

✓ JAB 2-22-19
w/one.
2-25-19

M E M O R A N D U M

DATE: March 28, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0165-A - Appeal Period Expired

The appeal period for the above-referenced case expired on March 27, 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

(45 Gwynns Mill Ct.)

4th Election District

4th Council District

JSJ Enterprises

Legal Owner

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0165-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by JSJ Enterprises, legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from Sections 409.6.A.2, 409.6.A.3, 409.8.A.4 and 238.2 of the Baltimore County Zoning Regulations (“BCZR”): (1) to permit 13 parking spaces in lieu of the required 21 parking spaces; (2) to permit a side setback of 7 ft. in lieu of the required 30 ft. for a proposed addition to an existing building; and (3) to permit non-residential parking 0 ft. from the right-of-way line of a public street in lieu of the required 10 ft. A site plan was marked as Petitioner’s Exhibit 1.

Shaine Gahan and surveyor Bruce Doak appeared in support of the petition. J. Neil Lanzi, Esquire represented Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”). That agency did not oppose the requests.

The site is approximately 1.038 acres in size and is zoned ML-IM. The property is improved with a one-story commercial building constructed in 1973. Petitioner has since 1986 operated a ceramic and tile warehouse/showroom at the site, and due to the expansion of the

ORDER RECEIVED FOR FILING

Date

2/25/19

By

sen

business additional warehouse space is needed. Petitioner proposes to construct an addition to the existing building, which in turn generates the need for variance relief.

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

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

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

The property is narrow and deep (approximately 100' x 400') and is therefore unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to construct the proposed addition. 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.

The DOP expressed in its ZAC comment a concern with “long-term” parking along the south side of the warehouse building. The owner indicated that contractors and other tradesmen frequently park in that area, but do so only for a short time while they make arrangements inside the business for pick up or delivery of a future order. The owner indicating this parking arrangement has existed for many years, and thus I do not believe allowing its continuation would have any adverse impact upon neighboring properties.

THEREFORE, IT IS ORDERED, this 25th day of **February, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Sections 409.6.A.2, 409.6.A.3, 409.8.A.4 and 238.2 of the Baltimore County Zoning Regulations (“BCZR”): (1) to permit 13 parking spaces in lieu of the required 21 parking spaces; (2) to permit

ORDER RECEIVED FOR FILING

Date 2/25/19

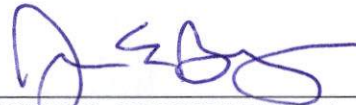
By SEN

a side setback of 7 ft. in lieu of the required 30 ft. for a proposed addition to an existing building; and (3) to permit non-residential parking 0 ft. from the right-of-way line of a public street in lieu of the required 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must restore to its present condition all landscaping and/or vegetation affected by the construction project.

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 2/25/19

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 45 GWYNNS MILL COURT which is presently zoned ML 1M
Deed References: 8797/844 10 Digit Tax Account # 16 000 07580
Property Owner(s) Printed Name(s) JSJ ENTERPRISES
(MARYLAND GENERAL PARTNERSHIP)

(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)

SEE ATTACHED PAGE

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 THE 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

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner: TO BE DETERMINED

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

JSJ ENTERPRISES - X

Name #1 - Type or Print Name #2 - Type or Print

X R. SHANE GAHAN
Signature #1 Signature #2

X 45 GWYNNS MILL COURT OWINGS MILLS MD
Mailing Address City State

X 21117 X 410-363-7363 X
Zip Code Telephone # Email Address

SGAHAN@CTMARBLE.NET

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING LLC

Name - Type or Print

B. E. DOAK
Signature

3801 BAKER SCHOOLHOUSE ROAD FREEHOLD MD
Mailing Address City State

21053 / 410-919-4906
Zip Code Telephone # Email Address

BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER #2019-0165-A Filing Date 11/19/18

Do Not Schedule Dates: Reviewer AT

ORDER RECEIVED FOR FILIN.

Date 2/25/19

By Der

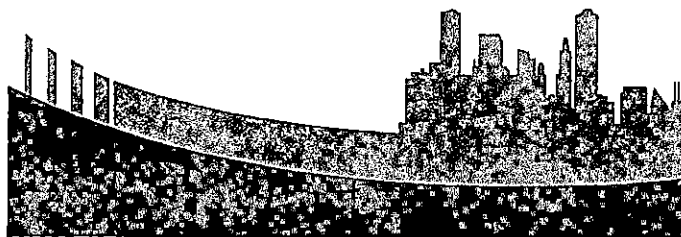
45 Gwynns Mill Court

Case# 2019-0165-A

Partitions Requested

Variances:

- 1) To permit 13 parking spaces in lieu of the required 21 parking spaces per Section 409.6A. 2 and 409.6A.3 BCZR
- 2) To permit a side set back of 7 feet in lieu of the required 30 feet for a proposed addition to an existing building per Section 238.2 BCZR
- 3) *TO PERMIT NON-RESIDENTIAL PARKING 0' FEET FROM THE RIGHT OF WAY LINE OF A PUBLIC STREET IN LIEU OF THE REQUIRED 10 FEET PER SECTION 409.6.A.4 BCZR*



Zoning Description

45 Gwynns Mill Court- 1.038 Acre Lot
4th Election District 4th Councilmanic District
Baltimore County, Maryland

Beginning at a point on the east side of Gwynns Mill Court, 900 feet northerly from the north side of S. Dolfield Road, thence binding on the east side of Gwynns Mill Court and running with and binding on the outlines of the subject property, the two following courses and distances, viz. 1) North 01 degree 28 minutes 35 seconds East 100.65 feet and 2) A line curving to the right with a radius of 75.00 feet for a distance of 19.72 feet and a chord of North 09 degrees 00 minutes 27 seconds East 19.67 feet, thence leaving the road and continuing to run and bind on the outlines of the subject property, the three following courses and distances, viz. 3) South 88 degrees 31 minutes 25 seconds East 343.88 feet, 4) A line curving to the left with a radius of 1960.08 feet for a distance of 134.88 feet and a chord of South 25 degrees 33 minutes 59 seconds East 134.86 feet and 5) North 88 degrees 31 minutes 25 seconds West 407.78 feet to the point of beginning.

Containing 1.038 acres of land, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com



#2019-0165-A

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100
<http://www.thedailyrecord.com>

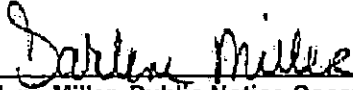
PUBLISHER'S AFFIDAVIT

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:

2/1/2019

Order #: 11681900
Case #: 2019-0165-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0165-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: 2019-0165-A

45 Gwynns Mill Court

E/s Gwynns Mill Court, 900 ft. n/of centerline of Dolfield Road

4th Election District - 4th Councilmanic District

Legal Owners: JSJ Enterprises

Variance to permit 13 parking spaces in lieu of the required 21 parking spaces. To permit a side setback of 7 ft. in lieu of the required 30 ft. for a proposed addition to an existing building. To permit non-residential parking 0 ft. from the right-of-way line of a public street in lieu of the required 10 ft.

