

**IN RE: PETITIONS FOR SPECIAL
EXCEPTION AND VARIANCE
(1525 York Road)
8th Election District
3rd Council District
1525 York, LLC
*Legal Owner***

Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
*
* **Case No. 2019-0219-XA**

* * * * *

OPINION AND ORDER ON PETITIONER'S MOTION FOR CONSIDERATION

Now pending is a Motion for Reconsideration of the Order dated April 17, 2019. In the motion Petitioner indicates it has secured a written lease agreement for seven parking spaces in the rear of 1521 York Road. I believe this will address the concerns raised by the community at the April 10 hearing in the above case. As such the Motion will be granted, although Petitioner is reminded that any plans/permits approved for the off-site parking facility are "subject to periodic review by the Director of Permits, Approval & Inspections ("PAI") to ensure that adequate parking arrangements continue to exist." BCZR §409.7.C. As such, a condition will be included below stating the special exception is expressly conditioned upon the continued availability of no less than five parking spaces at an adjacent property.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 29th day of **April, 2019**, that the Motion for Reconsideration filed by Petitioner be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Special Exception to permit an existing Class B office building with proposed addition be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Amended Petition for Variance: (1) to permit a side street setback of 18 ft. in lieu of the required 20 ft.; (2) to permit five off-street parking spaces in

ORDER RECEIVED FOR FILING

Date 4/29/19

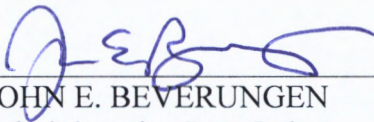
By Sen

lieu of the required 8 spaces; and (3) to permit off-site parking for a Class B office within 1,000 ft. of the premises.

The relief granted herein is expressly subject to the following conditions:

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 shall provide landscaping to the extent possible, as determined in the sole discretion of the Baltimore County landscape architect.
3. The Petition for Special Exception granted herein shall permit the operation of a law office only in the Class B office building on the subject property. Any other use must be approved by the Administrative Law Judge ("ALJ") following a public hearing.
4. The special exception granted herein shall be expressly conditioned upon the availability of no less than five (5) off-street parking spaces located at an adjacent property within 1,000 feet of the subject property.

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

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Date 4/29/19

2

By sln

**IN RE: PETITIONS FOR SPECIAL
EXCEPTION AND VARIANCE
(1525 York Road)
8th Election District
3rd Council District
1525 York, LLC
*Legal Owner***

Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2019-0219-XA**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as Petitions for Special Exception and Variance filed for property located at 1525 York Road. The Petitions were filed on behalf of 1525 York, LLC, legal owner of the subject property ("Petitioner"). The Special Exception petition seeks approval for an existing class B office building with a proposed addition. The Petition for Variance seeks: (1) to permit a side street setback of 18 feet in lieu of the required 20 feet; (2) to permit zero (0) off-street parking spaces in lieu of the minimum required 8 parking spaces; and (3) to permit a zero (0) feet landscape buffer in lieu of the minimum required 20 feet. A site plan was marked as Petitioner's Exhibit 1.

Appearing in support of the petitions were Richard H. Goldner and surveyor Bruce Doak. Stevan G. Simons, Esq. represented the Petitioner. Several neighbors attended the hearing to express concerns with parking and traffic. 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 majority of the requests, but did not support the request for a 0 ft. landscape buffer.

The subject property is approximately 8,455 square feet in size and split-zoned RO & DR 5.5. The property is improved with a two (2) story brick dwelling which was used (at least in part)

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By [Signature]

as a dental office for 50+ years. The tax records categorize the use as commercial/office building. Petitioner purchased the property last year and a law firm is operated on the property. Petitioner applied for permits to construct a small addition to the office building and was informed by Baltimore County zoning relief was required given the absence of off-street parking.

The law firm has two attorneys and eight full and part time administrative employees. At present the employees park on Croftley Road, which is a public street. Several neighbors object to Petitioner using street parking for employees and clients, and they believe doing so creates an unsafe condition along Croftley Road, especially near its intersection with York Road. Petitioner is exploring the possibility of leasing off-street parking spaces from adjacent owners on York Road although nothing has been finalized in this regard.

SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

At present, I do not believe Petitioner can satisfy the requirements for special exception relief. The evidence presented suggests the adverse impact upon this community due to the absence of off-street parking would be especially pronounced in this scenario, since the property is located along the extremely busy York Road corridor. Witnesses stated patrons from Ocean Pride seafood restaurant (which is open seven days a week from 10 a.m. to 2 a.m.) routinely park on

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By [Signature]

Croftley Road, which exacerbates the existing problem with the lack of parking for Petitioner's law firm. Under BCZR Section 502.1, a special exception cannot be granted if the use would "tend to create congestion in the roads, streets or alleys." The evidence in this case establishes that the on-street parking of 10+ vehicles on a daily basis causes congestion and a concern for traffic safety. As such I believe the petition must be denied.

While a law firm is appropriate and permitted in the RO zone and is generally speaking an innocuous use, I do not believe a business with 10 employees can operate in such a setting without at least some off-street parking. I understand the owners (and their immediately adjoining neighbors on Croftley Road) do not want to install a parking lot in the rear yard, but that is one option available to Petitioner to provide several off-street parking spaces. The other option would involve leasing from an adjoining owner at least four parking spaces, which would allow Petitioner to provide 50% of the eight (8) parking spaces required under Section 409 of the BCZR.

I am mindful of both the neighbors' concerns and the precarious position in which the Petitioner finds itself. Petitioner indicated it is in discussions with an adjoining owner to lease off-street parking, and hopefully that arrangement can be finalized in the near future. Under the Zoning Commissioner's Rules Petitioner can seek reconsideration of this order within 30 days, and if by that time it has in place a written agreement securing at least 4 off-street parking spaces I would be inclined to grant the relief requested. If within 30 days arrangements have not been made for the required parking, the disposition below (*i.e.*, dismissing the petitions without prejudice) will allow Petitioner to refile its zoning petition at a later date when it has made arrangements for off-street parking, without needing to wait 18 months before doing so. *See* BCZR §500.12.

There is one other potential complication that needs to be addressed at this juncture. The petition seeks a special exception for a Class B Office Building. In the R-O zone all required off-

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By [Signature]

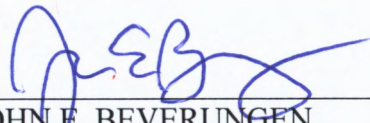
street parking spaces for a Class B office must be on the same lot on which the building is located. BCZR § 409.7.B.2. That would mean Petitioner's only option would be to provide parking in the front or rear of the existing structure.

In reality, I believe the building is properly categorized as a Class A office, which is a building originally constructed as a single-family dwelling that is now used as an office. BCZR § 101.1. Off-site parking at an adjoining Class A office is permitted in the R-O zone, and this would permit Petitioner to lease spaces from either of the adjoining owners. But a Class A office cannot be enlarged, and that is presumably why the petition requested a special exception for a Class B office. Petitioner will need to consider these issues and determine whether it needs to file an amended zoning petition to seek additional relief that might be required in either instance (*i.e.*, to allow enlargement of a Class A office or to permit off-site parking for a Class B office).

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 17th day of **April, 2019**, that the Petition for Special Exception to permit an existing class B office building with a proposed addition, be and is hereby DISMISSED without Prejudice.

IT IS FURTHER ORDERED that the Petition for Variance: (1) to permit a side street setback of 18 feet in lieu of the required 20 feet; (2) to permit zero (0) off street parking spaces in lieu of the minimum required 8 parking spaces; and (3) to permit a zero (0) feet landscape buffer in lieu of the minimum required 20 feet, be and is hereby DISMISSED without Prejudice.

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 4-17-19 4

By lw



JOHN A. OLSZEWSKI, JR.
County Executive

ADMINISTRATIVE LAW JUDGE
Office of Administrative Hearings

April 17, 2019

Stevan G. Simons, Esq.
Simons & Goldner, P.A.
1525 York Road
Lutherville-Timonium, MD 21093

RE: Petitions for Special Exception and Variance
Case No. 2019-0219-XA
Property: 1525 York Road

Dear Mr. Simons:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the typed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Locke & Mary Thomsen, 1523 Pickett Road, Lutherville-Timonium, MD 21093
Regina Dougherty, 17 Croftley Road, Lutherville-Timonium, MD 21093
Steven Shrewsbury, 35 Croftley Road, Lutherville-Timonium, MD 21093
Elizabeth Vary Banker, 12 Croftley Road, Lutherville-Timonium, MD 21093
Julie Ensor, 7 Croftley Road, Lutherville-Timonium, MD 21093
Shelagh Hafner, 13 Croftley Road, Lutherville-Timonium, MD 21093



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 1525 YORK ROAD LUTHERVILLE MD 21093 which is presently zoned _____
 Deed References: 90553/440 10 Digit Tax Account # 1600002833
 Property Owner(s) Printed Name(s) 1525 YORK LLC

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

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

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☒ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
SEE ATTACHED PAGE
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:

STEVEN G. SIMONS
SIMONS & GOLDNER, P.A.
 Name- Type or Print _____
 Signature _____

1525 YORK ROAD LUTHERVILLE-TIM. MD
 Mailing Address _____ City _____ State _____
21093 / 410-296-3110 / _____
 Zip Code _____ Telephone # _____ Email Address _____

SSIMONS@SIMONSGOLDNERLAW.COM

CASE NUMBER 2019-0219-XA Filing Date 1/24/2019

Legal Owners (Petitioners):

1525 YORK LLC
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
 Signature #1 STEVEN G. SIMONS Signature #2 RICHARD GOLDNER
1525 YORK RD. LUTHERVILLE-TIM. MD
 Mailing Address _____ City _____ State _____
21093 / 410-296-3110 / SSIMONS@SIMONSGOLDNERLAW.COM
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
 Name - Type or Print _____
 Signature _____
3801 BAKER SCHOOLHOUSE ROAD FREDERICK MD
 Mailing Address _____ City _____ State _____
21053 / 410-919-4906 / _____
 Zip Code _____ Telephone # _____ Email Address _____

BDOAK@BRUCEDOAKCONSULTING.COM

Do Not Schedule Dates: _____ Reviewer JNP

ORDER RECEIVED FOR FILING

Date 4-17-19

By bw

#1525 YORK ROAD

CASE# 2019-0219-XA

THE PETITIONS REQUESTED

SPECIAL EXCEPTION:

PER SECTION 204.3. B. 2 BCZR

SPECIAL EXCEPTION TO PERMIT AN EXISTING CLASS B OFFICE BUILDING WITH A PROPOSED ADDITION.

VARIANCES:

1) PER SECTION 204.C. 4 BCZR

VARIANCE TO PERMIT A SIDE STREET SETBACK OF 18 FEET IN LIEU OF THE REQUIRED 20 FEET FOR A SIDE STREET.

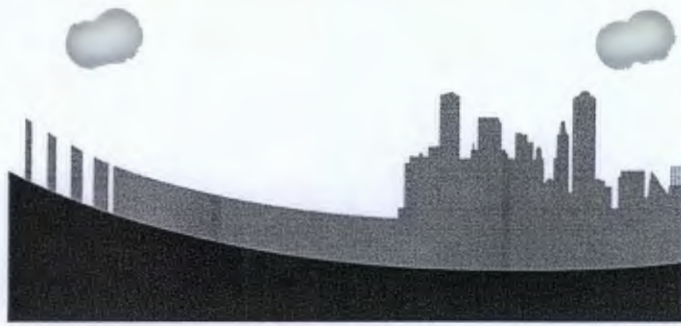
2) PER SECTION 409.6.A. 2 BCZR

VARIANCE TO PERMIT ZERO (0) OFF STREET PARKING SPACES IN LIEU OF THE MINIMUM REQUIRED 8 PARKING SPACES.

3) PER SECTION 204.4.C. 9. c (1)

VARIANCE TO PERMIT A ZERO (0) FEET LANDSCAPE BUFFER IN LIEU OF THE MINIMUM REQUIRED 20 FEET.

4) TO PERMIT ANY OTHER VARIANCE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE.



Zoning Description
1525 York Road
Eighth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at the northeast corner of Croftley Road and York Road, thence running on the north side of Croftley Road and running on the outlines of the subject property 1) North 73 degrees 45 minutes East 125 feet, thence leaving Croftley Road and running and binding on the outlines of the subject property, the two following courses and distances, viz. 2) North 16 degrees 15 minutes West 70.00 feet and 3) South 73 degrees 45 minutes West 150 feet to the east side of York Road, thence running on the east side of York Road and continuing to run on the outlines of the subject property, the two following courses and distances, viz. 4) South 16 degrees 15 minutes East 45 feet and 5) Easterly by a line curving to the left with a radius of 25 feet with an arc distance of 39.27 feet to the place of beginning.

Saving and excepting the parcel of land conveyed to the State Roads Commission of Maryland in the deed dated December 1, 1961 which was recorded in the Land Records of Baltimore County in 3945/ 322.

Containing 8,455 square feet of land, more or less.

This description is part of a zoning hearing 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



2019-0219-XA

**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/neighbor 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: 2019-0219-XA
Property Address: 1525 YORK ROAD
Property Description: NORTHEAST CORNER OF CROFTLEY ROAD + YORK ROAD

Legal Owners (Petitioners): 1525 YORK LLC
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: STEVAN G. SIMONS
Company/Firm (if applicable): _____
Address: 1525 YORK ROAD
LUTHERVILLE MO 21093

Telephone Number: 410-296-3110

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

No. **177754**

Date: **1/24/2019**

PAID RECEIPT

BUSINESS ACTUAL TIME DRM
 1/23/2019 1/24/2019 10:08:09 5
 REG 4505 WALKIN LRB
 >>RECEIPT # 992985 1/24/2019 OFLN
 Dept 5 528 ZONING VERIFICATION

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					1000.00

Amount 177754
 Recpt Tot \$ 1,000.00
 1,000.00 CK .00 CA
 Baltimore County, Maryland

Total: **1000.00**

Rec From: **1525 York, LLC**

For: **Special Exception/Variance - 1525 York, LLC**
2019-0219-XA (1525 York, LLC)

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

The Daily Record

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

PUBLISHER'S AFFIDAVIT

Order #: 11713830
 Case #: 2019-0219-XA
 Description:

NOTICE OF ZONING HEARING CASE NUMBER: 2019-0219-XA

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:

3/21/2019



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: 2019-0219-XA

1525 York Road

NE/s York Road at corner of NW/s Croftley Road

8th Election District - 3rd Councilmanic District

Legal Owners: 1525 York, LLC

Special Exception to permit an existing class B office building with a proposed addition. Variance to permit a side street setback of 18 ft. in lieu of the required 20 ft. for a side street. To permit 0 off street parking spaces in lieu of the minimum required parking spaces. To permit a 0 ft. landscape buffer in lieu of the minimum required 20 ft. To permit any other variance deemed necessary by the Administrative Law Judge.

