

M E M O R A N D U M

DATE: September 27, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0389-XA - Appeal Period Expired

The appeal period for the above-referenced case expired on September 26, 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**

(803 Gleneagles Ct.)

9th Election District

5th Council District

803 Gleneagles, LLC

Legal Owner

Petitioner

*

*

*

*

*

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0389-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 803 Gleneagles Ct.. The Petitions were filed on behalf of 803 Gleneagles, LLC, legal owner of the subject property ("Petitioner"). The Special Exception petition seeks approval pursuant to Section 253.2.B.3 of the Baltimore County Zoning Regulations ("BCZR") for a service garage. The Petition for Variance seeks: (1) to permit a front building setback of 64 ft. in lieu of the required 75 ft.; (2) to permit a modification to the Landscape Manual; and (3) to permit four parking spaces to be as close as 4 ft. from the right-of-way line of a public street in lieu of the otherwise required 10 ft. A site plan was marked as Petitioner's Exhibit 3.

Appearing in support of the petitions were Robert Brittain, Tory Pierce and Marc Cohen. Jennifer Busse, 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 213,879 square feet (± 4.91 acres) in size and zoned ML-IM. The property is improved with a large (32,883 sq. ft.) commercial/warehouse building

ORDER RECEIVED FOR FILING

Date

8/27/19

By

Sen

which was previously used as a trade school. Petitioner proposes to operate an auto repair/body shop at the site, a use permitted by special exception in the ML-IM zone.

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. Pierce opined via proffer that the use would have no greater detrimental impact upon the community at this particular location than it would at any other ML-IM zoned property. No evidence to the contrary was presented and the request will therefore 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 large site has an irregular shape and the property is therefore unique. If the BCZR were strictly interpreted Petitioner would suffer a practical difficulty since it would be unable to operate the proposed service garage. 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

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Sen

health, safety, and general welfare. This is demonstrated by the lack of County and/or community opposition.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 27th day of **August, 2019**, that the Petition for Special Exception pursuant to Section 253.2.B.3 of the Baltimore County Zoning Regulations ("BCZR") to permit a service garage, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance: (1) to permit a front building setback of 64 ft. in lieu of the required 75 ft.; (2) to permit a modification to the Landscape Manual to allow a 4-foot wide landscape strip in lieu of the otherwise required 10 ft.; and (3) to permit four parking spaces to be as close as 4 ft. to the right-of-way line of a public street in lieu of the otherwise required 10 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.
2. All vehicle repairs, body work and/or painting must be done inside the existing building on site.
3. Petitioner must submit to the DOP signage details/elevations prior to obtaining permits for same.

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

ORDER RECEIVED FOR FILING

Date 8/27/19
By Sen



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 803 Gleneagles Court which is presently zoned ML IM

Deed References: 12577/00027 10 Digit Tax Account # 2300001493

Property Owner(s) Printed Name(s) 803 Gleneagles, 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

please see attached

3. **X** a **Variance** from Section(s) 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)

please see attached

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:

N/A

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Jennifer R. Busse, Esquire

Name- Type or Print

Signature Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address City State

21204 410-832-2077 jbusse@wtplaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

803 Gleneagles, LLC

By: Marc A. Cohen

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature # 2

110 West Road, Suite 500, Towson, MD

Mailing Address City State

21204 443-632-1190

Zip Code Telephone # Email Address

Representative to be contacted:

Jennifer R. Busse, Esquire

Name — Type or Print

Signature

1 W. Pennsylvania Avenue, Suite 300, Towson, MD

Mailing Address City State

21204 410-832-2077 jbusse@wtplaw.com

Zip Code Telephone # Email Address

CASE NUMBER 2019-0389-XA Filing Date 7 / 8 / 19

Do Not Schedule Dates:

Reviewer RJ

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date 8/27/19

By Sen

Attachment to Petition for Zoning Relief

803 Gleneagles Court

Petition for Special Exception to permit a service garage in accordance with BCZR Section 253.2.B.3.

Petition for Variance in accordance with BCZR of Section 243.1 via Section 255.2 to permit a 64' front building setback in lieu of the otherwise required 75'.

Petition for Variance in accordance with BCZR Section 409.8.A.1 to permit a modification to the Landscape Manual.

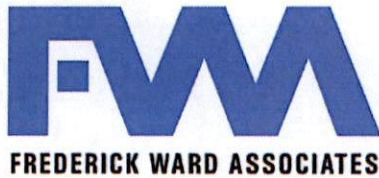
Petition for Variance in accordance with BCZR Section 409.8.A.4 to permit a parking space to be 4' to the right of way line of a public street in lieu of the otherwise required 10'.

728
8-23-
2019

four
4

Busse

2019-0389-XA



5 South Main Street
P.O. Box 727
Bel Air, Maryland 21014
410-838-7900
www.frederickward.com

ZONING DESCRIPTION – 803 GLENEAGLES COURT

June 20, 2019

BEGINNING for the same at a point on the easterly right of way line of Gleneagles Court (formerly known as Mine Court) a sixty foot wide right of way heretofore laid out and shown on a plat entitled "Towson Industrial Park" as recorded among the land records of Baltimore County in Plat Book WJR 27, folio 31 at the beginning of that tract or parcel of land conveyed by Gleneagles Limited Partnership to Gleneagles Office, LLC by a deed dated December 22, 1997 as recorded among the land records of Baltimore County in Liber SM 12577, folio 27 at a point lying approximately 275 feet along the said easterly right of way line of Gleneagles Court from the centerline of the existing paving of Cromwell Bridge Road. Thence binding on Gleneagles Court and on the outlines of the land described in Liber SM 12577, folio 27;

1) by a curve to the left, in a northwesterly direction, of radius 730.00 feet, an arc length of 100.71 feet and, subtended by a chord; North 40°03'22" West 100.63 feet,

2) North 43°59'40" West 119.37 feet,

3) North 43°59'40" West 129.65 feet. Thence leaving Gleneagles Court and binding on a fifty foot wide Storm Drain and Utility Reservation for Mine Bank Run,

4) by a curve to the left, in a northeasterly direction, of radius 300.00 feet, an arc length of 51.11 feet and, subtended by a chord; North 66°56'09" East 51.05 feet. Thence binding on land of Baltimore County, Maryland,

5) South 28°51'19" East 60.00 feet,

6) North 61°08'41" East 122.00 feet,

7) North 28°51'19" West 60.00 feet,

8) South 61°08'41" West 102.48 feet. Thence again binding on the Storm Drain and Utility Reservation for Mine Bank Run,

9) by a curve to the left, in a northeasterly direction, of radius 175.00 feet, an arc length of 103.99 feet and, subtended by a chord; North 44°05'03" East 102.47 feet,

10) North 27°04'18" East 77.89 feet,

2019-0389-KA

- 11) North $27^{\circ}04'18''$ East 268.37 feet to a point of curvature ,
- 12) by a curve to the right, in a northeasterly direction, of radius 125.00 feet, an arc length of 53.49 feet and, subtended by a chord; North $39^{\circ}19'50''$ East 53.08 feet,
- 13) North $51^{\circ}35'20''$ East 25.00 feet,
- 14) North $51^{\circ}35'20''$ East 40.57 feet. Thence binding on the westerly right of way line of the Baltimore Beltway,
- 15) South $18^{\circ}36'00''$ East 455.34 feet,
- 16) South $26^{\circ}38'20''$ East 197.49 feet. Thence, leaving the Baltimore Beltway right of way,
- 17) South $69^{\circ}18'48''$ West 399.80 feet to the point of beginning hereof.

