

IN RE: **PETITION FOR VARIANCE**

(1726 Reisterstown Road)
3rd Election District
2nd Council District
Blue Ocean Realty, LLC
Legal Owner
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
• **Case No. 2019-0231-A**

* * * * *

PETITIONER'S MOTION FOR RECONSIDERATION

The Petitioner, Blue Ocean Realty, by and through its undersigned counsel, requests this Honorable Court to reconsider its decision dated the 12th day of July, 2019 (copy attached) and in support thereof, states the following:

1. This matter came on for a hearing before your Honor on the 3rd day of June, 2019. The Petitioners appeared at the hearing and were represented by the undersigned. After a hearing on the merits, the petition was approved by Order dated June 5, 2019.

2. After the issuance of the Court's order, the undersigned Counsel met with Mr. Alan Zuckerberg and Mr. Mike Pierce, who have been interested parties in the redevelopment of the Pikesville Hilton property for many months. The new owner of the Pikesville Hilton has tried to keep these neighbors apprised of the redevelopment of the Hilton property.

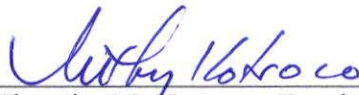
3. Upon meeting with Messrs. Zuckerberg and Pierce, it was agreed by the three of us that a Motion for Reconsideration should be filed to clarify certain points of your Honor's original decision. Together, we crafted the language of the motion in hopes that your Honor would approve it. The undersigned even hand-delivered the Motion to your office. Our intent was to meet with your Honor, either by phone or in person to explain

the purpose of the Motion. That never occurred as the Motion was ruled upon in a most expeditious fashion, before such time that Mr. Zukerberg and I had a chance to contact your Honor.

4. The redevelopment of the Hilton property is just getting started. We have a long way to go and have enjoyed a good relationship with our community representatives. We hope to continue with that relationship and intend to include the community as we proceed through the development process. As such, it is our hope that your Honor would reconsider the Motion that was filed by Mr. Zukerberg and would grant the same. My client consents to the granting of the Motion.

5. It is respectfully requested that this Motion be considered and a new Order be issued approving the items raised in the Motion filed by Mr. Zukerberg.

Respectfully Submitted,



Timothy M. Kotroco, Esquire
305 Washington Avenue, Suite 502
Towson, Maryland 21204
410-299-2943

CERTIFICATE OF SERVICE

I HEREBY CERTIFY, that on this 22nd day July, 2019 a copy of the foregoing MOTION was mailed first class, postage prepaid to Peter M. Zimmerman, People's Counsel for Baltimore County, The Jefferson Building, Suite 204, 105 W. Chesapeake Avenue, Towson, Maryland 21204 and to Mr. Alan Zukerberg, Esq., 7919 Long Meadow Road, Baltimore, Maryland 21208



Timothy M. Kotroco, Esquire

IN RE: PETITION FOR VARIANCE

(1726 Reisterstown Road)

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BEFORE THE OFFICE

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OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2019-0231-A

* * * * *

OPINION AND ORDER ON MOTION FOR RECONSIDERATION

Now pending is a Motion for Reconsideration filed by Pikesville Communities Corporation and Alan Zukerberg. The motion pertains to an Order dated June 5, 2019 in the captioned matter, which granted Petitioner's variance requests.

The hearing in this case was held on June 3, 2019. The file reflects that Timothy Kotroco, Esq. and Matt Bishop appeared on behalf of Petitioner. The Office of People's Counsel also entered its appearance as a party in the case by letter dated February 22, 2019. Pursuant to Rule 4K of the Zoning Commissioner's Rules of Practice and Procedure, only a "party" may file a Motion for Reconsideration. Since neither of the Movants attended the June 3, 2019 hearing or otherwise entered their appearance in this case, they are not permitted to seek reconsideration of the June 5, 2019 Order.

THEREFORE, IT IS ORDERED, this 12th day of **July, 2019**, by the Administrative Law Judge for Baltimore County, that the Motion for Reconsideration be and is hereby DENIED.

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:slm

IN RE: PETITION FOR VARIANCE

(1726 Reisterstown Road)

3rd Election District

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0231-A

* * * * *

(AMENDED)

OPINION AND ORDER

By order dated June 5, 2019 in the above case Petitioner was granted variance relief in connection with certain signage and off-street parking at the subject property, which the parties refer to as the “Pikesville Hilton property.” Following the June 3 hearing in this case Petitioner’s counsel met with officials from the Pikesville Communities Corporation (“PCC”) to discuss certain aspects of the ongoing project and to agree upon how future zoning/development approvals for the site would be processed. Both Petitioner and representatives of the PCC filed motions for reconsideration requesting that certain items agreed upon by the parties be included as conditions in the June 5, 2019 order referenced above.

THEREFORE, IT IS ORDERED, this 24th day of **July, 2019**, by the Administrative Law Judge for Baltimore County, that the conditions referenced on pages 3-4 of the June 5, 2019 order in the above case be amended as follows:

“The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary sign permits and/or sign 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. Prior to issuance of permits Petitioner must submit for approval by Baltimore County landscape and lighting plans for the site.
3. No temporary signs, banners and/or flags shall be permitted on the property.

ORDER RECEIVED FOR FILING

Date 7/24/19

By Sh

4. All development on the site must comply with the "Freestanding" design guidelines found in CMDP (pp. 106-107).
5. No building permits shall be issued unless and until approved by the Development Review Committee (DRC) and Design Review Panel (DRP).
6. Nothing herein shall be construed as giving consent(s) or approval(s) to:
 - a. Any freestanding signage existing prior to June 3, 2019 that is fronting on or facing Reisterstown Road, and the enterprise signs on site which existed prior to June 3, 2019.
 - b. Any proposed buildings shown on plans or exhibits submitted in connection with the June 3, 2019 hearing in the above matter.
 - c. Avoiding or excusing any obligation or requirement to appear before and/or obtain approvals from the DRC and/or DRP."

IT IS FURTHER ORDERED that all other terms and conditions of the July 5, 2019 order in the above case continue in full force and effect.

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:slh

ORDER RECEIVED FOR FILING

Date 7/24/19
By slh

IN RE: PETITION FOR VARIANCE

(1726 Reisterstown Road)

3rd Election District

2nd Council District

Blue Ocean Realty, LLC

Legal Owner

Petitioner

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0231-A

* * * * *

OPINION AND ORDER ON MOTION FOR RECONSIDERATION

Now pending is a Motion for Reconsideration filed by Pikesville Communities Corporation and Alan Zukerberg. The motion pertains to an Order dated June 5, 2019 in the captioned matter, which granted Petitioner's variance requests.

The hearing in this case was held on June 3, 2019. The file reflects that Timothy Kotroco, Esq. and Matt Bishop appeared on behalf of Petitioner. The Office of People's Counsel also entered its appearance as a party in the case by letter dated February 22, 2019. Pursuant to Rule 4K of the Zoning Commissioner's Rules of Practice and Procedure, only a "party" may file a Motion for Reconsideration. Since neither of the Movants attended the June 3, 2019 hearing or otherwise entered their appearance in this case, they are not permitted to seek reconsideration of the June 5, 2019 Order.

THEREFORE, IT IS ORDERED, this 12th day of **July, 2019**, by the Administrative Law Judge for Baltimore County, that the Motion for Reconsideration be and is hereby DENIED.

ORDER RECEIVED FOR FILING

Date 7/12/19

By Den

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 7/12/19

By sln



JOHN A. OLSZEWSKI, JR.
County Executive

ADMINISTRATIVE LAW JUDGE
Office of Administrative Hearings

June 5, 2019

Timothy M. Kotroco, Esquire
305 Washington Avenue
Suite 502
Towson, Maryland 21204

RE: Petition for Variance
Case No. 2019-0231-A
Property: 1726 Reisterstown Road

Dear Mr. Kotroco:

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", with a long horizontal flourish extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

IN RE: PETITION FOR VARIANCE

(1726 Reisterstown Road)

3rd Election District

2nd Council District

Blue Ocean Realty, LLC

Legal Owner

Petitioner

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0231-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County as a Petition for Variance filed by Blue Ocean Realty, LLC, legal owner of the subject property ("Petitioner"). Petitioner is requesting variance relief from Sections 303, 409 and 450 the Baltimore County Zoning Regulations ("BCZR") as follows: **(1)** to permit 607 parking spaces in lieu of the required 835 parking spaces; **(2)** to permit 3 stacking spaces for a bank drive through facility for the first station in lieu of the required 5 spaces, or in the alternative, to provide a total of 6 stacking spaces for two stations in lieu of the required 7 stacking spaces; **(3)** to permit a front yard setback of 20 feet in lieu of the required 53.5 feet for front yard averaging; **(4)** to permit a total of 6 bicycle parking spaces in lieu of the 34 required; **(5)** to permit a new "Doubletree by Hilton" Wall Mounted Enterprise Sign (Sign #1) on a wall with no separate exterior customer entrance; **(6)** to permit a new "Doubletree by Hilton" Wall Mounted Enterprise Sign (Sign # 3) on a wall with no separate exterior customer entrance; **(7)** to permit a new "Doubletree by Hilton" Wall Mounted Enterprise Sign (Sign # 5) on a wall with no separate exterior customer entrance; **(8)** to permit a new "Doubletree by Hilton" Wall Mounted Enterprise Sign (Sign # 6) on a wall with no separate exterior customer entrance; and **(9)** to amend the site plan approved and relief granted in previous zoning cases involving the subject property.

ORDER RECEIVED FOR FILING

Date 6/5/19

By sen

A redline site plan was marked as Petitioner's Exhibit 1.

Landscape architect Matthew Bishop appeared in support of the petition. Timothy M. Kotroco, Esq. represented Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee ("ZAC") comments were received from the Bureau of Development Plans Review ("DPR"), the Department of Planning ("DOP") and the State Highway Administration ("SHA"). None of the reviewing agencies opposed the request.

The site is approximately 10.413 acres in size and is split-zoned BL/DR 16. The Pikesville Hilton has operated for many years at this location. Petitioner recently purchased the property and is undertaking significant renovations to the site. Petitioner originally proposed a freestanding sign facing the Beltway, but due to concerns raised by the community and the DOP that request was withdrawn.

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

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

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

The property has an irregular shape and topographic changes across the site. As such the property is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to complete the proposed renovation. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

ORDER RECEIVED FOR FILING

Date 6/5/19
By Sen

The Bureau of DPR noted there may be a flood plain located on the site, and Mr. Bishop described a small channel with water located near the boundary of the site. Mr. Bishop explained that an environmental assessment and investigation will be performed in connection with the DRC review and processing of development plans for the proposed improvements. I agree with Mr. Bishop that this issue, while certainly important, is best addressed during the development phase of the project rather than at this early stage.