Hearing: Wednesday, April 10, 2019 at 1:30 p.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.

mh21

ZONING NOTICE

CASE NO. 2019-0219-XA

1525 York Road

**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: Wednesday April 10, 2019 1:30 PM

**SPECIAL EXCEPTION TO PERMIT AN EXISTING CLASS B OFFICE
BUILDING WITH A PROPOSED ADDITION.**

**VARIANCES 1) TO PERMIT A SIDE STREET SETBACK OF 18 FEET IN
LIEU OF THE REQUIRED 20 FEET FOR A SIDE STREET.
2) TO PERMIT 0 OFF STREET PARKING SPACES IN LIEU OF THE
MINIMUM REQUIRED PARKING SPACES. 3) TO PERMIT A 0 FOOT
LANDSCAPE BUFFER IN LIEU OF THE MINIMUM REQUIRED 20 FEET. 4)
TO PERMIT ANY OTHER VARIANCE DEEMED NECESSARY BY THE
ADMINISTRATIVE LAW JUDGE.**

**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

March 19, 2019

_____ amended for second inspection

Re:

Zoning Case No. 2019-0219-XA

Legal Owner: 1525 York, LLC

Hearing date: April 10, 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 1525 York Road.

The signs were initially posted on March 18, 2019.

The subject property was also inspected on _____.

Sincerely,

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

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. 2019-0219-XA

1525 York Road

**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**

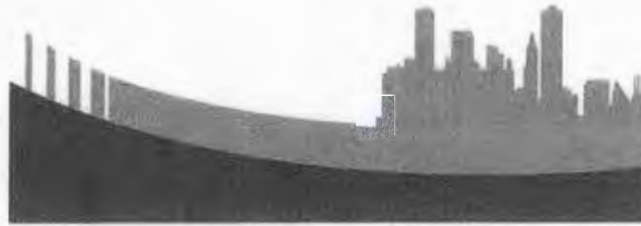
DATE & TIME: Wednesday April 10, 2019 1:30 PM

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LANDSCAPE BUFFER IN LIEU OF THE MINIMUM REQUIRED 20 FEET. 4)
TO PERMIT ANY OTHER VARIANCE DEEMED NECESSARY BY THE
ADMINISTRATIVE LAW JUDGE.**

**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

March 19, 2019
April 5, 2019 amended for second inspection

Re:
Zoning Case No. 2019-0219-XA
Legal Owner: 1525 York, LLC
Hearing date: April 10, 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 1525 York Road.

The signs were initially posted on March 18, 2019.

The subject property was also inspected on April 5, 2019.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

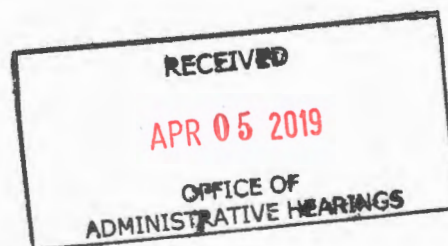
See the attached sheets for the photos of the posted signs

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

Sherry Nuffer

From: Bruce Doak <doakfarm@gmail.com>
Sent: Friday, April 5, 2019 10:27 AM
To: Sherry Nuffer
Cc: Administrative Hearings; Stevan Simons
Subject: Case 2019-0219-XA posting cert
Attachments: Posting cert 4 05 19.pdf

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



ZONING NOTICE

CASE NO. 2019-0219-XA

1525 York Road

**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: Wednesday April 10, 2019 1:30 PM

**SPECIAL EXCEPTION TO PERMIT AN EXISTING CLASS B OFFICE
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TO PERMIT ANY OTHER VARIANCE DEEMED NECESSARY BY THE
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**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
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**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE**

RE: PETITION FOR SPECIAL EXCEPTION
AND VARIANCE

1525 York Road; NE/S of York Road
@ corner of NW/S of Croftley Road
8th Election & 3rd Councilmanic Districts
Legal Owner(s): 1525 York LLC

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-219-XA

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

FEB 14 2019

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 14th day of February, 2019, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, and Stevan Simons, Esquire, 1525 York Road, Lutherville, Maryland 21093, Attorney 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

March 7, 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: 2019-0219-XA

1525 York Road

NE/s York Road at corner of NW/s Croftley Road

8th Election District – 3rd Councilmanic District

Legal Owners: 1525 York, LLC

Special Exception to permit an existing class B office building with a proposed addition. Variance to permit a side street setback of 18 ft. in lieu of the required 20 ft. for a side street. To permit 0 off street parking spaces in lieu of the minimum required parking spaces. To permit a 0 ft. landscape buffer in lieu of the minimum required 20 ft. To permit any other variance deemed necessary by the Administrative Law Judge.

Hearing: Wednesday, April 10, 2019 at 1:30 p.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

MM:kl

C: Stevan Simons, 1525 York Road, Lutherville 21093
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 THURSDAY, MARCH 21, 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
Thursday, March 21, 2019 - Issue

Please forward billing to:
Stevan Simons
1525 York Road
Lutherville, MD 21093

410-296-3110

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:

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Variance to permit a side street setback of 18 ft. in lieu of the required 20 ft. for a side street.
To permit 0 off street parking spaces in lieu of the minimum required parking spaces. To permit
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deemed necessary by the Administrative Law Judge.

Hearing: Wednesday, April 10, 2019 at 1:30 p.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.

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment2/21 DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)No
Comment2/27 DEPS
(if not received, date e-mail sent _____)Comment2/19 FIRE DEPARTMENT
PLANNING
(if not received, date e-mail sent _____)No
Objection2/19 STATE HIGHWAY ADMINISTRATION
TRAFFIC ENGINEERING4-10 COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

Jim Engle -
Cruikley Rd.

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 3/21/19SIGN POSTING (1st) Date: 3/18/19by DoakSIGN POSTING (2nd) Date: 4/5/19by DoakPEOPLE'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 - 08 Account Number - 1600002833			
Owner Information					
Owner Name:		1525 YORK LLC		Use: COMMERCIAL	
Mailing Address:		1525 YORK RD LUTHERVILLE TIMONIUM MD 21093-		Principal Residence: NO	
				Deed Reference: /40653/ 00440	
Location & Structure Information					
Premises Address:		1525 YORK RD LUTH-TIMONIUM 21093-		Legal Description: 1525 YORK RD NE COR CROFTLEY RD BRIDLEWOOD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0061	0019	0445		0000	
					Block:
					Lot:
					Assessment Year:
					2017
					Plat No:
					Plat Ref:
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1950		1892		Property Land Area	
				8,455 SF	
				County Use	
				06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		OFFICE BUILDING			
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2017		07/01/2018	
				As of	
				07/01/2019	
Land:	291,000	242,100			
Improvements	164,400	169,200			
Total:	455,400	411,300		411,300	
Preferential Land:	0			0	
Transfer Information					
Seller: TARAS LLC		Date: 09/11/2018		Price: \$405,000	
Type: ARMS LENGTH IMPROVED		Deed1: /40653/ 00440		Deed2:	
Seller: BARNARD SELMA LENINGER		Date: 01/26/2017		Price: \$285,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /38558/ 00285		Deed2:	
Seller: BARNARD FRANCIS H		Date: 07/23/1998		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /13025/ 00332		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:

Debra Wiley

From: Jim Engle <JEngle@sha.state.md.us>
Sent: Wednesday, April 10, 2019 11:03 AM
To: Administrative Hearings
Cc: Lisa Thom
Subject: 1525 York Rd. LLC case # 2019-0219-XA

To whom it may concern

Administrative Review:

I am a concerned resident on Croftley Rd. about the requests made
By the owners of 1525 York Rd, regarding changes to the setbacks,
Off street parking, and landscape buffers. These changes would
Undoubtedly lead to increased client parking along our street,
Which already is overly taxed by parking from customers who
Frequent establishments along York Rd. We understand their
Need for parking , but they should make every effort to keep
It on their own property, not unfairly burden a neighborhood
that already has seen an increased number of vehicles, even
from our own residents.

Thank you for understanding our needs.

Governor Hogan is committed to outstanding customer service. Tell us how we are doing. [Click here.](#)

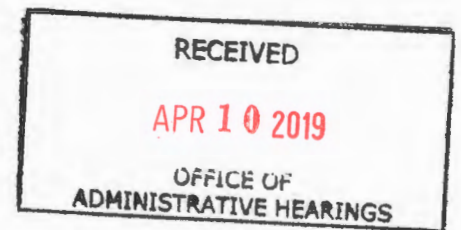


Maryland now features 511 traveler information!
Call 511 or visit: www.md511.org



Please consider the environment before printing this email

LEGAL DISCLAIMER - The information contained in this communication (including any attachments) may be confidential and legally privileged. This email may not serve as a contractual agreement unless explicit written agreement for this purpose has been made. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication or any of its contents is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender indicating that it was received in error and delete the original message and any copy of it from your computer system.





JOHN A. OLSZEWSKI, JR.
County Executive

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

April 3, 2019

Stevan G. Simons
1525 York Road
Lutherville MD 21093

RE: Case Number: 2019-0219-XA, 1525 York Road

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 January 24, 2019. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Bruce E. Doak 3801 Baker Schoolhouse Road Freeland MD 21053
Richard Goldner 1525 York Road Lutherville MD 21093

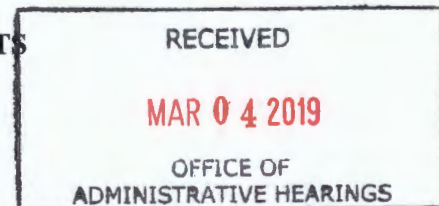
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 2/27/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-219



INFORMATION:

Property Address: 1525 York Road
Petitioner: 1525 York Road, LLC
Zoning: RO, DR 5.5
Requested Action: Special Exception, Variance

The Department of Planning has reviewed the petition for special exception to permit an existing class B office building with a proposed addition and the petition for variance to permit a side street setback of 18 feet, zero off street parking spaces and a zero foot landscape buffer in lieu of the required 20 feet, 8 off-street parking spaces and 20 foot landscape buffer respectively.

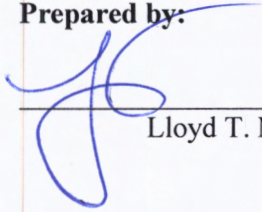
A site visit was conducted on February 21, 2019. The site falls within the focus area of the Hunt Valley/ Timonium Plan adopted by the Baltimore County Council October 19, 1998. The plan calls for minimizing clutter and improving aesthetics along York Road and encourages redevelopment for employment, commercial uses in a way that minimizes the impact on the adjacent community conservation areas.

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

- The Department does not object to the fact of the existing on-street parking in support of the existing use in this case and will support the decision of the Administrative Law Judge as to the appropriateness of expanding the non-conforming status. The Department recommends preserving the mature trees on site in lieu of installing off-street parking better responds to the goals of the aforementioned Hunt Valley/ Timonium Plan.
- The Department objects to granting variance relief to allow zero foot landscape buffer and recommends the petitioners provide landscaping to the extent possible as determined by the Baltimore County Landscape Architect.

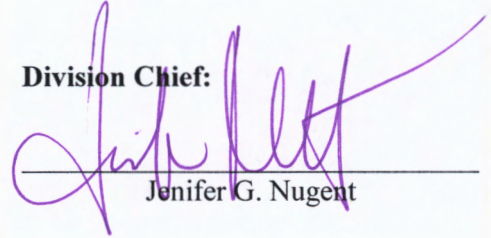
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

JM/JGN/LTM/

c: Wally Lippincott
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Stevan G. Simons, Simons & Goldner, PA
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: February 21, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0219-XA
Address 1525 York Road
(1525 York, LLC Property)

Zoning Advisory Committee Meeting of **February 18, 2019.**

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 2/19/19

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

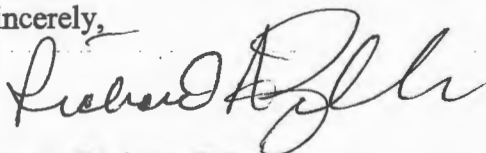
Dear Ms. Lewis:

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. 2019-0219-XA

*Special Exception Variance
1525 York Road, LLC
1525 York Road.*

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

Sincerely,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/22/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-209

INFORMATION:

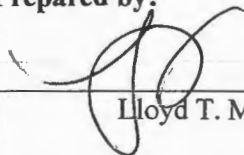
Property Address: 21434 York Road
Petitioner: DWK Services, LLC
Zoning: RC 5
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for as special hearing to determine whether or not the Administrative Law Judge should approve the continued use of a non-conforming residential structure.

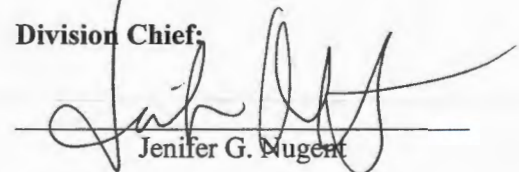
The Department has no objection to granting the petitioned zoning relief.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Jenifer G. Nugent

JM/JGN/LTM/

c: Joseph Wiley
Bruce E. Doak, Bruce E. Doak Consulting
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

DATE: 2/21/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-168

INFORMATION:

Property Address: 2705 Greenspring Valley Road
Petitioner: Russell Carter, Tiffany Stearns
Zoning: R.C. 2
Requested Action: Special Exception

The Department of Planning has reviewed the special exception to use the property for a commercial kennel.

Staff conducted a site visit on December 27, 2018. On January 11, 2019, the Department met with the petitioner to discuss the special exception proposal and acquire a better understanding of its operation. The petition has generated significant interest in the surrounding community.

The Department recommends the commercial kennel plan, as submitted, requires specific conditions to mitigate the inherent impacts of the proposed use. The Department recognizes that the imposition of the conditions recommended by staff may reduce the level of commercial activity below that envisioned and described by the petitioners in documents submitted in support of the petition. The Department, subsequent to the public hearing, will concur with the decision of the Administrative Law Judge (ALJ) as to the appropriateness of the commercial kennel and to what levels of activity said use would be permitted to operate in order to remain within the scope of BCZR § 502.