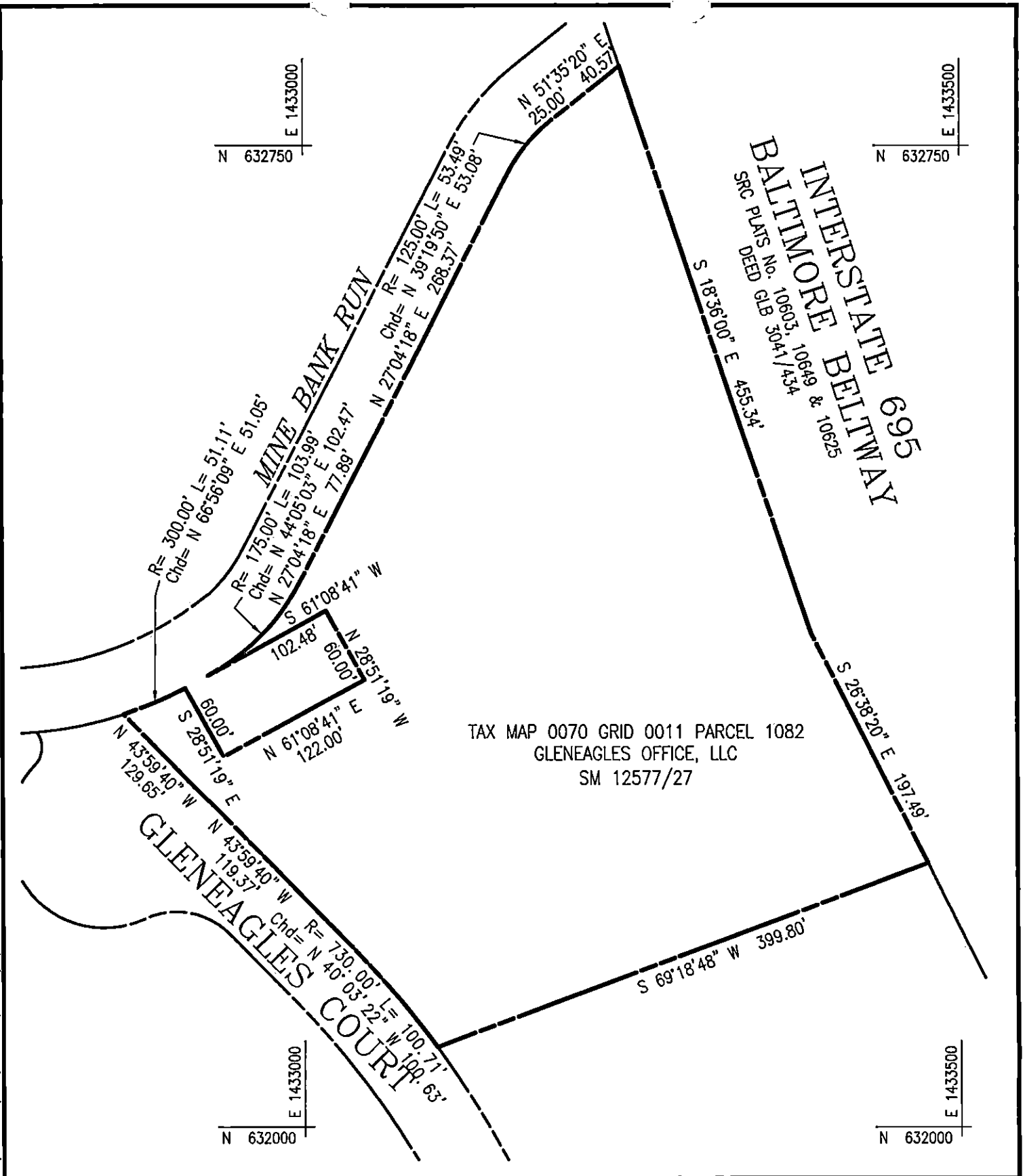
CONTAINING 4.9122 acres (213974 square feet) of land, more or less.

BEING that tract or parcel of land conveyed by Gleneagles Limited Partnership to Gleneagles Office, LLC by a deed dated December 22, 1997 as recorded among the land records of Baltimore County in Liber SM 12577, folio 27.

THIS ZONING DESCRIPTION was prepared by Vincent X. Nohe, a Professional Land Surveyor in the State of Maryland and in accordance with the Minimum Standards of Practice for Land Surveyors of the Annotated Code of Maryland. My current license expires August 8, 2020.



2019-0389-XA



SCALE 1"= 100'	DATE 06/20/19	 FREDERICK WARD ASSOCIATES www.frederickward.com ARCHITECTS ENGINEERS PLANNERS SURVEYORS	P.O. Box 727, 5 South Main Street Bel Air Maryland 21014 - 0727 410-838-7900 410-893-1243 fax	SKETCH TO ACCOMPANY ZONING DESCRIPTION 803 GLENEAGLES COURT NINTH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
DRAWN BY VXN	CHECKED BY			
PLAT NUMBER	FWA JOB NUMBER 2191XXX.00			



JOHN A. OLSZEWSKI, JR.
County Executive

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

July 30, 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: 2019-0389-XA

803 Gleneagles Court
N/west side of Gleneagles Court
9th Election District – 5th Councilmanic District
Legal Owners: 803 Gleneagles, LLC

Special Exception to permit a service garage in accordance with BCZR 253.2.B.3. Variance to permit a front building setback of 64 ft., in lieu of the required 75 ft. To permit a modification to the Landscape Manual. To permit 4 ft. between a parking space and the right of way line of a public street in lieu of the otherwise required 10 ft.

Hearing: Friday, August 23, 2019 at 1:30 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: Jennifer Busse, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204
Marc Cohen, 110 West Road, Ste. 500, Towson 21204

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 3, 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, August 2, 2019 - Issue

Please forward billing to:

Jennifer Busse
Whiteford, Taylor & Preston
1 W. Pennsylvania Avenue, Ste. 300
Towson, MD 21204

410-832-2077

NOTICE OF ZONING HEARING

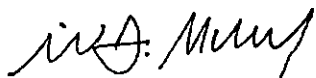
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105 West Chesapeake Avenue, Towson 21204



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.

