

M E M O R A N D U M

DATE: November 30, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0049-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on November 29, 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: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(7600 and 7604 York Road)		
9 th Election District	*	OFFICE OF
5 th Council District		
7600 LLC, 7604 LLC	*	ADMINISTRATIVE HEARINGS
<i>Legal Owners</i>		
	*	FOR BALTIMORE COUNTY
Petitioners		
	*	Case No. 2019-0049-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of 7600 LLC & 7604 LLC, legal owners ("Petitioners"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") to permit a modified parking plan as more particularly shown on the attached site plan (i.e., a shared business parking arrangement) in an ROA zone with a single common access to a public street with spaces within 10 ft. of a street right-of-way. A site plan was marked and admitted as Petitioners' Exhibit 1.

Eugene Hartman and Charles Huebler appeared in support of the petition. Lawrence E. Schmidt, Esq. represented Petitioners. One neighbor attended the hearing to obtain additional information regarding the requests. 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 Bureau of Development Plans Review ("DPR"). Neither agency opposed the request.

The subject property is 46,724 square feet in size and zoned ROA. The property is comprised of two separate lots: 7600 York Road (10,003 sq. ft.) and 7604 York Road (36,721 sq. ft.). Each of the lots is improved with a single-family dwelling which has been converted to a

ORDER RECEIVED FOR FILING

Date 10/30/18
By sen

Class A office, as permitted in the ROA zone. The Petitioners are not at this time proposing any new improvements or construction, and this case concerns only the existing conditions at the site.

While the properties are now in common ownership, there is a pending contract of sale for one of the properties, and both may in the near future be sold to new owners. The owners fear this could present a complication since the off-street parking is shared between the properties, while the BCZR generally requires each lot or property to have its own parking spaces. BCZR §409.7. There are two potential exceptions that are applicable in this case. First, in the ROA zone where “adjacent dwellings” have been converted to offices (as here) “parking spaces may be provided on the adjacent lots.” BCZR §409.7.B.2. As such, it is likely the present arrangement is lawful and does not require zoning relief.

The BCZR also contains an exception whereby adjoining properties can establish a shared parking arrangement, provided there is in place a lease or easement which guarantees the availability and right to use the spaces in question. BCZR §409.6.B.3. Petitioners submitted deeds to the subject properties which contain a reciprocal easement, and counsel indicated the new owners would incorporate a similar provision in any deeds transferring the property.

The other aspect of the parking regulations for which a modification is sought concerns the required 10 ft. setback between off-street parking spaces and the right-of-way line of a public street. BCZR §409.8.A.4. There is shown on the plan one parking space which intrudes upon the required setback to Yorkleigh Road, although it has been in that location for many years, apparently without complaint. Counsel also noted there are 23 parking spaces shown on the plan, which exceeds the 15 spaces required for office use. In fact, counsel noted that even if the structures are used for medical offices (which would then require 20 parking spaces), more than enough off-street parking would be provided to comply with BCZR §409.6.A.2.

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Date 10/30/18
By sen

THEREFORE, IT IS ORDERED this 30th day of **October, 2018** by this Administrative Law Judge, that the Petition for Special Hearing to approve a modified parking plan as more particularly shown on the site plan admitted as Petitioners' Ex. No. 1 (i.e., a shared business parking arrangement) in an ROA zone with a single common access to a public street and one parking space within 10 ft. of a street right-of-way, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners shall to the extent possible preserve all mature trees and vegetation on the property.
3. Should the existing two yard dumpster on site be replaced with a larger dumpster, Petitioners or subsequent owners will be required to provide an appropriate enclosure and/or screening as required by Condition H of the Baltimore County Landscape Manual.
4. Should Petitioners or subsequent owners seek to provide additional lighting at the site they will be required to obtain approval from the Baltimore County Landscape Architect before the issuance of permit(s) for same.
5. Petitioners or subsequent owners shall at all times have in place a lease or express reciprocal easement guaranteeing access to the parking spaces shown on the site plan which was admitted as Petitioners' Exhibit 1.
6. All parking spaces must be striped as required by BCZR §409.8.A.6.

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

ORDER RECEIVED FOR FILING

Date 10/30/18

3 By Sen



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 10/30/18

By slh



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 7600 and 7604 York Road

which is presently zoned ROA

Deed References: 14207/00718 and 15096/00712

10 Digit Tax Account # 0905820021 and 2300011670

Property Owner(s) Printed Name(s) 7600, LLC and 7604, LLC

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

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

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

Please 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)

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print _____
Signature _____
Date 10/30/18
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC
Name- Type or Print _____
Signature *[Signature]*
600 Washington Avenue, Suite 200 Towson MD
Mailing Address _____ City _____ State _____
21204 (410) 821-0070 lschmidt@sgs-law.com
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Eugene Hartman Authorized Rep. for 7600, LLC and 7604 LLC
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 *[Signature]* Signature #2 _____
7600 York Road Towson MD
Mailing Address _____ City _____ State _____
21204 _____
Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC
Name- Type or Print _____
Signature *[Signature]*
600 Washington Avenue, Suite 200 Towson MD
Mailing Address _____ City _____ State _____
21204 (410) 821-0070 lschmidt@sgs-law.com
Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2019-0049-SPH Filing Date 8/14/2018 Do Not Schedule Dates: _____ Reviewer *[Signature]*

ATTACHMENT TO PETITION FOR SPECIAL HEARING

7600 & 7604 York Road
5th Councilmanic District
9th Election District

Special Hearing Relief:

1. To permit a modified parking plan pursuant to BCZR § 409.12 as more particularly shown on the attached site plan (i.e. a shared business parking arrangement in an ROA zone with single common access to public street with spaces within 10 feet of a street right of way.
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

2019-0049-SPH

ZONING PROPERTY DESCRIPTION FOR #7600 York Road

Beginning at a point on the west side of York Road which is 66 feet wide at the distance of 19.38 feet north of the centerline of Yorkleigh Road which is 38.75 feet wide. Thence the following courses and distances: North 72 degrees 43 minutes 00 seconds West, 125.04 feet, North 18 degrees 29 minutes 00 seconds East, 80.00 feet; South 72 degrees 43 minutes 00 seconds East, 125.04 feet and South 18 degrees 29 minutes 00 seconds West, 80.00 feet back to the point of beginning as recorded in Deed Liber 14207, folio 714, containing 10,003 square feet, more or less. Located in the 9th Election District, 5th Councilmanic District.

ZONING PROPERTY DESCRIPTION FOR #7604 York Road

Beginning at a point on the north side of Yorkleigh Road which is 38.75 feet wide at the distance of 158.04 feet west of the centerline of York Road which is 66 feet wide. Thence the following courses and distances: North 72 degrees 43 minutes 00 seconds West, 44.96 feet; northwesterly by a line curving to the right having a radius of 150.00 feet, an arc length of 15.06 feet; North 18 degrees 29 minutes 00 seconds West, 251.42 feet; South 72 degrees 43 minutes 00 seconds East, 185.08 feet; South 18 degrees 29 minutes 00 seconds West, 172.96 feet; North 72 degrees 43 minutes 00 seconds West, 125.04 feet and South 18 degrees 29 minutes 00 seconds West, 80.00 feet back to the point of beginning as recorded in Deed Liber 15096 folio 712, containing 36,721 square feet, more or less. Located in the 9th Election District, 5th Councilmanic District.

Michael V. Moskunas
Professional Land Surveyor, Reg. No. 21175
Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286



2019-0049-SPH

JS 10-29-18
10 Am

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Saturday, October 27, 2018 11:40 PM
To: Administrative Hearings
Subject: Second Certification for Case # 2019-0049-SPH @ York Rd.
Attachments: York Rd. Cert..jpeg; York Rd. Photo .docx

Hi Sherry,

I have attached a copy of the Second Certification and photos for your records for Case # 2019-0049-SPH @ 7600 & 7604 York Road.
Have a nice day,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com



SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 10/27/2018

Case Number: 2019-0049-SPH

Petitioner / Developer: LAWRENCE SCHMIDT, EDQ. ~
EUGENE HARTMAN

Date of Hearing: OCTOBER 29, 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:
7600 & 7604 YORK ROAD

The sign(s) were posted on: OCTOBER 7, 2018

The sign(s) were re-photographed on: OCTOBER 27, 2018



1ST Sign @ 7600 York Rd.