Kennels, of any type, have been described as a principal use within Baltimore County since at least 1967. Until 2001 these kennels were permitted by special exception in the D.R. 5.5 zone and by right in the D.R. 1 zone. Any kennel so permitted in any residence zone was required to be 200' removed from the nearest property line. Commercial kennels as a principal use debuted in 2000. The 200' property line separation was not retained for commercial kennels although that setback remains a condition of a private kennel.

Since their inception, commercial kennels have been stringently regulated. Over 91% of Baltimore County (County) is classified with zone designations (D.R. and R.C.) wherein a key land use characteristic is as principal residential dwellings. Only 39% of the County that is so zoned, the R.C. 2, 3 and 6 zones, allows commercial kennels and then only through special exception. The use is prohibited in the majority of residential and commercial properties in the County. The Department finds that a commercial kennel within the R.C. 2 zone, having no setbacks to adjacent properties, is inconsistent with the spirit and intent of the BCZR. This inconstancy is especially acute in the instant case.

While retaining much of its rural character, the area in the vicinity of the subject site has developed more densely. The built environment of the neighborhood is more reflective of the R.C. 5 or D.R. 1 zones.

Although the subject property is zoned R.C. 2 (Agriculture), the subject site itself being 2.6 ac. does not meet the BCZR definition of a farm. This is true with many of the surrounding properties. The Department has reservations as to whether this site can accommodate the proposed use with its inherent traffic, noise, odors and waste without effective limitations to and buffering of the commercial activities.

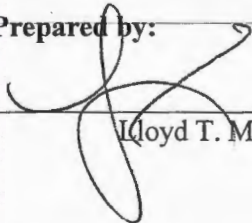
The Department is aware that BCZR § 421 contains no setback provision for commercial kennels. The Department is also aware of no regulation preventing the establishment of use buffers and recommends that buffering sufficient to mitigate the impacts of the commercial activity upon the surrounding residential neighborhood, as determined to be sufficient by the ALJ, is and more in keeping with the spirit and intent of the regulations as established in BCZR § 502. Although the residential transition area buffers are not triggered here, the Department recommends buffering similar to that is appropriate.

Any commercial kennel on this site shall be subject to the following conditions:

- Provide a 50' wide planted buffer adjacent to all property lines intervening between contiguous residential properties and all exterior components of the commercial kennel where canines may be kept.
- Supporting documentation provided by the petitioner indicates no member may access the site without an appointment. The Department understands this precludes individual drop off and pick up of animals by members. Except in the case of emergency, all animals shall arrive/depart via the transportation service discussed in said supporting documentation.
- As established through the hearing, parking shall be limited to the minimum number of spaces required for employees plus one emergency overflow space.
- Petitioners shall demonstrate to the satisfaction of the ALJ that the site providing buffers as described can accommodate up to 20 canines. If the special exception is granted, whatever the established limit is, said figure shall be inclusive of the 8 canines designated to stay on-site overnight.
- Petitioners shall demonstrate to the satisfaction of the ALJ that all waste generated by the operation is disposed of daily in a sanitary manner.
- The indication of dogs staying on-site overnight assumes the presence of personnel to provide oversight. The petition is silent on the proposed use in combination of a commercial kennel and principal residential use. The Department will concur with the ALJ as to whether the combined uses can integrate with the neighborhood.

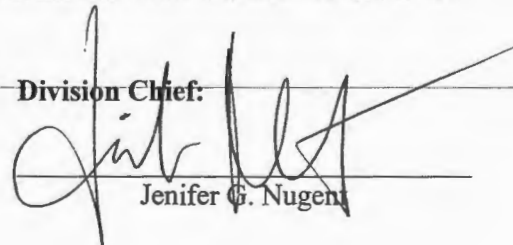
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

JM/JGN/LTM/

c: Bill Skibinski

James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Adam M. Rosenblatt, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

Case No.:

2019-0219-XA

Exhibit Sheet

Petitioner/Developer

Protestant

D2
5-30-19

DW
A-17-19

No. 1	Site plan	17 letters of opposition in brown envelope
No. 2	Letter to Craftley Neighbors	
No. 3	Photo - front of bldg.	
No. 4	Photograph Plan w/ photos	
No. 5	Elevation - proposed addition	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		























1525
SIMONS &
GOLDNER, P.A.
Attorneys at Law
LAW OFFICE
DANIEL W. CAGAN

ZONING NOTICE
CASE NO. 2014-2114
The following information is being provided to you for your information and to allow you to make a decision regarding the proposed project. The information is based on the current zoning regulations and the information provided by the applicant. The information is not intended to be a guarantee of the outcome of the project. The information is provided for your information only.

















SIMONS & GOLDNER, P.A.

ATTORNEYS AT LAW

1525 York Road
Lutherville, MD 21093

STEVAN G. SIMONS

MAIN OFFICE: 410-296-3110

FACSIMILE: 410-296-3188

ssimons@simonsgoldnerlaw.com

March 26, 2019

Dear Croftley Road Neighbor:

We are excited to be a part of the Croftley Road neighborhood, and have enjoyed our first few months here. As many of you know, we purchased 1525 York Road last April, and moved our office here in early November. We are writing to provide some information regarding the Zoning notice that has been posted on our property, and to alleviate any concerns you may have. Please be assured that we are in no way trying to change our zoning classification, and have no interest in changing the exterior look and feel of the house. We want our office to look like a home, not a commercial property. The upcoming zoning hearing deals primarily with parking issues.

We are trying to obtain a zoning exception only to avoid having to remove our existing trees and grass, and having to install the concrete parking pads. We intend to build an addition to the rear of the house, and in applying for the permits, we were informed by the County that current zoning requires approximately seven or eight on-site parking spaces. This can only be accomplished by paving the front and back of the house to create the necessary spaces. We purchased the house because we like the warm intimate feel of our office "home" and want our property to keep its homelike feel. We believe an on-site concrete parking pad would make our office look more commercial, which we are trying to avoid. We hope you agree that our property would maintain its feel and character by keeping the trees and grass. Moreover, the rear concrete parking pad would be in clear view of our next-door-neighbor, Art's side yard, and out of respect to Art, and our other immediate neighbors, we would like to keep the grass and trees.

We believe there is ample street parking on Croftley Road for our staff, and we have tried to be cognizant of our neighbors with our parking. We do not believe we have utilized any street "spaces" in front of anyone else's house, and we will continue to be respectful of our neighbors in this, and any other regard.

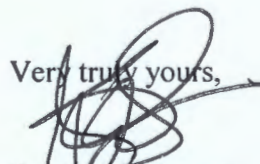
In terms of the addition, attached is a drawing prepared by our permit architect. As you will note, the addition does not add to the depth or width of our current structure. Please rest assured that the addition will be tasteful and will blend in nicely with our existing structure.

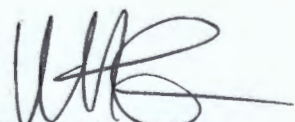
We hope this letter will address and alleviate your concerns. If you have any questions, concerns or comments, please feel free to stop in any time and speak to either of us. Thank you for your consideration.

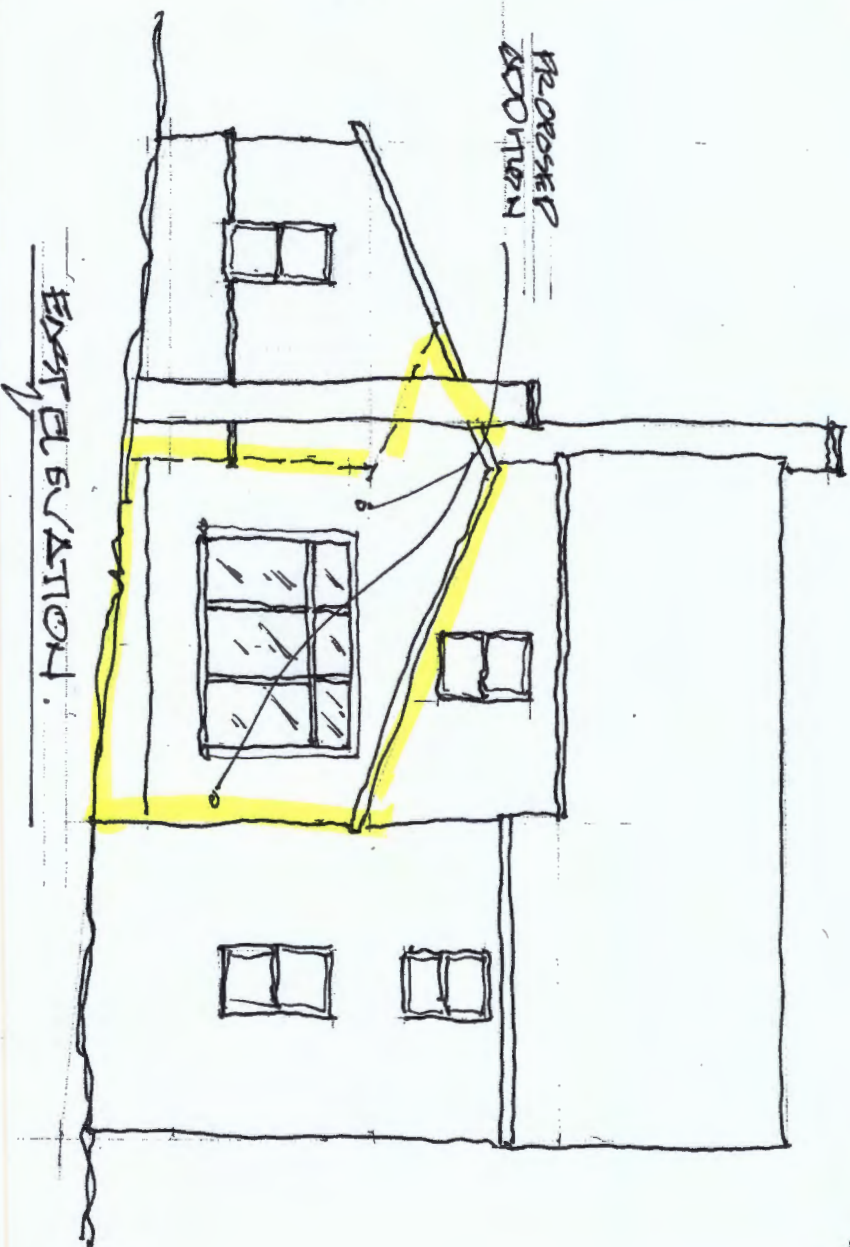
PETITIONER'S

EXHIBIT NO. 2

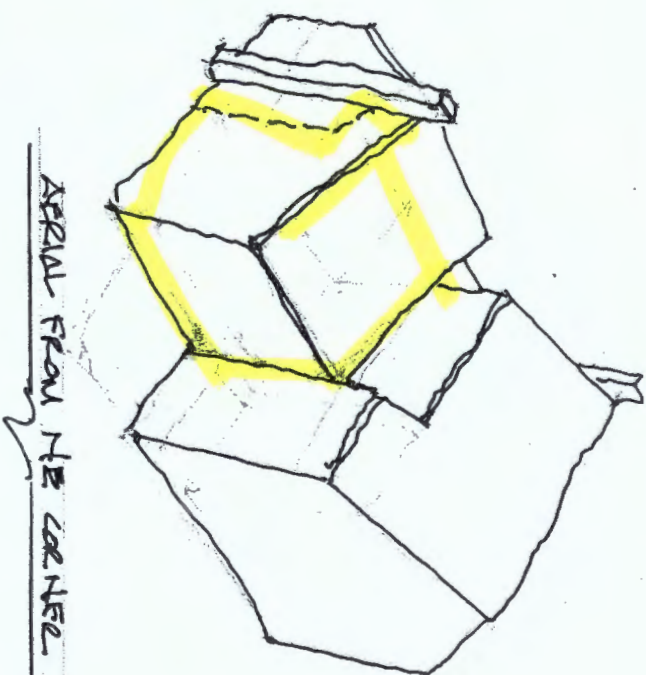
Very truly yours,


Stevan G. Simons


Richard H. Goldner



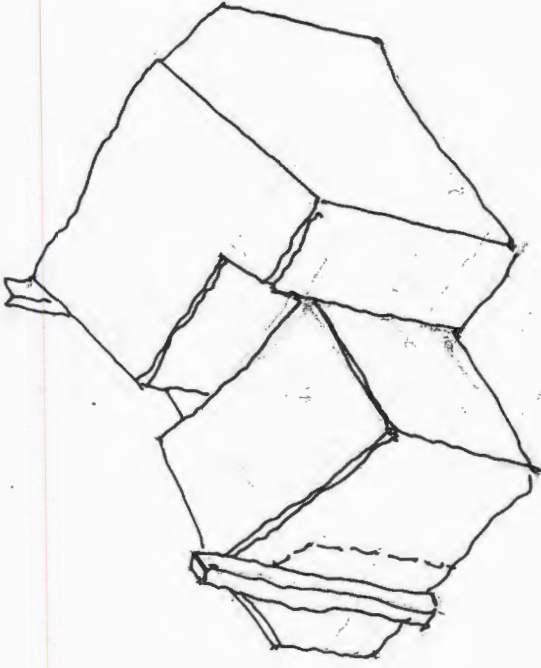
1525 YORK ROAD
 PSP CONTRACTING, INC.
 L.J. LITTLE JR. INC. ARCHITECT



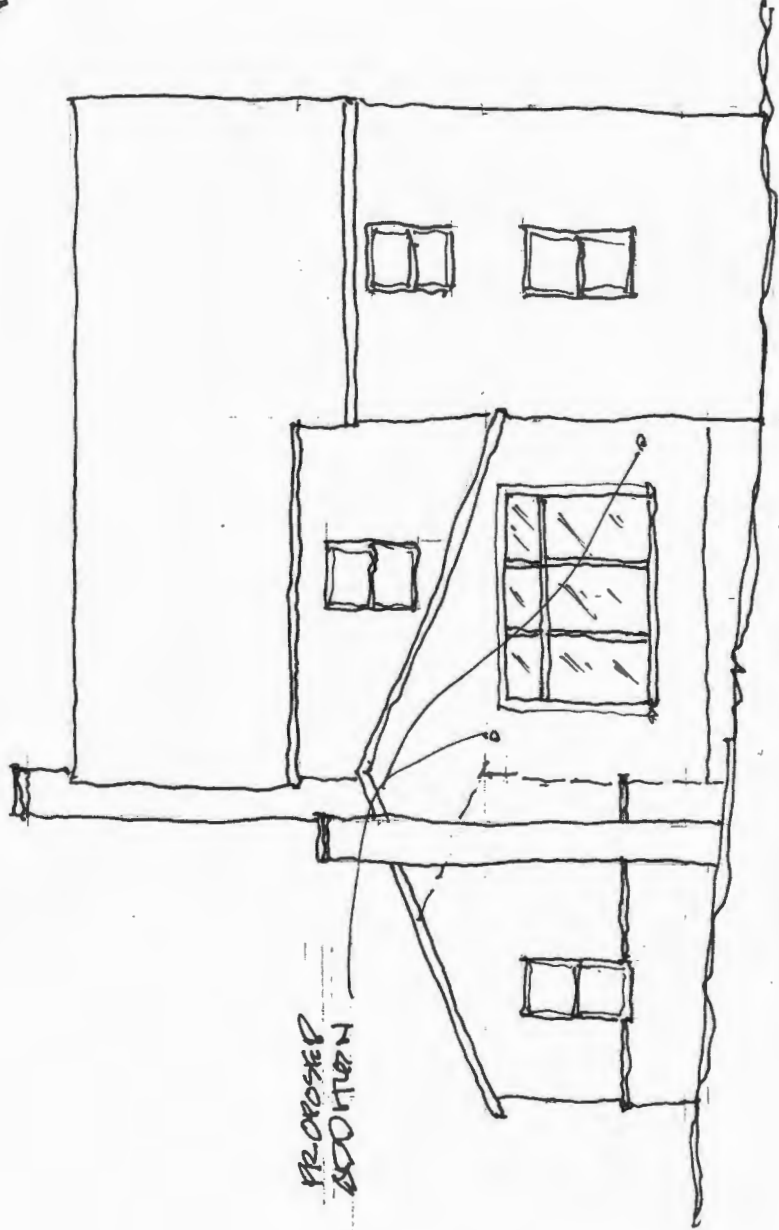
AERIAL FROM THE CARTEL

PET-NO.3





AERIAL FROM NE CORNER



PROPOSED
ELEVATION

EXISTING ELEVATION

1525 YORK ROAD

DSP CONTRACTING, INC.

L.J. LINK JR. INC. ARCHITECT.

PETITIONER'S

EXHIBIT NO.

5

MEMORANDUM

DATE: May 30, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0219-XA - Appeal Period Expired

The appeal period for the above-referenced case expired on May 29, 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

4-10-19 (2)



JOHN A. OLSZEWSKI, JR.
County Executive

ADMINISTRATIVE LAW JUDGE
Office of Administrative Hearings

April 17, 2019

Stevan G. Simons, Esq.
Simons & Goldner, P.A.
1525 York Road
Lutherville-Timonium, MD 21093

RE: Petitions for Special Exception and Variance
Case No. 2019-0219-XA
Property: 1525 York Road

Dear Mr. Simons:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

- c: Locke & Mary Thomsen, 1523 Pickett Road, Lutherville-Timonium, MD 21093
Regina Dougherty, 17 Croftley Road, Lutherville-Timonium, MD 21093
Steven Shrewsbury, 35 Croftley Road, Lutherville-Timonium, MD 21093
Elizabeth Vary Banker, 12 Croftley Road, Lutherville-Timonium, MD 21093
Julie Ensor, 7 Croftley Road, Lutherville-Timonium, MD 21093
Shelagh Hafner, 13 Croftley Road, Lutherville-Timonium, MD 21093

RECEIVED
APR 24 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

IN RE: PETITIONS FOR SPECIAL
EXCEPTION AND VARIANCE
(1525 York Road)
8th Election District
3rd Council District
1525 York, LLC
Legal Owner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
*
* Case No: 2019-0219-XA

Petitioner

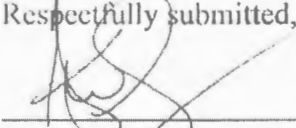
* * * * *

AMENDED ZONING PETITION

NOW COMES 1525 York, LLC, Petitioner, amends the Zoning Petition filed in the
above matter and for cause states:

1. Petitioner filed a Petition for Zoning Hearing requesting the relief identified in Exhibit 1.
2. Petitioner amends is original Petition, and Petitioner requests permission to permit off-site parking for a class B office building located at 1525 York Road, within 1000 feet of the premises.
3. Additionally, or in the alternative, Petitioner further amends its Petition, and Petitioner requests permission to permit an enlargement of a Class A office located at 1525 York Road, not to exceed 500 square feet.

Respectfully submitted,



York Road, LLC
By: Stevan G. Simons
1525 York Road
Lutherville, MD 21093
410-296-3110

Certificate of Service

I HEREBY CERTIFY that on the 23rd day of April 2019, a copy of the Motion for Reconsideration was mailed, postage pre-paid, first class mail, to:

Locke & Mary Thomsen
1523 Pickett Road
Lutherville, MD 21093

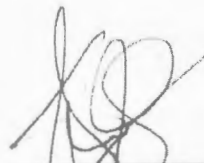
Regina Dougherty
17 Croftley Road
Lutherville, MD 21093

Steven Shrewsbury
35 Croftley Road
Lutherville, MD 21093

Elizabeth Vary Banker
12 Croftley Road
Lutherville, MD 21093

Julie Ensor
6 Croftley Road
Lutherville, MD 21093

Shelagh Hafner
13 Croftley Road
Lutherville, MD 21093



York Road, LLC

By: Stevan G. Simons



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 1525 York Road, Lutherville-Tim. MD 21093 which is presently zoned
Deed References: 40553/440 10 Digit Tax Account # 16 0000 2 R 33
Property Owner(s) Printed Name(s) 1525 York LLC

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

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

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

SEE ATTACHED PAGES

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

SEE ATTACHED PAGES

3. ☒ a Variance from Section(s)

SEE ATTACHED PAGES

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 bound 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:

STEVEN G. SIMONS
SIMONS & GOLDBERG, P.A.

Name- Type or Print

Signature

1525 York Road Lutherville-Tim. MD
Mailing Address City State

21093 / 410-296-3110 /
Zip Code Telephone # Email Address

SSIMONS@SIMONSGOLDBERGLAW.COM

CASE NUMBER Filing Date / /

Legal Owners (Petitioners):

1525 York LLC

Name #1 - Type or Print

Name #2 - Type or Print

STEVEN G. SIMONS President

Richard Goldberger Secretary

Signature #1

Signature #2

1525 York Rd. Lutherville-Tim. MD

Mailing Address City State

21093 / 410-296-3110 / SSIMONS@SIMONSGOLDBERGLAW.COM
Zip Code Telephone # Email Address

Representative to be contacted:

Bruce E. Doak
Bruce E. Doak Consulting, LLC

Name - Type or Print

Signature

3801 Baker School House Road Pikesville MD
Mailing Address City State

21053 / 410-919-9906 /
Zip Code Telephone # Email Address

BDOAK@BRUCEDOAKCONSULTING.COM

Do Not Schedule Dates: Reviewer

PLAINTIFF'S
EXHIBIT
1

#1525 YORK ROAD

CASE # 2019-0219-XA

THE PETITIONS REQUESTED

SPECIAL EXCEPTION:

PER SECTION 204.3.B.2 BCZR

SPECIAL EXCEPTION TO PERMIT AN EXISTING CLASS B OFFICE BUILDING WITH A PROPOSED ADDITION.

VARIANCES:

1) PER SECTION 204.C.4 BCZR

VARIANCE TO PERMIT A SIDE STREET SETBACK OF 18 FEET IN LIEU OF THE REQUIRED 20 FEET FOR A SIDE STREET.

2) PER SECTION 409.6.A.2 BCZR

VARIANCE TO PERMIT ZERO (0) OFF STREET PARKING SPACES IN LIEU OF THE MINIMUM REQUIRED 8 PARKING SPACES.

3) PER SECTION 204.4.C.9. c (1)

VARIANCE TO PERMIT A ZERO (0) FEET LANDSCAPE BUFFER IN LIEU OF THE MINIMUM REQUIRED 20 FEET.

4) TO PERMIT ANY OTHER VARIANCE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE.

John E. Beverungen

From: Bruce Doak <doakfarm@gmail.com>
Sent: Tuesday, April 23, 2019 12:07 PM
To: John E. Beverungen
Subject: Case #2019-0219-XA
Attachments: reconsider.pdf; amended petition.pdf

Good afternoon Mr. Beverungen,

My clients have secured a lease for parking on the property across Croftley Road.

They have prepared the enclosed instruments and have asked me how they should be submitted. I was unsure so I am asking in this email.

Thanks for the opportunities your opinion has given.

With regards,

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

IN RE: PETITIONS FOR SPECIAL
EXCEPTION AND VARIANCE
(1525 York Road)
8th Election District
3rd Council District
1525 York, LLC
Legal Owner

Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No: 2019-0219-XA



* * * * *

MOTION FOR RECONSIDERATION

NOW COMES 1525 York, LLC, Petitioner, who respectfully requests that this Honorable Court reconsider, and modify, its Order of April 17, 2019, and for cause states:

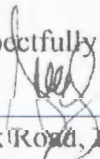
1. Petitioner filed a Petition for Variance seeking to permit zero (0) off-street parking spaces in lieu of the minimum required eight (8) parking spaces.
2. After a hearing, this Honorable Court determined that the increased vehicle parking on Croftley Road, near York Road, could "tend to create congestion in the roads, streets or alleys".
3. As the Court will recall, at the hearing the Petitioner indicated that it was in negotiations with the adjoining property owner, on the opposite of Croftley Road, to lease a paved parking pad in the rear of 1521 York Road, which would provide for approximately seven (7) off-road parking spaces.
4. Subsequent to the hearing regarding the above matter, Petitioner was successful in obtaining a written Lease Agreement for the lease of said parking pad, which consists of at least seven parking spots.

5. Beginning Monday April 15, 2019, all of staff occupying 1525 York Road, have parked in the leased parking lot. The only on-street parking at 1525 York Road has been that of the two attorneys at Simons & Goldner, P.A., and the part-time attorney, Daniel W. Cagan, who is an additional tenant at the property. Said attorneys have continued, and will continue, to park at least three (3) car lengths behind the No Parking sign at the west end of Croftley Road, which intersects with York Road. Attached for the Court's consideration is a copy of said Lease Agreement.

6. All neighbors who appeared and testified at the hearing, unanimously consented to the enlargement of the property.

WHEREFORE, Petitioner respectfully requests that this Honorable Court's Order of April 17, 2019 be modified, and that this Honorable Court grant Petitioner the relief requested.

Respectfully submitted,



York Road, LLC
By: Stevan G. Simons
1525 York Road
Lutherville, MD 21093
410-296-3110

Certificate of Service

I HEREBY CERTIFY that on the 22nd day of April 2019, a copy of the Motion for Reconsideration was mailed, postage pre-paid, first class mail, to:

Locke & Mary Thomsen
1523 Pickett Road
Lutherville, MD 21093

Regina Dougherty
17 Croftley Road
Lutherville, MD 21093

Steven Shrewsbury
35 Croftley Road
Lutherville, MD 21093

Elizabeth Vary Banker
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Julie Ensor
6 Croftley Road
Lutherville, MD 21093

Shelagh Hafner
13 Croftley Road
Lutherville, MD 21093



York Road, LLC
By: Stevan G. Simons

Parking Lot Lease Agreement

State of Maryland

This Parking Space Lease Agreement, hereinafter referred to as the "Agreement," is entered into by and between the following parties:

MGK Realty, LLC (Lessor) and Simons & Goldner, P.A. (Lessee),

Article 1 - LEASE OF PARKING LOT:

Lessor hereby agrees to provide, and Lessee agrees to rent, the parking space located at the rear of 1521 York Road, Lutherville, MD 21093. **Parking lot shall be used by Simons & Goldner, P.A. personnel only.**

Lessee's lease of the parking spaces will hereinafter be described as the "Lease."

Article 2 - DURATION OF LEASE:

The Lease will begin on 04/15/2019 ("Start Date") and the Initial Term shall end on 10/15/2019. This Lease shall continue on a month-to-month basis thereafter.

Article 3 - RENT:

Lessee agrees to pay Lessor \$50 (fifty dollars) per month as rent, through the duration of the Lease.

Article 4 - LIMITATION OF LIABILITY:

Lessee agrees to hold Lessor harmless for any damage or injuries caused to any vehicle or any personal property left in any vehicle and hereby specifically agrees that Lessor shall not be responsible for any damage.

Lessee agrees to hold Lessor harmless for any claims arising out of the use or occupancy of the subject parking lot, and Lessee agrees to insure the parking lot under Lessee's general liability insurance policy, and to further add Lessor as an additional named insured under any such policy.

Article 5 - DAMAGE TO PREMISES:

Should Lessee cause any damages beyond normal wear and tear to the building or facility where the parking space is located, Lessee will be held responsible for replacement or loss of any stolen, damaged, or misplaced property, including remote garage door openers or other parking facility related equipment used by Lessor.

Article 6 - TERMINATION:

This Agreement may be terminated by either party upon 30 days written notice to the other party at the addresses listed below.

EXECUTION:

Name: MGK Realty, LLC

10845 Philadelphia Road, White Marsh, MD 21162

By: Martin G. Kutlik

Martin G. Kutlik, Member

Date: 4-15-2019

Name: Simons & Goldner, P.A.

1525 York Road, Lutherville, MD 21093

By: William H. Goldner

Date: 4-23-2019



CASE NAME 1525 YORK LLC
CASE NUMBER 2019-0219-XA
DATE 4/10/19

[illegible]

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

JB 4-10-19
1:30 PM

Debra Wiley

From: Debra Wiley
Sent: Wednesday, April 10, 2019 11:00 AM
To: Carl Richards Jr; Linda Okeefe
Subject: RE: Case # 2019-0219-A

There was no attachment to include in the file but I will print this out and place in that file. As far as the sign concerns, our office does not handle the standards, policies, etc.

Thanks.

From: Carl Richards Jr <CRichards@baltimorecountymd.gov>
Sent: Wednesday, April 10, 2019 10:44 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>; Linda Okeefe <luckylinda1954@yahoo.com>
Subject: RE: Case # 2019-0219-A

Debra,

If the hearing is today, this memo should be included in the file for the HO.