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
AND VARIANCE *
803 Gleneagles Court; NW/S of Gleneagles Ct* OF ADMINISTRATIVE
9th Election & 5th Councilmanic Districts *
Legal Owner(s): 803 Gleneagles, LLC * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2019-389-XA

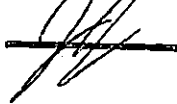
* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

JUL 18 2019



Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of July, 2019, a copy of the foregoing Entry of Appearance was mailed to Jennifer R. Busse, Esquire, Whiteford, Taylor & Preston, 1 West Pennsylvania Avenue, Suite 300, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

From: Marty Ogle <mert1114@aol.com>
Sent: Tuesday, August 20, 2019 12:48 PM
To: Administrative Hearings
Cc: Jennifer R. Busse
Subject: Second set of certificates



2019-0389-XA

CERTIFICATE OF POSTING

CASE NO. 2019-0389-XA
PETITIONER/DEVELOPER
WHITEFORD, TAYLOR
PRES'DN LLP
DATE OF HEARING/CLOSING
8/23/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION :
LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT 803 GENEALLES COURT
SIGN #1

THIS SIGN(S) POSTED ON August 2, 2019 August 23, 2019
(MONTH, DAY, YEAR)

SINCERELY,
Martin Ogile 8/2/19
SIGNATURE OF SIGN POSTER

MARTIN OGILE
9912 MAIDBROOK ROAD
PARKVILLE, MD 21234
443-629-1411

ZONING
CASE # 2019-0389-XA
A PERMITTING WILL BE HELD BY
THE BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

Martin Ogile 8/2/19

CERTIFICATE OF POSTING

CASE NO. 2019-0387-1A

PETITIONER/DEVELOPER

WHITEFORD, TAYLOR

PRESID LLC

DATE OF HEARING/CLOSING

8/23/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

800 GENEALOG COURT

SILVER

THIS SIGN(S) POSTED ON

August 2, 2019

August 20, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Gole 8/2/19

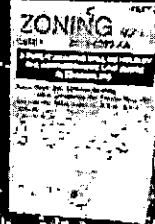
SIGNATURE OF SIGN POSTER

MARTIN GOLE

9912 MAIDBROOK ROAD

PARKVILLE, MD 21234

443-619-3411



8/2/19

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:

8/2/2019

Order #: 11775262
Case #: 2019-0389-XA
Description:

NOTICE OF ZONING HEARING CASE NUMBER: 2019-0389-XA



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

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Hearing: Friday, August 23, 2019 at 1:30 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 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.

au2

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

No. **184829**

PAID RECEIPT

Date:

July 8, 2019

BUSINESS ACTUAL TIME DRW
 7/08/2019 11:24:00 3

REG WSD3 WALKIN CAM
 >>RECEIPT # 014480 7/08/2019 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount	
001	806	0000		6150					\$1,000.00	CR NO. 184829
										Recpt Tot \$ 1,000.00
										1,000.00 CK .00 CA
										Baltimore County, Maryland

Total:

\$1,000.00

Rec

From:

Whiteford, Taylor, Preston

For:

803 GLENEAGLES CT.

SPECIAL EXCEPTION / VARIANCE

CASE No. 2019-0389-~~XXXX~~ XA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

CASE NO. 2019-0389-XA

PETITIONER/DEVELOPER

WHITEFORD, TAYLOR &
PRESTON LLP

DATE OF HEARING/CLOSING

8/23/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION :

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THE PROPERTY LOCATED AT

803 GLENEABLES COURT
SIGN #2

THIS SIGN(S) POSTED ON August 2, 2019
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 8/2/19
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

5/6/19 # 2

ZONING NOTICE

CASE # 2019-0389-XA

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

PLACE: Room 205, Jefferson Building
105 W. Chesapeake Ave. Towson MD 21204

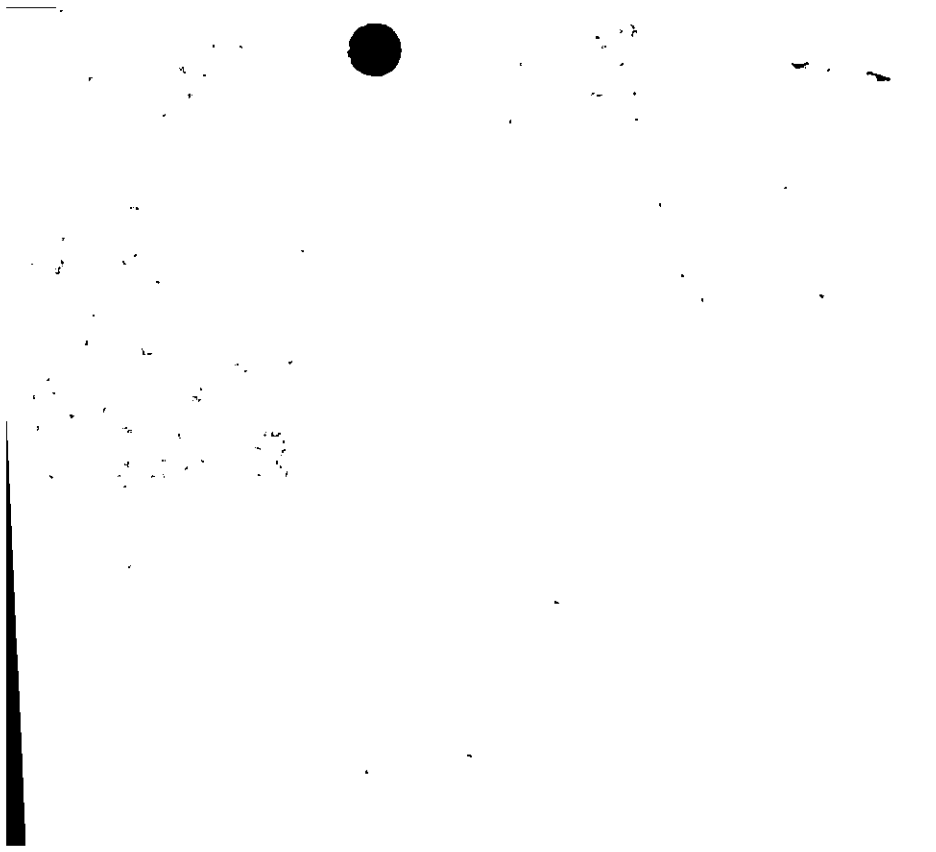
DATE AND TIME: Friday, August 23, 2019 at 1:30 p.m.

REQUEST: Special Exception to permit a service garage in accordance with BCZR 253.3.B.3. Variance to permit a front building setback of 64 ft., in lieu of the required 75 ft. To permit a modification to the Landscape Manual. To permit 4 ft. between a parking space and the right of way line of a public street in lieu of the otherwise required 10ft.

IF YOU HAVE ANY QUESTIONS OR NEED ASSISTANCE, PLEASE CONTACT THE TOWSON PLANNING DEPARTMENT AT (410) 281-1234.

