

MEMORANDUM

DATE: January 10, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0101-A - Appeal Period Expired

The appeal period for the above-referenced case expired on January 9, 2019. 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 VARIANCE

(4061 North Point Blvd.)

15th Election District

7th Council District

Kien T. Le

Legal Owner

Petitioner

*

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*

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*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0101-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Kien T. Le, legal owner of the subject property ("Petitioner"). Petitioner is requesting variance relief pursuant to the Baltimore County Zoning Regulations ("BCZR") to permit a proposed commercial building with side yard setbacks of 16 feet each in lieu of the minimum required 30 feet each, and a one-way drive aisle width of 10 feet in lieu of required 12 feet. A site plan was marked as Petitioner's Exhibit 1.

Kien T. Le appeared in support of the petition. 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 State Highway Administration ("SHA"), the Department of Planning ("DOP") and the Bureau of Development Plans Review ("DPR"). None of the review agencies opposed the requests.

The site is approximately 20,286 square feet in size and zoned BR-AS. The property is unimproved, although there is a billboard sign in the southeast corner of the site. Petitioner indicated he does not know who owns that sign and he does not receive any lease payments or income related to the billboard. The sign, referred to in the order as an "advertising structure," was ostensibly approved as a special exception in Case No. 1983-0007-X. It would seem the

ORDER RECEIVED FOR FILING

Date 12/10/18

By Sen

billboard is nonconforming and, in 2012 upon the expiry of the abatement period specified in BCZR Section 450.8.D, now unlawful.

In any event, Petitioner proposes to construct on the site a one-story commercial building which would function as a service garage, a use permitted by right in the BR-AS zone. Petitioner has requested a variance, which 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 has irregular dimensions and is therefore unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because he would be unable to construct the proposed building. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

In its ZAC comment the DOP stated that agency was operating under the assumption used vehicles would not be sold from this site. As an initial matter, the definition in BCZR Section 101.1 of "service garage" encompasses the sale of vehicles, and prior zoning orders have permitted service garages to sell a limited number of vehicles on a monthly/yearly basis. But more to the point in the present case, a "used car lot" was permitted by special exception in 1957, and there is no indication that special exception has been extinguished or abandoned. *See* Case No. 1957-4302-X. Petitioner stated it is not his intention at this time to sell vehicles at the site, although he indicated he would like to have that option in the future. Based on the cited case I believe used

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Date 12/10/18
By Sen

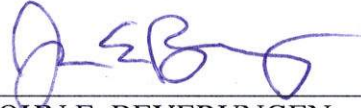
vehicles could be sold at this location, although to do so Petitioner would need to submit a revised site plan showing all uses proposed at the site, and he may very well need further zoning relief for off-street parking, setbacks, or other BCZR requirements.

THEREFORE, IT IS ORDERED, this 10th day of **December, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance to permit a proposed commercial building with side yard setbacks of 16 feet each in lieu of the minimum required 30 feet each, and a one-way drive aisle width of 10 feet in lieu of required 12 feet, 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 his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
- (2) Prior to issuance of permits Petitioner must submit for approval by Baltimore County landscape and lighting plan for the site.
- (3) No temporary signage shall be permitted along the property frontages.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 12/10/18
By sln



PETITION FOR ZONING HEARING(S)

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

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

Address 4055 North Point Blvd which is presently zoned BR-AS
 Deed References: 39074 / 00334 10 Digit Tax Account # 1516350210
 Property Owner(s) Printed Name(s) KIENT LE & TUYET T PHAM

(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
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a Variance from Section(s) Section 238.2 - to permit a proposed commercial building with side yard setbacks of 16 feet each in lieu of the minimum required 30 feet each.

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

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER

2019-0101-A

Filing Date

10/1/18

Do Not Schedule Dates:

Reviewer

REV. 10/4/11

ZONING PROPERTY DESCRIPTION FOR 4061 NORTH POINT BOULEVARD, BALTIMORE

Beginning at a point on the west side of North Point Boulevard which is approximately 100 feet wide at the distance of approximately 75 feet north of the center line of the nearest improved intersecting street New Battle Grove Road which is 48 feet wide.

Thence the following courses and distances:

(1st Point of Call - "POC") N 66 19' 35" W. 256.52',

(2nd POC) N 23 40' 25" E. 74.77',

(3rd POC) S 66 19' 35" E. 157.32'

(4th POC) S 29 18' 50" E 124.21'

Back to the point of beginning as recorded in Deed Liber 39074, Folio 334, containing 15,473 square feet, 0.3552 acres). Located in the 15th Election District and 7th Council manic District.



Item #0101

NOTE TO FILE:

TAX #15-16-350-210, NORTH POINT BOULEVARD

Earlier this month I took in a petition (Case #2019-0101-A) seeking a variance from building setback requirements for a proposed structure on a commercial property. In taking in this petition (legal owner Mr. Kien T. Le with representative Mr. Ram L. Pradhan) the submitted site plans indicated the property was addressed as 4055 North Point Boulevard. The number 4055 was apparently assumed by the drafting engineer and not checked for accuracy. According to Joseph Chmura, in charge of House Numbers for the Department of Permits and Development Management, the correct address is 4061 North Point Boulevard and not 4055. Since it is important for everyone concerned that there is no misunderstanding as to which county property is seeking relief, I have tried to make it clear the area should be known as 4061, and made efforts to notify the appropriate parties. I spoke briefly with Mr. Le and he is aware of the correction.

Please be aware the property in question, with the tax account number of 15-16-350-210, is 4061 North Point Boulevard.

R. David Duvall
Zoning Review

CERTIFICATE OF

RE: Case No. 2019-0101-A

Petitioner: Kien Le Tuyet & Ram Pradham

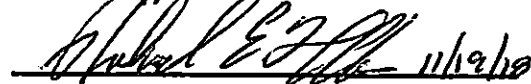
Hearing Date: 12/7/18

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____
4601 North Point Boulevard (WS of North Point Bl'vd at N & S side of property)

_____ on 11/19/18

Sincerely,

 11/19/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

1. 1945-1946: 1st year of study
2. 1946-1947: 2nd year of study
3. 1947-1948: 3rd year of study
4. 1948-1949: 4th year of study

[illegible]

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

2. Next, it is important to gather relevant information and data. This can be done through research, consultation with experts, or by analyzing existing data sets.

3. Once the information is gathered, the next step is to analyze it. This involves identifying patterns, trends, and relationships that can help in understanding the problem.

4. After analysis, the next step is to develop a solution or answer. This may involve applying theoretical knowledge, using logical reasoning, or conducting experiments.

5. Finally, the solution should be tested and validated. This involves checking the results against the original problem and ensuring that the solution is accurate and reliable.

10/25/92

1. The first step is to identify the problem or goal. This involves understanding the current situation and what needs to be achieved.

Certificate of Posting

Case No 2019-0101-A



4601 North Point Boulevard (WS North Point Bl'vd. SS of property – 1 of 2)
(Posted Nov. 19, 2018)

 11/19/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Case No 2019-0101-A



4601 North Point Boulevard (WS North Point Bl'vd. NS of property – 2 of 2)
(Posted Nov. 19, 2018)

 11/19/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

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:

11/19/2018

Order #: 11643122
Case #: 2019-0101-A
Description:

NOTICE OF ZONING HEARING CASE NUMBER: 2019-0101-A



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: 2019-0101-A

4061 North Point Boulevard

W/s North Point Boulevard, north of New Battle Grove Road

15th Election District - 7th Councilmanic District

Legal Owners: Kien Le, Tuyet Pham

Variance to permit a proposed commercial building with side yard setbacks of 16 ft. each in lieu of the minimum required 30 ft. each.

Hearing: Friday, December 7, 2018 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

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

n19

RE: PETITION FOR VARIANCE
4055 North Point Blvd; W/S North Point
Blvd, 75' N of New Battle Grove Road
15th Election & 7th Councilmanic Districts
Legal Owner(s): Kien T Lee & Tuyet Pham
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-101-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

OCT 16 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 16th day of October, 2018, a copy of the foregoing Entry of Appearance was mailed to Ram Pradhan, 25209 Larks Terrace, South Riding, VA 20152, Representative 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: 2019-0101-A
Property Address: (4061) North Point Blvd
Property Description: west side of North Point Blvd +/- 75
north of New Battle Grove Rd
Legal Owners (Petitioners): KIEN T LE, TUYET T PHAM
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: KIEN T LE
Company/Firm (if applicable): LE'S MOTORS
Address: 8913 GLENVILLE RD
SILVER SPRING, MD 20901

Telephone Number: 240-388-3738

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

No. **176252**

Date: 02/1/2018

PAID RECEIPT

BUSINESS ACTION 11:41 AM
 10/01/2018 10/01/2018 11:27:02
 REB 0000 MARKIN JEE
 >>RECEIPT # 069729 10/01/2018 OFLN
 Dept 5 328 ZONING VERIFICATION
 Amount \$500.00

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						\$500.00

Total: \$500.00

Rec

From: K T Le

For: Zoning Hearing - case #2019-0101-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



DONALD I. MOHLER III
County Executive

November 30, 2018

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

Kien T Le & Tuyet T Pham
8913 Glenville Rd.
Silver Spring, MD 20901

Mr. Le & Ms. Pham:

RE: Case Number: 2019-0101A, Address: 4055 North Point Blvd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 1, 2018. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel
Ram L. Pradhan 25209 Larks Terr. South Riding, VA 20152



DONALD I. MOHLER III
County Executive

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

October 26, 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: 2019-0101-A

4061 North Point Boulevard

W/s North Point Boulevard, north of New Battle Grove Road

15th Election District – 7th Councilmanic District

Legal Owners: Kien Le, Tuyet Pham

Variance to permit a proposed commercial building with side yard setbacks of 16 ft. each in lieu of the minimum required 30 ft. each.

Hearing: Friday, December 7, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Kien Le, Tuyet Pham, 8913 Glenville Road, Silver Spring 20901
Ram Pradhan, 25209 Larks Terrace, South Riding VA 20152

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, NOVEMBER 19, 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
Monday, November 19, 2018 - Issue

Please forward billing to:

Kien Le
Le's Motors
8913 Glenville Road
Silver Spring, MD 20901

240-388-3738

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: 2019-0101-A

4061 North Point Boulevard

W/s North Point Boulevard, north of New Battle Grove Road

15th Election District – 7th Councilmanic District

Legal Owners: Kien Le, Tuyet Pham

Variance to permit a proposed commercial building with side yard setbacks of 16 ft. each in lieu of the minimum required 30 ft. each.

Hearing: Friday, December 7, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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



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 Department of
Permits, Approvals and 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 10/15/18. A field inspection and internal review reveals that an entrance onto MD151 consistent with current State Highway Administration guidelines is required. As a condition of approval for Variance, Case Number 2019-0101-A.

Variance
Kiente Le
4061 North Point Boulevard.
MD151

The applicant must contact the State Highway Administration to obtain an entrance permit. 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) 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

cc: Mr. Michael Pasquariello, Utility Engineer, SHA

BALTIMORE COUNTY, MARYLAND

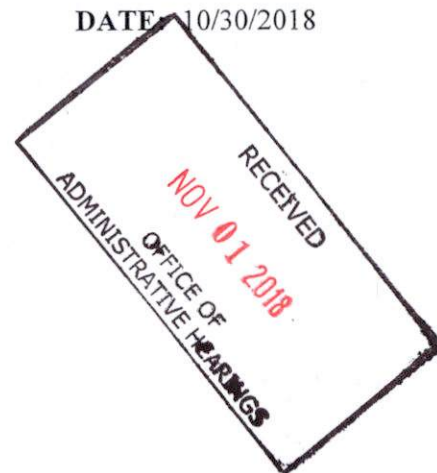
INTER-OFFICE MEMORANDUM

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

DATE: 10/30/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-101



INFORMATION:

Property Address: 4055 North Point Boulevard
Petitioner: Kien T. Le and Tuyet T. Pham
Zoning: BR AS
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit a proposed commercial building with side yard setbacks of 16 feet each in lieu of the minimum required 30 feet each.

A site visit was conducted on April 27, 2018. There is an existing freestanding billboard sign on site that is to remain.

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

Based upon discussions with the petitioner the Department maintains the following understandings:

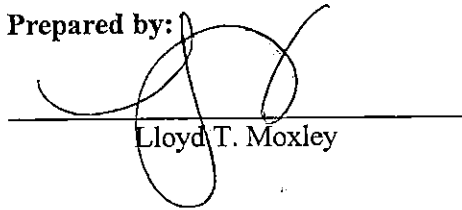
- Notation on the plan notwithstanding, the Department has only considered the drive aisle width and setback variance relief petitioned for.
- The Department understands there will be no sales of used cars from this site.

