

M E M O R A N D U M

DATE: August 23, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0330-A- Appeal Period Expired

The appeal period for the above-referenced case expired on August 22, 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.'

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE
(1501-1575 Merritt Blvd.)
12th Election District
7th Council District
Merritt Boulevard Property, LLP
Legal Owner
Petitioner

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BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0330-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Merritt Boulevard Property, LLP, legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from Section 409.6 of the Baltimore County Zoning Regulations (“BCZR”) to allow a total of 433 parking spaces in lieu of the required 668 parking spaces pursuant to the pre-May 26, 1988 zoning regulations. A site plan was marked as Petitioner’s Exhibit 1.

Christopher D’Anna, Mark Keeley, Scott Cherry, Thomas Sheckells and Josh Sharon appeared in support of the petition. David H. Karceski, Esq. represented Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Bureau of Development Plans Review (“DPR”).

The site is approximately 7.52 acres in size and is zoned BM. The property is improved with a strip shopping center and several retail pad sites. Petitioner is not at this time proposing any alteration or enlargement of the existing improvements. The zoning relief is sought to provide Petitioner with latitude when marketing certain of the storefronts to prospective tenants, including restaurants which of course require a greater number of parking spaces than other retail

ORDER RECEIVED FOR FILING

Date

7/23/19

Sen

or office uses.

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 shopping center was constructed approximately 45 years ago and Petitioner must contend with long-existing site improvements. As such the property is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to market vacant tenant space to restaurants. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition. The Bureau of DPR suggested a landscape and lighting plan is required in these circumstances. But as noted above no exterior changes or construction of any sort is proposed and thus I do not believe it would be appropriate to impose such a requirement in this case.

THEREFORE, IT IS ORDERED, this 23rd day of **July, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to the Baltimore County Zoning Regulations ("BCZR") to allow a total of 433 parking spaces in lieu of the required 668 parking spaces pursuant to the pre-May 26, 1988 zoning regulations, 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

2

Date

by

7/23/19
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required to return the subject property to its original condition.

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 7/23/19

By slh



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 1501-1575 Merritt Boulevard which is presently zoned BM

Deed References: 34180-155 10 Digit Tax Account # 160007388

Property Owner(s) Printed Name(s) Merritt Boulevard Property LLP

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

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

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

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

3. ☒ a Variance from Section(s) 409.6 of the Baltimore County Zoning Regulations to allow a total of 433 parking spaces in lieu of the required 668 parking spaces pursuant to the Pre May 26, 1988 Zoning Regulations.

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:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHED SHEET

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

Signature #1 Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2019-0330-A Filing Date 5/17/2019 Do Not Schedule Dates: Reviewer JNP

ORDER RECEIVED FOR FILING REV. 10/4/11

Date 7/23/19

By Sen

MERRITT BOULEVARD PROPERTY LLP – LEGAL OWNER

PROPERTY: 1501 – 1575 MERRITT BOULEVARD

ATTACHMENT TO PETITION FOR VARIANCE

Legal Owners:

Merritt Boulevard Property LLP

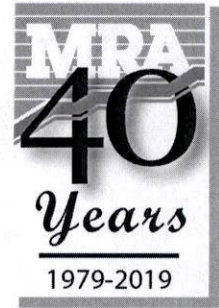
By: Brenda B. Ready
Brenda B. Ready, Partner

Kathie & Carmen LLC, Partner

By: Christopher P. D'Anna
Christopher P. D'Anna, Manager
9627 Philadelphia Road, Suite 100
Baltimore, Maryland 21237
(443) 889-7237

MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



May 13, 2019

PARKING VARIATION AREA DESCRIPTION FOR 1501-1576 MERRIT BOULEVARD, DANVILLE SQUARE SHOPPING CENTER

Beginning at a point located at the southern entrance to the Danville Square Shopping Center on Merritt Boulevard, N 585,519.69 E 1,453,105.37, at the distance of 41.22' and bearing of S 72°57'08" E to a point. Thence, the following courses and distances:

- 2) North 14°53'38" West 750.36'.
- 3) North 75°06'22" East 437.00'.
- 4) South 14°53'38" East 750.36'.
- 5) South 75°06'22" West 437.00'.

Containing 327,919.68 square feet or 7.528 acres of land, more or less, being located in the 12th Election District and 7th Councilmanic District of Baltimore County, Maryland

I certify that this description was either personally prepared by me or I was in responsible charge of its preparation.



1220-C East Joppa Road, Suite 505, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

Abingdon, MD ♦ Baltimore, MD ♦ Laurel, MD ♦ Towson, MD ♦ Georgetown, DE ♦ New Castle, DE ♦ Sterling, VA ♦ Raleigh, NC
(410) 515-9000 (410) 935-5050 (410) 792-9792 (410) 821-1690 (302) 855-5734 (302) 326-2200 (703) 674-0161 (984) 200-2103

2019-0330-A

RE: PETITION FOR VARIANCE
1501 -1575 Merritt Blvd; NE/S of Merritt
Blvd, 490' of Westfield Road
12th Election & 7th Councilmanic Districts
Legal Owner(s): Merritt Blvd Property LLP
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-330-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.

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 30th day of May, 2019, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, Venable, LLP, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

JUN 03 2019

TO: THE DAILY RECORD
Tuesday, July 2, 2019 - Issue

Please forward billing to:

Barbara Lukasevich
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6381

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: 2019-0330-A

1501-1575 Merritt Boulevard
Northeast side of Merritt Boulevard, northwest of Westfield Road
12th Election District – 7th Councilmanic District
Legal Owners: Merritt Boulevard Property, LLP

Variance to allow a total of 433 parking spaces in lieu of the required 668 parking spaces pursuant to the pre May 1988, Zoning Regulation.

Hearing: Monday, July 22, 2019 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff
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.



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

June 25, 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: 2019-0330-A

1501-1575 Merritt Boulevard

Northeast side of Merritt Boulevard, northwest of Westfield Road

12th Election District – 7th Councilmanic District

Legal Owners: Merritt Boulevard Property, LLP

Variance to allow a total of 433 parking spaces in lieu of the required 668 parking spaces pursuant to the pre May 1988, Zoning Regulation.

Hearing: Monday, July 22, 2019 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Christopher D'Anna, 9627 Philadelphia Road, Ste. 100, Baltimore 21237

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

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:

7/2/2019

Order #: 11762643
Case #: 2019-0330-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0330-A



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2019-0330-A

1601-1676 Merritt Boulevard

Northeast side of Merritt Boulevard, northwest of Westfield Road

12th Election District - 7th Councilmanic District

Legal Owners: Merritt Boulevard Property, LLP

Variance to allow a total of 433 parking spaces in lieu of the required 668 parking spaces pursuant to the pre May 1988, Zoning Regulation.

Hearing: Monday, July 22, 2019 at 2:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff

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.

Jy2

CERTIFICATE OF POSTING

2019-0330-A

RE: Case No.: _____

Petitioner/Developer: _____

Merritt Boulevard Properties, LLP

July 22, 2019

Date of Hearing/Closing: _____

**Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

1501-1575 Merritt Boulevard

SIGN 1

July 2, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

July 2, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0330-A

RE: Case No.: _____

Petitioner/Developer: _____

Merritt Boulevard Properties, LLP

July 22, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

1501-1575 Merritt Boulevard

SIGN 2

July 2, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 **July 2, 2019**

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0330-A

RE: Case No.: _____

Petitioner/Developer: _____

Merritt Boulevard Properties, LLP

July 22, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

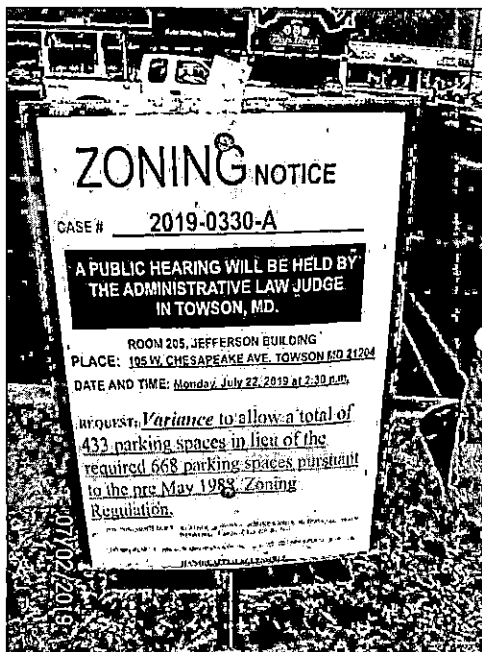
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1501-1575 Merritt Boulevard

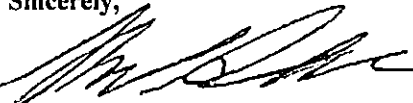
SIGN 1

July 2, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 July 2, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0330-A

RE: Case No.: _____

Petitioner/Developer: _____

Merritt Boulevard Properties, LLP

July 22, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

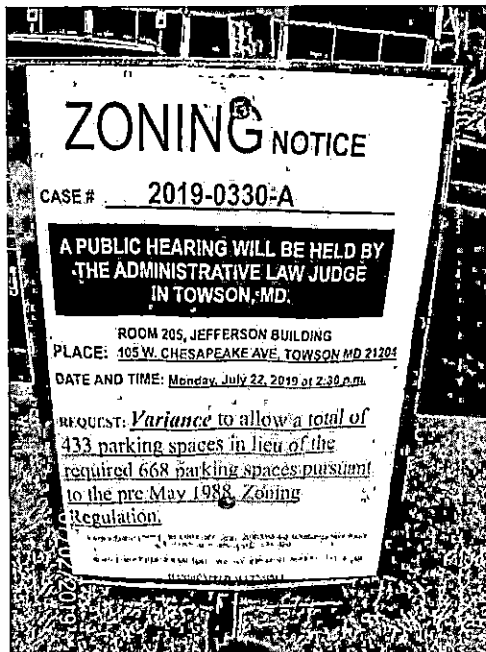
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1501-1575 Merritt Boulevard

SIGN 2

July 2, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 July 2, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

**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: 2019-0330-A
Property Address: 1501 - 1575 Merritt Boulevard
Property Description: Beginning at a point located at the southern entrance to the Danville Square Shopping Center on Merritt Boulevard
Legal Owners (Petitioners): Merritt Boulevard Property ^{LLP} / ~~Common~~ ^{OWN}
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: VENABLE LLP / Barbara Lucasovich LLP.
Company/Firm (if applicable): _____
Address: 201 W. Pennsylvania Avenue Ste 500
Towson, MD 21204
Telephone Number: 410 494 6381

No. 183788

PAID RECEIPT

Date:

5/17/2019

5/20/2019 5/17/2019 10:39:32

DATE RECEIVED

WALKER: JEN

REFCIP

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538 ZONTANO VERIFICATION

County:

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783

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Sub Tot \$ 500.00

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2000

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More Court

Prince George's County, Maryland

Total:

500.00

Réc

From:

Variable LCC

For:

Variance - 1501-1575 Merritt Boulevard
2019-0330-A (Merritt Boulevard Property, LLP)

**CASHIER'S
VALIDATION**

DISTRIBUTION

WHITE - CASHIER

PINK: AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

July 16, 2019

David H. Karceski
210 W. Pennsylvania Ave
Towson MD 21204

RE: Case Number: 2019-0330-A, 1501-1575 Merritt Boulevard

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 May 17, 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mallinoff, Director
Department of Permits, Approvals

FROM: *MPD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 03, 2019
Item No. 2019-0330-A

DATE: June 19, 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. If lighting is proposed, a Lighting Plan is required.