From: Debra Wiley
Sent: Wednesday, April 10, 2019 7:24 AM
To: Linda Okeefe <luckylinda1954@yahoo.com>
Cc: Carl Richards Jr <CRichards@baltimorecountymd.gov>
Subject: RE: Case # 2019-0219-A

Linda,

This is an issue that should be brought to the attention of the Office of Zoning Review (Carl Richards), as their office is quite aware of the standards, etc.

Thanks.

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Tuesday, April 9, 2019 9:57 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Case # 2019-0219-A

Hi Debra,

I am sending you this message about Case # 2019-0219-A @ 1525 York Rd. I saw a Zoning Sign on York Rd that doesn't even look like a Zoning Sign and the signs language was so small that it was difficult to read. The sign was posted on a short post and the bottom of sign touches the ground. I don't know who is making those signs. Please look at the photo on the Cert. that was turned in by whoever is doing this. I have noticed that type of sign on other properties in the County. I am sure there is some type of standard as to how the signs are suppose to look. Let me know what you think.

Thank you,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
lucky linda1954@yahoo.com

Judge Beverungen

Subject Case #20190219XA

Address: 1525 York Road, Timonium MD 21093

Dear Judge Beverungen:

I am unable to attend the hearing for a zoning exception for 1525 York Road, Timonium MD 21093. However, please accept these comments in opposition to this zoning request. I have also provided several pictures of the subject property.

Simons & Goldner has chosen to purchase a building bordering a residential neighborhood. They are seeking a zoning exception to build an addition to this building. With construction of the addition staff and client parking will occur on a residential street (Croftley Road). Since their business is located at the intersection of York and Croftley Roads, Simons & Goldner's zoning exception request will create traffic congestion and an unsafe situation for clients and neighbors alike.

Simons & Goldner should, instead, provide off street parking for their clients either on their own property or by working out an arrangement with adjacent businesses to accommodate their clients. Other businesses in this neighborhood provide parking lots for their clients and Simons & Goldner should do the same.

Trying to turn onto York Road (either right or left) from Croftley Road is difficult under all circumstances because of the amount of traffic on York Road. There is a bus stop at this intersection as well. In the past there was essentially no parking on Croftley Road at the intersection of York Road. Since Simons and Goldner have occupied their building, cars park on one or both sides of Croftley Road at York Road. This creates a condition where there is barely enough room for a car to turn onto York Road (from Croftley) while another car is attempting to turn from York Road onto Croftley Road. The 2 cars attempt to avoid the parked cars while, at the same time, try to clear the intersection.

Since Simons & Goldner have moved into their building I have had to back up my car and wait until 2 cars trying to navigate the intersection have managed to work things out. I have also experienced problems with cars turning onto Croftley from York Road when the driver changes his/her mind and attempts to turn around on Croftley Road. This effectively blocks the intersection until they manage to merge back onto York Road. This may not be caused by clients of Simons & Goldner, but it never happened before they moved into the neighborhood. I tend to think they are looking for a parking lot.

Judge Beverungen

Subject Case #20190219XA

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Attn: Judge Beverungen

Subject: Case # 20190219XA

Address: 1525 York Rd. Lutherville, MD 21093

To Whom It May Concern:

We received a letter from Simons & Goldner, P.A, they purchased 1525 York Road last April, at corner of York Rd and Croftley Road. They are building an addition to the rear, and are asking for a zoning exception, regarding parking. Instead of adding an on-site parking pad needed for their clients, they want them to park on Croftley Road, at top of the road.

I oppose this zoning exception due to the following safety concerns:

1. Increased traffic is a safety hazard for many kids living on Croftley Rd.
2. Many parked vehicles on Croftley Rd near the entrance may cause problems for traffic in and out of Croftley Rd from York Rd.

Sincerely, Zhizhong Yin

Signature



Date:

4/6/2019

Address

22 Croftley Rd, Lutherville, MD 21093

Contact Info.

443-739-4993

April 02, 2019

Dear Croftley Road Neighbors,

We received a letter from the lawyers office, that was recently purchased on the corner of York and Croftley Road (1525 York Rd). The gist of the letter was concerning an addition being put on the back of the office, and the desire to park on Croftley Road, rather than constructing a parking lot on their property. I have spoken to neighbors and overwhelmingly have heard safety concerns about having parking for their business on our neighborhood road.

Having some experience with zoning hearings, they are often scheduled at inconvenient times for residents to attend. In the letter distributed by Simons & Goldner, P.A., the date and time of the hearing was not included. The hearing is Wednesday, April, 10th, at 1:30 PM. Office of Zoning / address given: The Jefferson Building, Towson, MD 21204, next to 111 Chesapeake Ave (hearing building). My experience with zoning hearings is that once a decision is made, it is very difficult to change. If you cannot attend, you may submit a written letter to either support, or oppose the issue being discussed.

We are including a form to fill out and drop off to 35 Croftley Road, and I will ensure that your questions or concerns are presented at the hearing. If you can attend, even better.

Thank you,
Steve Shrewsbury
410-321-0143

Attn: Judge Beverungen

Subject: Case # 20190219XA

Address: 1525 York Rd. Lutherville, MD 21093

To Whom It May Concern:

We received a letter from Simons & Goldner, P.A, they purchased 1525 York Road last April, at corner of York Rd and Croftley Road. They are building an addition to the rear, and are asking for a zoning exception, regarding parking. Instead of adding an on-site parking pad needed for their clients, they want them to park on Croftley Road, at top of the road.

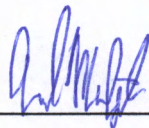
I oppose this zoning exception due to the following safety concerns:

- extra traffic on the street will hinder the play of young children that live on our street

Sincerely,

Amal Malik

Signature



Date:

4/7/19

Address

26 Croftley Rd Lutherville, MD 21093

Contact Info.

410 - 936 - 8965

Attn: Judge Beverungen

Subject: Case # 20190219XA

Address: 1525 York Rd. Lutherville, MD 21093

To Whom It May Concern:

We received a letter from Simons & Goldner, P.A, they purchased 1525 York Road last April, at corner of York Rd and Croftley Road. They are building an addition to the rear, and are asking for a zoning exception, regarding parking. Instead of adding an on-site parking pad needed for their clients, they want them to park on Croftley Road, at top of the road.

I oppose this zoning exception due to the following safety concerns:

The overflow of cars is already causing a major safety concern. I have already been hit in the rear of my truck, and my wife has had a few close calls, when cars were making U-turns at the top of Croftley Road. At present, we have multiple cars parking too close to the top of our road. This is a residential road, and should not be used for office parking.

Sincerely,

Signature Carolyn Shrewsbury / Steve Shrewsbury Date: 04/02/19
Carolyn Shrewsbury / Steve Shrewsbury

Address 35 Croftley Rd 21093

Contact Info. 410-321-0143, shrewsbury@verizon.net

Attn: Judge Beverungen

Subject: Case # 20190219XA

Address: 1525 York Rd. Lutherville, MD 21093

To Whom It May Concern:

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I oppose this zoning exception due to the following safety concerns:

- to much traffic, ~~about~~ we have small children that like to play outside
- We would like to park in front of our own house.
- Ocean Pkde is already a problem with parking, we do not need another more parking problems.

Sincerely,

Signature

Cissy Klein / Dennis Klein
Cissy Klein / Dennis Klein

Date:

04/9/19

Address

11 Croftley Road Lutherville MD 21093

Contact Info.

443. 465. 9961

Attn: Judge Beverungen

Subject: Case # 20190219XA

Address: 1525 York Rd. Lutherville, MD 21093

To Whom It May Concern:

We received a letter from Simons & Goldner, P.A, they purchased 1525 York Road last April, at corner of York Rd and Croftley Road. They are building an addition to the rear, and are asking for a zoning exception, regarding parking. Instead of adding an on-site parking pad needed for their clients, they want them to park on Croftley Road, at top of the road.

I oppose this zoning exception due to the following safety concerns:

Parking on Croftley Rd. is already problematic. The staff is now parking on Croftley Rd and since their office has opened there are times when no additional spaces are available, except in front of our homes. Customers of Ocean Fried Restaurant on the west side of York Rd use Croftley Rd. for overflow parking. Zoning for 1525 York Rd. requires a parking lot and it is needed for the office staff and their clients. There are usually at least 8 cars parked on the end of our street every day now.

Sincerely,

Signature

Frances E. Kleiber

Date:

4/8/2019

Address

7 CROFTLEY RD. LUTHERVILLE, Md. 21093

Contact Info.

410-321-6095

Attn: Judge Beverungen

Subject: Case # 20190219XA

Address: 1525 York Rd. Lutherville, MD 21093

To Whom It May Concern:

We received a letter from Simons & Goldner, P.A, they purchased 1525 York Road last April, at corner of York Rd and Croftley Road. They are building an addition to the rear, and are asking for a zoning exception, regarding parking. Instead of adding an on-site parking pad needed for their clients, they want them to park on Croftley Road, at top of the road.

I oppose this zoning exception due to the following safety concerns:

** Please see attached statement.*

Sincerely,

Signature Mary Lou Bates Date: 4/4/2019

Address 18 Croftley Rd. Lutherville, Md. 21093

Contact Info. m0larmchnc@msn.com 410-321-6645

April 7, 2019

To Whom It May Concern:

As a longtime resident and tax payer on Croftley Road, I am writing to ask you to consider a limitation of parking at the top of Croftley Road at York Road. A new law business at the corner of York and Croftley, in addition to a business on the opposite corner, has greatly increased the volume of traffic and particularly increased the heavy parking on the street and into the residential area. Not only are cars from the businesses parking in front of residences, they are creating a dangerous situation for cars exiting the road trying to turn onto York, as well as and particularly for cars trying to turn off of York and onto Croftley. Many residents, including myself, have had near head on collisions with traffic coming from the opposite direction because there is so little room for cars to turn onto the road with both sides lined with parked vehicles, all the way from York and down into the community. The visibility is greatly decreased, and there is insufficient room for an incoming car from York to enter Croftley safely without risking either a collision with parked cars from the business, or a collision with a car leaving Croftley.

Please consider restricting business parking on Croftley Road in Bridlewood, a residential community.

Thank you,

Mary Lou Bates

Attn: Judge Beverungen

Subject: Case # 20190219XA

Address: 1525 York Rd. Lutherville, MD 21093

To Whom It May Concern:

We received a letter from Simons & Goldner, P.A, they purchased 1525 York Road last April, at corner of York Rd and Croftley Road. They are building an addition to the rear, and are asking for a zoning exception, regarding parking. Instead of adding an on-site parking pad needed for their clients, they want them to park on Croftley Road, at top of the road.

I oppose this zoning exception due to the following safety concerns:

This will increase congestion at an already busy corner. This is a residential street and should not be used for commercial parking.

Sincerely,

Signature Janice G. Heath Date: April 4, 2019

Address 19 Croftley Road

Contact Info. _____

Attn: Judge Beverungen

Subject: Case # 20190219XA

Address: 1525 York Rd. Lutherville, MD 21093

To Whom It May Concern:

We received a letter from Simons & Goldner, P.A, they purchased 1525 York Road last April, at corner of York Rd and Croftley Road. They are building an addition to the rear, and are asking for a zoning exception, regarding parking. Instead of adding an on-site parking pad needed for their clients, they want them to park on Croftley Road, at top of the road.

I oppose this zoning exception due to the following safety concerns:

Croftley Rd is a relatively narrow street. With cars parked on both sides from staff and clients it is very difficult to turn on and off of York Road or pull over when there is an on coming car. We are a neighborhood street which includes all kinds of drivers from teen to elderly.

On 4-1-19 as I turned on to Croftley Rd from York Rd. I was almost hit by a car pulling away from the curb next to the business. Either they did not look or could not see me.

Sincerely,

Signature Sherry Moorshead Date: April 7, 2019

Address 23 Croftley Rd. Lutherville MD

Contact Info. _____

Attn: Judge Beverungen

Subject: Case # 20190219XA

Address: 1525 York Rd. Lutherville, MD 21093

To Whom It May Concern:

We received a letter from Simons & Goldner, P.A, they purchased 1525 York Road last April, at corner of York Rd and Croftley Road. They are building an addition to the rear, and are asking for a zoning exception, regarding parking. Instead of adding an on-site parking pad needed for their clients, they want them to park on Croftley Road, at top of the road.

I oppose this zoning exception due to the following safety concerns:

Please reference the attached letter.

Please do not grant the zoning exception

Thank you,

Dana Raimondi

Sincerely,

Signature

Dana

Date: 4/6/2019

Address

24 Croftley Rd Lutherville, MD 21093

Contact Info.

dana.raimondi@gmail.com 410-935-9529

Attention: Judge Beverungen

Subject: Case # 20190219XA

Address: 1525 York Road
Lutherville, MD 21093

Dear Judge Beverungen,

The Simons & Goldner commercial property sits at the corner of York & Croftley Roads. Croftley Road is a residential street, which wishes to retain it's community feel, as well as ensure safety for residents who live on the street, and pedestrians in adjacent areas.

The majority of our Croftley Road neighbors have more than one vehicle, therefore vehicles are parked on both sides of the street. Due to the width of the street, this allows for only 1 car to drive down the middle of the street at a time - when 2 cars are approaching from opposite directions, one car must be able to pull to the side and allow the other to pass.

Access to York Road creates a great deal of congestion at the intersection of Croftley & York Roads -the location of the Simons & Goldner Law Office.

This congestion creates a safety issue for cars turning from York Road onto Croftley Road, as well as from Croftley Road onto York Road - the width of the street is inadequate to accommodate the utilization.

Allowing Simons & Goldner a zoning exception will add to this congestion, further impairing safety at this corner. Non-resident vehicles parked on Croftley Road often do a U turn to enable the vehicle quick egress to York Road, creating additional congestion and safety concerns.

A bus stop on the south side of the corner of Croftley & York Roads creates pedestrian traffic as pedestrians cross Croftley Road walking north on York Rd. The addition of cars turning onto York Road to park and /or to access the Simons law office creates a safety issue for these pedestrians, as well.

The addition of vehicles belonging to the staff and clients of Simons & Goldner on Croftley Road at the intersection with York Road may impact the ability of snow plows to access Croftley Road to plow, further impacting the safety of Croftley Road residents and area pedestrians.