HANDICAPPED ACCESSIBLE

in seating 8/2/19



CERTIFICATE OF POSTING

CASE NO. 2019-0389-XA

PETITIONER/DEVELOPER

WHITEFORD, TAYLOR &
PRESTON LLP

DATE OF HEARING/CLOSING

8/23/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
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Martin Ogle 8/2/19
SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

5/6/19 #1
ZONING NOTICE

CASE # **2019-0389-XA**

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

PLACE: **Room 205, Jefferson Building
105 W. Chesapeake Ave, Towson MD 21204**

DATE AND TIME: **Friday, August 23, 2019 at 1:30 p.m.**

REQUEST: **Special Exception to permit a service garage
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line of a public street in lieu of the otherwise required 10 ft.**

FOR INFORMATION: TO REQUEST FOR OTHER CONSIDERATIONS AND SUBMITTER'S SECTION 405
AND CONTINGENT ZONING CASE NO. 100

DO NOT REMOVE THIS SIGN AND DO NOT  DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

W. J. G. 8/2/19

**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: 2019-0389-XA
Property Address: 803 Gleneagles Ct
Property Description: _____
Legal Owners (Petitioners): 803 Gleneagles, LLC
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer Busse, Esq.
Company/Firm (if applicable): Whiteford Taylor & Preston
Address: One W. Pennsylvania Ave
Ste. 300
Towson MD 21204
Telephone Number: 410 832 2077



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 15, 2019

Jennifer R. Busse
1 W. Pennsylvania Ave Ste 300
Towson MD 21204

RE: Case Number: 2019-0389-XA, 803 Gleneagles Court

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 08, 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
Marc A. Cohen 110 West Road Suite 500, Towson MD 21204

8-23

RECEIVED
AUG 20 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 8/5/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-389

INFORMATION:

Property Address: 803 Gleneagles Court
Petitioner: Marc A. Cohen
Zoning: ML IM
Requested Action: Special Exception, Variance

The Department of Planning has reviewed the petition for a special exception to use the property for a service garage. The Department also reviewed the petition for variance to permit a 64 foot front building setback and a parking space to be 4 feet removed from the right of way line of a public street in lieu of the required 75 feet and 10 feet respectively and permit a modification to the Landscape Manual.

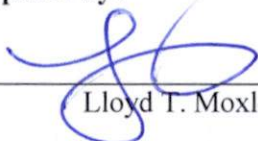
A site visit was conducted on 7/24/2019. The site is located in a small industrial park on Gleneagles Industrial Court and is surrounded by office and residential use.

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

- The special exception use shall meet the requirements of BCZR § 405A.
- To the extent possible and to the satisfaction of the Baltimore County Landscape Architect, the petitioners shall conform to the Baltimore County Landscape Manual.
- All auto repairs shall be conducted indoors.
- Submit signage details to the contact person listed below for review prior to the issuance of sign permits.

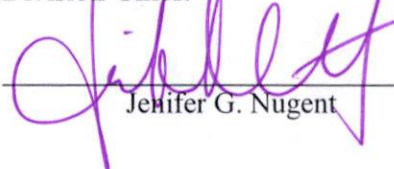
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

CPG/JGN/LTM/

c: Laurie Hay

James Hermann, R.L.A., Department of Permits, Approvals and Inspections

Jennifer R. Busse, Esquire

Office of the Administrative Hearings

People's Counsel for Baltimore County



STATE HIGHWAY
ADMINISTRATION

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

Date: 7/17/19

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2019-0389-XA.

*Special Exception, Variance
803 Coleneagles, LLC
803 Coleneagles Court.*

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

Sincerely,

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

WW/RAZ

July 11, 2019

Zoning Case no. 2019-039-XA

W. Carl Richards notes the file that Section 255.2 of the BCZR does apply to the entire parcel but only to the particular area of the parcel that conflicts with Section 255.2 of the BCZR.

SECTION 255 - M.L. Zone Area Regulations

[BCZR 1955; Bill Nos. 56-1961; 85-1967]

§ 255.1. - Area regulations.

The area regulations in the M.L. Zone shall be the same as those in B.R. Zone unless such B.R. Zone regulations conflict with the provisions of Section 255.2. ⁽¹⁾

Footnotes:

--- (1) ---

1. Editor's Note— Part of former Subsection 255.1, added by Bill No. 56-1961 was revised by Bill No. 85-1967 and redesignated as Subsection 255.2.

§ 255.2. - Yards within 100 feet of residential boundaries and motorways.

Within 100 feet of any residential zone boundary or the right-of-way of any street abutting such a boundary, or within 100 feet of the right-of-way of an existing or proposed interstate highway, other freeway or expressway, which motorway is officially so designated by the State Highway Administration, Maryland Department of Transportation, and/or the county, the front, side and rear yards shall be as required in M.R. Zone (See Sections 243.1, 243.2 and 243.3.).

WHITEFORD, TAYLOR & PRESTON L.L.P.

JENNIFER R. BUSSE
DIRECT LINE (410) 832-2077
DIRECT FAX (410) 339-4027
jbusse@wtplaw.com

TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5025
MAIN TELEPHONE (410) 832-2000
FACSIMILE (410) 832-2015

20-277 To: JCL
STF
2/20/20 wa

DELAWARE*
DISTRICT OF COLUMBIA
KENTUCKY
MARYLAND
MICHIGAN
NEW YORK
PENNSYLVANIA
VIRGINIA

WWW.WTPLAW.COM
(800) 987-8705

February 20, 2020

Via Hand Delivery

W. Carl Richards, Jr.
Baltimore County Permits Approvals & Inspections
111 W. Chesapeake Ave.
Towson, Maryland 21204

**Re: 803 Gleneagles Court
Zoning Confirmation / Spirit & Intent Request**

Dear Mr. Richards:

This office represents the owner of the above referenced property. Special Exception approval for a service garage was obtained this past August in Case 2019-0389-XA. Recently, when applying for the renovation permits, the owner's representative was instructed to obtain Spirit & Intent approval. Attached hereto is a Site Plan to accompany this request.

As shown on the attached plan, the renovations involve enclosing the existing overhang on the south side of the building. This work, however, does not increase the building's square footage as previously shown on the plan approved via the recent zoning case. The square footage on the plan approved in Case 2019-0389 accounted for this renovation work.

Also as shown on the attached plan, 26 previously provided parking spaces running along the building's south wall will be removed. As demonstrated in note 7 on the attached plan, those parking spaces were not required to satisfy the regulations and the site provides for more parking spaces than required.

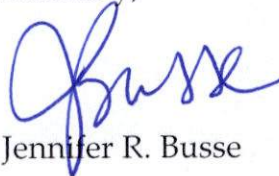
Additionally, the owner would like to periodically store new vehicles at this property. This vehicle storage and related activity would not create any detrimental impacts. At most the type of truck that will deliver and/or pick up such vehicles would be the same as that which would transport a damaged vehicle, and at most could carry 8 vehicles at once. More typically any such vehicle transfer would be accomplished via

2 employees who would carpool between this site and another of the owner's car facilities. Regardless of the method, there is room on site to accommodate any such transport.

Finally, fencing was installed, as shown on the attached plan. You have directed that fencing, regardless of whether gates are in place or not, cannot enclose the spaces required per the regulations; that without approval from the ALJ, such fencing can only enclose overflow parking spaces. Therefore, as directed, the owner has a filing appointment set for Friday, February 28th to file for zoning relief to permit the existing fence situation.

We respectfully request that with the exception of the fencing which will be put before the ALJ, the other herein explained minor changes fall within the spirit & intent of the previous approval. Thank you for your consideration of this request and please do not hesitate to let me know if any further information is required.