* * * * *

VKD: cen
cc: File

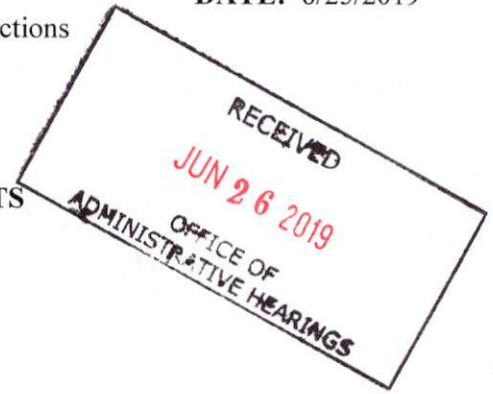
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 6/25/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-330



INFORMATION:

Property Address: 1501 – 1575 Merritt Boulevard
Petitioner: Brenda B. Ready, Christopher P. D'Anna
Zoning: BM
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to allow a total of 433 parking spaces in lieu of the required 668 parking spaces.

A site visit was conducted on June 4, 2019.

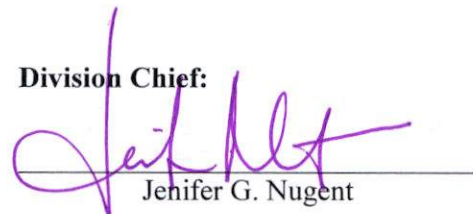
The Department has no objection to granting the petitioned zoning relief.

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

Prepared by:


Jessie Bialek

Division Chief:


Jenifer G. Nugent

CPG/JGN/JAB/

c: Taylor Bensley
David H. Karceski, Esquire
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: June 4, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0330-A
Address 1501-1575 Merritt Boulevard
(Merritt Boulevard Property, LLP)

Zoning Advisory Committee Meeting of **June 3, 2019**.

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

Reviewer: Steve Ford

CASE NAME 1501-1575 Merrett Blvd
CASE NUMBER 2019-330-A
DATE 7/22/19

E - MAIL

David Karcuski	210 W. Pennsylvania Ave, Suite 500	Towson MD 21204	dkarcuski@enable
Christopher Danna	1309 Margarette Ave	Towson	21286 chrise@marstod.com
Mark Keeley	7529 Connelley Dr. Ste 3	Harrover, MD 21074	MKeeley@Traffic-Concepts.com
Scott Cherry	2800 Quarry Lake Dr. Ste 340	Baltimore MD 21209	Scherry@mfim
Thomas Sheekells	1220-C East Joppa Rd Ste 505	Baltimore MD 21286	tshckells@mrta.c
Josh Sharon	1220-C East Joppa Rd Ste 505	Towson MD 21286	JSharon@mrta.com

Debra Wiley

NB 7-22-19
2:30 PM

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Saturday, July 20, 2019 10:23 PM
To: Barbara Lukasevich; DKarceski@Venable.com; Administrative Hearings
Subject: Recertification's For 2019-0330-A
Attachments: Re-Cert 1 2019-0330-A.doc; Re-Cert 2 2019-0330-A.doc

CAUTION: This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification's for 1501 - 1575 Merritt Boulevard. Thanks.



RECEIVED
JAN 15 1964
U.S. AIR FORCE

CERTIFICATE OF POSTING

2019-0330-A

RE: Case No.: _____

Petitioner/Developer: _____

Merritt Boulevard Properties, LLP

July 22, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:



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

1501-1575 Merritt Boulevard **SIGN 1 Recertification**

July 2, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 July 20, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

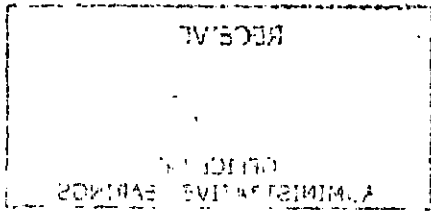
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2019-0330-A

RE: Case No.: _____

Petitioner/Developer: _____

Merritt Boulevard Properties, LLP

July 22, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

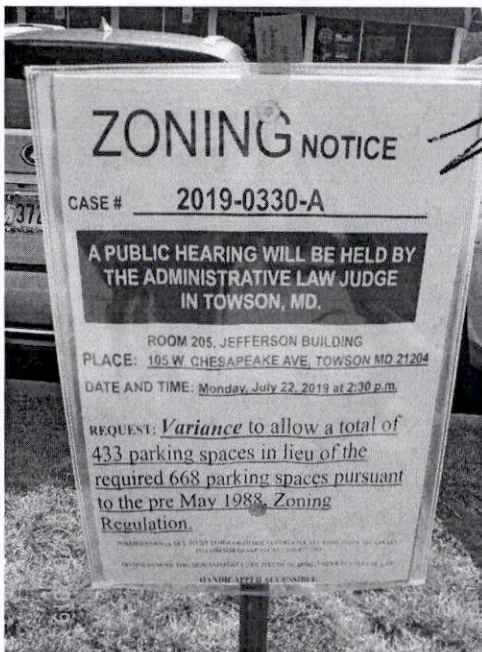
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____



1501-1575 Merritt Boulevard **SIGN 2 Recertification**

July 2, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 _____
(Signature of Sign Poster) (Date)

July 20, 2019

SSG Robert Black

(Print Name)

1508 Leslie Road

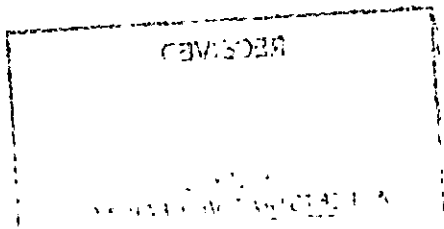
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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

6/19

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

Comment

6/4

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

NO Comment

6/25

FIRE DEPARTMENT

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

NO Objection

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 7/2/19

SIGN POSTING (1st) Date: 7/2/19

by SSG BLACK

SIGN POSTING (2nd) Date: 7-20-19

by "

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Exempt Class:

NONE

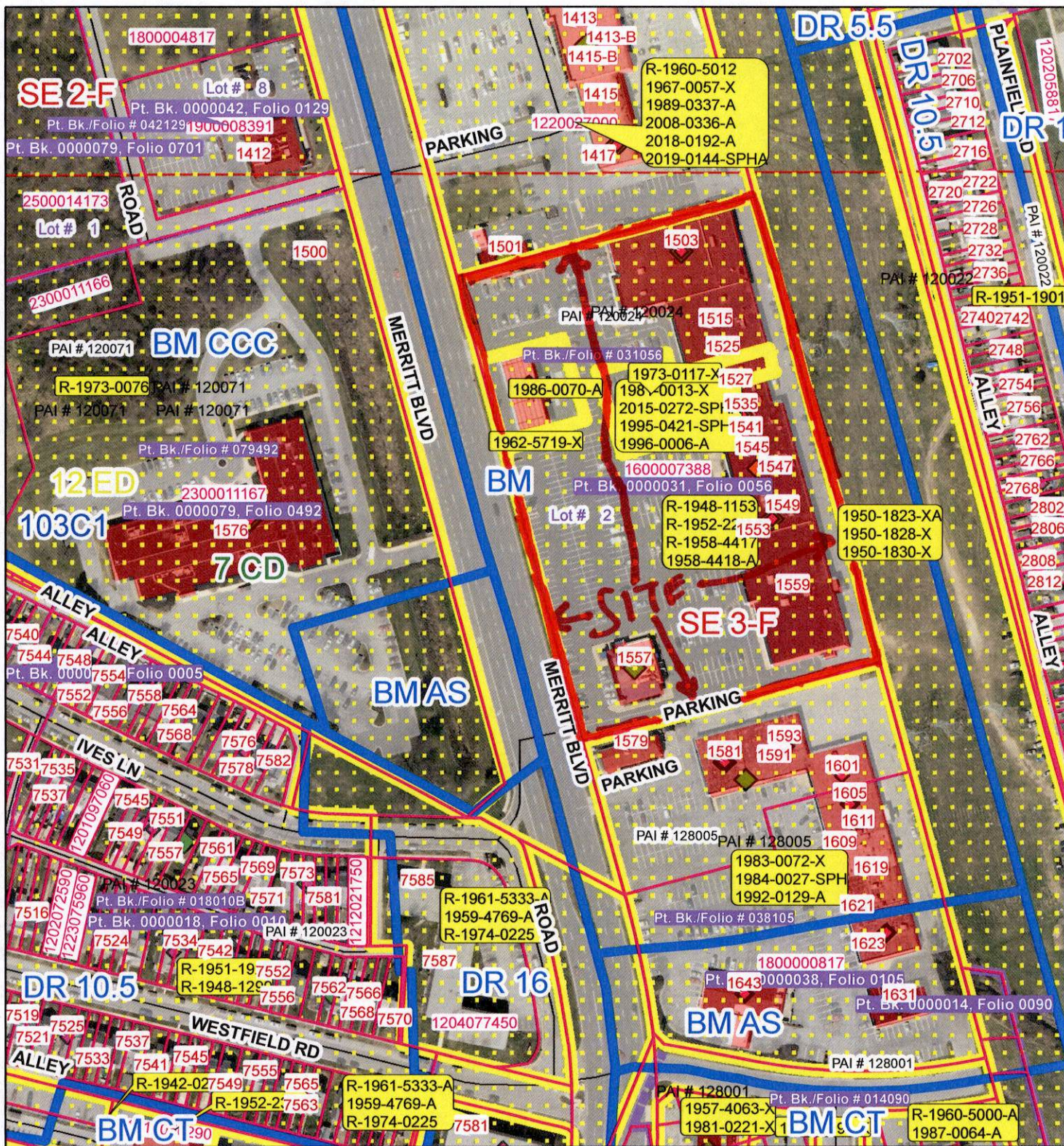
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