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)





2nd Sign @ 7604 York Road – 10/27/2018
CASE # 2019-0049-SPH



C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment9/11DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)8/27DEPS
(if not received, date e-mail sent _____)9/11FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)8/20STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERINGCommentNo CommentNo Obj
conditions
No Objection

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

10/9/18SIGN POSTING (1st)

Date:

10/7/18

by

O'KeefeSIGN POSTING (2nd)

Date:

10/27/18

by

O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/7/2018

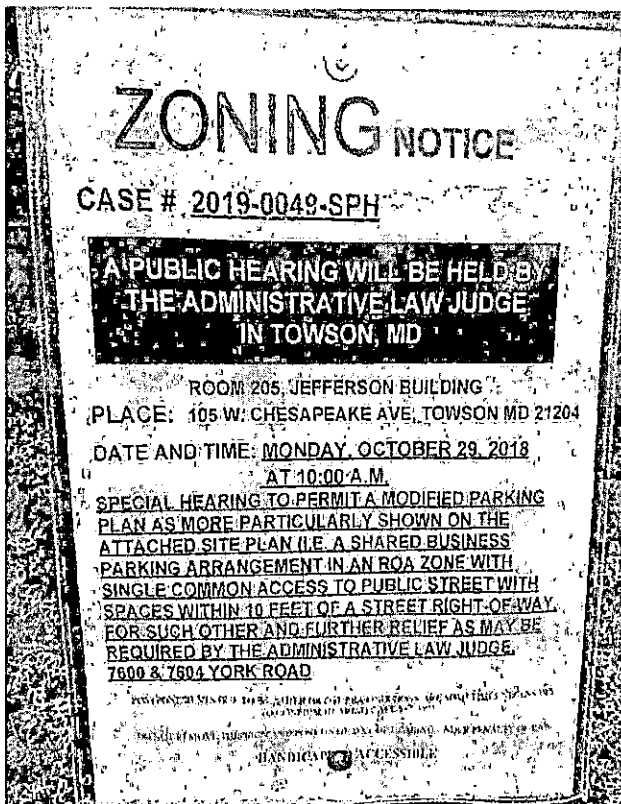
Case Number: 2019-0049-SPH

Petitioner / Developer: LAWRENCE SCHMIDT, ESQ. ~
EUGENE HARTMAN

Date of Hearing: OCTOBER 29, 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:
7600 & 7604 YORK ROAD

The sign(s) were posted on: **OCTOBER 7, 2018**



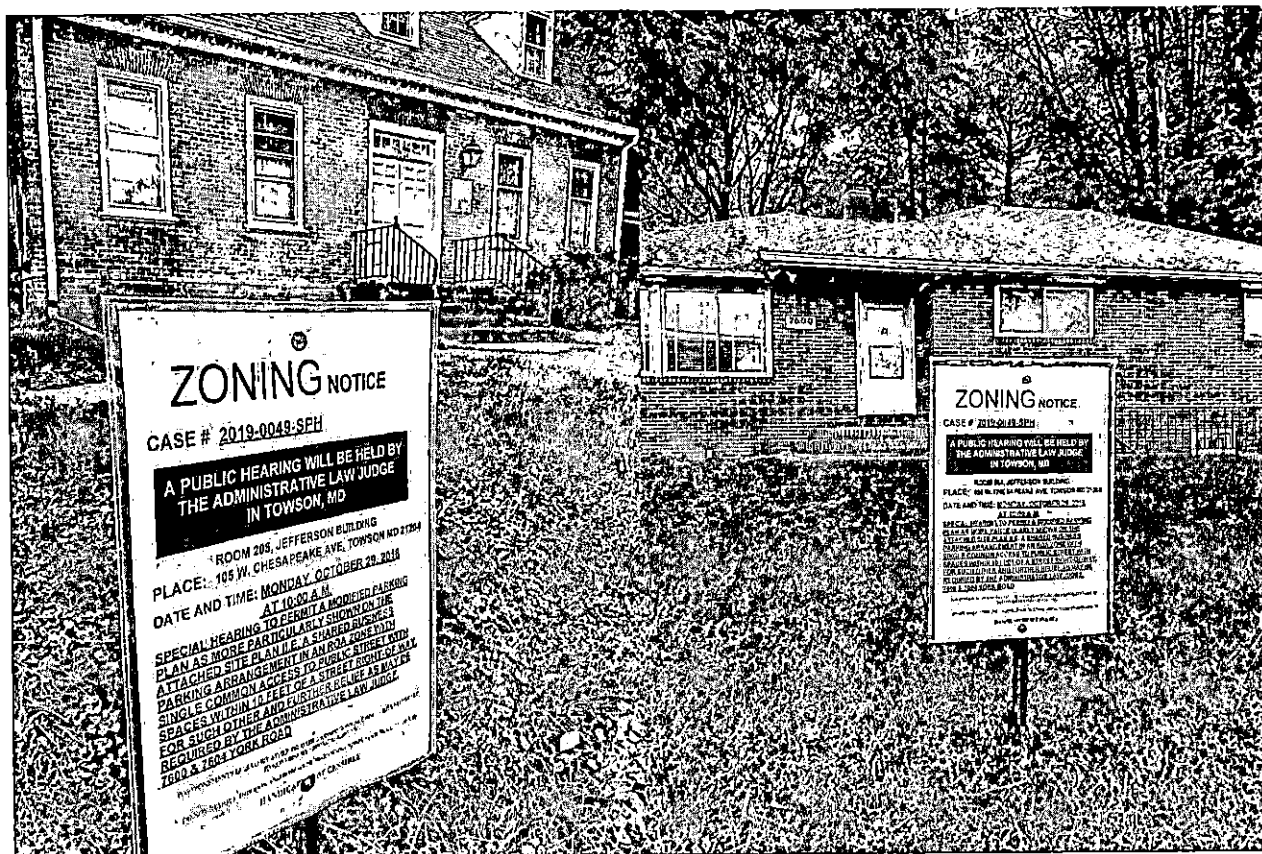
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Background Photos of 1st & 2nd Signs @ 7600 & 7604 York Road
CASE # 2019-0049-SPH



DONALD I. MOHLER III
County Executive

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

September 6, 2018

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2019-0049-SPH

7600 & 7604 York Road
W/s York Road at the SW corner of Sister Pierre Drive
9th Election District – 5th Councilmanic District
Legal Owners: Eugene Hartman

Special Hearing to permit a modified parking plan as more particularly shown on the attached site plan (i.e. a shared business parking arrangement in an ROA zone with single common access to public street with spaces within 10 feet of a street right-of-way. For such other and further relief as may be required by the Administrative Law Judge.

Hearing: Monday, October 29, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Lawrence Schmidt, 600 Washington Avenue, Ste. 200, Towson 21204
Eugene Hartman, 7600 York Road, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 9, 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 9, 2018 Issue

Please forward billing to:

Lawrence Schmidt
Smith, Gildea & Schmidt
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2019-0049-SPH

7600 & 7604 York Road

W/s York Road at the SW corner of Sister Pierre Drive

9th Election District – 5th Councilmanic District

Legal Owners: Eugene Hartman

Special Hearing to permit a modified parking plan as more particularly shown on the attached site plan (i.e. a shared business parking arrangement in an ROA zone with single common access to public street with spaces within 10 feet of a street right-of-way. For such other and further relief as may be required by the Administrative Law Judge.

Hearing: Monday, October 29, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

The Daily Record

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

<http://www.thedailyrecord.com>

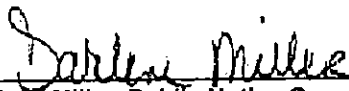
PUBLISHER'S AFFIDAVIT

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:

10/9/2018

Order #: 11617888
Case #: 2019-0049-SPH
Description:

CASE NUMBER: 2019-0049-SPH 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: 2019-0049-SPH

7600 & 7604 York Road

W/s York Road at the SW corner of Sister Pierre Drive

9th Election District - 5th Councilmanic District

Legal Owners: Eugene Hartman

Special Hearing to permit a modified parking plan as more particularly shown on the attached site plan (i.e. a shared business parking arrangement in an ROA zone with single common access to public street with spaces within 10 feet of a street right-of-way. For such other and further relief as may be required by the Administrative Law Judge.

Hearing: Monday, October 29, 2018 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3863.

