

MEMORANDUM

DATE: September 20, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0387-XA - Appeal Period Expired

The appeal period for the above-referenced case expired on September 19, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

**IN RE: PETITIONS FOR SPECIAL
EXCEPTION AND VARIANCE
(3327 Hollins Ferry Road)
13th Election District
1st Council District
Merritt-017, LLC
*Legal Owner***

Petitioner

*
*
*
*
*

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2019-0387-XA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as Petitions for Special Exception and Variance filed for property located at 3327 Hollins Ferry Road. The Petitions were filed on behalf of Merritt-017, LLC, legal owner of the subject property ("Petitioner"). The Special Exception petition seeks approval to allow the continued use of an outdoor advertising sign in the BM Zone, pursuant to Baltimore County Zoning Regulations ("BCZR") Sections 450.8.D.2 and 450.4. The Petition for Variance seeks: **(1)** to allow continued use of a freestanding outdoor advertising sign with a sign area/face of 768 sq. ft. and height of 50 ft. in lieu of the permitted 300 sq. ft. and height of 35 ft.; **(2)** to allow the continued use of a freestanding outdoor advertising sign a distance of 122 ft. from a residential zone in lieu of the minimum required 200 ft.; **(3)** to allow the continued use of an outdoor advertising sign a distance of 0 ft. from the right-of-way of a controlled-access highway (Baltimore Washington Parkway) in lieu of the minimum required 250 ft.; and **(4)** to allow the continued use of an outdoor advertising sign a distance of 776 ft. from another outdoor advertising sign on the same side of a highway in lieu of the minimum required 1,000 ft. A two-sheet site plan was marked as Petitioner's Exhibit 1A & 1B.

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Date

8/20/19

By

Sen

Appearing in support of the petitions was professional engineer John Povalac. Arnold Jablon, Esq. and David Karceski, Esq. represented the Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee ("ZAC") comment was received from the Department of Planning ("DOP"). That agency did not oppose the request.

The subject property is approximately 4.460 acres in size and zoned BM. The property is improved with a large commercial/warehouse building (90,440 SF) and on the periphery of the property adjoining the Baltimore Washington Parkway a large outdoor advertising sign (*i.e.*, billboard). This case concerns the billboard sign, which has apparently been in a place for 50+ years. Counsel indicating they searched county records but were unable to locate any permits or zoning history for the sign. The state recently constructed sound attenuation walls along the highway, which partially obscures the billboard. Petitioner seeks special exception relief to "legitimize" the sign and a variance to increase its height so the sign is visible to motorists.

SPECIAL EXCEPTION

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

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and he opined granting the request would not have an adverse impact upon the community. In the absence of any evidence to the contrary the request will be granted.

VARIANCES

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 the grade changes across the site. As such the property is unique. If the BCZR were strictly interpreted Petitioner would suffer a practical difficulty since the sign would not be visible to passing motorists. Finally, I find that the variances 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 lack of County and/or community opposition.

In its ZAC comment the DOP indicated it would not support a request for an electronic changeable copy component of this sign. Counsel confirmed the billboard would not have a changeable copy component, and that if in the future the Petitioner sought such a sign a public hearing would be required to amend the relief granted herein.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 20th day of **August, 2019**, that the Petition for Special Exception to allow the continued use of an outdoor advertising sign in the BM Zone, pursuant to Baltimore County Zoning Regulations ("BCZR") Sections 450.8.D.2 and 450.4, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance: **(1)** to allow continued use of

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By sen

a freestanding outdoor advertising sign with a sign area/face of 768 sq. ft. and height of 50 ft. in lieu of the permitted 300 sq. ft. and height of 35 ft.; **(2)** to allow the continued use of a freestanding outdoor advertising sign a distance of 122 ft. from a residential zone in lieu of the minimum required 200 ft.; **(3)** to allow the continued use of an outdoor advertising sign a distance of 0 ft. from the right-of-way of a controlled-access highway (Baltimore Washington Parkway) in lieu of the minimum required 250 ft.; and **(4)** to allow the continued use of an outdoor advertising sign a distance of 776 ft. from another outdoor advertising sign on the same side of a highway in lieu of the minimum required 1,000 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

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Date 8/20/19
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 3327 Hollins Ferry Road

which is presently zoned BM

Deed References: L 12565/F 595

10 Digit Tax Account # 1311350190

Property Owner(s) Printed Name(s) Merritt - 017 LLC

(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. X a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
SEE ATTACHMENT No. 1

3. X a **Variance** from Section(s) SEE ATTACHMENT No. 2

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:

Arnold Jablon / David Karciski

Name - Type or Print

Signature

210 W. Pennsylvania Avenue, Towson, Maryland

Mailing Address

City

State

21204

/ 410-494-6284

Aejablon@Venable.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Merritt - 017 LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2066 Lord Baltimore Drive, Baltimore, Maryland

Mailing Address

City

State

21244

/ 410-298-2600

amawry@merrittproperties.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Arnold Jablon / David Karciski

Name - Type or Print

Signature

210 W. Pennsylvania Avenue, Towson, Maryland

Mailing Address

City

State

21204

/ 410-494-6284

Aejablon@Venable.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2019-0387-XA Filing Date 7/2/19

Do Not Schedule Dates: _____ Reviewer JF

MERRITT PROPERTIES, LLC

ATTACHMENT No. 1

TO SPECIAL EXCEPTION

Special Exception to allow the continued use of an outdoor advertising sign in the BM zone, pursuant to Sections 450~~X~~.8D.2 and 450.4.11 of the BCZR.

MERRITT PROPERTIES, LLC

ATTACHMENT No. 2

TO PETITION FOR VARIANCE

1. Variance from B.C.Z.R. Section 450.4.11.V and 450.4.11.VII to allow the continued use of a freestanding outdoor advertising sign with a sign area/face of 768 square feet and height of 50 feet in lieu of the permitted 300 square feet and height of 25 feet.
2. Variance from B.C.Z.R. Section 450.7.C.1.c to allow the continued use of a freestanding outdoor advertising sign a distance of 122 feet from a residential zone in lieu of the minimum required 200 feet.
3. Variance from B.C.Z.R. Section 450.7.C.1.f to allow the continued use of an outdoor advertising sign a distance of 0 feet from the right-of-way of a controlled-access-type highway (Baltimore Washington Parkway) in lieu of the minimum required 250 feet.
4. Variance from B.C.Z.R. Section 450.7.C.1.d to allow the continued use of an outdoor advertising sign a distance of 776 feet from another outdoor advertising sign on the same side of a highway in lieu of the minimum required 1,000 feet, if necessary.

**DESCRIPTION TO ACCOMPANY PETITION
FOR ZONING VARIANCE(S)
DEED REFERENCE: L. 12565, F. 595
HOLLINS FERRY ROAD
3327 HOLLINS FERRY ROAD
BALTIMORE COUNTY, MARYLAND
13th ELECTION DISTRICT; 1st COUNCILMANIC DISTRICT**

June 24, 2019

Beginning at the point on the north side of existing Hollins Ferry Road right-of-way (variable width), said point being located southerly +/- 277 feet from Alco Place; thence running the following courses and distances:

1. North 29° 02' 13" West, 106.00 feet; thence,
2. North 12° 02' 38" West, 478.17 feet; thence,
3. North 86° 18' 32" East, 550.55 feet; thence,
4. South 12° 02' 38" East, 138.42 feet; thence,
5. South 44° 11' 28" West, 216.10 feet; thence,
6. South 43° 20' 37" West, 258.73 feet; thence,
7. South 40° 15' 33" West, 153.18 feet; thence,
to the point of beginning.

Containing 194,278 square feet or 4.46 acres, more or less.

This description is intended for zoning purposes only and shall not be used for conveyance of land.





July 22, 2019
JOHN A. OLSZEWSKI, JR.
County Executive

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

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: 2019-0387-XA

3327 Hollins Ferry Road

N/west corner of Hollins Ferry Road and Baltimore Washington Parkway

13th Election District – 1st Councilmanic District

Legal Owners: Merritt-017, LLC

Special Exception to allow the continued use of an outdoor advertising sign in the BM Zone. Variance to allow the continued use of a freestanding outdoor advertising sign with a sign area/face of 768 square feet and height of 50 feet in lieu of the permitted 300 square feet and height of 25 feet. To allow the continued use of a freestanding outdoor advertising sign a distance of 122 feet from a residential zone in lieu of the minimum required 200 feet. To allow the continued use of an outdoor advertising sign a distance of 0 feet from the right-of-way of a controlled-access-type highway (Baltimore Washington Parkway) in lieu of the minimum required 250 feet. To allow the continued use of an outdoor advertising sign a distance of 776 feet from another outdoor advertising sign on the same side of a high way in lieu of the minimum required 1,000 feet, if necessary.

Hearing: Friday, August 16, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Michael Mallinoff
Director

MM:kl

C: Arnold Jablon, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Merritt 0-17, LLC, 2066 Lord Baltimore Drive, Baltimore 21244

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 27, 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, July 26, 2019 - Issue

Please forward billing to:

Barb Lukasevich

410-494-6284

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

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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.

The Daily Record

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

<http://www.thedailyrecord.com>

Order #: 11772405
Case #: 2019-0387-XA
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:

7/26/2019



Darlene Miller, Public Notice Coordinator
(Representative Signature)

NOTICE OF ZONING HEARING - CASE NUMBER:
2019-0387-XA

Baltimore County

NOTICE OF ZONING HEARING

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3327 Hollins Ferry Road

N/west corner of Hollins Ferry Road and Baltimore Washington Parkway

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Hearing: Friday, August 16, 2019 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21201

Michael Mallinoff

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.