Sincerely,



Jennifer R. Busse

cc: Gerry Powell
Marc Cohen

10548932

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

DEVELOPMENT PLANS REVIEW

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

DEPS

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

FIRE DEPARTMENT

PLANNING

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

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

8/2/19

SIGN POSTING (1st)

Date:

8/2/19

by

Cape

SIGN POSTING (2nd)

Date:

8/20/19

by

Cape

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 09 Account Number - 2300001493							
Owner Information									
Owner Name:		803 GLENEAGLES LLC				Use:		INDUSTRIAL	
Mailing Address:		SUITE 500 110 WEST RD TOWSON MD 21204-				Principal Residence:		NO	
						Deed Reference:		/41605/ 00312	
Location & Structure Information									
Premises Address:		803 GLENEAGLES CT TOWSON 21286-				Legal Description:		4.911 AC 803 GLENEAGLES CT ES TOWSON INDUSTRIAL PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0070	0011	1082		0000				2020	Plat Ref: 0027/0031
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1969		29,313 SF				213,879 SF		07	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
		OFFICE BUILDING							
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2019		07/01/2020	
Land:		2,113,800		2,113,800					
Improvements		1,248,500		1,248,500					
Total:		3,362,300		3,362,300		3,362,300			
Preferential Land:		0							
Transfer Information									
Seller: GLENEAGLES OFFICE LLC				Date: 06/28/2019		Price: \$4,400,000			
Type: ARMS LENGTH IMPROVED				Deed1: /41605/ 00312		Deed2:			
Seller: GLENEAGLES L P				Date: 12/30/1997		Price: \$1,825,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /12577/ 00027		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2019		07/01/2020			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00		0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 09 Account Number - 2300001493			
Owner Information					
Owner Name:		GLENEAGLES OFFICE LLC		Use:	INDUSTRIAL
Mailing Address:		C/O MULLEN ENTERPRISES INC 2330 W JOPPA RD LUTHERVILLE TIMONIUM MD 21093-4609		Principal Residence:	NO
				Deed Reference:	/12577/ 00027
Location & Structure Information					
Premises Address:		803 GLENEAGLES CT 0-0000		Legal Description:	4.911 AC 803 GLENEAGLES CT ES TOWSON INDUSTRIAL PARK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0070	0011	1082		0000	
Assessment Year:		Plat No:			
2017		Plat Ref: 0027/ 0031			
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1969		29313		213,879 SF	
Property Land Area		County Use			
213,879 SF		07			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		OFFICE BUILDING			Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2018	07/01/2019	
Land:	2,113,800	2,113,800			
Improvements	1,246,200	1,248,500			
Total:	3,360,000	3,362,300	3,361,533	3,362,300	
Preferential Land:	0			0	
Transfer Information					
Seller: GLENEAGLES L P		Date: 12/30/1997		Price: \$1,825,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /12577/ 00027		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class		07/01/2018	07/01/2019	
County:	000		0.00		
State:	000		0.00		
Municipal:	000		0.00 0.00	0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2019-0389-XA

CASE NAME 803 Glen Eagles
CASE NUMBER 2019-389-XA
DATE 8/23/19

[illegible]