Hearing: Friday, February 22, 2019 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Mike Mohler

Director of Permits, Approvals and Inspections for Baltimore County

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

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

fl

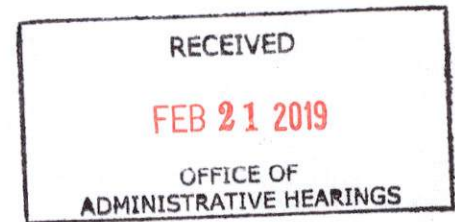
JB 2-22-19
11 Am

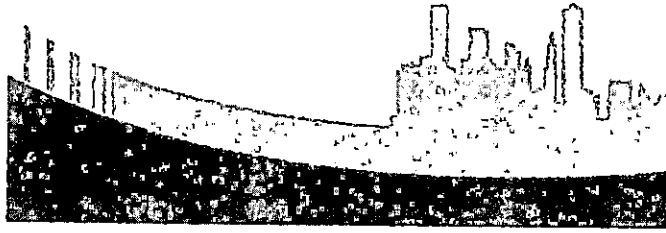
Debra Wiley

From: Bruce Doak <bdoak@bruceedoakconsulting.com>
Sent: Wednesday, February 20, 2019 10:22 AM
To: Sherry Nuffer
Cc: Administrative Hearings; Neil Lanzi
Subject: Case 2019-0165-A posting recertification
Attachments: Case 2019-0165-A Posting recert.pdf

Bruce

Bruce E. Doak Consulting
410-419-4906
bdoak@bruceedoakconsulting.com
3801 Baker Schoolhouse Road
Freeland, MD 21053





CERTIFICATE OF POSTING

February 1, 2019 (amended February 20, 2019)

Re:
Zoning Case No. 2019-0165-A
Legal Owner: JSJ Enterprises
Hearing date: February 22, 2019

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 45 Gwynns Mill Court.

The signs were posted on January 31, 2019.

The signs were inspected again on February 19, 2019.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2019-0165-A

45 Gwynns Mill Court

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD
21204**

DATE & TIME: Friday February 22, 2019 11:00 AM

VARIANCES

- 1) TO PERMIT 13 PARKING SPACES IN LIEU OF THE REQUIRED 21 PARKING SPACES.**
- 2) TO PERMIT A SIDE SETBACK OF 7 FEET IN LIEU OF THE REQUIRED 30 FEET FOR A PROPOSED ADDITION TO AN EXISTING BUILDING.**
- 3) TO PERMIT NON-RESIDENTIAL PARKING 0 FEET FROM THE RIGHT-OF-WAY LINE OF A PUBLIC STREET IN LIEU OF THE REQUIRED 10 FEET**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

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

ZONING NOTICE

CASE NO. 2019-0165-A

45 Gwynns Mill Court

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD
21204**

DATE & TIME: Friday February 22, 2019 11:00 AM

VARIANCES

- 1) TO PERMIT 13 PARKING SPACES IN LIEU OF THE REQUIRED 21 PARKING SPACES.**
- 2) TO PERMIT A SIDE SETBACK OF 7 FEET IN LIEU OF THE REQUIRED 30 FEET FOR A PROPOSED ADDITION TO AN EXISTING BUILDING.**
- 3) TO PERMIT NON-RESIDENTIAL PARKING 0 FEET FROM THE RIGHT-OF-WAY LINE OF A PUBLIC STREET IN LIEU OF THE REQUIRED 10 FEET**

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.

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

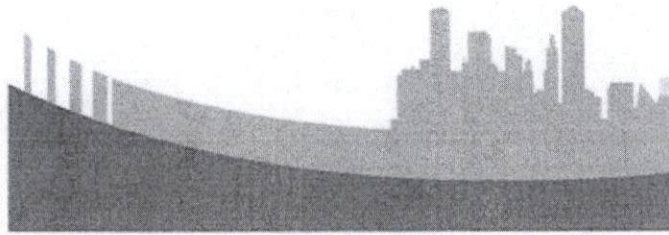
Sherry Nuffer

From: Bruce Doak <bdoak@bruceedoakconsulting.com>
Sent: Wednesday, February 20, 2019 10:22 AM
To: Sherry Nuffer
Cc: Administrative Hearings; Neil Lanzi
Subject: Case 2019-0165-A posting recertification
Attachments: Case 2019-0165-A Posting recert.pdf

Bruce

Bruce E. Doak Consulting
410-419-4906
bdoak@bruceedoakconsulting.com
3801 Baker Schoolhouse Road
Freeland, MD 21053





CERTIFICATE OF POSTING

February 1, 2019 (amended February 20, 2019)

Re:
Zoning Case No. 2019-0165-A
Legal Owner: JSJ Enterprises
Hearing date: February 22, 2019



Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 45 Gwynns Mill Court.

The signs were posted on January 31, 2019.

The signs were inspected again on February 19, 2019.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@brucedoakconsulting.com

ZONING NOTICE

CASE NO. 2019-0165-A

45 Gwynns Mill Court

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD
21204**

DATE & TIME: Friday February 22, 2019 11:00 AM

VARIANCES

- 1) TO PERMIT 13 PARKING SPACES IN LIEU OF THE REQUIRED 21 PARKING SPACES.**
- 2) TO PERMIT A SIDE SETBACK OF 7 FEET IN LIEU OF THE REQUIRED 30 FEET FOR A PROPOSED ADDITION TO AN EXISTING BUILDING.**
- 3) TO PERMIT NON-RESIDENTIAL PARKING 0 FEET FROM THE RIGHT-OF-WAY LINE OF A PUBLIC STREET IN LIEU OF THE REQUIRED 10 FEET**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

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

THE HEARING IS HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE NO. 2019-0165-A

45 Gwynns Mill Court

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD
21204**

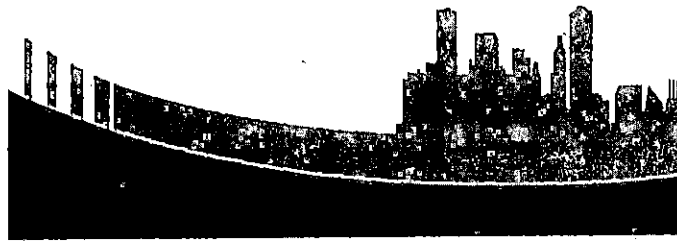
DATE & TIME: Friday February 22, 2019 11:00 AM

VARIANCES

- 1) TO PERMIT 13 PARKING SPACES IN LIEU OF THE REQUIRED 21 PARKING SPACES.**
- 2) TO PERMIT A SIDE SETBACK OF 7 FEET IN LIEU OF THE REQUIRED 30 FEET FOR A PROPOSED ADDITION TO AN EXISTING BUILDING.**
- 3) TO PERMIT NON-RESIDENTIAL PARKING 0 FEET FROM THE RIGHT-OF-WAY LINE OF A PUBLIC STREET IN LIEU OF THE REQUIRED 10 FEET**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

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



CERTIFICATE OF POSTING

February 1, 2019 (amended _____)

Re:
Zoning Case No. 2019-0165-A
Legal Owner: JSJ Enterprises
Hearing date: February 22, 2019

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **45 Gwynns Mill Court**.

The signs were posted on **January 31, 2019**.

The signs were inspected again on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2019-0165-A

45 Gwynns Mill Court

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

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD
21204**

DATE & TIME: Friday February 22, 2019 11:00 AM

VARIANCES

- 1) TO PERMIT 13 PARKING SPACES IN LIEU OF THE REQUIRED 21 PARKING SPACES.**
- 2) TO PERMIT A SIDE SETBACK OF 7 FEET IN LIEU OF THE REQUIRED 30 FEET FOR A PROPOSED ADDITION TO AN EXISTING BUILDING.**
- 3) TO PERMIT NON-RESIDENTIAL PARKING 0 FEET FROM THE RIGHT-OF-WAY LINE OF A PUBLIC STREET IN LIEU OF THE REQUIRED 10 FEET**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

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

ZONING NOTICE

CASE NO. 2019-0165-A

45 Gwynns Mill Court

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD
21204**

DATE & TIME: Friday February 22, 2019 11:00 AM

VARIANCES

- 1) TO PERMIT 13 PARKING SPACES IN LIEU OF THE REQUIRED 21 PARKING SPACES.**
- 2) TO PERMIT A SIDE SETBACK OF 7 FEET IN LIEU OF THE REQUIRED 30 FEET FOR A PROPOSED ADDITION TO AN EXISTING BUILDING.**
- 3) TO PERMIT NON-RESIDENTIAL PARKING 0 FEET FROM THE RIGHT-OF-WAY LINE OF A PUBLIC STREET IN LIEU OF THE REQUIRED 10 FEET**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

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



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

January 17, 2019

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: 2019-0165-A

45 Gwynns Mill Court
E/s Gwynns Mill Court, 900 ft. n/of centerline of Dolfield Road
4th Election District – 4th Councilmanic District
Legal Owners: JSJ Enterprises

Variance to permit 13 parking spaces in lieu of the required 21 parking spaces. To permit a side setback of 7 ft. in lieu of the required 30 ft. for a proposed addition to an existing building. To permit non-residential parking 0 ft. from the right-of-way line of a public street in lieu of the required 10 ft.