Jy26

CERTIFICATE OF POSTING

2019-0387-XA

RE: Case No.: _____

Petitioner/Developer: _____

Merritt-017, LLC

August 16, 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: _____

3327 Hollins Ferry Road

SIGN 4

July 26, 2019

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



Sincerely,

 July 26, 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

2019-0387-XA

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Petitioner/Developer: _____

Merritt-017, LLC

August 16, 2019

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3327 Hollins Ferry Road

GROUPS 1 & 2

July 26, 2019

The sign(s) were posted on _____

(Month, Day, Year)



Sincerely,

July 26, 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)

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August 16, 2019

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Attn: Kristen Lewis:

Ladies and Gentlemen:

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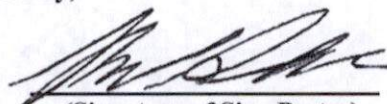
3327 Hollins Ferry Road

SIGN 1

July 26, 2019

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

Sincerely,

 July 26, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

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(Telephone Number)



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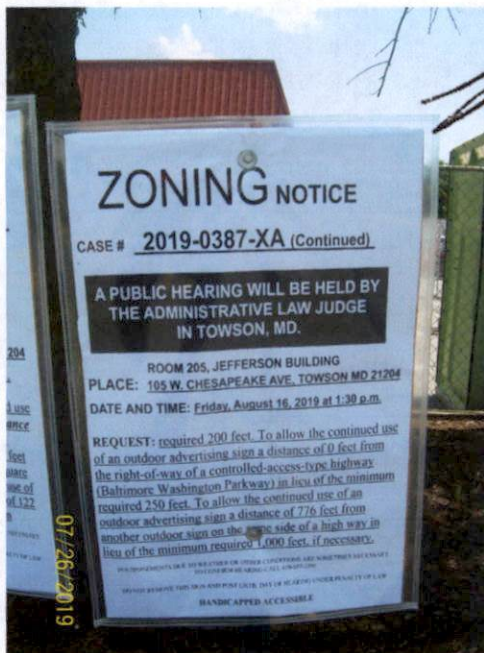
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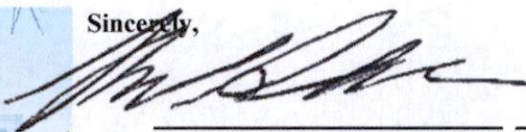
SIGN 2

July 26, 2019

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



Sincerely,

 July 26, 2019

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

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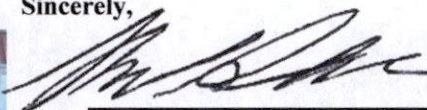
3327 Hollins Ferry Road

SIGN 3

July 26, 2019

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

Sincerely,

 July 26, 2019

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

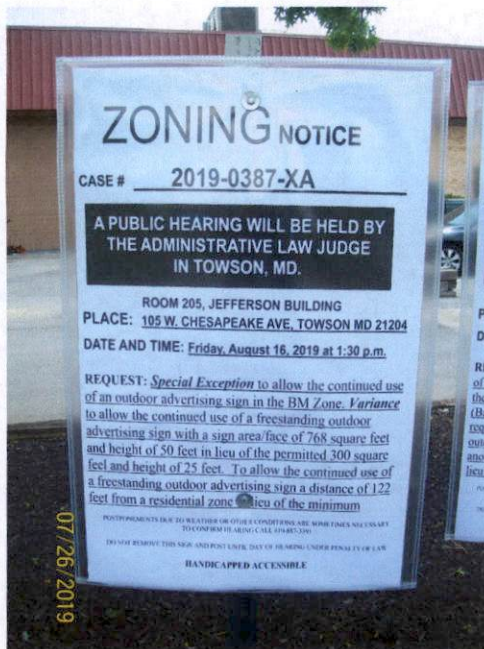
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

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Attn: Kristen Lewis:

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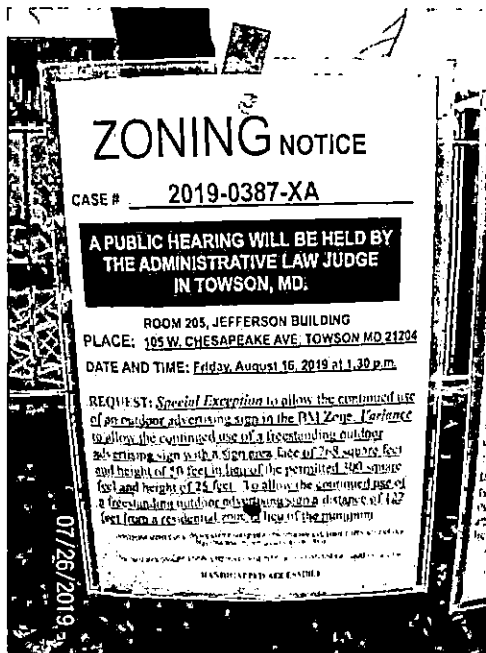
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July 26, 2019

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(Month, Day, Year)



Sincerely,

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SSG Robert Black

(Print Name)

1508 Leslie Road

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3327 Hollins Ferry Road

SIGN 2

July 26, 2019

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

Sincerely,

July 26, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

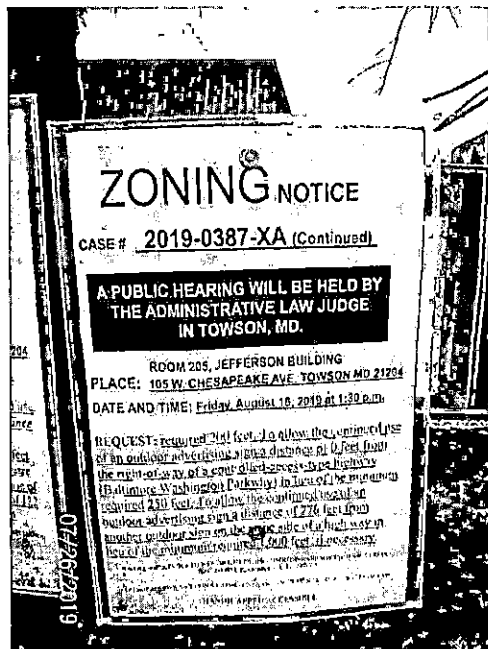
(Address)

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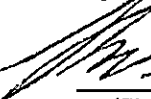
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SIGN 3

July 26, 2019

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(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

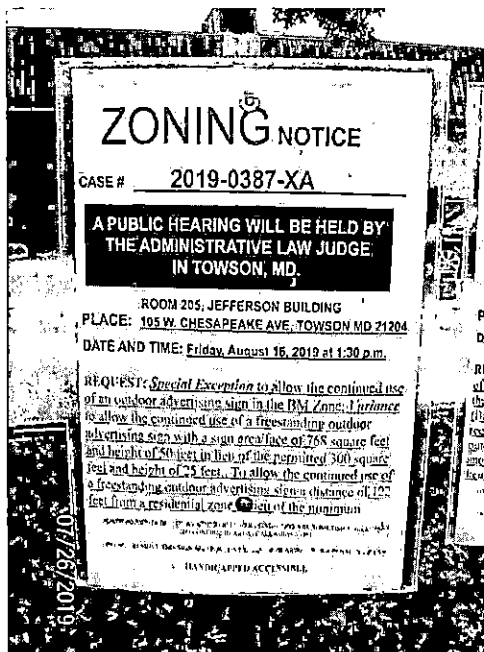
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Ladies and Gentlemen:

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: _____

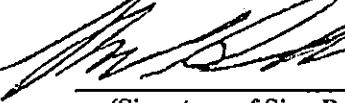
3327 Hollins Ferry Road

SIGN 4

July 26, 2019

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

Sincerely,



July 26, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

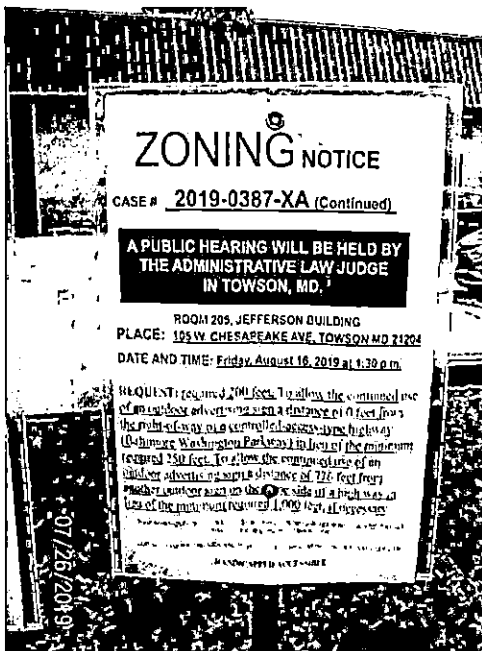
(Address)

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: 2019-0387-XA

Property Address: 3327 Hollins Ferry Road

Property Description: _____

Legal Owners (Petitioners): Merritt - 017 LLC

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barb Lukasevich

Company/Firm (if applicable): Venable LLP

Address: 210 W. Pennsylvania Ave.