Case No.: 2019-389-XA

Exhibit Sheet - Continued

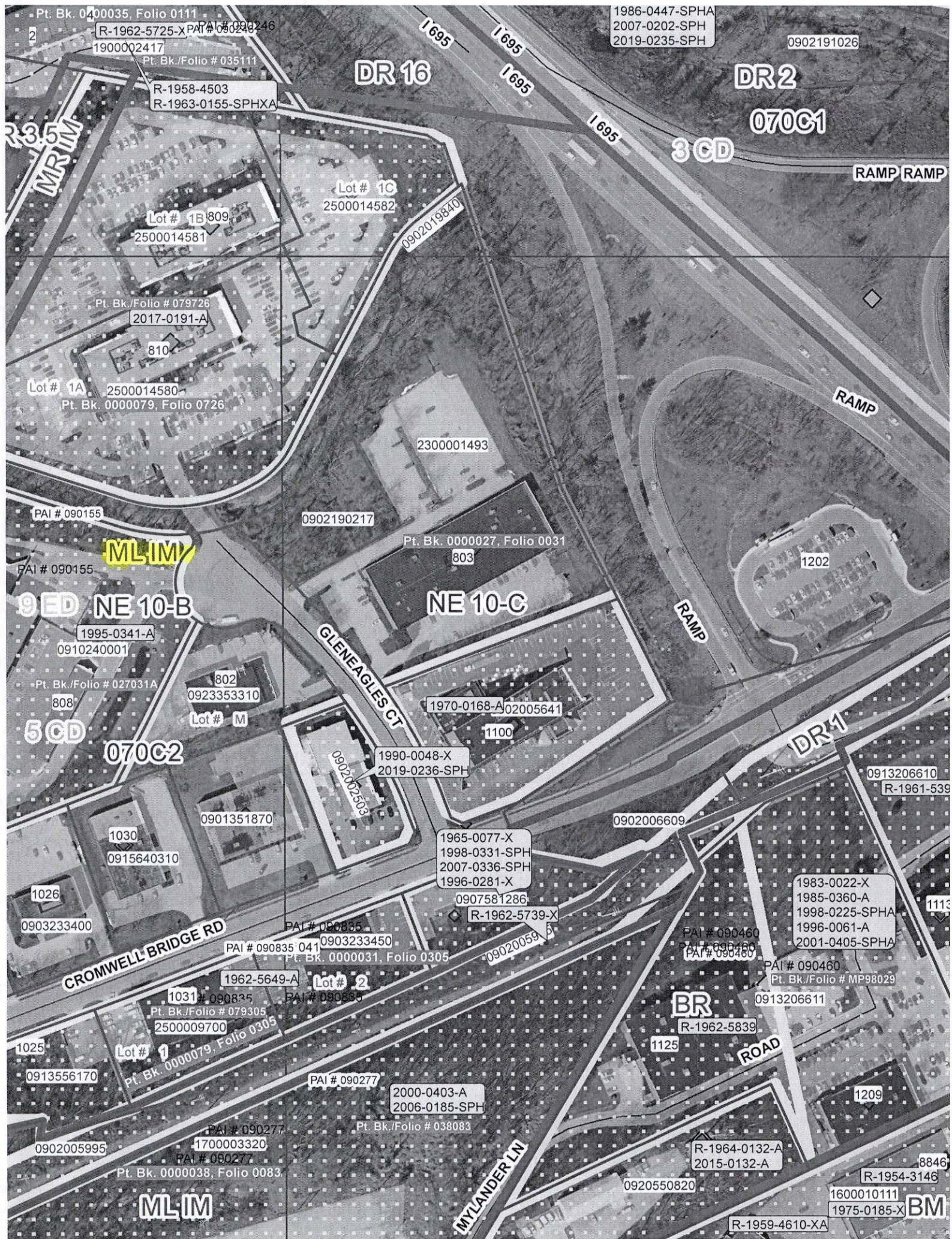
Petitioner/Developer

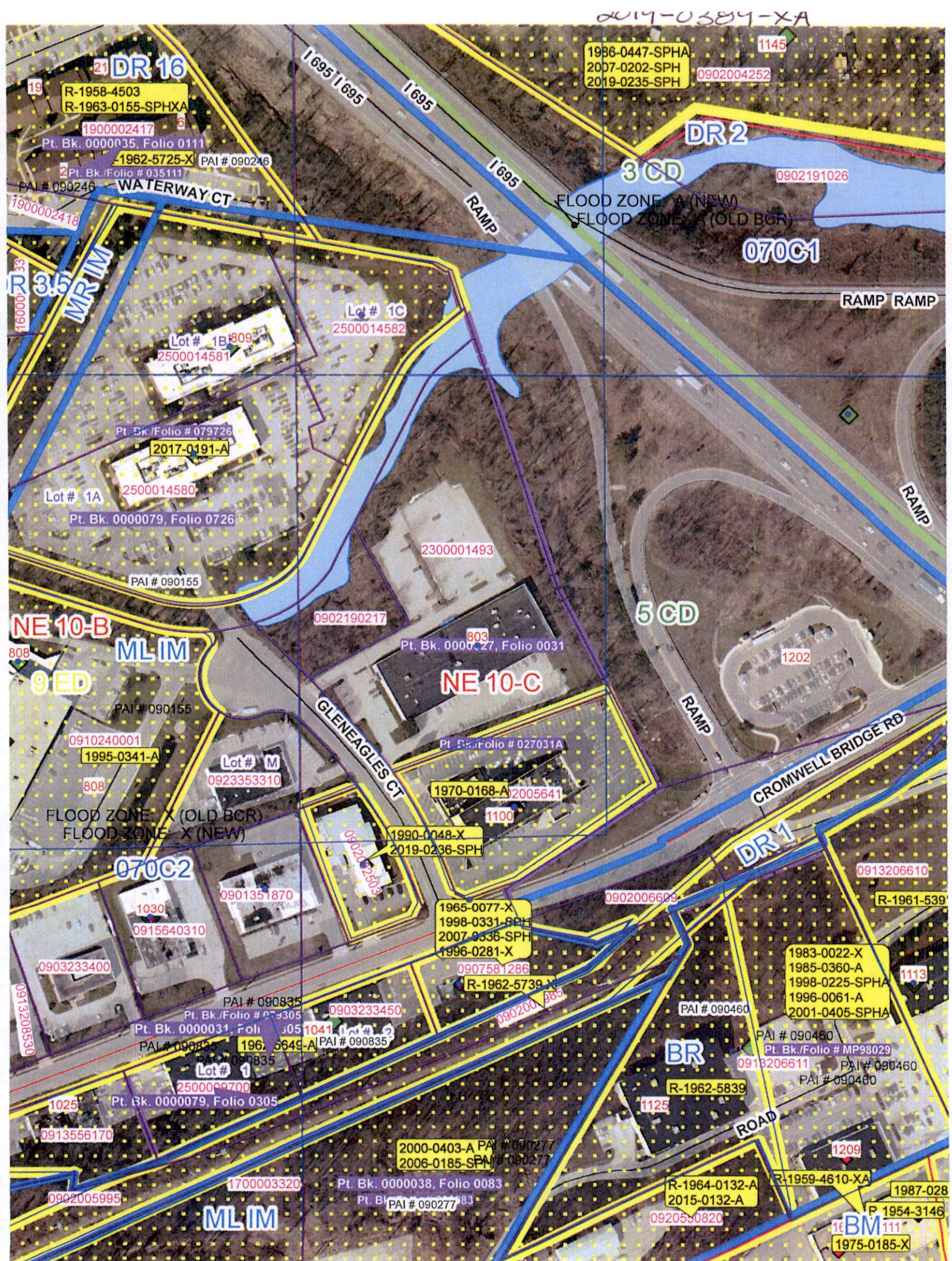
DW
9-27-19

Protestants

Sen
8-27-19

No. 15 1	Photo Exhibit	
No. 14 2	Aerial Exhibit	
No. 13 3	Site plan	
No. 16		
No. 17		
No. 18		
No. 19		
No. 20		
No. 21		
No. 22		
No. 23		
No. 24		





M:\PROJECTS\2191106.00 PRIORITY 1 803 GLENEAGLES COURT\DESIGN\ENGINEERING\CAD\PHOTO EXHIBIT DWG6_LAYOUT1_8/21/2019 12:56 PM.rvt



NORTH VIEW OF GLENEAGLES CT.



SOUTH VIEW OF GLENEAGLES CT.



FUTURE VEHICLE STORAGE AREA



SOUTH VIEW OF HOLIDAY INN EXPRESS



803 GLENEAGLES FRONT ENTRANCE



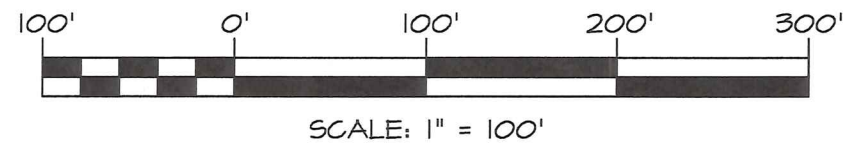
FUTURE LOCATION OF SERVICE ENTRANCES

PETITIONER'S
EXHIBIT NO. 1

PLAN TO ACCOMPANY ZONING PETITION

DATE: 7/3/2019		DRAWING NO: SP3	
SCALE: 1" = 50'		SHEET 1 OF 1	
DESIGNED BY: RJB		FWA JOB NUMBER:	
DRAWN BY: RJB			
CHECKED BY:			
PROPERTY OWNER: 803 GLENEAGLES, LLC 110 WEST ROAD SUITE 500 TOWSON, MD 21204		PHOTO EXHIBIT 803 GLENEAGLES CT. TOWSON, MD 21286	
ARCHITECTS ENGINEERS PLANNERS SURVEYORS 410-979-2080 frederickward.com FREDERICK WARD ASSOCIATES PO Box 727, 5 South Mall Street Bldg. A Maryland 21014		NINTH ELECTION DISTRICT TOWSON, MARYLAND	
REV#		DATE	
DESCRIPTION			

M:\PROJECTS\2191106.00 PRIORITY 1 803 GLENEAGLES COURT\DESIGN\ENGINEERING\CAD\AERIAL EXHIBIT.DWG, LAYOUT1, 8/21/2019 12:57 PM,jpb



PLAN TO ACCOMPANY ZONING PETITION

REVISIONS	
REV#	DATE

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
410.979.2090
fredrickward.com