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

09

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
7600 & 7604 York Road; W/S York Road * OF ADMINISTRATIVE
at SW corner of Sister Pierre Drive * HEARINGS FOR
9th Election & 5th Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): 7600 LLC and 7604 LLC *
By Eugene Hartman, Authorized Rep. *
Petitioner(s) * 2019-049-SPH

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED
AUG 23 2018

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of August, 2018, a copy of the foregoing Entry of Appearance was mailed to Lawrence Schmidt, Esquire, Smith, Gildea & Schmidt, LLC, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least 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: 2019-0049-SPA

Property Address: 7600 and 7604 York Road

Property Description: _____

Legal Owners (Petitioners): 7600, LLC and 7604, LLC

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lawrence E. Schmidt, Esquire

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

Address: 600 Washington Avenue, Suite 200

Towson, MD 21204

Telephone Number: 410-821-0070

Revised 7/9/2015

No. 172847

Date _____

FRONTIER

BUSINESS	ACTUAL	TIME	DRG
3/14/2018	8/14/2018	09:31:28	2

W302 HARKIN JEE
RECEIPT # 064271 8/14/2018 DFLN

5-528 ZONING VERIFICATION
NO. 172847

Neqpt Tot: \$550.00

\$500.00 OK \$500.00 OK

Baltimore County, Maryland

Total

500.00

Rec
From

For

DISTRIBUTION

WHITE CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



DONALD I. MOHLER III
County Executive

October 25, 2018

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

Eugene Hartman
7600 York Rd.
Towson, MD 21204

Dear Mr. Hartman:

RE: Case Number: 2019-0049SPH, Address: 7600 & 7604 York 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 14, 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
Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC 600 Washington Ave. Ste 200 Towson, MD 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 9/11/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-049



INFORMATION:

Property Address: 7600-7604 York Road
Petitioner: Eugene Hartman
Zoning: ROA
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve a modified parking plan pursuant to BCZR 409.12 (i.e. a shared business parking arrangement in an ROA zone with single common access to a public street with spaces within 10 feet of a street right of way).

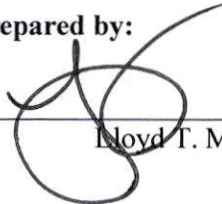
A site visit was conducted on 8/29/2018.

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

- Staff observed a dumpster currently located in the center of the paved area between the two office buildings that is not indicated on the plan. Show the location of any permanent dumpster and confirm with the Baltimore County Landscape Architect that the proposal meets the requirements of Condition H of the Baltimore County Landscape Manual.
- All new exterior lighting must be approved by the Baltimore County Landscape Architect.
- Stringent effort should be made to preserve all mature trees on the site.
- Submit to the contact person listed below details for any new signage proposed for the sites at time of permit application.

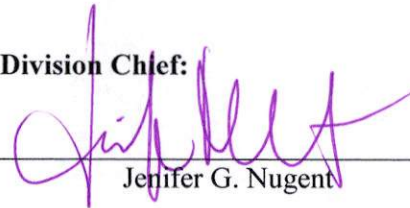
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Laurie Hay

James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 27 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

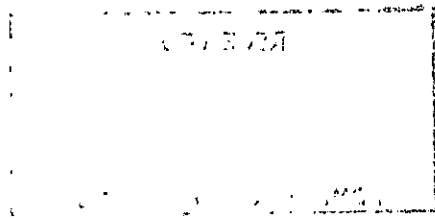
DATE: August 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0049-SPH
Address 7600 & 7604 York Road
(7600, LLC & 7604, LLC Property)

Zoning Advisory Committee Meeting of **August 27, 2018**.

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

Reviewer: Steve Ford



**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE 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: 19-049

INFORMATION:

Property Address: 7600-7604 York Road
Petitioner: Eugene Hartman
Zoning: ROA
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve a modified parking plan pursuant to BCZR 409.12 (i.e. a shared business parking arrangement in an ROA zone with single common access to a public street with spaces within 10 feet of a street right of way).

A site visit was conducted on 8/29/2018.

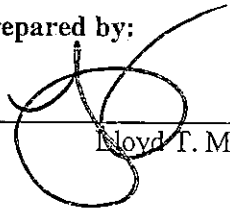
The Department has no object to granting the petitioned zoning relief conditioned upon the following:

- Staff observed a dumpster currently located in the center of the paved area between the two office buildings that is not indicated on the plan. Show the location of any permanent dumpster and confirm with the Baltimore County Landscape Architect that the proposal meets the requirements of Condition H of the Baltimore County Landscape Manual.
- All new exterior lighting must be approved by the Baltimore County Landscape Architect.
- Stringent effort should be made to preserve all mature trees on the site.
- Submit to the contact person listed below details for any new signage proposed for the sites at time of permit application.

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

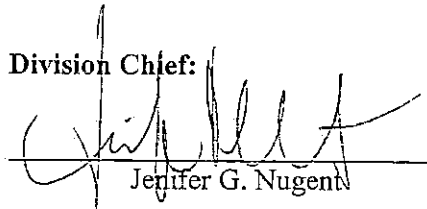
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Laurie Hay

James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
me
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For August 27, 2018
Item No. 2019-0049-SPH

DATE: September 11, 2018

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

If Zoning Relief is granted, a landscape plan is required, per the requirements of the Landscape Manual. A lighting Plan is also required.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: August 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0049-SPH
Address 7600 & 7604 York Road
(7600, LLC & 7604, LLC Property)

Zoning Advisory Committee Meeting of **August 27, 2018**.

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

Reviewer: Steve Ford

Date: *8/20/18*

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

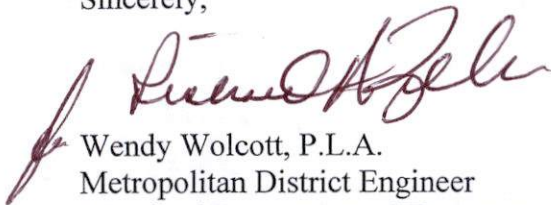
Dear Ms. Lewis:

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

*2018-0049-SPH
Special Hearing
7600 LLC, 7604, LLC, Eugene Hartman
7600 and 7604 York Road.*

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

Sincerely,



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

WW/RAZ

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 - 09 Account Number - 0905820021			
Owner Information					
Owner Name:		7600 L L C		Use: COMMERCIAL	
				Principal Residence: NO	
Mailing Address:		7604 YORK RD TOWSON MD 21204- 7508		Deed Reference: /14207/ 00718	
Location & Structure Information					
Premises Address:		7600 YORK RD 0-0000		Legal Description: PT LT 20 AKA 97 YORKLEIGH RD NS YORKLEIGH	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 0012/ 0020
0070	0020	0791		0000	20 2017
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1957		1621		10,000 SF	
Property Land Area		County Use			
10,000 SF		06			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		OFFICE BUILDING			
Value Information					
Base Value		Value		Phase-in Assessments	
		As of 01/01/2017		As of 07/01/2018 As of 07/01/2019	
Land:		362,500		362,500	
Improvements		146,400		144,900	
Total:		508,900		507,400 507,400	
Preferential Land:		0		0	
Transfer Information					
Seller: STEVENS JOHN PATRICK		Date: 12/15/1999		Price: \$116,500	
Type: NON-ARMS LENGTH OTHER		Deed1: /14207/ 00718		Deed2:	
Seller: ETZLER CATHERINE D		Date: 02/25/1993		Price: \$115,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /09625/ 00001		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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:**

CASE NAME 2019-47-SMF
CASE NUMBER 7600-7604 York
DATE 10/27/18 RD

[illegible]

CASE NAME 7600-7604 York RD
CASE NUMBER 7600-7604 York RD
DATE 10/29/18

NAME _____

CITY, STATE, ZIP

E - MAIL

[illegible]

Case No.:

2019-0049-SPH

Exhibit Sheet

10/30/18
sen

Petitioner/Developer

10/30/18

Protestant

No. 1	Plan	
No. 2	Photographs	
No. 3	3A > Aerial photos 3B	
No. 4	E-mail from J. Hermann	
No. 5	Title deeds	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Box
2A



11th
29

Pet 2C

LEASE
1206-3073

7600



Net 22

Box 111



Ref
24





Pf
26



let
214



1st
2nd

25
12/1



12/22





Plot
24

2nd





let
24



Pl
20
/



Lawrence Schmidt

From: James Hermann <jhermann@baltimorecountymd.gov>
Sent: Monday, October 15, 2018 1:16 PM
To: Lawrence Schmidt
Subject: RE: 7600 & 7604 York Road

Ref
No 4

Larry:

Good morning.

That is correct. Enlight of this additional information I am not requiring a landscape plan as part of the zoning hearing approval.