THEREFORE, IT IS ORDERED, this 5th day of **June, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to the Baltimore County Zoning Regulations ("BCZR) as follows: (1) to permit 607 parking spaces in lieu of the required 835 parking spaces; (2) to permit a total of 6 stacking spaces for two stations in lieu of the required 7 stacking spaces for a bank drive through facility; (3) to permit a front yard setback of 20 feet in lieu of the required 53.5 feet for front yard averaging; (4) to permit a total of 6 bicycle parking spaces in lieu of the 34 required; (5) Sign #1-to permit a new "Doubletree by Hilton" Wall Mounted Enterprise Sign on a wall with no separate exterior customer entrance; (6) Sign #3-to permit a new "Doubletree by Hilton" Wall Mounted Enterprise Sign on a wall with no separate exterior customer entrance; (7) Sign #5-to permit a new "Doubletree by Hilton" Wall Mounted Enterprise Sign on a wall with no separate exterior customer entrance; (8) Sign #6-to permit a new "Doubletree by Hilton" Wall Mounted Enterprise Sign on a wall with no separate exterior customer entrance; and (9) to amend the site plan approved and relief granted in previous zoning cases involving the subject property, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be

ORDER RECEIVED FOR FILING

3

Date

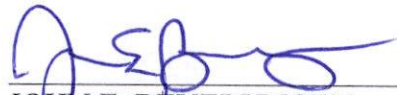
6/5/19

By

Sen

- required to return the subject property to its original condition.
2. Prior to issuance of permits Petitioner must submit for approval by Baltimore County landscape and lighting plans for the site.
 3. No temporary signs, banners and/or flags shall be permitted on the property.
 4. All development on the site must comply with the "Freestanding" design guidelines found in CMDP (pp. 106-107).

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 6/5/19
By sln



PETITION FOR ZONING HEARING(S)

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

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

Address 1726 Reisterstown Road which is presently zoned BL/DR16
Deed References: 5177/202, 6466/893, 7140/566, 33302/85 10 Digit Tax Account # 1600002673, 2000005963,
Property Owner(s) Printed Name(s) Blue Ocean Realty 1700013095, 2200026710

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

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. x a **Variance** from Section(s)

See attached Exhibit A for Variance Relief Requested.

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

To be Presented at Hearing.

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print
Signature
Mailing Address
City
State
Zip Code
Telephone #
Email Address

Attorney for Petitioner:

Timothy M. Kotroco
Name- Type or Print
Signature
305 Washington Ave. Towson MD
Mailing Address City State
21204 410-299-2943 tkotroco@gmail.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

BLUE OCEAN REALTY, LLC
Jonathan Ehrenfeld CEO
Name #1 - Type or Print Name #2 - Type or Print
Signature #1 Signature #2
6615 Reisterstown Rd. Baltimore MD
Mailing Address City State
21215 410-358-2232 jehrenfeld@blueocean.com
Zip Code Telephone # Email Address

Representative to be contacted:

Matthew Bishop
Name - Type or Print
Signature
2835 Smith Avenue Baltimore MD
Mailing Address City State
21209 410-653-3838 mbishop@cmengineers.com
Zip Code Telephone # Email Address

CASE NUMBER 2009-0231-A Filing Date 2/8/2019 Do Not Schedule Dates: Reviewer JNP

Attachment A
Requested Variance Relief

1. Variance from BCZR Section 409.6 to permit 607 or 614 parking spaces in lieu of the required 835 parking spaces.
2. Variance from BCZR Section 409.10 to permit 3 stacking spaces for a bank drive through facility for the first station in lieu of the required 5 spaces. In the alternative to provide a total of 6 stacking spaces for two stations in lieu of the required 7 stacking spaces.
3. Variance from BCZR Section 303.2 to permit a front yard setback of 20 feet in lieu of the required 53.5 feet for front yard averaging.
4. Variance from BCZR Section 450 Table of Sign Regulations to permit a new "Doubletree by Hilton" Freestanding Joint Identification Sign with a height of 60 feet in lieu of the permitted 25 feet.
5. Variance from BCZR ^{Section 450 Table of Sign Regulations} ~~Section 409.10~~ to permit a new "Doubletree by Hilton" Freestanding Joint Identification Sign with 192 square feet per face in lieu of the permitted 100 square feet.
6. Variance from BCZR ^{Section 450 Table of Sign Regulations} ~~Section 409.10~~ to permit 3 existing Freestanding Joint Identification Signs with frontage on Reisterstown Road and one on a right of way without frontage in lieu of the permitted 1 per frontage.
7. Variance from BCZR Section 409.14 - Bicycle Parking: To provide a total of 6 bicycle parking spaces in lieu of the required 34.
8. To amend the site plan used and relief granted in previous zoning cases.

Amended

Attachment A

Requested Variance Relief

Revised to June 3, 2019

PARKING RELIEF

1. Variance from BCZR Section 409.6 to permit 607 or ~~614~~²⁸ parking spaces in lieu of the required 835 parking spaces.
2. Variance from BCZR Section 409.10 to permit 3 stacking spaces for a bank drive through facility for the first station in lieu of the required 5 spaces. In the alternative to provide a total of 6 stacking spaces for two stations in lieu of the required 7 stacking spaces.
3. Variance from BCZR Section 303.2 to permit a front yard setback of 20 feet in lieu of the required 53.5 feet for front yard averaging.
4. Variance from BCZR Section 409.14 - Bicycle Parking: To provide a total of 6 bicycle parking spaces in lieu of the required 34.
5. ~~Variance from BCZR Section 409.14 - Bicycle Parking: To provide a total of 6 bicycle parking spaces in lieu of the required 39.~~

SIGNAGE RELIEF

- ~~6. Variance from BCZR Section 450 Table of Sign Regulations to permit a new "Doubletree by Hilton" Freestanding Joint Identification Sign with a height of 60 feet in lieu of the permitted 25 feet.~~
- ~~7. Variance from BCZR Section 450 Table of Sign Regulations to permit a new "Doubletree by Hilton" Freestanding Joint Identification Sign with 192 square feet per face in lieu of the permitted 100 square feet.~~
- ~~8. Variance from BCZR Section 450 Table of Sign Regulations to permit 3 existing Freestanding Joint Identification Signs with frontage on Reisterstown Road and one on a right of way without frontage in lieu of the permitted 1 per frontage.~~
5. 9. Enterprise Sign #1 - Variance from BCZR Section 450 Table of Sign Regulations to permit a new "Doubletree by Hilton" Wall Mounted Enterprise Sign on a wall with no separate exterior customer entrance and a ~~Max Area Per Face of 83.2 square feet in lieu of the permitted 75.6 square feet.~~

10. ~~Enterprise Sign #2 - Variance from BCZR Section 450 Table of Sign Regulations to permit a new "Doubletree by Hilton" Wall Mounted Enterprise Sign with a Max Area Per Face of 66 square feet in lieu of the permitted 59 square feet.~~

6. ~~11.~~ Enterprise Sign #3 - Variance from BCZR Section 450 Table of Sign Regulations to permit a new "Doubletree by Hilton" Wall Mounted Enterprise Sign on a wall with no separate exterior customer entrance.

7. ~~12.~~ Enterprise Sign #5 - Variance from BCZR Section 450 Table of Sign Regulations to permit a new "Doubletree by Hilton" Wall Mounted Enterprise Sign on a wall with no separate exterior customer entrance.

8. ~~13.~~ Enterprise Sign #6 - Variance from BCZR Section 450 Table of Sign Regulations to permit a new "Doubletree by Hilton" Wall Mounted Enterprise Sign on a wall with no separate exterior customer entrance.

OTHER RELIEF

14. To amend the site plan used and relief granted in previous zoning cases.



January 22, 2019

ZONING PROPERTY DESCRIPTION FOR 1726 Reisterstown Road Baltimore, Maryland

Beginning at a point on the Southwest side of Reisterstown Road (variable R/W width) at the intersection of the Southbound ramp from Interstate 695, at the distance of 170.4 feet South from the center of Ramp 'A' spur as shown on State Highway Administration Plat No. 45375.

Thence the following courses and distances:

1. South $42^{\circ}23'52''$ East, 190.00 feet to a point; thence,
2. North $47^{\circ}36'08''$ East, 30.50 feet to a point; thence,
3. South $44^{\circ}41'18''$ East, 37.53 feet to a point; thence,
4. South $37^{\circ}49'26''$ East, 12.54 feet to a point; thence,
5. South $42^{\circ}23'52''$ East, 175.00 feet to a point; thence,
6. North $47^{\circ}36'08''$ East, 5.00 feet to a point; thence,
7. South $42^{\circ}23'52''$ East, 84.65 feet to a point; thence,
8. South $47^{\circ}36'08''$ West, 195.70 feet to a point; thence,
9. South $43^{\circ}43'28''$ West, 66.44 feet to a point; thence,
10. North $33^{\circ}00'02''$ West, 3.27 feet to a point; thence,
11. South $66^{\circ}07'40''$ West, 355.39 feet to a point; thence,
12. North $84^{\circ}06'53''$ West, 88.78 feet to a point; thence,
13. South $68^{\circ}10'17''$ West, 368.93 feet to a point; thence,
14. North $21^{\circ}52'19''$ West, 307.52 feet to a point; thence,
15. North $61^{\circ}12'18''$ East, 18.30 feet to a point; thence,
16. North $47^{\circ}49'08''$ East, 308.93 feet to a point; thence,
17. North $47^{\circ}36'08''$ East, 100.44 feet to a point; thence,
18. North $39^{\circ}04'18''$ East, 170.90 feet to a point; thence,
19. South $46^{\circ}54'17''$ East, 15.62 feet to a point; thence,

Zoning Description
Hilton - Pikesville
January 22, 2019
Page 2

20. North 48°00'24" East, 30.51 feet to a point; thence,
21. North 47°24'46" East, 100.00 feet to a point; thence,
22. North 79°56'04" East, 76.18 feet to a point; thence,
23. South 82°28'47" East, 50.84 feet to a point; thence,
24. North 48°07'08" East, 19.15 feet to a point; thence,
25. South 78°30'54" East, 25.36 feet, back to the point of beginning as recorded in Deed Liber 5177, folio 202, part of Deed Liber 7140, folio 566, and Liber 6654, folio 513, containing 453,608 total square feet or 10.4134 Acres in lot.

Located in the 3rd Election District and 2nd Councilmanic District.



2019-0231-A

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Tuesday, April 23, 2019 11:24 PM
To: Administrative Hearings
Subject: 2nd Cert. Case # 2019-0231-A @ 1726 Reisterstown Rd.
Attachments: Reisterstown Rd. 2nd Cert.jpeg; Reisterstown Rd. Photo.docx

Hi Sherry & Debra,

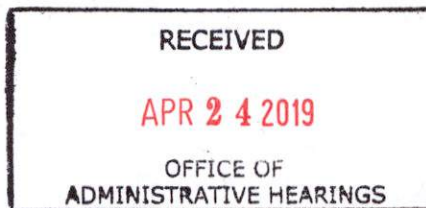
I have attached the 2nd Certification and photos of the second set of signs for Case # 2019-0231-A @ 1726 Reisterstown Rd.

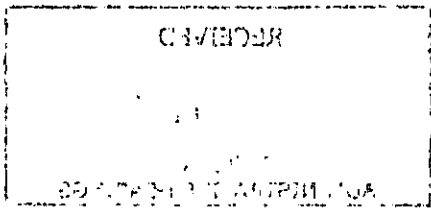
The second set of photos has one sign missing and another sign deliberately damaged with a pink liquid.