FWA

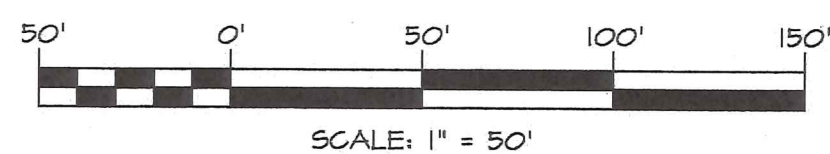
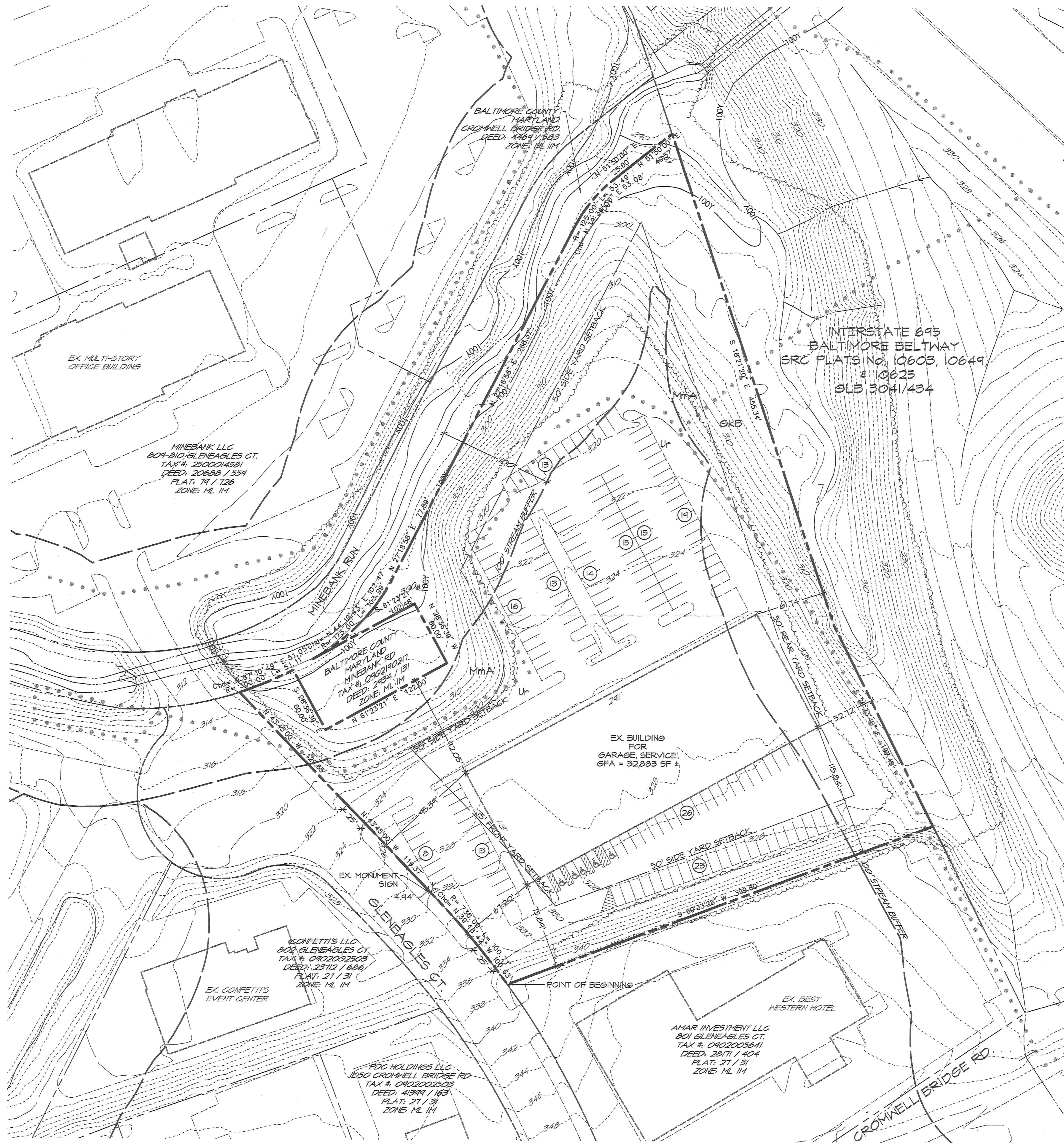
FREDRICK WARD ASSOCIATES
PO Box 727, 5 South Main Street, Baltimore, Maryland 21014

PROPERTY OWNER:
803 GLENEAGLES, LLC
110 WEST ROAD
SUITE 500
TOWSON, MD 21204

AERIAL EXHIBIT
803 GLENEAGLES CT.
TOWSON, MD 21286
NINTH ELECTION DISTRICT
TOWSON, MARYLAND

PETITIONER'S
EXHIBIT NO. 2

DATE: 7/3/2019	DRAWING NO: SP2
SCALE: 1" = 50'	
DESIGNED BY:	
DRAWN BY: RJB	SHEET 1 OF 1
CHECKED BY:	FWA JOB NUMBER:



LEGEND

---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	EX. BASEMENT
---	EX. CONTOURS
---	EX. TREELINE
---	EX. EDGE OF PAVING
---	EX. OVERHEAD LINES
---	EX. SANITARY LINES
---	EX. WATER LINES
---	EX. STORM DRAIN LINES
---	EX. GAS LINES
---	SOIL BOUNDARY
---	FEMA 100 YEAR FLOODPLAIN
---	STREAM BANK & CENTERLINE
---	100' STREAM BUFFER
---	EX. BUILDING