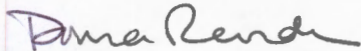
For the aforementioned reasons, I am opposed to granting the zoning exception in lieu of requiring Simons & Goldner to create onsite parking for staff and clients. In addition, I am opposed to allowing Simons & Goldner to build a parking pad that is accessed from Croftley

Road. For optimal safety of both residents and pedestrians, the parking created for Simon & Goldner staff and clients should be accessed from York Road (NOT Croftley Road).

Granting the zoning variance will add more vehicles on Croftley Road in this already congested area, creating a dangerous situation with increased potential for harm to drivers, pedestrians, and vehicles. I am strongly requesting that this zoning exception be denied. Furthermore, I am requesting that access to the Simons & Goldner parking pad be accessed from York Road only.

Thank you for your thoughtful consideration with regard to resident safety.

Sincerely,

A handwritten signature in dark ink, appearing to read "Donna Raimondi". The signature is fluid and cursive, with the first name "Donna" being more prominent than the last name "Raimondi".

Donna Raimondi
24 Croftley Road
Lutherville, MD 21093
donna.raimondi@gmail.com
410-935-9529

Attn: Judge Beverungen

Subject: Case # 20190219XA

Address: 1525 York Rd. Lutherville, MD 21093

To Whom It May Concern:

We received a letter from Simons & Goldner, P.A, they purchased 1525 York Road last April, at corner of York Rd and Croftley Road. They are building an addition to the rear, and are asking for a zoning exception, regarding parking. Instead of adding an on-site parking pad needed for their clients, they want them to park on Croftley Road, at top of the road.

I oppose this zoning exception due to the following safety concerns:

Our street cannot support the amount of parking spaces needed for the law office. The overflow of cars is causing that part of the street to be very narrow, which is a major safety concern. I have almost seen an accident occur with a car turning on or road due to overcrowded parking. This law office should be required to build a parking pad for staff and clients.

Sincerely,

Signature

Stephanie Hail

Date:

4/8/19

Address

28 Croftley Rd Lutherville MD 21093

Contact Info.

Attn: Judge Beverungen

Subject: Case # 20190219XA

Address: 1525 York Rd. Lutherville, MD 21093

To Whom It May Concern:

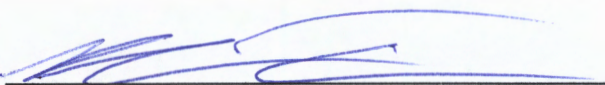
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I oppose this zoning exception due to the following safety concerns:

There are already problems with multiple cars parking at the top of Croftley Rd., making it dangerous for cars entering or exiting onto York Rd. Additional parking for office parking will make more congestion, which will make it more dangerous, with more accidents.

Sincerely,

Signature



Date:

4/7/19

Address

37 Croftley Rd. 21093

Contact Info.

410-440-9676 - Cell

Attn: Judge Beverungen

Subject: Case # 20190219XA

Address: 1525 York Rd. Lutherville, MD 21093

To Whom It May Concern:

We received a letter from Simons & Goldner, P.A, they purchased 1525 York Road last April, at corner of York Rd and Croftley Road. They are building an addition to the rear, and are asking for a zoning exception, regarding parking. Instead of adding an on-site parking pad needed for their clients, they want them to park on Croftley Road, at top of the road.

I oppose this zoning exception due to the following safety concerns:

Croftley Road parking is for residential only. Office parking has made it extremely dangerous to enter or exit Croftley Road via York Road, office parking impedes line of sight and will contribute to multiple accidents. Again there should be no commercial or office parking on Croftley Road

Sincerely,

Signature

M. Virginia Seymour

Date: April 5, 2019

Address

36 Croftley Road

Contact Info.

410.321.7185

Attn: Judge Beverungen
Office of Administrative Hearings
105 W Chesapeake Ave,
Towson, MD 21204

Subject: Case #2019-0219-XA

Address: 1525 York Road, Lutherville-Timonium, MD 21093

Dear Sir,

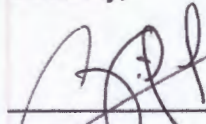
I have recently received a letter from Simons & Goldner, P.A. (Simons & Goldner), indicating that they had purchased the property located at the corner of York Road and Croftley Road, 1525 York Road, last April. In the letter it was stated that Simons & Goldner were in the process of building an addition in the rear of their property, and that they had submitted a request for a zoning exception regarding parking. The letter further explains that they would like to have their clients and staff park on Croftley Road instead of having to build an on-site parking pad within their property limits as required by the zoning classification. The letter went even further to indicate that Simon & Goldner did not perceive this as causing any negative impacts to the Croftley Road neighbors and residents.

I have also read the posted notice of public hearing on this matter but am unable to attend because the hearing has been set for 10:30 am on Wednesday April 10th, which is inconvenient for me and most working people. However, I would like to express my strong opposition to the granting an exception to the parking requirement for the Residential Office (RO) located at 1525 York Road.

Contrary to the statement provided by Simon & Goldner it is my belief that existing on-street parking cannot take this additional load. As the current property lacks parking spaces (no driveway either), this has resulted in Simon & Goldner clients and staff occupying available on-street parking in addition to local neighbors. Having the additional vehicles on the streets, has narrowed the existing 25-foot wide roadway to approximately 12-feet. A 12-foot clearance is the minimum width of a single lane roadway that does not allow for parking, and as such this has resulted in vehicles having to stop to allow for the passage of oncoming vehicles when both sides of the roadway are occupied by parked vehicles and one is facing incoming traffic. As the access to Croftley Road is done from York Road, the backing of vehicles has in some cases impacted the passage of traffic along York Road as a turning vehicle is required to wait until the oncoming vehicle clears the created bottle neck along the roadway and the waiting vehicle is able to safely navigate from the tee intersection through the 12-foot wide space.

If the business is expanding its footprint it is evident that associated parking need will rise with the increase in clientele. The hardship that Simon and Goldner is trying to evade by means of the exception requested will clearly be transferred to the local neighbors. The current zoning for the property is RO, which places a parking requirement meant to prevent any negative impact to the surrounding properties. It is for this reason that I disagree with having an increased likelihood of an accident be placed on me or my fellow neighbors to the benefit of a business.

Sincerely,



04/06/2019

Carlos A Vidal
42 Croftley Road

Attn: Judge Beverungen

Subject: Case # 20190219XA

Address: 1525 York Rd. Lutherville, MD 21093

To Whom It May Concern:

We received a letter from Simons & Goldner, P.A, they purchased 1525 York Road last April, at corner of York Rd and Croftley Road. They are building an addition to the rear, and are asking for a zoning exception, regarding parking. Instead of adding an on-site parking pad needed for their clients, they want them to park on Croftley Road, at top of the road.

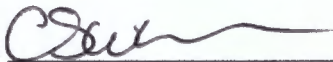
I oppose this zoning exception due to the following safety concerns:

Street congestion on York / Croftley Road.
Pulling on & off Croftley when it's reduced
to one lane is hard - visually & there's no
where to move to let the next car in. Safety
is huge concern, accessibility is another.

Sincerely,

Chrissie & Lloyd Simons

Signature



Date: 4/2/19

Address

100 Croftley Rd

Contact Info.

540-588-3595

Attn: Judge Beverungen

Subject: Case # 20190219XA

Address: 1525 York Rd. Lutherville, MD 21093

To Whom It May Concern:

We received a letter from Simons & Goldner, P.A, they purchased 1525 York Road last April, at corner of York Rd and Croftley Road. They are building an addition to the rear, and are asking for a zoning exception, regarding parking. Instead of adding an on-site parking pad needed for their clients, they want them to park on Croftley Road, at top of the road.

I oppose this zoning exception due to the following safety concerns:

THE UPPER END OF CROFTLEY (@ YORK) ALREADY HAS
REGULAR OCCURRENCES OF MULTIPLE CARS PARKED
BEYOND THAT OF RESIDENTS. YORK RD IS A
BUSINESS CORRIDOR BUT CROFTLEY RD IS NOT.
THIS AREA NEEDS TO REMAIN CLEAR - ALLOWING
CARS TO TURN QUICKLY ONTO CROFTLEY RD.
FROM YORK (ESPECIALLY DURING
BUSY HOURS)

Sincerely, DAVE DROSKI

Signature

DAVE DROSKI

Date:

4-2-19

Address

41 CROFTLEY RD.

Contact Info.

DROSKI41@GMAIL.COM

PAI # 080041 PAI # 080041
Pt. Bk./Folio # 024015A

Pt. Bk. 0000024, Folio 0015

Lot # 22 1600003165

Lot # 23 1600003173

1600003172

1600002912

Lot # 2 1600002839

1963-0153-XA
R-1971-0011-XA
1976-0121-XA

Lot # 1 1800012892

1527

Lot # 1 1600002903
Pt. Bk. 0000020, Folio 0087

PAI # 080132 Pt. Bk./Folio # 020087

PAI # 080132 DR 5.5

3 CD
8 ED
060C3

1600002833

1525

061A3

NW 12-A

RD

CROFTLEY RD

YORK RD

R-1960-4922-X
R-1968-0257
1976-0116-SPHA
1987-0409-A
1982-0245-A
2001-0324-A
2005-0414-X

PAI # 080009

Pt. Bk./Folio # 007068A

R-1958-4327-X
R-1968-0014-A

Lot # 14

0819052760

BL

R-1956-3966

PAI # 080867

Lot # 17 R-1966-0283-A

1800008527 PAI # 080867 PAI # 080867

Pt. Bk. 0000007, Folio 0068

Pt. Bk./Folio # MP08026

PAI # 080867

R-1968-0097-A

1979-0174-XA

Lot # 3

1600002865

1521

Lot # 4 15191600002859

Lot # 1

1600003001

2002-0205-A

1991-0235-SPH
1989-0208-XA

1600002886

Lot # 6

1517

GENERAL SITE INFORMATION

- Ownership: 1525 York LLC
- Address: 1525 York Road Lutherville, MD 21093
- Deed references: JLE 40653/ 440
- Area: 8,455 sq. ft. (per SDAT)
- Tax Map / Parcel / Tax account #: 61 / 445 / 16-00-002833
- Election District: 8 Councilmanic District: 3
- ADC Map: 4579B3 GIS tile: 061A3
The boundary shown hereon is from the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 061A3 and the information provided by Baltimore County on the internet.
- Improvements: 1 & 2 story office building. The existing building will remain. The building was built in 1950 (per SDAT)

OFFICE OF ZONING

Zoning: RO & DR 5.5 No previous zoning hearings.

Parking Calculations

Building square footage (per SDAT): 1st & 2nd Floors 1,892 + 325 (addition) = 2217
Height: Less than 35 feet **2.217**
Required parking spaces: ~~1,892~~ x 3.3 = 8
Parking spaces provided on site: 0
(Croftley Road has no restrictions on parking on either side)

Amenity Open Space is not required since a parking lot does not exist.

Landscaping should not be required since mature landscaping exists on the subject property.

The office use of the building does not have or need a dumpster.

The existing building has not enlarged in floor area within the last 5 years.

DR 5.5 Setbacks for Residential Buildings

Front: 25 feet
Side: 10 feet
Rear: 30 feet

Required RO Setbacks for Commercial Buildings (if Class B)

Front: 25 feet or front averaging
Side: 20 feet (adjoining residence & residential street)
Rear: 30 feet

Existing RO Setbacks for Commercial Buildings (if Class B)

Front: 35 feet and front averaged
Side: 13 feet & 18 feet (adjoining residence & residential street)
Rear: 51 feet

Floor Area Ratio (if Class B)

Maximum: 0.33
Existing: 0.22

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir URDL land type: 1 Tier: 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.

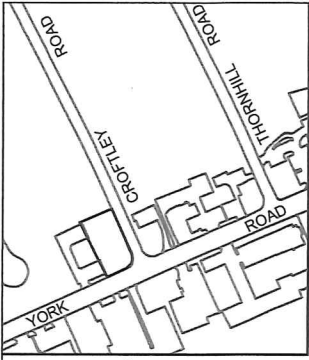
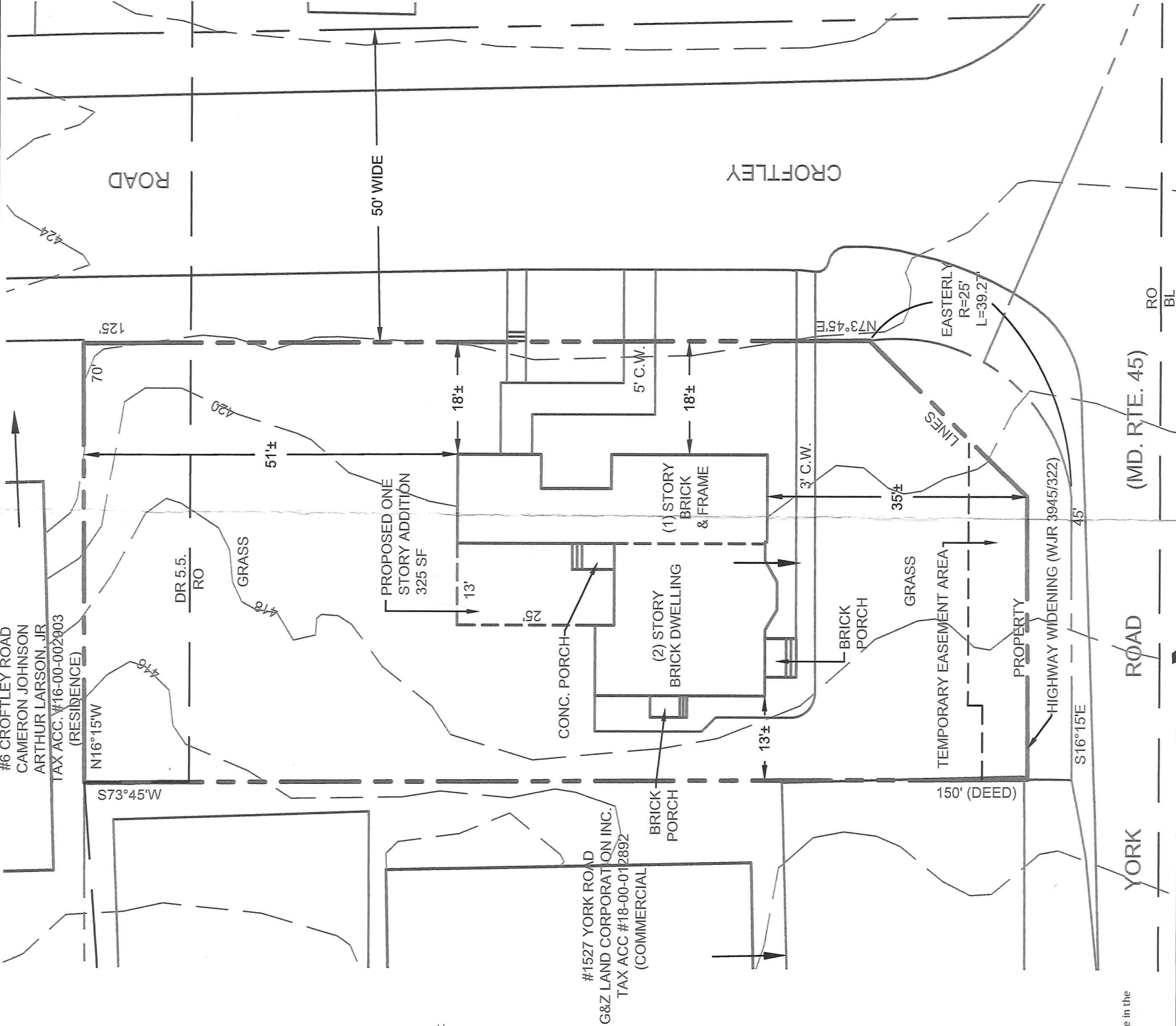
OFFICE OF PLANNING

Regional Planning District: Lutherville District Code: 308

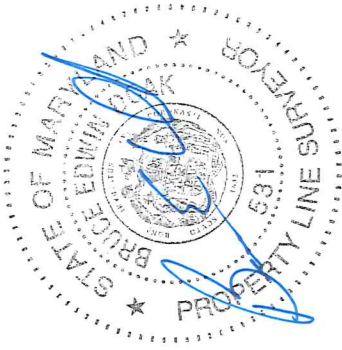
- The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

To utilize up to 100% of the building square footage for professional use. No medical offices will be in the subject building.



