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 9808 Liberty Rd., Randallstown 21133 **which is presently zoned** BL-AS

Deed References: _____ 10 Digit Tax Account # _____

Property Owner(s) Printed Name(s) 9804 Liberty 1, LLC

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

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

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

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

A medical office, pursuant to Section 4C102.A.1

3. X **a Variance** from Section(s)

BCZR: 4C-102.A.2.a. → To permit a state licensed medical clinic to be located 0 feet away from the nearest residentially-zoned property line in lieu of the required 750 feet.

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

To be presented at hearing

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

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

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

Contract Purchaser/Lessee:

Progressive Lives, Inc.
Name- Type or Print

Thelma Roper
Signature Thelma Roper

3616 Pocono Place Beltsville MD
Mailing Address City State

20705 / 240-601-5051 / jhopkinsbsn@yahoo.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

9804 Liberty 1, LLC /
Name #1 – Type or Print Name #2 – Type or Print

Steven Verstandig
Signature #1 Steven Verstandig Signature # 2

678 Reisterstown Rd. Pikesville, MD
Mailing Address City State

21208 / 410-917-9702 /
Zip Code Telephone # Email Address

Attorney for Petitioner:

Francis X. Borgerding, Jr.
Name- Type or Print

Signature

409 Washington Ave.#600, Towson, MD
Mailing Address City State

21204 / 410-296-6820 / borgerdinglaw@aol.com
Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

/ /
Zip Code Telephone # Email Address

CASE NUMBER 2019-0100-XA **Filing Date** 10/1/18 **Do Not Schedule Dates:** _____ **Reviewer** JS

REV. 10/4/11

EXHIBIT "A"
Legal Description

BEGINNING FOR THE SAME at a point on the southeast outline of Section One, "The Woodlands", as shown on the Plat thereof recorded among the Land Records of Baltimore County in Plat Bok O.T.G. 31 page 28, where said outline is intersected by the southwest side of Tolworth Circle, fifty feet wide, as shown on said plat, running thence, binding on the southwest and west side of said Tolworth Circle, two courses: (1) N 38° 43' -5" W 12.92 feet, and (2) northwesterly, by a curve to the right with the radius of 150.00 feet, the distance of 148.35 feet, the chord of said arc being N 10° 23; W 142.38 feet, thence binding on the dividing line between lots 7 and 8, Block C, as shown on said plat, (3) N 72° 03' 00" W 167.20 feet, thence binding on the northwest outline of the lands shown on said plat and on the southeast line of the right of way of the Baltimore Gas & Electric Company, as shown on said plat, (4) S 30° 10' 55" W 211.58 feet, thence for new lines of division three courses (5) S 57° 18' 02" E74.19 feet, (6) N 32° 41' 58" E 50.00 feet, and (7) S 57° 18' 02" E 155.50 feet to a point on the southeast outline of the land shown on the plat herein referred to, and thence binding on a part of said outline (8) 51° 16' 55" E 101.11 feet to the place of beginning, Containing 1.0430 acres of land.

TOGETHER WITH all rights, title and benefits inuring the above mentioned parcel pursuant to a certain Deed and Agreement dated February 4, 1971, recorded among the Land Records of Baltimore County in Liber No. 5165 page 614, between Benton J. Pumpian, et al, and, in particular, the right of ingress and egress to and from Liberty Road through the "Entrance Tract: and the "Adjacent Paving Tract", as referred to in said Deed and Agreement.

TOGETHER WITH all rights, title, benefits and privileges inuring the above mentioned parcel, and to all owners and mortgages thereof, and their respective successors and assigns, pursuant to a document entitled, Cross Easement Agreement dated April 20, 1979 and recorded among the Land Records of Baltimore County in Liber 6016 folio 618 by and between Benton J. Pumpian, Blind Faith Partnership, Dreck Associates and Amurstan Company.

TAX ID NO. 16-00-001790

BALTIMORE COUNTY, CIRCUIT COURT (Land Records) JLE 40522, p. 0072, MSA_CE62_40379. Date available 08/02/2018. Printed 10/01/2018.

RESIDENTIAL TITLE & ESCROW COMPANY
100 Painters Mill Road
Suite 200
Owings Mills, MD 21117
410-653-3400

Return to:
Residential Title & Escrow Company
100 Painters Mill Road, Suite 200
Owings Mills, MD 21117
410-653-3400
File # 90005

2019-0100-XA

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Return to:
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100 Painters Mill Road, Suite 200
Owings Mills, MD 21117
410-653-3400
File # 90005

2019-0100-XA

DONALD I. MOHLER III
County Executive

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

October 24, 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: 2019-0100-XA
9808 Liberty Road
NE/s of Liberty Road, n/w of Tiverton Road
2nd Election District – 4th Councilmanic District
Legal Owners: 9804 Liberty I, LLC
Contract Purchaser/Lessee: Progressive Lives, Inc.

Special Exception to use property as a state licensed medical clinic. Variance to permit a state licensed medical to be located 0 feet away from the nearest residentially zoned property line in lieu of the required 750 feet.