Thanks Jim

From: Lawrence Schmidt [<mailto:lschmidt@sgs-law.com>]
Sent: Tuesday, October 09, 2018 4:44 PM
To: James Hermann <jhermann@baltimorecountymd.gov>; 'Bernadette L. Moskunas (siteriteinc@aol.com)' <siteriteinc@aol.com>; Alyssa Moyers <amoyers@sgs-law.com>; 'Charlie Huebler' <chuebler@tamracins.com>
Subject: FW: 7600 & 7604 York Road

Hi Jim: Per our conversation regarding the above, I had received the ZAC comment from your department indicating that a landscape plan would be required. As we discussed, this comment was prepared based upon the assumption (which is incorrect) that the parking lot is being proposed. In fact, (and this is to confirm) the parking lot is existing and no new paving or construction is proposed. I have attached a series of pictures that I took at the property recently. There are several of the rear yard, where the parking is existing, which show the existing lot. Also, they show the mature landscaping adjacent to the parking to the rear. At this point, there is no improvement proposed, i.e. no new parking, no building construction or removal of any existing vegetation. Please confirm that (under those circumstances and as we discussed) that no additional landscaping will be required and no landscape plan need be submitted.

Thanks.

Larry

Lawrence E. Schmidt | Partner
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
lschmidt@sgs-law.com | www.sgs-law.com

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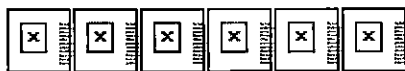
From: Alyssa Moyers
Sent: Tuesday, October 09, 2018 3:10 PM
To: Lawrence Schmidt
Subject: 7600 & 7604 York Road

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

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CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

THIS DEED, made this twenty-fifth - - - day of May, in the year one thousand nine hundred and sixty-five, by and between WILLIAM A. RINN and MARGARET A. RINN, his wife, of Baltimore County, in the State of Maryland, of the first part, and MARYLAND SYNOD OF THE LUTHERAN CHURCH IN AMERICA, a body corporate, of the State of Maryland, of the second part.

WITNESSETH:

That in consideration of the sum of Five dollars (\$5.00) and other valuable considerations this day paid by the party of the second part unto the parties of the first part, the receipt whereof is hereby acknowledged, the said parties of the first part do grant and convey unto the said party of the second part, its successors and assigns, in fee simple, all that lot of ground and premises, situate, lying and being in Baltimore County, State of Maryland, aforesaid, and described as follows, that is to say:

BEGINNING for the same on the North side of Yorkleigh Road (38.75 feet wide) at a point distant One hundred and twenty-five and three one-hundredths (125.03) feet West from the point formed by the intersection of the North side of said Road, with the West side of the York Road, as shown on the plat of "Yorkleigh", filed among the Land Records of Baltimore County, in Plat Book C. W. B. No. 12, folio 20; thence leaving the North side of said Yorkleigh Road and running for a line of division, parallel to and distant One hundred and twenty-five and three one-hundredths (125.03) feet, measured Northwesterly at right angles to the West side of said York Road, North Eighteen (18) degrees, twenty-nine (29) minutes East Two hundred and fifty-two and forty-seven one-hundredths (252.47) feet to an iron pipe now planted in the Northernmost outline of Lot No. 20, as shown on the said plat of "Yorkleigh"; thence running with and binding on said outline, North Seventy-two (72) degrees, fifty-seven (57) minutes thirty (30) seconds West Two hundred and eighty-nine and fifty-four one-hundredths (289.54) feet to an iron pipe now planted at the division line between Lots No. 20 and No. 21, as shown

on said plat of "Yorkleigh"; thence running and binding on said division line, South Eighteen (18) degrees twenty-nine (29) minutes West Two hundred and eleven and fifty one-hundredths (211.50) feet to the North side of said Yorkleigh Road; and thence running with and binding on the North side of said Road, Easterly, Two hundred and ninety-four and five one-hundredths (294.05) feet to the place of beginning; being a part of Lot No. 20 as shown on the plat of "Yorkleigh", aforementioned; the improvements thereon being known as Number 7600 York Road and also as Number 101 Yorkleigh Road.

TOGETHER with all of the rights of the parties of the first part hereof in and to the use of a driveway, described as follows:

BEGINNING for the same at the point formed by the intersection of the North side of Yorkleigh Road (38.75 feet wide) with the Northeast edge of a driveway there constructed, said point being distant One hundred and thirteen and thirty-three one-hundredths (113.33) feet North Seventy-two (72) degrees, forty-three (43) minutes West from the point formed by the intersection of the North side of Yorkleigh Road with the West side of the York Road as shown on the plat of "Yorkleigh", hereinbefore referred to; running thence with and binding on the North side of said Yorkleigh Road, North Seventy-two (72) degrees, forty-three (43) minutes West Eleven and seventy one-hundredths (11.70) feet to a division line now established; thence leaving the North side of said Yorkleigh Road and running with and binding on a part of said division line, North Eighteen (18) degrees twenty-nine (29) minutes East Four and ^{one-hundredths} seventy-six (4.76) feet to the Northeast edge of the said driveway herein being described; and thence leaving said division line and running with and binding on the said Northeast edge of said driveway Southeasterly Twelve and fifty-eight one-hundredths (12.58) feet to the place of beginning.

BEING and comprising all of the property and rights which by Deed dated October 17, 1961, recorded among the Land Records of Baltimore County, in Liber W. J. R. No. 3909, folio 131, etc., was granted and conveyed by

Pat Holding Company, Inc., unto William A. Rinn and Margaret A. Rinn, his wife, parties of the first part hereof, in fee simple.

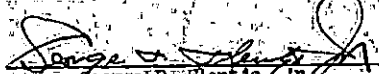
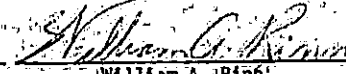
TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

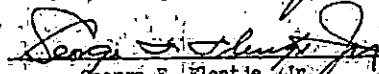
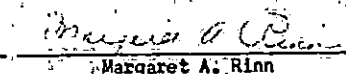
TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said MARYLAND SYNOD OF THE LUTHERAN CHURCH IN AMERICA, a body corporate, its successors and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of the said Grantors, the day and year first above written.

WITNESS:

  (SEAL)
George F. Flentje, Jr. William A. Rinn

  (SEAL)
George F. Flentje, Jr. Margaret A. Rinn

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this twenty-fifth day of May, in the year one thousand nine hundred and sixty-five, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, aforesaid, personally appeared WILLIAM A. RINN and MARGARET A. RINN, his wife, the above named Grantors, and they each acknowledged the foregoing Deed to be their act.

AS WITNESS my hand and Notarial Seal.



George F. Flentje, Jr.
Notary Public
George F. Flentje, Jr.



Rec'd. for record MAY 26 1965 at 11:30 AM
Per Robert R. O'Neil, Clerk
Mail to *Rev. J. Flentje, Jr.*
Receipt No. *182437* *8/19/57*

DEL PER MONT APR 12 1955

LIBER 2668 PAGE 446

THE MARYLAND TITLE GUARANTEE COMPANY—DEED IN FEE

This Deed, Made this 25th day of March
in the year one thousand nine hundred and fifty-five, by and between JACK J. SINGER and
ELEANOR LEE SINGER, his wife, of Baltimore City, in the State of Maryland, parties of the
first part; and THE EVANGELICAL LUTHERAN SYNOD OF THE STATE OF MARYLAND, a body corporate
duly organized and existing under the Laws of the State of Maryland, party of the second
part.

Witnesseth, that in consideration of the sum of Five Dollars (\$5.00); and other good and
valuable considerations, the receipt whereof is hereby acknowledged, the said parties of
the first part do hereby grant and convey unto the said party of the second part, its
successors

and assigns, in fee simple, all ----- that ----- lot ----- of
ground situate in ----- Baltimore County ----- in the State of Maryland, and described
as follows, to-wit: according to a survey made by Thompson, Grace & Hays, Registered
Engineers and Surveyors, dated March 10, 1955, that is to say:

BEGINNING for the same on the westernmost side of York Road at a point distant
80.00 feet North 15 degrees 29 minutes East from the point formed by the intersection
of the Northernmost side of York Road (38.75 feet wide) with the said Westernmost
side of York Road, as shown on the plat of "YORKLEIGH" filed among the Plat Records of
Baltimore County in Plat Book Number 12 folio Number 20 thence binding on the said
Westernmost side of said York Road as shown on said Plat North 18 degrees 29 minutes East
173.00 feet to the Northernmost outline of "YORKLEIGH" as shown on said plat thence bind-
ing on part of said outline North 72 degrees 57 minutes 30 seconds West 125.04 feet
thence for lines of division the two following courses and distances, South 18 degrees
29 minutes West 172.47 feet and South 72 degrees 43 minutes East 125.03 feet to the place
of beginning.

CONTAINING 0.50 Acres of land more or less.