Hearing: Friday, February 22, 2019 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script, appearing to read "Mike Mohler".

Mike Mohler
Director

AJ:kl

C: JSJ Enterprises, 45 Gwynns Mill Court, Owings Mills 21117
Neil Lanzi, 102 W. Chesapeake Avenue, Rm. 406, Towson 21204
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, FEBRUARY 2, 2019.**
- (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
Friday, February 1, 2019 - Issue

Please forward billing to:

JSJ Enterprises
Shaine Gahan
45 Gwynns Mill Court
Owings Mills, MD 21117

410-363-7363

NOTICE OF ZONING HEARING

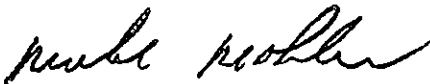
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0165-A

45 Gwynns Mill Court
E/s Gwynns Mill Court, 900 ft. n/of centerline of Dolfield Road
4th Election District – 4th Councilmanic District
Legal Owners: JSJ Enterprises

Variance to permit 13 parking spaces in lieu of the required 21 parking spaces. To permit a side setback of 7 ft. in lieu of the required 30 ft. for a proposed addition to an existing building. To permit non-residential parking 0 ft. from the right-of-way line of a public street in lieu of the required 10 ft.

Hearing: Friday, February 22, 2019 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Mike Mohler
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.

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

No. **177179**

Date: **11/19/18**

PAID RECEIPT

BUSINESS REVENUE OFFICE 154

11/19/2018 11/19/2018 10:51:57

WALKER, JEE

>>RECEIPT # 074532 11/19/2018 OFIN

Dept: 5 328 ZONING VERIFICATION

Amount 177179

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						\$ 300

Report Tot: \$500.00

\$500.00 CR 4:00 CA

Baltimore County, Maryland

Total: **\$ 500**

Rec From:

JSJ ENTERPRISES

For:

45 GWYNNS MILL CT

2019-0165-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
45 Gwynns Mill Court; E/S Gwynns Mill Court,	*	OF ADMINISTRATIVE
900' N of c/line of Dolfield Road	*	HEARINGS FOR
4 th Election & 4 th Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): JSJ Enterprises	*	2019-165-A
Petitioner(s)		

* * * * *

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
DEC 18 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 18th day of December, 2018, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

February 14, 2019

JSJ Enterprises
45 Gwynns Mills Court
Owings Mills MD 21117

RE: Case Number: 2019-0165-A, 2807 Alabama Ave

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 19, 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, appearing to read "W. Carl Richards, Jr.", is written over a faint, circular official stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Bruce E. Doak 3801 Baker Schoolhouse Road Freeland MD, 21053

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals

DATE: Jan 17, 2019

FROM: ^{MD}Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 10, 2018
ItemNo.2019-0165-A, 0175-A, 0176-A, 0178-A, 0179-A, 0180-A, 0181-A,
0182-A, 0184-SPHA, 0185-A, 0188-SPHX and 0190-A

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

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

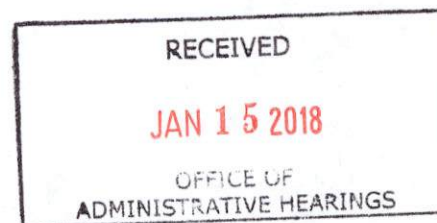
INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Permits, Approvals and Inspections

DATE: 1/10/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-165



INFORMATION:

Property Address: 45 Gwynns Mills Court
Petitioner: JSJ Enterprises
Zoning: ML, IM
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit 13 parking spaces, a side yard setback of 7' and non-residential parking 0' from the right of way line of a public street in lieu of the required 21 parking spaces, 30' setback and 10' from the right of way line of a public street respectively.

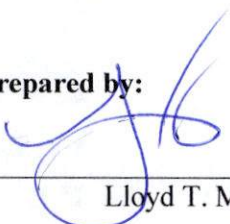
A site visit was conducted on December 27, 2018.

The Department of Planning has no objections to granting the petitioned zoning relief conditioned upon the following:

- No long-term parking to be permitted along the building's south side (driveway) area.
- Return the remaining landscaped/grass areas to their original state upon completion of construction.

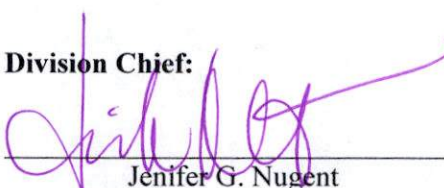
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

JM/JGN/LTM/

c: Bill Skibinski

James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Permits, Approvals and Inspections

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-165

DATE: 1/10/2019

INFORMATION:

Property Address: 45 Gwynns Mills Court
Petitioner: JSJ Enterprises
Zoning: ML, IM
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit 13 parking spaces, a side yard setback of 7' and non-residential parking 0' from the right of way line of a public street in lieu of the required 21 parking spaces, 30' setback and 10' from the right of way line of a public street respectively.

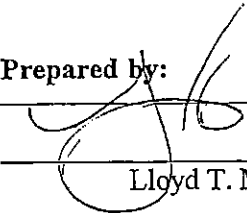
A site visit was conducted on December 27, 2018.

The Department of Planning has no objections to granting the petitioned zoning relief conditioned upon the following:

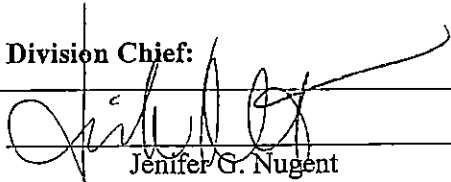
- No long-term parking to be permitted along the building's south side (driveway) area.
- Return the remaining landscaped/grass areas to their original state upon completion of construction.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Jennifer G. Nugent

JM/JGN/LTM/

c: Bill Skibinski
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: December 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0165-A
Address 45 Gwynns Mill Court
(JSJ Enterprises Property)

Zoning Advisory Committee Meeting of **December 24, 2018.**

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

Reviewer: Steve Ford

Date: 12/19/18

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

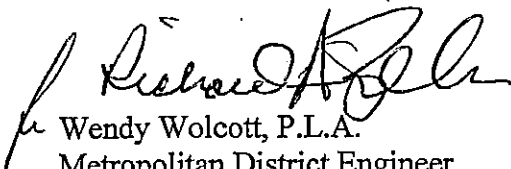
Dear Ms. Lewis:

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. 2019-0165-A

Variance
JST Enterprises
450 Wings Mills Court

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

CASE NAME JSJ Enterprises
CASE NUMBER 2019-0165-A
DATE 2/22/19

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
------	---------	------------------	----------

[illegible]