Hearing: Monday, November 26, 2018 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Francis Borgerding, Jr., 409 Washington Avenue, #600, Towson 21204
Thelma Roper, 3616 Pocono Place, Beltsville 20705
Steven Verstandig, 678 Reisterstown Road, Pikesville 21208

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 6, 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, November 6, 2018 - Issue

Please forward billing to:
Thelma Roper
Progressive Lives, Inc.
3616 Pocono Place
Beltsville, MD 20705

240-601-5051

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

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

No. 176206

Date: 10/1/18

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
A01	506	00000		6150				1,000

Total: 1,000

Rec From: Caroline Agba Ayuk

For: 9505 Liberty Rd.
Case # 2018-0199-XA

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

CASHIER'S VALIDATION

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
10/01/2018	10/01/2018	12:12:05	3

REG NO03 WALKIN CAH
RECEIPT # 791731 10/01/2018 OFLN
Dept 5 528 ZONING VERIFICATION
Ba No. 176206
Recpt Tot $1,000.00
$1,000.00 CK $.00 CA
Baltimore County, Maryland

MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 10/15/18

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. 2019-0100-XA
Variance, Special Exception
Steven Verstandig
9808 Liberty 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,

Richard Zeller

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

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: October 23, 2018

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 15, 2018
Item No. 2019-0100-XA, 0102-A, 0103-A, 0104-A, 0106-A, 0107-A, 0108-A, 0109-A, and 0110-A

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

* * * * *

VKD: cen
cc: file

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: 2019-0100-XA

Property Address: 9809 Liberty Road

Property Description: _____

_____

Legal Owners (Petitioners): Liberty 7 LLC

Contract Purchaser/Lessee: Property Line, Inc.

PLEASE FORWARD ADVERTISING BILL TO:

Name: THELMA ROPER

Company/Firm (if applicable): _____

Address: 3616 POCONO PLACE

BELTSVILLE, MD 20705

_____

Telephone Number: _____

Revised 7/9/2015

RE:	PETITION FOR SPECIAL EXCEPTION AND VARIANCE	*	BEFORE THE OFFICE
	9808 Liberty Road; N/S Liberty Road, 285' NW* Of c/line of Tiverton Road		OF ADMINSTRATIVE
	2nd Election & 4th Councilmanic Districts	*	HEARINGS FOR
	Legal Owner(s): 9804 Liberty 1, LLC		
	Contract Purchaser(s): Progressive Lives, LLC* Petitioner(s)		BALTIMORE COUNTY
		*	2019-100-XA