BEING part of Lot No. 20 shown on the plat of "YORKLEIGH" filed among the Plat
Records of Baltimore County in Plat Book No. 12 folio No. 20.

BEING part of that tract of land which by deed dated June 15, 1946 and recorded
among the Land Records of Baltimore County in Liber R.J.S. No. 1478, folio No. 17, etc.
was granted and conveyed by Walker E. Batcliffe and wife to the Grantors herein.

AND the said parties of the first part do hereby grant, convey and assign unto
the said party of the second part, its successors and assigns, a permanent right-of-way
and easement to use the 15 foot reservation, beginning from the westernmost 15 feet of
the southern boundary of the lot of ground hereinabove described, and running thence along
and across the rear or westernmost 15 feet of the lot of ground adjacent thereto on the
south, for a distance of 80 feet more or less to the north side of Yorkleigh Road. Being
the same easement reserved by Deed dated June 21, 1954, and recorded among the Land Records
of Baltimore County in Liber G.M. No. 2902, folio 237, from the Grantors herein to Catherine
D. Kteler, et al.



2668 PAGE 447

Of, over and premises, unto and to the use of the said party of the second part, its successors and assigns, in fee simple, forever.

And he said: Grantors: **ACRESBY ROUGHAN**

that they have not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted, that they will warrant specially the property hereby granted and conveyed, and they will execute such further assurances of said land as may be requisite.

Witness: the hands and seals of the within named Grantors.

WINE

edua Blitz
Sara Blitz

Jack J. Singer M.B. 

Eleanor Lee Singer 

(State of Maryland, Baltimore City, to wit:

I HEREBY CERTIFY, that on this 28th day of March

in the year one thousand nine hundred and fifty-five before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, came, personally appeared WICK J. BREWER and ELIZABETH ANN BREWER, his wife, known to me (or satisfactorily proved) to be the persons who are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN TESTIMONY WHEREOF, I hereunto set my hand and affix my notarial seal.

Sara Bliz
Sara Bliz Notary Public

My commission expires Nov. 2, 1951
 1 for record Mar. 29, 1953, at 1154.00
 George L. Byerly, Clerk.

For George L. Byerly, Clerk

THIS DEED made this 21st day of June, in the year one thousand nine hundred and fifty-four, by and between JACK J. SINGER AND ELEANOR LEE SINGER, his wife, of Baltimore County, State of Maryland, parties of the first part; and CATHERINE D. ETZLER, of the same place, party of the second part; and MARGARET C. LEEK, CHARLES H. ETZLER, JR. AND ROBERT LEE ETZLER, of the same place, parties of the third part.

WITNESSETH: That in consideration of the sum of Five Dollars and other valuable considerations, this day paid, the receipt whereof is hereby acknowledged, the said parties of the first part do hereby grant and convey unto the said party of the second part, for and during the term of her natural life, with the powers hereinafter expressed and set forth, and with remainder over to the said parties of the third part, their heirs and assigns, all that lot of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the same at the corner formed by the intersection of the northeast side of Yorkleigh Road with the northwest side of York Road as shown on the Plat of Yorkleigh recorded among the Land Records of Baltimore County in Plat Book 12, folio 20; thence leaving said place of beginning and running and binding along the northeast side of Yorkleigh Road, north 72 degrees 43 minutes west 125.03 feet; thence leaving Yorkleigh Road and running for a line of division, north 18 degrees 29 minutes east 80 feet; thence still running for a new line of division, south 72 degrees 43 minutes east 125.03 feet to the northwest side of York Road; thence binding thereon, south 18 degrees 29 minutes west 80 feet to the place of beginning.

Subject to a 15 foot reservation, the easternmost line thereof being 15 feet southeasterly from and parallel to the second line of this description, and being for the use in common of the property adjacent thereto to the north owned by the grantors.

BEING part of Lot No. 20 as shown on the plat of Yorkleigh, recorded among the Land Records of Baltimore County in Plat Book C.W.B. Jr. No. 12, folio 20.

BEING ALSO a portion of all that lot of ground which by deed dated June 15, 1946, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1478, folio 17 was granted and conveyed by Walker E. Ratcliffe and wife unto the parties of the first part hereto, in fee simple.

TOGETHER with the buildings and improvements thereupon; and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described property, with its appurtenances and advantages thereunto belonging or in anywise appertaining, unto and to the proper use of the said Catherine D. Etzler, for and during the term of her

natural life, so that the said Catherine D. Etzler, during her lifetime, may and shall be authorized and empowered to take, collect and receive the income, rents, issues and profits thereof, and appropriate and apply the same to her own use and benefit, and with full power in the said Catherine D. Etzler, at any time during her natural life, to sell, mortgage, lease or otherwise encumber, but not to include the power to dispose of by will, not only her life estate in the aforesaid property hereby conveyed, but the interest of the remaindermen, as set forth in this deed, to the end that the said Catherine D. Etzler, may by her own act and deed, fully and effectually bar, extinguish and encumber her own interest and the interest of said remaindermen in such manner as she may deem proper, without any obligation on the part of any purchaser, lessee or mortgagee to see to the application of the purchase money derived from said property, and with the full right to consume the proceeds of sale. And from and immediately upon the death of the said Catherine D. Etzler, then, in the event said property shall be undisposed of, unto the said Margaret C. Meek, Charles H. Etzler, Jr. and Robert Lee Etzler, their heirs and assigns, in fee simple, forever.

AND the said parties of the first part do hereby covenant that they will warrant specially this property hereby granted and conveyed, and that they will execute such further assurances thereof as may be requisite.

WITNESS the hands and seals of the said parties of the first part.

WITNESS:

J. LeGrand Johnson
J. LEGRAND JOHNSON

Jack J. Singer (SEAL)
Jack J. Singer
Eleanor Lee Singer (SEAL)
Eleanor Lee Singer

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I HEREBY CERTIFY, that on this 21st day of June, in the year one thousand nine hundred and fifty-four, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore, aforesaid, personally appeared JACK J. SINGER AND ELEANOR LEE SINGER, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

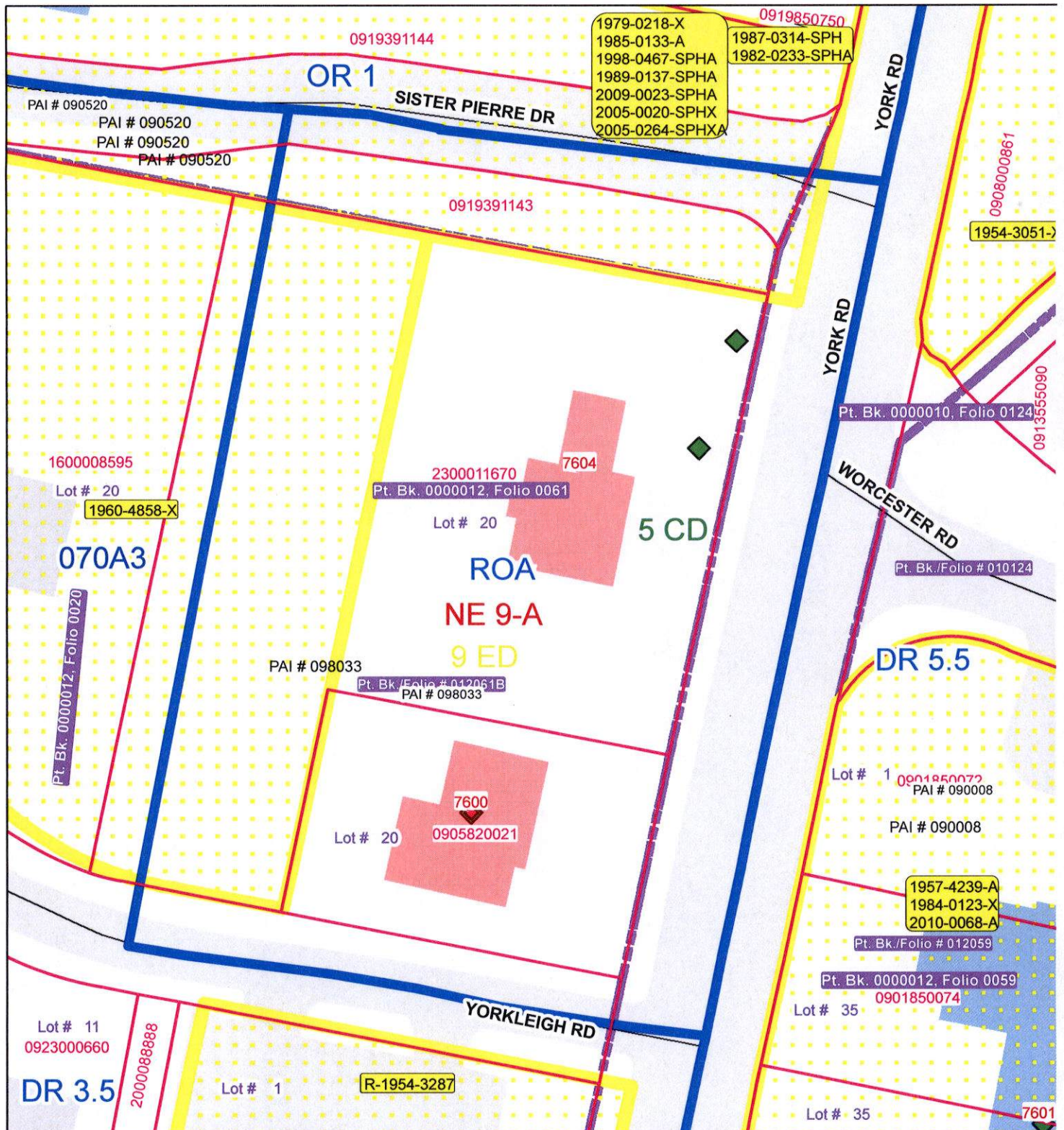
WITNESS my hand and Notarial Seal.