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>1/17</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NO Comment</u>
<u>12/27</u>	DEPS (if not received, date e-mail sent _____)	<u>NO Comment</u>
_____	FIRE DEPARTMENT	_____
<u>1/10</u>	PLANNING (if not received, date e-mail sent _____)	<u>NO objection w/conditions</u>
<u>12/19</u>	STATE HIGHWAY ADMINISTRATION	<u>NO Objections</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>2/1/19</u>	
SIGN POSTING (1 st)	Date: <u>1/31/19</u>	by <u>Doak</u>
SIGN POSTING (2 nd)	Date: <u>2/19/19</u>	by <u>Doak</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration		
Tax Exempt:			Special Tax Recapture:					
Exempt Class:			NONE					
Account Identifier:			District - 04 Account Number - 1600007580					
			Owner Information					
Owner Name:			JSJ ENTERPRISES			Use:		
						Principal Residence:		
Mailing Address:			45 GWYNNS MILL CT OWINGS MILLS MD 21117-3511			Deed Reference:		
						/08797/ 00844		
			Location & Structure Information					
Premises Address:			45 GWYNNS MILL CT 0-0000			Legal Description:		
						1.038 AC ES GWYNNS M 880 N OF SOUTH DOLFIELD OWINGS MILLS IND PARK		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:
0058	0021	0760		0000	2			2017
Special Tax Areas:			Town:			NONE		
			Ad Valorem:					
			Tax Class:					
Primary Structure Built			Above Grade Living Area			Finished Basement Area		
1973			14400			Property Land Area		
						1.0300 AC		
						County Use		
						07		
Stories	Basement	Type	Exterior			Full/Half Bath	Garage	Last Major Renovation
		DISTRIBUTION WAREHOUSE						
			Value Information					
			Base Value			Value		
						As of		
						01/01/2017		
						Phase-In Assessments		
						As of		
						07/01/2018		
						As of		
						07/01/2019		
Land:			311,400			311,400		
Improvements			417,800			418,100		
Total:			729,200			729,500		
Preferential Land:			0			0		
			Transfer Information					
Seller: RONEL CORPORATIO N			Date: 05/23/1991			Price: \$375,000		
Type: ARMS LENGTH IMPROVED			Deed1: /08797/ 00844			Deed2:		
Seller:			Date:			Price:		
Type:			Deed1:			Deed2:		
Seller:			Date:			Price:		
Type:			Deed1:			Deed2:		
			Exemption Information					
Partial Exempt Assessments:			Class			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								
			Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application						Date:		



ZONING NOTICE

CASE NO. 2019-0165-A
45 Gwynns Mill Court

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

PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD
21204

DATE & TIME: Friday February 22, 2019 11:00 AM

VARIANCES:
1) TO PERMIT 13 PARKING SPACES IN LIEU OF THE REQUIRED 21
PARKING SPACES;
2) TO PERMIT A SIDE SETBACK OF 7 FEET IN LIEU OF THE REQUIRED
30 FEET FOR A PROPOSED ADDITION TO AN EXISTING BUILDING;
3) TO PERMIT SIDE SETBACK PARKING 5 FEET FROM THE RIGHT
OF WAY LINE OF A PUBLIC STREET IN LIEU OF THE REQUIRED 10
FEET

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMEBODY
NECESSARY TO CANCEL THE HEARING CALL 410-587-1300.
DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.
THE HEARING IS NON-APPEAL ACCESSIBLE

3



D



2

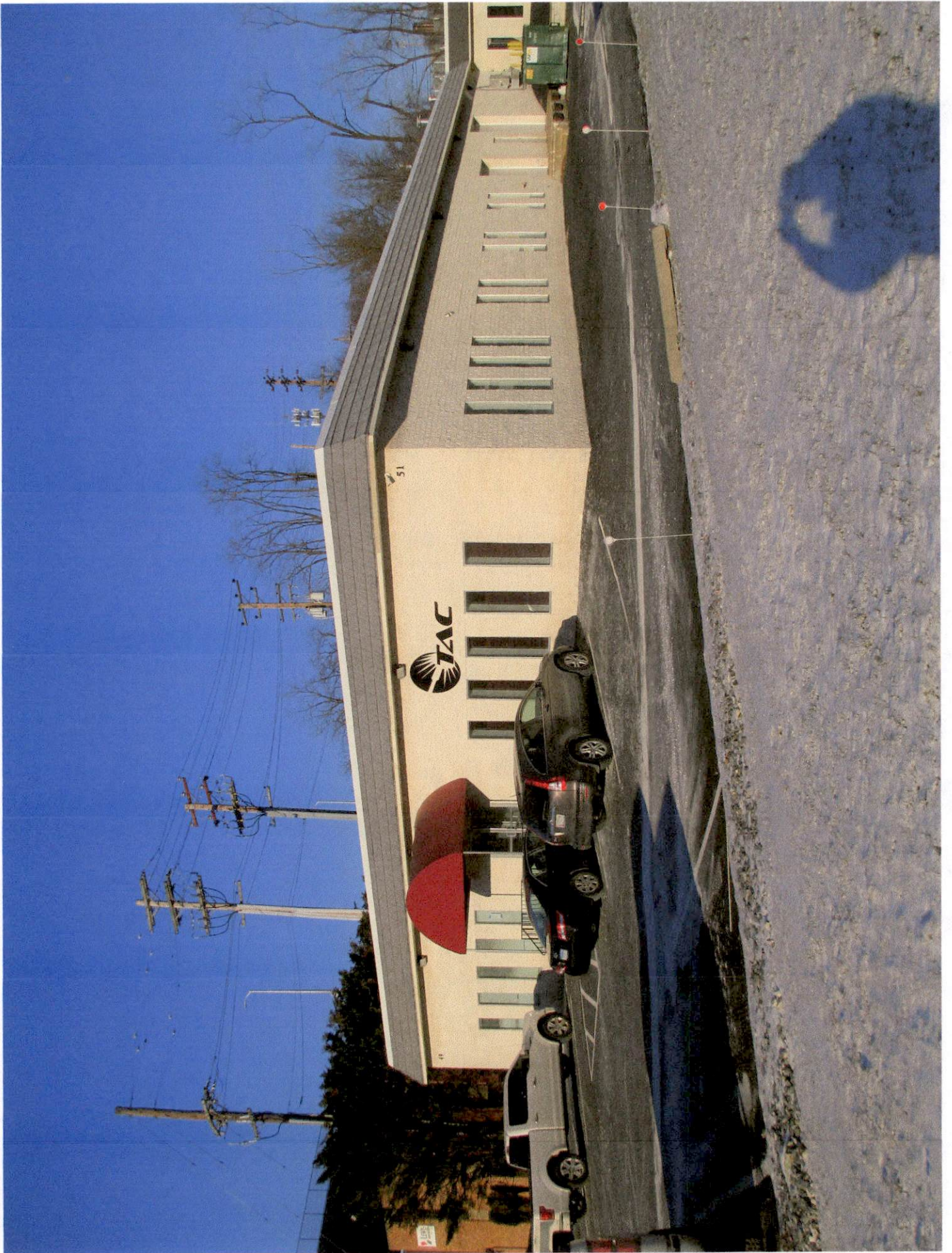






I









E



Kristen L Lewis

From: Neil Lanzi <nlanzi@wcslaw.com>
Sent: Thursday, December 13, 2018 1:44 PM
To: Kristen L Lewis
Cc: 'Bruce Doak'
Subject: 45 Gwynns Mill Court Case No. 2019-0165-A
Attachments: SKM_C45818121314440.pdf

Hi Kristen,

In follow up to our meeting yesterday, I am attaching my Entry of Appearance for the above case. I understand it has not been set in for hearing yet and you anticipate the date will be in February.

When scheduling, can you please not set it in on Tuesday mornings before 11 (5th, 12th, 19th and 26th). I can attend a hearing beginning at 11 or in any of those afternoons. I am available most of the rest of the month except for Wednesday, February 6th in the afternoon.

By copy to Bruce, he may want to weigh in on conflicts also.

Thanks,

Neil



Neil Lanzi
Partner
Wright, Constable & Skeen, LLP
102 W. Pennsylvania Avenue, Suite 406
Towson, Maryland 21204
Tele: 443-991-5917
E-mail: nlanzi@wcslaw.com

This message may contain privileged or confidential information that is protected from disclosure. If you are not the intended recipient of this message, you may not disseminate, distribute or copy it. If you have received this message in error, please delete it and notify the sender immediately by reply email or by calling 410-659-1300.

IN THE MATTER OF

* BEFORE THE ADMINISTRATIVE

45 Gwynns Mill Court
East Side of Gwynns Mill

* LAW JUDGE

Court – 900' North of S. Dolfield Rd
4th Election District

* FOR

4th Councilmanic District

* BALTIMORE COUNTY

Legal Owners:
JSJ Enterprises

* Case No. 2019-0165-A

* * * * *

ENTRY OF APPEARANCE

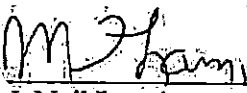
Please enter the appearance of Wright, Constable & Skeen, LLP and J. Neil Lanzi,
Esquire on behalf of JSJ Enterprises in the above captioned matter.