Vicinity Map - Scale: 1" = 500'



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21058
P 410-300-5535 M 410-479-4906
bdoak@evokedconsulting.com



PLAN TO ACCOMPANY
A ZONING PETITION

FOR
#1525 YORK ROAD

BALTIMORE COUNTY, MARYLAND
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 1/22/19

Scale: 1"=20'

REVISION

GENERAL SITE INFORMATION

- 1. Ownership: 1525 York LLC
- 2. Address: 1525 York Road Lutherville, MD 21093
- 3. Deed references: JLE #0653/ 440
- 4. Area: 8,455 sq. ft. (per SDAT)
- 5. Tax Map / Parcel / Tax account #: 61 / 445 / 16-00-002833
- 6. Election District: 8 Councilmanic District: 3
- 7. ADC Map: 457983 GIS tile: 061A3
- 8. The boundary shown hereon is from the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 061A3 and the information provided by Baltimore County on the internet.
- 9. Improvements: 1 & 2 story office building. The existing building will remain. The building was built in 1950 (per SDAT)

OFFICE OF ZONING

Zoning: RO & DR 5.5 No previous zoning hearings.

Parking Calculations

Building square footage (per SDAT): 1st & 2nd Floors 1,892 + 325 (addition) = 2217
Height: Less than 35 feet ~~2217~~
Required parking spaces: ~~1,892~~ x 3.3 = 8
Parking spaces provided on site: 0
(Croftley Road has no restrictions on parking on either side)

Amenity Open Space is not required since a parking lot does not exist.

Landscaping should not be required since mature landscaping exists on the subject property.

The office use of the building does not have or need a dumpster.

The existing building has not enlarged in floor area within the last 5 years.

DR 5.5 Setbacks for Residential Buildings

Front: 25 feet
Side: 10 feet
Rear: 30 feet

Required RO Setbacks for Commercial Buildings (if Class B)

Front: 25 feet or front averaging
Side: 20 feet (adjoining residence & residential street)
Rear: 30 feet

Existing RO Setbacks for Commercial Buildings (if Class B)

Front: 35 feet and front averaged
Side: 13 feet & 18 feet (adjoining residence & residential street)
Rear: 51 feet

Floor Area Ratio (if Class B)

Maximum: 0.33
Existing: 0.22

ENVIRONMENTAL IMPACT

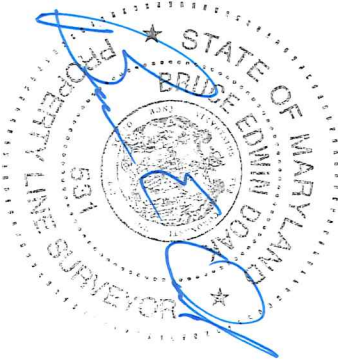
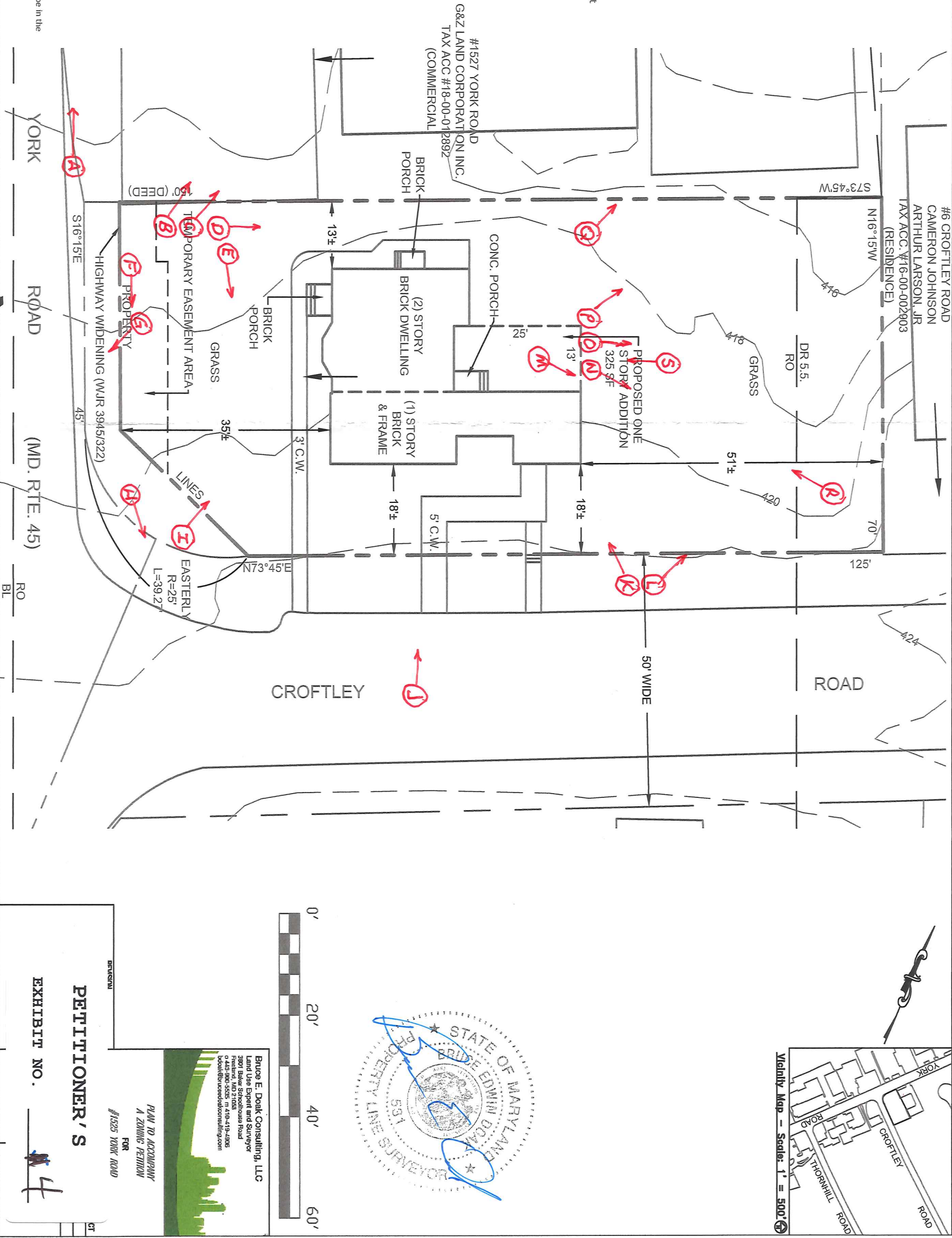
- Watershed: Loch Raven Reservoir URDL land type: 1 Tier: 1
- 1. The existing building is currently served by public water and sewer.
- 2. There are no underground storage tanks on the subject property.
- 3. The subject property is not in the Chesapeake Bay Critical Area.
- 4. The subject property is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

OFFICE OF PLANNING

- Regional Planning District: Lutherville District Code: 308
- 1. The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

To utilize up to 100% of the building square footage for professional use. No medical offices will be in the subject building.



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3901 Belair Schoolhouse Road
Farmingdale, MD 21053
Phone: 410-419-4065
Fax: 410-419-4066
Email: bdoak@doackonsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#1525 YORK ROAD

PETITIONER'S

EXHIBIT NO. 4

GENERAL SITE INFORMATION

- 1. Ownership: 1525 York LLC
- 2. Address: 1525 York Road Lutherville, MD 21093
- 3. Deed references: JLE 40653 / 440
- 4. Area: 8,455 sq. ft. (per SDAT)
- 5. Tax Map / Parcel / Tax account #: 61 / 445 / 16-00-002833
- 6. Election District: 8 Councilmanic District: 3
- 7. ADC Map: 457983 GIS tile: 061A3
- 8. County: All other information shown hereon is from the Land Records of Baltimore
- 9. Baltimore County GIS tile 061A3 and the information provided by Baltimore County on the internet.
- 10. Improvements: 1 & 2 story office building. The existing building will remain. The building was built in 1950 (per SDAT)

OFFICE OF ZONING

Zoning: RO & DR 5.5 No previous zoning hearings.

Parking Calculations

Building square footage (per SDAT): 1st & 2nd Floors 1,892 + 325 (addition)= 2217
Height: Less than 35 feet **2-2-17**
Required parking spaces: ~~1-892~~ x 3.3 = 8
Parking spaces provided on site: 0
(Croftley Road has no restrictions on parking on either side)

Amenity Open Space is not required since a parking lot does not exist.

Landscaping should not be required since mature landscaping exists on the subject property.

The office use of the building does not have or need a dumpster.

The existing building has not enlarged in floor area within the last 5 years.

DR 5.5 Setbacks for Residential Buildings

Front: 25 feet
Side: 10 feet
Rear: 30 feet

Required RO Setbacks for Commercial Buildings (if Class B)

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Rear: 30 feet

Existing RO Setbacks for Commercial Buildings (if Class B)

Front: 35 feet and front averaged
Side: 13 feet & 18 feet (adjoining residence & residential street)
Rear: 51 feet

Floor Area Ratio (if Class B)

Maximum: 0.33
Existing: 0.22

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir URDL land type: 1 Tier: 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.

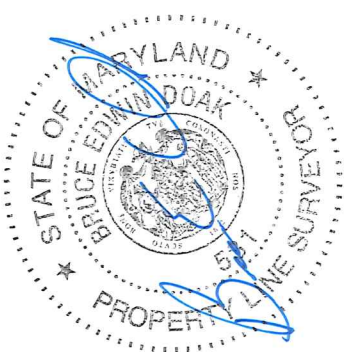
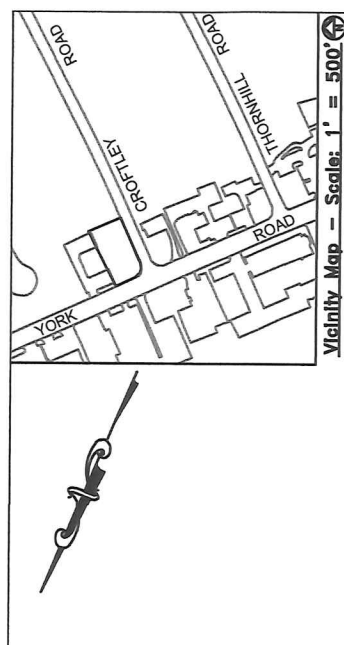
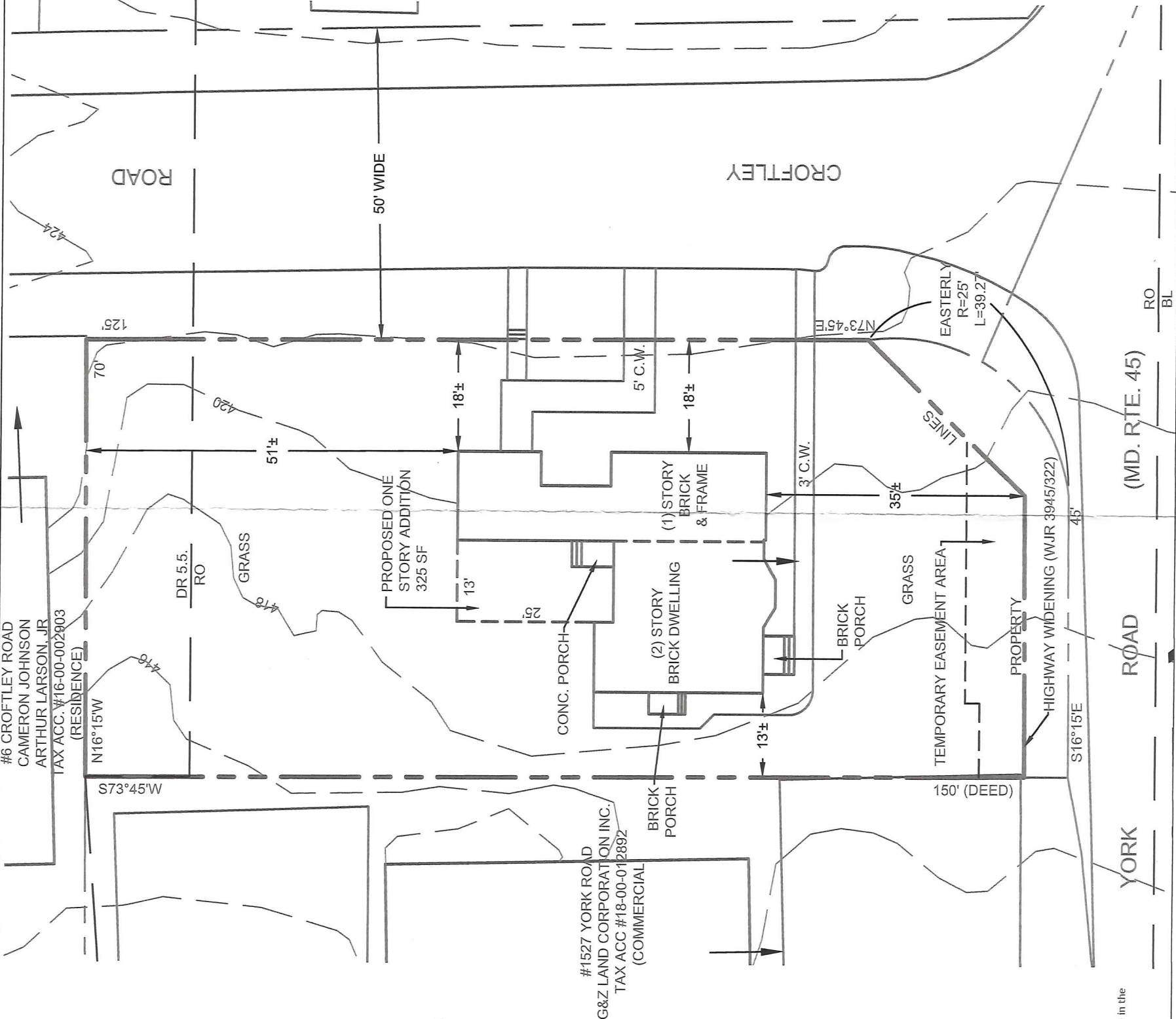
OFFICE OF PLANNING

Regional Planning District: Lutherville District Code: 308

- 1. The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

To utilize up to 100% of the building square footage for professional use. No medical offices will be in the subject building.