My Commission expires May 2nd, 1955

J. LEGRAND JOHNSON
J. LeGrand Johnson
Notary Public

Rec'd for record June 22/1954 at 11:30 A.M.
Notary George L. Byrd, Clerk

7600 and 7604 York Road 2019-0049-SPH



Publication Date: 8/14/2018

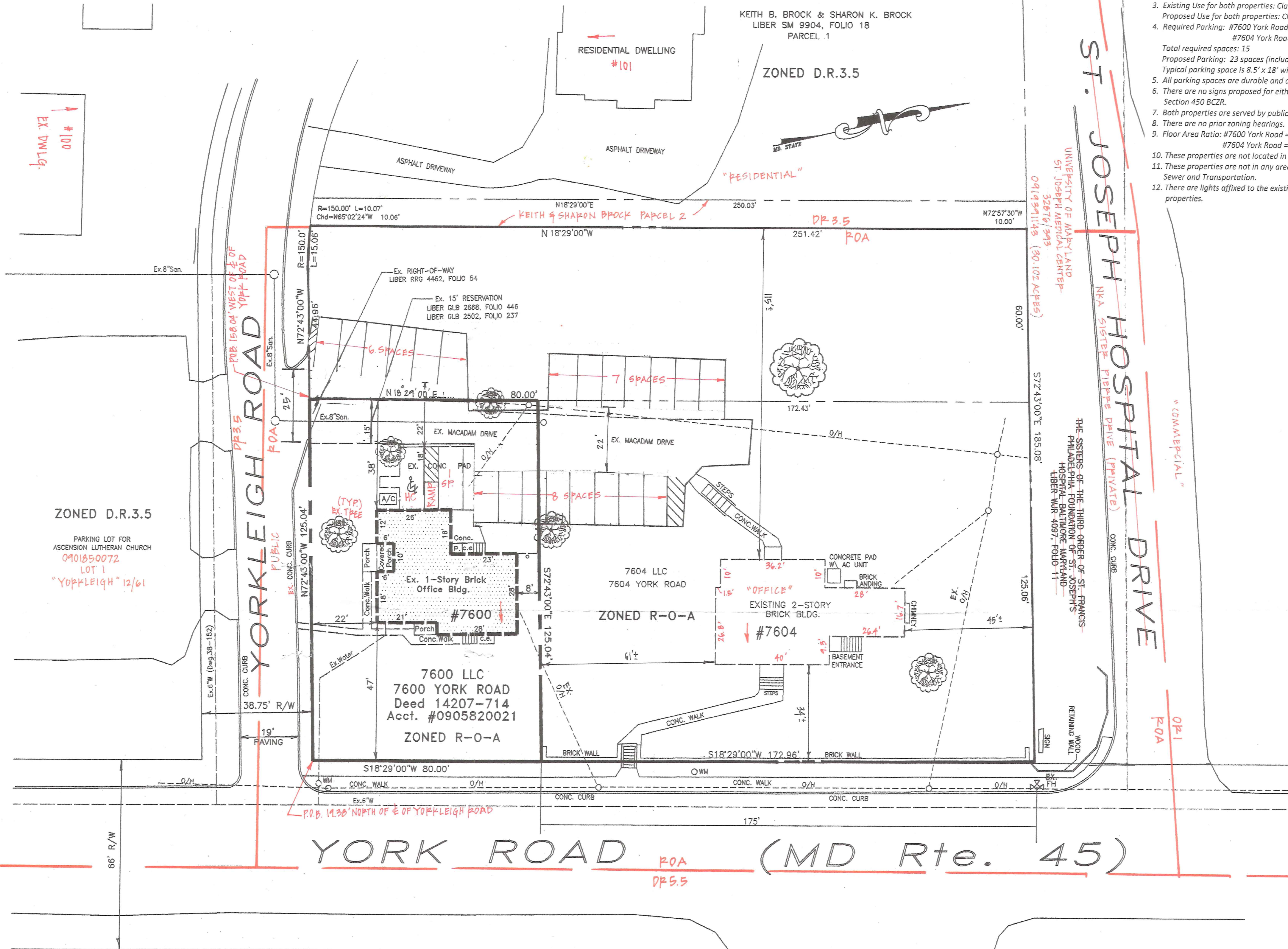


Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



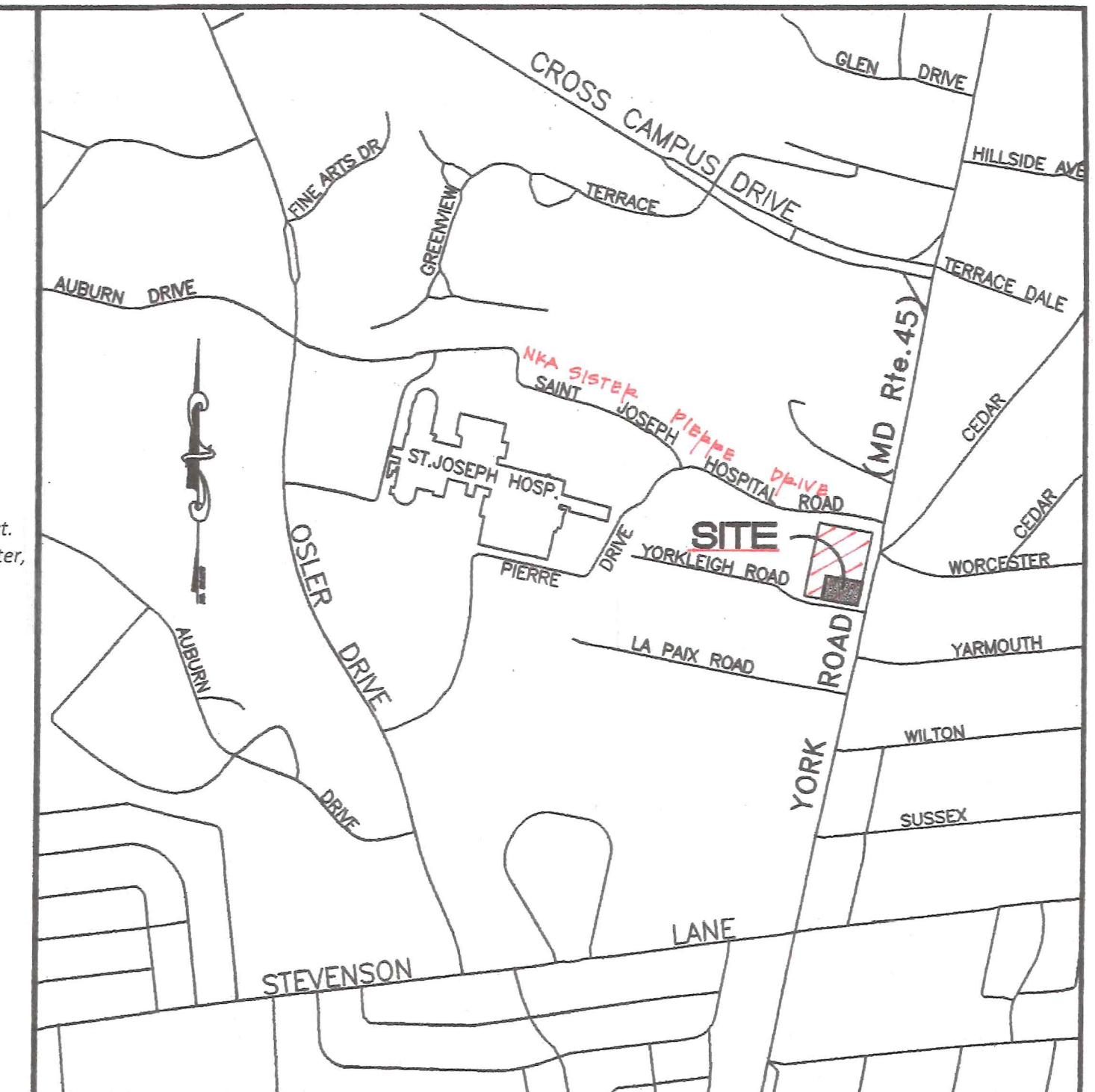
0 12.525 50 75 100 Feet

1 inch = 50 feet



General Notes for Special Hearing Plan

- Existing Zoning: ROA (070A3)
 - Lot Area: #7600 York Road 10,003 square feet/0.23 acres
#7604 York Road 36,721 square feet/0.843 acres
 - Existing Use for both properties: Class "A" Office Building
Proposed Use for both properties: Class "A" Office Building
 - Required Parking: #7600 York Road 2193 square feet x 3.3/1000=7.2 or 8 spaces
#7604 York Road 2026 square feet x 3.3/1000=6.6 or 7 spaces
- Total required spaces: 15
Proposed Parking: 23 spaces (including 1 handicap space)
Typical parking space is 8.5' x 18' with a 22' aisle way (two way)
- All parking spaces are durable and dustless and will be striped as shown on plan.
 - There are no signs proposed for either property. At such time, signs must comply with Section 450 BCZR.
 - Both properties are served by public utilities.
 - There are no prior zoning hearings.
 - Floor Area Ratio: #7600 York Road = 0.22
#7604 York Road = 0.06
 - These properties are not located in a 100 Year Flood Plain Area, CBCA or Historic District.
 - These properties are not in any areas of deficiency per 2018 Basic Service Maps for Water, Sewer and Transportation.
 - There are lights affixed to the existing buildings as well as utility poles throughout the properties.



VICINITY MAP SCALE: 1" = 500'

GENERAL NOTES

- OWNER : 7600 LLC
7604 York Road
Towson, MD 21204
- LOCATION: #7600 YORK RD.
- DEED: Liber 14207 folio 714
Liber 14207 folio 718
AREA: 10,003 s.f. = 0.23 ac.±
- ELECTION DISTRICT: 9
COUNCILMATIC DISTRICT: C-4
- PROPERTY: "PLAT OF YORKLEIGH" PLAT 12-20
Part of Lot 20
TAX MAP: 70, Grid 20, Parcel 791
ACCOUNT NO.: 0905820021
- ZONING: R-O-A
- EXISTING LAND USE: 1-story Brick Dwelling
Single-Family Residential Use