The following conditions should be made a part of any zoning approval for the property:

- Petitioners must demonstrate to the satisfaction of the Administrative Law Judge that the freestanding billboard sign will not obstruct on-site vehicular circulation.
- No temporary freestanding temporary signage shall be permitted along the property frontages.
- Petitioners shall submit architectural elevations of the proposed building to the contact person listed below as part of any development plan submitted to Baltimore County for approval.
- Submit a landscape plan to the Baltimore County Landscape Architect for approval. Such a plan shall demonstrate how any proposed dumpster meet the requirement of Condition H of the Baltimore County Landscape Manual.
- The proposal shall be subject to the requirements of BCZR § 405A.

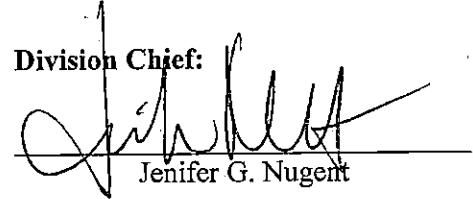
For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

AVA/JGN/LTM/

c: Josephine Selvakumar
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Ram L. Pradhan
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

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 15, 2018
Item No. 2019-0101-A

DATE: October 23, 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

CASE NAME _____
CASE NUMBER _____
DATE 12/7/2018

2019-0101

12/7/2018

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

10/23

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

Comment

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

11/1

PLANNING
(if not received, date e-mail sent _____)NO obs
w/ conditions

10/15

STATE HIGHWAY ADMINISTRATION

Comment

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 11/19/18

SIGN POSTING (1st) Date: 11/19/18

by Hoffman

SIGN POSTING (2nd) Date: _____

by _____

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: Exempt Class:				Special Tax Recapture: NONE							
Account Identifier:				District - 15 Account Number - 1516350210							
Owner Information											
Owner Name:		LE KIEN T PHAM TUYET THI		Use: Principal Residence:		RESIDENTIAL NO					
Mailing Address:		8913 GLENVILLE RD SILVER SPRING MD 20901-		Deed Reference:		/39074/ 00334					
Location & Structure Information											
Premises Address:		4061 NORTH POINT RD BALTIMORE 21224-		Legal Description:		NORTH POINT RD 50 NW NEW BATTLE GR RD					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:		
0104	0009	0363		0000				2018		Plat Ref:	
Special Tax Areas:				Town: Ad Valorem: Tax Class:				NONE			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area 20,286 SF		County Use 04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation					
Value Information											
		Base Value		Value As of 01/01/2018		Phase-In Assessments As of 07/01/2018		As of 07/01/2019			
Land:		59,000		59,000							
Improvements		0		0							
Total:		59,000		59,000		59,000		59,000			
Preferential Land:		0						0			
Transfer Information											
Seller: ZAHEER MOHAMMAD ZAHIR				Date: 06/14/2017				Price: \$85,000			
Type: ARMS LENGTH VACANT				Deed1: /39074/ 00334				Deed2:			
Seller: SHAVER JOHN HOMER				Date: 07/22/2015				Price: \$35,000			
Type: ARMS LENGTH VACANT				Deed1: /36448/ 00008				Deed2:			
Seller: SHAVER JOHN H				Date: 08/24/1988				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /07899/ 00791				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:											

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1516350210			
Owner Information					
Owner Name:	LE KIEN T PHAM TUYET THI		Use:	RESIDENTIAL	
Mailing Address:	8913 GLENVILLE RD SILVER SPRING MD 20901-		Principal Residence:	NO	
			Deed Reference:	/39074/ 00334	
Location & Structure Information					
Premises Address:		4061 NORTH POINT RD BVD BALTIMORE 21224 21222		Legal Description:	9239 NORTH POINT RD 50 NW NEW BATTLE GR RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0104	0009	0363		0000	
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	
		2018			
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			20,286 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2018	07/01/2017	07/01/2018	
Land:	59,000	59,000			
Improvements	0	0			
Total:	59,000	59,000	59,000	59,000	
Preferential Land:	0			0	
Transfer Information					
Seller: ZAHEER MOHAMMAD ZAHIR		Date: 06/14/2017		Price: \$85,000	
Type: ARMS LENGTH VACANT		Deed1: /39074/ 00334		Deed2:	
Seller: SHAVER JOHN HOMER		Date: 07/22/2015		Price: \$35,000	
Type: ARMS LENGTH VACANT		Deed1: /36446/ 00008		Deed2:	
Seller: SHAVER JOHN H		Date: 06/24/1988		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /07899/ 00791		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

Item #0101

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Account Identifier:				District - 15 Account Number - 1516350210							
Owner Information											
Owner Name:		LE KIEN T PHAM TUYET THI				Use:		RESIDENTIAL			
						Principal Residence:		NO			
Mailing Address:		8913 GLENVILLE RD SILVER SPRING MD 20901-				Deed Reference:		/39074/ 00334			
Location & Structure Information											
Premises Address:		NORTH POINT RD BALTIMORE 21224-				Legal Description:		9239 NORTH POINT RD 50 NW NEW BATTLE GR RD			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	
0104	0009	0363		0000				2018			
Special Tax Areas:				Town:				NONE			
				Ad Valorem:							
				Tax Class:							
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use			
						20,286 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation					
Value Information											
			Base Value		Value		Phase-in Assessments				
					As of		As of		As of		
					01/01/2018		07/01/2018		07/01/2019		
Land:			59,000		59,000						
Improvements			0		0						
Total:			59,000		59,000		59,000		59,000		
Preferential Land:			0						0		
Transfer Information											
Seller: ZAHEER MOHAMMAD ZAHIR				Date: 06/14/2017				Price: \$85,000			
Type: ARMS LENGTH VACANT				Deed1: /39074/ 00334				Deed2:			
Seller: SHAVER JOHN HOMER				Date: 07/22/2015				Price: \$35,000			
Type: ARMS LENGTH VACANT				Deed1: /36446/ 00008				Deed2:			
Seller: SHAVER JOHN H				Date: 06/24/1988				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /07899/ 00791				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							

Robert David Duvall

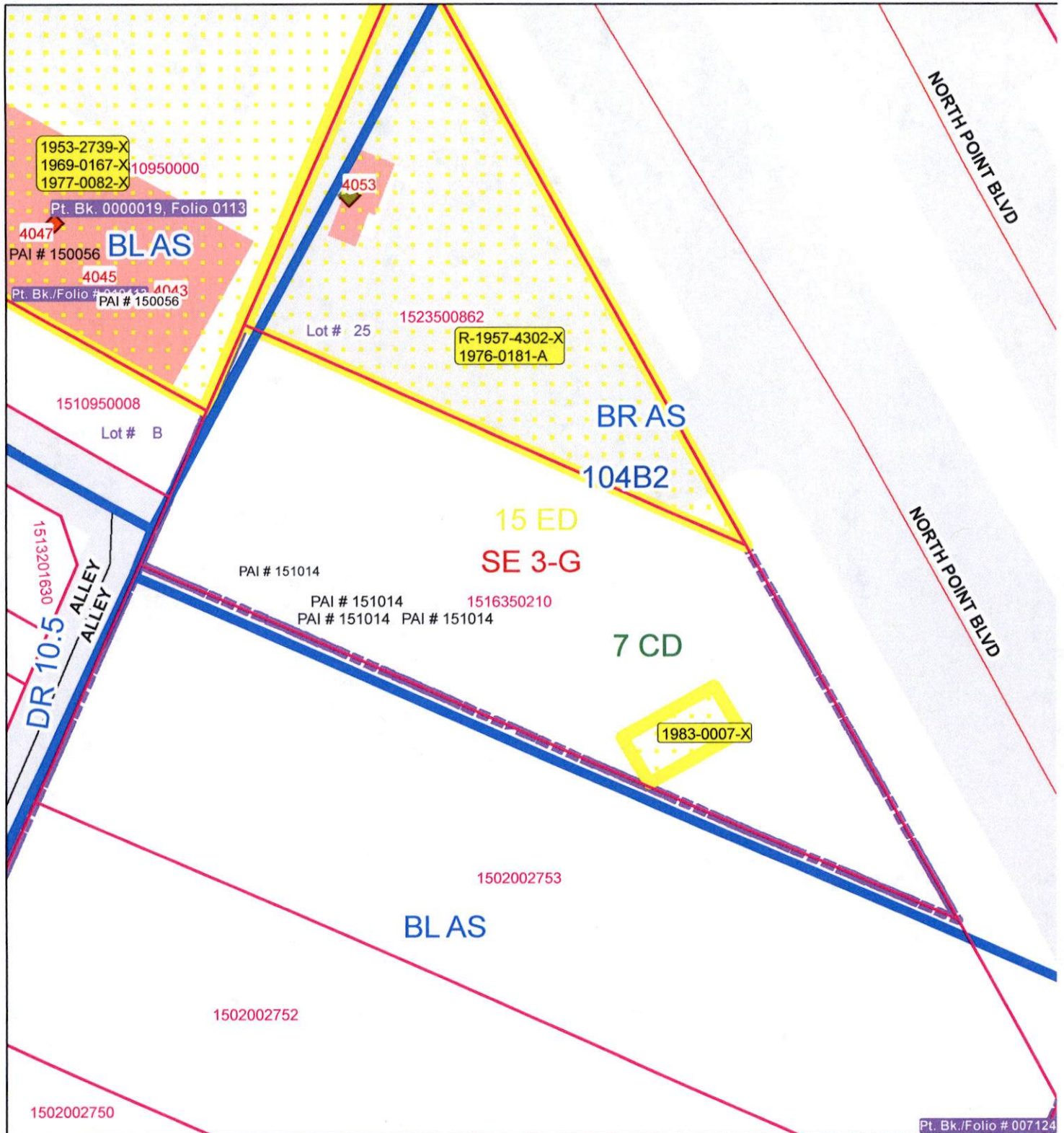
From: Joseph R Chmura
Sent: Thursday, October 25, 2018 1:55 PM
To: Robert David Duvall
Cc: Jan Cook
Subject: 4061 North Point Blvd #15-1014

Dave,

I could find no records showing this to be 4055 North Point Rd. I assigned the above address so that there would be enough address numbers remaining for further development of parcels 040 & 362.

Thank you.

(4061) North Point Boulevard, Tax #. 5-16-350-210



Publication Date: 10/1/2018



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



0 10 20 40 60 80 Feet

1 inch = 40 feet

Item #0001

PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL EXCEPTION

To the Zoning Commission of Baltimore County

I, or we, _____, Civilly Attorney _____ Legal Owner _____
give attached description.

Carry petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from _____ to _____ (and) and (2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for _____.

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassification and Special Exception, advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the Zoning Regulations and Regulations of Baltimore County, adopted pursuant to the Zoning Law for Baltimore County.

Donald B. Bottom, III
212 Washington Blvd
Baltimore, Md
Carlton H. Widensky
Civilly Attorney
Legal Owner

645 North Central Blvd., Baltimore, Md.
Baltimore

All that parcel or land in the 15th District of Baltimore County on the west side of North Point Road, beginning 179.59 feet north of New Battle Grove Road, thence southerly and westerly to the west side of North Point Road, 179.59 feet thence southerly 115.57 feet thence southerly 179.57 feet to the place of beginning.

ORDERED BY the Zoning Commission of Baltimore County this 7th day of November, 1957, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commission of Baltimore County, Maryland, on the 2nd day of December, 1957, at 11 o'clock A.M.

Now hearing on petition (1) for reclassification of the above property from a "B-1" zone to a "B-2" zone and (2) for a special exception to use said property for a Used Car Lot, and it appearing that by reason of latitude, the safety, health and the general welfare of the community and being extrinsically affected, the reclassification and special exception should be granted, therefore:

It is this 2nd day of December, 1957 by the Zoning Commission of Baltimore County, ORDERED that the aforesaid petition, the first for reclassification from a "B-1" zone to a "B-2" zone and, second, for a special exception to use said property for the operation of a Used Car Lot, be and the same is hereby granted, subject, however, to approval of ingress and egress by the State Roads Commission and further subject to approval of the plat plan for entrance channelization by the Bureau of Land Development.

John E. H. H. H.
Zoning Commission
of Baltimore County

STATE OF MARYLAND
COUNTY OF BALTIMORE
ZONING COMMISSION
Baltimore, Md.
November 29, 1957

Mr. William E. Adams
Zoning Commissioner
Baltimore County Office Building
Baltimore 1, Maryland

Re: Petition 4322 E. H. H. to B-2 and Special Exception for a Used Car Lot
675 Lewis St. - 179.57 ft. of New Battle Grove

Dear Mr. Adams:

As in the case of used car lots operating as State Highways, this office requests that should the Zoning Commission see fit to grant the plan of this petition, be done so subject to approval of ingress and egress by the State Roads Commission.

Thank you for your cooperation.

Very truly yours,
C. Stuart Little
Development Engineer

Edward D. Bulley
Atty. Development Engineer

cc: Mr. Chas. H. H. H.