1501-1575 Merritt Blvd



Publication Date: 5/17/2019



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



0 55 110 220 330 440 Feet

1 inch = 200 feet

2019-0330-A

THOMAS SHECKELLS

Project Manager

PROJECT ASSIGNMENT:

Civil Project Manager

YEARS OF EXPERIENCE:

MRA: 16

EDUCATION:

B.S., Geography & Environmental /
Urban Planning

Towson University, 2003

QUALIFICATIONS:

Mr. Sheckells is a Project Manager with Morris & Ritchie Associates, Inc. in the Towson office. Mr. Sheckells has a comprehensive background in the civil engineering field. He has worked with Morris & Ritchie Associates for 16 years on a variety of projects located in Anne Arundel County, Baltimore County, Cecil County, Harford County, Howard County, and New Castle Delaware.

Mr. Sheckells has significant and demonstrated experience in the design and development of an assortment of site development projects including single-family and townhouse residential communities, multi-tenant neighborhoods, commercial properties, retail centers, restaurant pad sites, hospitality buildings, government contractors and telecommunication sites. He has extensive knowledge of the procedures for processing permits and developments through Baltimore County and other jurisdictions.

As a Project Manager, Mr. Sheckells is responsible for engineering design of development projects, day-to-day preparation of construction documents and management of client services. His leadership role also includes hands on oversight and direction to the design teams and communication with clients, architects, contractors, real estate agents and review agencies to assure quality and timely completion of projects.

Mr. Sheckells has extensive design experience that includes site layout and design, grading, earthwork analysis, storm drain and utility design, hydrology and hydraulic analysis and design, erosion and sediment control design, culvert analysis and design, roadway design and stormwater management design for both commercial lots and residential subdivision projects.

Mr. Sheckells is experienced in developing alternative analyses to evaluate cost effective design options and solving design problems with severe site constraints.

Examples of Mr. Sheckells project experience include:

Berkshire Manor, Harford County, Maryland – Project Design Engineer for site layout, storm drain, road network, water and sewer for a 290 residential subdivision that included single family and townhouse lots.

The Reserve at Riverside, Harford County, Maryland – Lead Project Design Engineer for development of an apartment complex that includes 17 multi-story residential buildings and a clubhouse. This project was required to meet HUD specifications, had multiple stream crossings and environmental features (Wetlands, Waters of the US, and forested areas) and included a water booster station.

Bulle Rock, Harford County, Maryland – Project Design Engineer for site layout, storm drain, road network, water and sewer for multiple parcels within the community.



MORRIS & RITCHIE
ASSOCIATES, INC.

PETITIONER'S EXHIBIT

2

THOMAS SHECKELLS - Page 2 of 3

Cool Springs at Charleston, Cecil County, Maryland – Lead Project Design Engineer for development of 216 single family homes that included site layout, storm drain, roadway, water and sewer, grading, stormwater management, and erosion and sediment control.

Scott Gardens, Cecil County, Maryland – Lead Project Design Engineer for development of 66 single family homes that included site layout, storm drain, roadway, water and sewer, grading, stormwater management, and erosion and sediment control.

Ridgely Forest, Cecil County Maryland – Lead Project Design Engineer for development of a multi-phase residential project that included site layout, storm drain, roadway, water and sewer, grading, stormwater management, and erosion and sediment control for approximately 600 townhouse and single-family lots.

Maryland State Highway Road Improvement Projects along MD Route 7 Corridor – Project Design Engineer for multiple road improvement projects along MD Route 7 corridor located at intersections with Route 136, Route 543 & I-95, Stepney Road, Route 22 & Stepney Road, entrance improvements for Beechcreek Estates, Medley Estates, Ridgely Forest and Cool Springs at Charlestown. Improvement projects included road widening, roadway signage, jersey wall and lane assignments, storm drain and culvert design, and involvement in design of offsite areas for development and grading on private property.

4334 Chapel Road, Baltimore County, Maryland – Lead Project Design Engineer for development of a residential project that included site layout, storm drain, roadway, water and sewer, grading, stormwater management, and erosion and sediment control for approximately 11 single-family lots.

Brightview Perry Hall Assisted Living, Baltimore County – Lead Project Design Engineer for development of an assisted living facility that included multiple phases and 225 units. Design included site layout, storm drain, roadway, water and sewer, grading, stormwater management, and erosion and sediment control for approximately 11 single-family lots.

The Church of the Nativity, Baltimore County, Maryland – Lead Project Design Engineer for development of an addition and parking facility for the Church; including site layout, storm drain, roadway, water and sewer, grading, stormwater management, and erosion and sediment control.

11510 Reisterstown Road, Baltimore County, Maryland – Lead Project Design Engineer for re-development of an existing restaurant to construct a Royal Farms Store. This project was required to be processed through Special Exception with ALJ Hearing, DRC, Development Plan and Phase 2 Construction Plans review and approval.

1628-1630 West Joppa Road – Project Manager and Lead Project Design Engineer for engineering design and permitting of a commercial redevelopment site for a Royal Farms store. A waiver to permit the redevelopment of a portion of the site in a riverine floodplain was required to be processed.

9940 York Road, Baltimore County, Maryland – Project Manager for engineering design and permitting of a commercial redevelopment site to remove an existing bank and to construct a Starbucks Restaurant. A parking variance was required to be processed for this project.

6900 York Road, Baltimore County, Maryland – Project Manager for engineering design and permitting of a commercial redevelopment site to remove an existing bank and to construct a Starbucks Restaurant.

Convenience Stores with Fuel Service Stations Baltimore County, Maryland – Project Manager and Lead Project Design Engineer for re-development of multiple convenience stores with fuel service stations. These projects were required to be processed through Special Exception with ALJ Hearing, DRC, Development Plan and Phase 2 Construction Plans review and approval.

Valvoline Instant Oil Change, Anne Arundel County, Maryland – Project Manager for engineering design and permitting of a commercial redevelopment site to remove an existing bank and to construct an automobile service shop.

517 Ritchie Highway, Anne Arundel County, Maryland – Project Manager and Lead Project Design Engineer for engineering and permitting of a commercial redevelopment site for a Royal Farms Store. This included a special exception and variance for the use in combination of a convenience store and fuel service station.

THOMAS SHECKELLS - Page 3 of 3

Magothy Gateway Shopping Center, Anne Arundel County, Maryland – Project Manager and Lead Design Engineer for engineering and permitting of a commercial redevelopment site that included a Harris Teeter, CVS, Sun Trust Bank and 117,000 sf of retail space. The site included the 3-step process as well processing a SHA Access Permit and Road Widening along MD Route 2, forest conservation and a downstream stormwater runoff analysis.

Popeyes Restaurant at Columbia, Howard County, Maryland – Project Manager and Lead Design Engineer for engineering and permitting of a commercial redevelopment site that included a Popeyes Restaurant.

8106 Stayton Drive, Howard County, Maryland – Project Manager and Lead Project Design Engineer for engineering and permitting of a commercial redevelopment site that includes a warehouse expansion of 40,000 sf.

Northrop Grumman Corporation – Project Manager and Lead Project Design Engineer for Civil/Site Work for multiple new mechanical and testing facility buildings at locations in Maryland.

SHOPPING CENTER PARKING TABULATIONS

STORE	TENANT	GROSS S.F.	PARKING RATE	PARKING REQUIRED
1	PEP BOYS AUTOMOTIVE	21,000 SF	5 / 1000 SF	105
2	H&R BLOCK	3,000 SF	3 / 1000 SF	9
3	DUNDALK CHIROPRACTIC	1,950 SF	4.5 / 1000 SF	9
4	GAME STOP	2,750 SF	5 / 1000 SF	14
5	VACANT	2,475 SF	16 / 1000 SF	40
6	VACANT	1,650 SF	16 / 1000 SF	27
7	VACANT	2,310 SF	16 / 1000 SF	37
8	COSMO PROF	2,100 SF	5 / 1000 SF	11
9	STUDIO 1533 HAIR SALON	1,050 SF	5 / 1000 SF	6
10	SIGNARAMA	1,700 SF	5 / 1000 SF	9
11	E Z PARCEL	1,275 SF	3 / 1000 SF	4
12	SPORT CLIPS	1,275 SF	5 / 1000 SF	7
13	CAPTAIN HARVEY'S SUB SHOP	1,275 SF	5 / 1000 SF	7
14	AT&T	1,275 SF	5 / 1000 SF	7
15	FINISH NAILS	1,275 SF	3.3 / 1000 SF	5
16	VACANT	5,500 SF	16 / 1000 SF	88
17	DEPARTMENT OF VETERAN AFFAIRS	3,740 SF	3 / 1000 SF	12
18	PETSMART	19,900 SF	5 / 1000 SF	100
	TOTAL	75,500 SF		497

SINGLE BUILDING PARKING TABULATIONS

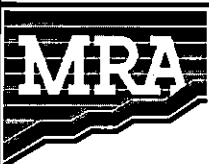
PAD	TENANT	GROSS S.F.	PARKING RATE	PARKING REQUIRED
1	BANK OF AMERICA	2,520 SF	3.3 / 1000 SF	9
2	SHELL	1,456 SF	5 / 1000 SF	8
3	IHOP	4,821 SF	16 / 1000 SF	78
	TOTAL	8,797 SF		95

TOTAL PARKING REQUIRED = 592 SPACES

TOTAL PARKING PROVIDED = 432 SPACES

PETITIONER'S

EXHIBIT NO. **8**



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748

MRA.GTA.COM
COPYRIGHT 2019 MORRIS & RITCHIE ASSOCIATES, INC.

DANVILLE SQUARE SHOPPING CENTER

1501-1575 MERRITT BOULEVARD

PARKING ADDENDUM

BALTIMORE COUNTY, MARYLAND
12TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT

SCALE: N/A

DATE: 5/23/2019

DRAWN BY: DJK

DESIGN BY: THS/JTS

REVIEW BY: THS

JOB NO. : 20436

C

E

S





2





3





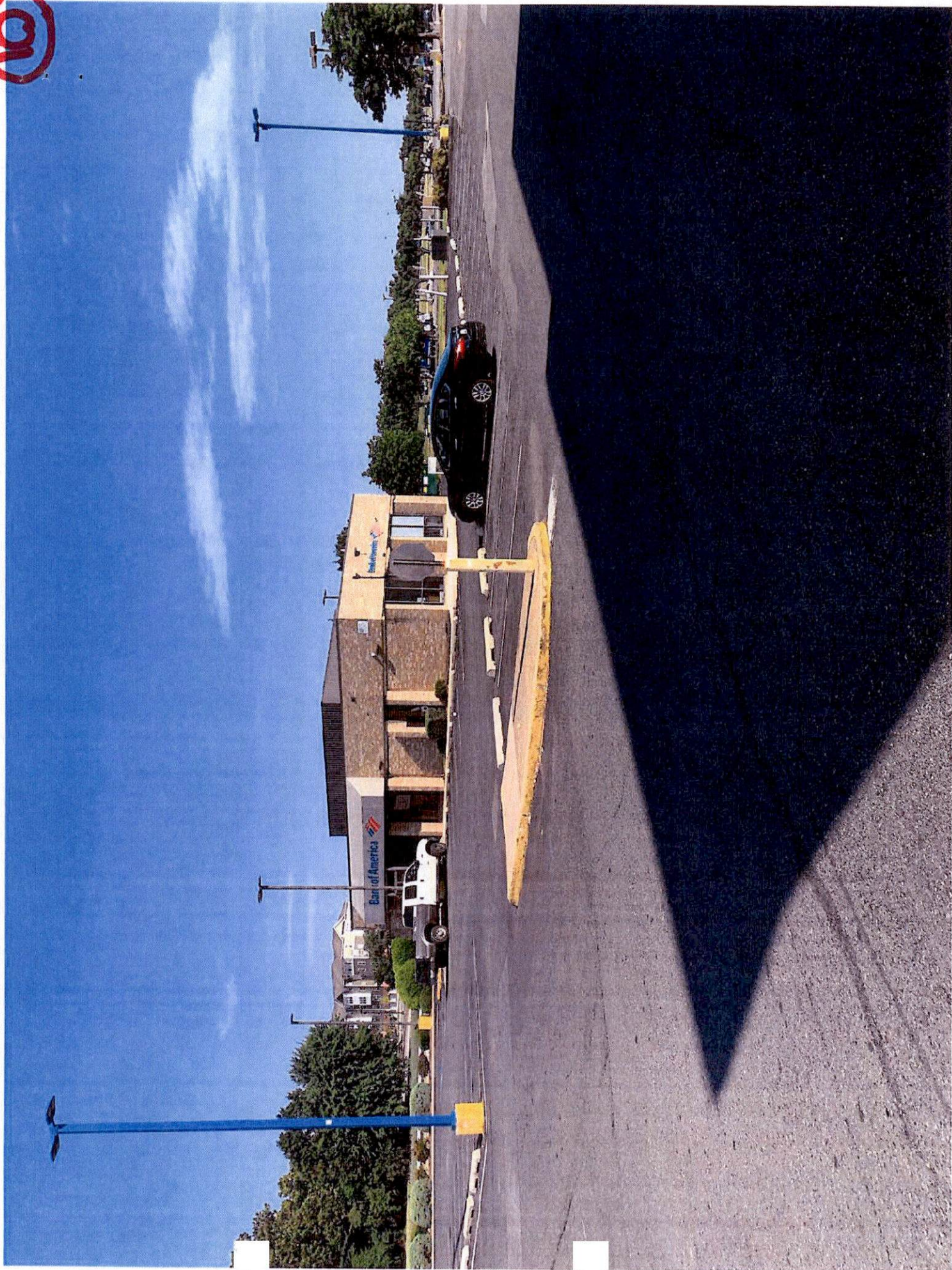


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12



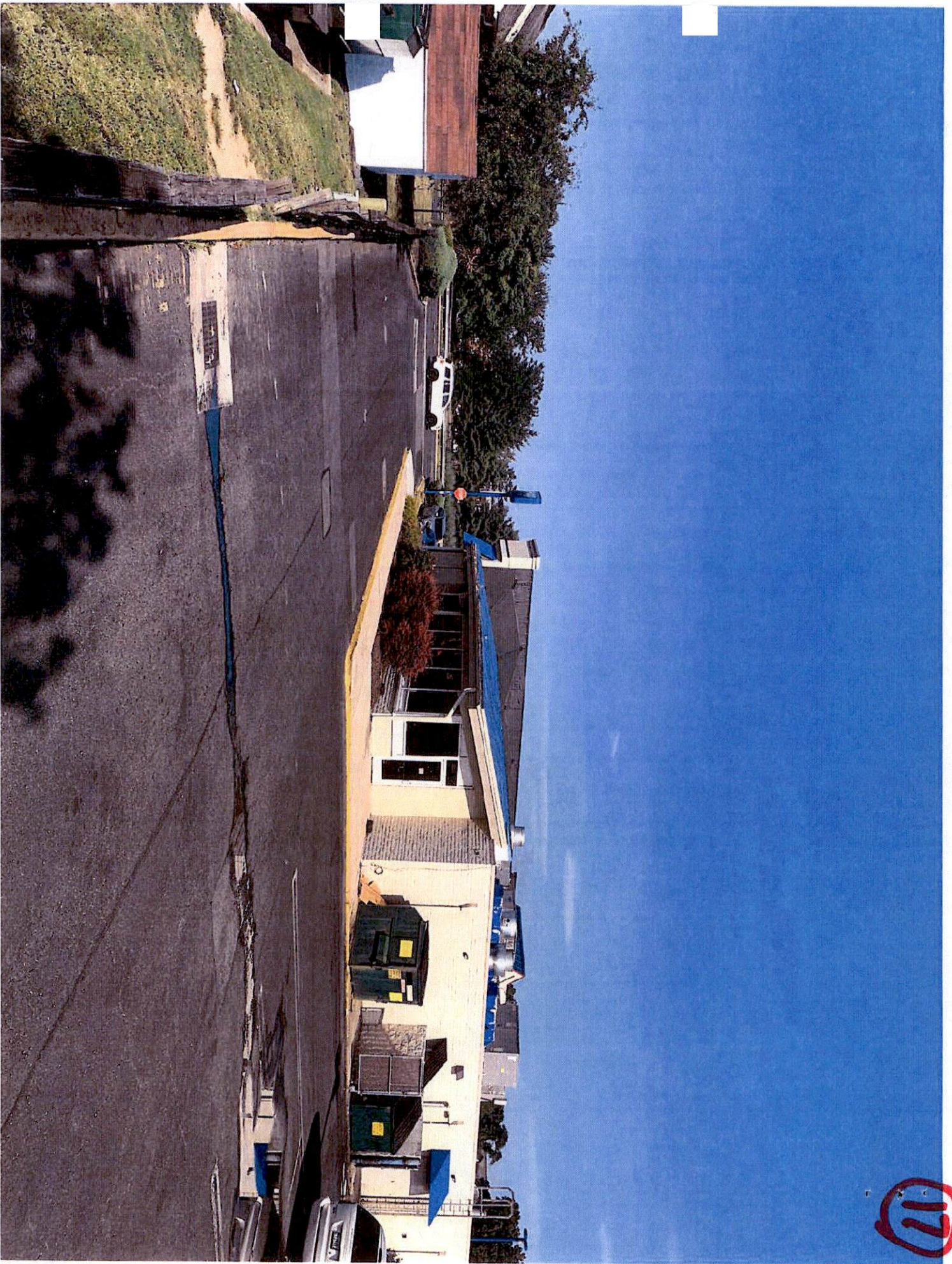








16





BALTIMORE GAS & ELECTRIC COMPANY RIGHT-OF-WAY
(SEE: T.B.S 1882 /526 L.McL.M. 905 /414 & L.McL.M. 906 /482,
L.McL.M. 853 /67, L.McL.M. 910 /449, R.J.S. 1312 /185 & R.J.S. 1312 /188)



VICINITY MAP
0 250 500 1000
(IN FEET)
1 INCH = 500 FT.

GENERAL NOTES

- PROPERTY INFORMATION:
A. PROPERTY ADDRESS: 1501-1575 MERRITT BOULEVARD
DUNDALK, MD 21222
B. SITE AREA: PARCEL 434, LOT 2 = 327,919.68 SF OR 7.528 Ac.:
C. ELECTION DISTRICT: 12
D. COUNCILMANIC DISTRICT: 7
E. ADD MAP: 83
F. CENSUS TRACT: 420100
G. TAX MAP: 97
H. TAX ACCOUNT NO.: 1800007388
2. ZONING: BM (BUSINESS MAJOR)
3. ZONING MAP / GIS TILE NO.: 103C1
4. BUILDING AREA: 83,847 S.F. IN TOTAL, PARKING CALCULATIONS CARRIED OUT IN THE "PARKING TABULATION" TABLES.
5. FLOOR AREA RATIO: PERMITTED = 4.0 84,297 S.F.
PROVIDED = 0.26 (85,851 S.F. / 327,919.68 S.F.)
EXISTING LAND USE: RETAIL, BANK, RESTAURANT, GAS STATION, GENERAL OFFICE, MEDICAL OFFICE, PET SHOP.
PROPOSED LAND USE: RETAIL, BANK, RESTAURANT, GAS STATION, GENERAL OFFICE, MEDICAL OFFICE, PET SHOP.
6. BM ZONE SETBACKS:
FROM PROPERTY LINE
FRONT 15' 31'
FRONT (TO CL OF STREET) 40' 72'
SIDE 10' 28'
REAR 20' 35'
7. EXISTING BUILDING HEIGHT: MAX BUILDING HEIGHT PERMITTED - PER HEIGHT TENT DIMENSIONS ALLOWED BY BCZR SECTION 231.1. ALL EXISTING BUILDINGS COMPLY.
8. THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
9. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
10. THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN. (F.E.M.A. PANEL NO. 24001004406)
11. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ACTIVE ON THIS PROPERTY.
12. THERE ARE NO HISTORIC BUILDINGS ON SITE.
13. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
14. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450, OR A VARIANCE WILL BE REQUESTED.
15. THE SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
16. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE MAP AREAS.
17. TOPOGRAPHIC INFORMATION WAS GENERATED BY BALTIMORE COUNTY GIS TOPOGRAPHY.
18. BOUNDARY INFORMATION WAS TAKING FROM THE PROPERTY DESCRIPTION IN THE DEEDS.
19. COMMERCIAL PERMIT HISTORY WAS NOT AVAILABLE AT BALTIMORE COUNTY.

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM (MCS):
HORIZONTAL NAD 83 (1991)
NAVD 88 - VERTICAL

PLAN
SCALE: 1" = 40'
40 0 40 80 120

LEGEND

- | | |
|----------------------------|--------------------|
| EX. ZONING LINE | EX. CONCRETE |
| EX. PROJECT PROPERTY LINE | EX. BRICK SIDEWALK |
| EX. ADJACENT PROPERTY LINE | EX. LIGHT POLE |
| EX. RIGHT OF WAY | EX. BOLLARDS |
| EX. EASEMENT | EX. SIGN |
| EX. BUILDING OVERHANG | EX. FIRE HYDRANT |
| EX. BUILDING | EX. WATER |
| EX. CURB | EX. SANITARY |
| EX. FLUSH CURB | EX. STORM DRAIN |
| EX. EDGE OF CONCRETE | EX. TRANSFORMER |
| EX. ROAD CENTERLINE | |
| EX. PAVEMENT MARKING | |

OWNER

CHRIS D'ANNA
9627 PHILADELPHIA ROAD, SUITE 100
BALTIMORE, MARYLAND 21237
PHONE: (443) 889-7237

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 36291, EXPIRATION DATE: 01/13/2020

SHOPPING CENTER PARKING TABULATIONS

STORE	TENANT	GROSS S.F.	PARKING RATE	PARKING REQUIRED
1	PEP BOYS AUTOMOTIVE	21,000 SF	1 / 200 SF	105
2	H&R BLOCK	3,000 SF	1 / 300 SF	10
3	DUNDALK CHIROPRACTIC	1,950 SF	1 / 300 SF	7
4	GAME STOP	2,750 SF	1 / 200 SF	14
5	VACANT	2,475 SF	1 / 50 SF	50
6	VACANT	1,650 SF	1 / 50 SF	33
7	VACANT	2,310 SF	1 / 50 SF	47
8	COSMO PROF	2,100 SF	1 / 300 SF	7
9	STUDIO 1533 HAIR SALON	1,050 SF	1 / 300 SF	4
10	SIGNARAMA	1,700 SF	1 / 200 SF	9
11	E Z PARCEL	1,275 SF	1 / 300 SF	5
12	SPORT CLIPS	1,275 SF	1 / 300 SF	5
13	CAPTAIN HARVEY'S SUB SHOP	1,275 SF	1 / 50 SF	26
14	AT&T	1,275 SF	1 / 200 SF	7
15	FINISH NAILS	1,275 SF	1 / 300 SF	5
16	VACANT	5,500 SF	1 / 50 SF	110
17	DEPARTMENT OF VETERAN AFFAIRS	3,740 SF	1 / 300 SF	13
18	PETSMART	19,900 SF	1 / 200 SF	100
	TOTAL	76,890 SF		557

SINGLE BUILDING PARKING TABULATIONS

PAD	TENANT	GROSS S.F.	PARKING RATE	PARKING REQUIRED
1	BANK OF AMERICA	2,520 SF	1 / 300 SF	9
2	SHELL	1,456 SF	1 / 300 SF	5
3	IHOP	4,821 SF	1 / 50 SF	97
	TOTAL	8,797 SF		111

TOTAL PARKING REQUIRED = 668 SPACES

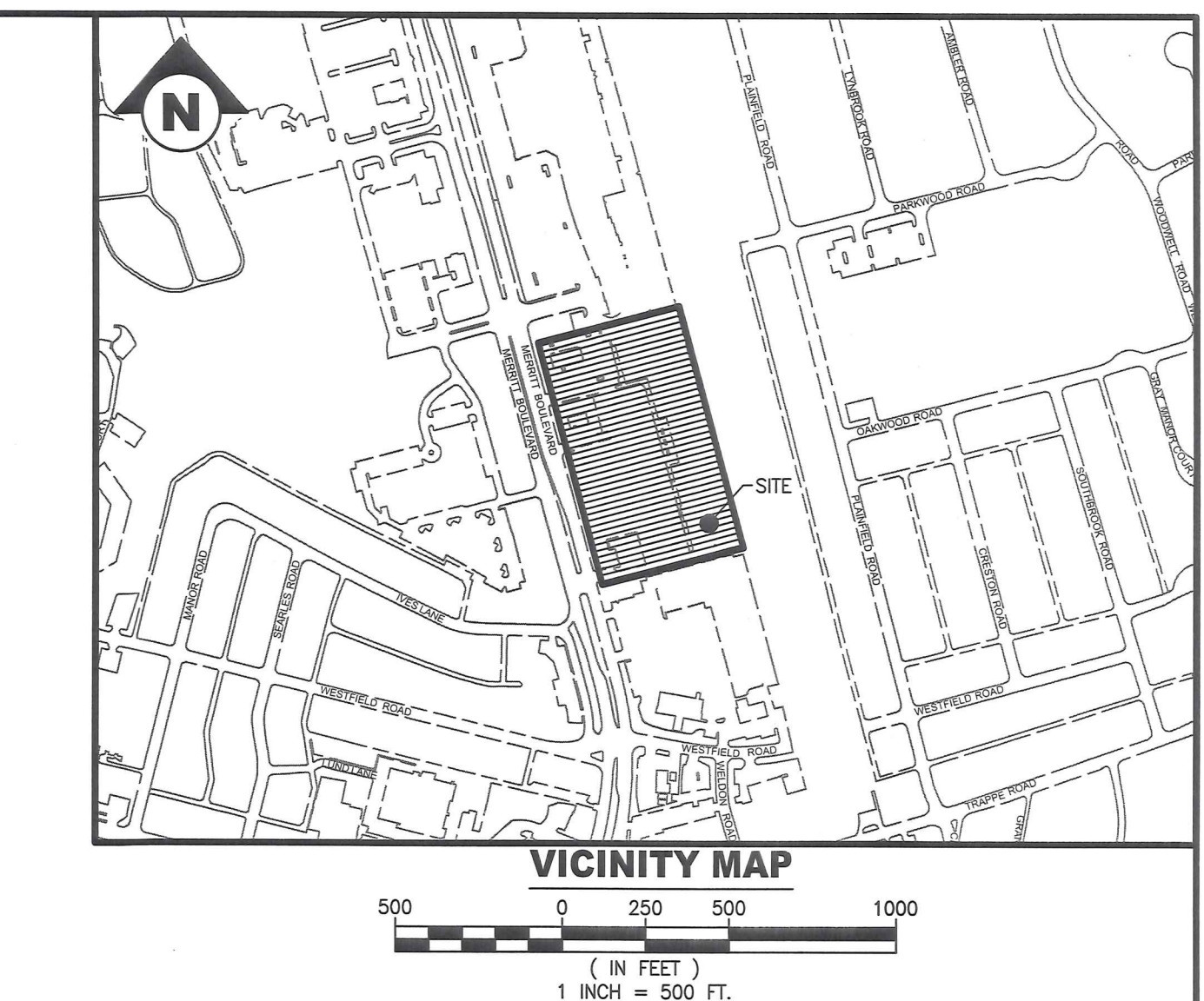
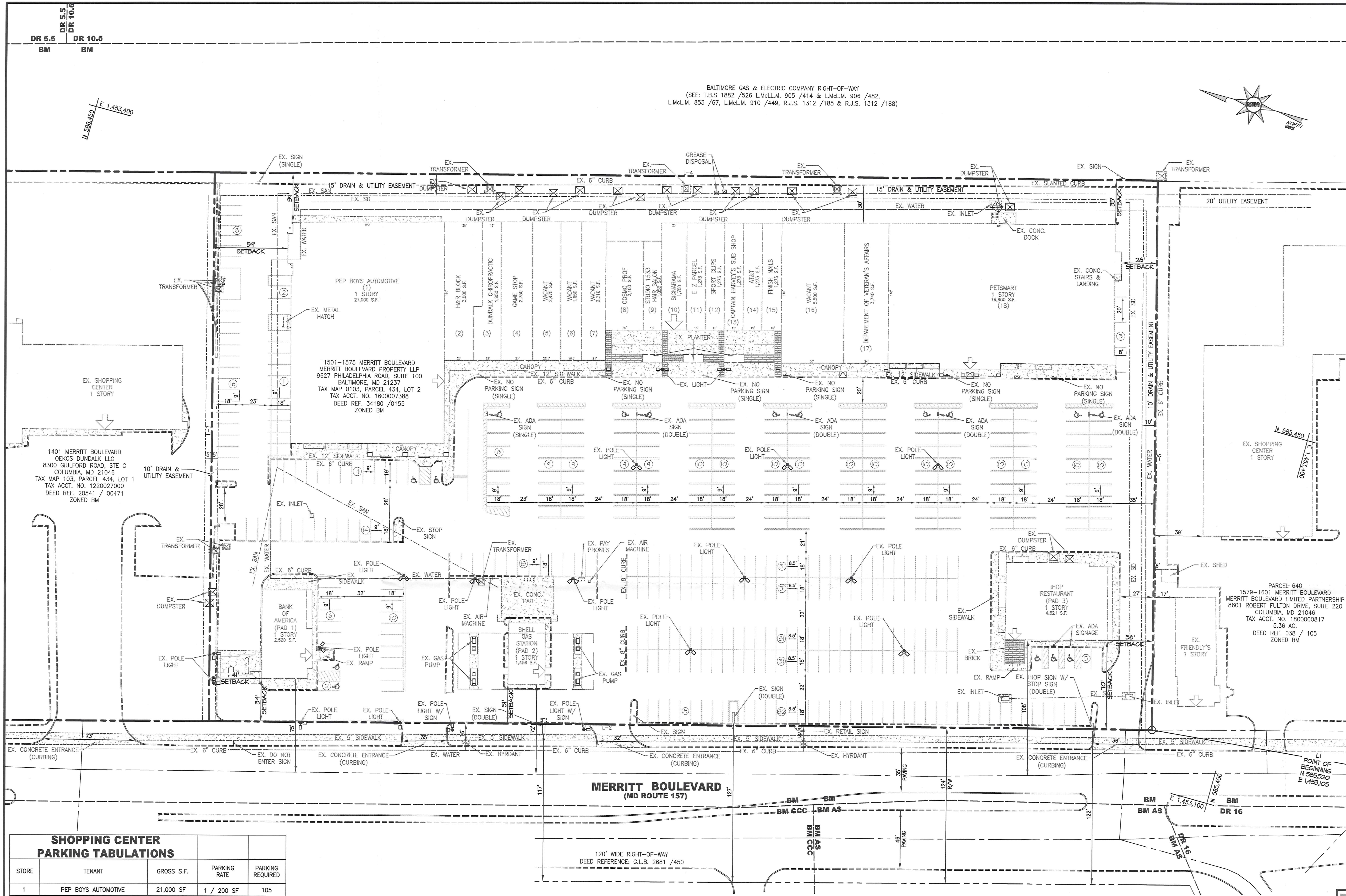
TOTAL PARKING PROVIDED = 432 SPACES

PROPERTY LINE TABLE

LINE NUMBER	BEARINGS AND DISTANCES
L-1	S 05°31'43" E 476.32'
L-2	N 14°53'38" W 750.36'
L-3	N 75°06'22" E 437.00'
L-4	S 14°53'38" E 750.36'
L-5	S 75°06'22" W 437.00'

ZONING HISTORY

- CASE NO. R-1948-1153: PETITION FOR ZONING RECLASSIFICATION FROM "A" RESIDENCE TO "B" COMMERCIAL. DENIED ON MAY 10TH 1948.
- CASE NO. R-1958-4417: PETITION FOR ZONING RECLASSIFICATION FROM "R G" TO "B L" DUE TO THE INABILITY TO USE THE PROPERTY FOR "R G" ZONING PURPOSES. GRANTED ON MAY 21, 1958.
- CASE NO. 1958-4418-A: ZONING VARIANCE PETITION FOR SETBACKS AND LOT AREAS FOR RESIDENTIAL HOME CONSTRUCTION ON THE PROPERTY. GRANTED WITH EXCEPTIONS ON MAY 21, 1958. THIS VARIANCE HAS SINCE BEEN ABANDONED.
- CASE NO. 1962-5719-X: PETITION FOR A SPECIAL EXEMPTION TO ERECT FOUR ADVERTISING STRUCTURES ON THE PROPERTY. THIS PETITION WAS DENIED ON DECEMBER 7, 1962.
- CASE NO. 1973-0117-X: PETITION FOR A SPECIAL EXEMPTION FOR THE CONSTRUCTION OF A SERVICE GARAGE ON THE PROPERTY. GRANTED ON SEPTEMBER 2, 1966.
- CASE NO. 1981-0013-X: PETITION FOR A SPECIAL EXEMPTION FOR THE CONSTRUCTION OF A SERVICE GARAGE ON THE PROPERTY. GRANTED ON JULY 22, 1980.
- CASE NO. 1986-0070-A: PETITION FOR A ZONING RECLASSIFICATION FROM R-G TO B-L IN ORDER TO CONSTRUCT A SHOPPING CENTER AND HOSPITAL. GRANTED, DATE UNAVAILABLE.
- CASE NO. 1995-0421-SPH-A: PETITION TO APPROVE A PETSMART BUSINESS AT 1559 MERRITT BOULEVARD. GRANTED ON JULY 10, 1995.
- CASE NO. 1998-0008-A: PETITION FOR VARIANCE FOR AN ADVERTISEMENT SIGN CONSTRUCTED ON THE PROPERTY. GRANTED ON AUGUST 15, 1995.
- CASE NO. 2015-0272-SPH-A: A SPECIAL HEARING TO ABANDON THE PREVIOUSLY GRANTED SPECIAL EXEMPTION CASE 73-117-X AND TO CONTINUE PERMITTING THE PAD SITES AT THE SHOPPING CENTER. GRANTED WITH EXCEPTIONS ON JULY 21, 2015.



GENERAL NOTES

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- THERE ARE NO HISTORIC BUILDINGS ON SITE.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS
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ZONING HISTORY

- CASE NO. R-1948-1153: PETITION FOR ZONING RECLASSIFICATION FROM "A" RESIDENCE TO "B" COMMERCIAL. DENIED ON MAY 10TH 1948.
- CASE NO. R-1958-4417: PETITION FOR ZONING RECLASSIFICATION FROM "R" G TO "B" L DUE TO THE INABILITY TO USE THE PROPERTY FOR "R" G ZONING PURPOSES. GRANTED ON MAY 21, 1958.
- CASE NO. 1958-4418-A: ZONING VARIANCE PETITION FOR SETBACKS AND LOT AREAS FOR RESIDENTIAL HOME CONSTRUCTION ON THE PROPERTY. GRANTED WITH EXCEPTIONS ON MAY 21, 1958. THIS VARIANCE HAS SINCE BEEN ABANDONED.
- CASE NO. 1962-5719-X: PETITION FOR A SPECIAL EXEMPTION TO ERECT FOUR ADVERTISING STRUCTURES ON THE PROPERTY. THIS PETITION WAS DENIED ON DECEMBER 7, 1962.
- CASE NO. 1973-0117-X: PETITION FOR A SPECIAL EXEMPTION FOR THE CONSTRUCTION OF A SERVICE GARAGE ON THE PROPERTY. DENIED ON SEPTEMBER 2, 1968.
- CASE NO. 1981-0013-X: PETITION FOR A SPECIAL EXEMPTION FOR THE CONSTRUCTION OF A SERVICE GARAGE ON THE PROPERTY. GRANTED ON JULY 22, 1980.
- CASE NO. 1986-0070-A: PETITION FOR A ZONING RECLASSIFICATION FROM R-G TO B-L IN ORDER TO CONSTRUCT A SHOPPING CENTER AND HOSPITAL. GRANTED, DATE UNAVAILABLE.
- CASE NO. 1995-0421-SPHA: PETITION TO APPROVE A PETSMART BUSINESS AT 1559 MERRITT BOULEVARD. GRANTED ON JULY 10, 1995.
- CASE NO. 1996-0006-A: PETITION FOR VARIANCE FOR AN ADVERTISEMENT SIGN CONSTRUCTED ON THE PROPERTY. GRANTED ON AUGUST 15, 1995.
- CASE NO. 2015-0272-SPHA: A SPECIAL HEARING TO ABANDON THE PREVIOUSLY GRANTED SPECIAL EXEMPTION CASE 73-117-X AND TO CONTINUE PERMITTING THE PAD SITES AT THE SHOPPING CENTER. GRANTED WITH EXCEPTIONS ON JULY 21, 2015.

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM (MCS):
HORIZONTAL NAD 83 (1991)
NAVD 88 - VERTICAL

MRA

STATE OF MARYLAND
PROFESSIONAL ENGINEER
No. 84475

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
MRA@GTA.COM
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DANVILLE SQUARE SHOPPING CENTER
1501-1575 MERRITT BOULEVARD

PLAN TO ACCOMPANY
ZONING VARIANCE REQUEST

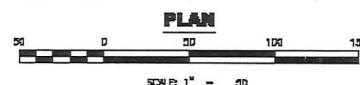
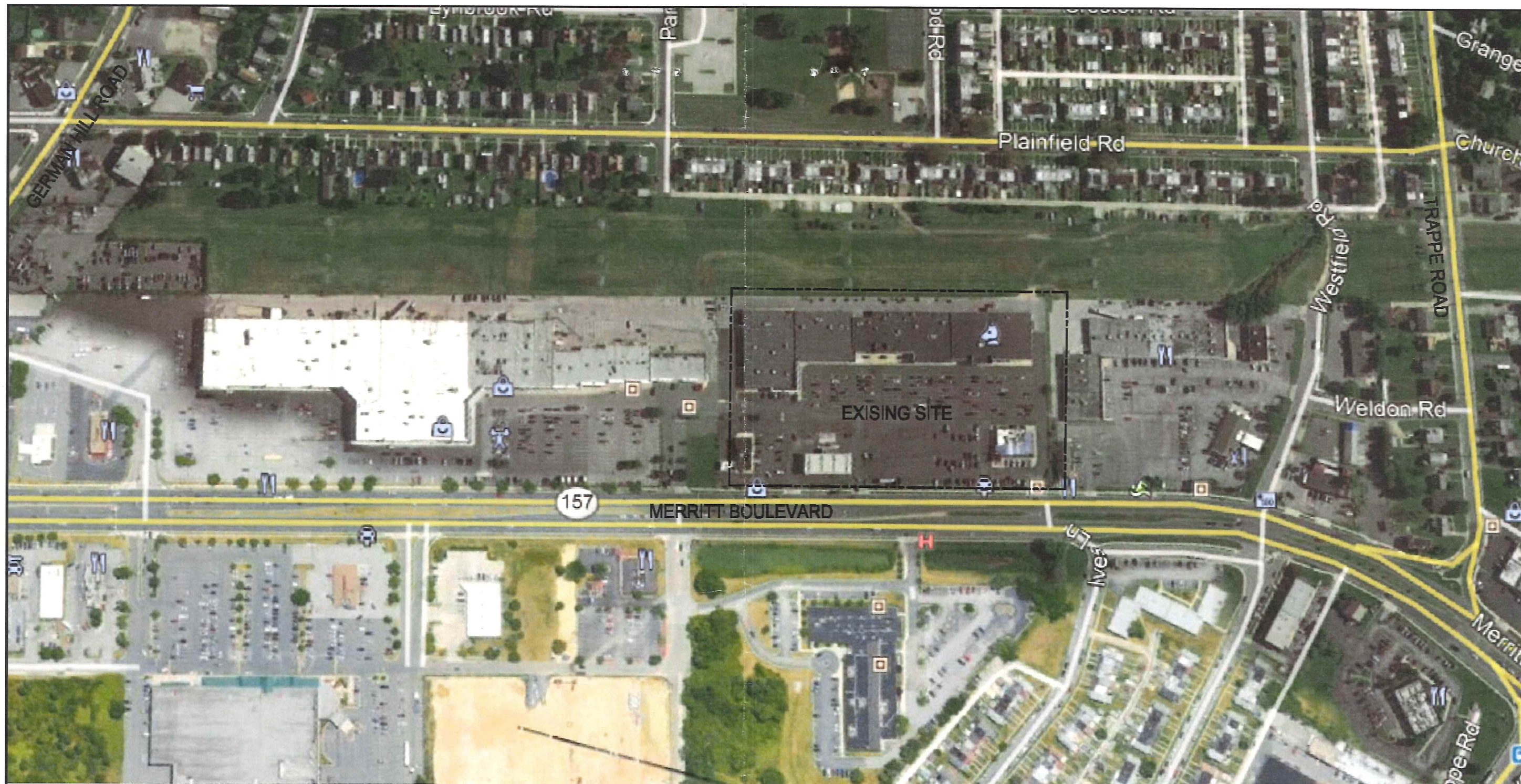
12TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 7TH COUNCILMANIC DISTRICT

DATE	REVISIONS	JOB NO.:	20436
		SCALE:	1"=40'
		DATE:	5/16/2019
		DRAWN BY:	DJK
		DESIGN BY:	THS/JTS
		REVIEW BY:	THS/JTS
		SHEET:	01 OF 01

2019-0330A

Baltimore County - My Neighborhood





OWNER
 CHRIS D'ANNA
 8627 PHILADELPHIA ROAD, SUITE 100
 BALTIMORE, MARYLAND 21237
 PHONE: (443) 888-7237

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
 APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
 ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
 NO. 36281, EXPIRATION DATE: 01/13/2020



MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 1220 D EAST JOPPA ROAD, SUITE 503
 TOWSON, MARYLAND 21286
 (410) 821-1890
 FAX: (410) 821-1748
 MRA@MRA.COM
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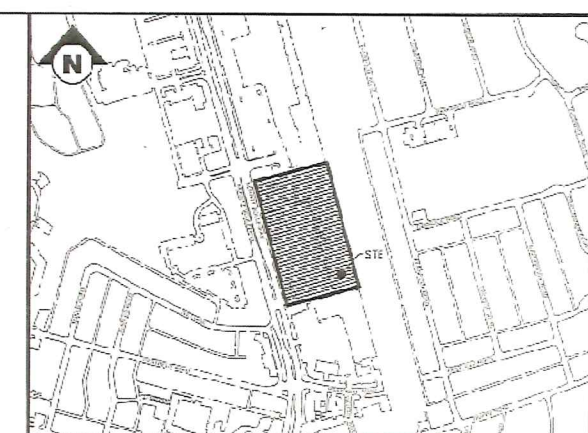
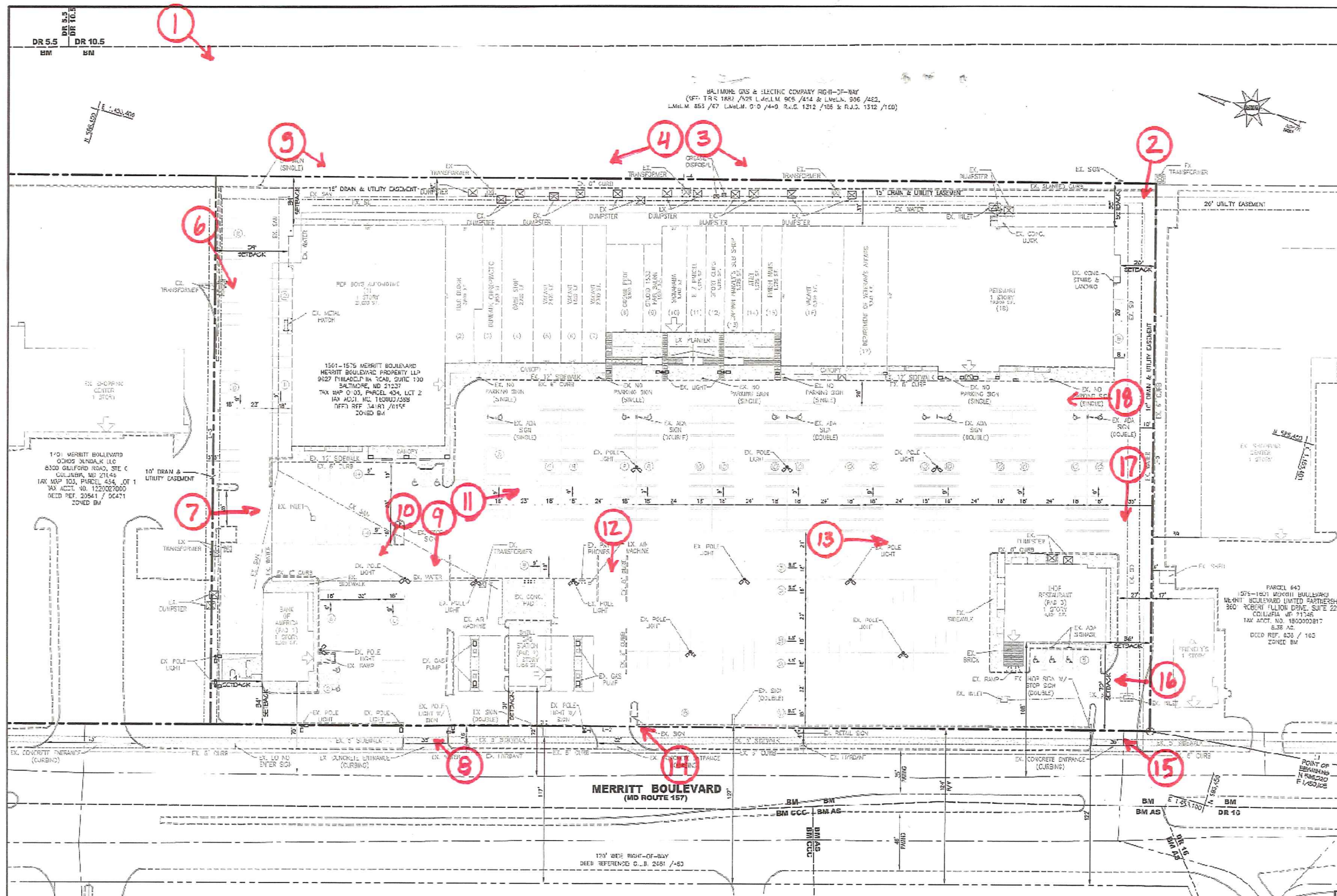
DANVILLE SQUARE SHOPPING CENTER
 1501-1575 MERRITT BOULEVARD

AERIAL PHOTOGRAPH

DATE	REVISIONS

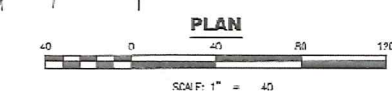
PETITIONER'S EXHIBIT

4



PETITIONER'S EXHIBIT

5 A-R



LEGEND

FE 70' MIN. INF.	EX. CONCRETE
EX. PROPOSED PROPERTY LINE	EX. BRICK SIDEWALK
EX. ADJACENT PROPERTY LINE	EX. LIGHT POLE
EX. RIGHT OF WAY	EX. BOLLARDS
EX. EASEMENT	EX. SIGN
EX. BUILDING OVERHANG	EX. FIRE HYDRANT
EX. BUILDING	EX. WATER
EX. CURB	EX. SANITARY
EX. FLUSH CURB	EX. STORM DRAIN
EX. EDGE OF CONCRETE	EX. TRANSFORMER
EX. ROAD CENTERLINE	
EX. PAVEMENT MARKING	

OWNER
CHIEF D'AMMA
9327 PHILADELPHIA ROAD, SUITE 100
BALTIMORE, MARYLAND 21237
PHONE: (410) 836-7257

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME AND THAT I AM A duly licensed PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NO. 35291, EXPIRATION DATE: 01/12/2020

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1320 EAST JORRA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1030
FAX (410) 821-1743
MRA@G.A.COM
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DANVILLE SQUARE SHOPPING CENTER
120 - 1575 MERRITT BOULEVARD

PHOTO LOCATION PLAN

DATE	REVISIONS	JOB NO.
		22436
		SCALE: 1"=40'
		DATE: 7/21/2019
		DESIGN BY: DLR
		DESIGN BY: T-4/ITS
		REVIEW BY: T-4/ITS
		SHEET: 61 OF 61

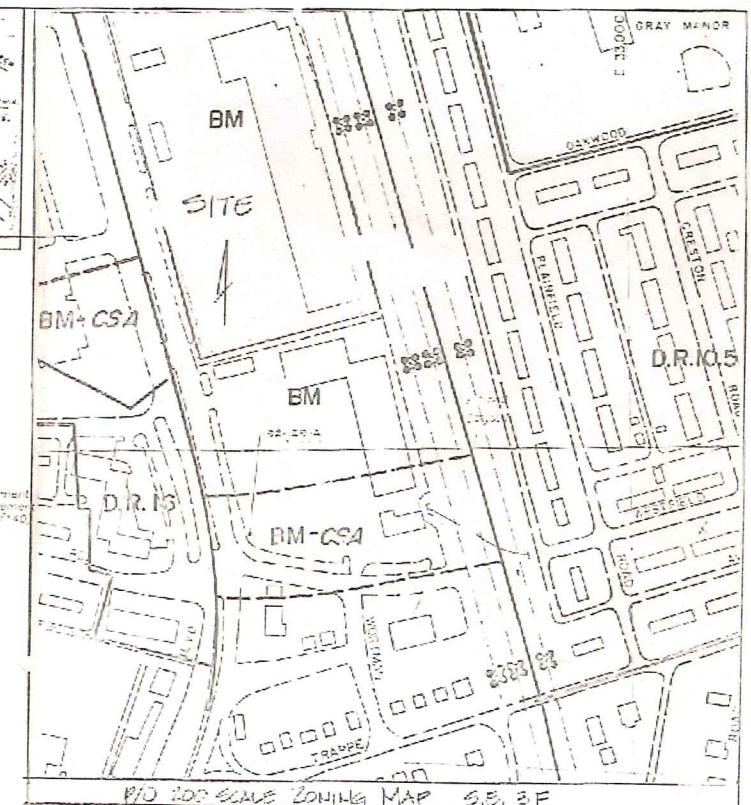
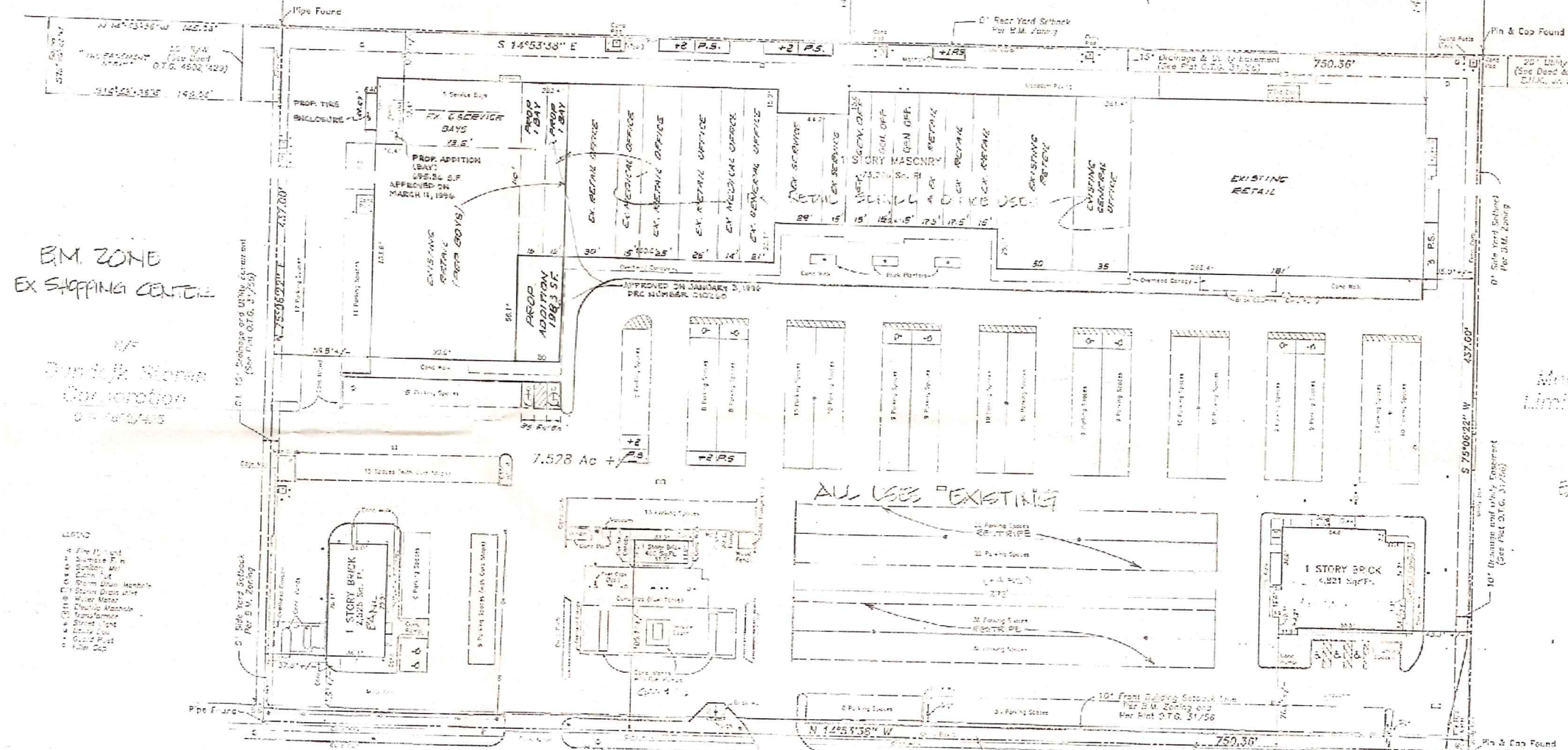
DESCRIPTION:

Beginning for the same at a pin and cap found on the east side of Merritt Boulevard, 120 feet wide, said point of beginning being designated 'C' on a Plat entitled "Resubdivision Plat of Laurelwood" dated January 18, 1936, recorded among the Plat Records of Baltimore County, Maryland in Plat Book O.T.R. 31 folio 55, running thence leaving said point of beginning, binding on said east side of Merritt Boulevard and binding on the western boundary of Lot Two, shown on said Plat, 1) North 74 degrees 53 minutes 32 seconds West 750.36 feet to a pipe found, running thence leaving said Merritt Boulevard, binding on the division line between Lot One and Lot Two, shown on said Plat, 2) North 75 degrees 06 minutes 22 seconds East 437.00 feet to a pipe found, running thence binding on the eastern boundary of Lot Two, shown on said Plat, 3) South 14 degrees 43 minutes 30 seconds East 750.36 feet to a pin and cap found at the point designated 'A' on said Plat, 4) South 75 degrees 06 minutes 22 seconds West 437.00 feet to the point of beginning.

Containing 7.528 acres of land more or less.

Baltimore Gas and Electric Company R/T

(See T.B.S. 100/40, L.P.L. 905/40 & L.P.L. 500/40)
(Also See L.P.L. 812/40, L.P.L. 813/40, R.T.S. 1314/100 & R.T.S. 1315/100)



SITE DATA

1. SITE AREA - 7.528 AC
2. EXISTING ZONING - BM
3. EXISTING USE - GENERAL OFFICE / RETAIL
4. PROPERTY OWNER - MERRITT BLVD. PROPERTY PARTNERSHIP

BALTIMORE COUNTY MD. COUNTY REVIEW GROUP

This Plan Was Reviewed By The CRG On 7/1/96 With The Following Action Taken

PLAN APPROVED

Plan A - 100% Approved

Plan B - 100% Approved

Plan C - 100% Approved

Plan D - 100% Approved

Plan E - 100% Approved

Plan F - 100% Approved

Plan G - 100% Approved

Plan H - 100% Approved

Plan I - 100% Approved

Plan J - 100% Approved

Plan K - 100% Approved

Plan L - 100% Approved

Plan M - 100% Approved

Plan N - 100% Approved

Plan O - 100% Approved

Plan P - 100% Approved

Plan Q - 100% Approved

Plan R - 100% Approved

Plan S - 100% Approved

Plan T - 100% Approved

Plan U - 100% Approved

Plan V - 100% Approved

Plan W - 100% Approved

Plan X - 100% Approved

Plan Y - 100% Approved

Plan Z - 100% Approved

RETAIL	54,538 S.F. @ 1/200 = 272.64 P.S.
OFFICE (GENERAL & MEDICAL)	18,170.5 S.F. @ 1/300 = 49.9 P.S.
SERVICES BANK, GAS, PERSONAL & SERVICE GARAGE	11,922.74 S.F. @ 1/300 = 39.74 P.S.
RESTAURANT	4821 S.F. @ 1/50 = 96.42 P.S.
TOTAL REQUIRED	= 462.71 P.S.
TOTAL PROPOSED	= 453 P.S. W/RESTRIPING

OVERALL SITE PLAN & PARKING PLAN
PEP BOYS ADDITION
EXISTING DANVILLE SQUARE
SHOPPING CENTER

CUVEE DATA						
WT	BAD	A	ABC	TAM	CH	L.C.B.
3	225-60	51-44-4	111-50	425	174	17.415
5	145-50	33-44-41	57-50	200	90	15.730

LOT ONE
16109 AC =

LOT TWO
7526 Acres

JOHN C. MILLER
RJS 1312-188

CONCENTRATIONS ARE LISTED IN TABLES
BELOW, OF THE MATERIALS IN THE AND USED
ON THE HIGHWAY OF MEDICAL EQUIPMENT, OF MARSHMEN
AT STATIONS 65-0115 AND 65-0116. THE LAST
VALUES ARE 5000 AND 5000. THE CONCENTRATIONS

Q.T.G. 31 FOLIO 56
FOUNDED FOR...
MAR 24 1966
name & recorded in Liber
Q.T.G. No. _____ folio _____
Two of the _____ Records of
Baltimore County and an-
nounced for

NOTE:
FOR PREVIOUS PLATS OF LAURELWOOD
SEE PLAT RECORDS OF BALTO. CO MD.
IN LIBER WJL 26 FOLIOS 31 & 32
FOR PLATS ONE & TWO AND WJL 26
FOLIO 36 FOR RESUBDIVISION OF PART
OF PLAT ONE

RESUBDIVISION PLAT
OF
LAURELWOOD
NOW THE PROPERTY OF
ANGELO & CARMEN D'ANNA
BALTO. CO. HD. ELECT. DIST. NO. 12
SCALE 1"=60' JANUARY 18, 1966

OWNED
ANGELO & CARMEN D'ANNA
CO-PARTNERS TRADING AS ANCAR
7183 HOLABIRD AVENUE
BALTIMORE, MARYLAND
21222