* * * * * * * * * * * * *

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
OCT 16 2018

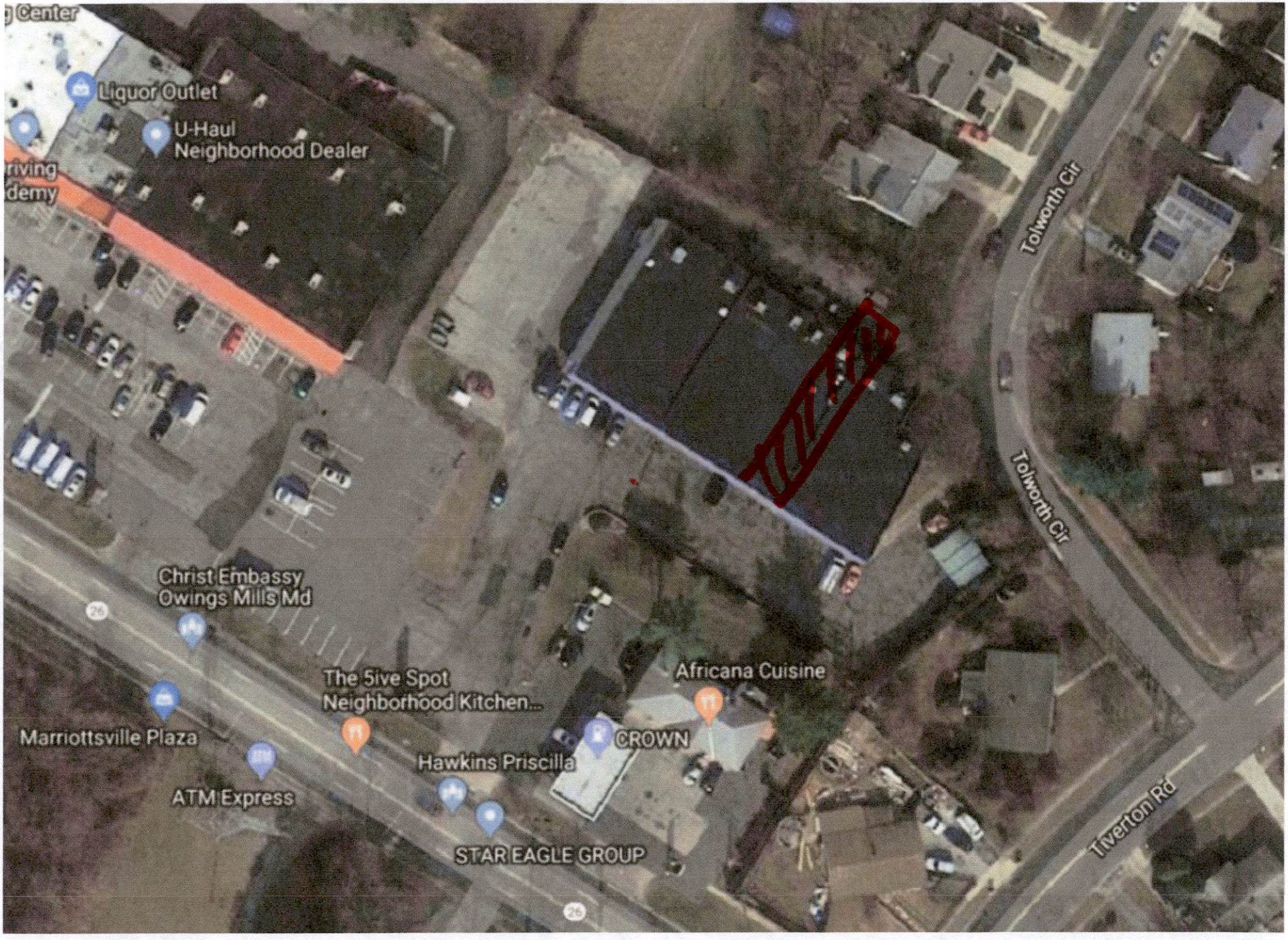
CERTIFICATE OF SERVICE

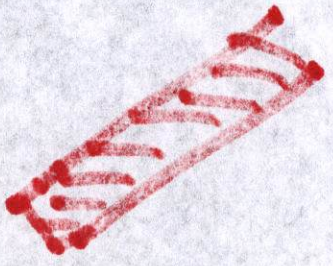
I HEREBY CERTIFY that on this 16th day of October, 2018, a copy of the foregoing Entry of Appearance was mailed to Francis Borgerding, Jr., Esquire, 409 Washington Avenue, Suite 600, Towson, Maryland 21204, Attorney for Petitioner(s).

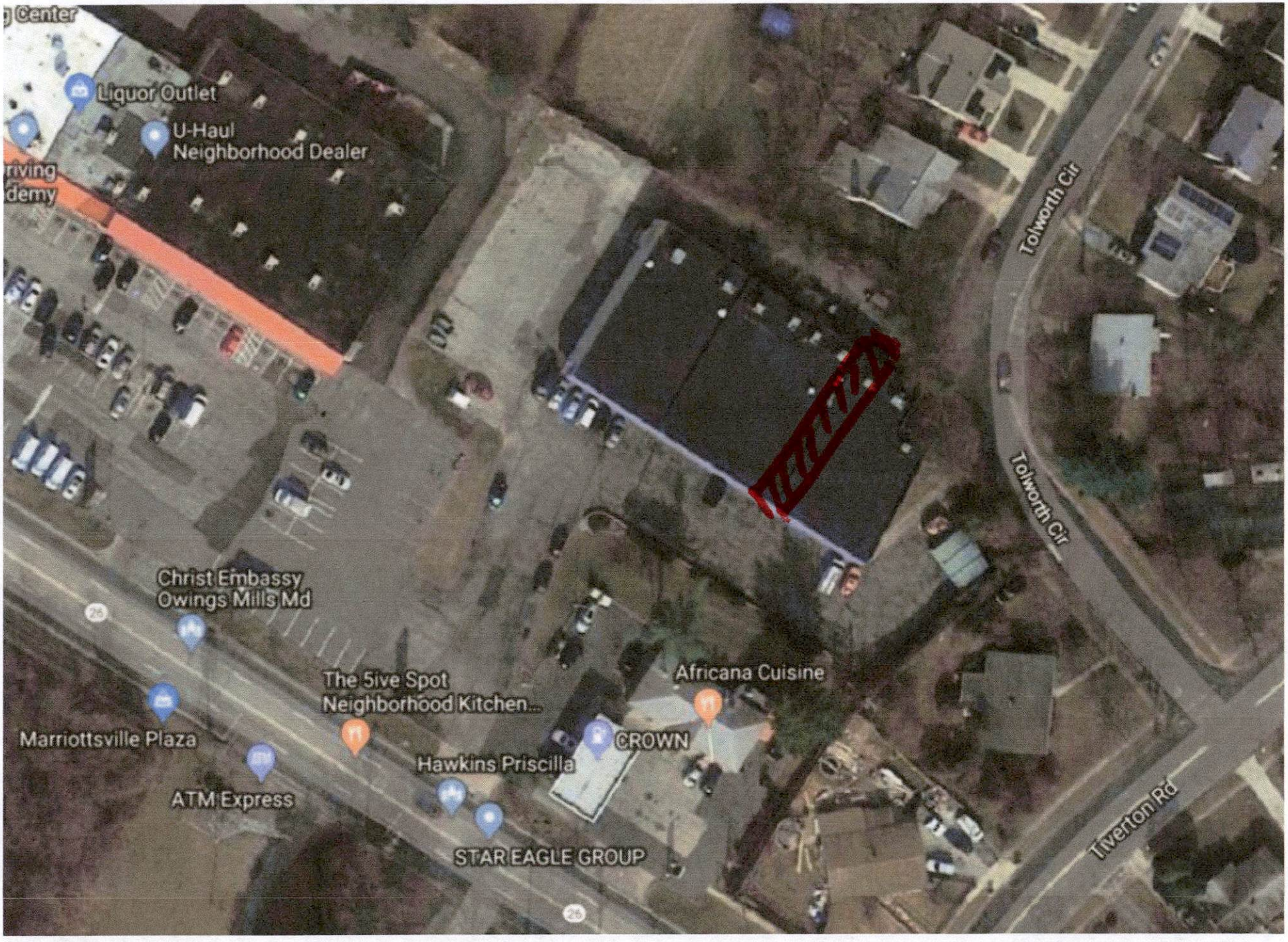
Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