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
luckylinda1954@yahoo.com





SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 4/23/2019

Case Number: 2019-0231-A

Petitioner / Developer: TIMOTHY KOTROCO, ESQ. ~ BLUE OCEAN ~
MATT BISHOP of COLBERT, MATZ & ROSENFELT, LLC

Date of Hearing: APRIL 26, 2019

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
1726 REISTERSTOWN ROAD

The sign(s) were posted on: APRIL 5, 2019

The sign(s) were re-photographed on: APRIL 23, 2019



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

4-26-14

CASE NO. 2019-

0231-A

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

3/13

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

Comment

3/11

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

N/c

FIRE DEPARTMENT

4/24

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

Comment

3/15

STATE HIGHWAY ADMINISTRATION

Comment

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

4/5/19

SIGN POSTING (1st)

Date:

4/5/19

by

O'Keefe

SIGN POSTING (2nd)

Date:

by

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 03 Account Number - 1600002673			
Owner Information					
Owner Name:	HOTEL PIKESVILLE LLC		Use:	COMMERCIAL	
			Principal Residence:	NO	
Mailing Address:	BLUE OCEAN REALTY LLC STE300 6615 REISTERSTOWN RD BALTIMORE MD 21208-		Deed Reference:	/40971/ 00027	
Location & Structure Information					
Premises Address:	1726 REISTERSTOWN RD REISTERSTOWN 21208-		Legal Description:	9.172 AC REISTERSTOWN RD 100 SW COR BALTIMORE BE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0068	0020	0378		0000	2019
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			9.1700 AC	06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2019	As of 07/01/2018	As of 07/01/2019	
Land:	4,585,000	4,585,000			
Improvements	7,215,000	8,565,100			
Total:	11,800,000	13,150,100	11,800,000	12,250,033	
Preferential Land:	0			0	
Transfer Information					
Seller: PIKESVILLE HOTEL LIMITED		Date: 12/17/2018		Price: \$20,325,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /40971/ 00027		Deed2:	
Seller: POMONA INC		Date: 04/06/1971		Price: \$181,300	
Type: ARMS LENGTH IMPROVED		Deed1: /05177/ 00202		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			

Exempt Class:

NONE

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application**Date:**

The Daily Record

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

<http://www.thedailyrecord.com>

Order #: 11722998
Case #: 2019-0231-A
Description:

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

4/5/2019



Darlene Miller, Public Notice Coordinator
(Representative Signature)

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0231-A

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: 2019-0231-A

1726 Reisterstown Road

SW/s Reisterstown Road on the corner of the southbound ramp of Interstate 695

3rd Election District-2nd Councilmanic District

Legal Owners: Blue Ocean Realty, LLC

Variance to permit 607 or 614 parking spaces in lieu of the required 835 parking spaces. To permit 3 stacking spaces for a bank drive through facility for the first station in lieu of the required 5 spaces. In the alternative to provide a total of 6 stacking spaces for two stations in lieu of the required 7 stacking spaces. To permit a front yard setback of 20 feet in lieu of the required 53.5 feet for front yard averaging. Table of sign regulations to permit a new "Doubletree by Hilton" Freestanding Joint Identification Sign with a height of 60 feet in lieu of the permitted 25 feet. To permit a new "Doubletree by Hilton" Freestanding Joint Identification Sign with 192 Square feet per face in lieu of the permitted 100 square feet. To permit 3 existing Freestanding Joint Identification Signs With frontage on Reisterstown Road and one on a right of way without frontage in lieu of the permitted 1 per frontage. To provide a total of 6 bicycle parking spaces in lieu of the required 34. To amend the site plan used and relief granted in previous zoning cases.

Hearing: Friday, April 26, 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 ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3863.

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

ap5

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/5/2019

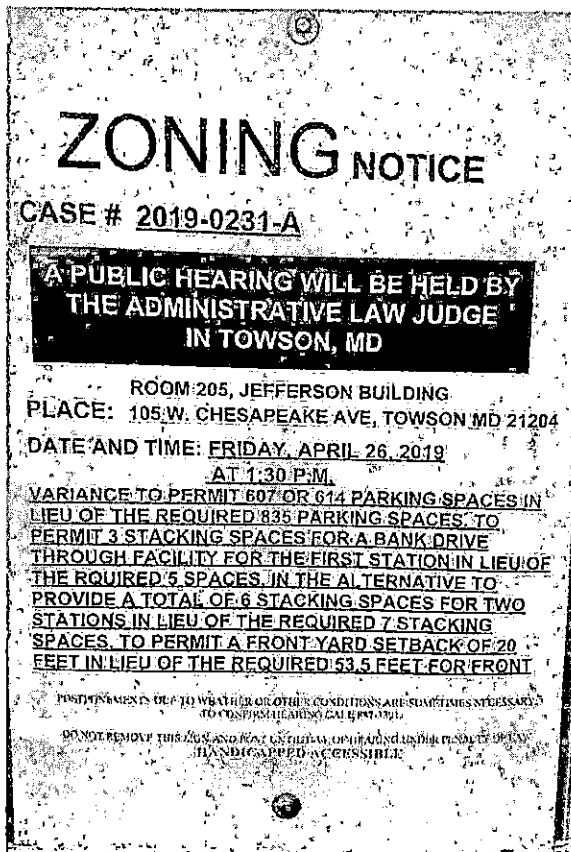
Case Number: 2019-0231-A

Petitioner / Developer: TIMOTHY KOTOCO, ESQ. ~ BLUE OCEAN ~
MATT BISHOP of COLBERT, MATZ & ROSENFELT, LLC

Date of Hearing: APRIL 26, 2019

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
1726 REISTERSTOWN ROAD

The sign(s) were posted on: **APRIL 5, 2019**



SIGN #1

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

ZONING NOTICE

CASE # 2019-0231-A

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

ROOM 205, JEFFERSON BUILDING

PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: FRIDAY, APRIL 26, 2019

AT 1:30 P.M.

YARD AVERAGING, TABLE OF SIGN REGULATIONS TO
PERMIT A NEW "DOUBLE TREE BY HILTON"
FREESTANDING JOINT IDENTIFICATION SIGN WITH A
HEIGHT OF 60 FEET IN LIEU OF THE PERMITTED 25
FEET TO PERMIT A NEW "DOUBLE TREE BY HILTON"
FREESTANDING JOINT IDENTIFICATION SIGN WITH 192
SQUARE FEET PER FACE IN LIEU OF THE PERMITTED
100 SQUARE FEET TO PERMIT 3 EXISTING
FREESTANDING JOINT IDENTIFICATION SIGNS WITH

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 410.331.1191

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

SIGN #2

ZONING NOTICE

CASE # 2019-0231-A

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

ROOM 205, JEFFERSON BUILDING

PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: FRIDAY, APRIL 26, 2019

AT 1:30 P.M.

FRONTAGE ON REISTERSTOWN ROAD AND ONE ON A
RIGHT OF WAY WITHOUT FRONTAGE IN LIEU OF THE
PERMITTED 1 PER FRONTAGE TO PROVIDE A TOTAL
OF 6 BICYCLE PARKING SPACES IN LIEU OF THE
REQUIRED 34 TO AMEND THE SITE PLAN USED AND
RELIEF GRANTED IN PREVIOUS ZONING CASES.
1726 REISTERSTOWN ROAD

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 410.331.1191

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

SIGN #3

ZONING NOTICE

CASE # 2019-0231-A

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

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: FRIDAY, APRIL 26, 2019
AT 1:30 P.M.

YARD AVERAGING TABLE OF SIGN REGULATIONS TO
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FREESTANDING JOINT IDENTIFICATION SIGN WITH A
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FEET TO PERMIT A NEW "DOUBLETREE BY HILTON"
FREESTANDING JOINT IDENTIFICATION SIGN WITH 192
SQUARE FEET PER FACE IN LIEU OF THE PERMITTED
100 SQUARE FEET TO PERMIT 3 EXISTING
FREESTANDING JOINT IDENTIFICATION SIGNS WITH

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 800-339-1121

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF FINE
HANDICAPPED ACCESSIBLE

SIGN #2

ZONING NOTICE

CASE # 2019-0231-A

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

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: FRIDAY, APRIL 26, 2019
AT 1:30 P.M.

FRONTAGE ON REISTERSTOWN ROAD AND ONE ON A
RIGHT OF WAY WITHOUT FRONTAGE IN LIEU OF THE
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1726 REISTERSTOWN ROAD

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 800-339-1121

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF FINE
HANDICAPPED ACCESSIBLE

SIGN #3



Background Photo 1st set posted @ 1726 Reisterstown Road 4/5/2019
CASE # 2019-0231-A



March 26, 2019
JOHN A. OLSZEWSKI, JR.
County Executive

NOTICE OF ZONING HEARING

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

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: 2019-0231-A

1726 Reisterstown Road

SW/s Reisterstown Road on the corner of the southbound ramp of interstate 695

3rd Election District -2nd Councilmanic District

Legal Owners: Blue Ocean Realty, LLC

Variance to permit 607 or 614 parking spaces in lieu of the required 835 parking spaces. To permit 3 stacking spaces for a bank drive through facility for the first station in lieu of the required 5 spaces. In the alternative to provide a total of 6 stacking spaces for two stations in lieu of the required 7 stacking spaces. To permit a front yard setback of 20 feet in lieu of the required 53.5 feet for front yard averaging. Table of sign regulations to permit a new "Doubletree by Hilton" Freestanding Joint Identification Sign with a height of 60 feet in lieu of the permitted 25 feet. To permit a new "Doubletree by Hilton" Freestanding Joint Identification Sign with 192 Square feet per face in lieu of the permitted 100 square feet. To permit 3 existing Freestanding Joint Identification Signs With frontage on Reisterstown Road and one on a right of way without frontage in lieu of the permitted 1 per frontage. To provide a total of 6 bicycle parking spaces in lieu of the required 34. To amend the site plan used and relief granted in previous zoning cases.

Hearing: Friday, April 26, 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: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
Blue Ocean, 6615 Reisterstown Road, Baltimore 21215
Matt Bishop, 2835 Smith Avenue, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 6, 2019.**
(2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
(3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: THE DAILY RECORD
Friday, April 5, 2019 - Issue

Please forward billing to:

Matt Bishop
2835 Smith Avenue
Baltimore, MD 21209

410-653-3838

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: 2019-0231-A

1726 Reisterstown Road

SW/s Reisterstown Road on the corner of the southbound ramp of interstate 695

3rd Election District -2nd Councilmanic District

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Hearing: Friday, April 26, 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.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
1726 Reisterstown Road; SW/S Reisterstown *
Road, corner of SB ramp of I-695 * OF ADMINISTRATIVE
3rd Election & 2nd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Blue Ocean Realty, LLC * BALTIMORE COUNTY
Petitioner(s) *
* 2019-231-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED
FEB 22 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 22nd day of February, 2019, a copy of the foregoing Entry of Appearance was mailed to Matthew Bishop, 2835 Smith Avenue, Baltimore, Maryland 21209 and Timothy Kotroco, Esquire, 305 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2019-0231-A
Property Address: 1726 Reisterstown Road
Property Description: SW/S of Reisterstown Road, @ Corner of the
Southbound Ramp (Ramp A) of I-695 (Balto. Beltway)
Legal Owners (Petitioners): Blue Ocean Realty, LLC
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Matt Bishop
Company/Firm (if applicable): Colbert Matz Rosenfelt, LLC
Address: 2835 Smith Avenue, Suite G
Baltimore, MD 21209
Telephone Number: 410-653-3838

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

No. **178462**

PAID RECEIPT

Date: **2/8/2019**

BUSINESS ACQUISITION
 2/11/2019 2/08/2019 10:45:41
 REC NAME WALKIN, JEE
 RECEIPT # 092037 2/08/2019 0-LE

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	000		5150					500.00

Dept 5 528 ZONING VERIFICATION
 178462
 Rec Tot \$ 500.00
 500.00 .00 CA
 Baltimore County, Maryland

Total: **500.00**

Rec From: **P-H Commercial, LLC**

For: **Variance - 1726 Reisterstown Rd.**
2019-0231-A (Blue Ocean Realty, LLC)

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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



JOHN A. OLSZEWSKI, JR.
County Executive

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

April 17, 2019

Timothy M Kotroco
305 Washington Ave
Towson MD 21204

RE: Case Number: 2019-0231-A, 1726 Reisterstown 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 February 8, 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Jonathan Ehrenfeld 6615 Reisterstown Road Baltimore MD 21215
Matthew Bishop 2835 Smith Ave Baltimore MD 21209

6-5

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 4/24/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-231



INFORMATION:

Property Address: 1726 Reisterstown Road
Petitioner: Blue Ocean, LLC
Zoning: BL & DR 16
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit the zoning relief as listed on "Attachment A" as submitted in support of said petition.