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21655
o 443-980-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

**PLAN TO ACCOMPANY
A ZONING PETITION**
FOR
#1525 YORK ROAD
BALTIMORE COUNTY, MARYLAND
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 1/22/19
Scale: 1"=50'

REVISION

2019-0219-X4

PET. 1

1. Ownership: 1525 York LLC
2. Address: 1525 York Road Lutherville, MD 21093
3. Deed references: JLE 40653 / 440
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Zoning: RO & DR 5.5 No previous zoning hearings.

Parking Calculations

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(Croftley Road has no restrictions on parking on either side)

Amenity Open Space is not required since a parking lot does not exist.

Landscaping should not be required since mature landscaping exists on the subject property.

The office use of the building does not have or need a dumpster.

The existing building has not enlarged in floor area within the last 5 years.

DR 5.5 Setbacks for Residential Buildings

Front: 25 feet
Side: 10 feet
Rear: 30 feet

Required RO Setbacks for Commercial Buildings (if Class B)

Front: 25 feet or front averaging
Side: 20 feet (adjoining residence & residential street)
Rear: 30 feet

Existing RO Setbacks for Commercial Buildings (if Class B)

Front: 35 feet and front averaged
Side: 13 feet & 18 feet (adjoining residence & residential street)
Rear: 51 feet

Floor Area Ratio (if Class B)

Maximum: 0.33
Existing: 0.22

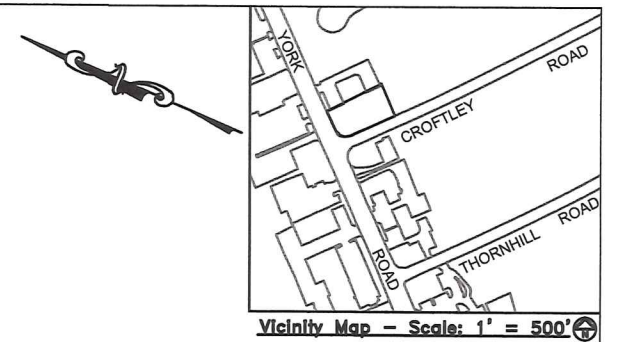
Watershed: Loch Raven Reservoir URDL land type: 1 Tier: 1

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.

Regional Planning District: Lutherville District Code: 308

1. The subject dwelling is not historic. The subject property is not in a historic district.

To utilize up to 100% of the building square footage for professional use. No medical offices will be in the subject building.



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
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Freeland, MD 21058
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bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#1525 YORK ROAD
BALTIMORE COUNTY, MARYLAND
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 1/22/19
Scale: 1"=20'

2019-0219-X4

P.T. 1

GENERAL SITE INFORMATION

1. Ownership: 1525 York LLC
2. Address: 1525 York Road Lutherville, MD 21093
3. Deed references: JLE 40653/ 440
4. Area: 8,455 sq. ft. (per SDAT)
5. Tax Map / Parcel / Tax account #: 61 / 445 / 16-00-002833
6. Election District: 8 Councilmanic District: 3
ADC Map: 4579B3 GIS tile: 061A3
7. The boundary shown hereon is from the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 061A3 and the information provided by Baltimore County on the internet.
8. Improvements: 1 & 2 story office building. The existing building will remain. The building was built in 1950 (per SDAT)

OFFICE OF ZONING

Zoning: RO & DR 5.5 No previous zoning hearings.

Parking Calculations

Building square footage (per SDAT): 1st & 2nd Floors 1,892 + 325 (addition)= 2217
Height: Less than 35 feet **2-217**
Required parking spaces: ~~1-592~~ x 3.3 = 8
Parking spaces provided on site: 0
(Croftley Road has no restrictions on parking on either side)

Amenity Open Space is not required since a parking lot does not exist.

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ENVIRONMENTAL IMPACT

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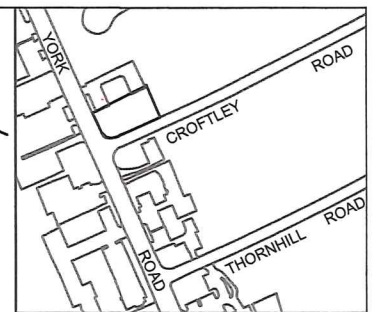
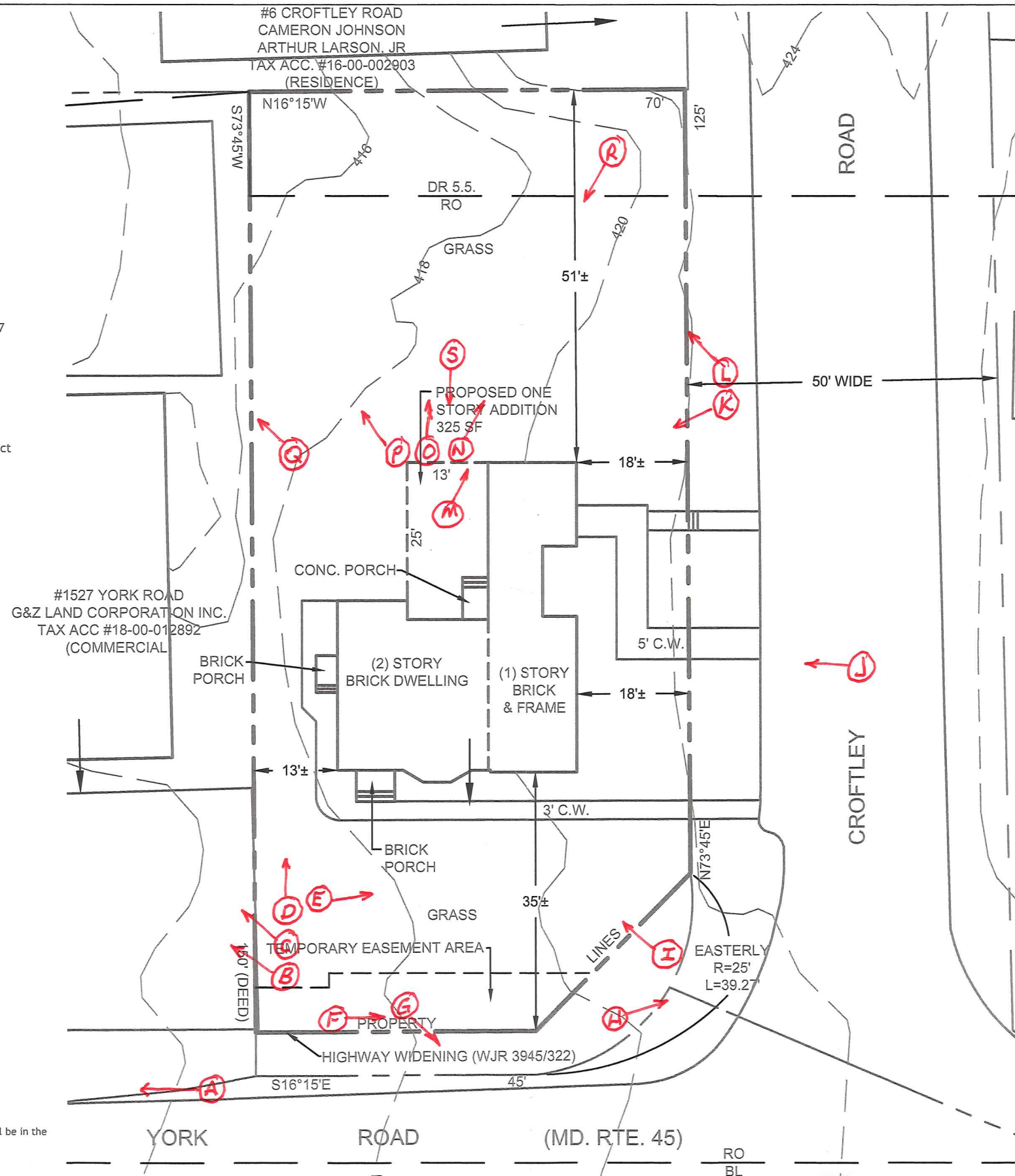
OFFICE OF PLANNING

Regional Planning District: Lutherville District Code: 308

1. The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

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Vicinity Map - Scale: 1" = 500'



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PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#1525 YORK ROAD

PETITIONER'S

EXHIBIT NO.

4

2019-0219-XA
PLAN TO ACCOMPANY PHOTOGRAPHS

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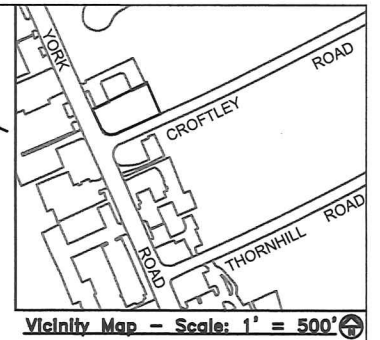
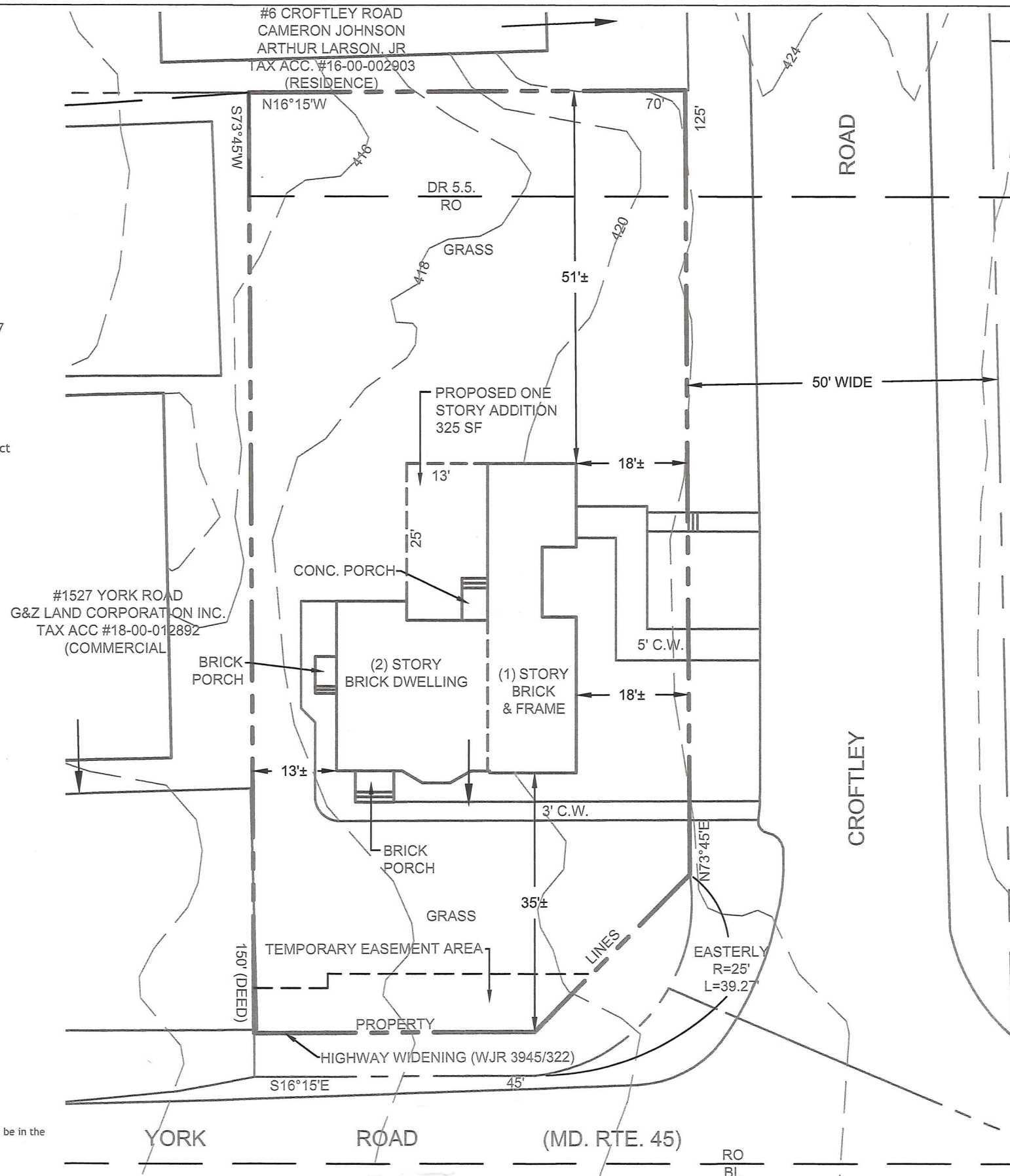
OFFICE OF PLANNING

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