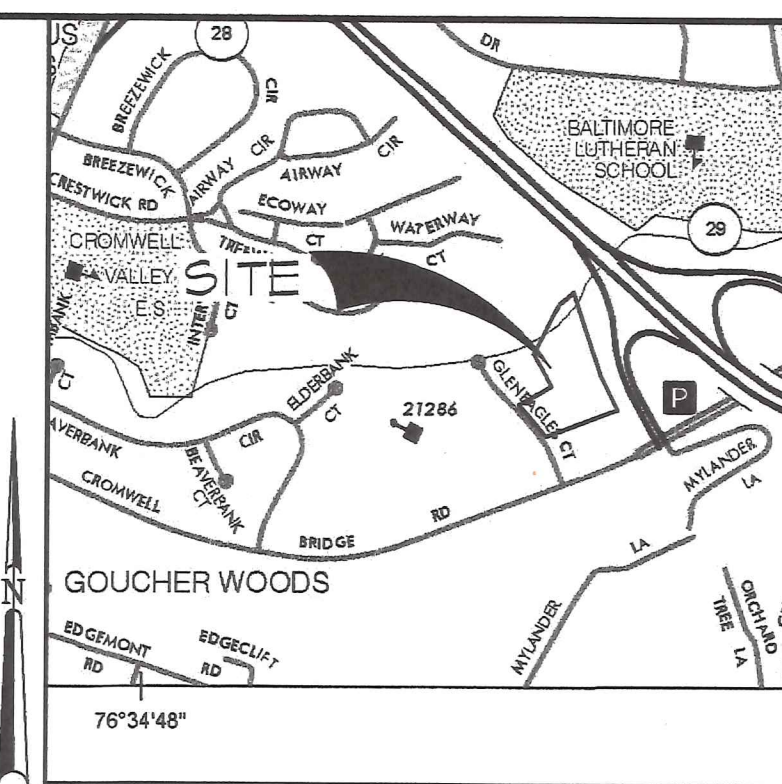
SITE DEVELOPMENT DATA

- OWNER: 803 GLENEAGLES, LLC
ADDRESS: 110 WEST ROAD
SUITE 500
TOWSON, MD 21204
- PLAN PREPARED BY: FREDERICK WARD ASSOCIATES
5 SOUTH MAIN STREET
BEL AIR, MD 21014
- SITE LOCATION:
STREET ADDRESS: 803 GLENEAGLES CT.
TOWSON, MD 21206
TAX #: 04-2300001443
GRID: 11
PARCEL: 1082
DEED: 12571/21
FLAT: 21/31
GROSS ACREAGE: ± 4.911 AC (± 213,879 SQ. FT.)
COUNCIL DISTRICT: 5
- ZONING: ML IM (MANUFACTURING, LIGHT, INDUSTRIAL, MAJOR DISTRICT)
- USE:
EXISTING: SCHOOL, BUSINESS/TRADE SCHOOL
PROPOSED: GARAGE, SERVICE, AUTO REPAIR & BODY SHOP
- BUILDING COVERAGE:
MAX ALLOWED: FAR 2.0 (421,750 SQ. FT.)
EXISTING: FAR 0.15 (32,883 SQ. FT.)
- PARKING:
REQUIRED:
1. 32,883 SF SHOP & BUSINESS OFFICE @ 3.3 PS/1000 S.F. = 109 PS
2. TOTAL REQUIRED PARKING SPACES = 109 PS
PROVIDED:
1. TOTAL PARKING PROVIDED = 175 PS
(INCLUDES 5 HANDICAP SPACES)
- SETBACKS, AREA AND HEIGHT REGULATIONS:
SINCE PROPERTY IS WITHIN 100' FROM THE RIGHT-OF-WAY OF AN EXISTING OR PROPOSED INTERSTATE HIGHWAY, OTHER FREEWAY OR EXPRESSWAY, THE FRONT, SIDE, AND REAR YARDS SHALL BE AS REQUIRED IN M.R. ZONE SECTIONS 243.1, 243.2, AND 243.3.
FRONT YARD: 15'
SIDE YARD: 50'
REAR YARD: 50'
- HEIGHT REGULATIONS: HEIGHT UNLIMITED
- STORMWATER MANAGEMENT PROVIDED BY EXISTING STORMWATER MANAGEMENT FACILITY.
- NO OPEN SPACE IS REQUIRED FOR THIS PROJECT.
- THERE ARE NO HISTORIC STRUCTURES OR KNOWN ARCHEOLOGICAL SITES ON THE PROPOSED PROJECT.
- FLOODPLAIN: FEMA FIRM MAP 2400100265F
100 YEAR FLOOD PLAIN OCCURS ON THIS PROPERTY.
- WATERSHED: LOWER GUNPOWDER FALLS
- THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- BOUNDARY AND TOPOGRAPHY SHOWN IS BASED ON BALTIMORE COUNTY GIS DATA.
- ZONING CASES ON FILE FOR THIS SITE: NONE
- INFORMATION ON THIS PLAN IS BASED ON PLANS AND RECORDS ON FILE WITH BALTIMORE COUNTY AND NOT BASED ON FIELD SURVEY.

SOIL CHART

SYMBOL	UNIT NAME	K-FACTOR	HYDRIC	HYDRIC GROUP
GKB	GLENNVILLE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	0.37		C
MmA	MELVIN SILT LOAM, 0 TO 8 PERCENT SLOPES	0.37	X	B/D
Ur	URBAN LAND, 0 TO 8 PERCENT SLOPES			D

X = HYDRIC SOILS
1 = INCLUSIVE SOILS
K-VALUE > 0.35 = HIGHLY ERODIBLE



VICINITY MAP
1"=1000'

PETITIONER'S
EXHIBIT NO. 3

REV#	DATE	DESCRIPTION

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS

FREDERICK WARD ASSOCIATES
410-979-2080
frederickward.com

PO Box 727, 5 South Main Street Bel Air, Maryland 21014

PROPERTY OWNER:
803 GLENEAGLES, LLC
110 WEST ROAD
SUITE 500
TOWSON, MD 21204

PLAN TO ACCOMPANY
ZONING PETITION

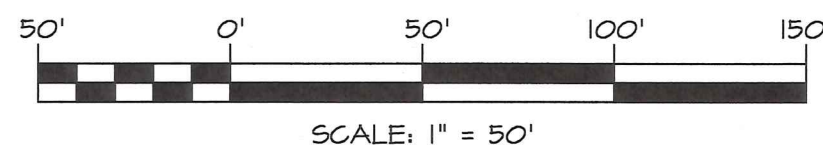
803 GLENEAGLES CT.
TOWSON, MD 21286

NINTH ELECTION DISTRICT
TOWSON, MARYLAND

1. I, GERRY P. POWELL, 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. 48252, EXP. DATE, 12/24/2014

DATE: 7/3/2019
SCALE: 1" = 50'
DESIGNED BY: RJB
DRAWN BY: RJB
CHECKED BY: RJB

SHEET 1 OF 1
FWA JOB NUMBER:



EX. BUILDING
FOR
GARAGE, SERVICE
GFA = 32,883 SF ±

AMAR INVESTMENT LLC
801 GLENEAGLES CT.
TAX #: 0902005641
DEED: 28171 / 404
PLAT: 27 / 31
ZONE: ML 1M

EX. BEST
WESTERN HOTEL

- POINT OF BEGINNING

CONFETTI'S LLC
802 GLENEAGLES CT
TAX #: 0902002503
DEED: 23712 / 686
PLAT: 27 / 31
ZONE: ML 1M

EX. CONFETTI'S
EVENT CENTER

PDC HOLDINGS LLC
CROMWELL BRIDGE RD
AX #: 0902002503
DEED: 41399 / 163
PLAT: 27 / 31
ZONE: ML 1M

MINEBANK LLC
809-810 GLENEAGLES CT.
TAX #: 2500014581
DEED: 20688 / 559
PLAT: 79 / T26
ZONE: ML 1M

EX. MULTI-STORY
OFFICE BUILDING

PROPERTY LINE

BUILDING SETBACK LINE

EX. EASEMENT

EX. CONTOURS

EX. TREE LINE

EX. EDGE OF PAVING

EX. OVERHEAD LINES

EX. SANITARY LINES

EX. WATER LINES

EX. STORM DRAIN LINES

EX. GAS LINES

SOIL BOUNDARY

FEMA 100 YEAR FLOODPLAIN

STREAM BANK & CENTERLINE

100' STREAM BUFFER

OH

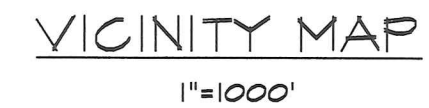
SS

W

SD

G

100Y



SOIL CHART

X = HYDRIC SOILS
I = INCLUSIONAL SOILS
K-VALUE > 0.35 = HIGHLY ERODIBLE

2019-0389-XA
PLAN TO ACCOMPANY ZONING PETITION

**ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS**
410-879-2090
Frederickward.

FREDERICK WARD ASSOCIATES
PO Box 722, 5 South Main Street Del Air Maryland 21014

PLAN TO ACCOMPANY
ZONING PETITION

803 GLENEAGLES CT.
TOWSON, MD 21286

NINTH ELECTION DISTRICT



I, GERRY P. POWELL 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. 40252, EXP. DATE: 12/29/2019

DATE: 7/3/2019	DRAWING NO:
SCALE: 1" = 50'	
DESIGNED BY:	
DRAWN BY: RJB	SHEET 1 OF 1
CHECKED BY:	FWA JOB NUMBER:

