103 Candid America Corp 363-6450

10109 Musgrove Harry E 363-1485

10113 Cream & Sugar Shoppe The 363-2117

10117 Wuburg Family Restaurant 363-2618

10123 Royal Savings & Loan Association

REISTERSTOWN RD

(Owings Mills) 21117 Contd

10211 Guys & Dolls Cue Club 363-9871

10215 Independent Order Of Foresters 363-2440

10220 Gino's Inc restrnt 356-4409

10223 Painters Mill Hair Salon For Guys & Girls 363-9792

10231 Painters Mill Amoco Service Center 363-9864

10244 Pizza Hut 363-1955

10245 Walker's Gulf Service 356-3330

Rosewood Lane

-- Dragon House Carry Out 363-0744

-- Equitable Trust Bank Balto Co Garrison Forest Plaza br ofc 363-0363

-- King's Owings Mills Shell 363-9816

-- Max Rubin Industries Factory-Outlets-Retail 363-0988

-- Walker's Gulf Service 363-9780

10300 Owings Mills US Post Office 363-1436

10301 King's Shell serv sta 363-2340

10320 Kimmel Tire Centers Owings Mills 363-6333

10333 Nu-Look One Hour Cleaners 363-9770

10349 Fox Sales steros 363-2288

10359 Sala Barber Shop 363-6643

10363 Schwartz Robert E Dr 363-0725

10373 Farber's Furniture Showcase 363-6444

10379 Fair Lanes Owings Mills 363-6630

10416 Americana Shop gifts 363-0545

10416 Bussey Raymond C 363-0545

10418 Little William P 363-1571

10423 Legum Dale 363-6328

10423 Stude Edward R 363-0179

10429 Economy Delivery Service Inc warehouse 363-0767

10429 Electronic Service Co 363-0393

10429 Maryland Ballet Company 363-0656

10429 Maryland Ballet School 363-0656

10429B Baltimore School of the Ballet 363-0655

10431 Thomas B Allen 363-2687

10433 Dopkin Door Co The 363-2133

10433 Dopkin Harvey ofc 363-2133

10435 Master Lumber Co 363-0500

10435 Myerberg Sidney 363-0500

10435 Samuels Bob 363-0500

Dolfield Rd

10515 Rent All Center Inc 363-6858

10516 Owing Mills Grocery 363-1598

10516 Wisner's Grocery Store 363-1598

10520 Pleasant Hill Permanent Building & Loan Association 356-4272

10522 Owings Mills Laundromat 363-2329

10524 R P S Products Inc Owings Mills 363-0133

10550 Merry Go Round Warehouse Clothing Outlet 356-9110

South Tollgate Rd

10604 Shofer Tire s Inc 356-6500

10615 Crown Central Petroleum Corp gasoline station 356-9851

10615 O'Hara's Service Station 356-9851

10620 Disney W Everett 356-3346

Straw Hat Rd

10710 King John G 356-4008

10712 Zepp Joseph F Mrs 356-7289

10714 Elliot Fermin O 356-6054

10714 Owings Mills Garage 356-9706

10716 Richardson Ruth 356-4094

10728 Sroka Madelon C 356-4580

10730 Shoemaker L R 356-4549

10801 Cook W Robert 356-3131

10801 Phillippis R A 356-3758

10803 Richardson Morris 356-3303

10807 Davila Mary V 356-6961

10807 Pleasant Beauty Shop 356-3370

10807 Walper Georgia G Mrs bty shop 356-3370

10808 Kalkman R B 356-3378

10809 Dobson Louis N 356-5074

10810 Hipsley Henry C 356-4047

10811 Richardson Florist 356-4040

10812 Al's Sunoco Station 356-9710

10815 Zepp Walter E 356-3537

10817 Childs E Early 356-3430

10824 Owings Mills Elementary School 356-4330

REISTERSTOWN RD

(Owings Mills) 21117 Contd

10910 White Gordon R Mrs 356-3264

10911 Piel Wm Louis Rev study 356-4085

10911 Pleasant Hill United Methodist Church 356-4085

Pleasant Hill Rd

11000 Century Television 356-4568

11000 Gede James A atty 356-4870

11000 Play System Of Maryland Inc 356-4297

11001 Denison Kathryn A 356-5284

11005 Stallings Herbert Brent 356-3713

11006 Lewis Henry H 356-3567

11006 Lewis Henry H Contractors Inc 356-4200

11007 Murphy Oliver E 356-3206

11009 Zeigler Gertrude M Mrs 356-4678

11011 Cohen Joseph 356-3899

11013 Walsh John 356-5494

11015 Stultz Edgar 356-3862

11017 Harmon Jno E Mrs 356-3649

11019 Pettie Chas A Mrs 356-3587

11020 Lambie Helen 356-3704

11020 Rosalie Beauty Shoppe 356-3804

11022 Mincher Edward J 3rd 356-5852

11022 Childers William E 356-9154

11108 Frank Elmer C 356-3279

11112 Holdorf William T 356-4816

11115 Schreyer Richard J Jr 356-7287

11117 Gloss J J washer repairing 356-7610

11117 Maytag Factory Service Of Baltimore 356-7610

11119 Davis John W L Jr 356-7639

11119 Troyer Joseph Jr 356-4503

11121 Barnard Joseph C 356-6101

11123 Lazarus Murray 356-9323

11124 King S V 356-3274

11127 Gittere Clarence E 356-5124

11127 Snyder Vernon W Jr 356-4815

11128 Diehl Harry R 356-5118

11128 Higgs M V Mrs 356-4381

11130 Yeager Otto 356-4640

11131 Snyder Sheri 356-9089

11133 Phillips Roby A 356-4357

11138 Harry Ann Mrs 356-4824

Gwynnbrook Ave

11210 Featherbed J H 356-3346

11220 Parrish Roofing Co 833-9320

11220 Parrish Roofing Co 356-9015

11222 Elaine's Beauty Shop 356-7070

11227 Paine Wesley R 356-5948

11228 Ungar Norbert 356-9399

11228 Ungar Olds Inc 356-9000

11233 Constantine Donald W 356-4609

11235 Miller Doris 356-4873

11238 Dettner Mary R regstr electrologist 356-3811

11238 Resnick Milton Dr chiroprctr 356-7171

11240 Moser Robt L Inc 356-6366

11240 Schuster John J & Co 356-7535

Cedarmere Rd

11302 Frazee William H Jr 356-5847

11305 Conner Francis R groc 356-7750

11311 Colonial Inn rest 356-7744

11311 Mehring L S rest 356-7744

11312 Sharon Building & Loan Assn 356-3100

11316 Twin Kiss Drive-In 356-7388

11318 Fairway Motors 356-7111

11318 Levin Ray ofc 356-7112

11318 Registerstown Glass Co 356-6113

11320 Heyman Robt radats 356-7355

11320 Owings Mills Auto Radiator Shop 356-7355

11405 Seymour Chevrolet Co Inc 356-7400

11406 Pier 1 Imports 356-6940

11408 Danielle Bari Figure Salons 356-6600

11408 Skillet Pizza Inc 356-4500

11410 Household Finance Corp & Subsidiary Companies Owings Mills 356-6400

11411 Bill's Carpet Barn 356-7266

11412 Mattress City Inc 356-4212

11416 Cofsky Edward 356-7150

11417 Knatz E E 356-5086

11418 Hollenbaugh G Donald 356-7855

11420 Pavlyuk Michael 356-5760

11421 Beard J Hayes Jr 356-7449

11422 Holt Albert M 356-7192

11423 Litaker I 356-

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1978 EDITION

Published by
STEWART DIRECTORIES, INC.
304 West Chesapeake Ave.
Baltimore, Maryland 21204
823-4780

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Glengyle Ave
7105 #Amy Joy Donut Shop 486-9855
8901 #Grey Rock Manison 486-5171

REISTERSTOWN RD (Garrison) 21055

Map 37:869-572

8923 Sanders Douglas J Dr
Residence 484-1103
8928 Pearre Aubrey Jr 486-3933
8948 Lyon Robt B 363-0549
8950 Chataard F E Dr 363-0473
9400 #Harry's Car Radio
& TV Drive In 363-1030
9610 #Contemporary Designs 363-3100
9610 #Den & Sleep Shop 363-3100
9610 #Lichtenstein Paul
Furniture 363-3100
9619 #Tropical Plants Inc 363-0775
9627 #Garrison Chemical Inc 363-0460
9627 #Intl Senior Citizens
Service Upholstery 363-3031
9627 #OK You Upholstery 363-3030
9627A #Block H & R Inc
Baltimore Co NW Ofcs 363-2544
9635 #Sportsmans Ltd 363-1713
9639 Begeman Walter E 363-0841
9700 #Bill Kirk
AMC-JEEP 363-0700
9700 #Bill Kirk Volkswagen 363-0700
9700 #Kirk Volkswagen Inc 363-0700
9700 #Yong's Texaco 363-0153
9718 #DeMarco Mickey
Family Roofing Co 363-2500
9719 #Valley Sunoco 363-4224
9720 #Hertz Truck Rental 727-7020
9722 #Lou Fritz's
Pikesville Auto &
Body Repair 363-0090
9722 #Pikesville Auto &
Body Repair Inc 363-0090
9722 #Towmasters Towing 363-0090
9727 #R & H Motor Cars Ltd 363-3900
9727 #R & H Motors Inc 363-3900
9737 #G & K Distributors 363-3111
9737 #Golden Plough The 363-2444
9750 #Western Auto Svc Ctr 363-0555
9750 #Western Auto Supl Co
Distribution Ctr 363-1414
--- #Appro-Pak Corp 363-1711
--- #Baltimore Spice Co 363-1700
--- #Brunn G C spices 363-1700
--- #Import-Export Corp
Of Balto 363-1700
--- #Jankeisztajn
Eugeniusz 363-6907
--- #Police Balto Co 363-9837
--- #Ross Elmer M 363-4125
--- #Ross Mary H Mrs 363-4125
--- #Valley American Svc 363-9826
--- #Valley Drive-In
Theatre 363-1616

REISTERSTOWN RD (Owings Mills) 21117

Map 37:855-585

McDonogh La
--- #Hagi's Beauty Salon 363-1060
--- #Oriental Galleries 363-1959
9100 #Burton Travel 363-1900
9101-9193 VALLEY VILLAGE SHOPPING
CENTER
9101 #Equitable Trust Bank
Baltimore County
McDonogh Lane 363-0411
9105 #Silverberg David Ltd
Men's Fashions 363-6572
9109 #Custom Discount
Dinette Center 363-2510
9111 #Eagle Custom Windows
& Floors 363-0925
9115 #Meyerson Naomi
Ladies apparel 363-2454
9119 Knitting Bee 363-1080
9123 #Switzenbaum Rosalie
Inc real estate 363-0822
9125 #Barry-Bob Wholesaler 363-0055
9129 #Bass Richard J 363-0490
#Diener Ronald L phys
Office 363-0490
#Levin Norman phys ofc 363-0490
9131 #Hankoff & Co Inc 363-0661
#Hankoff J J ins 363-0661
#Hart Fred A Co Inc 363-0661
9135 #Cramer Chas M dntst 363-2255
#Kramer Chas M dntst 363-2255
9137 #Gentlemen's Quarters 363-3640
9139 #Katz Morton I dentst 363-2272
9141 #Darmon Dental
Ceramics Lab Inc 363-3355
9143 #Pusin Michael B Dr
Office 363-2060
9145 #Gabriel Adv Agcy 363-6600
Goldman Gabriel 363-6600
9147 #Fussy Folks 363-2682

9151 #Stuart Kitchens Inc 363-2300
9157 #Brenner Amy S vet 363-2040
#Kaplan Michael H vet 363-2040
#Treger Michael D vet 363-2040
#Valley Animal Hosp 363-2040
9159 #Bernard Shear Optcn 363-1777
9161 #Cohen Charles wallprpr 363-6434
#National Wallpaper Co 363-6434
9163 #Calvert Svngs & Loan
Assn-Pikesville Ofc 363-1800
9165 #Eagle Goldie gifts
& jewelers 363-2343
9171 #Lester's Children's
Shoppes 363-3011
9173 #Bank's Jr Shoes 363-1722
9175 #Valley Delly 363-2112
9177 #Valley Profsnl Pharm 363-1822
9185 #Weiner's M Service
& Sales Company 363-2166
9187 #Ambassador Sales &
Service Inc 363-1102
#Valley Vlg Framing 363-4040
9193 #Eastern Drug Sales Co 363-1100
9199 VALLEY VILLAGE MEDICAL
Bldg 363-2525
#Katz Barry M Dr 363-2525
#Kushner Melvin F Dr
Office 363-2525
#Seligman Leon dntst 363-2525
#Speed-D-Print 363-2116
#Andorsky Michael B MD
Office 363-2240
#Blue Layton &
O'Mansky PA 363-6380
#Blue M Larrie MD ofc 363-6380
#Coleman & Blum MD PA 363-6646
#Coleman Stan L MD ofc 363-6646
#Epstein Joel S Dr
Dentist 363-2575
#Goldstein Eugene O MD
Office 363-2240
#Goldstein Kramer &
Seldman Dr PA 363-2240
#Koenigsberg H M DDS 363-2488
#Kramer Irving I MD
Office 363-2240
#Layton Richard E MD
Office 363-6380
#O'Mansky Boris L MD
Office 363-6380
#Wiener Steven Dr ofc 363-4343
#Wolfe Irving D MD ofc 363-2320
9402 #Ten Mile House The 363-4150
9402 #Zieg's Ten Mile
House 363-1076
9404 #Dog House Towne 363-3737
9404 #Edmore's Mini-Cycle
City 363-3737
9404 #Mc Donogh Paint Hdw &
Garden Center 363-3737
9517 Thomas Paul E 363-0342
9600 #Garrison Valley
Nursing Center 363-0066
9623 #Medicare Inf-Social
Security Admin ofc 792-7100
9623 #Social Security Admin 792-7100
9623 #U S HEW Dept Soc Sec
Admn Ofc 792-7100
9629 Sullivan Vernon L 363-0888
9633 #Ark's Towing & Auto
Salvage Center Inc 486-7070
9633 #Star Appraisers &
Adjusters 363-6889
9647 #Town & Country Liquor
Shoppes 363-0166
9800 #Malco Plastics Inc 363-1600
9804 #A S C Corp 363-2222
9804 #Glazer Howard plt 363-2222
9804 #Pomerantz Harry S plt 363-2222
9808 #Allstate Leasing Inc 363-6500
9808 #Allstate Leasing Inc 621-1646
9808 #Allstate Leasing Inc 363-4244
9808 #Allstate Leasing Inc
Used Car Dept 363-4121
9818 #Greif David L 2nd ofc 363-0100
9818 #Halston For Men 363-0220
9818 #Hirsh Matthew H ofc 363-0100
9818 #Schoeneman J Inc
Clothing 363-0100

St Thomas Lane
--- #Greenspring Realty Co 363-1633
--- #Harden Gordon K & Son
Office 363-1633
--- #Rogers Lawrence D DDS
Office 363-1626
9905 Hammond James A Rev 363-0099
9915 Van Horn Howard O Jr 363-6791
9923 DiLiello Raphael L 363-0907
Painters Mill Rd
10000 PAINTERS MILL SHOPPING CTR
#Guys & Dolls Cue Club 363-6720
#Painters Mill
Cleaners 363-9785
10019 Carrick Lee G 363-0735
10021 #Del's Beauty Salon 363-1266
10027 #Potomac Corp Area ofc 363-3616
10050 #Merry Go Round Whse
Clothing Outlet 356-9885
10100 #Eat It All Cones Co
Sales & exec ofc 363-1111

Cup Division
10100 #Maryland Cup Corp plt
Paper Prods Div 363-1111
10100 #Maryland Cup Corp sls
& exec offices 363-1111
10100 #Maryland Paper Prods
Sl & exec ofcs 363-1111
10100 #Sweetheart Brands Inc 363-1111
10100 #Sweetheart Cup Co
Div Of Md Cup Corp 363-1111
10100 #Sweetheart Cup Co Flt 363-1111
10100 #Sweetheart Cup Co
Sales & exectv ofcs 363-1111
10100 #Sweetheart Straw Co
Sales & exectv ofcs 363-1111
10101 #Palette Carry Out Shp 363-1355
10103 Pratt Robert A 363-3580
10109 Musgrove Harry E 363-1885
10113 #Cream & Sugar Shoppe 363-2117
10123 #Regal Savings & Loan
Association Inc 363-1777
10129 Barron Thomas G 363-3522
10201 #Charlie's Mini Mart 363-4125
10201 #Frank Nick vending 363-2070
10210 #Rustler Steak
House restrnt 356-3110
10215 #Independent Order of
Foresters 363-2400
10220 #Gino's Inc Restrnt 356-4409
10223 #Painters Mill Hair
Slx For Guys & Girls 363-9797
10231 #Painters Mill Amoco
Service Center 363-9861
10244 #Pizza Hut 363-1955
10245 #Taylor's Gulf Svc 363-4354

Rosewood Lane
--- #Dragon Hse Carry Out 363-0700
--- #Equitable Trust Bank
Baltimore County
Garrison Forest Plz 363-0363
--- #King's Owings Mills
Shell 363-9816
10300 #Owings Mills
Automatic Transmissn 363-2535
10301 #King's Shell serv sta 363-2300
10320 #Kimmel Tire Centers
Owings Mill 363-6333
10325 #A & P Food Store 363-0180
10333 #Nu-Look One Hour
Cleaners 363-9770
10349 #Glick Chas draperies 363-6415
10349 #Windows Unlimited 363-6415
10355 #Costa's Fabrics 363-3668
10357 #Pet Palace 363-4072
10359 #Saia Barber Shop 363-6643
10363 #Schwartz Robert E Jr
Optmtrst office 363-0725
10373 #Farber's Furniture
Showcase 363-6400
10379 #Fair Lanes Owings
Mills 363-6630
10416 Bussey Raymond C 363-0545
10416 #Jack's Little Green
Card publisher 363-0545
10423 Kirkland D 363-1977
10425 #Balto County Supply 363-0666
10427 #Berg Products Corp 363-1255
10427 Dopkin Wilford 363-1255
10427 Katz Albert M 363-1255
10427 #Pyramid Fabricators 363-1255
10429 #American Sand Dollar
Center 363-3344
10429 #Economy Delivery Svc
Warehouse 363-0767
10429 #Economy Delivery Svc 363-0767
10429 #Japan Karate And Judo
Center Inc 363-0569
10429 #L & H Enterprises Inc 363-0767
10429 #Reisterstown Auction 363-2133
10433 #Dopkin Door Co The 363-2133
10433 #Dopkin Harvey ofc 363-2133
10435 #American Automatic
Sprinkler Systems
Inc plant 363-3955
10435 #Master Lumber Co 363-0500
10435 #Myerberg Sidney Imbr 363-0500
10435 #Myerberg Sidney 363-0500
10435 Samuels Bob 363-0500

Dolfield Rd
10512 #J & D Discount
Liquors Inc 363-1190
10512 #M & M Janitorial Svc 363-2268
10514 #Steamship Crab
House #1 363-9738
10515 #Rent-All Center Inc
Owings Mills Brnch 363-6858
10516 #Maryland Pools Retail
& Service Center Inc 363-3500
10520 #Pleasant Hill
Permanent Bldg &
Loan Association 356-4222
10522 #Owings Mills
Laundromat 363-2329
10526 Herling Irving E Dr 363-0535
10526 #Northwest Animal
Hospital 363-0535
South Tollgate Rd
10604 #Shofer Tires Inc 356-6500

70

STEWART

BALTIMORE COUNTY

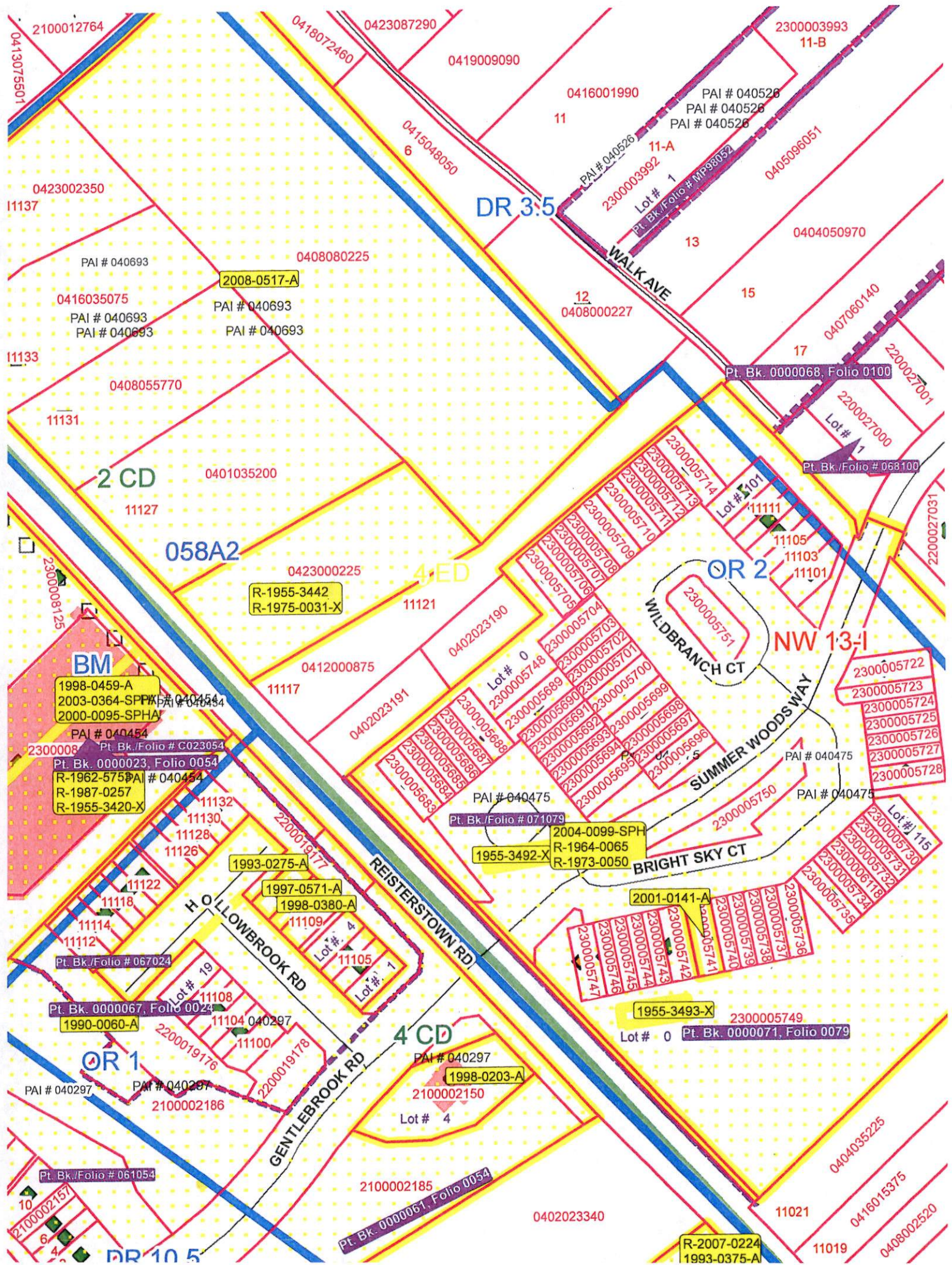
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STEWART DIRECTORIES, INC.
304 West Chesapeake Ave.
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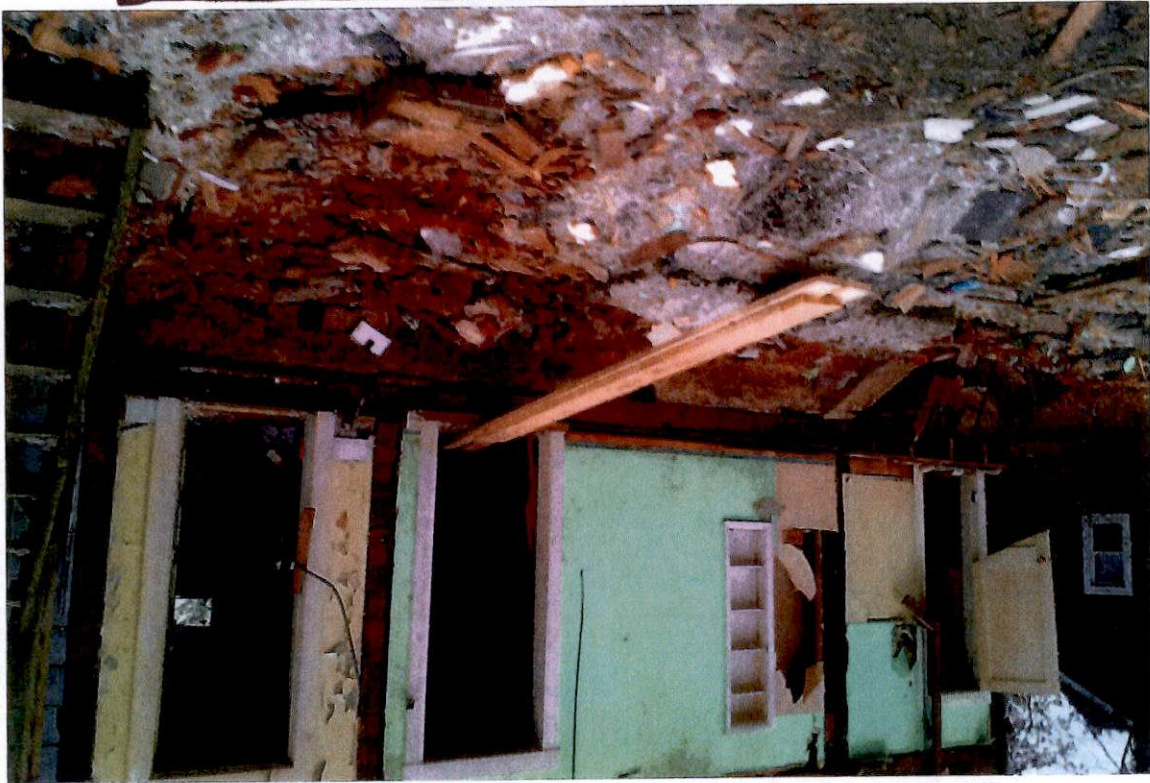


11117 REISTERSTOWN ROAD

INSIDE
OF
STORE



11119 Reisterstown Road
(Before)





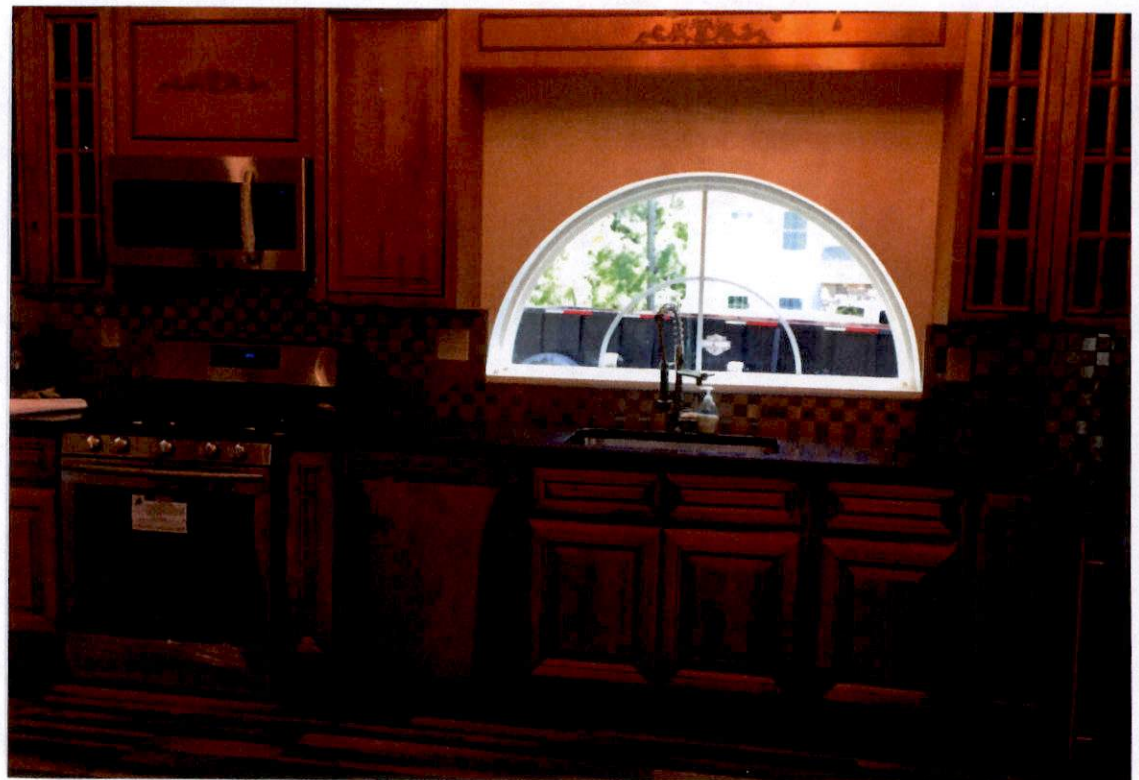
BEFORE



AFTER

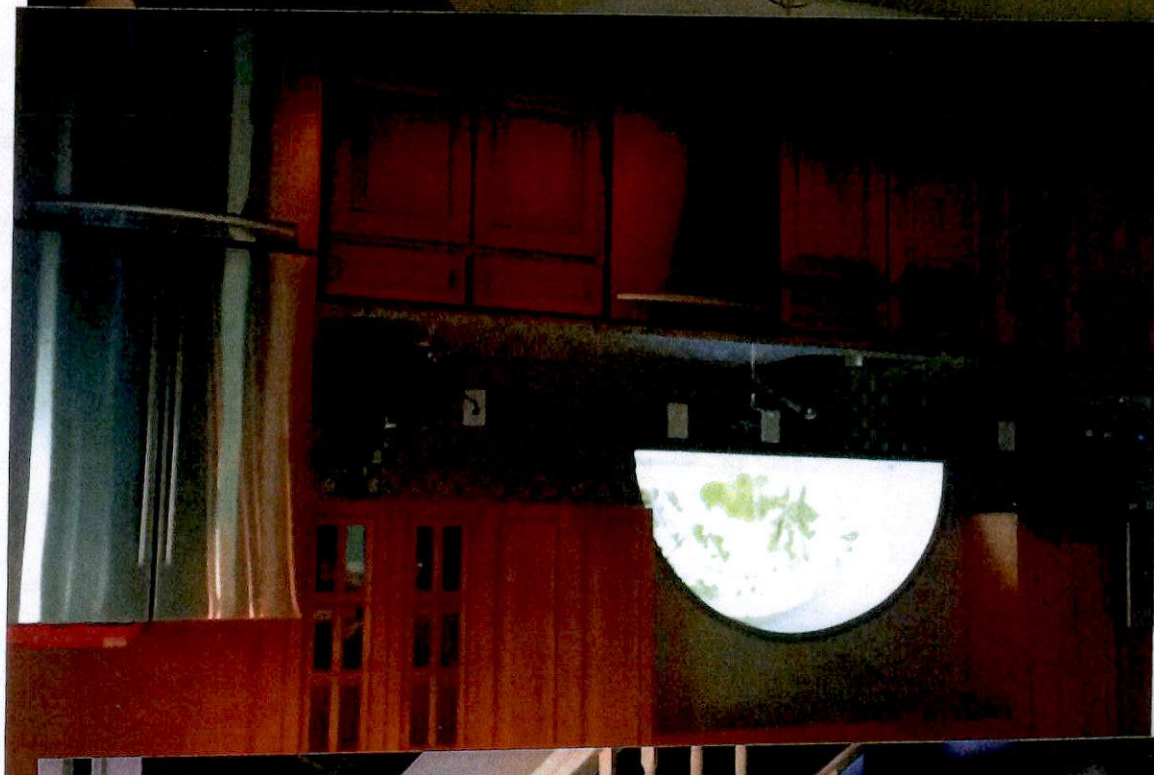
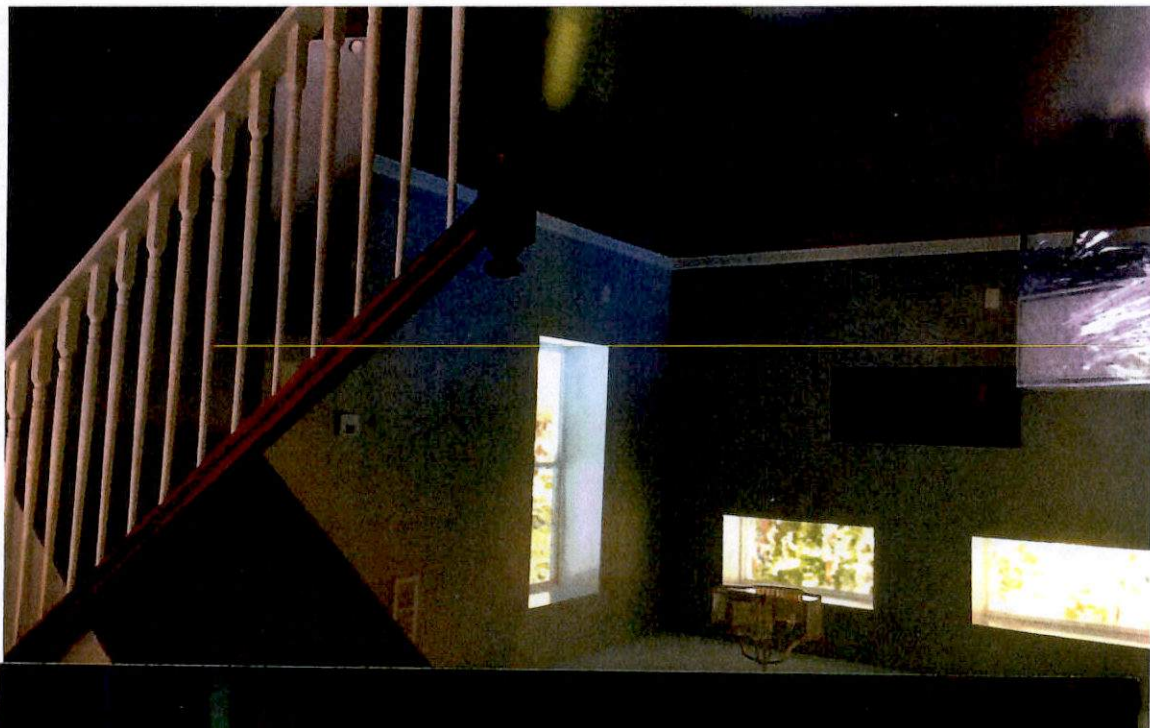


COMPLETELY
REMODELED
KITCHEN

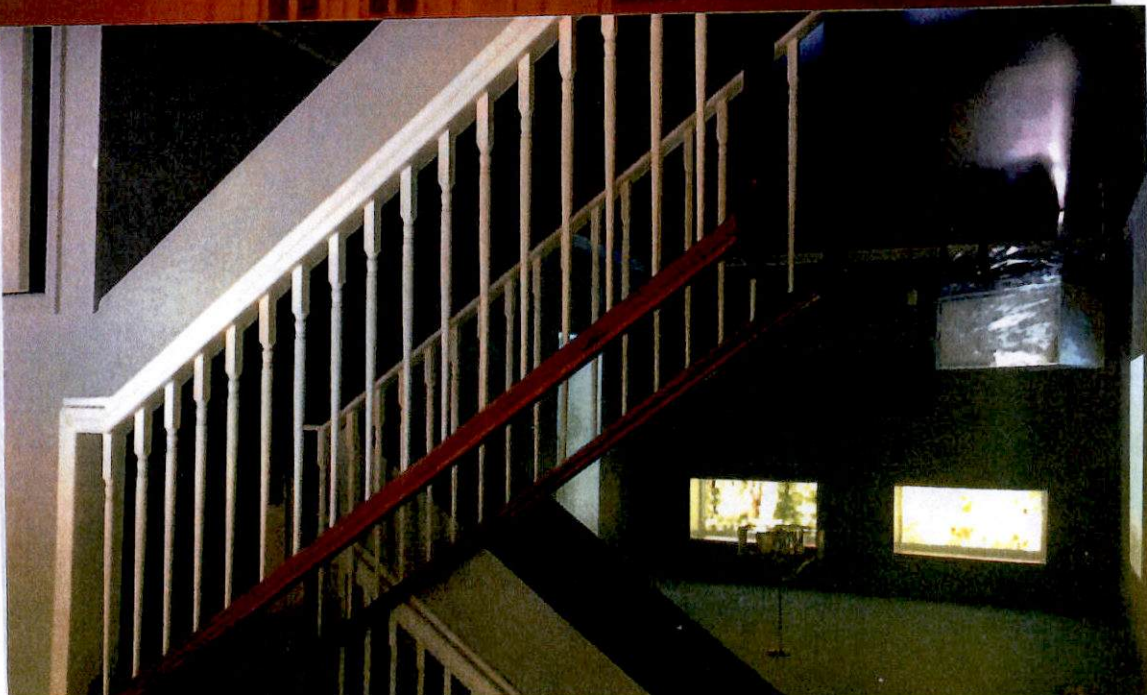


NEW
FLOORS,
BATHROOMS,
ETC.





11121
KEISTERSTOWN
ROAD
RENOVATIONS



1940/1951

1940 Harvey F Lawson (1946 died)
Lillian E Lawson

1951 to son Harvey F Lawson Jr
and his wife

1952-1953 Lawson Groceries

11117	1960	—	Marion's Groceries
Reist	1970	—	MR Charles & Co meats
	1971	—	G & M Market
	1975	—	Maytag
	1978	—	Gross JJ appliances
	1980	Sold	Gross JJ — — —
Sheedy Family	1990	—	Gross JJ app.
	1990	—	Randalstown cuckoo
	till	2015	

LITTLE AND ASSOCIATES, INC.

W.O.NO. 15094B

BY: _____ SUBJECT 11117 REISTERSTOWN ROAD

SHEET NO. 1 OF 1

DATE: 12/2015

NELLA SOLOVYOVSKY

ZONING CLASSIFICATION HISTORY:

1945 - E COMMERCIAL
A RESIDENCE

1960 - R-10

1971 - DR 35

1976 - DR 16, DR 35

1988 - OR-2



PRESENT - OR-2

ZONING CASE HISTORY - NONE FOR 11117 REISTERSTOWN ROAD.

STREET LISTINGS

COUNTY SUBURBS ^{OF} BALTIMORE, MD.

1952-1953 EDITION

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NORTHERN SUBURBS

REISTERSTOWN ROAD: (8) Cont.

1703 Harmon Roy D PI 5453
1703 Vaughn Elwood W PI 4644
1703 Young Arthur PI 4644
1705 Bowersox Etta PI 3208
1705 Whaley Pearl B Mrs PI 3208
1708 Kelly M J PI 4399
1709 Levin Gilbert PI 5463
1711 Emery Louis W Jr PI 5172
1714 Bowers A W PI 7722
1715 Hirsh Jose L PI 5343
1716 Berryman H G PI 3641
1720 Hunt Alice Mrs PI 5163
1722 Uhler Geo A PI 5167
1724 Byerly Geo L PI 5077
1725 Royse Paul H ofc PI 7710
1725 Williams Palmer F C phys PI 7710
1727 Levy Wm Mrs PI 4258
1728 Miller Philip PI 5921
1728 Shelley Harry E Jr PI 5832
1729 Surrey Inn Inc PI 6330
1732 Lipscomb Helen B PI 5325
1732 Lipscomb Nancy E PI 5325
(Woodholme Avenue)
1836 Adams Nicholas H PI 4416
1838 Hockensmith Jefferson E PI 6014
1844 Kellar Chas Emory PI 5061
1846 Fromm Jessie R Mrs PI 3223
1846 Grove Wm A Mrs PI 3223
1848 Schultz Clyde P PI 6607
1850 Grinnings Jno M PI 7288
1850 Owings Sewell Mrs PI 7288

REISTERSTOWN ROAD: (Rt 7 zone 8)

Box #
83 Abrams Michael A phys PI 5641
103 The Turf Shop sadlry PI 4141
195 Woodholm Manor Tea Room PI 4249
196 McGuire Albert L first PI 5611
214 Harner Frank PI 7893
214 Tuerke Wm A PI 7456
214B Herring Geo W indscp contr PI 5660
216 Brewster Edw L Mrs PI 3215
216A Jacobs Harold Duane PI 5417
216A Jacobs Harold Duane RO 1375
216A Turnbaugh T E PI 5417
220 Burnham Geo PI 5157
221 Blaustein Jacob PI 5678
223 Pearre Aubrey Jr PI 3933
268 New Chas W Jr PI 6692
283 Walker Jos S PI 7064
285 Merryman Donnelly D PI 4571
286 Owings Barney Jr PI 5546
290 Benesch Edw PI 3895
292 Hutzler Albert D Jr PI 5682
303 Dailey Jos C PI 5446
303 Hutzler Albert D PI 3232
303 Wallace Levi PI 5459
Brown Evelyn M PI 5081
Chatard F E Dr PI 7870
Chenowith Paul E Jr PI 3247
Cooper Fred PI 4072
DeHaven Evelyn R Mrs PI 4574

REISTERSTOWN ROAD: (Rt 7 zone 8) Cont.

Eiseman Lee Jr PI 3798
Faulstich Anna Mrs PI 3966
Faulstich Clara Miss PI 3966
Fringier D L B PI 6833
Gordon Charlotte D PI 6577
Hammond G Wm PI 5123
Harmon Ethel Mrs PI 5127
Hitchcock Carroll E PI 6908
Howard Saml P PI 5553
Howard Wm A PI 3323
Keir Wm Mrs PI 4072
Kreuzburg Harvey W PI 4560
Lyon Robt B PI 3291
Schwesinger G Jerome PI 6213
Wharton Elizabeth PI 3323
Wolf Milton J PI 4398

REISTERSTOWN ROAD: (Garrison)

Brocato Frances R PI 3811
Brune Herbert M Mrs PI 4238
Christhilf E Wallace PI 4074
Crane Jno A Mrs PI 3404
DeBus Lola beautcn PI 3130
Frenkil Victor PI 5701
Garrison Forest School PI 7100
Garrison Forest School PI 4245
Garrison Supply Co PI 5995
Greif Lee D PI 4652
Hanna Roe PI 5091
Harrison Horace W PI 7763
Husey Chas F PI 5788
Husey's Auto Exchange PI 9735
Mueller Andrew Jr PI 6878
Nyburg Robt S PI 6588
Reed Carl B PI 5081
Seibold Thos J Co lawn mwrs PI 3800
Sussman Lawrence G PI 3843

REISTERSTOWN ROAD: (Owings Mills)

Allard A C Rstr 263R
Auth J W Rstr 285J
Ayler Wm H Rstr 257R
Baltimore Co Supply Co Rstr 884
Baltimore Co Supply Co PI 7800
Barnhart Chas W Rstr 720W
Bell Jack rl est Rstr 586
Benny Calvin P Rstr 1151
Botts Robt T Jr PI 4495
Bowen Geo W Rstr 482
Brown Edw S Rstr 57
Carpenter Jas M Jr Rstr 1183
Century Greenhouses Rstr 413W
Childs E Early Rstr 397M
Christy Geo W Rstr 690
Colonial Inn rest Rstr 798
Corner Beauty Shop Rstr 451W

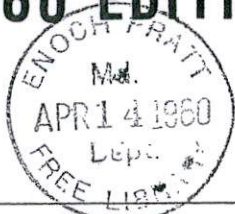
REISTERSTOWN ROAD: (Owings Mills) Cont.

Cowman Geo Rstr 925
Crouse Chas R Rstr 69W
Crouse Helen V Dr Rstr 69R
Dailey Paul E Rstr 413W
Dei Harry P Rstr 923J
Devese Chas Rstr 254W
Dipsy Doodle Dairi-Ette Rstr 378
Disney Bertha F Rstr 267M
Disney Wm Everett PI 3151
Dobson Louis N Rstr 1023
Dorsey Jas Orton Rstr 285M
Eiselar Anna Mrs Rstr 1071
Follmer Geo H Rstr 453R
Frank Elmer C Rstr 660M
French Jno T Mrs Rstr 229W
Garrish Geo Rstr 263J
Garrish Robt L Rstr 69W
Gillespie Richard E Rstr 139R
Gritz Wm A Rstr 148R
Gorsuch Nellye M Rstr 263W
Hacker John Rstr 238M
Harden Gordon K ins PI 6633
Hipsley Henry C Rstr 238R
Hollenbaugh G Garold Rstr 330
Holt Albert M Rstr 942
Hunt Jacob B Rstr 255W
Inman Harry E Rstr 921
Knatz Philip Rstr 828
Knatz P Hoffman Rstr 199
Knatz R Steuart Rstr 974J
Koerner M S Miss Rstr 674J
Lamenza R W Rstr 794
Lawson Harvey F Rstr 290
Lawson's Groceries Rstr 290
Lewis Howard W Rstr 292W
Morris C Saml Rstr 80
Ningard J Fred Rstr 201
Owings Mills Vol Fire Dept Rstr 680W
Park & Tilford Distillers Inc PI 4100
Phillips Walter N Rstr 983W
Pierce Lucille Mrs Rstr 1167J
Potts Arthur W Rstr 660J
Renald Jane C PI 4495
Schaefer Ernest L mdse Rstr 485
Schwartz Elnor Mrs Rstr 653
Seymour Chevrolet Co Inc Rstr 644
Shipley Edwin B Rstr 1026J
Smith Richard A Mrs Rstr 255R
Sparhawk Harry E Rstr 870
Spayde Keith G PI 3820
Spencer Marlin L Rstr 467W
Stallings Herbert Brent Rstr 722J
Stansbury Wm Rstr 79J
Stultz Edgar Rstr 148M

The **COUNTY CRISS-CROSS DIRECTORY**

SUBURBAN BALTIMORE

1960 EDITION



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Towson 4, Maryland
VA 3-4780

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REISTERSTOWN ROAD: (Owings Mills)

Rosewood Lane)
 100 Caltrider & Lamenzo Gulf
 Serv Sta HU 6-9771
 10300 U S Post Office - Owings
 Mills HU 6-1436
 10320 Kirk Roberta F Mrs
 HU 6-7846
 10402 Tignor Parker L HU 4-0237
 10423 Neuberger Henry HU 4-0311
 10423 Spayde Keith G HU 6-3820
 10425 Balto County Supply Co
 TE 3-4545
 10425 Balto County Supply Co
 HU 6-7800
 10429 Schenley Distillers Inc
 HU 6-4100
 (Dolfield Road)
 10500 Balto Adhesive Co HU 6-7659
 10508 Barr Estelle F Mrs HU 6-7203
 10512 Owings Mills Grocery
 HU 6-1598
 10516 Gulf Service Sta TE 3-9705
 10526 Family Savings Assn TE 3-2442
 10624 Crouse Chas R TE 3-1823
 10626 Crouse Helen V Dr TE 3-3695
 (Tollgate Road)
 10700 Tollgate Cities Service
 TE 3-9782
 10706 Turnbaugh Leroy M TE 3-4168
 10707 Thompson Wm H TE 3-2274
 10709 Knott James R TE 3-2673
 10710 King John Mrs TE 3-2008
 10711 Dorsey Jas Orton TE 3-4107
 10712 Marcus Milton A TE 3-4455
 10714 Yox Ross TE 3-2818
 10728 Churn Marion I TE 3-0344
 10730 Cowman Geo TE 3-1595
 10730 Shoemaker Lillian R TE 3-5549
 10801 Knatz R Steuart TE 3-2440
 10802 Carpenter Jas M TE 3-0425
 10803 Richardson Morris TE 3-2303
 10806 Harner Frank TE 3-3334
 10807 Debus Saml M TE 3-3319
 10807 Pleasant Beauty Shop
 TE 3-3370
 10807 Walper Georgia G Mrs
 TE 3-3370
 10809 Dobson Louis N TE 3-0737
 10809 Ulrich Rielly TE 3-1544
 10810 Hipsley Henry C TE 3-4047
 10811 Richardson's Florist
 TE 3-3030
 10815 Carver Shirley Mrs TE 3-2537
 10816 Burkholder's Serv Sta
 TE 3-9784
 10817 Childs E Early TE 3-5430
 10823 McCubbin Howard W TE 3-1838
 10827 Redifer Laura Mrs TE 3-1703
 10834 Glacken Esther R Mrs
 TE 3-1618
 (Ritters Lane)
 10902 Disney Bertha E TE 3-1687
 10910 White Gordon R Mrs
 TE 3-1264
 10912 Huff Edw B TE 3-5469
 (Pleasant Hill Road)
 11000 Bulmash Melvin H Dr dntst
 ofc TE 3-4131
 11000 Millman Jules dntst ofc
 TE 3-4131

REISTERSTOWN ROAD: (Owings Mills) Cont'd

11000 Owings Mills Pharmacy
 TE 3-2300
 11001 Hoff J Bernard TE 3-1368
 11005 Stallings Herbert Brent
 TE 3-0713
 11006 Tase Goucher Mrs TE 3-1567
 11007 Murphy Oliver E TE 3-3206
 11013 Poffenberger Merle L
 TE 3-2064
 11015 Stultz Edgar TE 3-0862
 11016 Knatz Philip TE 3-3460
 11017 Harmon Jno E TE 3-0649
 11019 Pettie Chas A Mrs TE 3-0587
 11021 Kirk Robt W TE 3-4076
 11022 Phillips Walter N Sr TE 3-0299
 11024 Cooney Lester M TE 3-0263
 11026 Corsa Delmar H TE 3-3330
 11028 Morrow Miles W TE 3-1314
 11102 Wideman C L TE 3-2779
 11103 Ritz Mary V Mrs TE 3-0538
 11104 Shipp Jos Mrs TE 3-1045
 11111 Bowman Loutitia C TE 3-2049
 11111 Miller Donald TE 3-1781
 11112 Sheffer Herman W TE 3-3687
 11115 Garrish Geo TE 3-3143
 11115 Simmons Wm W TE 3-5564
 11117 Marions Grocery TE 3-0110
 11118 Diehl Betty L TE 3-2576
 11118 Schaefer Ernest L TE 3-1676
 11118 Sharrer Ray TE 3-4763
 11119 Conn Daphne J Mrs TE 3-4251
 11123 Warner Claude A optmtrst
 TE 3-5470
 11126 French Jno T Mrs TE 3-4893
 11127 Allard A C TE 3-5487
 11128 Higgs M V TE 3-5381
 11128 Lehmann Anthony A TE 3-0229
 11130 Yeager Otto TE 3-4640
 11131 Sparhawk Harry E TE 3-4780
 11132 Brown Albert F TE 3-2620
 11133 Phillips Roby TE 3-1053
 11134 Loughman Frank W TE 3-2399
 11137 Baublitz Luther E TE 3-3756
 11138 Hunt Jacob B TE 3-1739
 (Gwynnbrook Avenue)
 11200 Ayler L May Mrs TE 3-4882
 11210 Bleakley Albert TE 3-1292
 11222 Century Television TE 3-1568
 11222 Elaine's Beauty Shop TE 3-1864
 11227 Caltrider Thos L TE 3-4261
 11228 Keeney Franklin L TE 3-0869
 11231 Zepp Jos F Mrs TE 3-1289
 11233 Bowers Abner H TE 3-1416
 11238 Resnick Milton chrprctr
 TE 3-2112
 11240 Shaw C G TE 3-5138
 11241 Scholtes & Keller Metal
 Products Co TE 3-0700
 11299 Donofrio Jno P Inc Indscpng
 TE 3-2681
 (Cedarmere Road)
 11301 Dipsey Doodle Dairy-Ette
 TE 3-9778
 11302 Barnhart Chas W TE 3-3076
 11310 Carvel Dari-Freeeze Stores
 Inc TE 3-9760
 11311 Colonial Inn rest TE 3-3250
 11311 Mehrling L S rest TE 3-3250
 11312 Shephard & Bowman Sinclair
 Serv Sta TE 3-9719

REISTERSTOWN ROAD: (Owings Mills) Cont'd

11316 Twin Kiss Ice Cream
 Sandwich Drive In TE 3-1388
 11317 Mehrling L S TE 3-3208
 11405 Chevrolet Authorized Sales
 & Service TE 3-5400
 11405 Seymour Chevrolet Co Inc
 TE 3-5400
 11405 Staubitz Violet Mrs TE 3-2153
 11415 Christy George W TE 3-3488
 11416 Inman Harry E TE 3-3577
 11417 Knatz P Hoffman TE 3-1088
 11418 Hollenbaugh G Garold
 TE 3-4133
 11419 Devese Chas TE 3-3032
 11420 Ningard J Fred TE 3-1818
 11420 Seim Mary Mrs TE 3-1818
 11421 Beard J Hayes Jr TE 3-2449
 11422 Holt Albert M TE 3-2192
 11423 Litaker Lee Roy TE 3-0588
 11424 Sullivan Jos G TE 3-3634
 11426 Shipley Edwin B
 (Sunset Road) TE 3-3765
 11501 Quant Leslie TE 3-0296
 11503 Caltrider Carroll E TE 3-4777
 11503 Hipsley A Murray TE 3-5573
 11504 Parker Thos A TE 3-5349
 11505 Webster G Vernon TE 3-2260
 11506 Royston Hilda C TE 3-1607
 11506 Teague Geo W TE 3-1789
 11509 Lewis Howard W TE 3-0716
 11509 Rawlings Clinton TE 3-3474
 11511 Chaney J Arthur TE 3-4099
 11511 Moser Lillian M TE 3-3809
 11513 Fifteen Mile House H S M
 Corp The TE 3-1630
 - Bendix Radio field engineering
 HU 6-7700
 - Bennett Dorothy C Mrs TE 3-2187
 - Bennett John Crogan Comdr
 TE 3-2187
 - Born W G Jr TE 3-0606
 - Botts Robt T Jr HU 6-4495
 - Bowen Florence A HU 6-5697
 - Bowen Mary Harcourt
 HU 6-5697
 - Chenoweth Alfred P HU 6-5870
 - Clark & Rosche attys
 TE 3-2250
 - Conner Francis R TE 3-0372
 - Dailey Paul E TE 3-1077
 - Disney Wm Everett TE 3-3546
 - Harden Gordon K ins
 HU 6-6633
 - Harman Norman M. HU 6-7407
 - Lion Bros Co Inc embrdy
 HU 6-1000
 - Nichols Jas L Rev. HU 6-1084
 - Renald Jane C HU 6-4495
 - Smith Ralph E TE 3-4224
 - Smith Richard TE 3-4210
 - Swann Don Jr HU 6-2583
 - Swann Don Jr TE 3-0400
 - Ten Mile Club rest HU 6-7977
 - Thomson Harry C Mrs
 HU 6-6393
 - Tollgate Esso Servicenter
 TE 3-1694
 - Troxell Maurice R HU 6-6518
 - Wagers Robt P vetrarian
 HU 6-7211

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100 West Road, Suite 215
Towson, MD 21204
File # 17-020

NO TITLE EXAMINATION

LR -
Declaration/Covenant
Recording Fee 20.00
Declarant Name: SOLOV
Ref:
LR - Surcharge 40.00
SubTotal: 60.00
Total: 60.00
03/08/2018 12:48
CC03-SAF
#0061696 CC0301 -
Baltimore
County/CC03-01.05 -
03/08/2018 12:48

**DECLARATION FOR PRIVATE INGRESS, EGRESS,
MAINTENANCE AND UTILITY EASEMENT**

**THIS DECLARATION FOR PRIVATE INGRESS, EGRESS, MAINTENANCE
AND UTILITY EASEMENT**, is made this 8TH day of March, 2018, by SOLOV, a
Maryland limited liability company (hereinafter referred to as the "Declarant").

All references herein are to the Land Records of Baltimore County.

A. By virtue of the Deed dated November 13, 2015 and recorded among the Land Records in Liber JLE No. 36902, folio 369, the Declarant is the owner, in fee simple, of that parcel of property known as Tax Account No. 0412000875 (the "Property");

B. The Property is improved by buildings known as 11117 Reisterstown Road, 11119 Reisterstown Road and 11121 Reisterstown Road;

C. Declarant intends to divide the Property into (2) lots shown as "Future Lot 1" and "Future Lot 2" as shown on the "Private Easement Plat, #11117-11121 Reisterstown Road" (the "Plat"), a copy of which is attached hereto as Exhibit 1;

D. Future Lot 1 and Future Lot 2 are referred to herein as the "Lot" or "Lots;"

E. Declarant is creating a private ingress, egress, maintenance and utility easement for the benefit of the Lots, containing 0.084 acre (3,663 sq. ft.), more or less, in the 20" wide hatched area shown as the "Private Ingress, Egress, Maintenance and Utility Easement" (the "Easement Area") as shown on the Plat;

F. Vehicular ingress, egress and regress to and from Reisterstown Road and the Lots has always been by way of the existing driveway (the "Driveway") contained within the Easement Area;

G. Declarant desires to provide for the installation and maintenance of utilities in the Easement Area for the Lots;

H. Declarant desires to create rights for the owners of the Lots to use the Easement Area for purposes of vehicular and pedestrian ingress and egress to and from Reisterstown Road and for the installation and maintenance of utilities in the Easement Area, subject to the terms and conditions set forth herein; and

I. Declarant desires to provide for the continued maintenance of the said Easement Area and of the Driveway located within the Easement Area.

NOW, THEREFORE, the Declarant hereby declares that the Lots shall be held, sold and conveyed, subject to the following easements, restrictions, covenants and conditions which are for the purpose of protecting the value and desirability of the Lots, and for the purpose of providing rights of use of the Easement Area which shall run with and be binding upon all parties having any right, title and interest in the Lots, or any portion thereof, and shall inure to the benefit of each owner thereof.

ARTICLE I

Definitions

1.1 "Owner" shall mean and refer to the record owner of a Lot, whether one or more persons or entities, of fee simple title to any property subject to the terms hereof, including contract purchasers, but excluding those having such interest merely as security for performance of any obligation. In the event that there is a future reconfiguration of the Lots, each owner of such reconfigured Lot shall be deemed an Owner subject to the terms hereof.

1.2 "Declarant" shall mean and refer to SOLOV 13 LLC.

1.3 "Plat" shall mean and refer to the plat entitled "Private Easement Plat, #11117-11121 Reisterstown Road," a copy of which is attached hereto as Exhibit 1.

1.4 "Lots" or "Lot" respectively shall mean, as the context may require and refer to, any one of those parcels of land designated as "Future Lot 1" and "Future Lot 2" as shown on the aforesaid Plat, including any future reconfiguration of said Lots.

1.5 "Easement Area" shall mean and refer to the strip of land 20' wide containing 0.084 acre (3,663 sq. ft.), more or less, as shown on Exhibit 1 attached hereto.

1.6 "Driveway" shall mean and refer to the gravel or hard surface area within the Easement Area to carry vehicular and pedestrian traffic to and from Reisterstown Road.

1.7 "Utility" or "Utilities" shall mean and refer to (i) any poles, wires, lines and conduits and the necessary or proper attachments and appurtenant facilities used for or in connection with the transmission of natural gas, electricity, telephone, community antenna, television cables and other similar facilities; (ii) underground telecommunication and electric systems, including necessary conduit, manholes, cables, wires, fixtures and related appurtenances, including related surface and above ground appurtenant facilities; (iii) underground electric, gas and communication lines, including conduits, cables, manholes, vaults, mains, pipes, valves, meters and appurtenant equipment, including related surface and above ground appurtenant facilities; (iv) underground cable television lines and related facilities, including related surface and above ground appurtenant facilities, and (v) other underground utilities and services, including related surface and above ground appurtenant facilities, for the transmission of energy or communications and provided by governmental authority, public utility company or franchised or contracted by governmental authority for public use and benefit; (vi)

storm water drains and management facilities, land drains, public and private sewers and pipe lines for supplying gas and water; and (vii) any other similar municipal, public or quasi-public utilities, facilities, services or functions now or hereafter furnished to the SOLOV13 LLC property by governmental authority or public utility or service company or similar entity

ARTICLE II Easement

2.1 Declarant, intending to provide for the use of the Easement Area for ingress and egress for the Lots to and from Reisterstown Road, hereby reserves and creates a non-exclusive easement and right-of-way for the purposes of ingress and egress and normal driveway purposes, expressly including but not limited to the right of installation, maintenance and repair of utilities within the Easement Area, as are necessary for the Lots, including but not limited to water, sewer, gas, electric, television, telephone, cable and any meters required for same.

2.2 The easements reserved herein are for the benefit of the Owner(s) of each of the aforesaid Lots, their personal representatives, heirs, successors and assigns and shall be appurtenant to the Lots. The easements are reserved for the use in common by each of the Owners of the aforesaid Lots, members of their household, invitees, lessees, agents or contractors.

2.3 No Owner shall place anything or allow the placement of anything within the Easement Area which would interfere with the use of the Driveway or Easement Area for the purposes stated in Article II, Section 2.1.

2.4 The cost of maintenance and repair of the Driveway shall be paid in accordance with the provision of Article III, Section 3.1.

2.5 Each Owner shall be responsible for the cost (or said Owner's proportionate share in the event of joint usage) of the installation and maintenance of utilities in the Easement Area, that are installed and used for the benefit of said Owner's respective Lot, or any portion thereof.

2.6 The cost of driveways, driveway connections, and aprons from any improvements on a Lot to the Driveway and the cost of the care, maintenance and repair of any such driveways, driveway connections, and aprons shall be borne by the respective owner of the Lot with respect to which the same are designed to serve for purposes of ingress and egress.

ARTICLE III Covenants for Maintenance

3.1 Owner Obligations. Any and all costs associated with maintenance, repair and plowing of the Driveway Easement Area is to be divided and paid equally between the Owners. Such charges, together with costs and attorneys fees of not less than fifteen (15%) percent of the unpaid charges, shall be the personal obligation of the person who was the Owner, as defined in Article I, Section One, of the Lot at the time that the charge became due.

3.2 Annual Meeting. The Owners currently utilizing the Driveway or Easement Area shall meet annually on the first Saturday of July at 10:00 a.m., for the purposes of assessing the condition of the Driveway and Easement Area and determining the nature of the improvements which are required. The presence of both Owners utilizing the Driveway or Easement Area, or their authorized representatives, shall constitute a quorum for the purposes of conducting said business and a written record of the meeting, issues raised and decisions made, shall be maintained. Said record shall indicate the names of those present and voting record. Each Lot utilizing the Driveway or Easement Area shall be entitled to one (1) vote on any proposal, regardless of the number of individuals present with an ownership interest in said Lot. The meetings may be held telephonically.

3.3 Procedure for Maintenance Work. Any proposal for specific work to be performed shall require unanimous approval of the Owners responsible for maintenance of the Driveway or Easement Area in order to be enforceable. Maintenance shall include repair. Once approval has been received, the Owner making the recommendations shall obtain a written proposal from at least two (2) contractors, accompanied by the recommendations of that Owner as to which proposal is the most responsible to be accepted. Copies of said proposals and recommendations shall be sent to the other Owner subject to this Declaration. Any Owner objecting to the described improvements shall send written objections to the submitting Owner within five (5) days of submission of the proposal. In the case of the receipt of said objections, a second meeting shall be scheduled to review said objections at which time the least expensive proposal shall be accepted. If no objections are received, the submitting Owner shall contract with the Contractor for the work to be performed under the proposal.

3.4 Payment for Authorized Work. Following receipt of the bill for authorized work completed by the Contractor by the submitting Owner, that owner shall send a copy of that bill to the other Owner. Each Owner shall be responsible for its proportionate share, as the same are described in Section 3.1, herein. Payment, by each Owner, shall be made within ten (10) days of submission of said bill to the submitting Owner, who shall pay the contractor upon satisfactory completion of the work performed. If an annual assessment has been established, the Owner charged with the responsibility for maintaining that account shall make payment to the contractor from that account and shall send copies of the receipted invoice to the other Owner.

3.5 Disagreement or Non-Action. In the event that the Owners cannot agree on proposed maintenance or repair to the Driveway or Easement Area, the proposal for specific work and the written proposals to implement same shall be submitted to arbitration under the rules of the American Arbitration Association. The arbitration shall be binding upon the Owners and judgment upon the proposal for specific work rendered by the arbitrator may be entered in any court of competent jurisdiction. The cost of the arbitration shall be shared equally by the Owners.

3.6 Effect of Nonpayment; Remedies of Other Owner. Any charges for repair or maintenance or plowing not paid within thirty (30) days after due shall bear interest from the due date at the rate of twelve (12%) percent per annum. The other Owner may bring an action at law

against the Owner personally obligated to pay the same or foreclose the lien against the Lot. No Owner may waive or otherwise escape liability for the charges or assessments provided for herein by nonuse of the Driveway or Easement Area or abandonment of his Lot.

3.7 Subordination of the Lien to Mortgages. The lien of any charges or assessments provided for herein shall be subordinate to the lien of any mortgage. The sale or transfer of any Lot shall not affect the charge or assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of (but not the personal obligation of any Owner for) such charges or assessments as to payments which become due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments or charges thereafter becoming due or from the lien thereof.

3.8 Damages. If any damage to the Driveway or Easement Area is caused by the specific act of an Owner, his invitee, lessees, agent, contractor or subcontractor, the cost of repair of said damage shall be the exclusive personal liability of that Owner. Such liability includes but is not limited to the damage to said area caused by construction equipment or trucks using the area during the construction on any Lot.

ARTICLE IV General Provisions

4.1 Enforcement. Any Owner shall have the right to enforce, by any proceeding at law or equity, all restrictions, conditions, covenants, reservation, liens and charges, now or hereinafter imposed by the provisions of this Declaration. Failure by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. In addition to all other remedies at or in equity, any party successfully enforcing its rights hereunder in a court of competent jurisdiction shall be entitled to reimbursement of reasonable attorney fees and actual reasonable costs.

4.2 Severability. Invalidity of any one of these covenants or restrictions by judgment or court order shall not affect any other provision of this Declaration, the balance of which shall remain in full force and effect.

4.3 Duration. The easements, covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty (20) years and shall be automatically renewed for periods of twenty (20) years without the need for any action by the Owner(s). The Owners, by unanimous consent, may agree to discontinue or amend any or all of the foregoing provisions. Any amendment or termination must be recorded among the aforesaid Land Records in order to be effective.

[Signature Next Page]

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal on the day and year first above written.

WITNESS/ATTEST:

SOLOV 13 LLC

Nancy M. Smith

By: N. Solov (Seal)
Nelionora Solovyovsky, Managing Partner

STATE OF MARYLAND, CITY/COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 8TH day of March, in the year 2018, before me, the subscriber, a Notary Public, personally appeared Nelionora Solovyovsky, and that she as Managing Partner, being authorized to do so, executed the foregoing Declaration for the purposes therein contained, by signing the name of SOLOV 13 LLC by herself as such Managing Partner, and IN MY PRESENCE SIGNED AND SEALED THE SAME.

AS WITNESS my Hand and Notarial Seal.

Nancy M. Smith
Notary Public

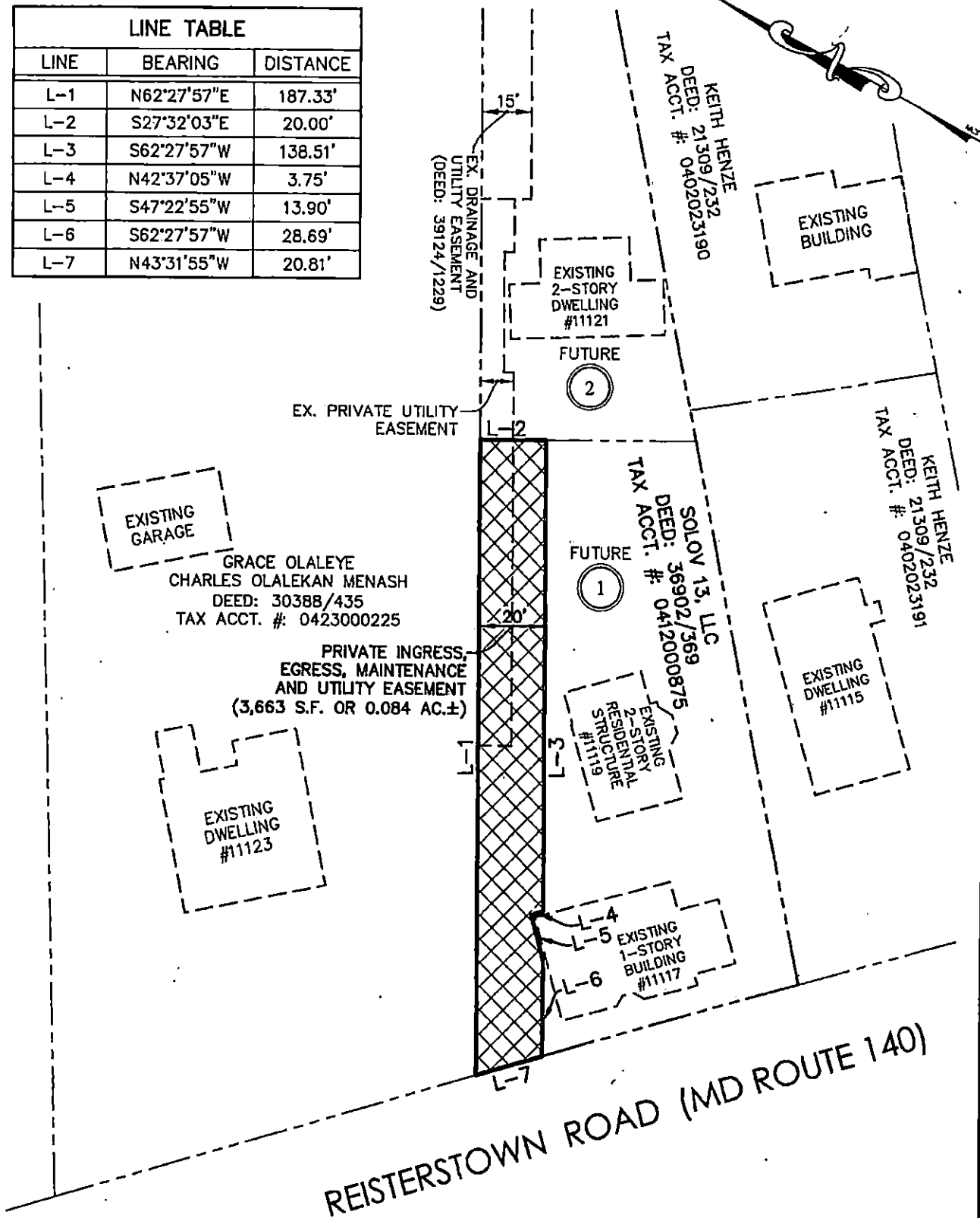
My Commission Expires: 12/25/18

THIS IS TO CERTIFY that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

JAMES D. O'CONNOR
JAMES D. O'CONNOR, Attorney

f:\DO\Solov 13\Driveway-Utility Declaration

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N62°27'57"E	187.33'
L-2	S27°32'03"E	20.00'
L-3	S62°27'57"W	138.51'
L-4	N42°37'05"W	3.75'
L-5	S47°22'55"W	13.90'
L-6	S62°27'57"W	28.69'
L-7	N43°31'55"W	20.81'



LITTLE & ASSOCIATES, INC.
 ENGINEERS~LAND PLANNERS~SURVEYORS
 1055 TAYLOR AVENUE, SUITE 307
 TOWSON, MARYLAND 21286
 PHONE: (410)296-1636 FAX: (410)298-1639

PRIVATE EASEMENT PLAT
 #11117 - #11121 REISTERSTOWN ROAD

DISTRICT 4c2
 SCALE: 1"=40'

BALTIMORE COUNTY, MD
 FEBRUARY 20, 2018

State of Maryland Land Instrument Intake Sheet

[] Baltimore City [X] County: Baltimore

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.
(Type or Print in Black Ink Only All Copies Must Be Legible)

1	Type(s) of Instruments	☐ Deed ☐ Deed of Trust ☐ Improved Sale ☐ Arms-Length [1] ☐ Other ☐ Lease ☐ Unimproved Sale ☐ Arms-Length [2] ☒ Other ☒ Easement ☐ Multiple ☐ Arms Length [3] ☐ Not an Arms-Length Sale [9]																																																									
2	Conveyance Check Box	☐ Recordation ☐ State Transfer ☐ County Transfer																																																									
3	Tax Exemptions (if Applicable)	Cite or Explain Authority																																																									
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BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 40027, p. 0061, MSA_CE62_39884, Date available 03/12/2018. Printed 10/29/2018.

SOLOV 13

#17-020

Sherry Nuffer

From: George McCubbin <georgem@mail135-4.atl141.mandrillapp.com> on behalf of George McCubbin <georgem@littleassociates.com>
Sent: Thursday, November 15, 2018 10:23 AM
To: John E. Beverungen
Cc: dwightl@littleassociates.com; Sherry Nuffer
Subject: RE: 11117-11121 Reisterstown Road (Case #2019-0042 SPHA)

Thank you for your quick response

George McCubbin, Senior Project Manager
Little & Associates, Inc.
1055 Taylor Avenue, Suite 307
Towson, MD 21286
410-296-1636
410-296-1639 (fax)
georgem@littleassociates.com

From: John E. Beverungen [mailto:jbeverungen@baltimorecountymd.gov]
Sent: Thursday, November 15, 2018 9:56 AM
To: George McCubbin
Cc: dwightl@littleassociates.com; Sherry Nuffer
Subject: RE: 11117-11121 Reisterstown Road (Case #2019-0042 SPHA)

Yes, we received the redlined plan and it will be included in the case file, so that condition has been satisfied.

John Beverungen
ALJ

From: George McCubbin [mailto:georgem@mail14.wdc04.mandrillapp.com] **On Behalf Of** George McCubbin
Sent: Thursday, November 15, 2018 9:54 AM
To: John E. Beverungen <jbeverungen@baltimorecountymd.gov>
Cc: dwightl@littleassociates.com
Subject: 11117-11121 Reisterstown Road (Case #2019-0042 SPHA)

Mr. Beverungen,

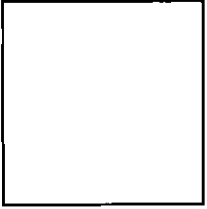
We recently submitted a redline plan as presented at the above Zoning Hearing in accordance with Condition #2 of your Order, a copy of which is attached.

Can you please confirm the receipt of the redline plan and that the condition of the Zoning Order has been met.

Thank you for your help and attention to this matter. We look forward to hearing from you shortly.

George McCubbin, Senior Project Manager
Little & Associates, Inc.
1055 Taylor Avenue, Suite 307
Towson, MD 21286
410-296-1636
410-296-1639 (fax)
georgem@littleassociates.com

CONNECT WITH BALTIMORE COUNTY



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www.baltimorecountymd.gov

LITTLE & ASSOCIATES, INC.

Engineers ~~~ Land Planners ~~~ Surveyors
1055 Taylor Avenue, Suite 307, Towson, Maryland 21286
Phone (410) 296-1636 Fax (410) 296-1639

TRANSMITTAL FORM

TO: Office of Administrative Hearings

DATE: November 9, 2018

Jefferson Building - Suite 103

PROJECT NAME: 11117-11121 Reisterstown

105 W. Chesapeake Avenue

Road Redline Exhibit

Towson, MD 21204

Case #2019-0042-SPHA

ATTN: John Beverungen

OUR PROJECT NO.: 15094 B

We are herewith submitting the following:

☐ For approval

☒ For your use/file

☒ As requested

☐ For review

☐ Please contact our office

☐ Urgent

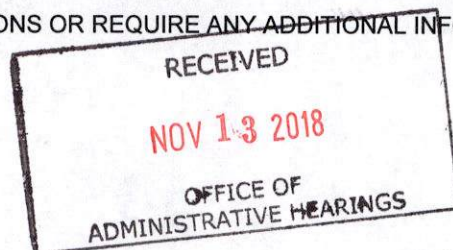
Quantity

Description

1	Redline Print of Plan to Accompany Zoning Petition as requested per the Zoning Order

Comments:

AS REQUESTED IN ACCORDANCE WITH ZONING ORDER 2019-0042-SPHA. PLEASE LET US KNOW IF YOU HAVE ANY QUESTIONS OR REQUIRE ANY ADDITIONAL INFORMATION.

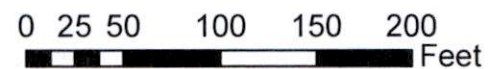
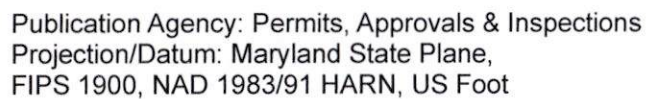


Sincerely,
LITTLE & ASSOCIATES, INC.

By: George McCubbin
Senior Project Manager

cc(s):
Enclosure(s)

2019-0042-SPHA



1 inch = 100 feet

2019-0042

CASE NUMBER

DATE 10/31/18

PETITIONER'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

John E. Beverungen

From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Thursday, November 01, 2018 12:35 PM
To: John E. Beverungen
Subject: RE: 2019-0042

Thank you so much for reaching out to me. The 20,000 SF is referenced in BCZR 102.4, which states that:

No dwelling, other than a multifamily building, shall be built on a lot containing less than 20,000 square feet which does not abut on a right-of-way at least 30 feet wide over which the public has an easement of travel, except as provided for panhandle lots in § 32-4-409 of the Baltimore County Code.

Zoning Review asked us to obtain special hearing relief to confirm that the lot size requirements in this section do not apply, or for a variance to allow a 12,500 SF lot in lieu of the minimum required 20,000. Perhaps given your second point below we should ask for a variance to the 20,000 SF listed in this section AND for a special hearing to approve continued access to Reisterstown Road under 32-4-409(c). Both are potentially necessary to avoid any issues with the minor subdivision plan.

Planning commented during their review of our minor subdivision plan that we need relief under 32-4-409(c) to bless the continued access to Reisterstown Road via the recorded easement agreement. Accordingly, we would like to obtain the special hearing even in light of the point you make regarding the type of streets listed in the code.

I hope this makes it a little clearer but I am happy to discuss this further if you would like.

Thank you again,

Adam M. Rosenblatt, Esq. | Venable LLP
t 410.494.6271 | f 410.821.0147 | m 410.294.9430
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

AMRosenblatt@Venable.com | http://secure-web.cisco.com/16oHqJ2ffoTeSkt9klezoWpvGzshle7NG5qzAf9uE2zw_zvuZ8f4GW_mc4RsV9Uawc7iC-iwlcZTw3_ggmwu_TUIBdy3sawPlwb-P25nH_f6wSMMV-V2M6gZuXXSbcatXEjq2F0UfpZYssXtnc2pcOz25-dUELssF1tV1jBibdkMsWBPbgQSnW-clMXjBRAojQYYGB7TPXXf21J-R1D3WTWJ6Tu6VyBEi6_DHXczP-Aq8nRgk_MTy1fkYwU0_bRwO_NRoUJ4EKU0HcZH1IHRFOsFox1CVoeTnigSCrmfx5k9OOoXfT9-4QgwFDGXolwEP3vi3RwiKQqB284ryTbbxMPPrRh4zCAZj9PYUyBWoj_ad0CL6wg2dCF7H3iHCTIFDqV2n37sbMZD91PVoBrxghaB4_B-yyUzvZVWgQPn_BdnHCD1uoDoMEA06NMXVOpIbGluiLM95yde87dtILR16g/http%3A%2F%2Fwww.Venable.com

From: John E. Beverungen [mailto:jbeverungen@baltimorecountymd.gov]
Sent: Thursday, November 01, 2018 10:59 AM
To: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Subject: 2019-0042

Adam,

I am writing in regard to the panhandle driveway and 20,000 sf lot requirement we discussed at yesterday's hearing. As an initial matter, while I see 20,000 sf referenced in BCC 32-4-409 (in regard to the # of homes that can be accessed via a panhandle drive), I don't see how that relates to a lot size requirement. Can you point me to the BCC or BCZR reference that contains that requirement (even though that issue may be moot in light of the panhandle/recorded easement issue).

As to the panhandle, the BCC said such a drive may be used to access a local or collector street, both of which are defined in Article 32. Reisterstown Road is an arterial. As such, I do not believe 32-4-409 is applicable in the first instance. I am willing to grant the request as filed, but I just wanted to point this out since I think it could potentially cause other complications during the minor subdivision process. Otherwise, I am prepared to send out an order granting the requests on the petition as modified after the hearing.

John Beverungen

AU



CONNECT WITH BALTIMORE COUNTY



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transmission and delete the message without copying or disclosing it.

ATTACHMENT TO PETITION FOR ZONING RELIEF
11117 – 11121 REISTERSTOWN ROAD

LOT 1

SPECIAL HEARING

- 1) TO APPROVE THE NON-CONFORMING STATUS OF THE EXISTING COMMERCIAL USE. **GRANT**
- 2) TO APPROVE THE NON-CONFORMING STATUS AS TO THE NUMBER AND LOCATION OF EXISTING PARKING SPACES. **GRANT OR VARIANCE**
- 3) FOR APPROVAL OF A MODIFIED PARKING PLAN PURSUANT TO BCZR 409.12 FOR THE EXISTING SETBACKS AND DRIVE AISLES. **MOOT**

VARIANCE

IN THE ALTERNATIVE, PETITIONER SEEKS THE FOLLOWING VARIANCES FOR LOT 1:

- 1) FROM BCZR 206.3.C.1.A TO PERMIT 100% OF THE AGGREGATE ADJUSTED GROSS FLOOR AREA OF AN EXISTING BUILDING TO BE OCCUPIED BY A COMMERCIAL USE IN LIEU OF THE MAXIMUM 10%. **MOOT**
- 2) FROM BCZR 409.6 TO PERMIT 6 PARKING SPACES IN LIEU OF THE MINIMUM REQUIRED 8 SPACES. **MOOT OR GRANT**
- 3) A VARIANCE FROM BCZR 409.4.A TO ALLOW AN EXISTING DRIVEWAY WIDTH OF 9.0' IN LIEU OF THE REQUIRED 20' FOR 2-WAY TRAFFIC. **GRANT**
- 4) VARIANCE FROM SECTION 409.4.C FOR AN EXISTING 2-WAY DRIVE AISLE OF 9.0' IN LIEU OF THE REQUIRED 22' FOR 2-WAY TRAFFIC. **GRANT**
- 5) FROM BCZR 1B01.2.C.1.a AND THE CMDP TO ALLOW AN EXISTING FRONT YARD SETBACK FOR A NONRESIDENTIAL PRINCIPAL BUILDING OF 7' IN LIEU OF THE REQUIRED 25'. **GRANT**

2019-0042-SPHA

LOT 2

SPECIAL HEARING

1) TO APPROVE THE NON-CONFORMING STATUS OF THE EXISTING BUILDING SETBACKS. **MOOT**

2) TO PERMIT CONTINUED ACCESS TO REISERSTOWN ROAD THROUGH AN EXISTING EASEMENT AGREEMENT PURSUANT TO BCC SECTION 32-4-409(C). **GRANT**

3) TO CONFIRM THAT THE LOT SIZE REQUIREMENTS OF SECTION 102.4 DO NOT APPLY TO LOT 2. **GRANT**

VARIANCE

IN THE ALTERNATIVE, PETITIONER SEEKS THE FOLLOWING VARIANCES FOR LOT 2:

1) FROM BCZR 1B01.2.C.1.b BCZR AND THE CMDP TO ALLOW AN EXISTING SIDE BUILDING FACE TO TRACT BOUNDARY SETBACK OF 0.5' IN LIEU OF THE REQUIRED 15'. **GRANT**

2) FROM SECTION 1B01.2.C.1.b BCZR AND THE CMDP TO ALLOW AN EXISTING SIDE BUILDING FACE TO TRACT BOUNDARY SETBACK OF 8.0' IN LIEU OF THE REQUIRED 15'. **GRANT**

3) FROM SECTION 1B01.2.C.1.b BCZR AND THE CMDP TO ALLOW AN EXISTING REAR BUILDING FACE TO REAR PROPERTY LINE SETBACK OF 4.0' IN LIEU OF THE REQUIRED 30'. **GRANT**

4) FROM SECTION 102.4 FOR A LOT AREA OF 12,250 SF IN LIEU OF THE REQUIRED 20,000 SF. **MOOT**

ALSO, FOR SUCH FURTHER RELIEF AS THE ADMINISTRATIVE LAW JUDGE MAY REQUIRE.

2019-0042-SPHA

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
Received

Department

9/15DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NO COMMENTS8/15DEPS
(if not received, date e-mail sent _____)Comment

FIRE DEPARTMENT

9/24PLANNING
(if not received, date e-mail sent _____)NO OBJ
w/cond8/13

STATE HIGHWAY ADMINISTRATION

NO OBJ

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 10/11/18SIGN POSTING (1st)Date: 10/10/18by PulsonSIGN POSTING (2nd)Date: 10/27/18by 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 - 04 Account Number - 0412000875							
Owner Information											
Owner Name:		SOLOV 13 LLC			Use:		COMMERCIAL				
					Principal Residence:		NO				
Mailing Address:		1814 RIDGEWAY AVE LUTHERVILLE MD 21093-			Deed Reference:		/36902/ 00369				
Location & Structure Information											
Premises Address:		11117 REISTERSTOWN RD 0-0000			Legal Description:		.9 AC 11117-21 REISTERSTOWN RD 680 S GWYNNBROOK AV				
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:		
0058	0008	0122		0000				2017	Plat Ref:		
Special Tax Areas:				Town:				NONE			
				Ad Valorem:							
				Tax Class:							
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use			
1926		3480				39,204 SF		15			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation					
		RETAIL STORE		1 full							
Value Information											
		Base Value		Value		Phase-in Assessments					
				As of		As of		As of			
				01/01/2017		07/01/2018		07/01/2019			
Land:		154,200		154,200							
Improvements		89,500		156,300							
Total:		243,700		310,500		288,233		310,500			
Preferential Land:		0						0			
Transfer Information											
Seller: DSM VENTURES LLC				Date: 11/20/2015				Price: \$106,050			
Type: NON-ARMS LENGTH OTHER				Deed1: /36902/ 00369				Deed2:			
Seller: OLIFF THOMAS L,JR				Date: 02/22/2007				Price: \$275,000			
Type: ARMS LENGTH IMPROVED				Deed1: /25241/ 00530				Deed2:			
Seller: SHEEDY JAMES T,SR				Date: 02/05/1990				Price: \$175,000			
Type: ARMS LENGTH IMPROVED				Deed1: /08396/ 00771				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:**

§ 32-4-409. - PANHANDLE DRIVEWAYS.

2019-0042-SPHA

(a) *In general.*

- (1) The county may only allow a panhandle lot:
 - (i) To achieve better use of irregularly shaped parcels;
 - (ii) To avoid development in environmentally sensitive areas;
 - (iii) Where the lot will not be detrimental to adjacent properties; and
 - (iv) Where the lot will not conflict with efforts to provide for public safety and general welfare.
- (2) The county may only allow a panhandle driveway where necessary to provide access to interior lots where a public road is neither feasible nor desirable.

(b) *In-fee strip; required.*

- (1) Except as provided in subsection (c) of this section, the county may permit a panhandle lot if the lot includes an in-fee strip of land for access to the local street.
- (2) Panhandle fee strips shall be a minimum of:
 - (i) 20 feet in width to serve one lot;
 - (ii) 12 feet in width per lot where two lots are involved;
 - (iii) 10 feet in width per lot where three or more lots are involved; or
 - (iv) 12 feet in width per lot where there are two or more lots in a development that is within the metropolitan area where public water and sewer services are available, planned, or considered.

(c) *Same; exception.* In cases where a right-of-way has been established before the submission of the Development Plan, the Hearing Officer may approve access to the local street or collector street through the existing right-of-way instead of an in-fee strip.

(d) *Panhandle driveways.*

- (1) A single panhandle driveway may serve up to five dwellings, three of which may be on internal lots not adjacent to the local street or collector street.
- (2) Panhandle driveways serving lots greater than 20,000 square feet may serve five internal lots plus two dwellings on the front lots adjacent to the panhandle driveway and the local street or collector street.
- (3) Front lots are not required to be part of the panhandle driveway development.
- (4) Notwithstanding the provisions of § 32-4-107 of this title, the requirements of this subsection may not be waived.

(e) *Length of panhandle in DR and RC zones.*

- (1) In a DR zone, the panhandle length may not exceed 500 feet.
- (2) In an RC zone, the panhandle length may not exceed 1,000 feet.
- (3) The maximum permitted length of a panhandle is subject to variance under § 307 of the Baltimore County Zoning Regulations.

(f) *Panhandle driveways serving multiple lots.*

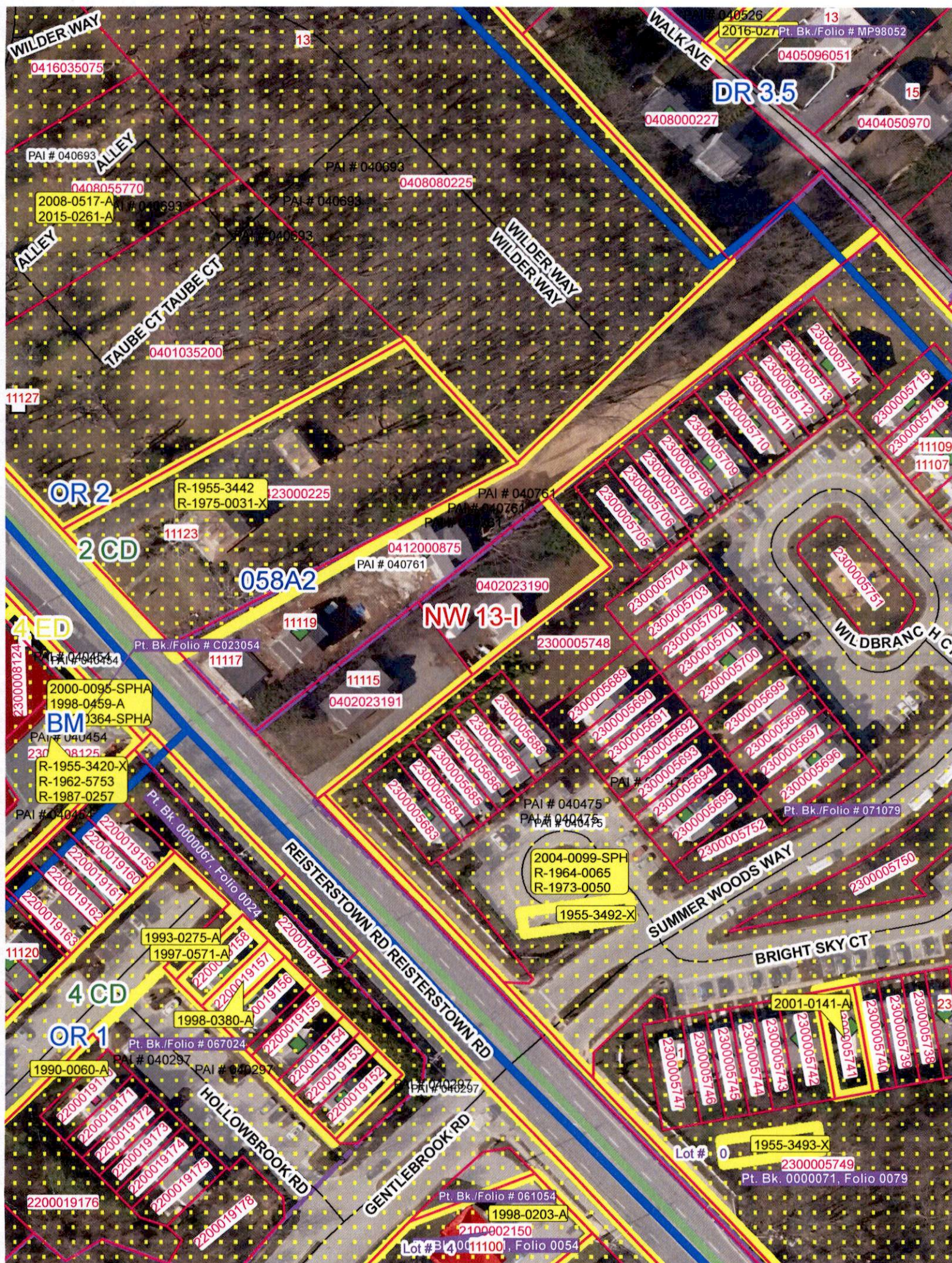
- (1) For panhandle driveways serving more than one lot, the developer shall note on the record plat any covenants that provide for common use and maintenance of the panhandle driveway and culvert.
- (2) A use in common agreement is established if the panhandle driveway serves two or more abutting panhandle lots.

(g) *Dwelling orientation on panhandle lot.*

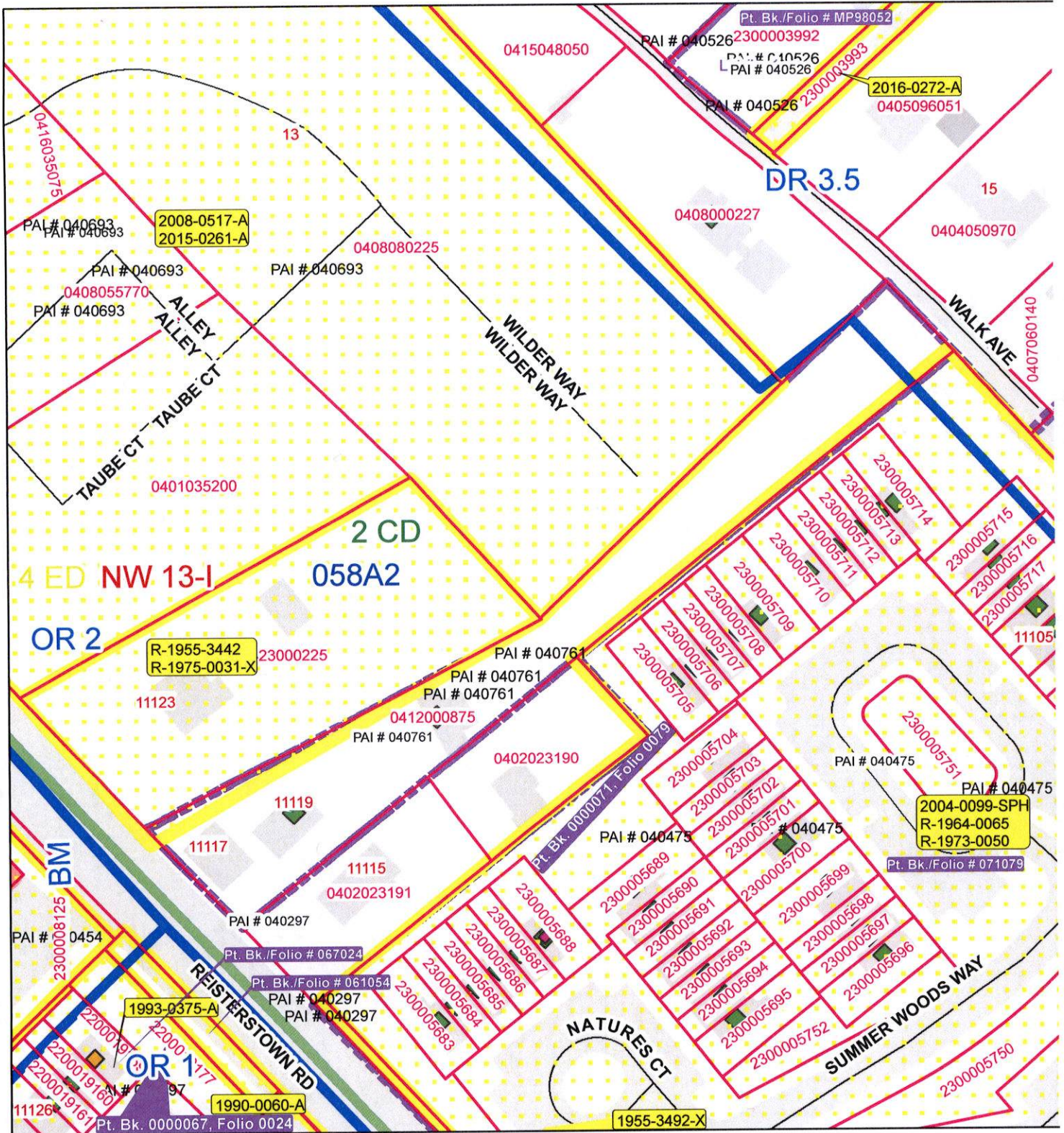
- (1) The orientation of the dwelling on each panhandle lot shall be indicated on the Development Plan.

- (2) The dwelling shall be oriented to establish a desirable relationship between:
 - (i) Each of the proposed dwellings and existing adjacent homes; and
 - (ii) The proposed dwellings themselves.
- (h) *Panhandle driveway and street intersection; requirements.* At the intersection of the panhandle driveway and the street, the following shall be provided by the developer:
 - (1) A paved trash collection area that:
 - (i) Is located at the right-side intersection of the panhandle driveway and public road, as the driveway is exited; and
 - (ii) Is at least 16 square feet per dwelling unit served by the panhandle driveway;
 - (2) A mail delivery area that is located at the left intersection of the panhandle driveway and public road, as the driveway is exited; and
 - (3) Numerical identification of each dwelling served by the panhandle driveway in accordance with § 35-2-206 of the Code.
- (i) *Construction of panhandle driveway.*
 - (1) The panhandle driveway shall be built in accordance with standards established by the Director of Public Works.
 - (2) The panhandle shall be paved within 1 year of the issuance of the first occupancy permit or before the issuance of the occupancy permit of the last lot to be served, whichever comes first.
 - (3) In DR zones required utilities shall be provided to all lots to be served by the panhandle before the paving of the panhandle driveway.
- (j) *Parking along panhandle driveway.* Parking is not permitted along a panhandle driveway.
- (k) *Waiver.* Except as provided in subsections (d) and (e) of this section, the Director of Planning may grant a waiver from any provision in this section or title if the Director finds:
 - (1) That the size, scope, and nature of the subdivision of land into three or fewer lots for residential single-family dwellings does not justify strict compliance with this section;
 - (2) That a waiver would be within the scope, purpose, and intent of this section; and
 - (3) Compliance with all other county ordinances and regulations.