Suite 500

Towson, MD 21204

Telephone Number: 410 494 6279

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

No. **184827**

PAID RECEIPT

Date:

7/2/19

BUSINESS ACTUAL TIME DRW
 7/02/2019 7/02/2019 10:22:44 3

REG WSO3 WALKIN CAM
 >>RECEIPT # 013587 7/02/2019 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	800	0000		6150					1,000.00

Total:

1,000

Rec

From:

VENABLE

For:

3327 Herring Ferry Rd.

Case # 2019 - 0387 - XA

NO. 184827
 Recpt Tot \$ 1,000.00
 1,000.00 CK .00 CA
 Baltimore County, Maryland

**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

August 08, 2019

Arnold Jablon / David Karceski
210 W. Pennsylvania Ave
Towson MD 21204

RE: Case Number: 2019-0387-XA, Merritt 012 LLC

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 July 2, 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
Alex Mawry 2066 Lord Baltimore Drive, Baltimore Maryland 21244

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 7/26/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-387

INFORMATION:

Property Address: 3327 Hollins Ferry Road
Petitioner: Merritt – 017, LLC
Zoning: BM
Requested Action: Special Exception, Variance

The Department of Planning has reviewed the petition for zoning relief as indicated on the attachment submitted in support of the petition.

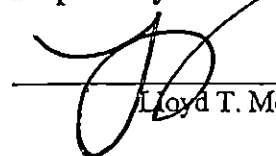
A site visit was conducted on July 11, 2019.

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

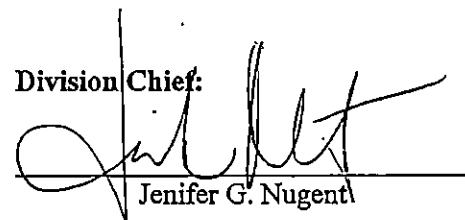
- Petitioners shall demonstrate to the satisfaction of the Administrative Law Judge that the requirements of BCZR Section 450.7.C.3 are met.
- The Department would not support an electronic changeable copy component to the subject signage, if proposed.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Jenifer G. Nugent

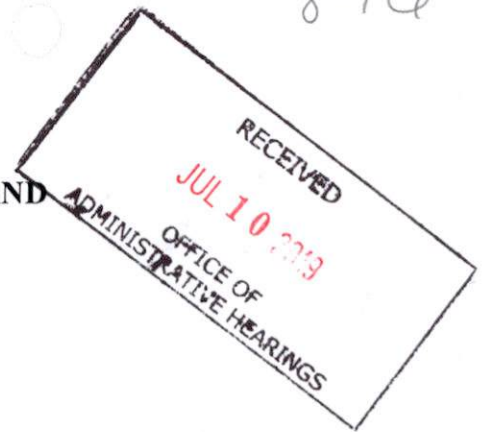
CPG/JGN/LTM/

c: Josephine Selvakumar
Arnold Jablon
David Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

8-16

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: July 10, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0387-XA
Address 3327 Hollins Ferry Road
(Merritt-017, LLC Property)

Zoning Advisory Committee Meeting of **July 8, 2019**.

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

Reviewer: Steve Ford

JB 8-16-19
1:30

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 7/26/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-387

INFORMATION:

Property Address: 3327 Hollins Ferry Road
Petitioner: Merritt – 017, LLC
Zoning: BM
Requested Action: Special Exception, Variance



The Department of Planning has reviewed the petition for zoning relief as indicated on the attachment submitted in support of the petition.

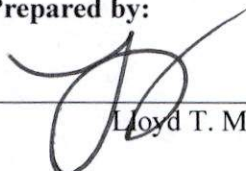
A site visit was conducted on July 11, 2019.

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

- Petitioners shall demonstrate to the satisfaction of the Administrative Law Judge that the requirements of BCZR Section 450.7.C.3 are met.
- The Department would not support an electronic changeable copy component to the subject signage, if proposed.

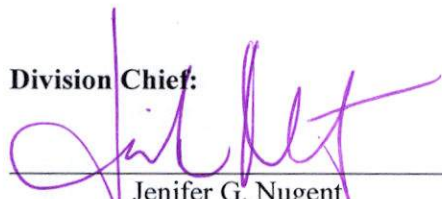
For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

CPG/JGN/LTM/

c: Josephine Selvakumar
Arnold Jablon
David Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

CASE NAME 3327 Hollins Ferry Rd
CASE NUMBER 2019-387-1A
DATE 8/16/19

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>7/10</u>	DEPS (if not received, date e-mail sent _____)	<u>N/C</u>
_____	FIRE DEPARTMENT	_____
<u>7-26</u>	PLANNING (if not received, date e-mail sent _____)	<u>C</u>
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT	Date:	<u>7-26-19</u>	<u>Daily Record</u>
SIGN POSTING (1 st)	Date:	<u>7-26-19</u>	by <u>Block</u>
SIGN POSTING (2 nd)	Date:	<u>8-13-19</u>	by <u>"</u>

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:**

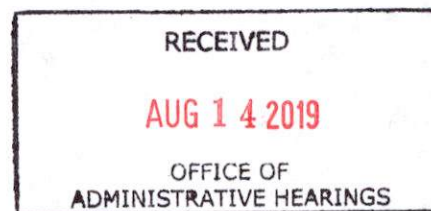
JB 8-16-19
1:30 PM

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Wednesday, August 14, 2019 12:12 AM
To: Barbara Lukasevich; DKarceski@Venable.com; Administrative Hearings
Subject: Recertification's For 2019-0387-XA
Attachments: Re-Cert GROUP 2019-0387-XA.doc; Re-Cert 1 2019-0387-XA.doc; Re-Cert 2 2019-0387-XA.doc; Re-Cert 3 2019-0387-XA.doc; Re-Cert 4 2019-0387-XA.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 3327 Hollins Ferry Road. Thanks.



CERTIFICATE OF POSTING

2019-0387-XA

RE: Case No.: _____

Petitioner/Developer: _____

Merritt-017, LLC

August 16, 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:

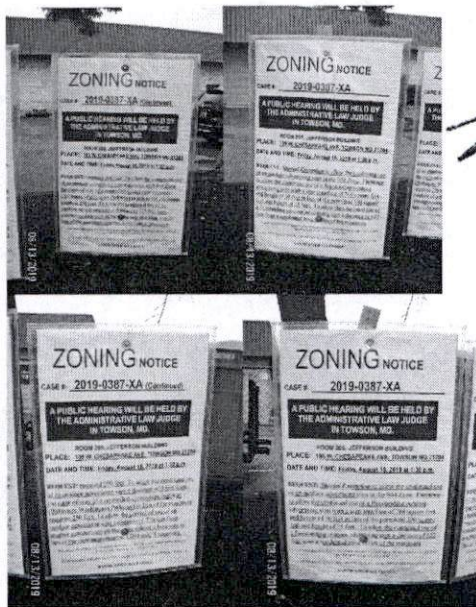
Ladies and Gentlemen:

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: _____

3327 Hollins Ferry Road **Recertification GROUP**

July 26, 2019

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



Sincerely,

 August 13, 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

2019-0387-XA

RE: Case No.: _____

Petitioner/Developer: _____

Merritt-017, LLC

August 16, 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:

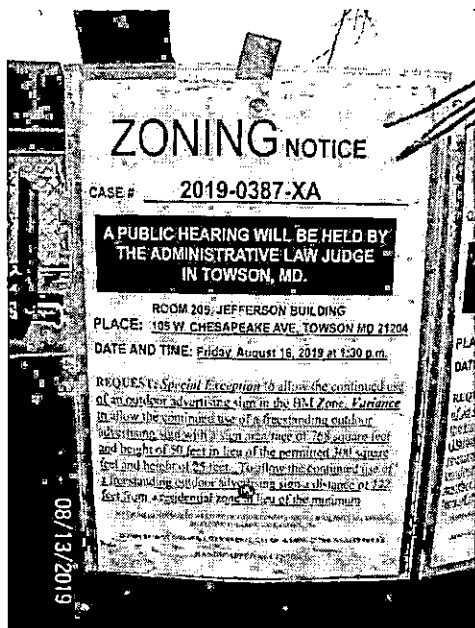
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

3327 Hollins Ferry Road

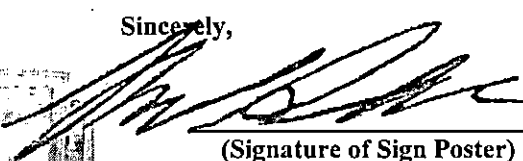
SIGN 1 Recertification

July 26, 2019

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



Sincerely,


(Signature of Sign Poster)

August 13, 2019

(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

2019-0387-XA

RE: Case No.: _____

Petitioner/Developer: _____

Merritt-017, LLC

August 16, 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: _____

3327 Hollins Ferry Road

SIGN 2 Recertification

July 26, 2019

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

Sincerely,

August 13, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

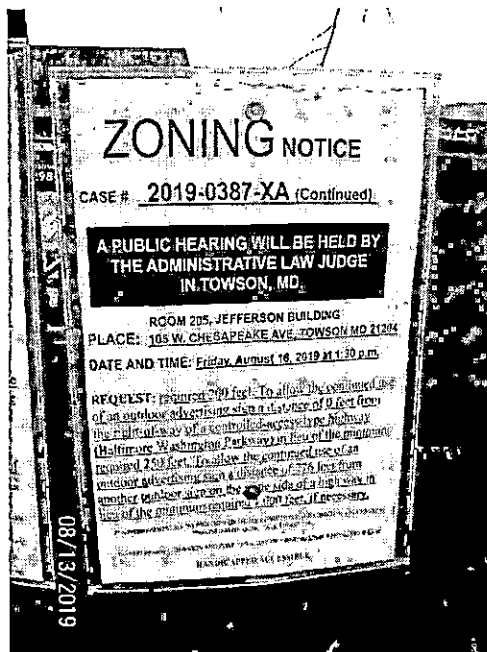
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2019-0387-XA