November 8, 1957

\$18.00 RECEIVED OF Douglas G. Bottom, Attorney, for petition, the sum of thirty-eight (\$38.00) dollars being cost of petition, advertising and posting of property situate - West side of North Point Road, beginning 179.59 feet North of New Battle Grove Road - 15th District of Baltimore County.

Zoning Commissioner
of Baltimore County

RECEIVED
November 2, 1957
at 11:00 A.M.
From Mr. H. H. H.
County Office Building
111 N. Chesapeake Avenue
Baltimore, Maryland

WILLARD M. LEE
Baltimore, Md.
November 2, 1957

Section - Lot 2.25 - 15 Battle Grove Road
Southwest side of New North Point Road, 179.59 feet
Northwest of New Battle Grove Road

Beginning for the same on the southwest side of New North Point Road at the distance of 179.59 feet Northwesterly a long the southwest side of New North Point Road from the intersection of the southwest side of New North Point Road 179.59 feet Northwesterly to the southwest side of New Battle Grove Road 30 feet wide and running thence binding on the southwest side of New North Point Road north 22 degrees 34 minutes West 166.88 feet to the centre of a 15 foot Road centre running and binding on the centre of said 15 foot Road south 30 degrees 07 minutes West 118.85 feet to the division line between lots numbered 24 and 25 Plat of "Battle Grove Garden" and thence running south 58 degrees 53 minutes East 150.87 feet to the place of beginning.

Department of Public Works
BUREAU OF LAND DEVELOPMENT
Baltimore, Maryland

From: _____
To: _____
Subject: _____
Zoning Petition, RECLASSIFICATION and Special Exception
B-1 to B-2 - Used Car Lot
675 Co. Road, Baltimore, 150' N of New Battle Grove Road
District 15

This office requests that any rezoning of this property be subject to approval of plat plan for entrance channelization by this office and the State Roads Commission.

Henry L. Lee
CHIEF OF BUREAU
Chief - Permit Section
Division of Land Development

CC: Mr. Hurling (Planning)

Certificate Of Publication

THIS IS TO CERTIFY That the second advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md, once in each of _____ successive weeks before the 21st day of _____ 1957, the first publication appearing on the _____ day of NOVEMBER, 1957.

THE EASTERN ENTERPRISE, INC.
Edwin H. Bottom
Editor

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Baltimore, Maryland

Plotted: _____ Date of Posting: 11/2/57
Plotted for: _____
Plotted by: _____
Location of property: _____
Location of sign: _____
Remarks: _____
Posted by: _____ Date of return: 11/2/57

RECEIVED OF Douglas G. Bottom, Attorney, for petition, the sum of thirty-eight (\$38.00) dollars being cost of petition, advertising and posting of property situate - West side of North Point Road, beginning 179.59 feet North of New Battle Grove Road - 15th District of Baltimore County.

Zoning Commissioner
of Baltimore County



Jessie M. L.

Steel: 1.50:00
Cafe: 7.5.57

1524-D-157-01109-4610-4291

7. WIDRANSKI

Property of

NORTH

BATTLE

1934

21408

100-100000

23#

Frederick Spring 1861

Value

170-59
Diet: *Abutilon* & *Stich*

Dead End Traffic Lane

Diaper Plot POINT

Marie Anne Goffe de-

Dist. Muelleri?

over

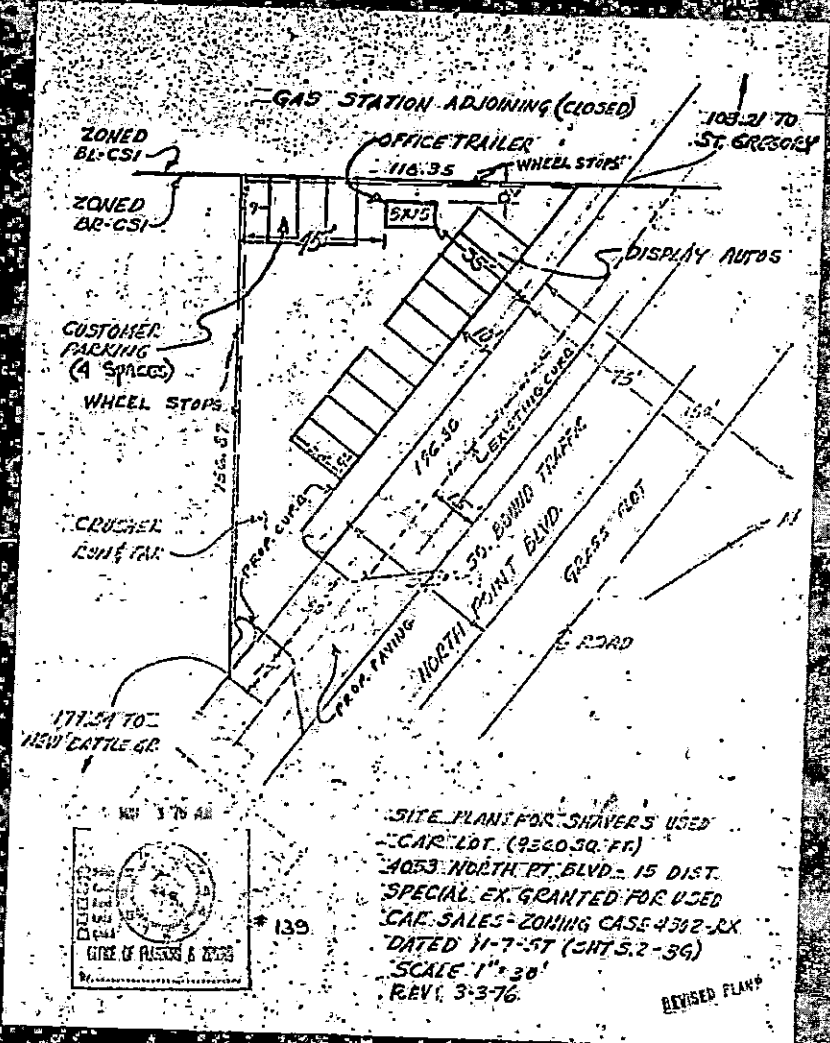
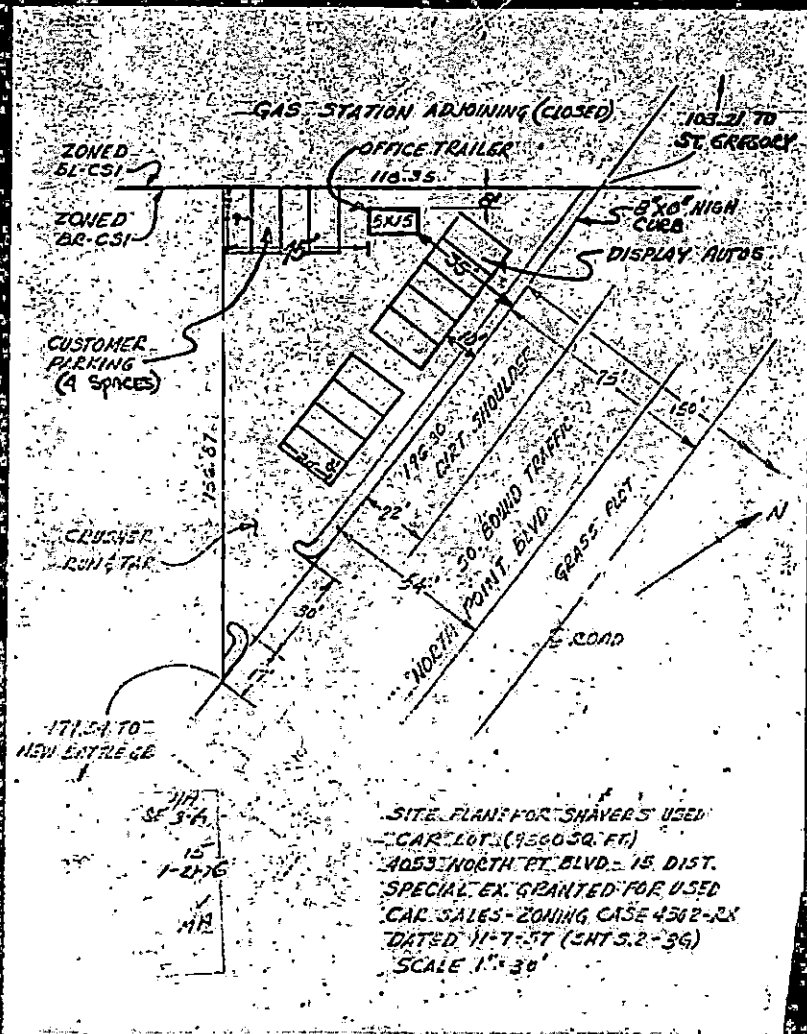
#4302-RX
MMP
15-8

Presented by
Mr. Peter C.
H. H. H.

62-6027

COPIES

BOULEVARD



1983-0067-X

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property shown in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for an adult family use, as defined in the Zoning Regulations

Advertisement Attention

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, owner, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, We do 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 Petition.

Contact Purchaser:

Frederick A. Galt

(Type or Print Name)

Signature

Address

Baltimore, Maryland 21211

City and State

Telephone

212-212-1111

Advertisement Attention

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Frederick A. Galt

(Type or Print Name)

Signature

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Baltimore, Maryland 21211

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212-212-1111

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Frederick A. Galt

(Type or Print Name)

Signature

Address

Baltimore, Maryland 21211

City and State

Telephone

212-212-1111

Advertisement Attention

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Contact Purchaser:

Frederick A. Galt

(Type or Print Name)

Signature

Address

Baltimore, Maryland 21211

City and State

Telephone

212-212-1111

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I, We do 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 Petition.

Contact Purchaser:

Frederick A. Galt

(Type or Print Name)

Signature

Address

Baltimore, Maryland 21211

City and State

Telephone

212-212-1111

Advertisement Attention

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Contact Purchaser:

Frederick A. Galt

(Type or Print Name)

Signature

Address

Baltimore, Maryland 21211

City and State

Telephone

212-212-1111

Advertisement Attention

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

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I, We do 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 Petition.

Contact Purchaser:

Frederick A. Galt

(Type or Print Name)

Signature

Address

Baltimore, Maryland 21211

City and State

Telephone

212-212-1111

Advertisement Attention

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I, We do 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 Petition.

Contact Purchaser:

Frederick A. Galt

(Type or Print Name)

Signature

Address

Baltimore, Maryland 21211

City and State

Telephone

212-212-1111

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I, We do 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 Petition.

Contact Purchaser:

Frederick A. Galt

(Type or Print Name)

Signature

Address

Baltimore, Maryland 21211

City and State

Telephone

212-212-1111

Advertisement Attention

PETITION FOR SPECIAL EXCEPTION
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

JOHN SHAYLES, Petitioner

Case No. 83-7-X

NOTICE

ORDER TO ENTER A PPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 224.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or date which may be set as hereafter designated therein, and of the purpose of any preliminary or final Order in connection therewith.

JOHN SHAYLES
Deputy People's Counsel

I HEREBY CERTIFY that on this 10th day of June, 1982, a copy of the foregoing Order was mailed to Mr. C. Conley, Esquire, Baltimore, Maryland & Walter, 36 S. Charles Street, 6th Floor, Baltimore, Maryland 21201, Attorney for Petitioner and Charles & Kleiner, 3001 Remington Avenue, Baltimore, Maryland 21211, Counsel for the Respondent.

JOHN SHAYLES
Deputy People's Counsel

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 1, 1982

CLERK OF BALTIMORE COUNTY
Baltimore, Maryland 21204

Chairman

Members

Representative of

Business and

Professional

Occupational

Associations

Neighborhood

Associations

Public Officials

Representative of

Business and

Professional

Occupational

Associations

Neighborhood

Associations

Public Officials

Representative of

Business and

Professional

Occupational

Associations

Neighborhood

Associations

Public Officials

Mr. C. Conley, Esquire
36 S. Charles Street
6th Floor
Baltimore, Maryland 21201

Mr. John S. Shaw
1211 N. Howard St.
Baltimore, Maryland 21204

Dear Mr. Conley:

The Zoning Plans Advisory Committee has reviewed the plans submitted by the above referenced petitioner. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of issues or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested action.

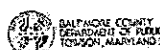
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the reviewing members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Richard S. Conover, Jr.
Chairman
Zoning Plans Advisory Committee

CC: Mr.

Enclosure



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

July 1, 1982

Mr. William S. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: 1200 41st (1961-1982)
Property Owner: John Shoyles
1200 41st St. N. of Interstate
from New Baltimore Road
Lot: 12 x 25

Dear Mr. Hammond:

The following comments are furnished in response to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved. North-west Boulevard (24, 1211) is a State Road; therefore, all improvements, interchanges, and drainage improvements as they affect the road and the jurisdiction of the Maryland State highway administration, any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Development of this property through striping, posting and substation would result in a medium parking problem, depending on the number of buildings constructed on the property. A grading problem is, therefore, necessary for all parking, including the striping of the lot.

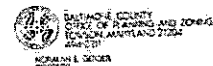
The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent erosion or damage to adjacent properties, especially by the construction of water mains. Construction of any problem which may result, due to the proposed grading or drainage installation of drainage facilities, would be the full responsibility of the petitioner.

This office has no further comment in regard to the plan submitted for review by the Zoning Advisory Committee in connection with this item 1211 (1961-1982).

Very truly yours,

William S. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

ENCLOSURE



July 1, 1982

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on item #173, Zoning Advisory Committee Meeting, March 18, 1982, are as follows:

Property Owner: John Shoyles
Location: 2413 North Point Blvd 125' W. of intersection from New Baltimore Road
Area: 12 x 25
District: 15A

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of any issues or problems with regard to development plans that may have a bearing on this petition.

The petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

William S. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

212-212-1111

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

WILLIAM E. BARNES
Planning Commission
Barnes E. Barnes, Director
Office of Planning and Zoning
Zoning Section 82-1-1
Baltimore, Maryland 21201

Date: June 14, 1982

There are no comprehensive planning factors resulting comment on this petition.

Thomas E. Barnes, Jr.
Barnes E. Barnes, Director
Office of Planning and Zoning

NS:JW:JW

PETITION FOR SPECIAL EXEMPTION

15th Division District

ZONING: Petition for Special Exemption
LOCATION: Southwest side of North Drive, between 135th St. and 140th St.
DATE & TIME: Thursday, July 8, 1982 at 11:00 A.M.
PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exemption for one detached building

12' x 20' 11" illuminated advertising structure

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of John Shavers, as shown on plat filed with the Zoning Commission.

Hearing Date: Thursday, July 8, 1982 at 11:00 A.M.

Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF

THOMAS E. BARNES, JR.

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Peter A. Wilner

308 Hamilton Avenue

Baltimore, Maryland 21201

NOTICE OF HEARING

15th Division District

Southwest side of North Drive, between 135th St. and 140th St.

Case 222-7-2-X

DATE: Thursday, July 8, 1982

TIME: 11:00 A.M.

PLACE: ROOM 104, COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

NOTICE OF HEARING

15th Division District

Southwest side of North Drive, between 135th St. and 140th St.

Case 222-7-2-X

DATE: Thursday, July 8, 1982

TIME: 11:00 A.M.

PLACE: ROOM 104, COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

BY ORDER OF

THOMAS E. BARNES, JR.

ZONING COMMISSIONER

OF BALTIMORE COUNTY

PETER A. WILNER

308 HAMILTON AVENUE

BALTIMORE, MARYLAND 21201



BALTIMORE COUNTY

OFFICE OF PLANNING AND ZONING

15th Division District

Southwest side of North Drive, between 135th St. and 140th St.

Case 222-7-2-X

DATE: Thursday, July 8, 1982

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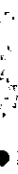
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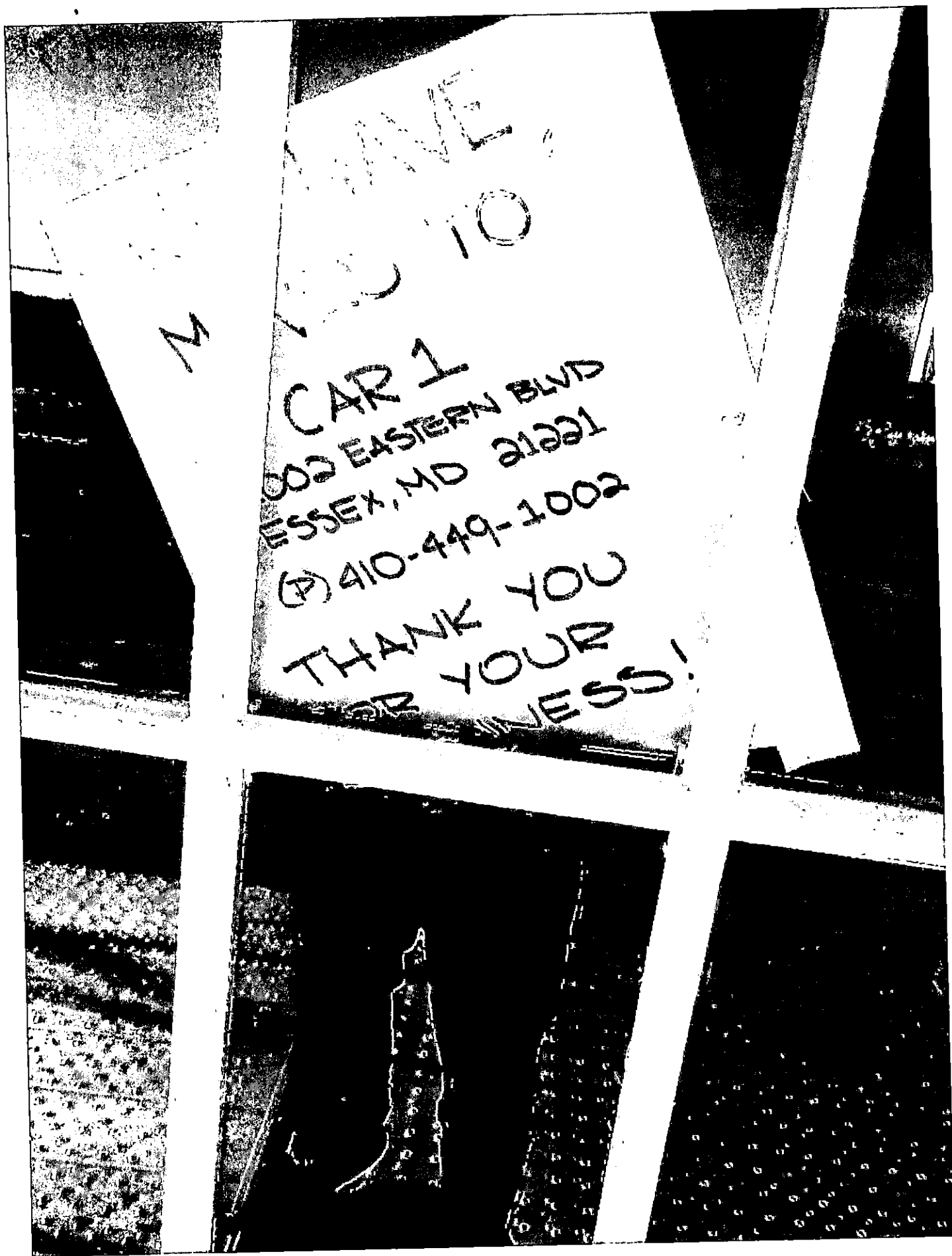
Cost of 8.5 million 8.5 million

MICROFILMED

*This is not to be interpreted as acceptance of the Position of a hearing date.

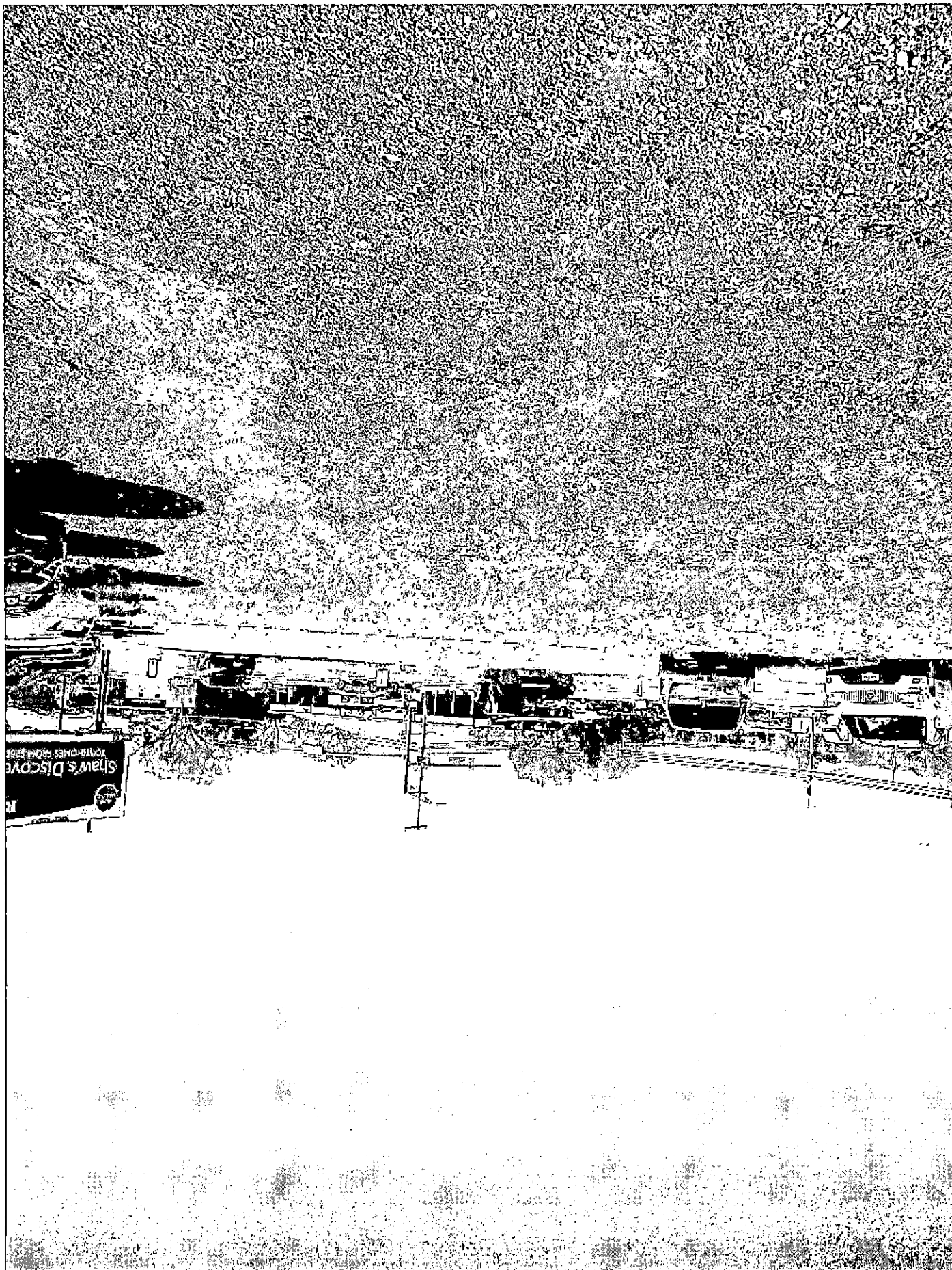
MICROFILMED

7



Sent from Yahoo Mail on Android

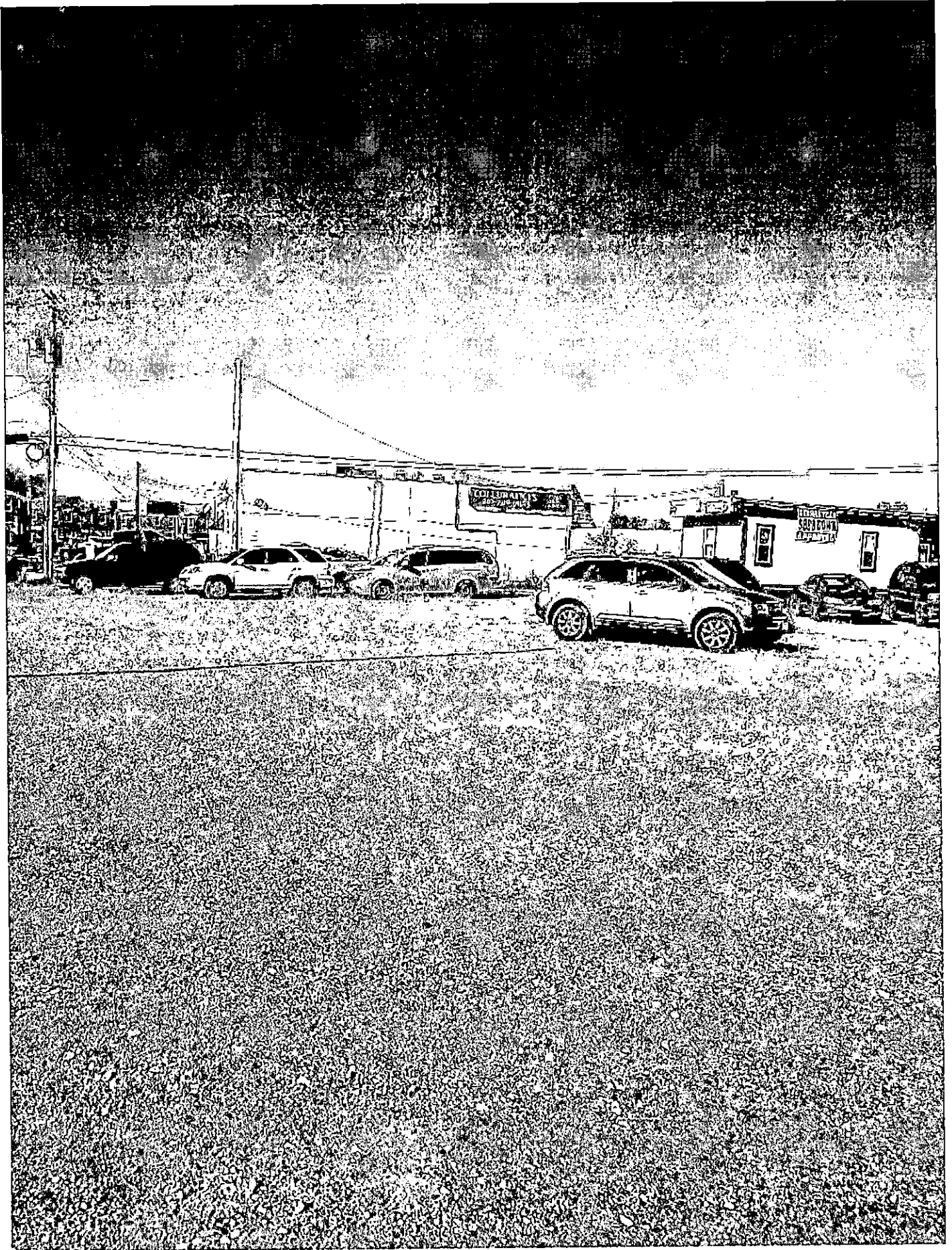






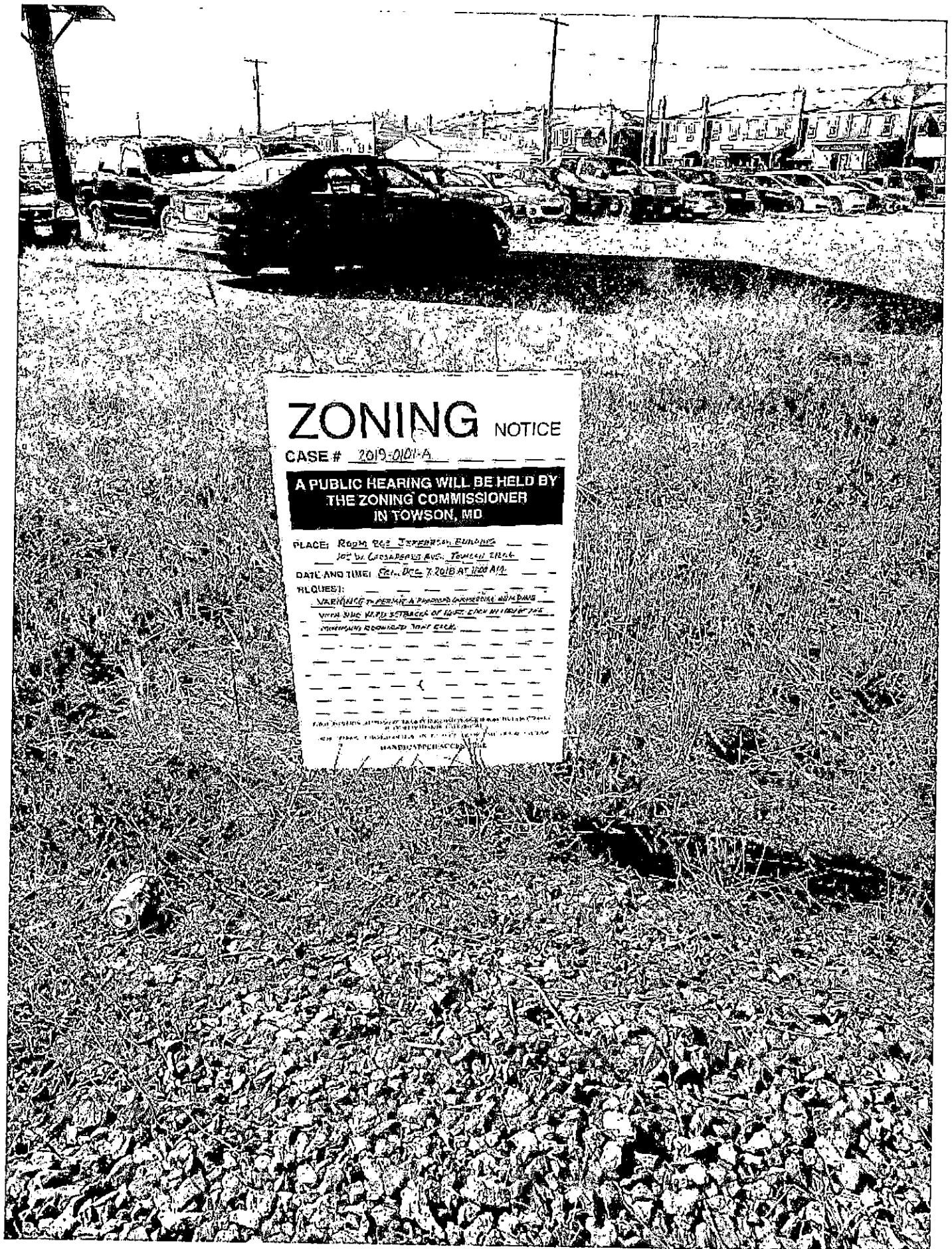
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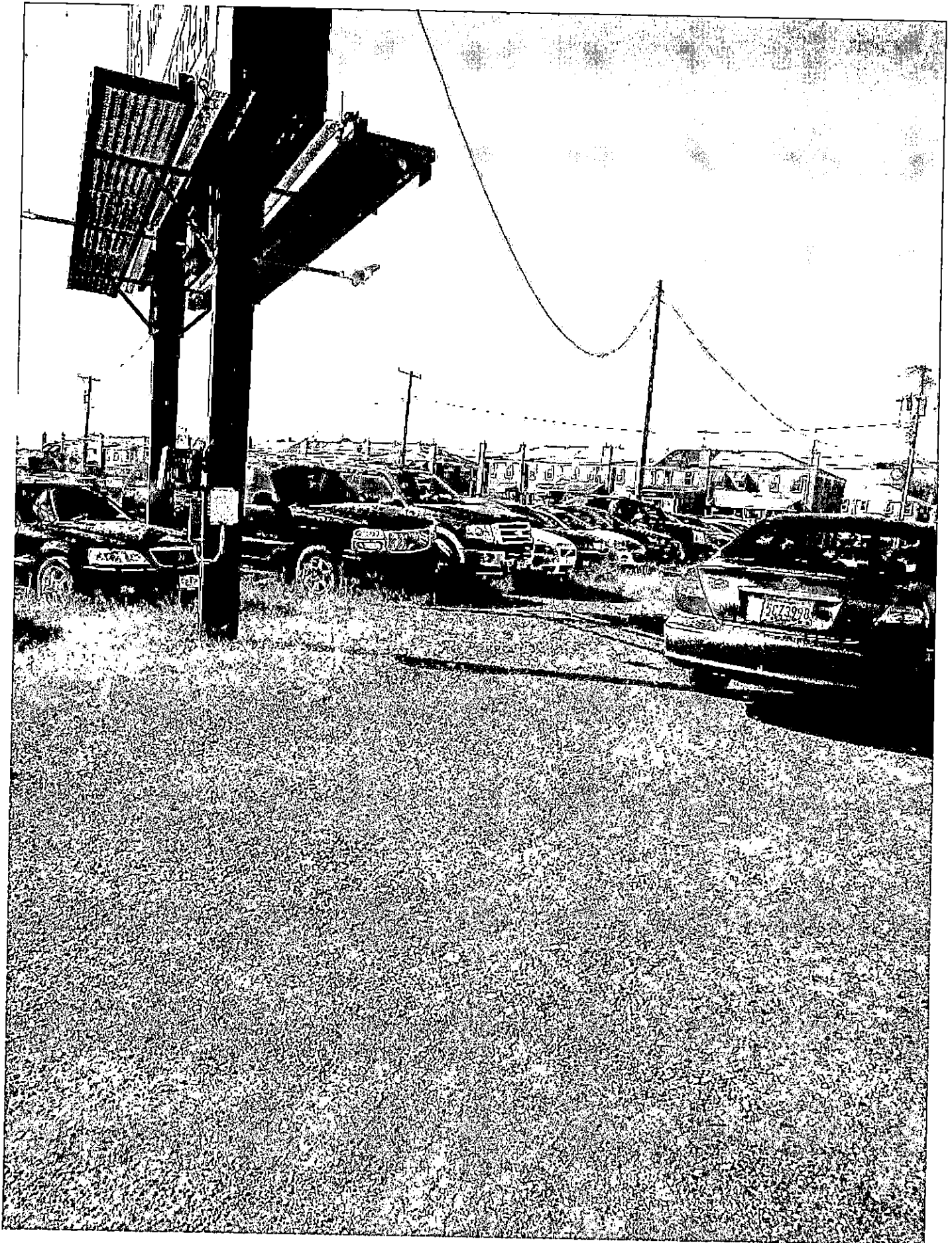


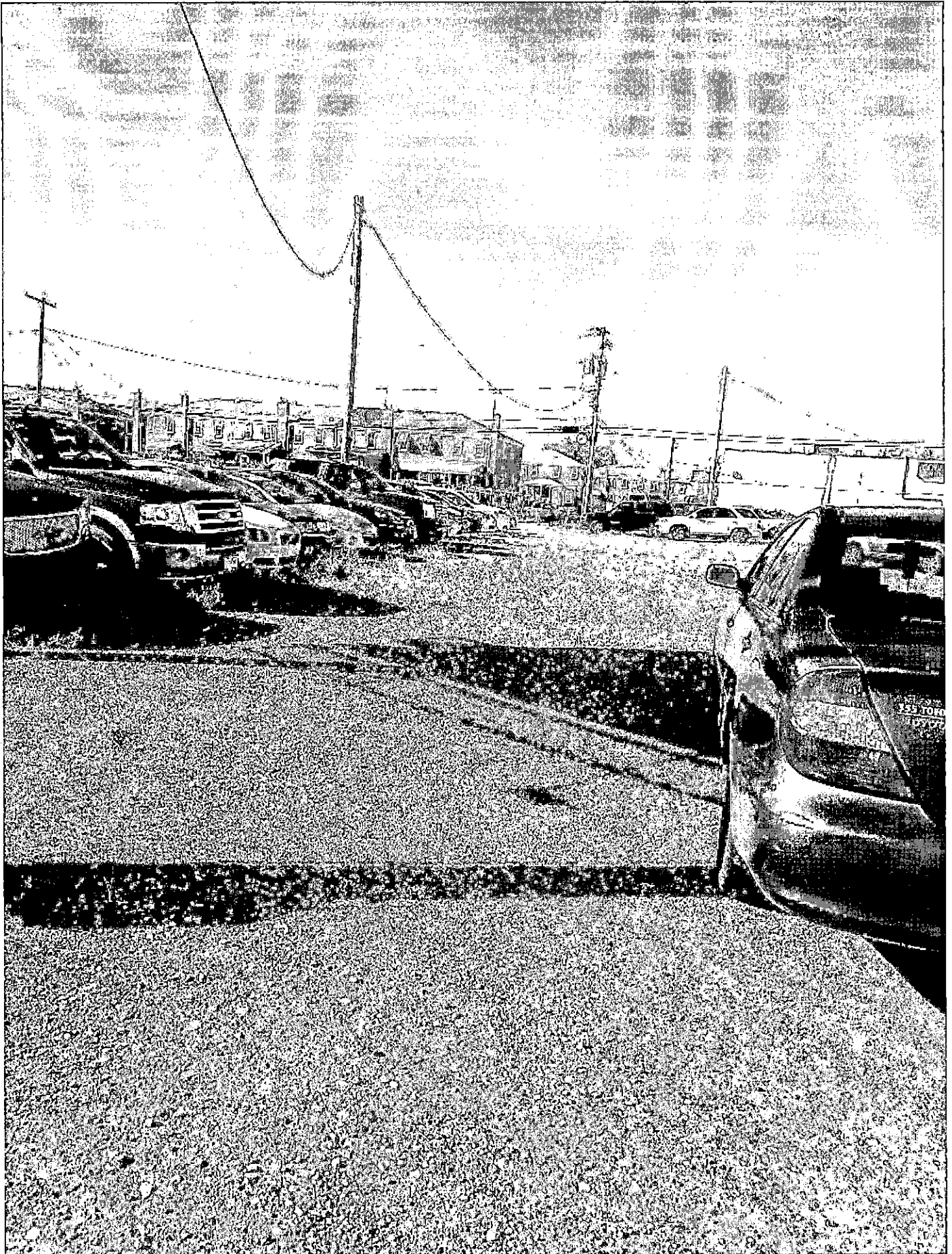
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Sent from Yahoo Mail on Android