(1988 Code, §§ 26-168, 26-266) (Bill No. 172, 1989, § 2, 1-26-1990; Bill No. 106, 1990, § 1, 6-29-1990; Bill No. 1, 1992, § 2, 3-2-1992; Bill No. 173-93, § 3, 11-17-1993; Bill No. 61-95, § 1, 6-30-1995; Bill No. 8-96, § 3, 3-23-1996; Bill No. 49-96, § 15, 7-1-1996; Bill No. 38-98, § 4, 6-20-1998; Bill No. 51-99, § 1, 8-26-1999; Bill No. 79-01, § 2, 7-1-2004)



2019-0042-SPHA



Publication Date: 8/9/2018

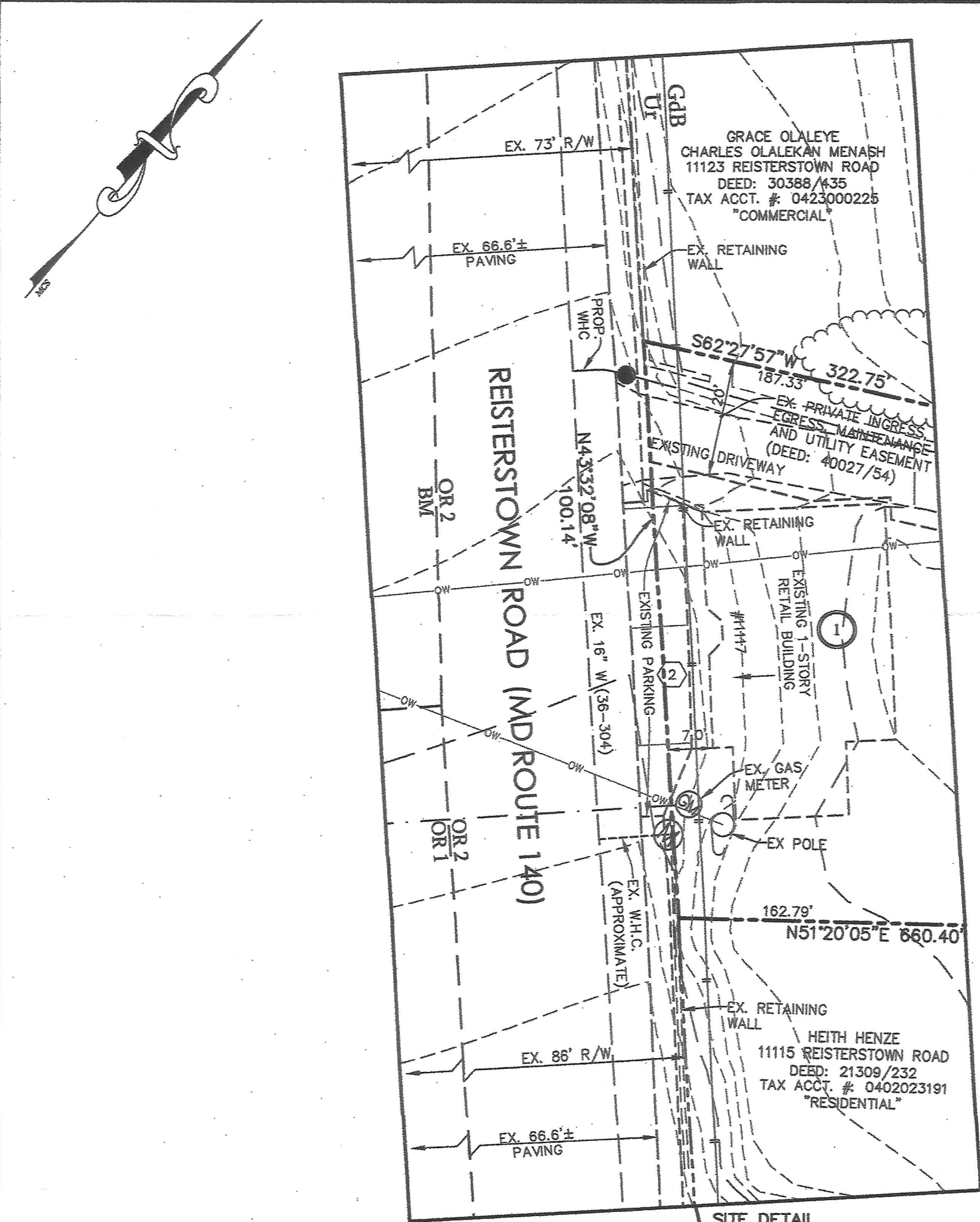


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet



MINIMUM BUILDING SETBACKS DETAIL

DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	TOTAL AREA
REVERTIBLE SLOPE EASEMENT	1	0.016 AC±

LOT AREA TABLE

LOT NO.	AREA (AC.)	AREA (SF.)
1	0.325	14,195
2	0.281	12,250
3	0.317	13,808

SINGLE FAMILY DETACHED, TWO-FAMILY ALTERNATIVE SITE DESIGN DWELLINGS

	ALTERNATIVE SITE DESIGN DWELLINGS			TRADITIONAL ALL D.R. ZONES (FEET)
	D.R. 1 & 2 ZONES (FEET)	D.R. 3.5, 5.5, 10.5 & 16 ZONES (FEET)	ZERO & ZIPPER LOTS ALL D.R. ZONES (FEET)	
FROM FRONT BUILDING FACE TO: PUBLIC STREET RIGHT-OF-WAY OR PROPERTY LINE	25'	25'	25'	10'
FROM SIDE BUILDING FACE TO: * SIDE BUILDING FACE	30'	16' LESS THAN 20' HIGH 20' GREATER THAN 20' HIGH	16'	12'
PUBLIC STREET RIGHT-OF-WAY	25'	15'	15'	10'
PAVING OF A PRIVATE ROAD	30'	25'	25'	20'
TRACT BOUNDARY	25'	15'	15'	10'
FROM REAR BUILDING FACE TO: REAR PROPERTY LINE PUBLIC STREET RIGHT-OF-WAY	30'	30'	20'	SEE CMPD SEE CMPD
ADDITIONAL SETBACKS:				
SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY AN ADDITIONAL 20 FEET				SEE CMPD SEE CMPD
MAXIMUM BUILDING HEIGHT	50'	50' (60' IN DR-16)	50'	50'

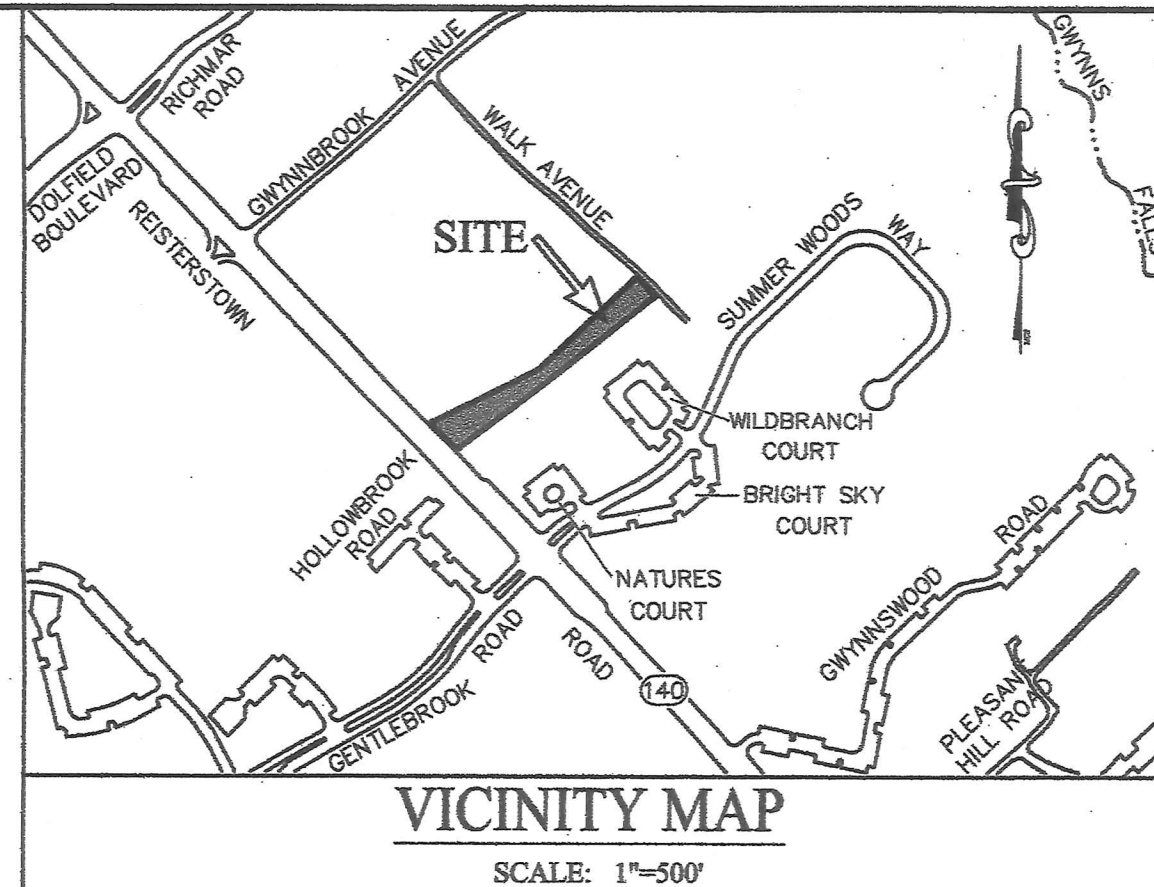
THIS TABLE LISTS MINIMUM SETBACK REQUIREMENTS AND BUILDING HEIGHTS FOR URBAN RESIDENTIAL USE. FOR A FULLER EXPLANATION OF THESE AND OTHER REQUIREMENTS CONSULT THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES (CMPD).

ENVELOPES OR TYPICAL DWELLINGS AS SHOWN DICTATE A SPECIFIC ORIENTATION WHICH IS INTENDED TO ALLOW COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS AND POLICIES. SHOULD THE ORIENTATION CHANGE OR CREATE CONFLICTS WITH THE REGULATIONS OR POLICIES, THE ORIENTATION MUST BE CHANGED TO ALLEVIATE THE CONFLICT.

THIS SITE IS SUBJECT TO SECTION 260, BCZR

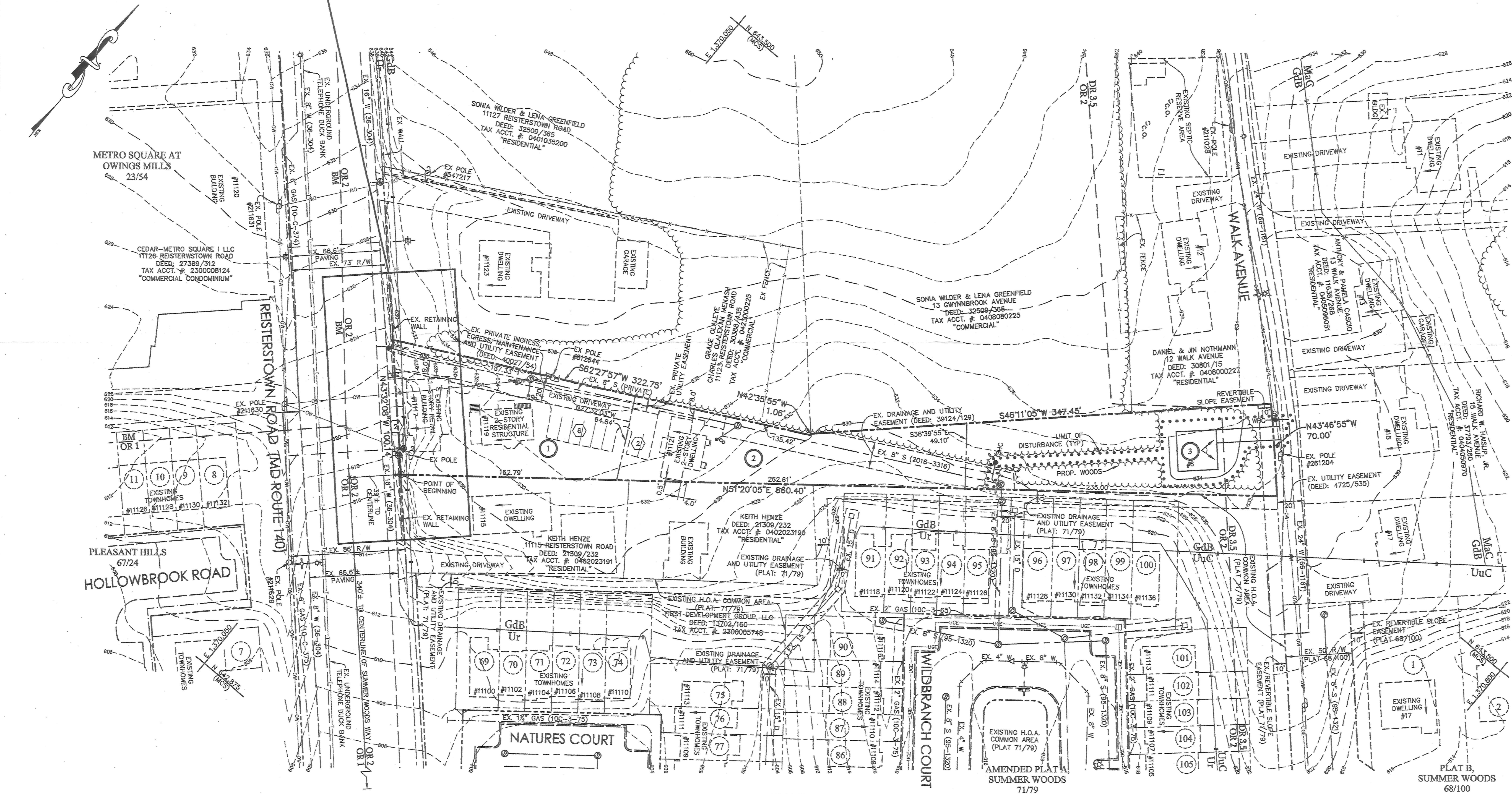
BALTIMORE GAS & ELECTRIC NOTE

THIS DOCUMENT INCLUDES INFORMATION AND DEPICTIONS OF BALTIMORE GAS AND ELECTRIC COMPANY'S ("BGE") ELECTRIC AND/OR GAS UTILITIES LOCATED WITHIN THE PROJECT AREA ("BGE UTILITY INFORMATION"). LOCATIONS, DIMENSIONS, DEPTHS, AND OTHER DETAILS OF ANY SUCH UTILITIES MAY NOT BE AS-BUILT, AND THE INFORMATION SHALL NOT BE RELIED UPON WITHOUT FIELD VERIFICATION. EXCAVATORS MUST EMPLOY SAFE DIGGING BEST PRACTICES WHEN APPROACHING BGE ELECTRIC AND GAS UTILITIES AND COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, INCLUDING, BUT NOT LIMITED TO, THE "MISS UTILITY LAW". NO REPRESENTATIONS, WARRANTIES, OR WARRANTIES, EXPRESS OR IMPLIED, ARE MADE BY BGE AS TO THE QUALITY, COMPLETENESS, OR ACCURACY OF THE BGE UTILITY INFORMATION, AND IN ACCEPTING THIS DOCUMENT, THE RECIPIENT EXPRESSLY ACKNOWLEDGES AND AGREES THAT IT IS NOT RELYING ON THE ACCURACY OF THE SAME.



- SITE DATA**
- GROSS TRACT AREA: D.R. 3.5 = 0.080 AC±
OR 2 = 0.864 AC±
0.924 AC±
 - NET TRACT AREA: 0.924 AC±
 - EXISTING ZONING IS OR 2 & D.R.-3.5, 200 SCALE MAP 58A2.
 - DENSITY CALCULATIONS:
A. UNITS ALLOWED: DR 3.5: 0.080 AC± x 3.5 = 0.210 UNITS
OR 2: 0.864 AC± x 10.5 = 9.072 UNITS
* OR-2 DENSITY IS BASED ON DR-10.5, PER SECTION 206.3.A.2, BCZR
B. TOTAL UNITS PERMITTED: 9
C. TOTAL UNITS PROPOSED: 3
 - OWNER: SOLVO 13, LLC
1814 RIDGEWAY AVENUE
LUTHERVILLE, MD 21093
(443)540-8799
 - TAX ACCOUNT NUMBER: 0412000875
 - DEED: 36902/369
 - TAX MAP NO.: 58 GRID: 8 PARCEL: 122
 - SITE LOCATION:
A. CENSUS TRACT: 4042.002
B. REGIONAL PLANNING DISTRICT: 306 (REISTERSTOWN/OWINGS MILLS)
C. SCHOOL DISTRICT: OWINGS MILLS ELEMENTARY SCHOOL
OWINGS MILLS HIGH SCHOOL
D. WATERSHED: OWINGS FALLS
E. ELECTION DISTRICT: 4
F. CONGRESSIONAL DISTRICT: 2
G. WATER & SEWER DESIGNATION: W-1, S-1
 - EXISTING USE: 1 RETAIL BUILDING & 2 RESIDENTIAL BUILDINGS
 - PROPOSED USE:
LOT 1 - 1 RETAIL BUILDING (EXISTING) & 1 RESIDENTIAL BUILDING (EXISTING)
LOT 2 - 1 RESIDENTIAL DWELLING (EXISTING)
LOT 3 - RESIDENTIAL DWELLING (PROPOSED)
 - PARKING CALCULATIONS:

	PARKING REQUIRED	PARKING PROPOSED
LOT 1: 5 P.S./1,000 SF x 1,100 SF GFA	= 6 P.S.	6 P.S.**
2 P.S./DWELLING UNIT x 1	= 2 P.S.	2 P.S.
TOTAL REQUIRED	= 8 P.S.	8 P.S.**
LOT 2: 2 P.S./DWELLING UNIT x 1	= 2 P.S.	2 P.S.
LOT 3: 2 P.S./DWELLING UNIT x 1	= 2 P.S.	2 P.S.
TOTAL PROPOSED: 12 P.S.		
- ** INCLUDES THE 2 EXISTING NON CONFORMING PARALLEL PARKING SPACES THAT ARE ON THE NORTH EAST SIDE OF REISTERSTOWN ROAD.



- GENERAL NOTES**
- EXISTING LAND USE WITHIN 200' OF SITE IS RESIDENTIAL (BOTH SINGLE FAMILY & TOWNHOMES) AND COMMERCIAL.
 - TOPOGRAPHY SHOWN HEREON IS BASED ON THE BALTIMORE COUNTY GIS PORTAL, OBTAINED ON DECEMBER 10, 2015, AND FIELD RUN TOPOGRAPHY PREPARED BY LITTLE & ASSOCIATES, INC.
 - SOIL LINES AND TYPES SHOWN ARE BASED ON THE USDA-NRCS SOILS SURVEY GEOGRAPHIC DATABASE FOR BALTIMORE COUNTY PUBLISHED SEPTEMBER 19, 2016.
 - THE PROPERTY OUTLINE SHOWN IS BASED ON EXISTING DEEDS AND RECORD PLATS.
 - THE GRID SYSTEM SHOWN IS BASED ON THE MARYLAND COORDINATE SYSTEM.
- PLANNING AND ZONING NOTES**
- THE EXISTING USES AND STRUCTURES ON PROPOSED LOTS 1 AND 2 ARE NON-CONFORMING. A ZONING HEARING WILL BE REQUIRED TO CONFIRM NON-CONFORMING STATUS. BY DEFINITION, A NON-CONFORMING USE IS COMPATIBLE.
 - SEE ANTICIPATED ZONING RELIEF HEREON.
 - THIS PROPERTY HAS BEEN HELD INTACT SINCE 1971. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF SITE DWELLINGS.
 - THIS PROPERTY HAS NO KNOWN PRIOR ZONING CASES.
 - THERE ARE NO KNOWN ENDANGERED SPECIES HABITATS, ARCHEOLOGICAL OR HISTORICAL SITES, HAZARDOUS OR CONTAMINATED AREAS ON THE SUBJECT PROPERTY.
- PERMITS, APPROVALS & INSPECTIONS AND PUBLIC WORKS NOTES**
- TOTAL AVERAGE DAILY TRIPS (A.D.T.'S) FOR THIS SITE IS 107.
 - AREAS BETWEEN THE CURB LINE AND THE CURB LINE MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
 - PRIVATE DRIVEWAY ENTRANCES SHALL CONFORM WITH BALTIMORE COUNTY STANDARD DETAIL PLATE 8-15, FOR TYPICAL DRIVEWAY ENTRANCE FROM ROAD WITHOUT CURB AND GUTTER.
 - THIS SITE IS NOT LOCATED WITHIN ANY DEFICIENT AREAS BASED ON THE 2017 BASIC SERVICES MAPS, PURSUANT TO SECTION 4402, BCZR.
 - THE LOTS AND UNITS CREATED BY THIS SUBDIVISION PLAN ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFERRAL OF ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO THE BALTIMORE COUNTY CODE, SECTION 32-4-310. THIS FEE OR ASSESSMENT, WHICH RUNS WITH LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE COUNTY.
- ENVIRONMENTAL IMPACT REVIEW NOTES**
- THE FOREST CONSERVATION REQUIREMENT WILL BE MET, AS REQUIRED.
 - THERE ARE NO KNOWN WETLANDS OR 100 YEAR FLOODPLAINS LOCATED ON SITE.
 - THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- GROUNDWATER MANAGEMENT NOTES**
- THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON SITE.
 - THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS LOCATED ON SITE.
- STORMWATER MANAGEMENT NOTES**
- THIS SITE IS EXEMPT FROM THE STORMWATER MANAGEMENT REQUIREMENTS BECAUSE THE LIMIT OF DISTURBANCE IS LESS THAN 5,000 SF.
- FIRE MARSHAL'S OFFICE NOTES**
- A CRUISER RUN ROAD FOR ACCESS TO THE PROPOSED DWELLINGS SHALL BE AVAILABLE FOR USE BY EMERGENCY FIRE APPARATUS AND CAPABLE OF HANDLING EMERGENCY APPROXIMATELY NEIGHING 70,000 LBS WHEN CONSTRUCTION OF ANY BUILDING IS UNDER ROOF.
 - ADDRESS NUMBERS SHALL BE A MINIMUM OF 3 INCHES IN SIZE.
 - A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE INSTALLATION OF SPRINKLERS.
 - ALL RESIDENTIAL SPRINKLER SYSTEMS SHALL BE INSPECTED AND APPROVED BY THE BALTIMORE COUNTY MARSHAL'S OFFICE PRIOR TO OCCUPANCY.
- STEEP SLOPES NOTE**
- THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
 - NO NATURAL STEEP SLOPES EXIST ON SITE.

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. 18019, 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



JAMES G. WEST, PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21590
EXPIRATION DATE: 02/05/2020

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE AGENCY COMMENTS DATED 5/11/2018 AND HAVE PREPARED WITH DUE DILIGENCE THIS MINOR SUBDIVISION PLAN PURSUANT TO THOSE AGENCIES COMMENTS.

- LEGEND**
- 69.5 EX SPOT ELEVATION
 - 69.5 PROP SPOT ELEVATION
 - SANITARY MANHOLE
 - STORM DRAIN MANHOLE
 - WATER METER
 - FIRE HYDRANT
 - WATER VALVE
 - CLEANOUT
 - UTILITY POLE
 - (TBR) TO BE REMOVED
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - TRACT BOUNDARY
 - LIMITS OF DISTURBANCE
 - SOILS
 - ZONING
 - EXISTING WOODS
 - PROPOSED WOODS
 - OVERHEAD WIRE
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELECOM LINE

LIMIT OF DISTURBANCE
4,535 SF OR 0.10 AC±

PETITIONER'S EXHIBIT 1

BALTIMORE COUNTY MINOR SUBDIVISION

PROJECT NO.: 18-015-M

DEVELOPMENT REGULATIONS

☐ Exempt from Article 32, Title 4, Subtitle 2, BCC

☐ Paraphrase exempt from Sections 32-4-211 through 32-4-217 AND Sections 32-4-226 and 32-4-227, BCC

REAL ESTATE COMPLIANCE CLEARANCE

Int: _____ Date: _____

PAI CERTIFICATION

☐ Approved ☐ Disapproved

By: _____ Date: _____

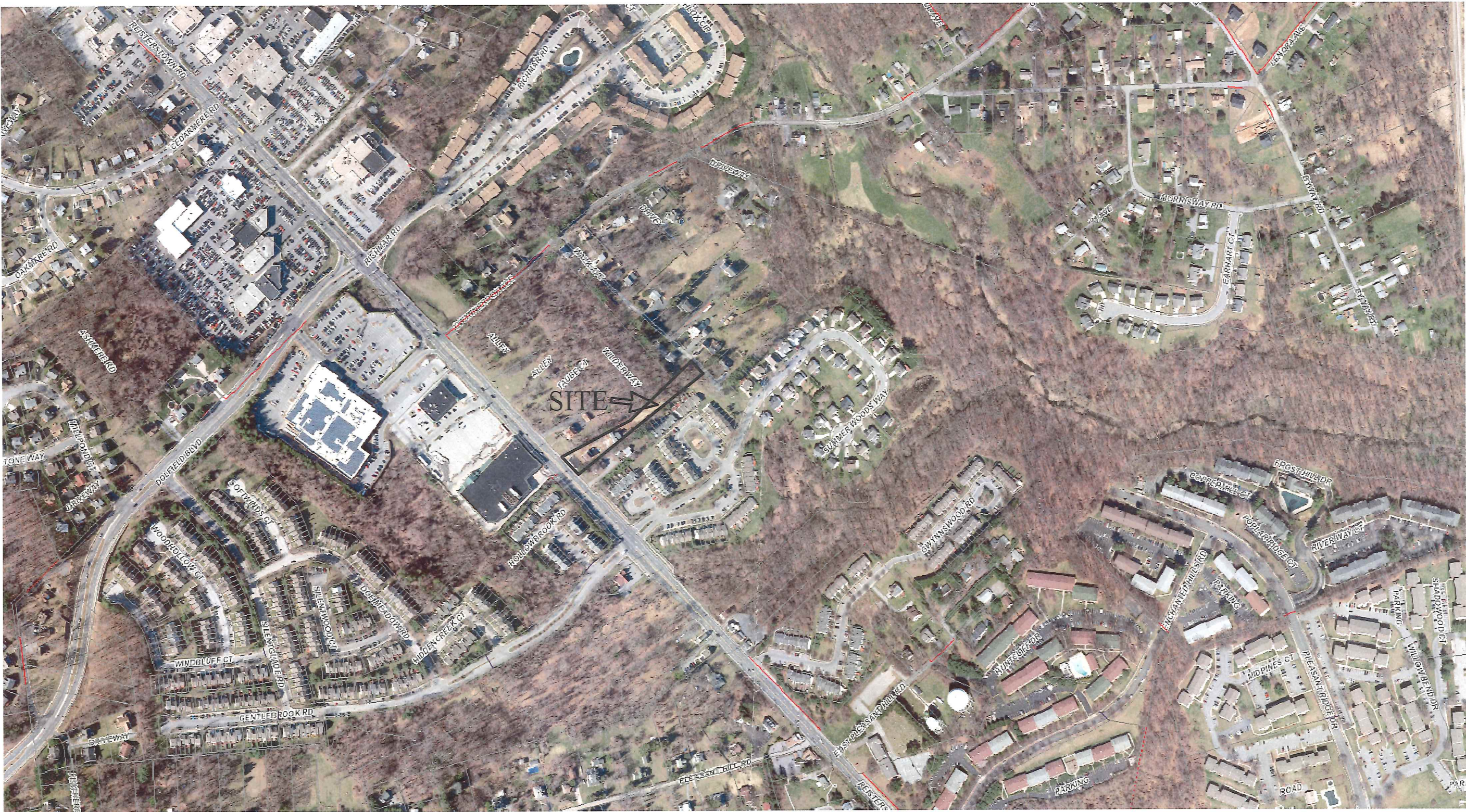
APPROVED DEFS

By: _____ Date: _____

MINOR SUBDIVISION PLAN AND PLAN TO ACCOMPANY ZONING PETITION
#11117 - #11121 REISTERSTOWN ROAD
MSP # 18-015-M

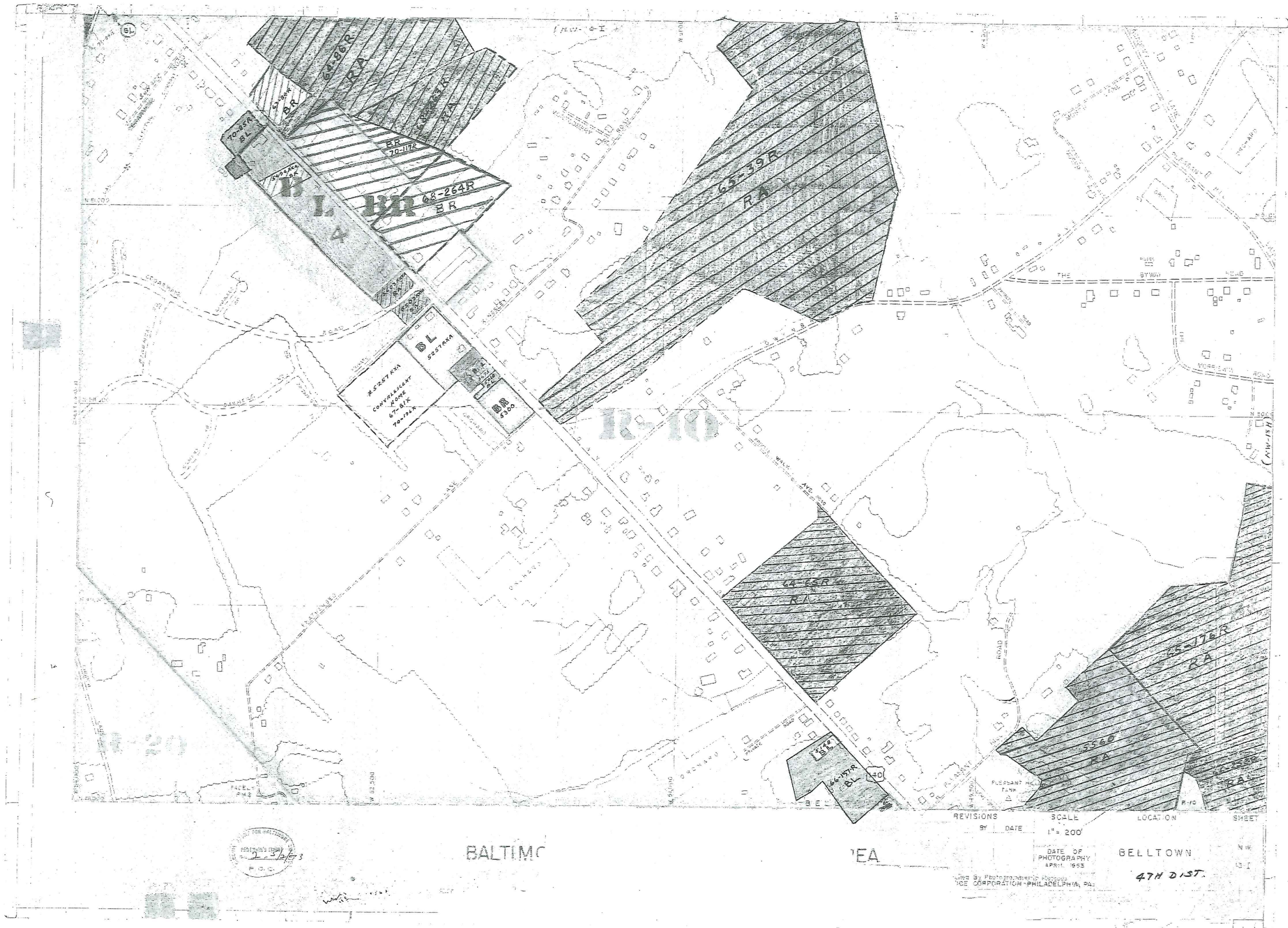
DISTRICT 4C2
SCALE: 1"=40'
PAI FILE #: 04-0761

BALTIMORE COUNTY, MD
AUGUST 7, 2018



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

AERIAL EXHIBIT
#11117 - #11121 REISTERSTOWN ROAD
DISTRICT 4C2
SCALE: 1"=400'
PAI FILE #: 04-0761
BALTIMORE COUNTY, MD
OCTOBER 24, 2018





PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

RECORDED AS PER RESOLUTION 7-81

RONALD B. HICKERNELL
CHAIRMAN, COUNTY COUNCIL

1 - ON FILE - [REDACTED] JAMES MAR
ALB - 11-07-1982
S-C - CHAIRMAN COUNTY COUNCIL
R-B -
JCS-133-S-A 154-EA 56-E4
136-S- 37-E4 156-E4 54-E4 54
[Signature]
CHAIRMAN COUNTY COUNCIL

REVISIONS

BY: DATE:

SCALE

100

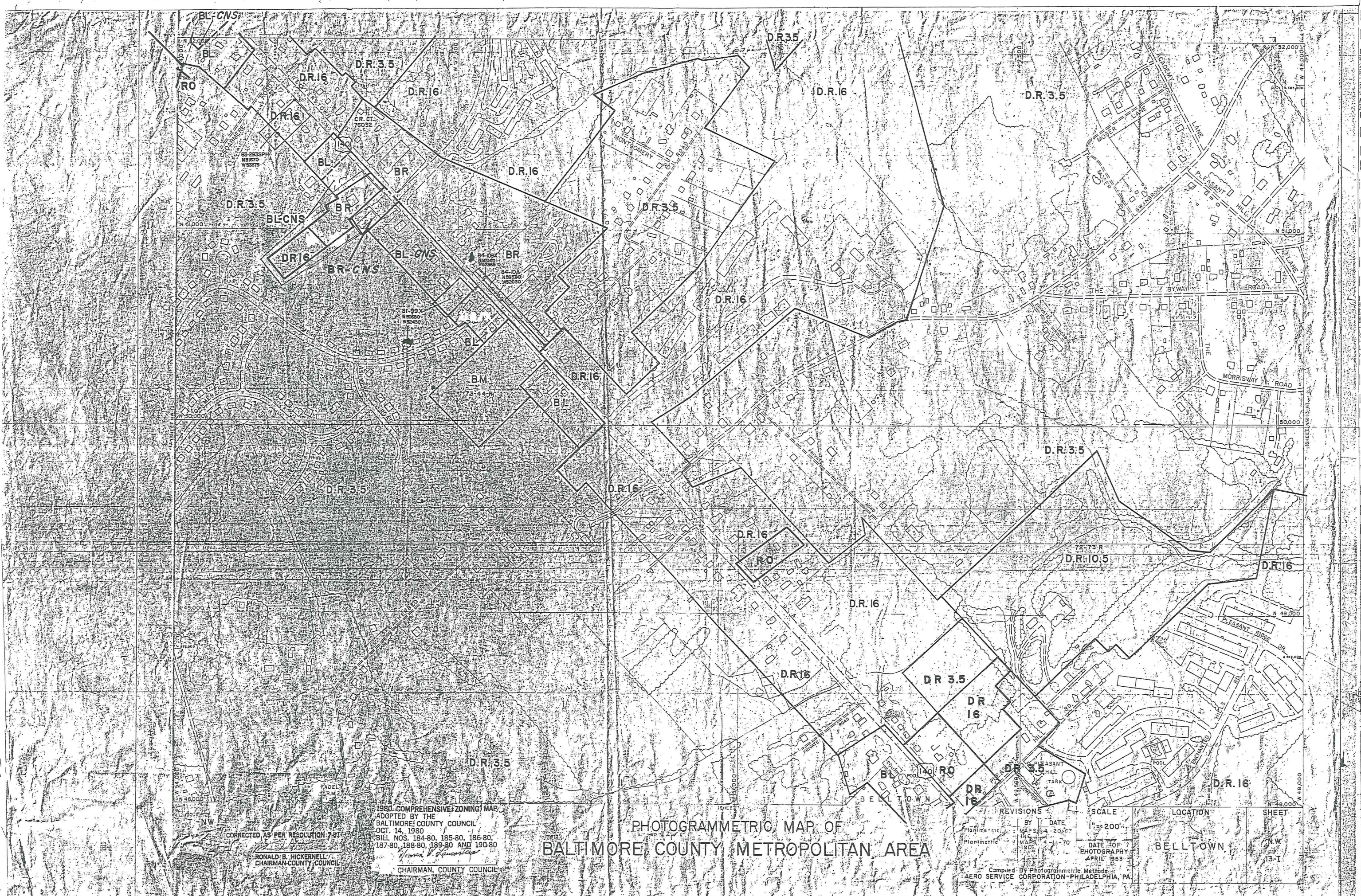
LOCATION

BELTOWN

-N-48.0
SHEET

100

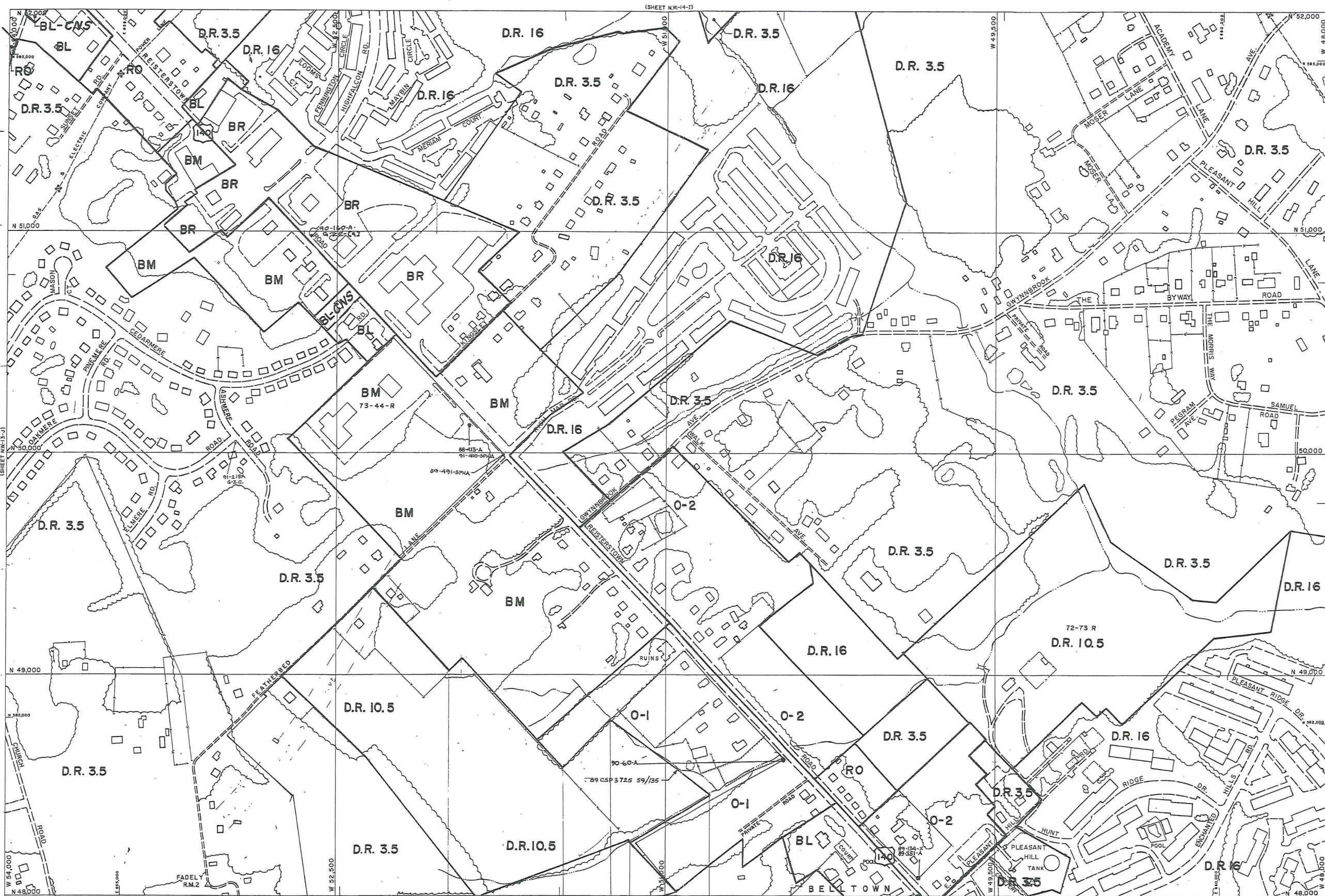
Compiled By: Phil Thompson, S. Melrose
AERO SERVICE CORPORATION-PHILADELPHIA, PA



1980 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 14, 1980
BILL NOS. 184-80, 185-80, 186-80,
187-80, 188-80, 189-80 AND 190-80
RONALD B. HICKERNELL
CHAIRMAN, COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS	BY	DATE	SCALE	LOCATION	SHEET
Planimetric	MAPS 4-20-67		1" = 200'	BELLTOWN	NW
Planimetric	MAPS 4-1-70				13-1
Compiled By	Photogrammetric Methods				
	AERO SERVICE CORPORATION-PHILADELPHIA, PA.				



T-NW 1988 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 13, 1988 Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88 <i>John T. Velt</i> Chairman, County Council THIS MAP HAS BEEN REVISED IN SELECTED AREAS. TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY BUCHART-HORN, INC. BALTIMORE, MD. 21210	BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP	SCALE 1" = 200' ± DATE OF PHOTOGRAPHY JANUARY 1986	LOCATION BELLTOWN	SHEET N.W. 13-1
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DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

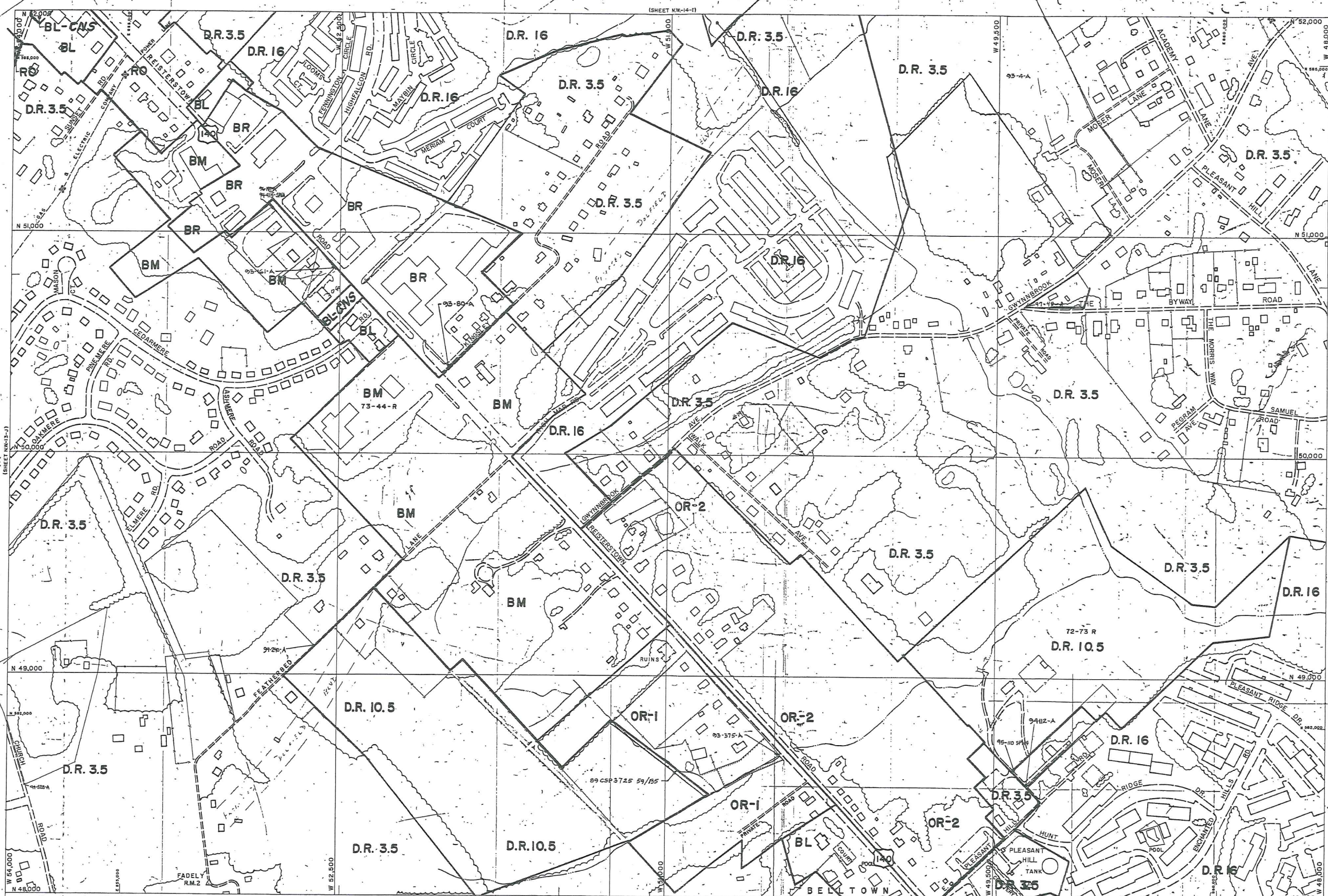
DRAWING NUMBER
NW 13-1

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER
NW 13-1



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

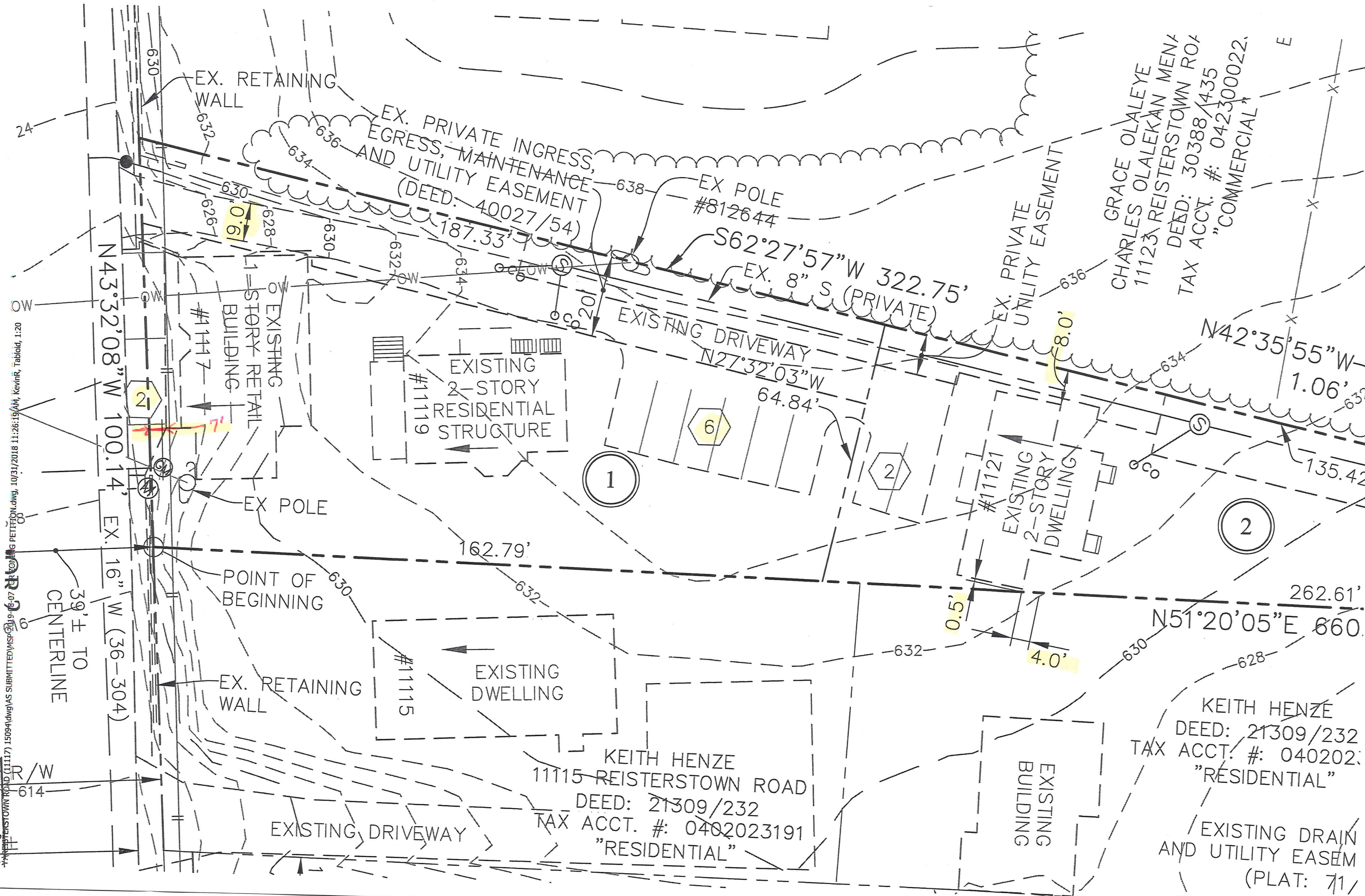
1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 193-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92
William A. Howard
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200' ±	BELLTOWN	N.W. 13-1
DATE OF PHOTOGRAPHY JANUARY 1986		

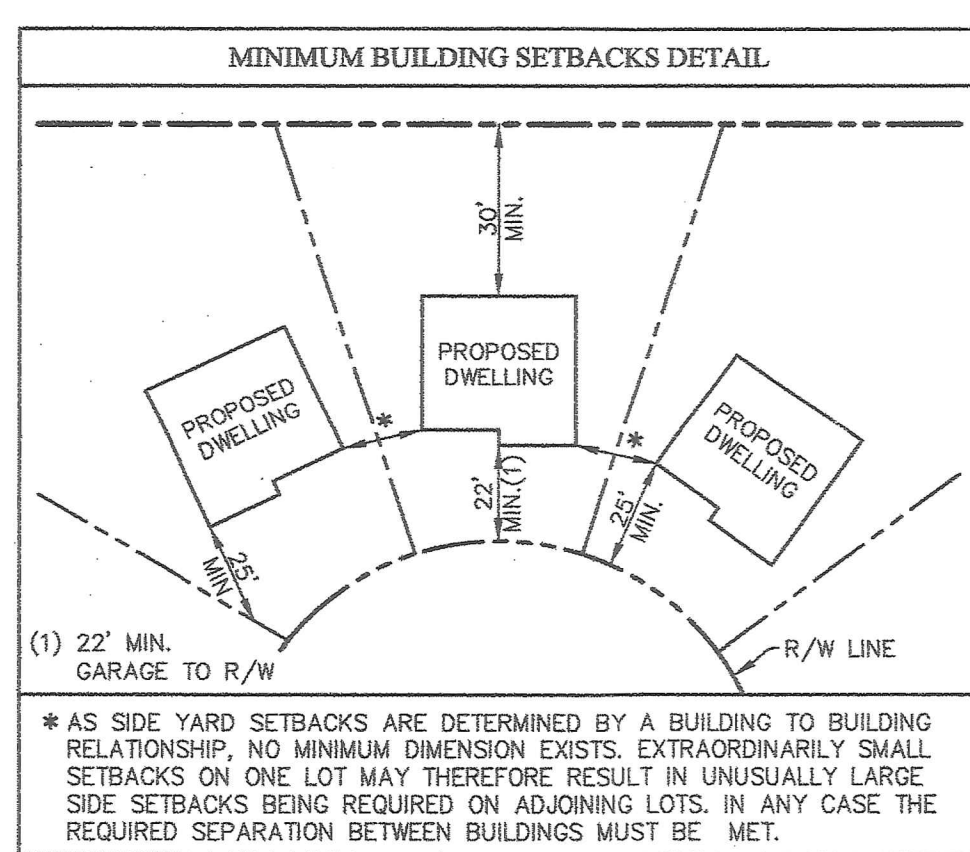
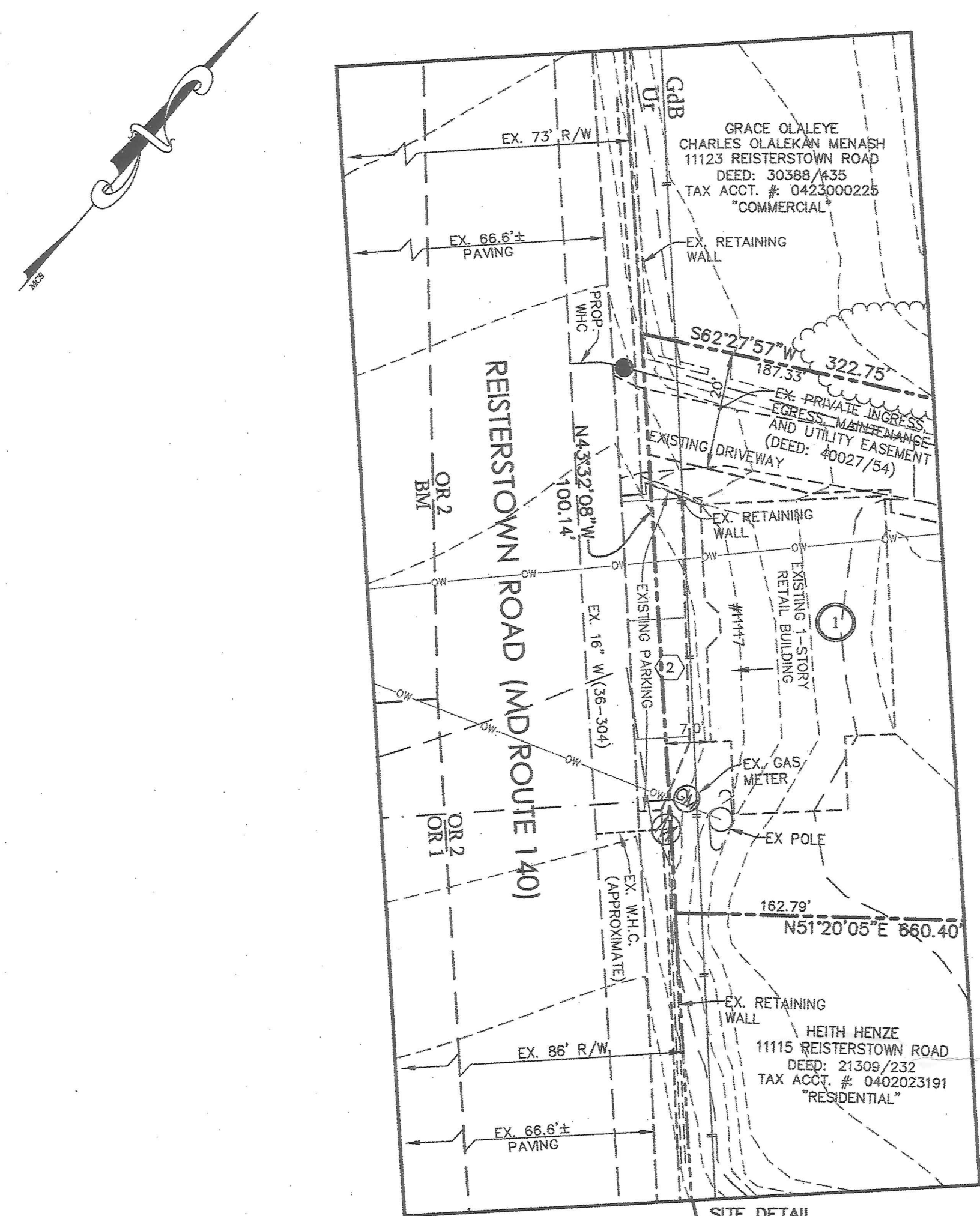
T-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

15094(dwg) AS SUBMITTED (MSP) 10/31/2018 11:26:19 AM, KevinR, Tabloid, 1:20



11117-11121 REISTERSTOWN ROAD (MD ROUTE 140) BALTIMORE, MARYLAND 21206

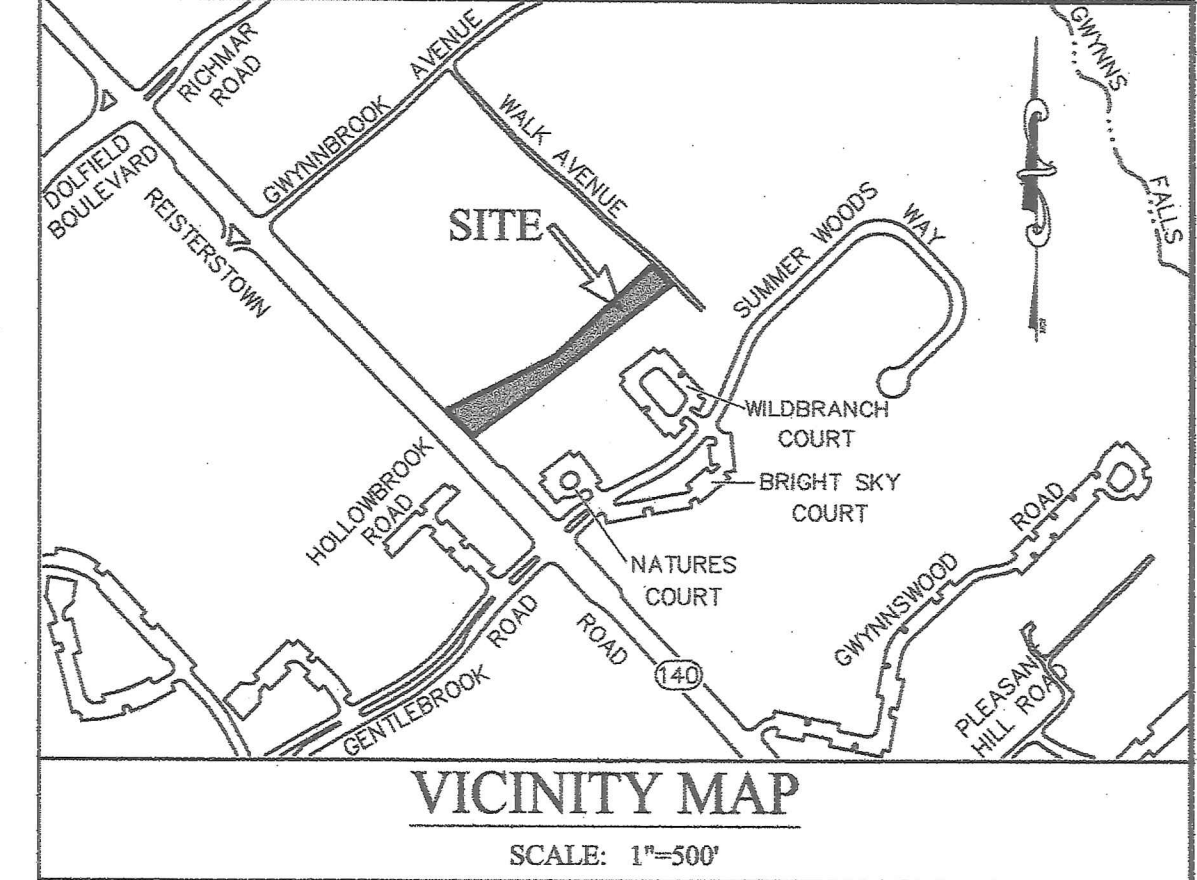


DEDICATION TABLE		
TYPE OF CONVEYANCE	NO.	TOTAL AREA
REVERTIBLE SLOPE EASEMENT	1	0.016 AC.
** NOTE: TOTAL AREAS SHOWN IN THIS TABLE ARE APPROXIMATE ONLY. REFER TO THE RECORD PLAT OR RIGHT OF WAY DRAWING FOR EXACT AREAS.		

LOT AREA TABLE		
LOT NO.	AREA (AC.)	AREA (SF.)
1	0.325	14,199
2	0.281	12,250
3	0.317	13,808

SINGLE FAMILY DETACHED, TWO-FAMILY ALTERNATIVE SITE DESIGN DWELLINGS			
FROM FRONT BUILDING FACE TO:	D.R. 1 & 2 ZONES (FEET)	D.R. 3.5, 5.5, 10.5 & 16 ZONES (FEET)	ALTERNATIVE SITE DESIGN DWELLINGS
			ZERO & ZIPPER LOTS ALL D.R. ZONES (FEET)
FROM FRONT BUILDING FACE TO:	25'	25'	10'
FROM SIDE BUILDING FACE TO:	30'	16' LESS THAN 20' HIGH 20' GREATER THAN 20' HIGH	12'
PUBLIC STREET RIGHT-OF-WAY	25'	15'	10'
PAVING OF A PRIVATE ROAD	30'	25'	20'
TRACT BOUNDARY	25'	15'	10'
FROM REAR BUILDING FACE TO:	30'	30'	20'
REAR PROPERTY LINE	30'	30'	20'
PUBLIC STREET RIGHT-OF-WAY	30'	30'	20'
ADDITIONAL SETBACKS:			SEE CNDP SEE CNDP
SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY AN ADDITIONAL 20 FEET			SEE CNDP SEE CNDP
MAXIMUM BUILDING HEIGHT	50'	50' (60' IN DR-16)	50'
THIS TABLE LISTS MINIMUM SETBACK REQUIREMENTS AND BUILDING HEIGHTS FOR URBAN RESIDENTIAL USE. FOR A FULLER EXPLANATION OF THESE AND OTHER REQUIREMENTS CONSULT THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES (CNDP).			
ENVELOPES OR TYPICAL DWELLINGS AS SHOWN DICTATE A SPECIFIC ORIENTATION WHICH IS INTENDED TO ALLOW COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS AND POLICIES. SHOULD THE ORIENTATION CHANGE OR CREATE CONFLICTS WITH THE REGULATIONS OR POLICIES, THE ORIENTATION MUST BE CHANGED TO ALLEVIATE THE CONFLICT.			
THIS SITE IS SUBJECT TO SECTION 280, BCZR			

BALTIMORE GAS & ELECTRIC NOTE
THIS DOCUMENT INCLUDES INFORMATION AND DEPICTIONS OF BALTIMORE GAS AND ELECTRIC COMPANY'S ("BGE") ELECTRIC AND/OR GAS UTILITIES LOCATED WITHIN THE PROJECT AREA (THE "BGE UTILITY INFORMATION"). LOCATIONS, DIMENSIONS, DEPTHS, AND OTHER DETAILS OF ANY SUCH UTILITIES MAY NOT BE AS-BUILT, AND THE INFORMATION SHALL NOT BE RELIED UPON WITHOUT FIELD VERIFICATION. EXCAVATORS MUST EMPLOY SAFE DIGGING BEST PRACTICES WHEN APPROACHING BGE ELECTRIC AND GAS UTILITIES AND COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, INCLUDING, BUT NOT LIMITED TO, THE "MISS UTILITY LAW." NO REPRESENTATIONS, WARRANTIES, OR WARRANTIES, EXPRESS OR IMPLIED, ARE MADE BY BGE AS TO THE QUALITY, COMPLETENESS, OR ACCURACY OF THE BGE UTILITY INFORMATION, AND IN ACCEPTING THIS DOCUMENT, THE RECIPIENT EXPRESSLY ACKNOWLEDGES AND AGREES THAT IT IS NOT RELYING ON THE ACCURACY OF THE SAME.



- SITE DATA**
- GROSS TRACT AREA: D.R. 3.5= 0.060 AC. OR 2= 0.864 AC.
 - NET TRACT AREA: 0.924 AC.
 - EXISTING ZONING IS DR 2 & D.R.-3.5, 200 SCALE MAP 58A2.
 - DENSITY CALCULATIONS:
A. UNITS ALLOWED: DR 3.5: 0.060 AC. x 3.5 = 0.210 UNITS
* OR -2 DENSITY IS BASED ON DR-10.5, PER SECTION 206.3.A.2, BCZR
B. TOTAL UNITS PERMITTED: 9
C. TOTAL UNITS PROPOSED: 3
 - OWNER: SOLOV 13, LLC
1814 RIDGEWAY AVENUE
LUTHERVILLE, MD 21093
(410)540-8799
 - TAX ACCOUNT NUMBER: 0412000875
 - DEED: 36902/069
 - TAX MAP NO.: 58 GRID: 8 PARCEL: 122
 - SITE LOCATION:
A. CENSUS TRACT: 4042.002
B. REGIONAL PLANNING DISTRICT: 306 (REISTERSTOWN/OWINGS MILLS)
C. SCHOOL DISTRICT:
OWINGS MILLS ELEMENTARY SCHOOL
DEER PARK MIDDLE SCHOOL
OWINGS MILLS HIGH SCHOOL
D. WATERSHED: GWYNNS FALLS
E. ELECTION DISTRICT: 4
F. CONGRESSIONAL DISTRICT: 2
G. WATER & SEWER DESIGNATION: W-1, S-1
 - EXISTING USE: 1 RETAIL BUILDING & 2 RESIDENTIAL BUILDINGS
 - PROPOSED USE:
LOT 1 - 1 RETAIL BUILDING (EXISTING) & 1 RESIDENTIAL BUILDING (EXISTING)
LOT 2 - 1 RESIDENTIAL DWELLING (EXISTING)
LOT 3 - RESIDENTIAL DWELLING (PROPOSED)
 - PARKING CALCULATIONS:
PARKING REQUIRED
LOT 1: 5 P.S./1,000 SF x 1,100 SF GFA = 6 P.S.
2 P.S./DWELLING UNIT x 1 = 2 P.S.
TOTAL REQUIRED = 8 P.S.
LOT 2: 2 P.S./DWELLING UNIT x 1 = 2 P.S.
LOT 3: 2 P.S./DWELLING UNIT x 1 = 2 P.S.
TOTAL PROPOSED: 12 P.S.
- ** INCLUDES THE 2 EXISTING NON CONFORMING PARALLEL PARKING SPACES THAT ARE ON THE NORTH EAST SIDE OF REISTERSTOWN ROAD.

- GENERAL NOTES**
- EXISTING LAND USE WITHIN 200' OF SITE IS RESIDENTIAL (BOTH SINGLE FAMILY & TOWNHOMES) AND COMMERCIAL.
 - TOPOGRAPHY SHOWN HEREON IS BASED ON THE BALTIMORE COUNTY GIS PORTAL, OBTAINED ON DECEMBER 10, 2015, AND FIELD TOPOGRAPHY PREPARED BY LITTLE & ASSOCIATES, INC.
 - SOIL LINES AND TYPES SHOWN ARE BASED ON THE USDA-NRCS SOILS SURVEY GEOGRAPHIC DATABASE FOR BALTIMORE COUNTY PUBLISHED SEPTEMBER 15, 2016.
 - THE PROPERTY OUTLINE SHOWN IS BASED ON EXISTING DEEDS AND RECORD PLATS.
 - THE GRID SYSTEM SHOWN IS BASED ON THE MARYLAND COORDINATE SYSTEM.
- PLANNING AND ZONING NOTES**
- THE EXISTING USES AND STRUCTURES ON PROPOSED LOTS 1 AND 2 ARE NON-CONFORMING. A ZONING HEARING WILL BE REQUIRED TO CONFIRM NON-CONFORMING STATUS. BY DEFINITION, A NON-VOLUNTARY USE IS COMPATIBLE. SEE ANTICIPATED ZONING RELIEF HEREON.
 - THIS PROPERTY HAS BEEN HELD INTACT SINCE 1971. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF SITE DWELLINGS.
 - THIS PROPERTY HAS NO KNOWN PRIOR ZONING CASES.
 - THERE ARE NO KNOWN ENDANGERED SPECIES HABITATS, ARCHEOLOGICAL OR HISTORICAL SITES, HAZARDOUS OR CONTAMINATED AREAS ON THE SUBJECT PROPERTY.
- PERMITS, APPROVALS & INSPECTIONS AND PUBLIC WORKS NOTES**
- TOTAL AVERAGE DAILY TRIPS (A.D.T.) FOR THIS SITE IS 107.
 - AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
 - PRIVATE DRIVEWAY ENTRANCES SHALL CONFORM WITH BALTIMORE COUNTY STANDARD DETAIL PLATE R-15, FOR TYPICAL DRIVEWAY ENTRANCE FROM ROAD WITHOUT CURB AND GUTTER.
 - THIS SITE IS NOT LOCATED WITHIN ANY DEFICIENT AREAS BASED ON THE 2017 BASIC SERVICES MAPS, PURSUANT TO SECTION 4402, BCZR.
 - THE LOTS AND UNITS CREATED BY THIS SUBDIVISION PLAN ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO THE BALTIMORE COUNTY CODE, SECTION 32-4-310. THIS FEE OR ASSESSMENT, WHICH RUNS WITH LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE COUNTY.
- ENVIRONMENTAL IMPACT REVIEW NOTES**
- THE FOREST CONSERVATION REQUIREMENT WILL BE MET, AS REQUIRED.
 - THERE ARE NO KNOWN WETLANDS OR 100 YEAR FLOODPLAINS LOCATED ON SITE.
 - THIS SITE IS NOT LOCATED WITHIN ONE CHESAPEAKE BAY CRITICAL AREA.
- GROUNDWATER MANAGEMENT NOTES**
- THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON SITE.
 - THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS LOCATED ON SITE.
- STORMWATER MANAGEMENT NOTES**
- THIS SITE IS EXEMPT FROM THE STORMWATER MANAGEMENT REQUIREMENTS BECAUSE THE LIMIT OF DISTURBANCE IS LESS THAN 5,000 SF.
- FIRE MARSHAL'S OFFICE NOTES**
- A CRUSHER RUN ROAD FOR ACCESS TO THE PROPOSED DWELLINGS SHALL BE AVAILABLE FOR USE BY EMERGENCY FIRE APPARATUS AND CAPABLE OF HANDLING EMERGENCY APPARATUS WEIGHING 70,000 LBS. WHEN CONSTRUCTION OF ANY BUILDING IS UNDER ROOF.
 - ADDRESS NUMBERS SHALL BE A MINIMUM OF 3 INCHES IN SIZE.
 - A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE INSTALLATION OF SPRINKLERS.
 - ALL RESIDENTIAL SPRINKLER SYSTEMS SHALL BE INSPECTED AND APPROVED BY THE BALTIMORE COUNTY MARSHAL'S OFFICE PRIOR TO OCCUPANCY.
- STEEP SLOPES NOTE**
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 - NO NATURAL STEEP SLOPES EXIST ON SITE.

BALTIMORE COUNTY MINOR SUBDIVISION
PROJECT NO.: 18-015-M
DEVELOPMENT REGULATIONS
Exempt from Article 32, Title 4, Subtitle 2, BCC
Panhandle exempt from Sections 32-4-211 through 32-4-217 AND Sections 32-4-226 and 32-4-227, BCC

REAL ESTATE COMPLIANCE CLEARANCE

Int: _____ Date: _____
PAI CERTIFICATION
By: _____ Date: _____
APPROVED DEPS
By: _____ Date: _____

RELIEF EXHIBIT
MINOR SUBDIVISION PLAN AND
PLAN TO ACCOMPANY ZONING PETITION
#11117 - #11121 REISTERSTOWN ROAD
MSP #18-015-M

DISTRICT 402
SCALE: 1"=40'
PAI FILE #: 04-0761

BALTIMORE COUNTY, MD
AUGUST 7, 2018

KEY
SPECIAL HEARING
VARIANCE

PETITIONER'S EXHIBIT

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.

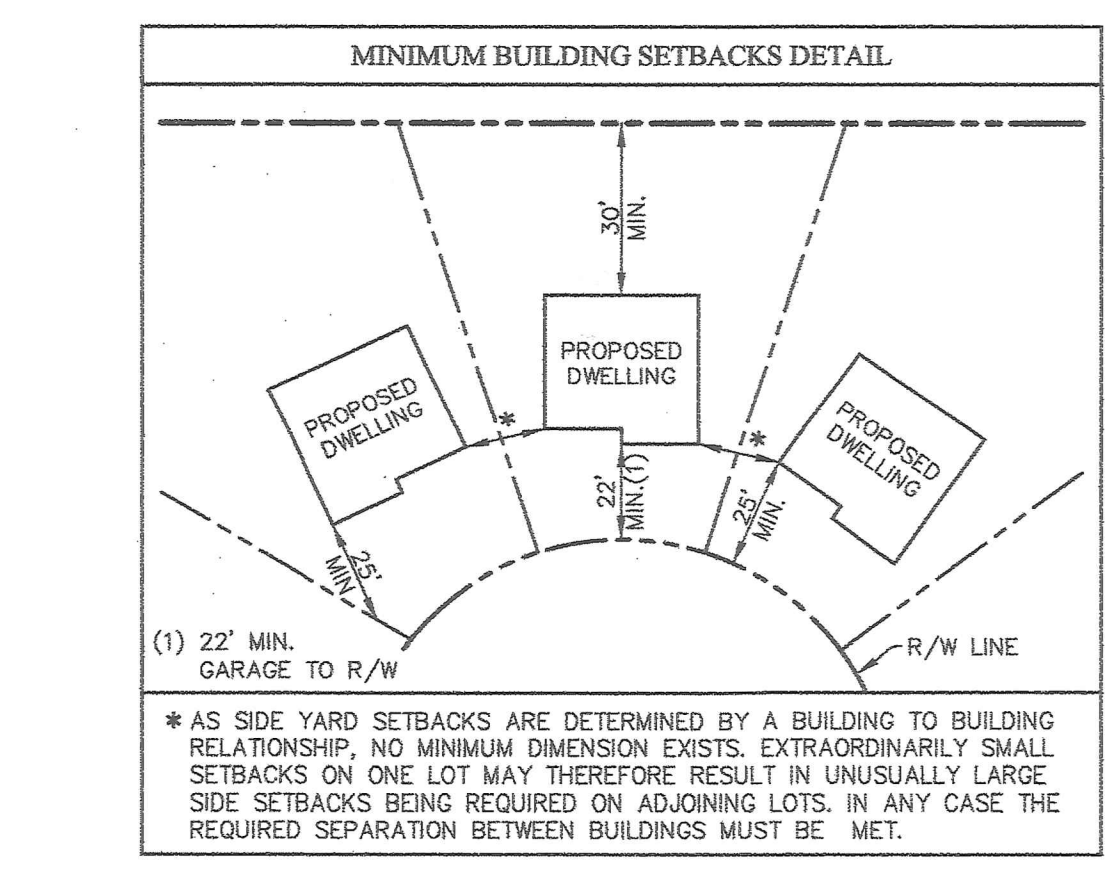
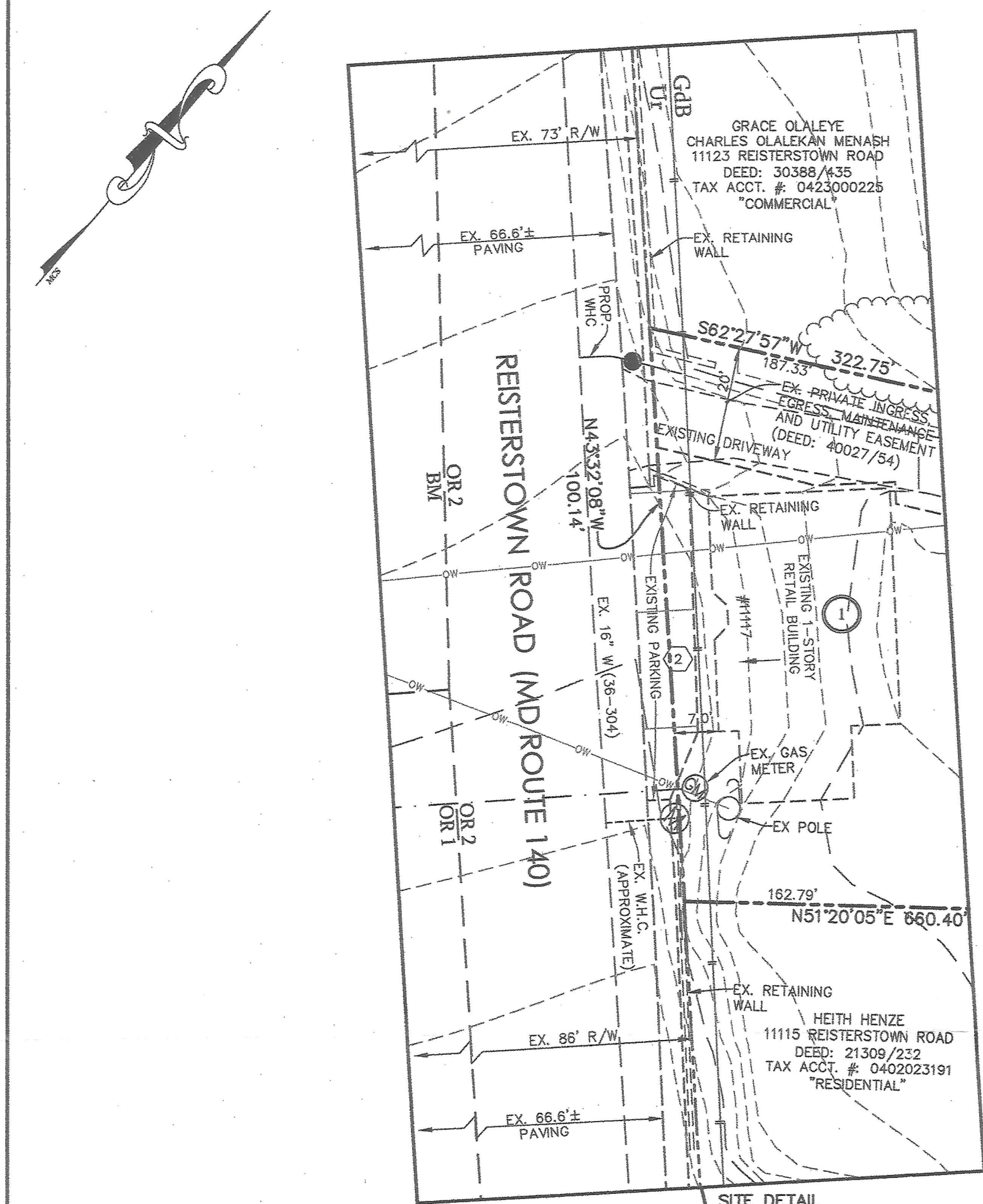
LITTLE & ASSOCIATES, INC.
ENGINEERS~LAND PLANNERS~SURVEYORS
1055 TAYLOR AVENUE, SUITE 307
TOWSON, MARYLAND 21286
PHONE: (410)296-1636 FAX: (410)296-1639

JAMES G. WEST, PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21390
EXPIRATION DATE: 02/05/2020

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE AGENCY COMMENTS DATED 5/1/2018 AND HAVE PREPARED WITH DUE DILIGENCE THIS MINOR SUBDIVISION PLAN PURSUANT TO THOSE AGENCIES COMMENTS.

- LEGEND**
- 69.5 EX SPOT ELEVATION
 - 69.5 PROP SPOT ELEVATION
 - Sanitary Manhole
 - Storm Drain Manhole
 - Water Meter
 - Fire Hydrant
 - Water Valve
 - Clearcut
 - Utility Pole
 - (TBR) TO BE REMOVED
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - TRACT BOUNDARY
 - LIMITS OF DISTURBANCE
 - SOILS
 - ZONING
 - EXISTING WOODS
 - PROPOSED WOODS
 - OVERHEAD WIRE
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELECOM LINE

LIMIT OF DISTURBANCE
4,535 SF OR 0.10 AC.



DEDICATION TABLE		
TYPE OF CONVEYANCE	NO.	TOTAL AREA **
REVERTIBLE SLOPE EASEMENT	1	0.016 AC±

** NOTE: TOTAL AREAS SHOWN IN THIS TABLE ARE APPROXIMATE ONLY. REFER TO THE RECORD PLAT OR RIGHT OF WAY DRAWING FOR EXACT AREAS.

LOT AREA TABLE		
LOT NO.	AREA (AC)	AREA (SF.)
1	0.325	14,195
2	0.281	12,250
3	0.317	13,808

SINGLE FAMILY DETACHED, TWO-FAMILY ALTERNATIVE SITE DESIGN DWELLINGS				
	D.R. 1 & 2 ZONES (FEET)		D.R. 3.5, 5.5, 10.5 & 16 ZONES (FEET)	
	0.000	0.000	0.000	0.000
FROM FRONT BUILDING FACE TO: PUBLIC STREET RIGHT-OF-WAY OR PROPERTY LINE	25'	25'	25'	10'
FROM SIDE BUILDING FACE TO: * SIDE BUILDING FACE	30'	16' LESS THAN 20' HIGH 20' GREATER THAN 20' HIGH	16'	12'
PUBLIC STREET RIGHT-OF-WAY	25'	15'	15'	10'
PAVING OF A PRIVATE ROAD	30'	25'	25'	20'
TRACT BOUNDARY	25'	15'	15'	10'
FROM REAR BUILDING FACE TO: REAR PROPERTY LINE	30'	30'	20'	SEE CNDP
PUBLIC STREET RIGHT-OF-WAY	30'	30'	20'	SEE CNDP
ADDITIONAL SETBACKS:				
SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY AN ADDITIONAL 20 FEET				SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY AN ADDITIONAL 30 FEET
MAXIMUM BUILDING HEIGHT	50'	50' (60' IN DR-16)	50'	50'

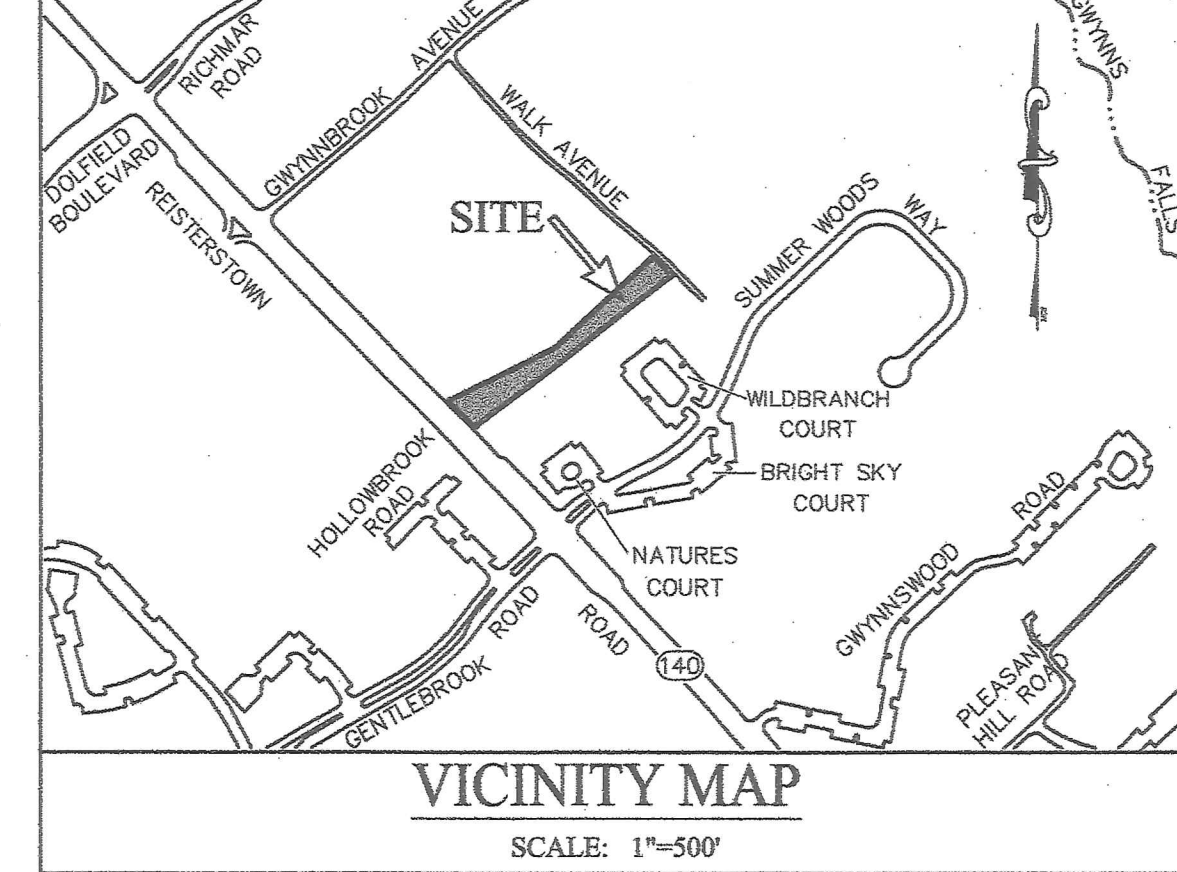
THIS TABLE LISTS MINIMUM SETBACK REQUIREMENTS AND BUILDING HEIGHTS FOR URBAN RESIDENTIAL USE. FOR A FULLER EXPLANATION OF THESE AND OTHER REQUIREMENTS CONSULT THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES (CNDP).

ENVIRONMENTS OR TYPICAL DWELLINGS AS SHOWN DICTATE A SPECIFIC ORIENTATION WHICH IS INTENDED TO ALLOW COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS AND POLICIES. SHOULD THE ORIENTATION CHANGE OR CREATE CONFLICTS WITH THE REGULATIONS OR POLICIES, THE ORIENTATION MUST BE CHANGED TO ALLEVIATE THE CONFLICT.

THIS SITE IS SUBJECT TO SECTION 260, BCZR

BALTIMORE GAS & ELECTRIC NOTE

THIS DOCUMENT INCLUDES INFORMATION AND DEPICTIONS OF BALTIMORE GAS AND ELECTRIC COMPANY'S ("BGE") ELECTRIC AND/OR GAS UTILITIES LOCATED WITHIN THE PROJECT AREA (THE "BGE UTILITY INFORMATION"). LOCATIONS, DIMENSIONS, DEPTHS, AND OTHER DETAILS OF ANY SUCH UTILITIES MAY NOT BE AS-BUILT, AND THE INFORMATION SHALL NOT BE RELIED UPON WITHOUT FIELD VERIFICATION. EXCAVATORS MUST EMPLOY SAFE DIGGING BEST PRACTICES WHEN APPROACHING BGE ELECTRIC AND GAS UTILITIES AND COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, INCLUDING, BUT NOT LIMITED TO, THE "MISS UTILITY LAW". NO REPRESENTATIONS, WARRANTIES, OR WARRANTIES, EXPRESS OR IMPLIED, ARE MADE BY BGE AS TO THE QUALITY, COMPLETENESS, OR ACCURACY OF THE BGE UTILITY INFORMATION, AND IN ACCEPTING THIS DOCUMENT, THE RECIPIENT EXPRESSLY ACKNOWLEDGES AND AGREES THAT IT IS NOT RELYING ON THE ACCURACY OF THE SAME.



- SITE DATA**
- GROSS TRACT AREA: D.R. 3.5= 0.060 AC± OR 2= 0.864 AC± 0.924 AC±
 - NET TRACT AREA: 0.924 AC±
 - EXISTING ZONING IS OR 2 & D.R.-3.5, 200 SCALE MAP 58A2.
 - DENSITY CALCULATIONS:
 - A. UNITS ALLOWED: DR 3.5: 0.060 AC± x 3.5 = 0.210 UNITS
 - *OR 2: 0.864 AC± x 10.5 = 9.072 UNITS
 - B. TOTAL UNITS PERMITTED: 9
 - C. TOTAL UNITS PROPOSED: 3
 - OWNER: SOLVO 13, LLC 1914 RIDGEWAY AVENUE LUTHERVILLE, MD 21093 (443)540-8799
 - TAX ACCOUNT NUMBER: 0412008075
 - DEED: 36902/369
 - TAX MAP NO.: 58 GRID: 8 PARCEL: 122
 - SITE LOCATION:
 - A. CENSUS TRACT: 4042.002
 - B. REGIONAL PLANNING DISTRICT: 306 (REISTERSTOWN/OWINGS MILLS)
 - C. SCHOOL DISTRICT: OWINGS MILLS ELEMENTARY SCHOOL DEER PARK MIDDLE SCHOOL OWINGS MILLS HIGH SCHOOL
 - D. WATERSHED: GWYNNS FALLS
 - E. ELECTION DISTRICT: 4
 - F. COUNCILMANIC DISTRICT: 2
 - G. WATER & SEWER DESIGNATION: W-1, S-1
 - EXISTING USE: 1 RETAIL BUILDING & 2 RESIDENTIAL BUILDINGS
 - PROPOSED USE:
 - LOT 1 - 1 RETAIL BUILDING (EXISTING) & 1 RESIDENTIAL BUILDING (EXISTING)
 - LOT 2 - 1 RESIDENTIAL DWELLING (EXISTING)
 - LOT 3 - RESIDENTIAL DWELLING (PROPOSED)
 - PARKING CALCULATIONS:

	PARKING REQUIRED	PARKING PROPOSED
LOT 1: 5 P.S./1,000 SF x 1,100 SF GFA	= 6 P.S.	6 P.S.**
2 P.S./DWELLING UNIT x 1	= 2 P.S.	2 P.S.
TOTAL REQUIRED	= 8 P.S.	8 P.S.**

	PARKING REQUIRED	PARKING PROPOSED
LOT 2: 2 P.S./DWELLING UNIT x 1	= 2 P.S.	2 P.S.
LOT 3: 2 P.S./DWELLING UNIT x 1	= 2 P.S.	2 P.S.
TOTAL PROPOSED	= 4 P.S.	4 P.S.
- ** INCLUDES THE 2 EXISTING NON CONFORMING PARALLEL PARKING SPACES THAT ARE ON THE NORTH EAST SIDE OF REISTERSTOWN ROAD.

- GENERAL NOTES**
- EXISTING LAND USE WITHIN 200' OF SITE IS RESIDENTIAL (BOTH SINGLE FAMILY & TOWNHOMES) AND COMMERCIAL.
 - TOPOGRAPHY SHOWN HEREON IS BASED ON THE BALTIMORE COUNTY GIS PORTAL, OBTAINED ON DECEMBER 10, 2015, AND FIELD RUN TOPOGRAPHY PREPARED BY LITTLE & ASSOCIATES, INC.
 - THE LOTS AND UNITS SHOWN ARE BASED ON THE USDA-NRCS SOILS SURVEY GEOGRAPHIC DATABASE FOR BALTIMORE COUNTY PUBLISHED SEPTEMBER 19, 2016.
 - THE PROPERTY OUTLINE SHOWN IS BASED ON EXISTING DEEDS AND RECORD PLATS.
 - GRID SYSTEM SHOWN IS BASED ON THE MARYLAND COORDINATE SYSTEM NAD83(99).

- PLANNING AND ZONING NOTES**
- THE EXISTING USES AND STRUCTURES ON PROPOSED LOTS 1 AND 2 ARE NON-CONFORMING. A ZONING HEARING WILL BE REQUIRED TO CONFIRM NON-CONFORMING STATUS. BY DEFINITION, A NON-VOLUNTARY USE IS COMPATIBLE. SEE ANTICIPATED ZONING RELIEF HEREON.
 - THIS PROPERTY HAS BEEN HELD INTACT SINCE 1971. THE DEVELOPER'S ENGINEER HAS CONFIRMED NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF SITE DWELLINGS.
 - THIS PROPERTY HAS NO KNOWN PRIOR ZONING CASES.
 - THERE ARE NO KNOWN ENDANGERED SPECIES HABITATS, ARCHEOLOGICAL OR HISTORICAL SITES, HAZARDOUS OR CONTAMINATED AREAS ON THE SUBJECT PROPERTY.

- PERMITS, APPROVALS & INSPECTIONS AND PUBLIC WORKS NOTES**
- TOTAL AVERAGE DAILY TRIPS (A.D.T.'S) FOR THIS SITE IS 107.
 - AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
 - PRIVATE DRIVEWAY ENTRANCES SHALL CONFORM WITH BALTIMORE COUNTY STANDARD DETAIL PLATE R-15, FOR TYPICAL DRIVEWAY ENTRANCE FROM ROAD WITHOUT CURB AND GUTTER.
 - THIS SITE IS NOT LOCATED WITHIN ANY DEFICIENT AREAS BASED ON THE 2017 BASIC SERVICES MAPS, PURSUANT TO SECTION 4A02, BCZR.
 - THE LOTS AND UNITS CREATED BY THIS SUBDIVISION PLAN ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO THE BALTIMORE COUNTY CODE, SECTION 32-4-310. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE COUNTY.

- ENVIRONMENTAL IMPACT REVIEW NOTES**
- THE FOREST CONSERVATION REQUIREMENT WILL BE MET, AS REQUIRED.
 - THERE ARE NO KNOWN WETLANDS OR 100 YEAR FLOODPLAINS LOCATED ON SITE.
 - THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

- GROUNDWATER MANAGEMENT NOTES**
- THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON SITE.
 - THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS LOCATED ON SITE.

- STORMWATER MANAGEMENT NOTES**
- THIS SITE IS EXEMPT FROM THE STORMWATER MANAGEMENT REQUIREMENTS BECAUSE THE LIMIT OF DISTURBANCE IS LESS THAN 5,000 SF.

- FIRE MARSHAL'S OFFICE NOTES**
- A CRUISER RUN ROAD FOR ACCESS TO THE PROPOSED DWELLINGS SHALL BE AVAILABLE FOR USE BY EMERGENCY AND CAPABLE OF HANDLING EMERGENCY APPARATUS WEIGHING 70,000 LBS WHEN CONSTRUCTION OF ANY BUILDING IS UNDER ROOF.
 - ADDRESS NUMBERS SHALL BE A MINIMUM OF 3 INCHES IN SIZE.
 - A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE INSTALLATION OF SPRINKLERS.
 - ALL RESIDENTIAL SPRINKLER SYSTEMS SHALL BE INSPECTED AND APPROVED BY THE BALTIMORE COUNTY MARSHAL'S OFFICE PRIOR TO OCCUPANCY.

- STEEP SLOPES NOTE**
- THE PROPOSED PLAN INCLUDES PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
 - NO NATURAL STEEP SLOPES EXIST ON SITE.

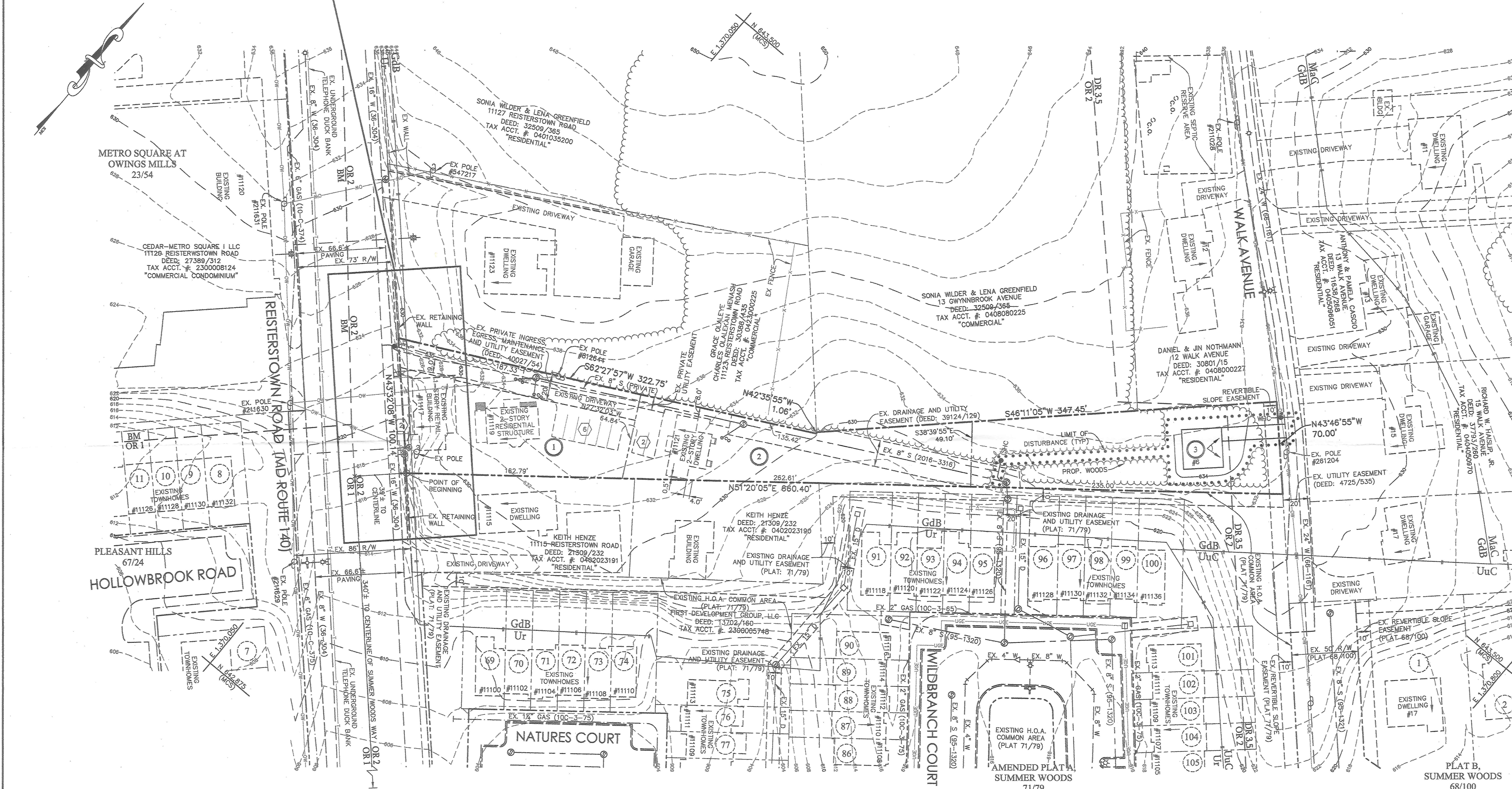
BALTIMORE COUNTY MINOR SUBDIVISION	
PROJECT NO.: 18-015-M	
DEVELOPMENT REGULATIONS	
☐ Exempt from Article 32, Title 4, Subtitle 2, BCC	
☐ Paraphrase exempt from Sections 32-4-211 through 32-4-217 AND Sections 32-4-226 and 32-4-227, BCC	
REAL ESTATE COMPLIANCE CLEARANCE	
INTL:	Date:
PAI CERTIFICATION	
☐ Approved ☐ Disapproved	Date:
APPROVED DEPS	Date:
BY:	Date:

MINOR SUBDIVISION PLAN AND PLAN TO ACCOMPANY ZONING PETITION
#11117 - #11121 REISTERSTOWN ROAD
MSP # 18-015-M

DISTRICT 4C2
SCALE: 1"=40'
PAI FILE #: 04-0761

BALTIMORE COUNTY, MD
AUGUST 7, 2018

2019-0042-SPHA



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

JAMES G. WEST, PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21390
EXPIRATION DATE: 02/05/2020

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE AGENCY COMMENTS DATED 5/1/2018 AND HAVE PREPARED WITH DUE DILIGENCE THIS MINOR SUBDIVISION PLAN PURSUANT TO THOSE AGENCIES COMMENTS.

- LEGEND**
- 69.5 EX SPOT ELEVATION
 - 69.5 PROP SPOT ELEVATION
 - SANITARY MANHOLE
 - STORM DRAIN MANHOLE
 - WATER METER
 - FIRE HYDRANT
 - WATER VALVE
 - CLEANOUT
 - UTILITY POLE
 - (TBR) TO BE REMOVED
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - TRACT BOUNDARY
 - LIMITS OF DISTURBANCE
 - SOILS
 - EXISTING WOODS
 - PROPOSED WOODS
 - OVERHEAD WIRE
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELECOM LINE

LIMIT OF DISTURBANCE
4,535 SF OR 0.10 AC±