RE: Case No.: _____

Petitioner/Developer: _____

Merritt-017, LLC

August 16, 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:

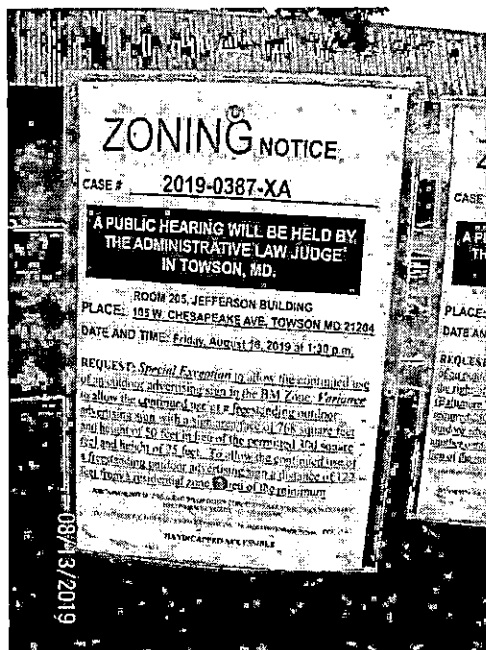
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

3327 Hollins Ferry Road

SIGN 3 Recertification

July 26, 2019

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



Sincerely,

 August 13, 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

2019-0387-XA

RE: Case No.: _____

Petitioner/Developer: _____

Merritt-017, LLC

August 16, 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: _____

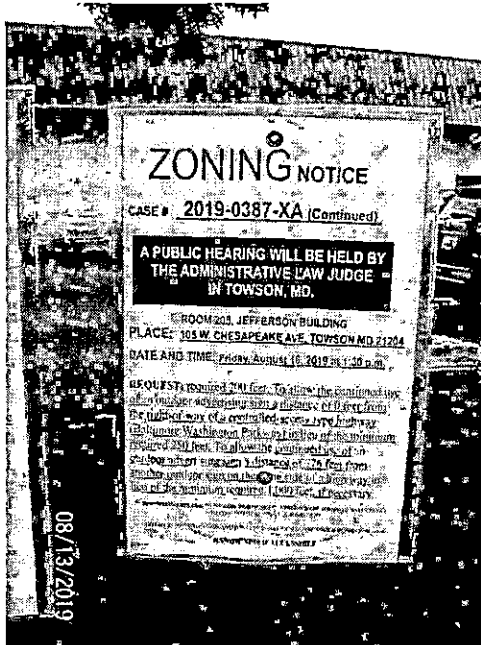
3327 Hollins Ferry Road

SIGN 4 Recertification

July 26, 2019

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

Sincerely,



August 13, 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)

John C. Povalac, P.E.

4587 Rolling Meadows Way
Ellicott City, Maryland 21043
410-672-6693

Professional Registration

Licensed Professional Engineer in the State of Maryland (2002)
PE 27742

Education

Bachelor of Science in Engineering, Civil Engineering Systems with minor in Environmental Studies, University of Pennsylvania, School of Engineering and Applied Sciences, Philadelphia, PA, May 1996.

Summary of Qualifications

- Licensed professional engineer with over 23 years of experience in site development engineering, planning and management for various commercial, industrial, institutional and residential projects.
- Background in design, project coordination with department staff and supervision of design team, preparation of proposal, budget management, obtaining land-use plan approvals and permits from regulatory agencies, development presentation with community groups, and project scheduling with clients.
- Strengths in site planning and design, grading design and analysis, storm water management facility analysis and design, flood plain studies and analysis, storm sewer and open channel design systems, water and wastewater system design, and roadway design.
- Knowledge and experience with preparation of drawings using CADD.

Work Experience:

December 2010 - present

Project Manager. Baltimore Land Design Group, Inc.,
Hunt Valley, Maryland.

Responsible for overall engineering and administrative tasks including project coordination with department staff and supervision of design team, preparation of proposals and budget management. Duties include project management with clients and department staff, supervision of design and construction plan preparation, obtaining land-use plan approvals and permits from regulatory agencies, development presentation with community groups, and project scheduling with clients.

July 2009 – December 2010	Project Manager. Patton Harris Rust and Associates, pc, Columbia, Maryland. Responsible for project coordination with department staff and supervision of design team, preparation of proposals and budget management. Duties include project management with clients and department staff, supervision of design and construction plan preparation, obtaining land-use plan approvals and permits from regulatory agencies, development presentation with community groups, and project scheduling with clients.
June 2007 – July 2009	Project Manager. John E. Harms, Jr. & Associates, Inc., Pasadena, Maryland. Responsible for project coordination with department staff and supervision of design team. Duties include project management with clients and department staff, supervision of design and construction plan preparation, obtaining land-use plan approvals and permits from regulatory agencies, development presentation with community groups, and project scheduling with clients.
March 2001 – June 2007	Project Engineer, Baltimore Land Design Group, Inc., Hunt Valley, Maryland. Responsible for obtaining regulatory land-use plan approvals and permits, project coordination with clients and design consultant teams, and construction supervision. Performed site planning and design, grading design and analysis, storm water management facility analysis and design, flood plain studies and analysis, storm sewer and open channel design systems, water and wastewater system design, and roadway design.
July 1996 - March 2001	Engineer, George William Stephens, Jr. and Associates, Inc., Towson, Maryland. Responsible for storm water management facility analysis and design, flood plain studies and analysis, storm sewer and open channel design systems, and grading design and analysis. Duties included obtaining regulatory land-use plan approvals and permits.
June 1996 - July 1998	Engineer / Inspection Supervisor, Ferriero Engineering, Inc. Chester, New Jersey. Responsible for site planning and design, grading design, and water and wastewater system design. Performed and supervised inspection crew for various municipal and private construction projects.