A site visit was conducted on March 4, 2019. The site is within the Pikesville Commercial Revitalization District, the Pikesville Commercial Design Review Panel area (DRP) and the Pikesville Commercial Revitalization Design Guidelines designated area. The petitioner has met with staff on multiple occasions and has demonstrated good faith in addressing Department concerns. Staff has identified plan layout issues involving building orientation, dumpster locations and the physical characteristics of the proposed 60' freestanding joint identification sign. Petitioners provided a revised plan received by the Department on April 16, 2019.

The Department does not object to granting the petitioned zoning relief in part but does not support granting some relief as follows:

- The Department has no issues with the variance relief identified as # 1,3,5,6 and 7 on the aforementioned attachment. Petitioners must demonstrate to the satisfaction of the ALJ that variance relief identified as #2 requesting 3 stacking spaces in lieu of the required 5 for a single drive through lane does not impede traffic circulation on site.
- The Department does not support granting relief to permit a 60' tall freestanding joint identification sign. At 60' the sign is not compatible within the context of the Pikesville CRD area. The Department has concerns that the sign as proposed may serve to distract motorists trying to read distinct multiple lines of text at high speed, being contrary to the provisions of BCZR§450.1.G.1 wherein it states, "*Eliminate and restrict signs which constitute an actual or potential distraction or other hazard to the safe operation of motor vehicles or the safe passage of pedestrians*". For these reasons Baltimore County has been diligent in limiting very tall signage along commercial corridors and arterial highways. In the event the ALJ grants the petitioned height relief, the Department recommends that the overall sign face, also being the subject of variance relief, be of a single homogenous design in text and colors such that the sign information may be conveyed to the driver quickly and not induce that persons attention to dwell on the sign for more than the briefest period in order to comprehend its message.

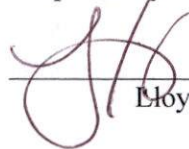
The Department recommends the following additional conditions be included in any decision and order granting relief in the case:

- Provide a landscape and lighting plan to the Baltimore County Landscape Architect. Landscaping should be prevalent throughout the site, especially along Reisterstown Road frontage. Dumpsters shall comply with Condition H of the Baltimore County Landscape Manual.
- The site layout shall conform to the "Freestanding" design guidelines found in Division III, Section A of the Comprehensive Manual of Development Policies (pp. 106-107). All building fronts should be oriented towards the street. Any proposed buildings with fronts not orientated toward Reisterstown Road shall be designed in a way that repeats the architectural characteristics of a building's front. Any exterior equipment shall not be visible from Reisterstown Road and wherever located, shall be effectively masked with an opaque screen of manmade and natural materials complimentary to the principal structure.
- There shall be no temporary signage, flags or banners along Reisterstown Road frontage nor within the proposed area of redevelopment, to include building exteriors and windows.
- All proposed and future signage shall comply with the Pikesville Commercial Revitalization Design Guidelines (pp. 23-26) and the CMDP (pp. 107-108).

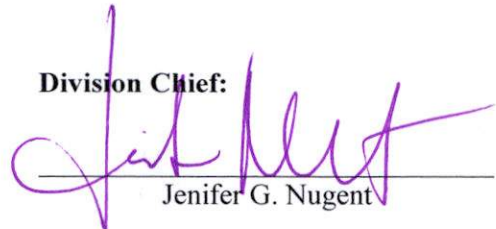
On April 23, 2019 the Department received from representatives of the Petitioner an alternative proposal wherein signage would be affixed to the facades of the existing hotel structure and the 60' freestanding sign eliminated. Based upon the renditions provided, the Department recommends this alternative to better respond to the aforementioned design guidelines and would be more successful in integrating into the as-built environs adjacent to the beltway, resulting in more direct and less distractive signage. If through the hearing process additional zoning relief needed to bring the wall mounted signage to fruition is identified, the Department is not necessarily opposed to the granting of same.

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
Matthew Bishop
Timothy M. Kotroco
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 4/24/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-231

INFORMATION:

Property Address: 1726 Reisterstown Road
Petitioner: Blue Ocean, LLC
Zoning: BL & DR 16
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit the zoning relief as listed on "Attachment A" as submitted in support of said petition.

A site visit was conducted on March 4, 2019. The site is within the Pikesville Commercial Revitalization District, the Pikesville Commercial Design Review Panel area (DRP) and the Pikesville Commercial Revitalization Design Guidelines designated area. The petitioner has met with staff on multiple occasions and has demonstrated good faith in addressing Department concerns. Staff has identified plan layout issues involving building orientation, dumpster locations and the physical characteristics of the proposed 60' freestanding joint identification sign. Petitioners provided a revised plan received by the Department on April 16, 2019.

The Department does not object to granting the petitioned zoning relief in part but does not support granting some relief as follows:

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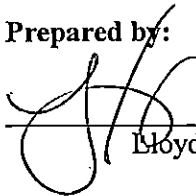
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- The site layout shall conform to the "Freestanding" design guidelines found in Division III, Section A of the Comprehensive Manual of Development Policies (pp. 106-107). All building fronts should be oriented towards the street. Any proposed buildings with fronts not orientated toward Reisterstown Road shall be designed in a way that repeats the architectural characteristics of a building's front. Any exterior equipment shall not be visible from Reisterstown Road and wherever located, shall be effectively masked with an opaque screen of manmade and natural materials complimentary to the principal structure.
- There shall be no temporary signage, flags or banners along Reisterstown Road frontage nor within the proposed area of redevelopment, to include building exteriors and windows.
- All proposed and future signage shall comply with the Pikesville Commercial Revitalization Design Guidelines (pp. 23-26) and the CMDP (pp. 107-108).

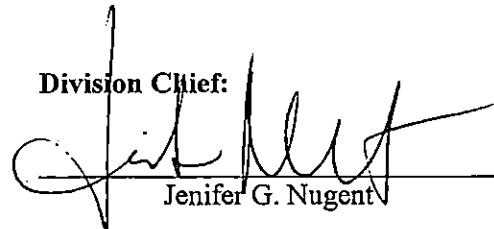
On April 23, 2019 the Department received from representatives of the Petitioner an alternative proposal wherein signage would be affixed to the facades of the existing hotel structure and the 60' freestanding sign eliminated. Based upon the renditions provided, the Department recommends this alternative to better respond to the aforementioned design guidelines and would be more successful in integrating into the as-built environs adjacent to the beltway, resulting in more direct and less distractive signage. If through the hearing process additional zoning relief needed to bring the wall mounted signage to fruition is identified, the Department is not necessarily opposed to the granting of same.

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

Matthew Bishop

Timothy M. Kotroco

Office of the Administrative Hearings

People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals
And Inspections
MS

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 25, 2019
Item No. 2019-0231-A

DATE: March 13, 2019

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

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

We noticed that there is a few existing streams or watercourses that are located on the property. The main stream flood plain delineation is not shown on the plan. The watercourse located on the site may be a Baltimore County regulated flood plain associated with a drainage area equal to or greater than 30 acres. The plan proposes development near this watercourse. A flood study is required to establish the flood plain delineation and the site must adhere to the Baltimore County DPR Policy Manual, the Building Code and the Design Manual.

* * * *

VKD: cen
cc: file

March 15, 2019

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review the site plan to accompany the petition for a variance for the proposed expansion of the 1726 Reisterstown Road site which includes the relocation of a bank on the site, and three new restaurants. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the submittal listed below and is pleased to respond.

1726 Reisterstown Road
Site Plan Review for Variance
Case No. 2019-0231-A – Pikesville Hilton
DRC Plan 031919A – Old Line Bank
County Tracking No. DRC-2019-00026
MDOT SHA Tracking No. 19APBA006XX
MD 140 (Reisterstown Road) (west side) 300' north of Village Road
Mile Post 1.75
Baltimore County

An access permit will be required for the proposed modifications to the existing entrance on MD 140 depicted on the plan. Before providing specific details regarding requirements for modifications to this entrance, the MDOT SHA is requesting the opportunity to review a traffic impact study (TIS) to determine the impacts to the existing entrance, and the surrounding road network. We require four (4) copies of the TIS and a CD of the study for our review. That submittal can be made directly to Wendy Wolcott at the District 4 Office, 320 West Warren Road, Hunt Valley, MD 21030, to the attention of Richard Zeller. Please utilize the above referenced MDOT SHA Tracking number when making this submission.

Subsequent to receiving the plan for variance, the MDOT SHA also received the above referenced DRC plan proposing only to relocate the existing Old Line Bank on the site. This DRC plan does not propose any modification to the existing entrance on MD 140, and by itself, would not require an access permit from the MDOT SHA Access Management Office as the existing entrance already serves this use. However, since the plan for variance includes this Old Line Bank along with the proposed three restaurants on this same site, and proposes the modification of the existing entrance, the MDOT SHA has decided to consolidate the review of the proposed expansion of the site for the access permit process.

Ms. Kristen Lewis
1726 Reisterstown Road MD 140
Case 2019-00231-A – Pikesville Hilton
DRC 031919A, DRC 2019-00026 – Old Line Bank
MDOT SHA Tracking No. 19APBA006XX
March 15, 2019
Page 2

If there are any questions, please contact Mr. Richard Zeller at 410-229-2332 or toll free (in Maryland only), 1-866-998-0367 (x2332) or by email at (rzeller@sha.state.md.us).

Sincerely,



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

cc: Colbert Matz Rosenfelt / 2835 Smith Avenue, Suite G, Baltimore, MD 21209
Pikesville Hotel Limited Partnership / 1205 York Road, Lutherville, MD 21093
Blue Ocean Realty / 6615 Reisterstown Road, Baltimore, MD 21215
Mr. Jan M. Cook / 111 W. Chesapeake Avenue, Towson, MD 21204
Mr. Vishnu Desai / 111 W. Chesapeake Avenue, Towson, MD 21204
Mr. Kimon Johnson, MDOT SHA District 4 Traffic
Mr. Michael Pasquariello, MDOT SHA District 4 Utilities
Mr. Wil Clark, MDOT SHA District 4 Maintenance

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: March 11, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0231-A
Address 1726 Reisterstown Road
(Blue Ocean Realty, LLC Property)

Zoning Advisory Committee Meeting of **February 25, 2019**.