NACHOS &
TACOS
WORLD


Liquor Outlet
U-Haul
Neighborhood Dealer
Tolworth Cir
Tolworth Cir
Christ Embassy
Owings Mills Md
The 5ive Spot
Neighborhood Kitchen...
Africana Cuisine
Marriottsville Plaza
CROWN
Hawkins Priscilla
ATM Express
STAR EAGLE GROUP
Tiverton Rd




Liquor Outlet
U-Haul
Neighborhood Dealer
Tolworth Cir
Tolworth Cir
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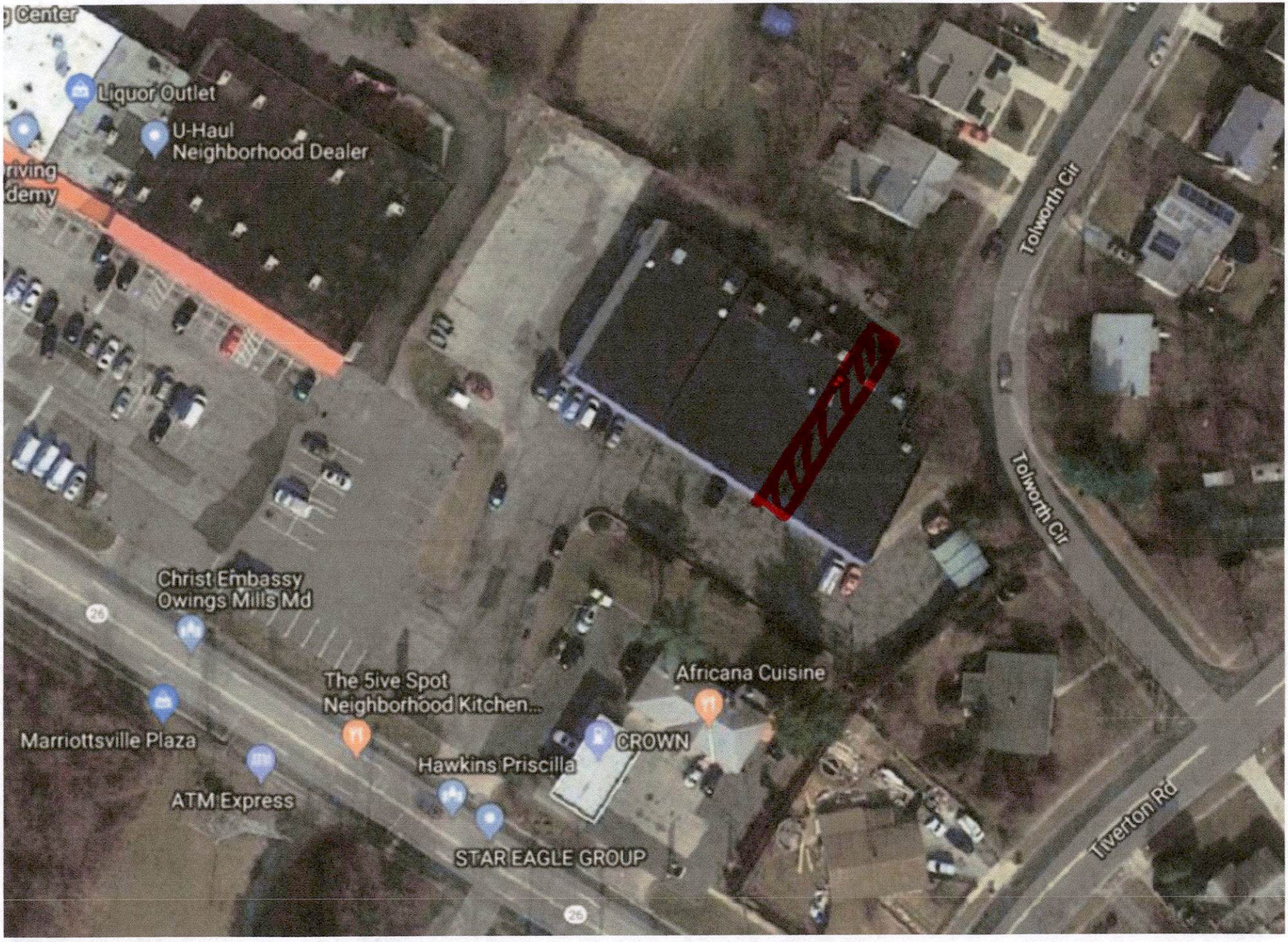
The 5ive Spot
Neighborhood Kitchen...
Africana Cuisine
Marriottsville Plaza
CROWN
Hawkins Priscilla
ATM Express
STAR EAGLE GROUP
Tiverton Rd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Christ Embassy
Owings Mills Md
The 5ive Spot
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Africana Cuisine
Marriottsville Plaza
CROWN
Hawkins Priscilla
ATM Express
STAR EAGLE GROUP
Tiverton Rd