6 A-1

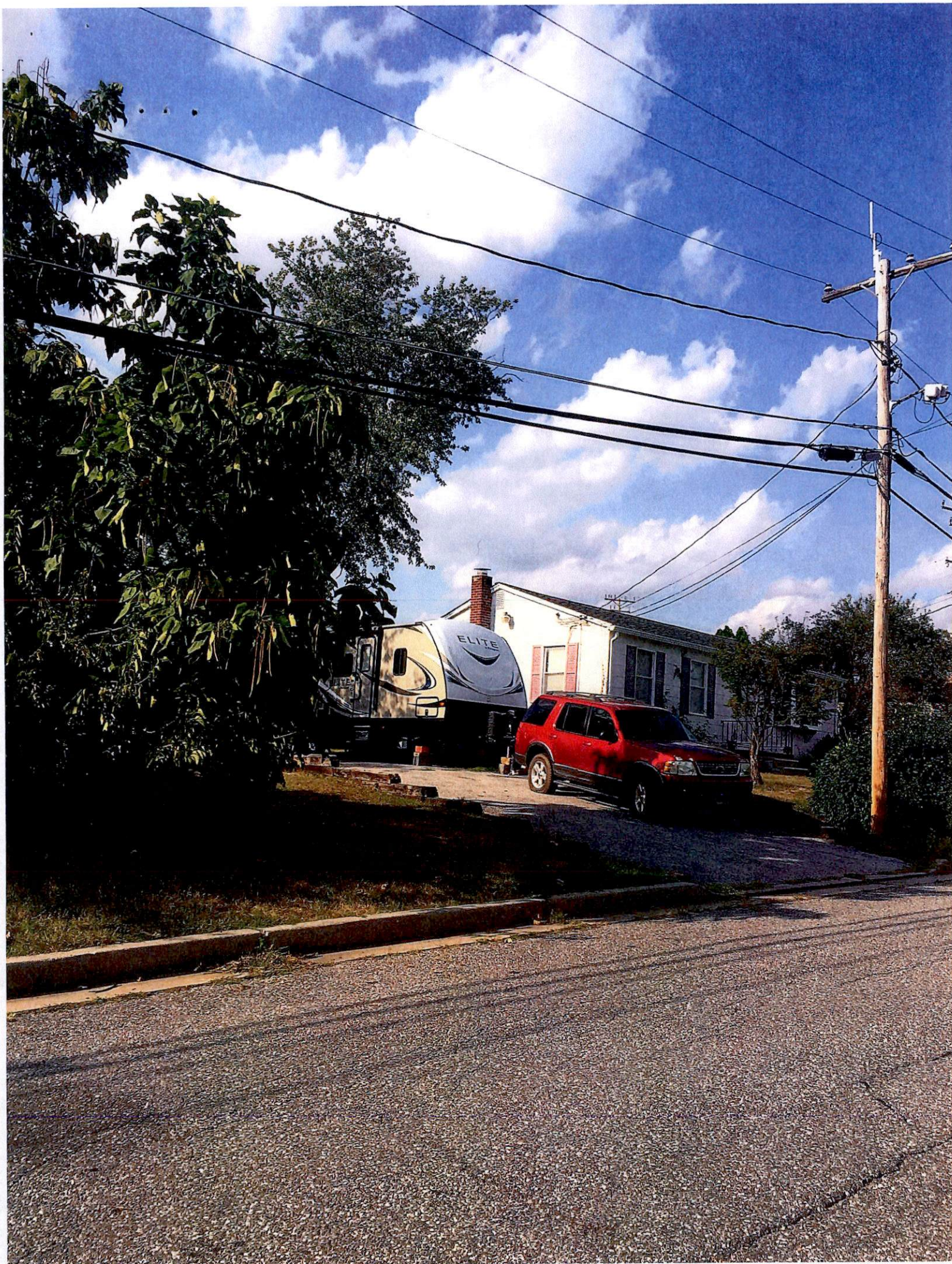
PETITIONER'S EXHIBIT

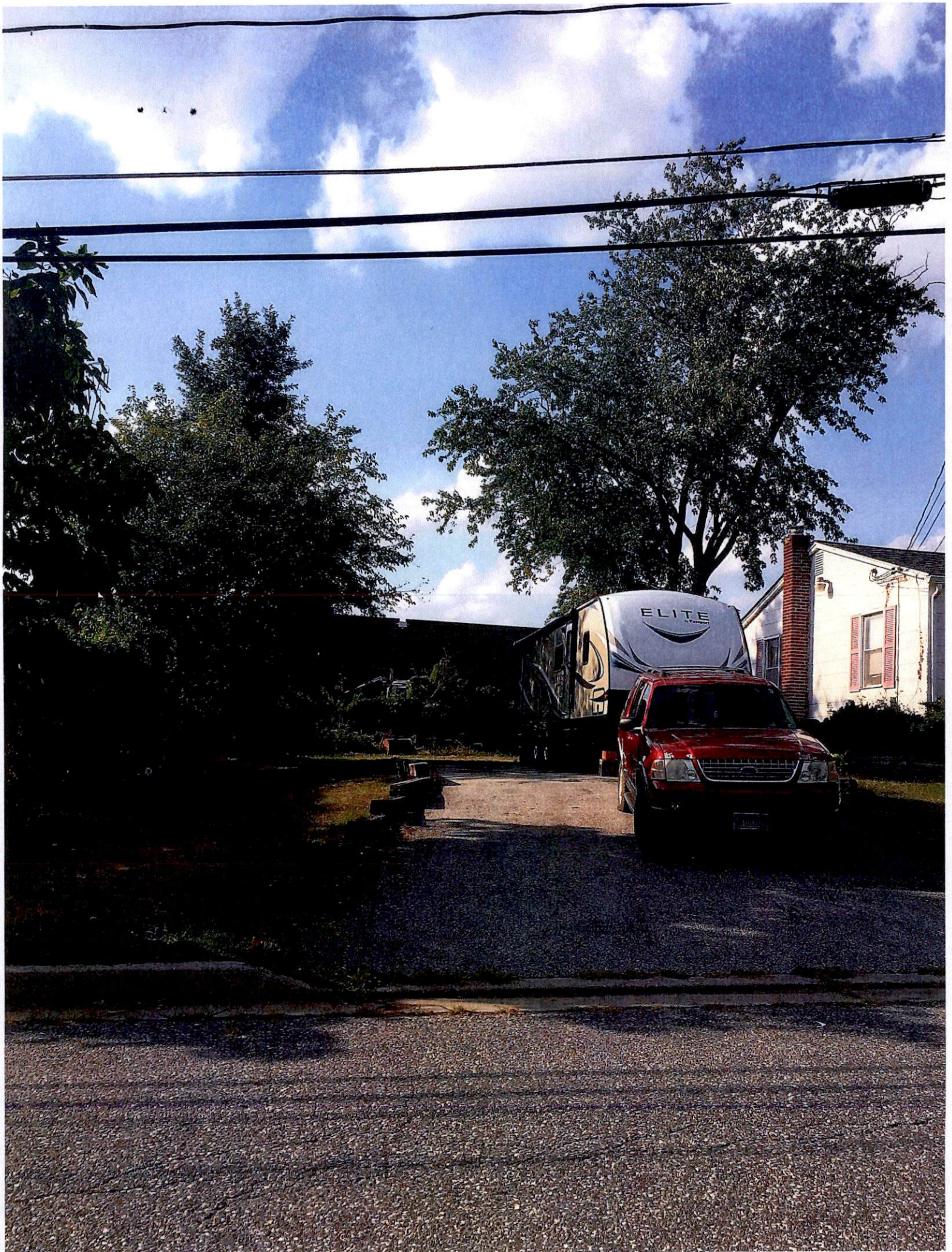


















3 A-L
PETITIONER'S EXHIBIT _____













on't much like
quitters, son.

GRIT

#PassItOn

VALUES.COM THE FOUNDATION
FOR A BETTER LIFE

ER SHANDY

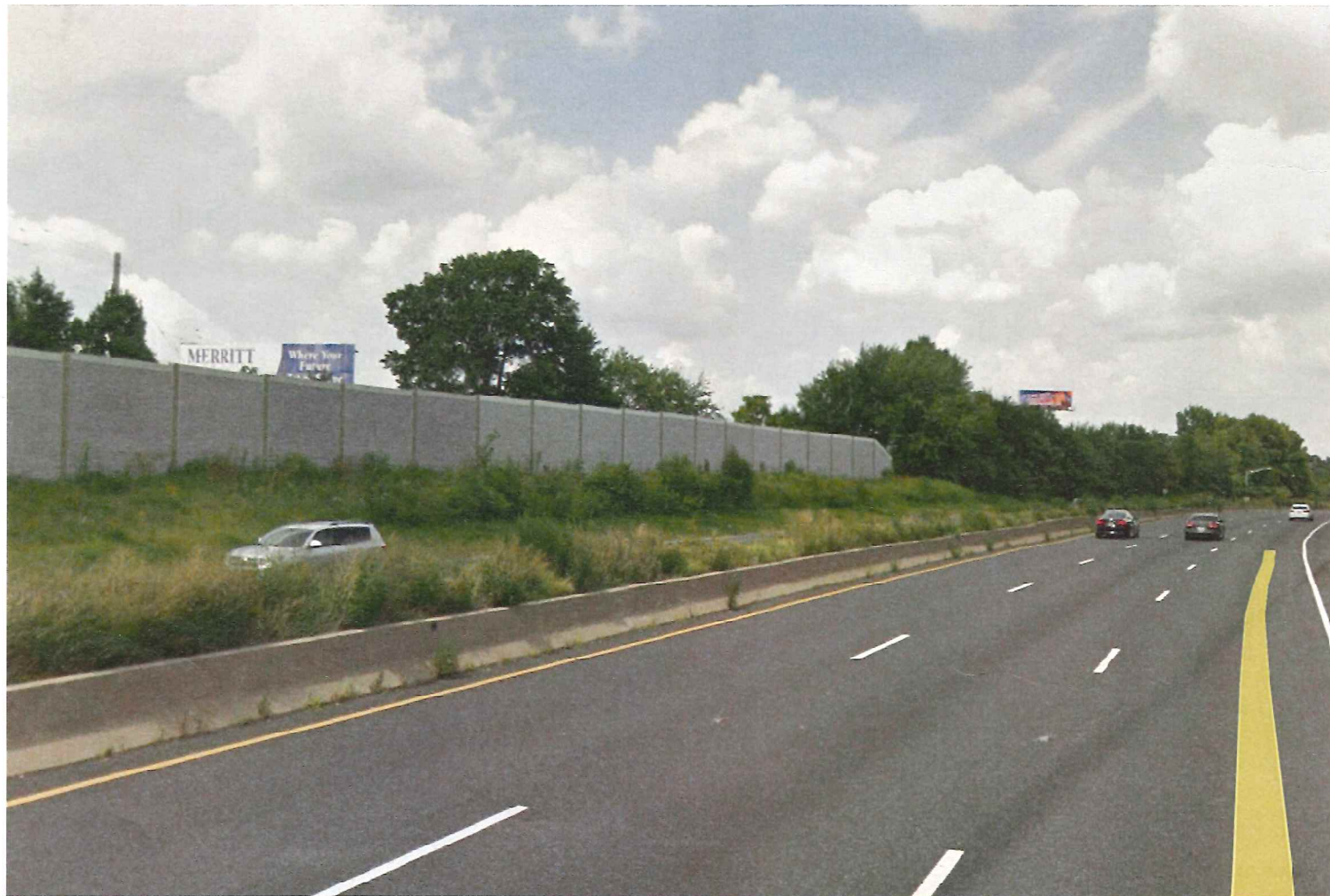
GRIT
BOY



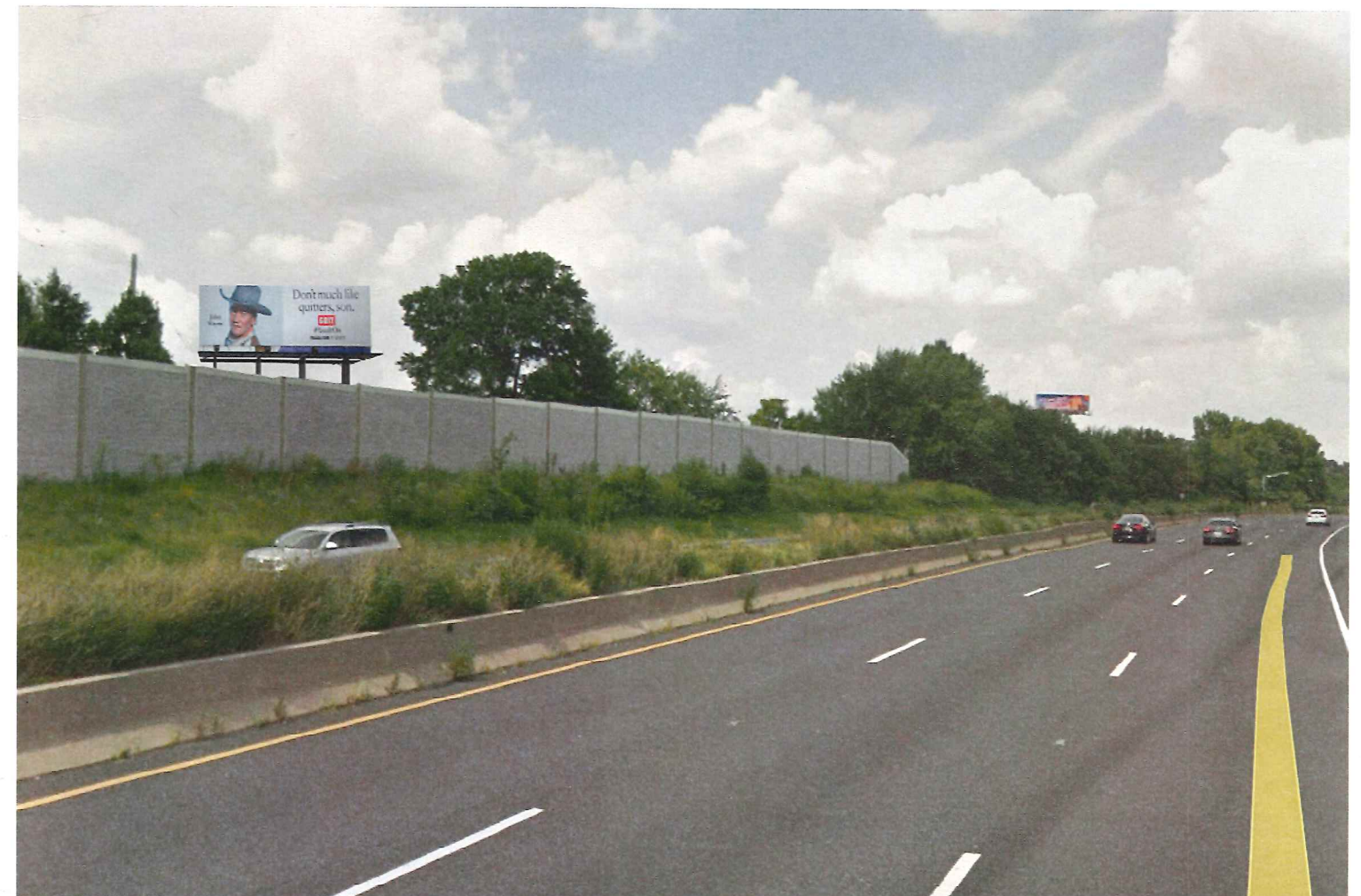








BEFORE



AFTER 50'



LEGEND

RIGHT-OF-WAY LINE	
PROPERTY LINE	
EX. EASEMENT	
ZONING LINE	
EX. CONCRETE CURB AND GUTTER	
EX. EDGE OF PAVING	
EX. CONCRETE	
EX. BUILDING	
EX. STORM DRAIN, MANHOLE & INLET	
EX. SANITARY SEWER, MANHOLE & CLEANOUT	
EX. WATER MAIN, VALVE & FIRE HYDRANT	
EX. GAS LINE	
EX. POLE WITH LIGHT	
EX. UTILITY POLE & GUY WIRE	
EX. OVERHEAD LINE	
EX. INDEX CONTOURS	
EX. INTERMEDIATE CONTOURS	
"EXISTING" DESIGNATION	EX.
"PROPOSED" DESIGNATION	PR.
LIMIT OF WORK	

ZONING HISTORY

CASE NO. 1975-0082-XA:
VARIANCE FROM SECTION 709.2(b)(5) OF THE ZONING CODE TO PERMIT A TOTAL OF 22 PARKING SPACES INSTEAD OF THE REQUIRED 40 SPACES WAS GRANTED OCTOBER 18, 1974.

ZONING VARIANCES REQUEST:

- VARIANCE FROM B.C.Z.R. SECTION 450.4.11.V & 450.4.11.VII TO ALLOW THE CONTINUED USE OF A FREESTANDING OUTDOOR ADVERTISING SIGN WITH A SIGN AREA/FACE OF 768 SF AND HEIGHT OF 50 FT IN LIEU OF THE PERMITTED 300 SF AND HEIGHT OF 25 FT.
- VARIANCE FROM B.C.Z.R. SECTION 450.7.C.1.c TO ALLOW THE CONTINUED USE OF A FREESTANDING OUTDOOR ADVERTISING SIGN A DISTANCE OF 122 FT FROM A RESIDENTIAL ZONE IN LIEU OF THE MINIMUM REQUIRED 200 FT.
- VARIANCE FROM B.C.Z.R. SECTION 450.7.C.1.f TO ALLOW THE CONTINUED USE OF AN OUTDOOR ADVERTISING SIGN A DISTANCE OF 0 FT FROM THE RIGHT-OF-WAY OF A CONTROLLED-ACCESS-TYPE HIGHWAY (BALTIMORE WASHINGTON PARKWAY) IN LIEU OF THE MINIMUM REQUIRED 250 FT.
- VARIANCE FROM B.C.Z.R. SECTION 450.7.C.1.d TO ALLOW THE CONTINUED USE OF AN OUTDOOR ADVERTISING SIGN A DISTANCE OF 776 FT FROM ANOTHER OUTDOOR ADVERTISING SIGN ON THE SAME SIDE OF A HIGHWAY IN LIEU OF THE MINIMUM REQUIRED 1,000 FT, IF NECESSARY.

SPECIAL EXCEPTION REQUEST:

- SPECIAL EXCEPTION TO ALLOW THE CONTINUED USE OF AN OUTDOOR ADVERTISING SIGN IN THE BM ZONE, PURSUANT TO SECTIONS 450.8.D.2 AND 450.4.11 OF THE BCZR.

BSV HOLLISWOOD, LLC
T.M.109 P.165
TAX ID: *1306450680
DEED REF: 34218/450
EX-USE: COMMERCIAL
HOLLIS FERRY ROAD

MERRITT-001, LLC
T.M.109 P.161
TAX ID: *2100007503
DEED REF: 12563/601
EX-USE: INDUSTRIAL

OWNER / APPLICANT

MERRITT-17, LLC
2066 LORD BALTIMORE DRIVE
BALTIMORE, MARYLAND 21244
PHONE (410) 298-2600
FAX (410) 298-9644

DEVELOPER

merritt
PROPERTIES

2066 LORD BALTIMORE DRIVE BALTIMORE, MD 21244
PHONE 410-298-2600 FAX: 410-298-9644
www.MerrittProperties.com

REVISIONS			
DATE	NO.	DESCRIPTION	BY

PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION AND ZONING VARIANCES
HOLLIS FERRY ROAD

3327 HOLLIS FERRY ROAD
HALETHORPE, MARYLAND 21227

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30'

ELECTION DISTRICT: 13, C1
DATE: JUNE 24, 2019

DRAWING NO.

C-1

SHEET 1 OF 1

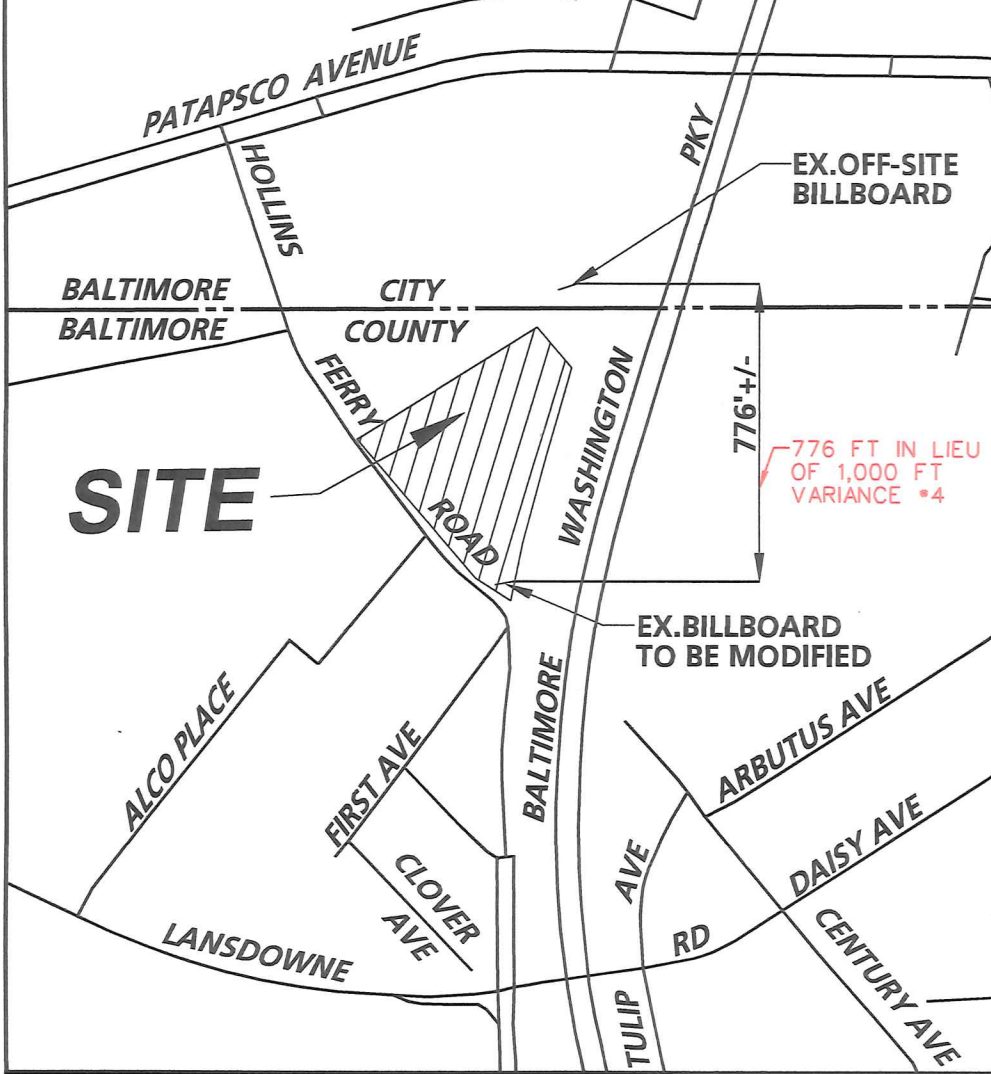
BENCH MARK

ELEVATIONS ARE BASED ON NAVD 83(2011)
DATUM PER BALTIMORE COUNTY CONTROL POINTS:

CONTROL POINT AZ-180:
N 575,589.45; E 1,411,067.70; EL.104.95
DESCRIPTION: BRASS DISC WEST SIDE
LANDOWNE BLVD. TOWARDS TRACK
LANDOWNE HIGH SCHOOL

CONTROL POINT GIS-180:
N 576,096.86; E 1,410,828.12; EL.107.02
DESCRIPTION: BRASS DISC EAST SIDE
LANDOWNE BLVD., FRONT OF LANDOWNE
MIDDLE SCHOOL.

SITE

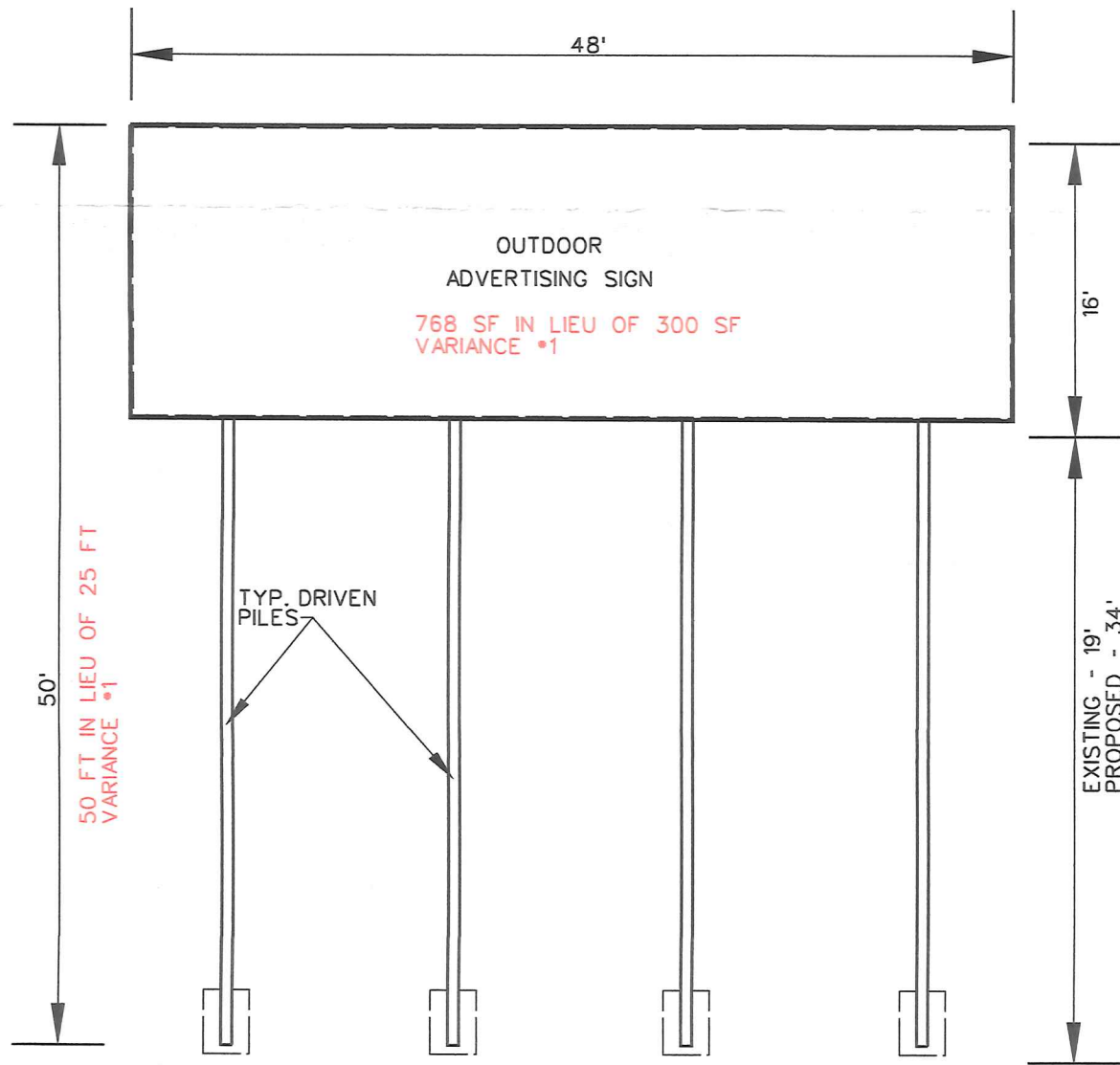


VICINITY MAP

SCALE: 1" = 500'

SITE DATA

- AREA OF TRACT: 194,278 SF OR 4.46 AC
- OWNER:
MERRITT-017, LLC
2066 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
PHONE: 410-298-2600
- TAX MAP REFERENCES:
T.M.109; G.4; P.162; TAX ID: *1311350190
- DEED REFERENCES: L.12565 F.595
- PLAT REFERENCE: N/A
- ELECTION DISTRICT: 13; COUNCILMANIC DISTRICT: 1
- EXISTING ZONING: BM, MAP *109B1
- EXISTING USE: OFFICE / WAREHOUSE
PROPOSED USE: OFFICE / WAREHOUSE
- CENSUS TRACT: 430200
TRANSPORTATION ZONE: 633
ZIP CODE: 21227
WATERSHED: PATAPSCO RIVER
- MINIMUM SETBACK REQUIREMENT:
FRONT: 15' FT FROM FRONT PROPERTY LINE; 40' FT
FROM STREET CENTERLINE
SIDE & REAR: NONE



BILLBOARD DETAIL

SCALE: N.T.S.

EXISTING OUTDOOR ADVERTISING
SIGN TO BE MODIFIED:
EX-FACE AREA: 48' x 16' = 768 SF
EX-HEIGHT: 35'
PR-FACE AREA: 48' x 16' = 768 SF
PR-HEIGHT: 50'

POINT OF BEGINNING
N 575,983.93
E 1,412,414.92

122'-0" IN LIEU
OF 100'-0" FT.
VARIANCE #2

122'-0" IN LIEU
OF 100'-0" FT.
VARIANCE #2

122'-0" IN LIEU
OF 100'-0" FT.
VARIANCE #2

122'-0" IN LIEU
OF 100'-0" FT.
VARIANCE #2

THE COORDINATE SYSTEM OF ALL DRAWINGS IS
BASED ON THE NORTH AMERICAN DATUM OF 1983.
THE ELEVATION SYSTEM OF ALL DRAWINGS IS
BASED ON THE NORTH AMERICAN VERTICAL
DATUM OF 1988.
HORIZ: NAD 83/91; VERT: NAVD 88

RIGHT-OF-WAY LINE

PROPERTY LINE

EX. EASEMENT

ZONING LINE

EX. CONCRETE CURB AND GUTTER

EX. EDGE OF PAVING

EX. CONCRETE

EX. BUILDING

EX. STORM DRAIN, MANHOLE & INLET

EX. SANITARY SEWER, MANHOLE & CLEANOUT

EX. WATER MAIN, VALVE & FIRE HYDRANT

EX. GAS LINE

EX. POLE WITH LIGHT

EX. UTILITY POLE & GUY WIRE

EX. OVERHEAD LINE

EX. INDEX CONTOURS

EX. INTERMEDIATE CONTOURS

"EXISTING" DESIGNATION

"PROPOSED" DESIGNATION

LIMIT OF WORK

CASE NO. 1975-0082-XA:
VARIANCE FROM SECTION 709.2(b)(5) OF THE ZONING CODE
TO PERMIT A TOTAL OF 22 PARKING SPACES INSTEAD OF
THE REQUIRED 40 SPACES WAS GRANTED OCTOBER 18, 1974.

1. VARIANCE FROM B.C.Z.R. SECTION 450.4.11.V & 450.4.11.VII TO ALLOW THE CONTINUED USE OF A FREESTANDING OUTDOOR ADVERTISING SIGN WITH A SIGN FACE AREA OF 30 SF DISTANCE OF 50 FT IN LIEU OF THE PERMITTED 30 SF AND HEIGHT OF 25 FT.
2. VARIANCE FROM B.C.Z.R. SECTION 450.4.11.C TO ALLOW THE CONTINUED USE OF A FREESTANDING OUTDOOR ADVERTISING SIGN WITH A SIGN FACE OF 32 SF FROM A RESIDENTIAL ZONE IN LIEU OF THE MINIMUM REQUIRED 200 FT.
3. VARIANCE FROM B.C.Z.R. SECTION 450.4.11.F TO ALLOW THE CONTINUED USE OF AN OUTDOOR ADVERTISING SIGN WITH A DISTANCE OF 50 FT FROM THE RIGHT-OF-WAY OF A CONTROLLED-ACCESS-TYPE HIGHWAY (BALTIMORE WASHINGTON PARKWAY) IN LIEU OF THE MINIMUM REQUIRED 250 FT.
4. VARIANCE FROM B.C.Z.R. SECTION 450.4.14.D TO ALLOW THE CONTINUED USE OF AN OUTDOOR ADVERTISING SIGN A DISTANCE OF 776 FT FROM ANOTHER OUTDOOR ADVERTISING SIGN ON THE SAME SIDE OF A HIGHWAY IN LIEU OF THE MINIMUM REQUIRED 1,000 FT, IF NECESSARY.

1. SPECIAL EXCEPTION TO ALLOW THE CONTINUED USE OF AN OUTDOOR ADVERTISING SIGN IN THE BM ZONE, PURSUANT TO SECTIONS 450.8.D.2 AND 450.4.11 OF THE BCZR.

BSV HOLLINSWOOD, LLC
T.M.109 P.165
TAX ID.*1306450680
DEED REF.34218/450
EX.USE: COMMERCIAL
HOLLINS FERRY ROAD

EX. 1-STORY
MASONRY BUILDING
90,440 SF
*3327 HOLLINS FERRY ROAD

MERRITT-017, LLC
T.M.109 P.162/
TAX ID.*1311350190
EX.USE: INDUSTRIAL
DEED REF.12565/59

MERRITT-017, LLC
T.M.109 P.162/
TAX ID.*1311350190
EX.USE: INDUSTRIAL
DEED REF.12565/59

ELEVATIONS ARE BASED ON NAVD 83(2011)
DATUM PER BALTIMORE COUNTY CONTROL
POINTS:

CONTROL POINT AZ-180:
N 575,589.45; E 1,411,067.70; EL.104.95
DESCRIPTION: BRASS DISC WEST SIDE
--- LANSOWNE BLVD. TOWARDS TRACK
LANSOWNE- HIGH SCHOOL

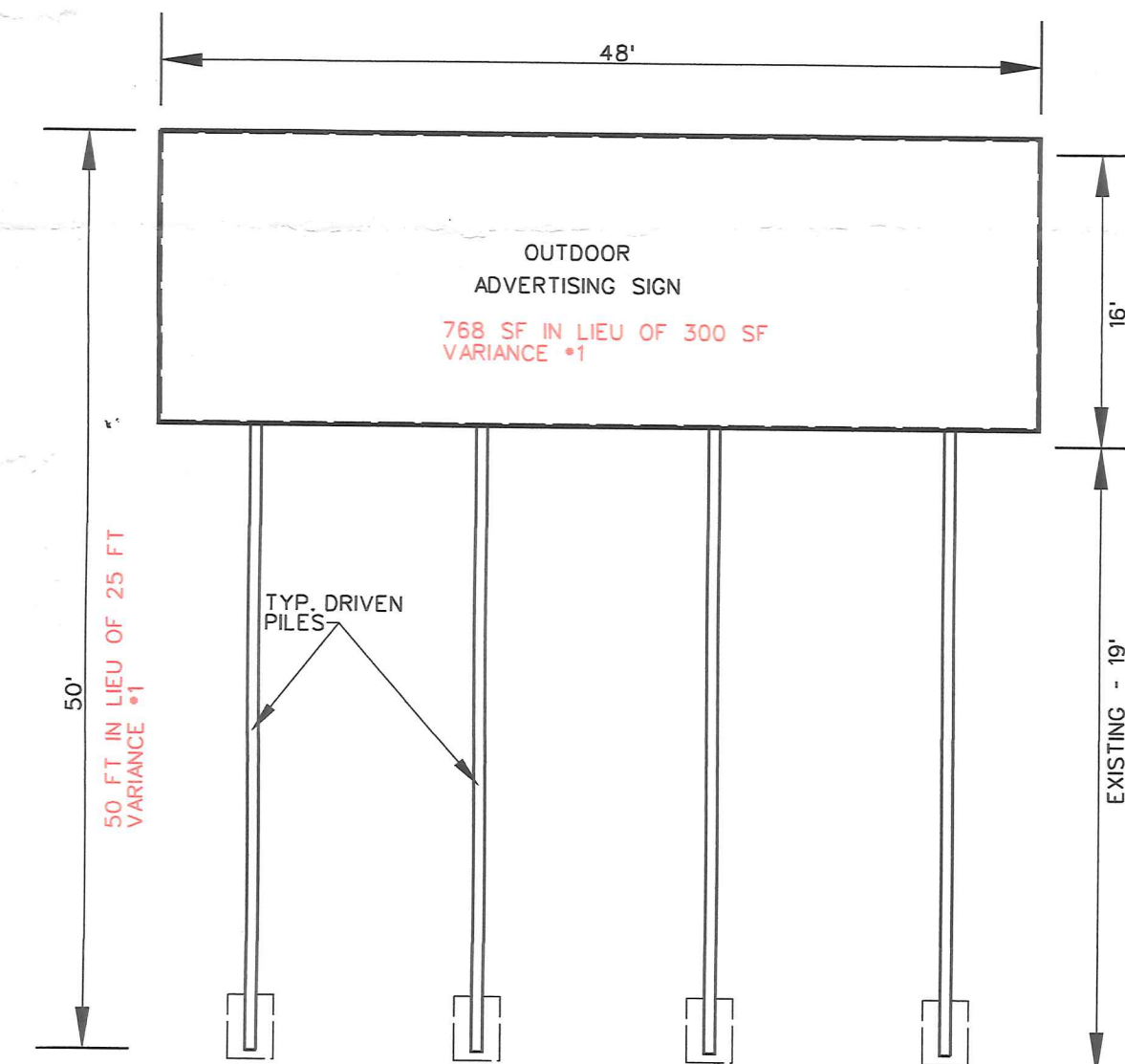
CONTROL POINT GIS-180:
N 576,096.86; E 1,410,828.12; EL.107.02
DESCRIPTION: BRASS DISC EAST SIDE
LANSDOWNE BLVD., FRONT OF LANSDOWNE
MIDDLE SCHOOL.



VICINITY MAP

SCALE: 1" = 500'

1. AREA OF TRACT: 194,278 SF OR 4.46 AC
2. OWNER:
MERRITT-07 LLC
2086 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
PHONE: 410-298-2600
3. TAX MAP REFERENCES:
T.M.109: G.4; P.162; TAX ID.# 1311350190
D.EED REFERENCES: L.12565 F.595
4. PLAT REFERENCE: N/A
5. ELECTION DISTRICT: 13; COUNCILMANIC DISTRICT: 1
6. EXISTING ZONING: BM, MAP #109#1
7. EXISTING USE: OFFICE / WAREHOUSE
PROPOSED USE: OFFICE / WAREHOUSE
8. CENSUS TRACK: 430200
TRANSPORTATION ZONE: 833
ZIP CODE: 21227
WATERSHED: PATAPSCO RIVER
10. MINIMUM SETBACK REQUIREMENT:
FRONT: 15 FT. FROM FRONT PROPERTY LINE; 40 FT.
FROM STREET CENTERLINE
SIDE & REAR: NONE

**BILLBOARD DETAIL**

SCALE: N.T.S.

PETITIONER'S EXHIBIT 1A

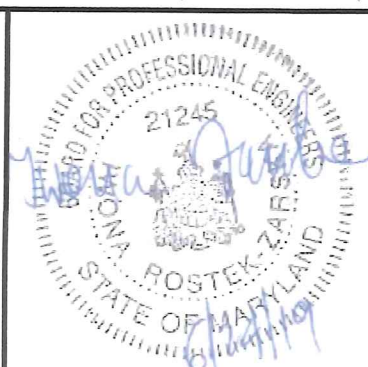
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THE ELEVATION SYSTEM OF ALL DRAWINGS IS
BASED ON THE NORTH AMERICAN VERTICAL
DATUM OF 1988.
HORIZ: NAD 83/91; VERT: NAVD 88

NOTE:
THIS PLAN IS INTENDED FOR ZONING PURPOSES ONLY
AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

BLDG

Baltimore Land Design Group Inc.

230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21031
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, IWONA ROSTEK-ZARSKA, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2020.

MERRITT-17, LLC
2066 LORD BALTIMORE DRIVE
BALTIMORE, MARYLAND 21244
PHONE (410) 298-2600
FAX (410) 298-9644

2066 LORD BALTIMORE DRIVE BALTIMORE, MD 21244
PHONE 410-298-2600 FAX: 410-298-9644
www.MerrittProperties.com

[illegible]

PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION AND ZONING VARIANCES
HOLLINS FERRY ROAD

3327 HOLLINS FERRY ROAD
HALETHORPE, MARYLAND 21227

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30'

ELECTION DISTRICT: 13, C1
DATE: JUNE 24, 2019

~~DRAWING NO.~~

C-1

SHEET 1 OF 1