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

Reviewer: Steve Ford

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

DATE: February 15, 2019

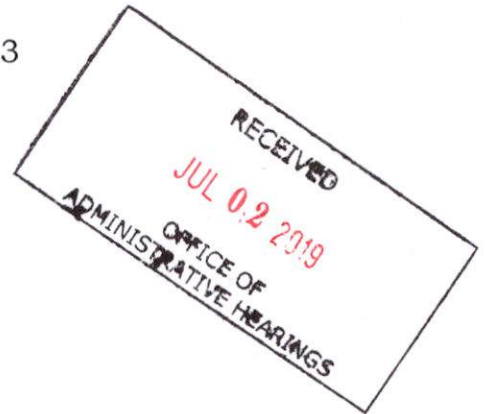
TO: John E. Beverungen, Administrative Law Judge
Office of Administrative Hearings

FROM: Jeffrey Perlow, Planner II, Zoning Review Office
Department of Permits and Development Management

SUBJECT: Notification Regarding Zoning Case # 2019-0231-A

Item # 7 of the "Requested Zoning Variance Relief" refers to the bicycle requirements of Section 409.14 of the BCZR. However, Section 409.14.A states which revitalization districts in the County are subject to the provisions of that section. Since the Pikesville Revitalization District is not mentioned in that section, you may want to consider dismissing Item # 7 from the variance relief requested.

Alan Zukerberg, Esq.
7919 Long Meadow Road
Baltimore, Maryland 21208-3023
410.484.5047
410.484.3738(fax)
apzuk@msn.com



July 2, 2019

Hand Delivered

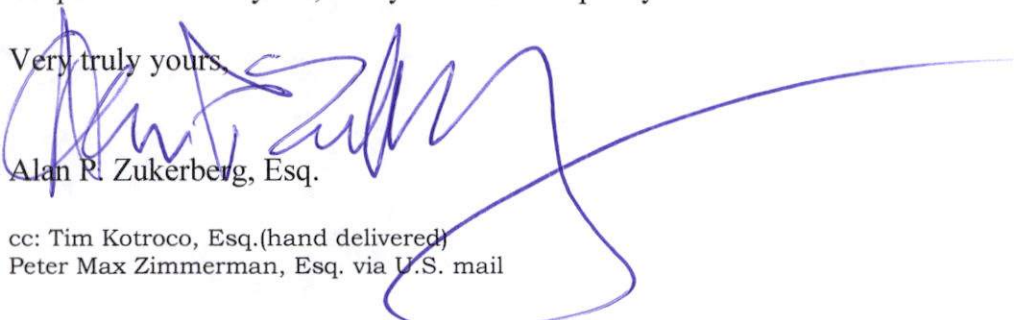
John E. Beverungen
Administrative Law Judge
For Baltimore County
105 W. Chesapeake Ave.
Towson, MD 21204

Re: Motion for Reconsideration and Proposed Order
IN RE: PETITION FOR VARIANCE 1726 Reisterstown Road,
CASE NO. 2019-0231-A

Dear Judge Beverungen:

Enclosed please find the Motion for Reconsideration filed by Pikesville Communities Corporation and myself, in my individual capacity.

Very truly yours,


Alan R. Zukerberg, Esq.

cc: Tim Kotroco, Esq.(hand delivered)
Peter Max Zimmerman, Esq. via U.S. mail

IN RE: PETITION FOR VARIANCE	* BEFORE THE OFFICE
(1726 Reisterstown Road)	
3 rd Election District	* OF ADMINISTRATIVE
2 nd Council District	
Blue Ocean Realty, LLC	* HEARINGS FOR
Legal Owner	
Petitioner	* BALTIMORE COUNTY
	* CASE NO. 2019-0231-A

* * * * *

MOTION FOR RECONSIDERATION

Now comes Alan P. Zukerberg, individually, and the Pikesville Communities Corporation, asking the Administrative Law Judge to Reconsider his Opinion and Order in the above captioned matter, and in support thereof states the following:

1. That Alan P. Zukerberg, (herein "Zukerberg") is an individual who resides at 7919 Long Meadow Road, Pikesville, Maryland 21208, and that his residence is in close proximity to the property known as 1726 Reisterstown Rd, Pikesville, Maryland 21208 (herein the "Property") , and that said Property is the subject of the Opinion and Order issued by the Administrative Law Judge (herein "ALJ") in this matter.
2. That Pikesville Communities Corporation, (herein "PCC") is a Maryland Corporation, established in 2003, and who is charged by its Charter, with among things:

"...addressing issues relating to land use, safety, the environment...in order to enhance the physical, social and economic environment of the Community..."
3. That the Property is located within the corporate boundaries addressed by PCC.

4. That both Zukerberg and PCC (herein sometimes collectively referred to as “Respondents”) move the Administrative Law Judge to Modify and Clarify his Opinion and Order filed in this matter as follows:

A. That nothing in this Opinion and Order should be construed as giving consent(s) or approval(s) to:

1. any free - standing signage existing prior to or on the hearing date (June 3, 2019) in this matter that is fronting or facing Reisterstown Road, and the existing enterprise signs existing prior to or on the hearing date in this matter;
2. any proposed buildings that may be shown on any exhibits or in any testimony taken;
3. avoiding any obligation to appear before and/or obtain consents from the Development Review Committee and/or Design Review Panel.
4. That no building permit(s) should issue unless and until approved by the Development Review Committee (DRC) and Design Review Panel (DRP) and a final decision by the Administrative Law Judge (subject to laws dealing with the effect of any appeal(s).

B. AND, that portion of the Order that reads as follows:

“Petitioner may apply for necessary permits and/or licenses upon receipt of this Order.”

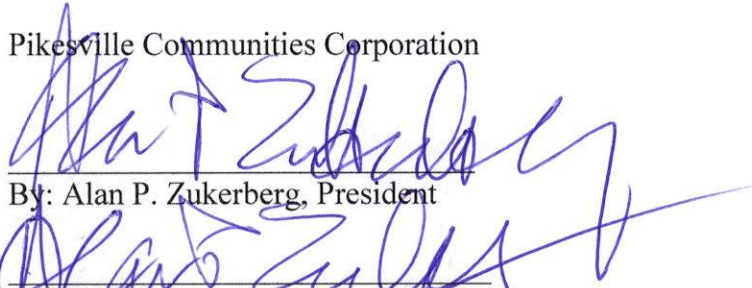
Is hereby modified to read, *in lieu* of the above, as follows:

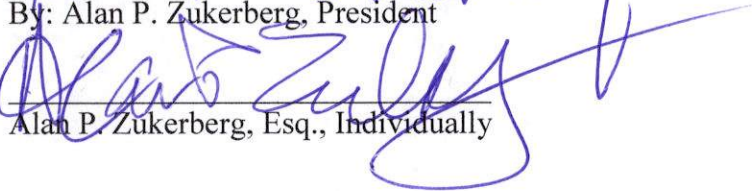
“Petitioner may apply for necessary sign permits and/or sign licenses upon receipt of this Order.”

C. Respondents’ omission of any other reasons to object to the remainder of the Opinion and Order should not be construed as to be acquiescence thereof.

D. And, for such other and further relief as the nature of their cause may require.

Pikesville Communities Corporation


By: Alan P. Zukerberg, President

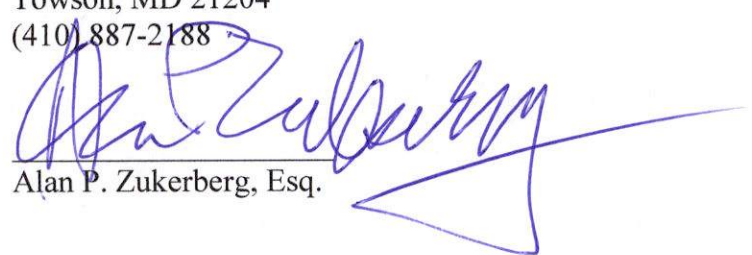

Alan P. Zukerberg, Esq., Individually

I hereby certify that on this 2nd day of July, 2019, I hand delivered a copy of the foregoing Motion to Timothy M. Kotroco, and mailed a copy of the foregoing Motion for Reconsideration and Proposed Order to Peter Max Zimmerman at his address below:

Timothy M. Kotroco, Esq.
305 Washington Ave., Suite 502
Towson, Maryland 21204
410-299-2943
Attorney for Petitioner

AND

Peter Max Zimmerman, Esq.
People's Counsel for Baltimore County
105 W. Chesapeake Ave
Rm 204
Towson, MD 21204
(410) 887-2188


Alan P. Zukerberg, Esq.

CASE NAME 2019-231-A
CASE NUMBER _____
DATE _____

[illegible]

Matthew Bishop

From: William Skibinski <wskibinski@baltimorecountymd.gov>
Sent: Thursday, May 2, 2019 3:29 PM
To: Matthew Bishop
Cc: Lloyd Moxley
Subject: RE: Pikesville Hilton - Variance

Matt,

I have no additional comments nor do I have any objections to the renderings shown in the revised PDF (pp. 1-4). Thanks for taking the "banding" suggestion into consideration. Unless Lloyd has any comments/objections/suggestions, my comments (dated April 17, 2019) to Development Review shall remain as is.

Thanks for keeping us updated.

Regards,
Bill

From: Matthew Bishop [mailto:mbishop@cmrengineers.com]
Sent: Thursday, May 02, 2019 8:52 AM
To: William Skibinski <wskibinski@baltimorecountymd.gov>
Cc: Lloyd Moxley <lmoxley@baltimorecountymd.gov>
Subject: RE: Pikesville Hilton - Variance

Good morning Bill,

Our team has prepared revised wall mounted sign elevations for your review and comment. I also forwarded your comments regarding the banding in an attempt to breakup the large wall area which I believe that they addressed. Please let me know your thoughts on the new designs.

Thank you,

Matthew A. Bishop, PLA, LEED AP
Colbert Matz Rosenfelt
2835 Smith Avenue
Suite G
Baltimore, Maryland 21209
410.653.3838 (office)
443.632.7546 (cell)
410.653.7953 (fax)
www.cmrengineers.com

From: Matthew Bishop
Sent: Wednesday, April 24, 2019 8:33 AM
To: William Skibinski <wskibinski@baltimorecountymd.gov>

Cc: Lloyd Moxley <lmoxley@baltimorecountymd.gov>

Subject: RE: Pikesville Hilton - Variance

Bill,

I understand. I think that you should issue your comments based on our initial submittal which includes the pylon sign. We still need to get the alternative wall mounted sign designs and required variances nailed down and that won't happen today.

Thank you,

Matthew A. Bishop, PLA, LEED AP

Colbert Matz Rosenfelt
2835 Smith Avenue
Suite G
Baltimore, Maryland 21209
410.653.3838 (office)
443.632.7546 (cell)
410.653.7953 (fax)
www.cmengineers.com

From: William Skibinski <wskibinski@baltimorecountymd.gov>

Sent: Wednesday, April 24, 2019 8:31 AM

To: Matthew Bishop <mbishop@cmengineers.com>

Cc: Lloyd Moxley <lmoxley@baltimorecountymd.gov>

Subject: RE: Pikesville Hilton - Variance

Matt,

Please let us know, but the Department's comments need to be finished today. It looks as though the roof structure is being added to in order to accommodate the new sign, so that's why we are asking.

Thanks,
Bill

From: Matthew Bishop [<mailto:mbishop@cmengineers.com>]

Sent: Wednesday, April 24, 2019 8:21 AM

To: William Skibinski <wskibinski@baltimorecountymd.gov>

Cc: Lloyd Moxley <lmoxley@baltimorecountymd.gov>

Subject: RE: Pikesville Hilton - Variance

Good morning Bill and Lloyd,

I will have to check to see if the building is intended to get any taller and if it is if it needs a height variance. I will share your suggestion regarding the band on the roof top structure. I am glad to hear that you are more in support of this concept. This design is still in flux. I will keep you informed as we get more information.