ROASTED
CHICKEN
9810
6805
BUT AS FOR ME
AND MY HOUSE
WE WILL SERVE
THE LORD
AND GOD BLESS
THEM, SAYING
BE FRUITFUL
AND MULTIPLY
THE CAPTIVE
OF THE MIGHTY
SHALL BE
DELIVERED
125W779
PILOT

BUT AS FOR ME
AND MY HOUSE
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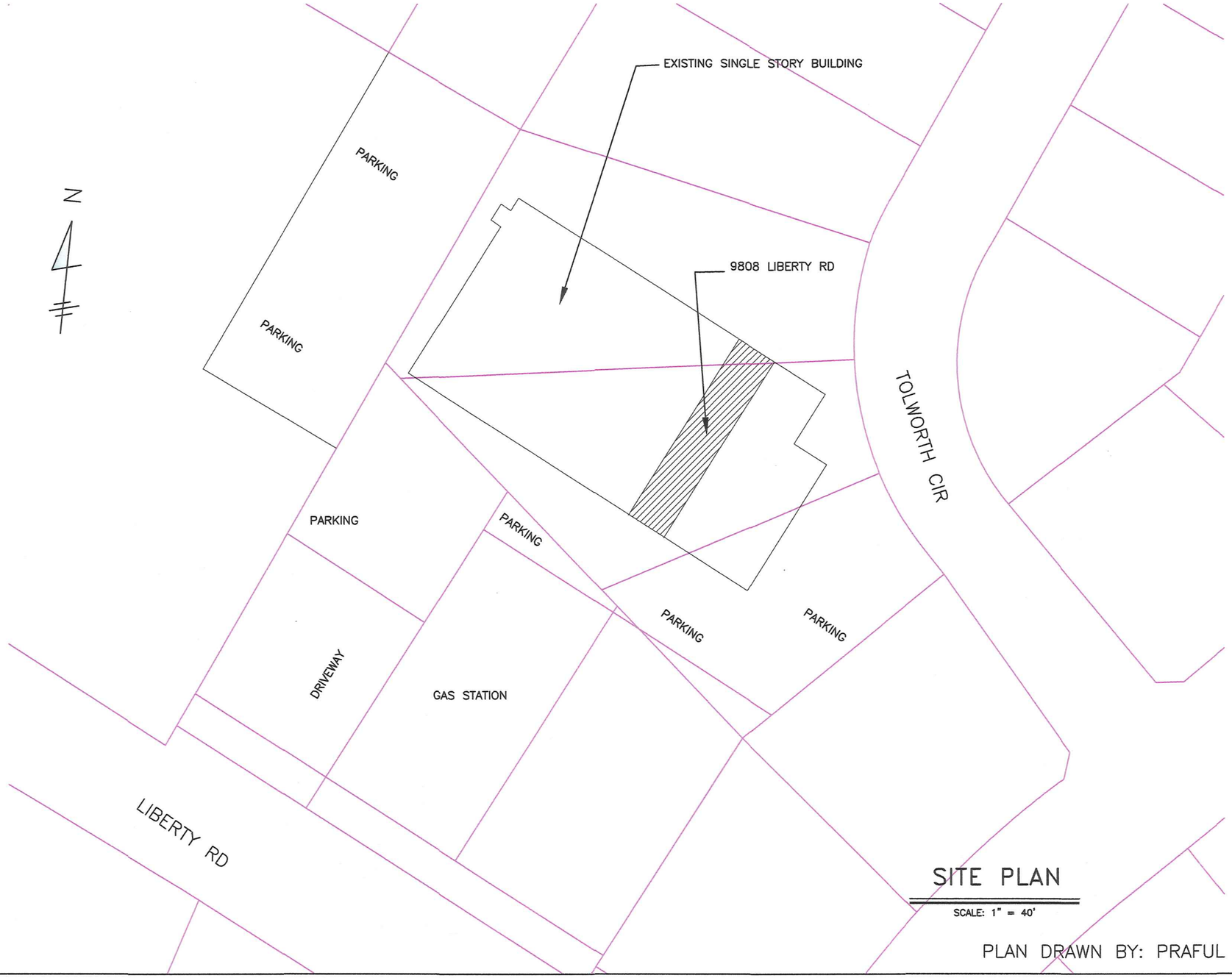
AND MULTIPLY
THE CAPTIVE
SHALL BE
DELIVERED
9804
WELCOME

BYERS CT
RAYTON RD
LIBERTY RD
TOLWORTH CIR
TIVERTON RD
066C3
DR 5.5
BL CCC
BL AS
NW 8-J
4 CD
2 ED
076C1
BM
DR 3.5
PAI # 020167
PAI # 020579
PAI # 020103
Pt. Bk./Folio # 031028
Pt. Bk./Folio # 070137
Pt. Bk./Folio # 025056
Pt. Bk./Folio # 025074
Pt. Bk. 0000070, Folio 0137
Pt. Bk. 0000031, Folio 0028
Pt. Bk. 0000025, Folio 0056
Pt. Bk. 0000079, Folio 0030
2002-0332-X
2014-0204-A
2006-0393-SPH
1976-0059-X
R-1969-0106
1975-0116-X
R-1971-0145-A
1967-0082-X
1957-4224-X
1948-1251-X
2008-0205-SPHX
1955-3433-X
2009-0168-SPH
1958-4397-X
R-1964-0007
R-1970-0049
1974-0127-X
1999-0177-A
1989-0073-A
1994-0035-A
2500004272
2500006312