- PROPOSED LAND USE: Conversion to Class 'A' Office Building
with 1474 s.f. Leasable Area
- PARKING REQUIRED: 1474 s.f. office x 3.3 p.s. per 1000 s.f. = 5 p.s.
PARKING PROVIDED: 5 p.s. (including 1 H.C. space)
All parking spaces shall be of a durable and dustless surface
per BCZR Section 409 and shall be permanently striped.
- LIGHTING: Lighting of parking areas shall be directed away from
residential properties and public rights-of-way.
- STORMWATER MANAGEMENT: Proposed parking improvements result
in 450 s.f. of new impervious area, which is less than 5,000 s.f.
- SEDIMENT CONTROL: Proposed parking improvements result
in 450 s.f. of disturbed area, which is less than 5,000 s.f.
- UTILITIES: Public water and sanitary are existing.
- PREVIOUS COMMERCIAL PERMITS: None. Existing building constructed in 1957±.
- PRIOR ZONING HEARINGS, CRG, DRC, WAIVERS: None
- SIGNS: All signs shall comply with BCZR Section 413
and all zoning policies for ROA zones.
- FLOOR AREA RATIO: 1474s.f. / 10,003 s.f. = 0.15
- There are known historic buildings, archaeological sites, endangered
species/habitats, or hazardous material sites located on this property.
There are no streams, floodplains, or wetlands on this property.
There are no significant views or site features that the development
proposal will negatively affect. There are no significant regulated
plant or wildlife communities per DEPRM and DNR data.

PETITIONER'S

EXHIBIT NO. 1

FED-LINE PLAN PREPARED BY:
SITE SITE SURVEYING, INC.
200 E. JOPPA ROAD, SUITE 101
TOWSON, MD 21206
(410) 828-9060



ASCENSION LUTHERAN CHURCH



KCW Engineering Technologies, Inc.
3104 Timanus Lane, Suite 101
Baltimore, MD 21244
(410) 281-0033
Fax (410) 281-1065
www.KCW-ET.com



4-25-2001
Douglas L. Kennedy

OWNER: #7604 YORK ROAD

7604 LLC
% CHARLES HUEBLER
7604 YORK ROAD
BALTIMORE, MD 21204
410-568-1200
TAX MAP: 70 PARCEL: 791
TAX ACCT. NO. 2300011670
DEED: 15096/712

OWNER: #7600 YORK ROAD

7600 LLC

7604 York Road
Towson, Maryland 21204
% CHARLES HUEBLER
410-568-1200
TAX MAP: 70 PARCEL: 791 DEED: 14207/718
TAX ACCT. NO. 0905820021

REVISIONS

DATE	DESCRIPTION
01/01/2016	PLAN REV. FOR SPECIAL HEARING
4-25-2001	SUBMIT FOR CHANGE-IN-USE PERMIT.

KCW J.O. *
SCALE: 1" = 20' ✓
DATE: Apr. 23, 2001
DESIGNED: DLK
DRAWN: YN
CHECKED: DLK
DRAWING NO.:
C-101

PLAN TO ACCOMPANY SPECIAL HEARING FOR MODIFIED PARKING PLAN

~~PLAN TO ACCOMPANY~~
~~CHANGE-IN-USE PERMIT~~

#7600 - #7604 YORK ROAD

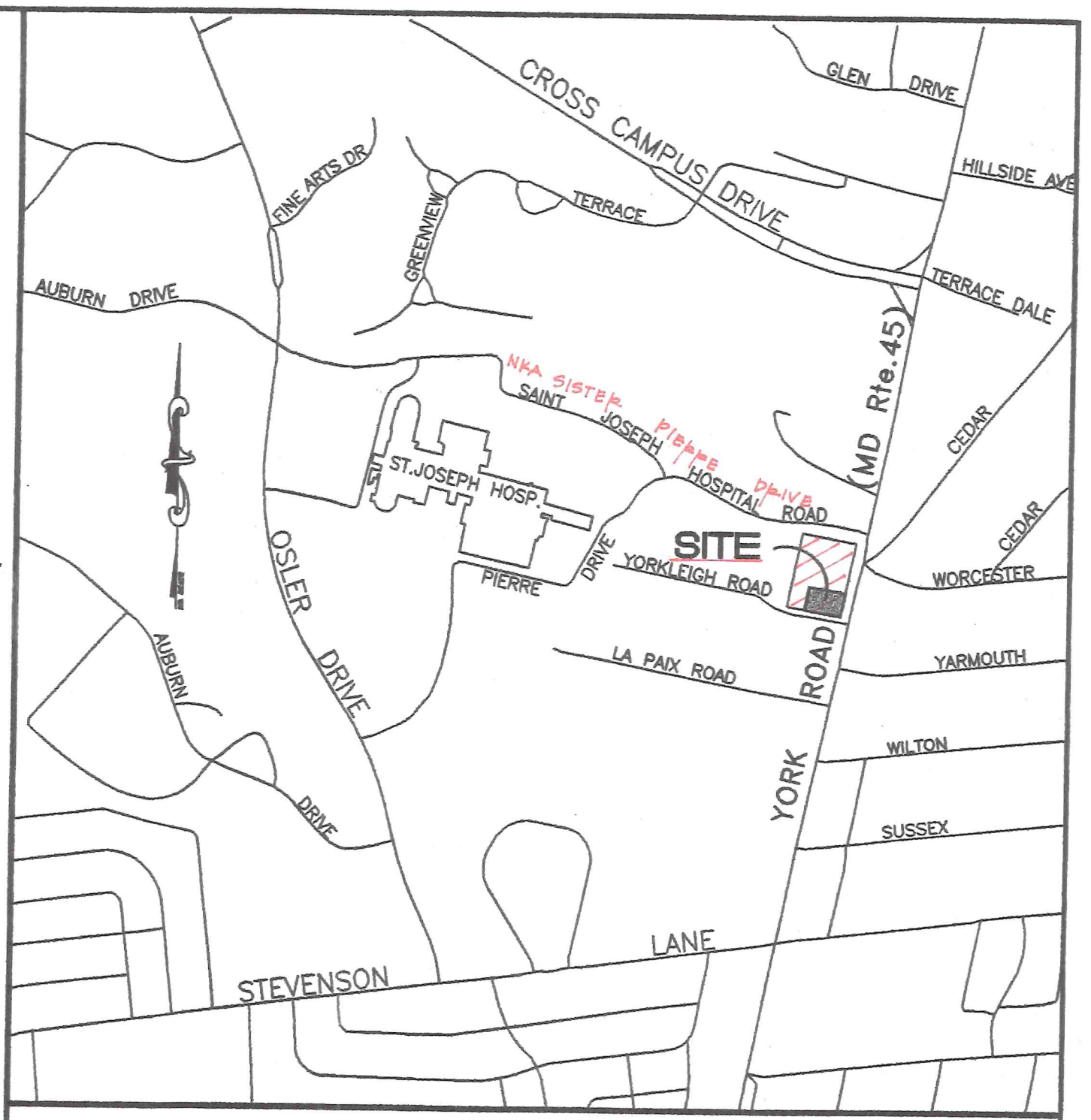
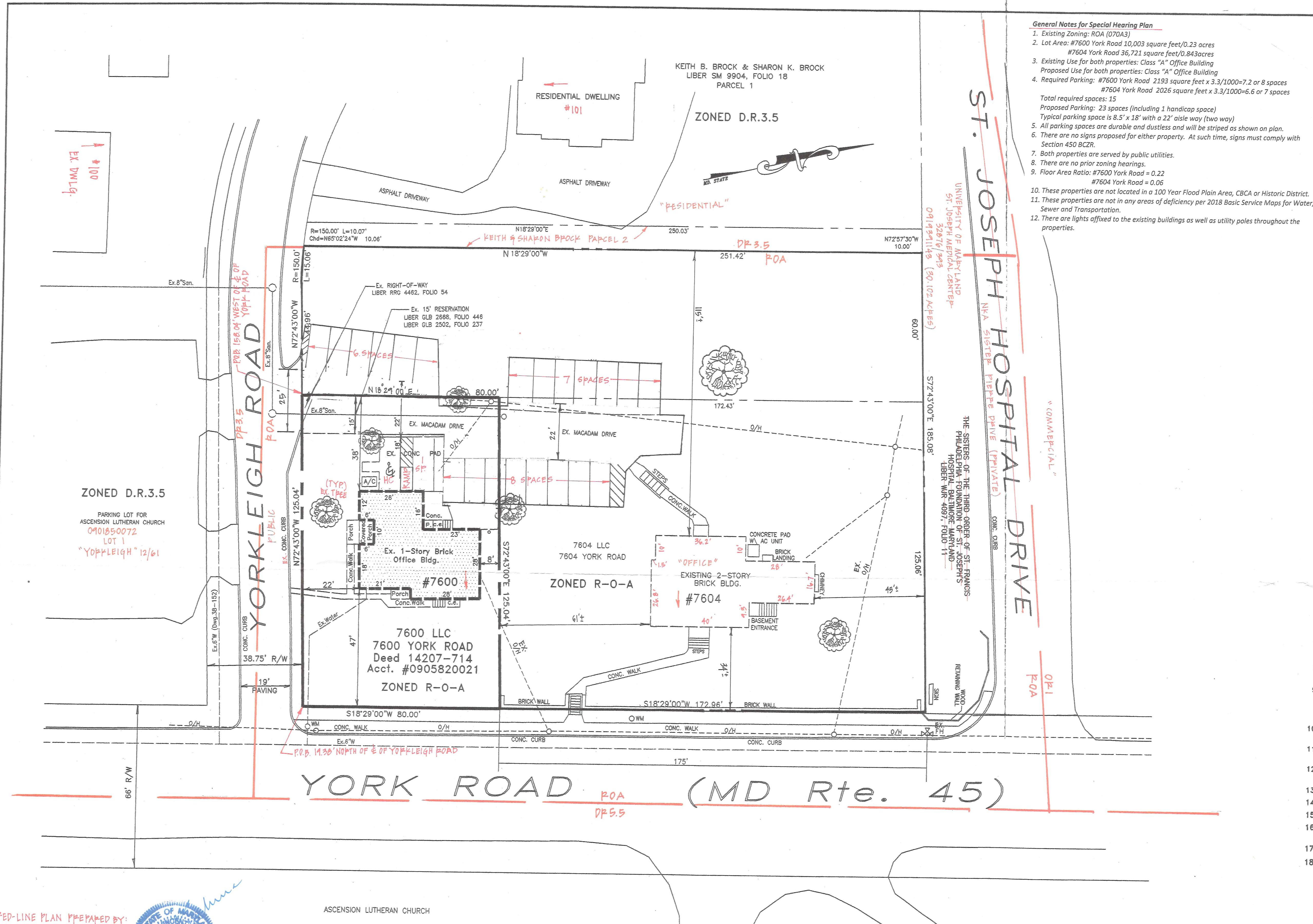
7600 YORK ROAD

PART OF LOT 20 "PLAT OF YORKLEIGH" 12/20 & 12/61

9th ELECTION DISTRICT, C-4^{5th}

BALTIMORE COUNTY, MARYLAND

JOB 10662



GENERAL NOTES

- OWNER : 7600 LLC
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Towson, MD 21204
- LOCATION: #7600 YORK RD.
- DEED: Liber 14207 folio 714
Liber 14207 folio 718
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COUNCILMANIC DISTRICT: C-4
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- PRIOR ZONING HEARINGS, CRG, DRC, WAIVERS: None
- SIGNS: All signs shall comply with BCZR Section 413 and all zoning policies for ROA zones.
- FLOOR AREA RATIO: 1474s.f. / 10,003 s.f. = 0.15
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PLAN TO ACCOMPANY SPECIAL HEARING FOR MODIFIED PARKING PLAN

PLAN TO ACCOMPANY CHANGE-IN-USE PERMIT

#7600-#7604 YORK ROAD
7600 YORK ROAD
PART OF LOT 20 "PLAT OF YORKLEIGH" 12/20 & 12/61
9th ELECTION DISTRICT, C-4^{5th}
BALTIMORE COUNTY, MARYLAND
JOB 10662

PED-LINE PLAN PREPARED BY:
SITE PITE SURVEYING, INC.
200 E. JOPPA ROAD, SUITE 101
TOWSON, MD 21206
(410) 828-7060

KCW
ENGINEERING
TECHNOLOGIES
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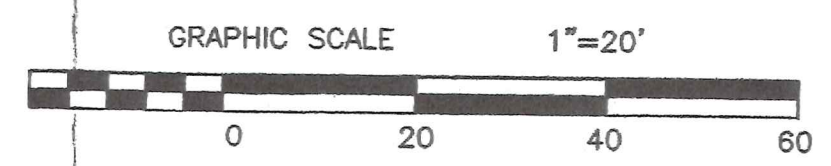
STATE OF MARYLAND
DEPARTMENT OF THE GENERAL LANDS
DIVISION OF LAND SURVEYING
4-25-2001
Douglas L. Kennedy

OWNER: #7604 YORK ROAD
7604 LLC
56 CHARLES HUEBLER
7604 YORK ROAD
BALTIMORE, MD 21204
410-568-1200
TAX MAP: 70 PARCEL: 791
TAX ACCT. NO. 2300011670
DEED: 15096/712

OWNER: #7600 YORK ROAD
7600 LLC
7604 York Road
Towson, Maryland 21204
c/o CHARLES HUEBLER
410-568-1200
TAX MAP: 70 PARCEL: 791 DEED: 14207/718
TAX ACCT. NO. 0905820021

REVISIONS	
DATE	DESCRIPTION
8/16/2016	PLAN REV. FOR SPECIAL HEARING
4-25-2001	SUBMIT FOR CHANGE-IN-USE PERMIT.

KCW J.O. *
SCALE: 1" = 20' ✓
DATE: Apr. 23, 2001
DESIGNED: DLK
DRAWN: YN
CHECKED: DLK
DRAWING NO.:
C-101



2019-0049-SPH

Baltimore County - My Neighborhood



Baltimore County - My Neighborhood