Thank you,

Matthew A. Bishop, PLA, LEED AP
Colbert Matz Rosenfelt

2835 Smith Avenue
Suite G
Baltimore, Maryland 21209
410.653.3838 (office)
443.632.7546 (cell)
410.653.7953 (fax)
www.cmrengineers.com

From: William Skibinski <wskibinski@baltimorecountymd.gov>
Sent: Tuesday, April 23, 2019 9:54 AM
To: Matthew Bishop <mbishop@cmrengineers.com>
Cc: Lloyd Moxley <lmoxley@baltimorecountymd.gov>
Subject: RE: Pikesville Hilton - Variance

Hi Matt,

Good timing. Lloyd and I were just wrapping up the Department's comments. We do think this is more compatible with the Pikesville CRD and may be more effective/visible. It looks as though the entire building is getting a much needed face lift.

One important question, will the addition to the height require any variance? Also, we suggest adding some type of band that carries over the white through the grey on the face of that roof top structure to break it up just a bit. Other than that, we are more in support of this proposal than the 60' sign.

I will be out of the office most of the day. Actually, I will be in Pikesville doing some business outreach with the CE's and Councilman's office. I am copying Lloyd on this email, so please do a **Reply All** so Lloyd can be in the loop and update comments as necessary.

Thanks for keeping in touch through this one.

Bill

From: Matthew Bishop [<mailto:mbishop@cmrengineers.com>]
Sent: Tuesday, April 23, 2019 9:27 AM
To: William Skibinski <wskibinski@baltimorecountymd.gov>
Subject: RE: Pikesville Hilton - Variance

Good morning Bill,

Our team is now committed to removing our variance request for the 60' pylon sign if we can gain support from your office, People's Council, and Mr. Zuckerberg's group of the attached new signage package.

When Tim Kotroco and I met with people's Council regarding the 60' pylon sign request they said that they would prefer wall mounted signs similar to what we have designed.

Tim Kotroco will be sending this new signage package to People's Council for discussion and the property owner, Jonathan Ehrenfeld will be sending the new designs to Mr. Zuckerberg for his review.

Please review and let me know if you can support the new sign design package.

Thank you,

Matthew A. Bishop, PLA, LEED AP

Colbert Matz Rosenfelt
2835 Smith Avenue
Suite G
Baltimore, Maryland 21209
410.653.3838 (office)
443.632.7546 (cell)
410.653.7953 (fax)
www.cmengineers.com

From: Matthew Bishop

Sent: Tuesday, April 16, 2019 4:23 PM

To: William Skibinski <wskibinski@baltimorecountymd.gov>

Subject: RE: Pikesville Hilton - Variance

Bill,

I have copies of the preliminary 3d Model and the Pylon Site Section. I will have to see if I can get a hold of the balloon float pictures in a format that I can email to you.

Thank you,

Matthew A. Bishop, PLA, LEED AP

Colbert Matz Rosenfelt
2835 Smith Avenue
Suite G
Baltimore, Maryland 21209
410.653.3838 (office)
443.632.7546 (cell)
410.653.7953 (fax)
www.cmengineers.com

From: William Skibinski <wskibinski@baltimorecountymd.gov>

Sent: Tuesday, April 16, 2019 12:34 PM

To: Matthew Bishop <mbishop@cmengineers.com>

Subject: RE: Pikesville Hilton - Variance

Matt,

After talking with Jeff and Lloyd for a few minutes, we wanted to ask if you could send the photos and schematic you have for the balloon test. Also, if you can share the conceptual renderings you showed me, that would also be helpful.

Thanks again,
Bill

From: Matthew Bishop [<mailto:mbishop@cmengineers.com>]

Sent: Tuesday, April 16, 2019 12:07 PM

To: William Skibinski <wskibinski@baltimorecountymd.gov>

Subject: RE: Pikesville Hilton - Variance

Yes,

I have attached the current redlined copy of the plan.

Thank you,

Matthew A. Bishop, PLA, LEED AP

Colbert Matz Rosenfelt

2835 Smith Avenue

Suite G

Baltimore, Maryland 21209

410.653.3838 (office)

443.632.7546 (cell)

410.653.7953 (fax)

www.cmrengineers.com

From: William Skibinski <wskibinski@baltimorecountymd.gov>

Sent: Tuesday, April 16, 2019 12:04 PM

To: Matthew Bishop <mbishop@cmrengineers.com>

Subject: RE: Pikesville Hilton - Variance

Matt,

Sounds good. Lloyd just emailed me about this 10 minutes ago. Do you have an updated site plan available?

Thanks,

Bill

From: Matthew Bishop [<mailto:mbishop@cmrengineers.com>]

Sent: Tuesday, April 16, 2019 12:03 PM

To: William Skibinski <wskibinski@baltimorecountymd.gov>

Subject: RE: Pikesville Hilton - Variance

Bill,

We still have unanswered questions regarding the pylon sign which we probably won't have resolved before this Thursday. I recommend that you issue your ZAC comments based on the information that we have given you to date. If things change before now and the hearing we will provide testimony to that effect at the hearing.

Thanks for your patience on this one.

Matthew A. Bishop, PLA, LEED AP

Colbert Matz Rosenfelt

2835 Smith Avenue

Suite G

Baltimore, Maryland 21209

410.653.3838 (office)

443.632.7546 (cell)

410.653.7953 (fax)
www.cmengineers.com

From: Matthew Bishop
Sent: Monday, April 15, 2019 2:04 PM
To: William Skibinski <wskibinski@baltimorecountymd.gov>
Subject: RE: Pikesville Hilton - Variance

Hi Bill,

I have a team conference call at 2:30 this afternoon to discuss the project. I should have a better idea of how we will be proceeding after the call and I will get you more details then.

Thank you,

Matthew A. Bishop, PLA, LEED AP
Colbert Matz Rosenfelt
2835 Smith Avenue
Suite G
Baltimore, Maryland 21209
410.653.3838 (office)
443.632.7546 (cell)
410.653.7953 (fax)
www.cmengineers.com

From: William Skibinski <wskibinski@baltimorecountymd.gov>
Sent: Monday, April 15, 2019 2:02 PM
To: Matthew Bishop <mbishop@cmengineers.com>
Subject: RE: Pikesville Hilton - Variance

Hi Matt,

Just a reminder that I need to finish my comments by end of day Thursday 4/18. If you have any updated info or materials, please send to me by Wednesday afternoon. An updated site plan, renderings, and any landscape plan would be helpful.

Also, any updates on the 60' foot sign?

Thanks,
Bill

From: Matthew Bishop [<mailto:mbishop@cmengineers.com>]
Sent: Tuesday, April 09, 2019 9:35 AM
To: William Skibinski <wskibinski@baltimorecountymd.gov>
Subject: RE: Pikesville Hilton - Variance

Thank you Bill.

Matthew A. Bishop, PLA, LEED AP
Colbert Matz Rosenfelt
2835 Smith Avenue

Suite G
Baltimore, Maryland 21209
410.653.3838 (office)
443.632.7546 (cell)
410.653.7953 (fax)
www.cmengineers.com

From: William Skibinski <wskibinski@baltimorecountymd.gov>
Sent: Tuesday, April 9, 2019 9:31 AM
To: Matthew Bishop <mbishop@cmengineers.com>
Subject: RE: Pikesville Hilton - Variance

Hi Matt,

Sure, that is fine. I will be here.

Bill

From: Matthew Bishop [<mailto:mbishop@cmengineers.com>]
Sent: Tuesday, April 09, 2019 9:29 AM
To: William Skibinski <wskibinski@baltimorecountymd.gov>
Cc: 'Timothy M. Kotroco' <tkotroco@gmail.com>
Subject: Pikesville Hilton - Variance

Good morning Bill,

Tim Kotroco and I have a meeting at 11:00 this morning with Mr. Zimmerman. Can we stop by your office after that meeting around 11:30 to show you the changes that we have made to the variance plan as well as some additional graphics that we have prepared?

Thank you,

Matthew A. Bishop, PLA, LEED AP

Colbert Matz Rosenfelt
2835 Smith Avenue
Suite G
Baltimore, Maryland 21209
410.653.3838 (office)
443.632.7546 (cell)
410.653.7953 (fax)
www.cmengineers.com

CONNECT WITH BALTIMORE COUNTY



Sherry Nuffer

From: John E. Beverungen
Sent: Wednesday, April 24, 2019 11:24 AM
To: Timothy M. Kotroco; Mike Pierce
Cc: Kristen L Lewis; Debra Wiley; Sherry Nuffer; apzuk@msn.com; mbishop@cmrengineers.com
Subject: Case No. 2019-231-A

Mr. Pierce filed yesterday a request for postponement of the above case, scheduled for April 26 at 1:30 pm, indicating the notice of hearing required by law was not posted on the County's website. As such, the above case will be postponed and removed from this Office's calendar. Since signs were posted at the property, the OAH will have a sign-in sheet for anyone who attends so they can be notified of the new date.

Petitioner should contact Ms. Lewis to secure a new hearing date, and if possible coordinate rescheduling with Messrs. Pierce and Zukerberg. Petitioner should also verify the requisite notice is posted on the County's website at least 15 days before the new hearing date, as required by the law. An additional newspaper advertisement is not required, and if possible the existing sign should be updated in a conspicuous fashion with the new hearing date.

John Beverungen
ALJ

Sherry Nuffer

From: Kristen L Lewis
Sent: Tuesday, April 23, 2019 9:21 AM
To: Debra Wiley; Sherry Nuffer
Subject: FW: Zoning Case 2019-0231-A

Also sent this to me and Carl and Jeff just now.

Kristen Lewis
PAI – Zoning Review
410-887-3391

-----Original Message-----

From: Mike Mohler
Sent: Tuesday, April 23, 2019 9:00 AM
To: Carl Richards Jr <CRichards@baltimorecountymd.gov>; Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: RE: Zoning Case 2019-0231-A

PS- I'm not canceling but I'm sure John will open and continue.

-----Original Message-----

From: Mike Mohler
Sent: Tuesday, April 23, 2019 8:59 AM
To: Carl Richards Jr <CRichards@baltimorecountymd.gov>; Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: FW: Zoning Case 2019-0231-A

We must do better. Kristen is to check every day that notices are up. I asked Jeff to check the checker. Guys, we've got to do better. This is causing major issues. I have sent a note to OIT, again. But we must check on these things so we don't have this issue. Please moving forward ensure the notices are up where they should be, when they should be. Thanks.

-----Original Message-----

From: Mike Pierce <mpierce1@aol.com>
Sent: Tuesday, April 23, 2019 8:04 AM
To: Mike Mohler <mmohler@baltimorecountymd.gov>; Administrative Hearings <administrativehearings@baltimorecountymd.gov>; JEhrenfeld@blueocean.com; Alan Zukerberg <apzuk@msn.com>
Subject: Zoning Case 2019-0231-A

Mr. Mohler,

Attached is my request for postponement of this hearing scheduled for April 26.

Mike Pierce

Sherry Nuffer

From: Mike Pierce <mpierce1@aol.com>
Sent: Tuesday, April 23, 2019 8:04 AM
To: Mike Mohler; Administrative Hearings; JEhrenfeld@blueocean.com; Alan Zukerberg
Subject: Zoning Case 2019-0231-A
Attachments: Request.pdf

Mr. Mohler,

Attached is my request for postponement of this hearing scheduled for April 26.

Mike Pierce

April 23, 2019

Mr. Michael Mohler (via e-mail MMohler@baltimorecountymd.gov)
Director, Permits, Approvals, and Inspections
Baltimore County

Re: Case 2019-0231-A - Request for postponement of Zoning Hearing

Dear Mr. Mohler,

A hearing has been scheduled for case 2019-0231-A on April 26 regarding major changes to the Hilton property in Pikesville at 1726 Reisterstown Rd.

I request that this hearing be postponed and rescheduled when appropriate for the following reasons:

1. Bill 6-18 requires that the hearing be posted on the County's Zoning and Development Hearings Calendar and the Community Update Newsletter Webpages at least 15 days before the hearing. As of April 23 at 8 am, this has not been posted on the online Calendar, nor was it listed in the most recent (April 15) Council newsletter. Bill 6-18 provided that "The ALJ may not consider the petition unless notice has been posted in accordance with this section."
2. Since this development is within the Pikesville Commercial Revitalization District, BCC 32-4-204 requires that the development plan be reviewed by the Design Review Panel. Since the decision of the panel must be considered by the ALJ in his decision, it stands to reason that it must precede the ALJ hearing. This matter has not yet been placed on the DRP agenda.
3. Recent information just received from the developer indicates that they are significantly changing the original plan submitted with the petition. While the petition is mostly about variances for freestanding signs, recent information shows lots of wall-mounted signs, some of which appear to require variances. There is also a 70-ft tall new part to the building, apparently only to support a wall-mounted sign.

Regards,



Michael Pierce
7448 Bradshaw Rd
Kingsville, MD 21087
410-817-4795

cc: Lawrence Stahl (via e-mail administrativehearings@baltimorecountymd.gov)
Jonathan Ehrenfeld (via e-mail at JEhrenfeld@blueocean.com)
Alan Zukerberg (via e-mail at apzuk@msn.com)

Sherry Nuffer

From: Debra Wiley
Sent: Monday, April 22, 2019 10:54 AM
To: John Beverungen; John E. Beverungen
Cc: Sherry Nuffer
Subject: Zoning Hearings for 4/25, 4/26 & 4/29
Attachments: 20190422104741915.pdf

Good Morning John,

Mike Pierce is here reviewing case folders for the above dates and has brought to my attention as well as Mike Mohler that none of these have been posted on the County website and should be cancelled.

I've attached a copy of the County's webpage and see that none of the 10 cases scheduled have in fact been posted.

Thanks.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Monday, April 22, 2019 10:48 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

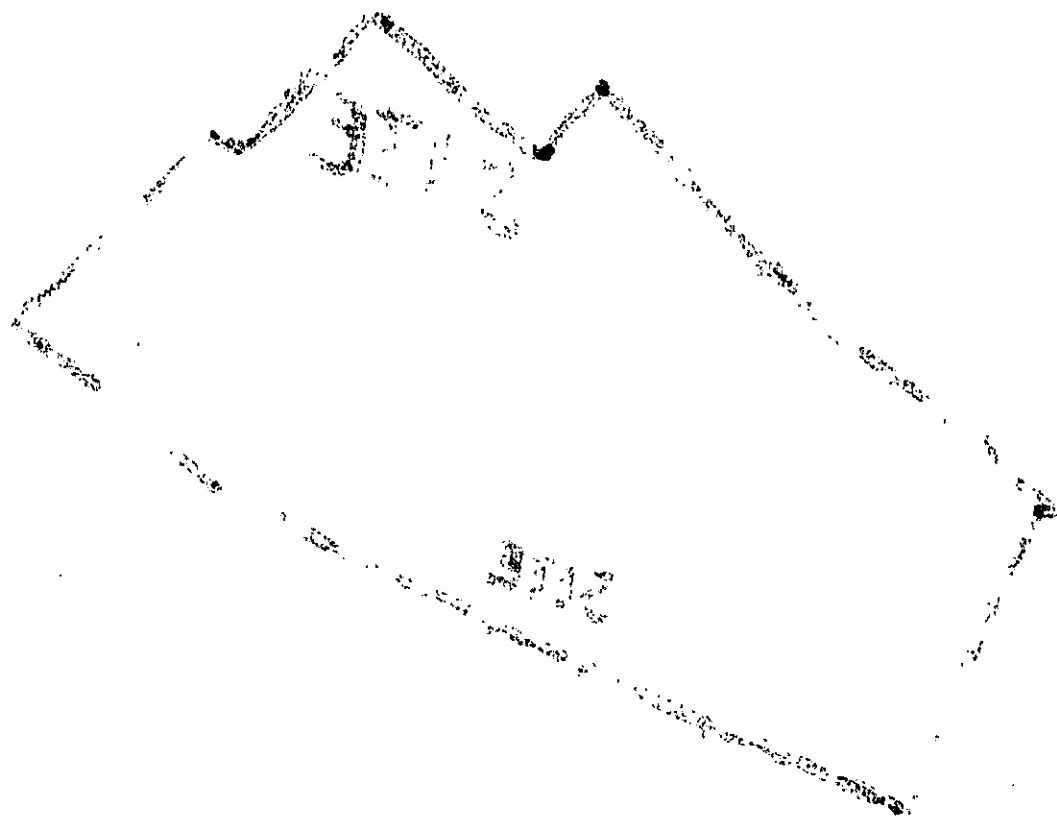
This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 04.22.2019 10:47:41 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

CASE NAME 2019-231-A
CASE NUMBER _____
DATE April 26, 2019

[illegible]







Pet. 5





Google



DOUBLE TREE
BY HILTON

FOUNTAINVIEW RESTAURANT
BALTIMORE

FITNESS & TENNIS

WOODHOME INSURANCE

TENNIS ACADEMY

STAMPS FOR COLLECTORS

CAMERA REPAIR

PARADISE SALON/DAY SPA

CARBA TOURS INT'L

PRIMERICA FINANCIAL

CUTTING EDGE
HAIR & BEAUTY
CUTTING & STYLING

7 DAYS A WEEK
Weekdays 9am-Noon

Thanksgiving Day Buffet
Call for
Reservations
410.653.1100







-76.735 39.384 Degrees

PET. 3

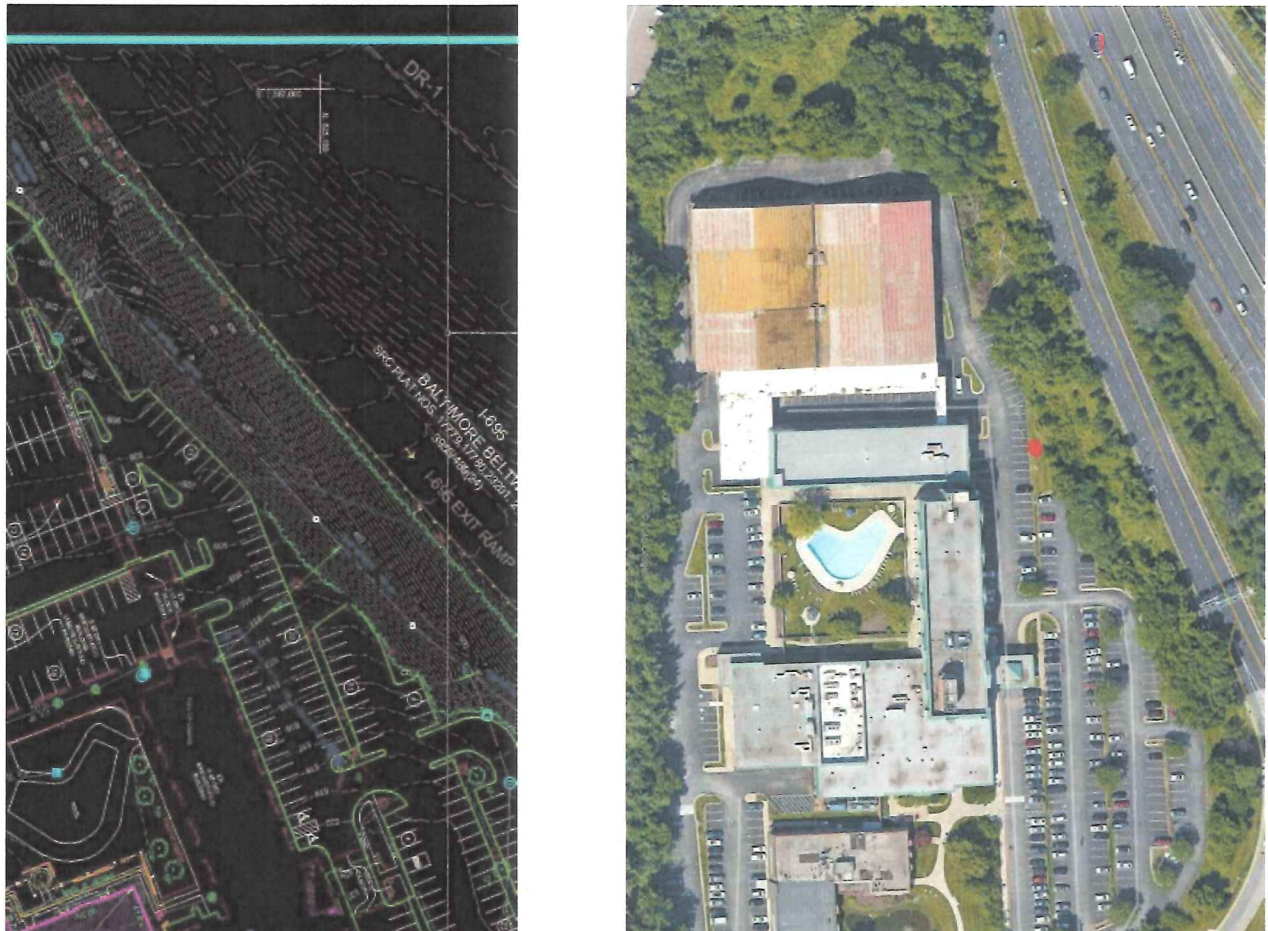
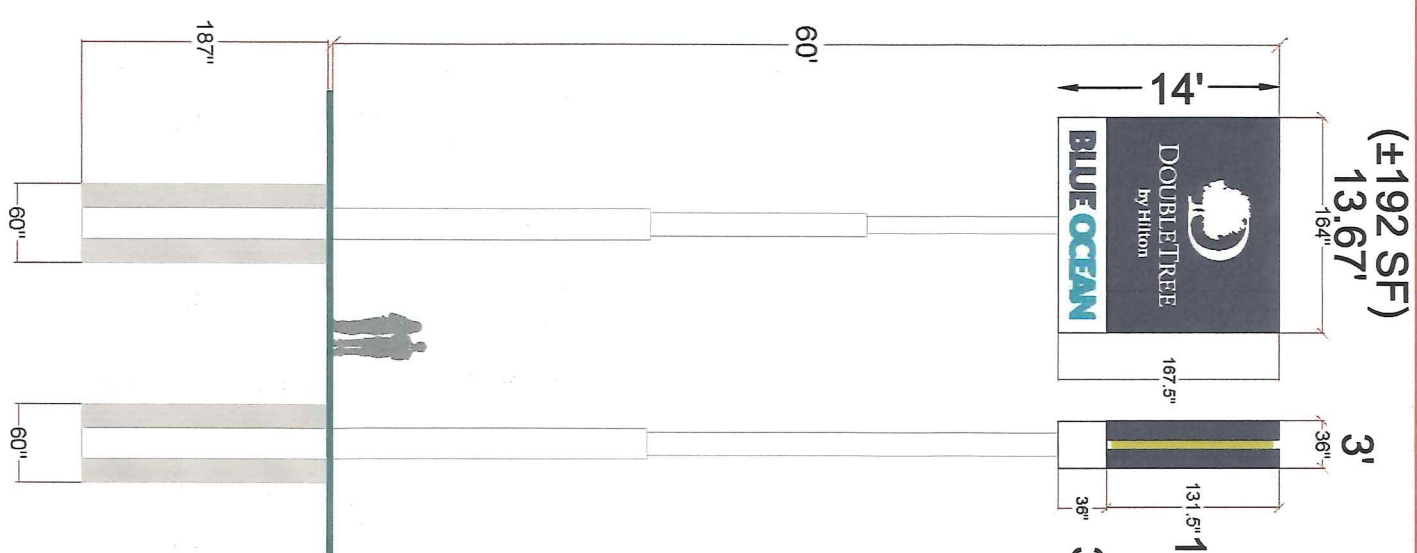


Pet. 4





AAA Signs



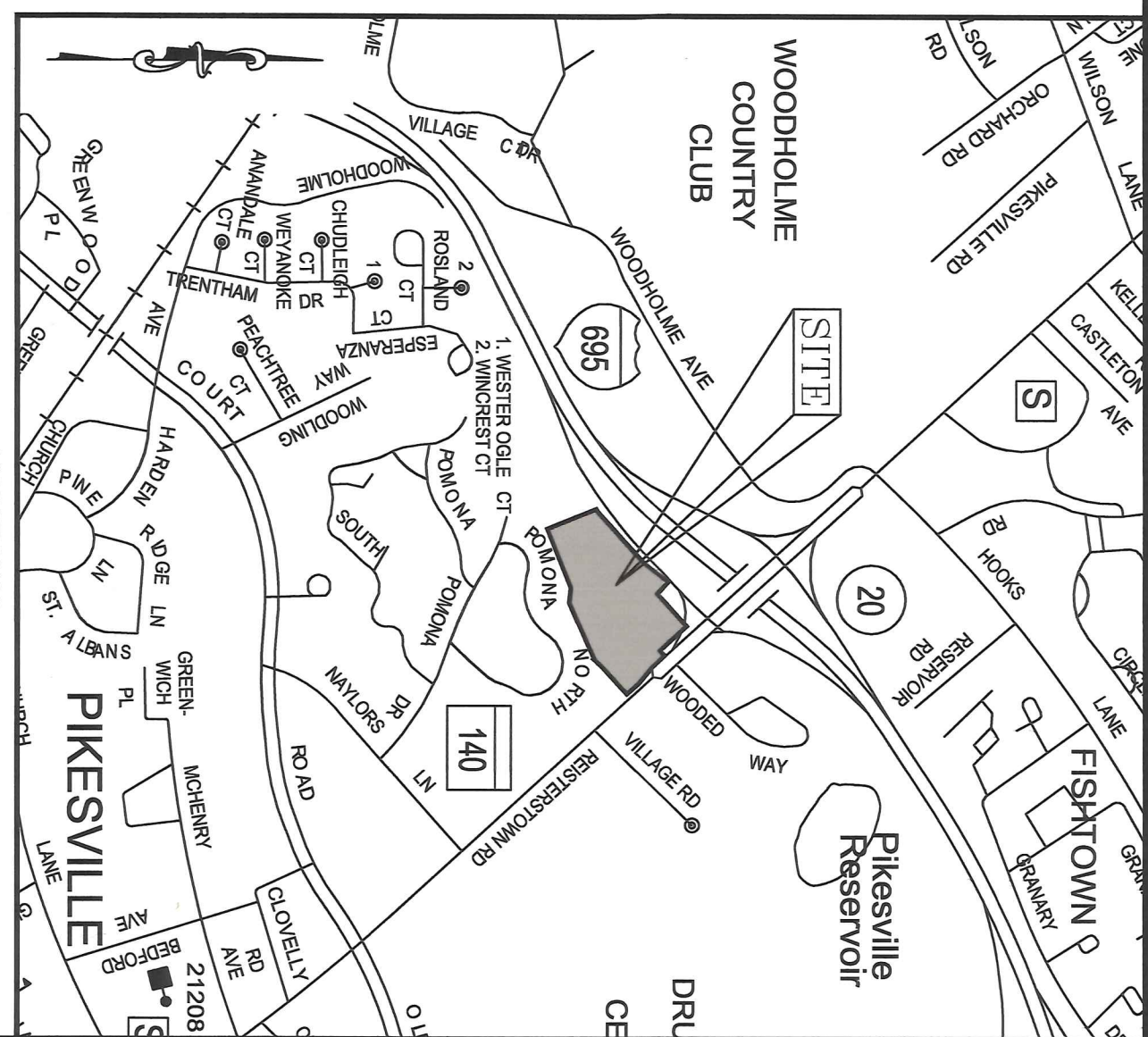
Scale: 1:117.68 Height: 1202.176 Length: 1903.401 in

1. **OWNERS:**
PIKEVILLE HOTEL LIMITED PARTNERSHIP
4000 LODGE ROAD
P.O. BOX 1000
Pikeville, KY 40373

- ### COMMERCIAL PERMIT HISTORY

3. B910531
4. B910438
5. B936300

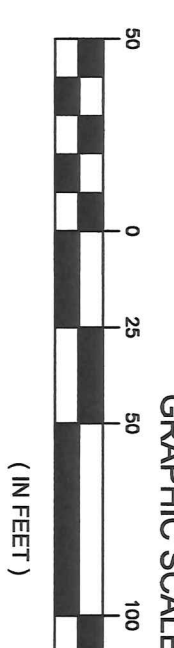
SYMBOL LEGEND	
●	BOLDAWAY MARKER
✱	LIGHT POLE
⊗	BOLLARD
⊗	WATER VALVE
⊗	HAND BOX
~	SEMI
☼	TREE (CIRCULAR)
⊗	STORM DRAIN MANHOLE
⊗	UTILITY POLE
⊗	ELECTRIC MANHOLE
⊗	TELEPHONE MANHOLE
⊗	FLAG POLE
⊗	GROUND LIGHT
⊗	TREE (CONIFEROUS)
⊗	ELECTRIC METER
⊗	GAS VALVE
⊗	MAIL BOX
⊗	PIPE TIGHT
⊗	SAINTPATRICKS MANHOLE
⊗	PEDESTRIAN SIGNAL POLE
⊗	WATER METER
⊗	CLEANOUT
⊗	C.C. INLET
⊗	HYDRA LINT
⊗	MONUMENT SIGN



VICINITY MAP
SCALE: 1" = 100'

DIRTYVII I E III TONT

GRAPHIC SCALE

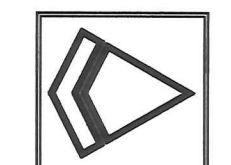


(IN FEET
1 inch = 50

Colbert Matz Rosenfelt



Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



SCALE:	1"=50'
DATE:	02/04/2019
JOB NO.:	2018-081
DESIGNER:	IMB
DRAWN:	IMB
CHECKED:	CMR
FILE:	2018081 CD3 (CURRENT).dwg
DRAWING NUMBER:	SP-1

2019-0231-A



PET. 2

3

16.00'



5.00'

6.25'

31.25 SF TOTAL

116.16 SF TOTAL

58.50'

4

DOUBLETREE
BY HILTON

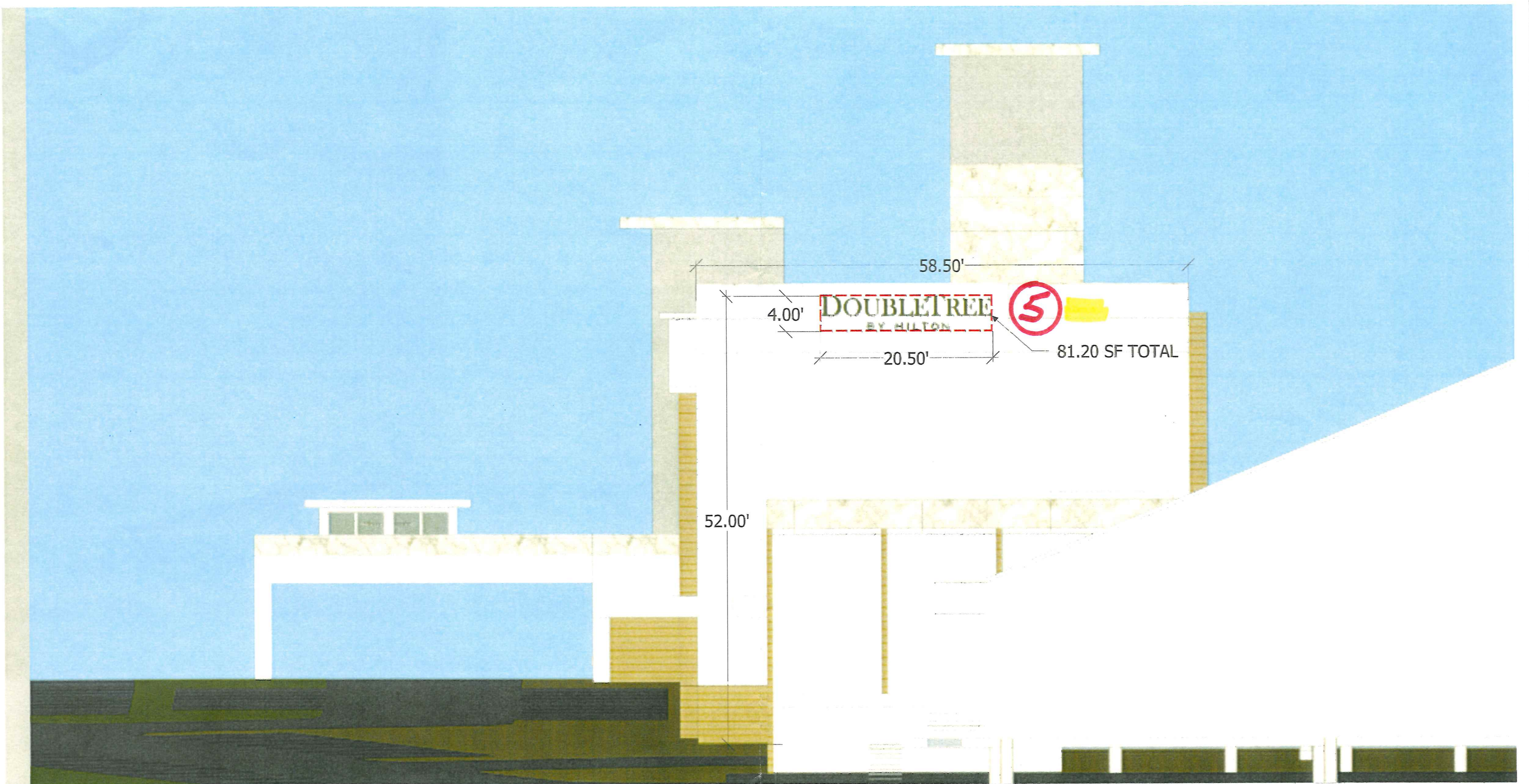
4.80'

24.20'

70.00'

46.00'





DOUBLETREE
BY HILTON



81.20 SF TOTAL

58.50'

4.00'

20.50'

52.00'

185.00'

6

360.00 SF TOTAL

DOUBLETREE
BY HILTON

8.00'

45.00'

28.50'