ZONING HEARING PLAN FOR VARIANCE _ FOR SPECIAL HEARING _____

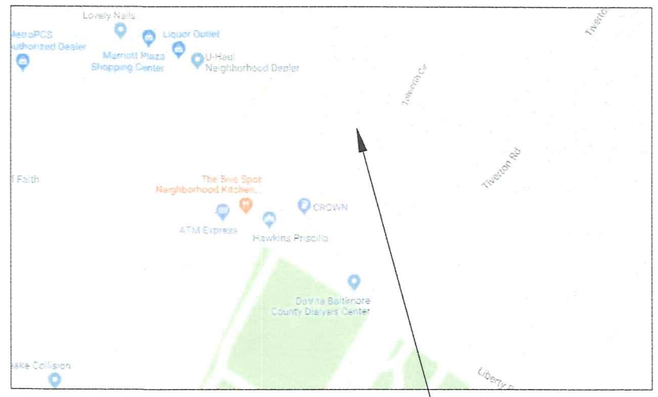
ADDRESS: 9808 LIBERTY RD, RANDALLSTOWN, MD 21133 OWNERS NAME: 9804 LIBERTY 1 LLC
SUBDIVISION NAME: _____ LOT# N/A BLOCK # C SECTION # 1

PLAT BOOK # 0031/ REF 0028 PARCEL # 0233 FOLIO # ____ 10 DIGIT TAX NO: 1600001790



SITE PLAN

SCALE: 1" = 40'



N

KEY PLAN

NOT TO SCALE

9808 LIBERTY ROAD

ZONING MAP # BLAS
SITE ZONED
ELECTION DISTRICT 2
COUNCIL DISTRICT 4
LOT AREA ACREAGE 1.033
HISTORIC : NO
IN CBCA NO
IN FLOOD PLAIN NO

UTILITIES
WATER
PUBLIC X PRIVATE ___
SEWER
PUBLIC X PRIVATE ___

PRIOR HEARING R-1970-0049
1974-0127-X
1999-0177-A
1989-0073-A
1994-0035-A

STATE OF MARYLAND
PRAFUL D. PATEL
No. 23081
PROFESSIONAL ENGINEER

PLAN DRAWN BY: PRAFUL PATEL

9808 LIBERTY RD TOLWORTH CIR RANDALLSTOWN, MD 21133 MEDICAL UNIT			C1
SITE PLAN			
ARENCO, LLC ARCHITECTURAL ENGINEERING CONSULTANTS 8207 DRAGONFLY CT LAUREL, MARYLAND 20723			
SCALE 1" = 40'	WORK REQUEST # 18-277	SHEET 1 OF 1	DRAWING NO. 18-277-01

FILE DATE:

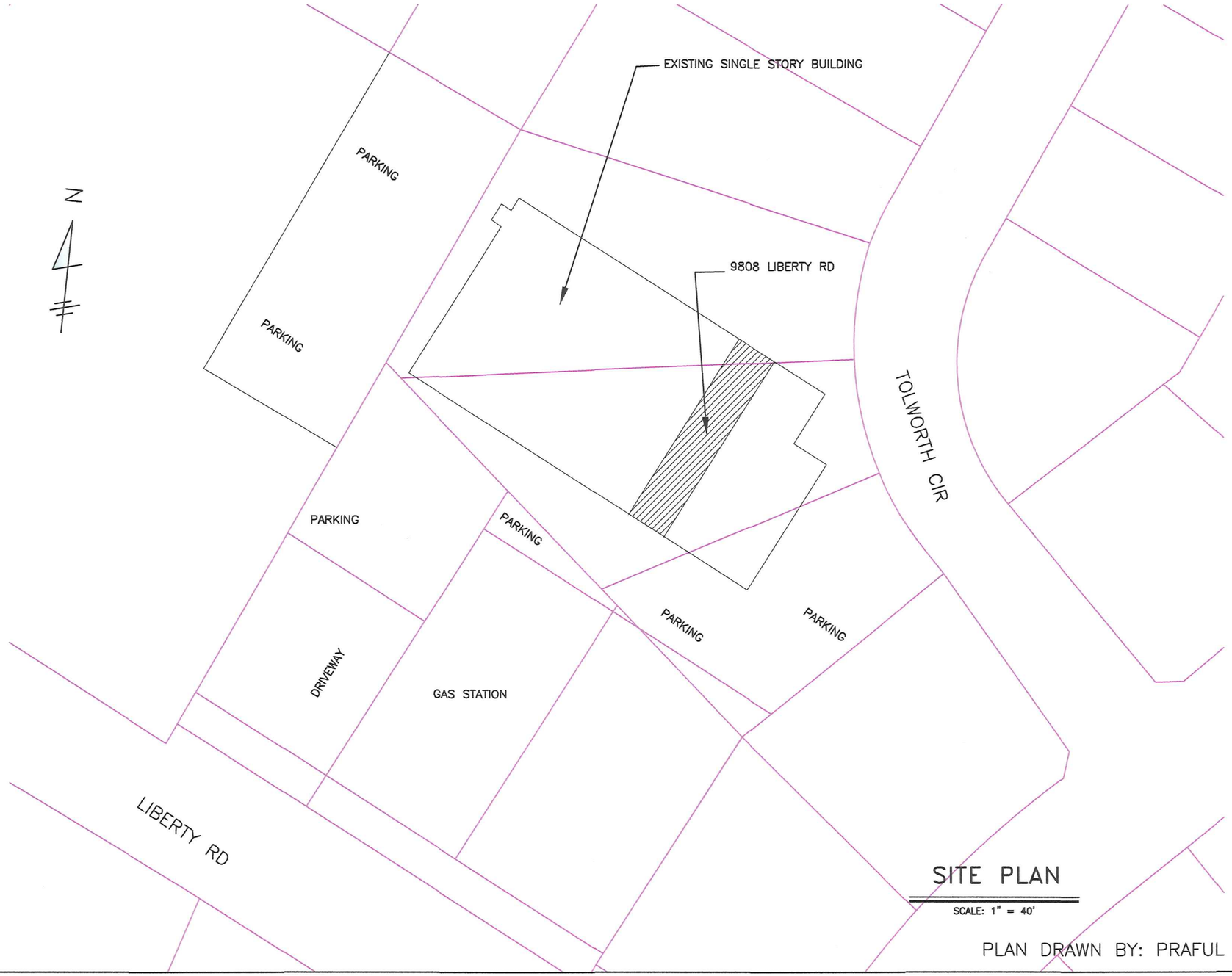
FILE NAME:

FORM# 06-23-97

ZONING HEARING PLAN FOR VARIANCE _ FOR SPECIAL HEARING ____

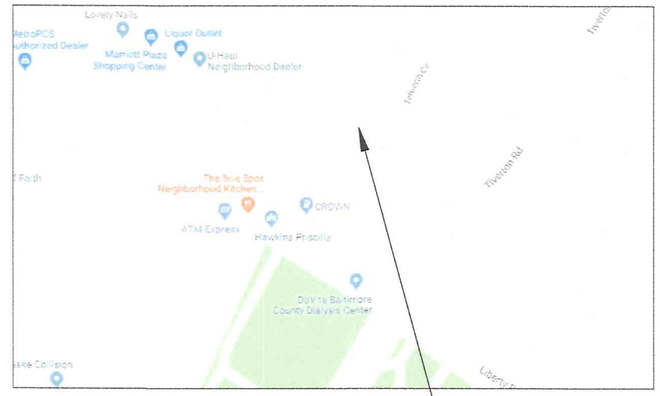
ADDRESS: 9808 LIBERTY RD, RANDALLSTOWN, MD 21133 OWNERS NAME: 9804 LIBERTY 1 LLC
SUBDIVISION NAME: _____ LOT# N/A BLOCK # C SECTION # 1

PLAT BOOK # 0031/ REF 0028 PARCEL # 0233 FOLIO # ____ 10 DIGIT TAX NO: 1600001790



SITE PLAN

SCALE: 1" = 40'



N

KEY PLAN

NOT TO SCALE

ZONING MAP # BLAS
SITE ZONED
ELECTION DISTRICT 2
COUNCIL DISTRICT 4
LOT AREA ACREAGE 1.033
HISTORIC : NO
IN CBCA NO
IN FLOOD PLAIN NO

UTILITIES
WATER
PUBLIC X PRIVATE ___
SEWER
PUBLIC X PRIVATE ___

PRIOR HEARING R-1970-0049
1974-0127-X
1999-0177-A
1989-0073-A
1994-0035-A

STATE OF MARYLAND
PRAFUL D. PATEL
No. 23051
PROFESSIONAL ENGINEER

PLAN DRAWN BY: PRAFUL PATEL

9808 LIBERTY RD TOLWORTH CIR RANDALLSTOWN, MD 21133 MEDICAL UNIT	C1
SITE PLAN	
ARENCO, LLC ARCHITECTURAL ENGINEERING CONSULTANTS 8207 DRAGONFLY CT LAUREL, MARYLAND 20723	

SCALE	WORK REQUEST #	SHEET	DRAWING NO.
1" = 40'	18-277	1 OF 1	18-277-01

FILE DATE:
FILE NAME:

FORM0 06-23-97

ZONING HEARING PLAN FOR VARIANCE _ FOR SPECIAL HEARING ____

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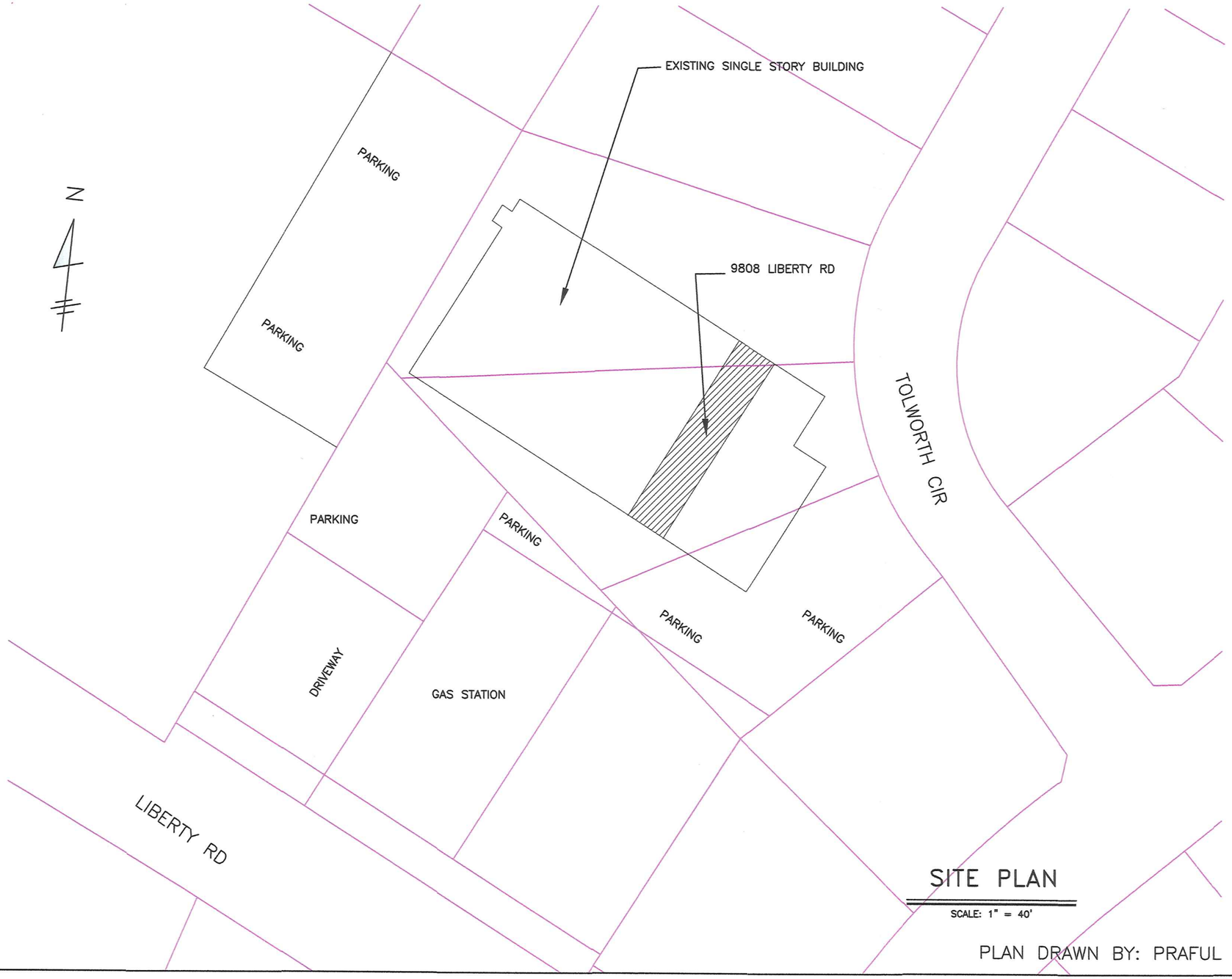
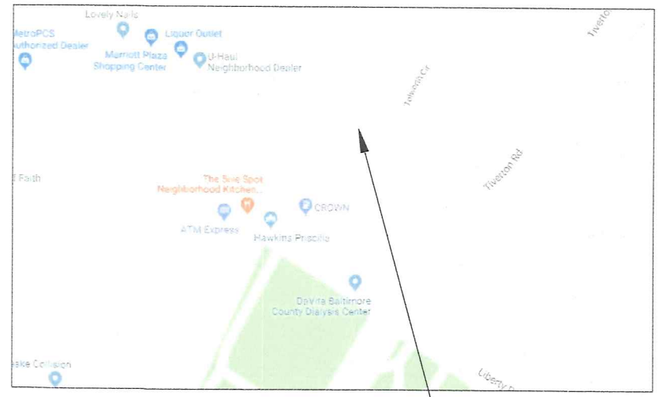


SITE PLAN

SCALE: 1" = 40'



N

KEY PLAN

NOT TO SCALE

9808 LIBERTY ROAD

ZONING MAP # BLAS
SITE ZONED
ELECTION DISTRICT 2
COUNCIL DISTRICT 4
LOT AREA ACREAGE 1.033
HISTORIC : NO
IN CBCA NO
IN FLOOD PLAIN NO

UTILITIES
WATER
PUBLIC _X_ PRIVATE ____
SEWER
PUBLIC _X_ PRIVATE ____

PRIOR HEARING R-1970-0049
1974-0127-X
1999-0177-A
1989-0073-A
1994-0035-A

PLAN DRAWN BY: PRAFUL PATEL

9808 LIBERTY RD TOLWORTH CIR RANDALLSTOWN, MD 21133 MEDICAL UNIT	C1
SITE PLAN	
ARENCO, LLC ARCHITECTURAL ENGINEERING CONSULTANTS 8207 DRAGONFLY CT LAUREL, MARYLAND 20723	

SCALE	WORK REQUEST #	SHEET	DRAWING NO.
1" = 40'	18-277	1 OF 1	18-277-01

FILE DATE:

FILE NAME:

FORM# 06-23-97