J. Neil Lanzi
Wright, Constable & Skeen, LLP
102 W. Pennsylvania Avenue
Suite 406
Towson, Maryland 21204
(443) 991-5917

CERTIFICATE OF SERVICE

I HEREBY CERTIFY, that on this 13th day of December, 2018, a copy of
the foregoing Entry of Appearance was mailed, postage prepaid, to Peter Max Zimmerman,
People's Counsel for Baltimore County, Old Courthouse, Room 47, 400 Washington Avenue
Towson, MD 21204.



J. Neil Lanzi

**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 fifteen (15) 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: 2019-0165-A
Property Address: 45 GWYNNS MILL COURT
Property Description: 1.038 ACRE LOT - EAST SIDE OF GWYNNS MILLS COURT - 900' NORTH OF J. DOLFIELD ROAD
Legal Owners (Petitioners): JSJ ENTERPRISES
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: JSJ ENTERPRISES
Company/Firm (if applicable): _____
Address: 45 GWYNNS MILL COURT
OWINGS MILLS MD 21117

Telephone Number: 410-967-9345

Revised 5/20/2014

BM

ROAD

0401089051
1949-1575-X

62 1600002514

63

0408081290

0412021614
55

51
47 49
1600009683

1970-0071-A

4 CD

4 ED

058B3

ML IM

NW 11-H

5 1600007580

PAI # 040052
PAI # 040052

38
Pt. Bk./Folio # 029014
PAI # 040052

R-1960-4875
PAI # 040052

0413041320

GWYNNS MILL CT

37

Pt. Bk. 0000029²⁵ folio 0014 1600008073

1600008073

1984-0281-X 1800006489
AA-1971-0005GF

20
1600000010

1600000002

2019-0165-A

11-F

11-11

11-W

11-S

11-F

20,880

3132

Var
Park 10' within

409.3.A.4

TO PERMIT ~~PARKING~~ NON-RESIDENTIAL PARKING 0' FEET FROM
THE RIGHT OF WAY LINE OF A PUBLIC STREET IN LIEU OF
THE REQUIRED 10 FEET

A-2010-P105

GENERAL SITE INFORMATION

- Ownership: JSJ Enterprises
45 Gwynns Mill Court Owings Mills Court MD 21117
- Address: 45 Gwynns Mill Court Owings Mills Court MD 21117
- Deed references: SM 8797 / 844
- Area: 1.038 acre (per SDAT)
- Tax Map / Parcel / Tax account #: 58 / 760 / 16-00-007580
- Election District: 4 Councilmanic District: 4
ADC Map: 4576F4 GIS tile: 058B3 Position sheet: 44NW32
Census tract: 404102 Census block: 240054041022
Schools: Woodholme ES Northwest Academy Owings Mills HS
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 058B3 and the information provided by Baltimore County on the internet.
- Improvements: Single story commercial building & parking lot. The existing building and parking lot will remain.

OFFICE OF ZONING

Zoning: ML IM
Zoning history: R-1960-4875

Parking Calculations

Required parking spaces for retail sales (2,500 sf): 2.5 x 5= 13
(5 parking spaces per 1000 square feet of gross floor area for retail sales per section 409.6A.1 BCZR)

Required parking spaces for office (1,400 sf): 1.4 x 3.3= 5
(3.3 parking spaces per 1000 square feet of gross floor area for general office per section 409.6A.1 BCZR)

Required parking spaces for warehouse space (3 employees on largest shift): 3
(5 parking spaces per 1000 square feet of gross floor area for retail sales per section 409.6A.1 BCZR)

Total required parking spaces on site: 21

Parking spaces provided on site: 13

ML IM Setbacks for Commercial Buildings

Front: 25 feet from the street right of way or front averaging
Side / Rear: 30 feet from the property line

ENVIRONMENTAL IMPACT

Watershed: Gwynns Falls URDL land type: 1

- The existing building is currently served by public water and sewer.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain.

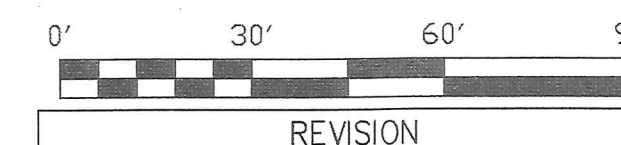
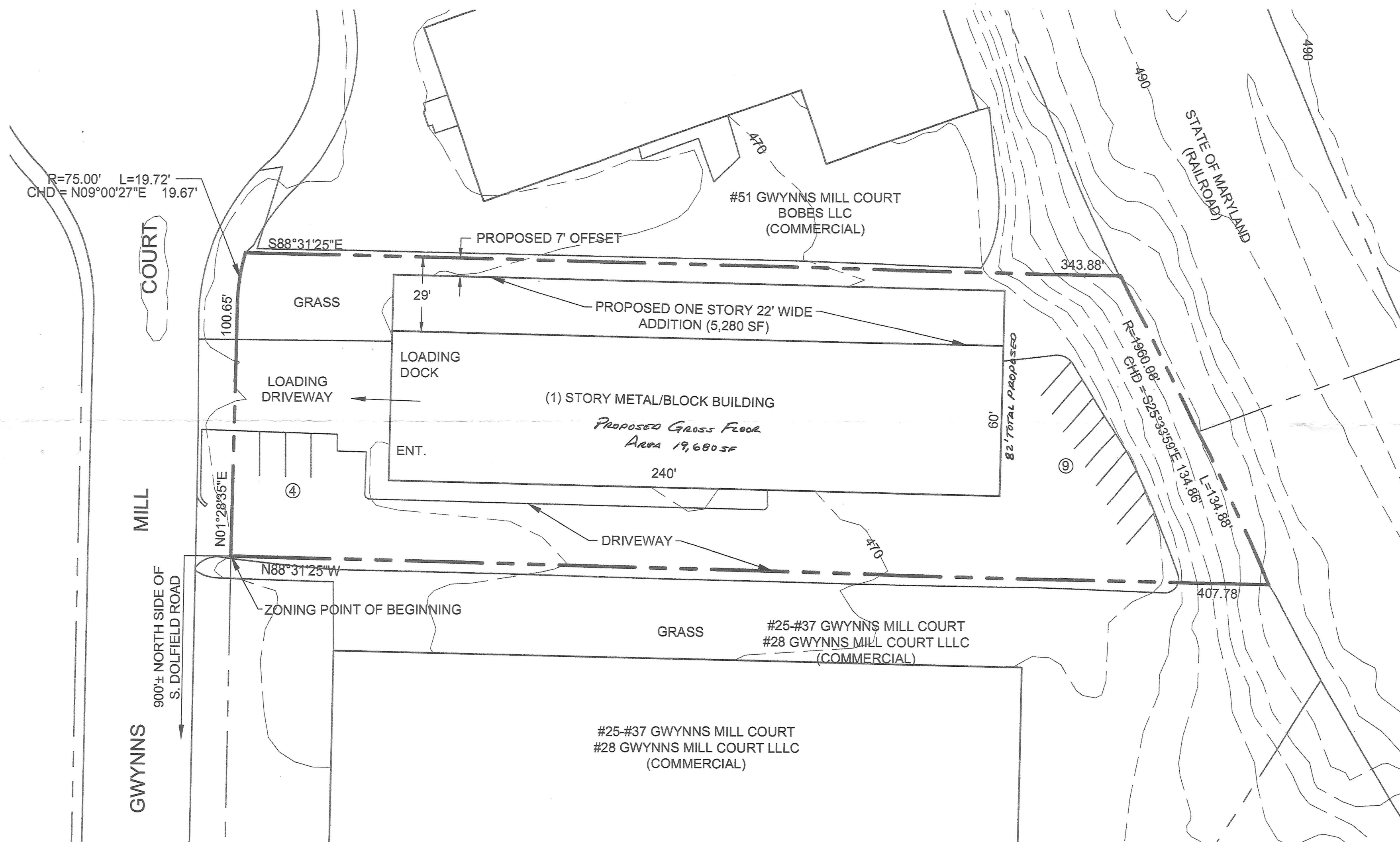
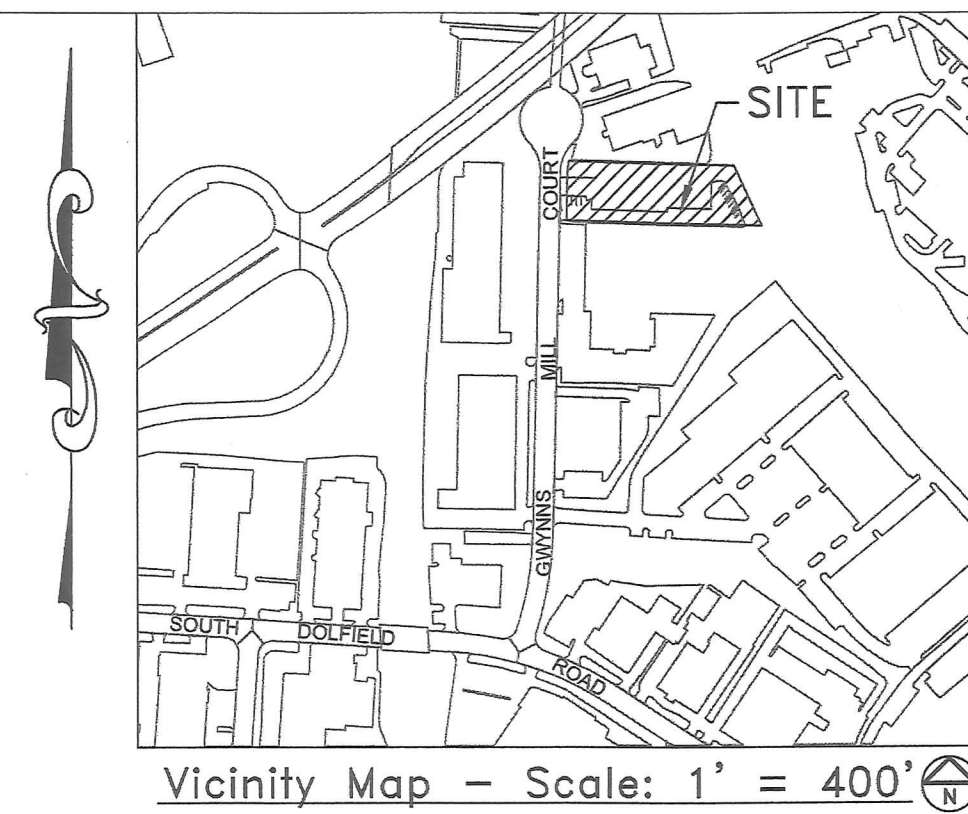
OFFICE OF PLANNING

Regional Planning District: Reisterstown / Owings Mills District Code: 306

- The subject building is not historic. The subject property is not in a historic

PROPOSED DEVELOPMENT

To construct an addition to the building for warehouse use.



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#45 GWYNNS MILL COURT
PART OF "PARCEL C" PB 29/14
BALTIMORE COUNTY, MARYLAND
4th ELECTION DISTRICT 4th COUNCILMANIC DISTRICT

Date: 11/9/2018
Scale: 1"= 30'

BRUCE EDWIN DOAK
REGISTERED
PROFESSIONAL
SURVEYOR

GENERAL SITE INFORMATION

- 1. Ownership: JSJ Enterprises
- 2. Address: 45 Gwynns Mill Court Owings Mills MD 21117
- 3. Deed references: SM 8797/ 844
- 4. Area: 1.038 acre (per SDAI)
- 5. Tax Map / Parcel / Tax account #: 58 / 760 / 16-00-007580
- 6. Election District: 4 Councilmanic District: 4
ADC Map: 4576F4 GIS tile: 058B3 Position sheet: 44NW32
Census tract: 404102 Census block: 240054041022
Schools: Woodholme ES Northwest Academy Owings Mills HS
- 7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 058B3 and the information provided by Baltimore County on the internet.
- 8. Improvements: Single story commercial building & parking lot. The existing building and parking lot will remain.

OFFICE OF ZONING

Zoning: ML IM
Zoning history: R-1960-4875

Parking Calculations

Required parking spaces for retail sales (2,500 sf): 2.5 x 5= 13
(5 parking spaces per 1000 square feet of gross floor area for retail sales per section 409.6A.1 BCZR)

Required parking spaces for office (1,400 sf): 1.4 x 3.3= 5
(3.3 parking spaces per 1000 square feet of gross floor area for general office per section 409.6A.1 BCZR)

Required parking spaces for warehouse space (3 employees on largest shift): 3
(5 parking spaces per 1000 square feet of gross floor area for retail sales per section 409.6A.1 BCZR)

Total required parking spaces on site: 21

Parking spaces provided on site: 13

ML IM Setbacks for Commercial Buildings

Front: 25 feet from the street right of way or front averaging
Side / Rear: 30 feet from the property line

ENVIRONMENTAL IMPACT

Watershed: Gwynns Falls URDL land type: 1

- 1. The existing building is currently served by public water and sewer.
- 2. There are no underground storage tanks on the subject property.
- 3. The subject property is not in the Chesapeake Bay Critical Area.
- 4. The subject property is not located within a 100 year flood plain.

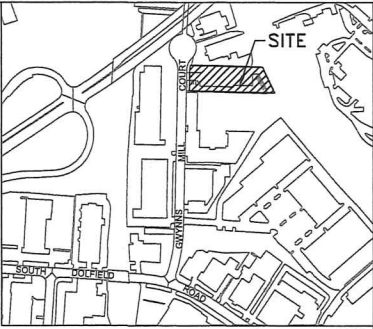
OFFICE OF PLANNING

Regional Planning District: Reisterstown / Owings Mills District Code: 306

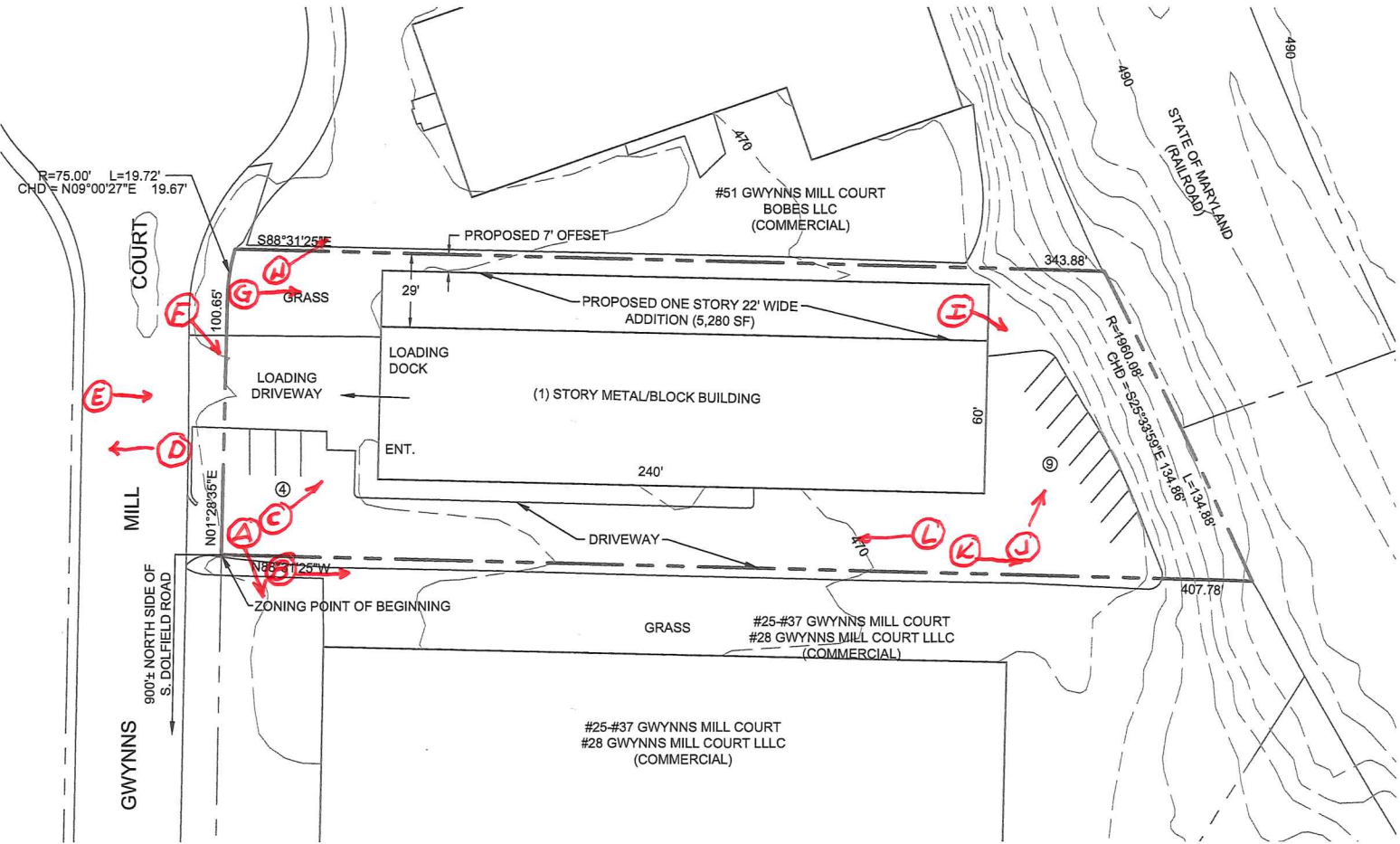
- 1. The subject building is not historic. The subject property is not in a historic

PROPOSED DEVELOPMENT

To construct an addition to the building for warehouse use.



Vicinity Map - Scale: 1" = 400'



PETITIONER'S

EXHIBIT NO. 2

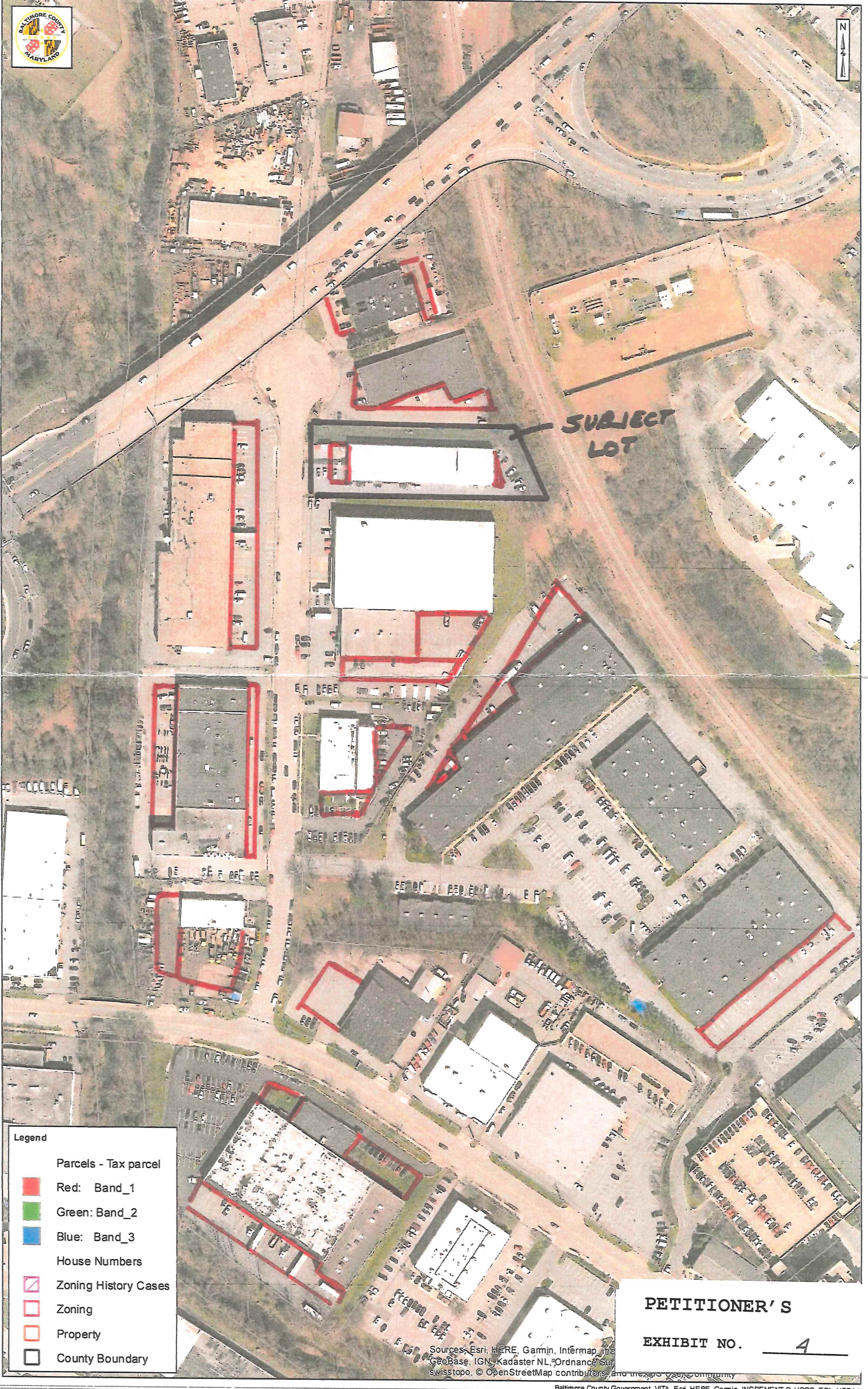
Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-219-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#45 GWYNNS MILL COURT
PART OF "PARCEL C" PB 29/14
BALTIMORE COUNTY, MARYLAND
4th ELECTION DISTRICT 4th COUNCILMANIC DISTRICT

Date: 11/9/2018
Scale: 1"= 30'

PLAN TO ACCOMPANY PHOTOS

Baltimore County - My Neighborhood



SKETCH SHOWING POSSIBLE BUILDING ADDITIONS  2/21/19

GENERAL SITE INFORMATION

1. Ownership: JSJ Enterprises
45 Gwynns Mill Court Owings Mills MD 21117
2. Address: 45 Gwynns Mill Court Owings Mills MD 21117
3. Deed references: SW 8797 / 844
4. Area: 1.038 acre (per SDAT)
5. Tax Map / Parcel / Tax account #: 58 / 760 / 16-00-007580
6. Election District: 4 Councilmanic District: 4
ADC Map: 4576F4 GIS tile: 058B3 Position sheet: 44NW32
Census tract: 404102 Census block: 240054041022
Schools: Woodholme ES Northwest Academy Owings Mills HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 058B3 and the information provided by Baltimore County on the Internet.
8. Improvements: Single story commercial building & parking lot. The existing building and parking lot will remain.

OFFICE OF ZONING

Zoning: ML IM
Zoning history: R-1960-4875

Parking Calculations

Required parking spaces for retail sales (2,500 sf): 2.5 x 5= 13
(5 parking spaces per 1000 square feet of gross floor area for retail sales per section 409.6A.1 BCZR)

Required parking spaces for office (1,400 sf): 1.4 x 3.3= 5
(3.3 parking spaces per 1000 square feet of gross floor area for general office per section 409.6A.1 BCZR)

Required parking spaces for warehouse space (3 employees on largest shift): 3
(5 parking spaces per 1000 square feet of gross floor area for retail sales per section 409.6A.1 BCZR)

Total required parking spaces on site: 21

Parking spaces provided on site:13

ML IM Setbacks for Commercial Buildings

Front: 25 feet from the street right of way or front averaging
Side / Rear: 30 feet from the property line

ENVIRONMENTAL IMPACT

Watershed: Gwynns Falls URDL land type: 1

1. The existing building is currently served by public water and sewer.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

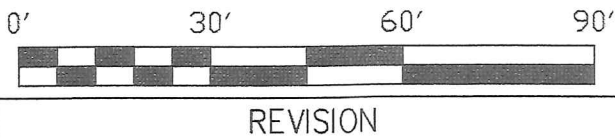
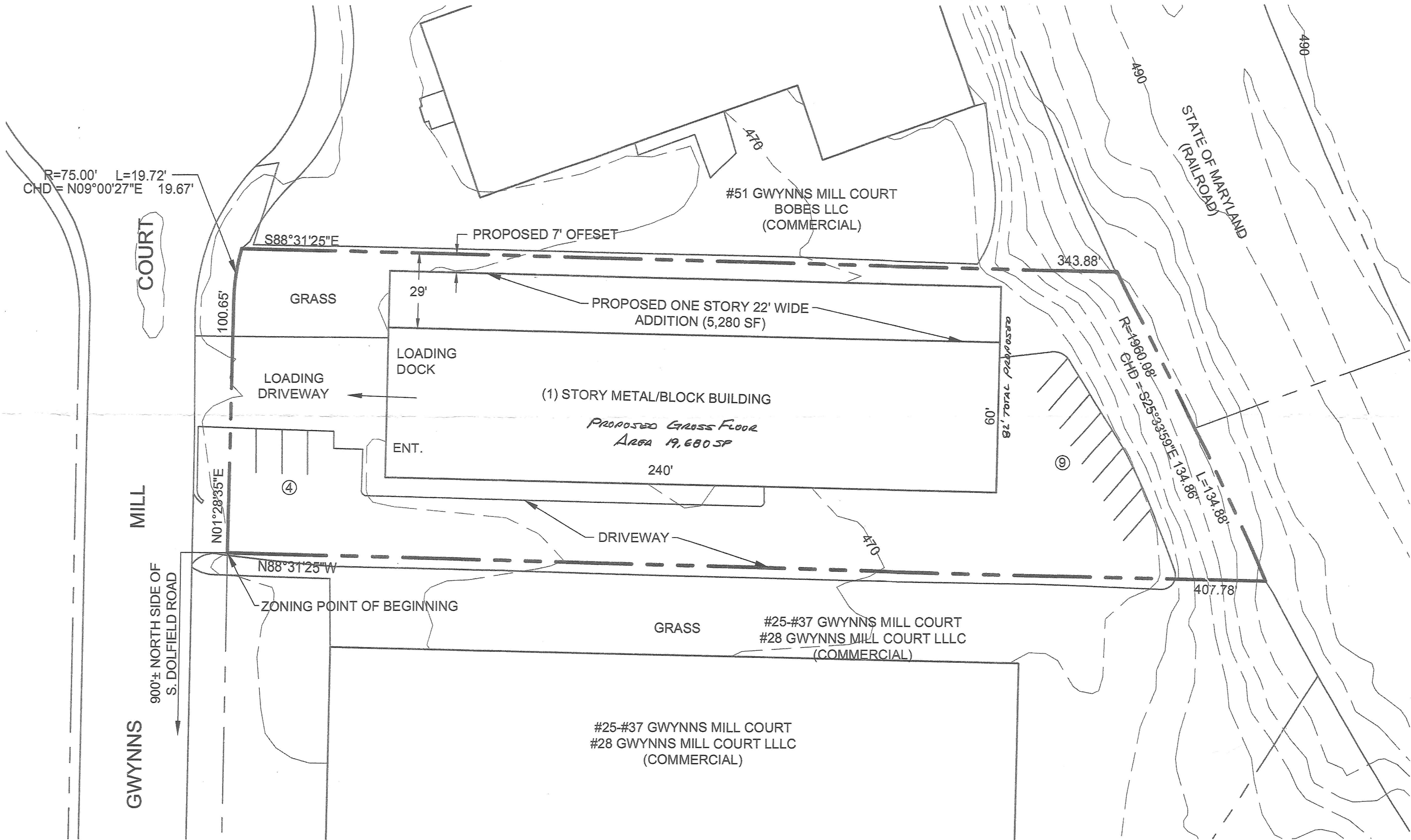
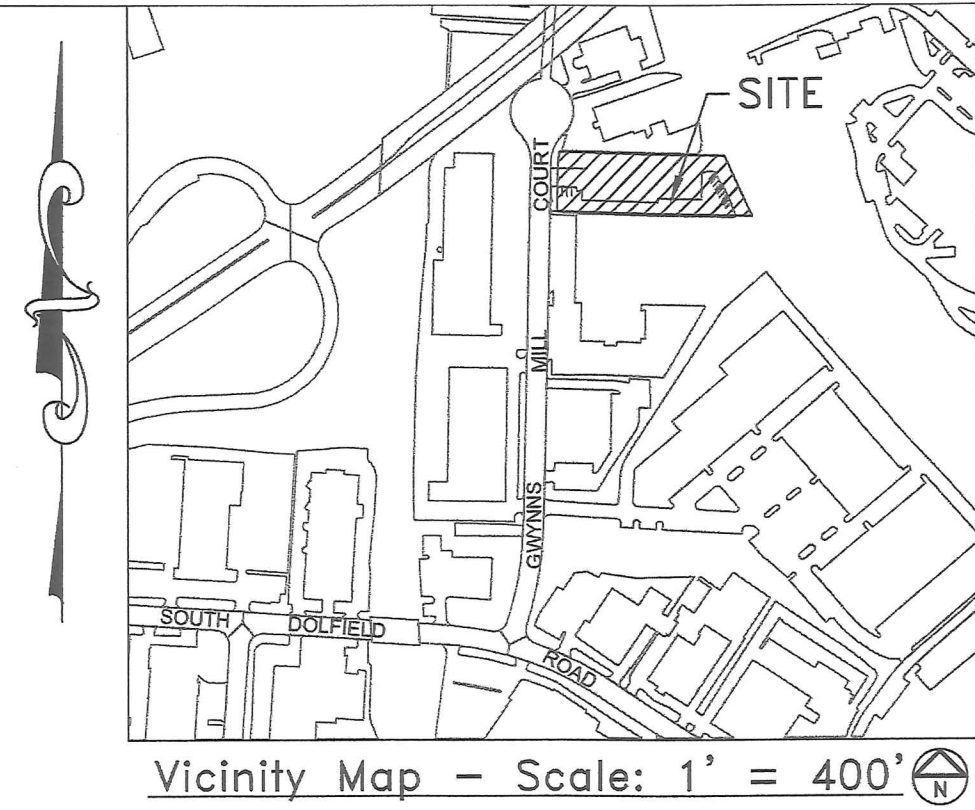
OFFICE OF PLANNING

Regional Planning District: Reisterstown / Owings Mills District Code: 306

1. The subject building is not historic. The subject property is not in a historic

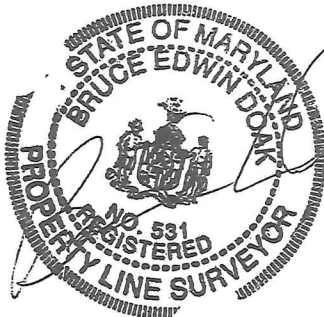
PROPOSED DEVELOPMENT

To construct an addition to the building for warehouse use.



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#45 GWYNNS MILL COURT
PART OF "PARCEL C" PB 29/14
BALTIMORE COUNTY, MARYLAND
4th ELECTION DISTRICT 4th COUNCILMANIC DISTRICT



Date: 11/9/2018
Scale: 1"= 30'