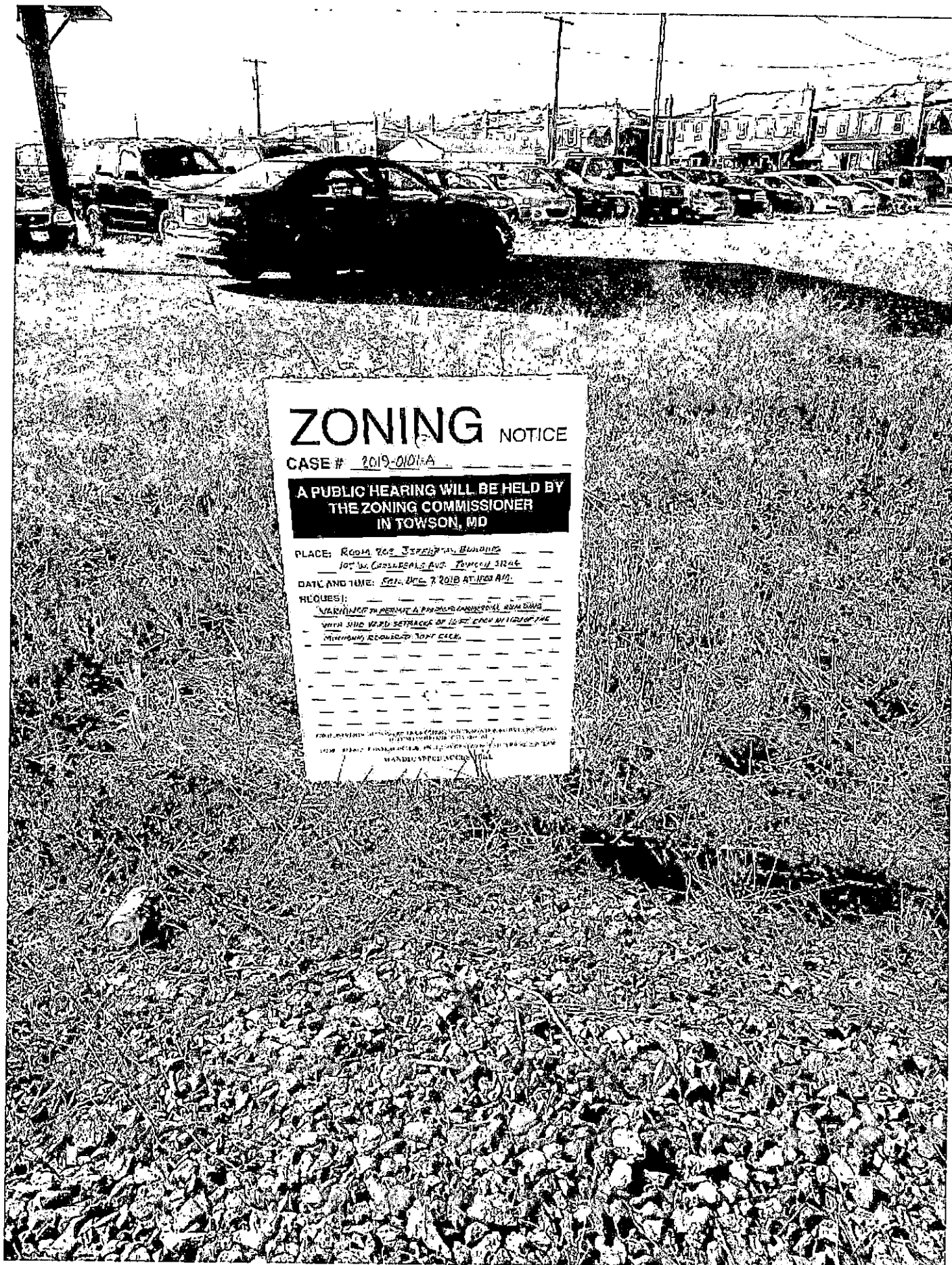


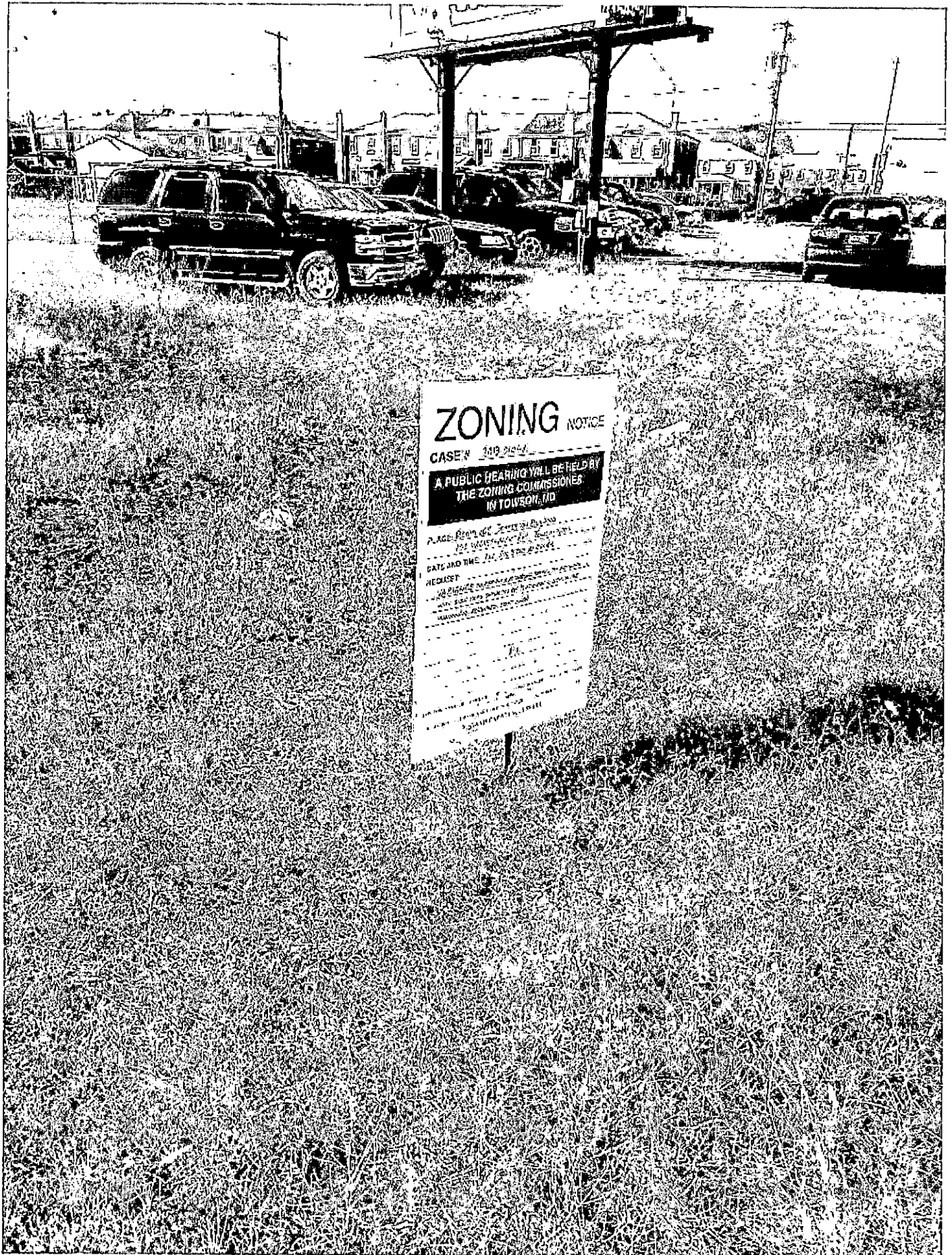
Yahoo Mail - Car lot

Sent from Yahoo Mail on Android



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CATEGORIES	LIMIT	PROVIDED	REMARKS
FRONT SETBACKS	50 FEET FROM STREET 25 FEET FROM PROPERTY LINE	112.3 FT 96.5 FT	OKAY OKAY
SIDE SETBACKS	30 FEET (LEFT) 30 FEET (RIGHT)	16 FT 16 FT	VARIANCE 307.1 (BCZR) 14 FT (REDUCTION)
REAR SETBACK	30 FEET	30 FEET	OKAY
MAX. FLOOR AREA RATIO	2.0	0.106	OKAY
MAXIMUM BUILDING HEIGHT	40 FT	20 FT	OKAY

BUILDING FOOTPRINT COVERAGE = $42.67 \times 42 = 1792.14$ SF
FLOOR AREA RATIO, FAR = $1,792.14 / 15,473 = 0.1158 < 2.0$ OK

LIGHTING NOTE:
ANY FIXTURE USED TO ILLUMINATE AN OFF STREET PARKING AREA SHALL BE SO ARRANGED TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.

PARKING SPACES CALCULATIONS: Tracking Number: DRC-2017-00121
USE : SERVICE GARAGE (NO FUEL OR SELLING USED CARS) DRC Number: 090517D; Dist. 15C7
PARKING SPACES REQUIRED 3.3 /1,000 SF
=3.3x1792.14/1,000= 5.91 = 6 SPACES
TOTAL PARKING PROVIDED (ON-SITE PARKING SPACES) =17

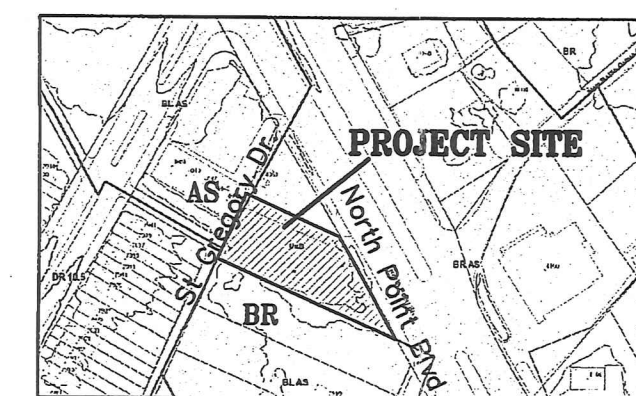
1 HANDICAPPED SPACE
12 REGULAR PARKING SPACES (3 FOR EMPLOYEE AND 9 FOR CUSTOMERS)
4 BAYS

THIS VARIANCE PLAN IS PREPARED FOR REDUCTION IN SIDE SETBACKS FROM 30 FEET TO 16 FEET (SEC 238.2) AND ONE WAY DRIVEWAY AISLE FROM 12 FEET TO 10 FEET (SEC 409.44). GRANTING OF VARIANCE WOULD PROVIDE SUBSTANTIAL RELIEF TO OWNER FOR USES OF THE PROPOSED BUILDING ALLOWED BY THE ZONING REGULATIONS. NO USED CARS SALE IS PROPOSED. IT ALSO RELIEF IN SUCH FASHION THAT SPIRIT OF ORDINANCE WILL BE OBSERVED AND PUBLIC SAFETY AND WELFARE SECURED. WITHOUT A VARIANCE APPROVAL THERE WILL NOT BE SUFFICIENT SPACE TO BUILD HOUSE FOR PROPOSED DEVELOPMENT. THE HOUSE CAN NOT BE USED FOR ANY DEVELOPMENT FOR PERMITTEE. THE HARDSHIP WAS NOT THE RESULTS OF THE APPLICANT'S OWN ACTIONS. THIS PLAN IS SPECIALLY PREPARE FOR OBTAINING :

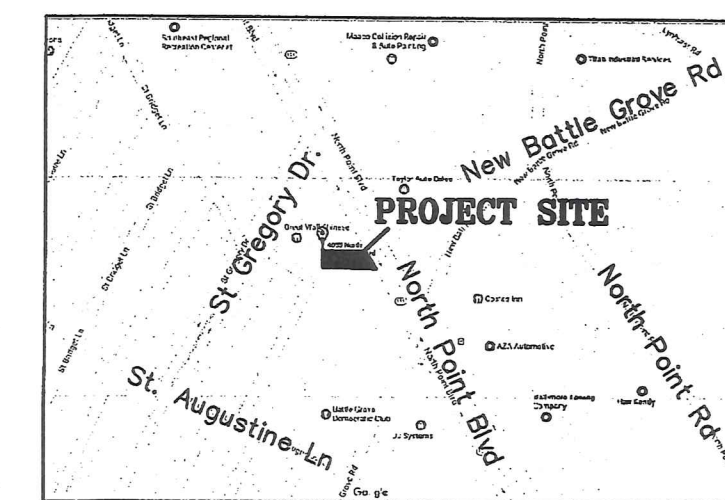
1. VARIANCE UNDER THE ZONING SEC 238.2, SIDE SETBACKS FROM 30 FEET TO 16 FEET AND SEC 409.4.A, ONE WAY AISLE WIDTH FROM 12 FEET TO 10 FEET
2. SPECIAL HEARING TO AMEND PREVIOUS ZONING 1957-4302-X FOR SELLING OF USED CARS. 1976-0181-A (VARIANCE FOR REDUCTION IN SETBACK)
1983-0007-X (SPECIAL EXCEPTION AREA)
3. SPECIAL EXCEPTION TO REDUCE THE SPECIAL EXCEPTION AREA IN 1983-0007-X

KIEN T LE
TUYET THI PHAM
8913 GLENVILLE ROAD
SILVER SPRING, MD 20901
Tel: 240-388-3738 (cell)
E mail: kientle123abc@yahoo.com

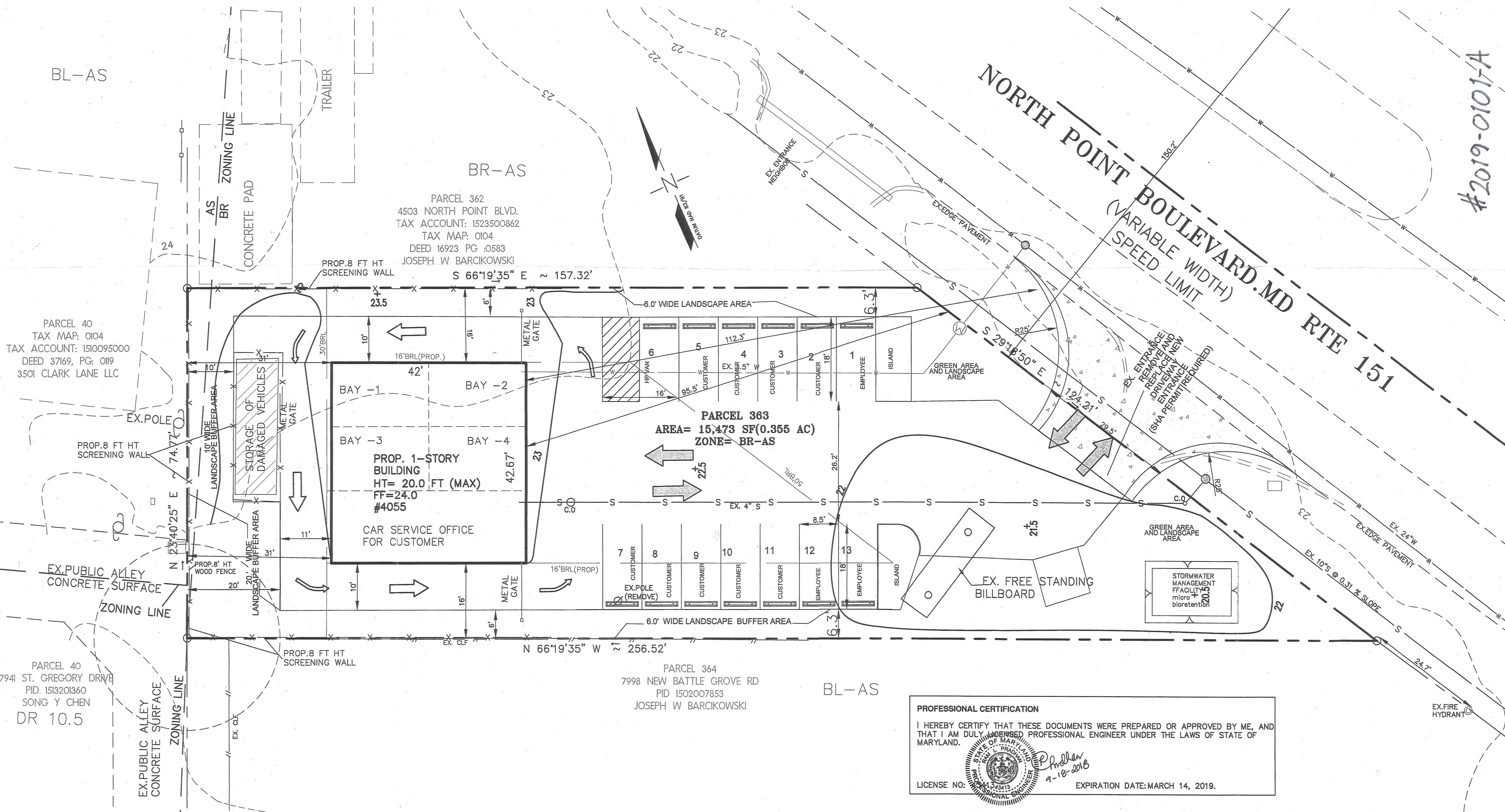
1. TAX ACCOUNT #: 1516350210, TAX MAP: 104, GRID: 9, PARCEL : 363
2. PARCEL ZONING: BR-AS
3. PROPOSED USE OF STRUCTURE: SERVICE GARAGE
4. SITE AREA: 15,473 SF OR 0.355 AC
5. WATER SHED: BALTIMORE HARBOR, OAKLIGH COVE SUBSHED
6. RIVER BASIN NAME: PATAPSCO RIVER
7. AND DISTURBANCE: 15,473 SF OR 0.355 AC
8. WETLANDS ON SITE (Y/N): NO
9. RPA, FLOOD PLAIN ON SITE: NO
10. KNOWN HISTORIC FEATURES: NO
11. KNOWN PLACES OF BURIALS: NO
12. HAZARDOUS MATERIALS: NO
13. METHOD OF SOLID WASTE STORAGE: ON-SITE CONTAINER
14. METHOD OF SOLID WASTE COLLECTION: PRIVATE
15. SOIL: URBAN LAND--URDORTMENTS COMPLEX (UUB)
16. UTILITIES:
 - PUBLIC WATER
 - PUBLIC SEWER



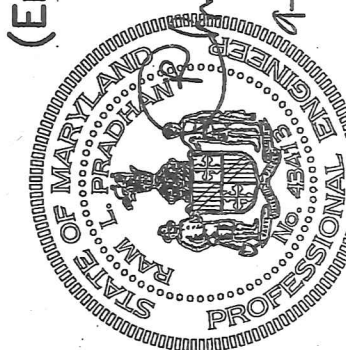
ZONING MA
SCALE: =500'



VICINITY MAP
SCALE: =500'



Inova Engineering Consultants, Inc.
(Engineers, Surveyors, Land Development)



25209 Larks Terrace
South Riding, Virginia 20152
Phone : (703) 655-3951
E-mail: inovaengineers@yahoo.com

9-16-2018

PLAN TO ACCOMPANY BUILDING
PERMIT FOR THE SERVICE GARAGE
I I #15-1014 TRACKING #LLM-2018-00011
UTED EXEMPTION#18013LN DRC#090517D

PAI #15-1014 TRACKING #LIM-2018-00011
LIMITED EXEMPTION#18013LN DRC#090517D

#10013EN
LE'S MOTORS
DNC#030317D

#10013EN
LE'S MOTORS

PARCEL 363, DISTRICT# 15C7
NORTH POINT RD 50 NW NEW BATTLE GR RD
4055 NORTH POINT BOULEVARD, BALTIMORE
BALTIMORE COUNTY, MARYLAND 21222

ACC NO:1516350210	
TAX MAP: 0104	DISTRICT : 15
DESIGN BY:	RLP
DRAWN BY:	
CHECKED BY:	
DATE:	9-12-2018
SCALE:	1"=10'

PAGE : 1 OF 1

PET: No. 1

ZONING REQUIREMENTS FOR BUSINESS ROADSIDE (BR)

CATEGORIES	LIMIT	PROVIDED	REMARKS
FRONT SETBACKS	50 FEET FROM STREET 25 FEET FROM PROPERTY LINE	112.3 FT 96.5 FT	OKAY OKAY
SIDE SETBACKS	30 FEET (LEFT) 30 FEET (RIGHT)	16 FT 16 FT	VARIANCE 307.1(BCZR) 14 FT (REDUCTION)
REAR SETBACK	30 FEET	30 FEET	OKAY
MAX. FLOOR AREA RATIO	2.0	0.106	OKAY
MAXIMUM BUILDING HEIGHT	40 FT	20 FT	OKAY

BUILDING FOOTPRINT COVERAGE = $42.67 \times 42 = 1792.14$ SF
FLOOR AREA RATIO, FAR = $1,792.14 / 15,473 = 0.1158 < 2.0$ OK

LIGHTING NOTE:
ANY FIXTURE USED TO ILLUMINATE AN OFF STREET PARKING AREA SHALL BE SO ARRANGED TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.

PARKING SPACES CALCULATIONS: Tracking Number: DRC-2017-00121
USE : SERVICE GARAGE (NO FUEL OR SELLING USED CARS) DRC Number: 090517D; Dist. 15C7
PARKING SPACES REQUIRED $3.3 / 1,000$ SF
 $= 3.3 \times 1792.14 / 1,000 = 5.91 = 6$ SPACES
TOTAL PARKING PROVIDED (ON-SITE PARKING SPACES) = 17

1 HANDICAPPED SPACE
12 REGULAR PARKING SPACES (3 FOR EMPLOYEE AND 9 FOR CUSTOMERS)
4 BAYS

VARIANCE REQUEST: (ZONING CODE SECTION 307.1)

THIS VARIANCE PLAT IS PREPARED FOR REDUCTION IN SIDE SETBACKS FROM 30 FEET TO 16 FEET SEC 238.2) AND ONE WAY DRIVEWAY AISLE FROM 12 FEET TO 10 FEET (SEC 409.4A). GRANTING OF VARIANCE WOULD PROVIDE SUBSTANTIAL RELIEF TO OWNER FOR USES OF THE PROPOSED BUILDING ALLOWED BY THE ZONING REGULATIONS. NO USED CARS SALE IS PROPOSED. IT ALSO RELIEF IN SUCH FASHION THAT SPIRIT OF ORDINANCE WILL BE OBSERVED AND PUBLIC SAFETY AND WELFARE SECURED. WITHOUT A VARIANCE APPROVAL THERE WILL NOT BE SUFFICIENT SPACE TO BUILD HOUSE FOR PROPOSED USE. THE EXISTING LAND CAN NOT BE USED FOR ANY DEVELOPMENT FOR PERMITTEE. THE HARDSHIP WAS NOT THE RESULTS OF THE APPLICANT'S OWN ACTIONS. THIS PLAN IS SPECIALLY PREPARE FOR OBTAINING :

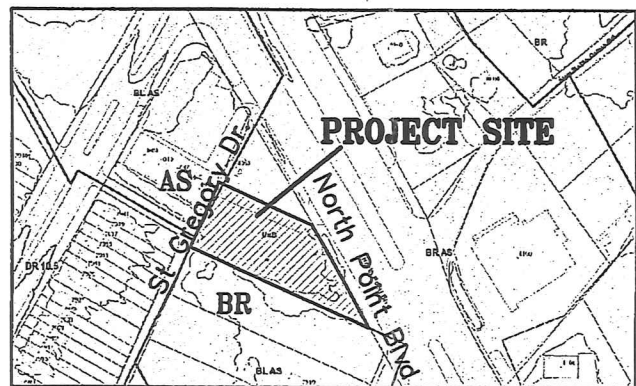
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1983-0007-X (SPECIAL EXCEPTION AREA)
- SPECIAL EXCEPTION TO REDUCE THE SPECIAL EXCEPTION AREA IN 1983-0007-X

OWNER NAME & ADDRESS:

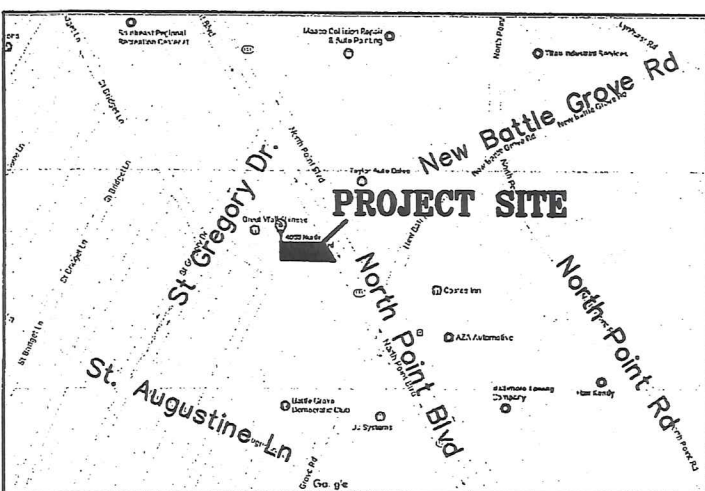
KIEN T LE
TUYET THI PHAM
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SILVER SPRING, MD 20901
Tel: 240-388-3738 (cell)
E mail: kienle123abc@yahoo.com

SITE NOTES:

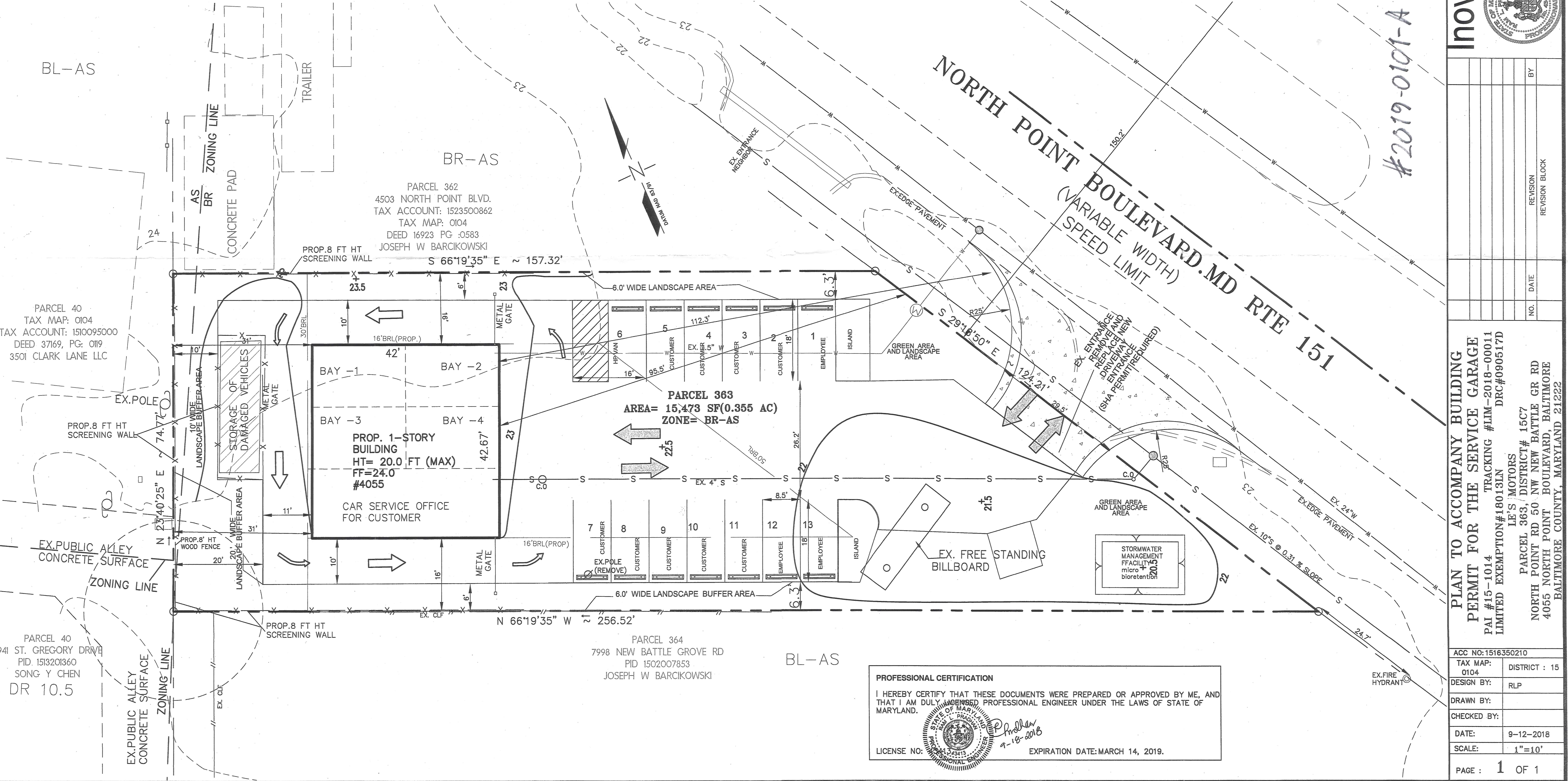
- TAX ACCOUNT #: 1516350210, TAX MAP: 104, GRID: 9, PARCEL : 363
- PARCEL ZONING: BR-AS
- PROPOSED USE OF STRUCTURE: SERVICE GARAGE
- SITE AREA: 15,473 SF OR 0.355 AC
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- RIVER BASIN NAME: PATAPSCO RIVER
- LAND DISTURBANCE: 15,473 SF OR 0.355 AC
- WETLANDS ON SITE (Y/N): NO
- RPA, FLOOD PLAIN ON SITE: NO
- KNOWN HISTORIC FEATURES: NO
- KNOWN PLACES OF BURIALS: NO
- HAZARDOUS MATERIALS: NO
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- UTILITIES:
PUBLIC WATER
PUBLIC SEWER



ZONING MAP
SCALE: =500'

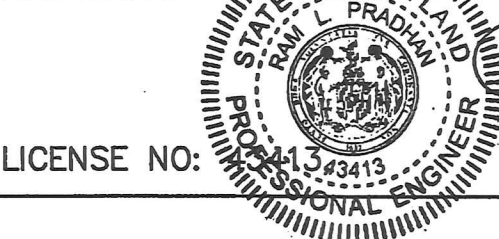


VICINITY MAP
SCALE: =500'



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF STATE OF MARYLAND.



EXPIRATION DATE: MARCH 14, 2019.

Inova Engineering Consultants, Inc
(Engineers, Surveyors, Land Development)

25209 Larks Terrace
South Riding, Virginia 20152
Phone : (703) 655-3951
E-mail: inovaengineers@yahoo.com



PLAN TO ACCOMPANY BUILDING

PERMIT FOR THE SERVICE GARAGE

PAI #15-1014 TRACKING #LIM-2018-00011 DRC#090517D

LIMITED EXEMPTION#18013LN LE'S MOTORS

PARCEL 363, DISTRICT# 15C7

NORTH POINT RD 50 NW NEW BATTLE GR RD

4055 NORTH POINT BOULEVARD, BALTIMORE

BALTIMORE COUNTY, MARYLAND 21222

ACC NO:1516350210

TAX MAP: 0104 DISTRICT : 15

DESIGN BY: RLP

DRAWN BY:

CHECKED BY:

DATE: 9-12-2018

SCALE: 1"=10'

PAGE : 1 OF 1

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BUILDING FOOTPRINT COVERAGE = 42.67x42 = 1792.14 SF
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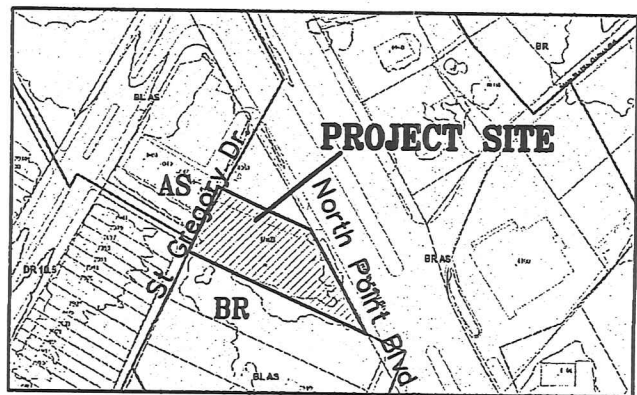
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OWNER NAME & ADDRESS:

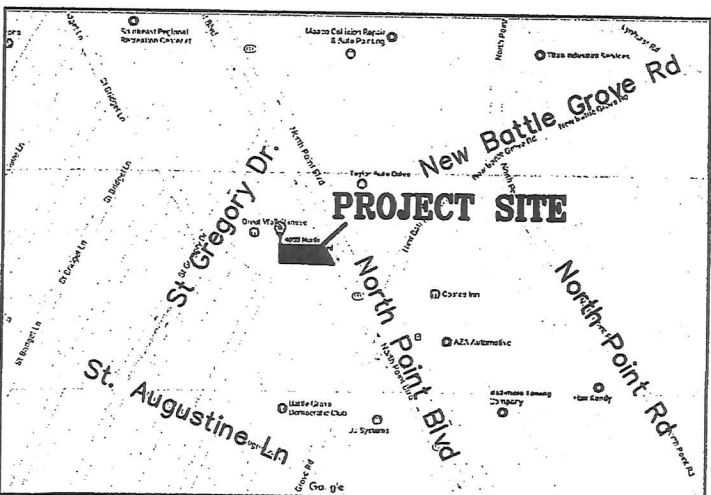
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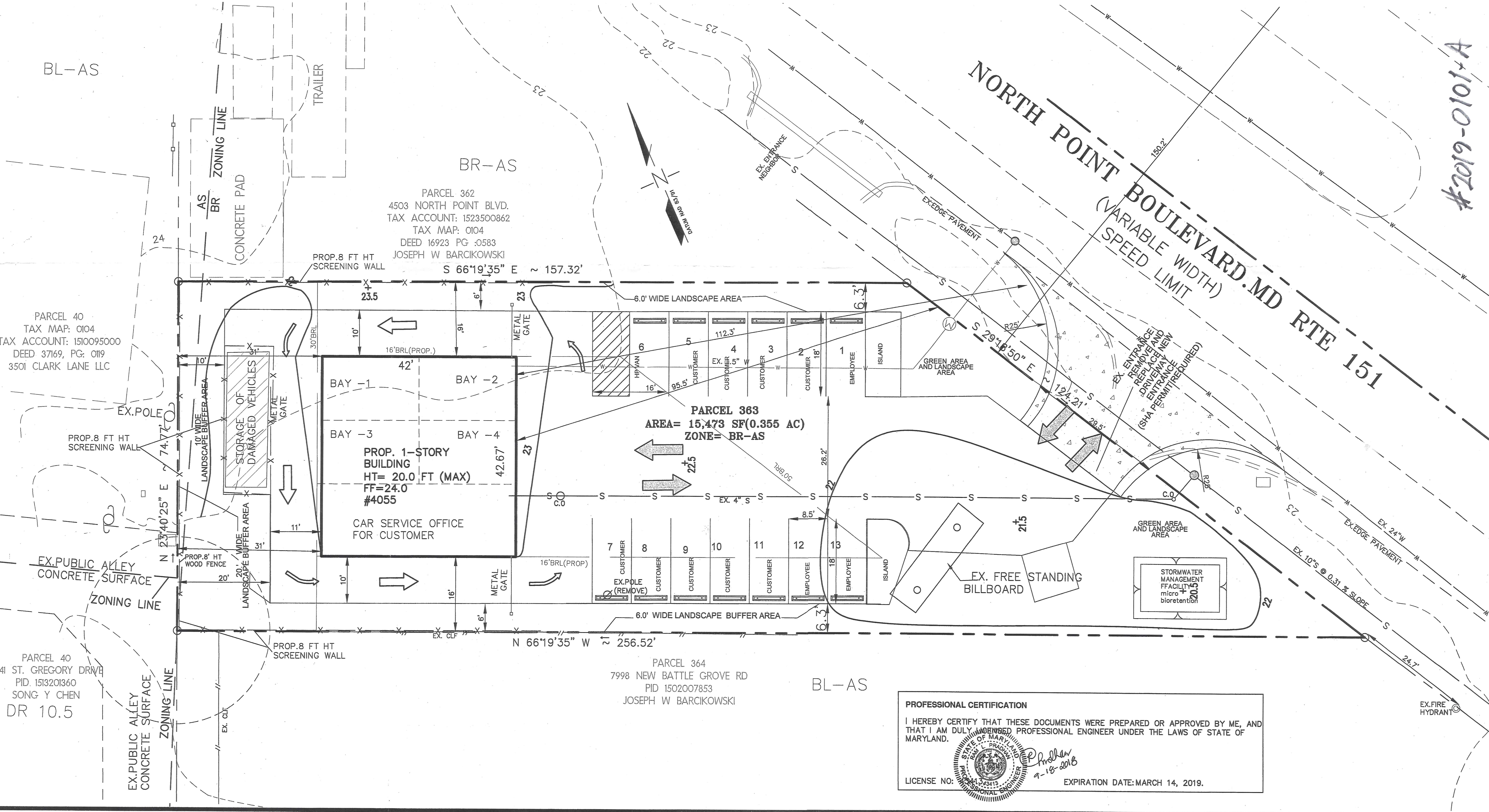
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- RIVER BASIN NAME: PATAPSCO RIVER
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- WETLANDS ON SITE (Y/N): NO
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PUBLIC SEWER



ZONING MAP
SCALE: =500'

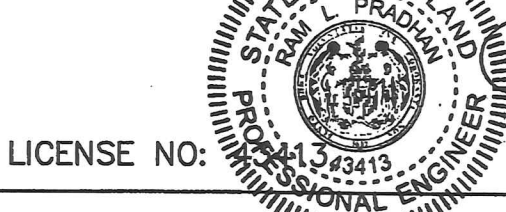


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SCALE: =500'



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ACC NO: 1516350210	DISTRICT : 15
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PAGE : 1	OF 1