



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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:

Case Number: 2019-0398-XA

Property Address: 422 H EASTERN AVENUE

Property Description: LOT 9 PB 3/15

Legal Owners (Petitioners): DIANA STAVRINOS

Contract Purchaser/Lessee: HERITAGE TREATMENT CENTER, INC.

PLEASE FORWARD ADVERTISING BILL TO:

Name: STEPHEN YIADOM

Company/Firm (if applicable): HERITAGE TREATMENT CENTER, INC.

Address: 327 HORNEL STREET

BALTIMORE MD 21224

Telephone Number: 443-562-1100

Revised 5/20/2014

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Date: 8/13/19

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

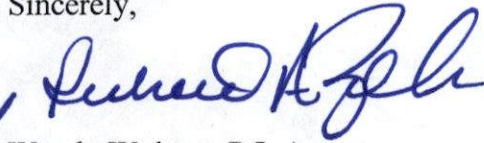
We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 8/12/19. A field inspection and internal review reveals that an entrance onto MD150 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for

Special Exception, Variance Case Number 2019-0398-XA.

Diana M. Stavrinos
422 Eastern Boulevard

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 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

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
AND VARIANCE *
422H Eastern Avenue; NW/S of Eastern Blvd,* OF ADMINISTRATIVE
374' SW of intersection of N. Taylor Avenue
15th Election & 7th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Diana M. Stavrinos
Contract Purchaser: Heritage Treatment Ctr, Inc.* BALTIMORE COUNTY
Petitioner(s) *
2019-398-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

AUG 06 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 6th day of August, 2019, a copy of the foregoing Entry of Appearance was mailed to J. Neil Lanzi, Esquire, 102 W. Pennsylvania Avenue, Suite 406, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Essex Middle River Civic Council

Established 1960

"Serving the community for over fifty years"

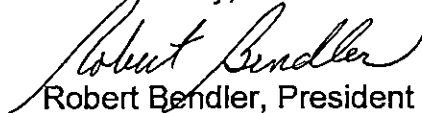
Office of Administrative Hearings
111 West Chesapeake Ave.
Room 111
Towson, Maryland 21204

Dear Administrative Law Judge:

The Essex Middle River Civic Council discussed the Special Exception and Variance Requests for the property at 422H Eastern Ave at their meeting on 8-7-19 and voted to oppose the relief requested. Among the reasons for opposition are: the variances are excessive, there is another similar clinic in close proximity, it would be much too close to residentially zoned property, and it is inappropriate for this particular location.

The EMRCC hereby requests that variances and special exceptions to allow for a medical clinic at this site be denied. If you have any question or require additional information regarding this matter, I may be reached at 410-238-3637.

Sincerely,



Robert Bendler, President

Essex Middle River Civic Council

Kristen L Lewis

From: Neil Lanzi <nlanzi@wcslaw.com>
Sent: Monday, September 16, 2019 3:03 PM
To: Kristen L Lewis
Subject: 2019-398-XA 422H Eastern Avenue

Importance: High

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

Krysten,

Our client is not ready to proceed with the hearing on October 18th. As I mentioned to you last week, the landlord was unable to hold their space for rent due to the delay in the County appointing a new ALJ. As soon as we are ready to proceed, I will be in touch.

Please confirm receipt.

Regards,

Neil



Neil Lanzi
Partner
Wright, Constable & Skeen, LLP
102 W. Pennsylvania Avenue, Suite 406
Towson, Maryland 21204
Tele: 410-659-1390 Fax: 667-206-4610
E-mail: nlanzi@wcslaw.com

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<<http://www.baltimorecountymd.gov>>

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<<http://www.baltimorecountymd.gov/News/BaltimoreCountyNow>>

[<http://www.baltimorecountymd.gov/sebin/b/d/social-icon-youtube.png>]

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www.baltimorecountymd.gov<<http://www.baltimorecountymd.gov>>

Wright, Constable & Skeen, LLP
102 W. Pennsylvania Avenue, Suite 406
Towson, Maryland 21204
Tele: 410-659-1390
E-mail: nlanzi@wcslaw.com

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

From: Debra Wiley [mailto:dwiley@baltimorecountymd.gov]
Sent: Friday, July 17, 2020 3:36 PM
To: Neil Lanzi <nlanzi@wcslaw.com>
Subject: Case No. 2019-0398-XA - 422H Eastern Ave. (Stavrinis)

Good Afternoon Mr. Lanzi,

As you know, there is quite a backlog of cases to be scheduled.

Our office is attempting to help Kristen and it appears that the Petition for Zoning was filed on July 19, 2019 and that you notified Kristen on September 16, 2019 [via email] indicating your client was not ready to proceed with the hearing on October 18th (see attachment).

In any event, please provide a status update (in writing). And if it's just a matter of needing to be scheduled, please let me know and we'll work on getting that set in.

If we do not hear from you within ten (10) days, this case may be dismissed without prejudice.

Thank you in advance for your understanding.

Debra Wiley, Legal Administrative Secretary Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

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

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Friday, July 17, 2020 3:35 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

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

Scan Date: 07.17.2020 15:34:38 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

[<http://www.baltimorecountymd.gov/sebin/g/u/signature-covid.gif>][<https://www.baltimorecountymd.gov/news/coronavirus.html>]

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From: Debra Wiley [mailto:dwiley@baltimorecountymd.gov]
Sent: Friday, July 17, 2020 4:10 PM
To: Neil Lanzi <nlanzi@wclaw.com>
Subject: RE: Case No. 2019-0398-XA - 422H Eastern Ave. (Stavrinos)

Hi Neil,

Diana Stavrinos - Petitioner
Contract Purchaser/Lessee: Heritage Treatment Center, Inc.

If this is not needed, whether withdrawn or dismissed, could you please let me know so we can document and close out?

Thanks.

Debra Wiley, Legal Administrative Secretary Baltimore County Office of Administrative Hearings
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Towson, Maryland 21204
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From: Neil Lanzi <nlanzi@wclaw.com>
Sent: Friday, July 17, 2020 3:55 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: Case No. 2019-0398-XA - 422H Eastern Ave. (Stavrinos)

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Hi Debra,

Can you give me the name of the petitioner? If it is who I think it is, they lost the lease space so will not need the hearing. Let's make sure though!

Thanks,

Neil

Neil Lanzi
Partner

Debra Wiley

From: Debra Wiley
Sent: Friday, July 17, 2020 4:40 PM
To: 'Neil Lanzi'
Subject: RE: Case No. 2019-0398-XA - 422H Eastern Ave. (Stavrinos)

Hi Neil,

No problem - we will wait to hear from you.

Thanks.

Debra Wiley, Legal Administrative Secretary Baltimore County Office of Administrative Hearings
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410-887-3868

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Debra,

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Thanks,

Neil

Neil Lanzi
Partner
Wright, Constable & Skeen, LLP
102 W. Pennsylvania Avenue, Suite 406
Towson, Maryland 21204
Tele: 410-659-1390
E-mail: nlanzi@wcslaw.com

Scan Date: 07.17.2020 15:34:38 (-0400)

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[http://www.baltimorecountymd.gov/sebin/g/u/signature-covid.gif]<https://www.baltimorecountymd.gov/news/coronavirus.html>

<http://www.baltimorecountymd.gov>

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www.baltimorecountymd.gov<http://www.baltimorecountymd.gov>

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Hi Neil,

Diana Stavrinos - Petitioner
Contract Purchaser/Lessee: Heritage Treatment Center, Inc.

If this is not needed, whether withdrawn or dismissed, could you please let me know so we can document and close out?

Thanks.

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Hi Debra,

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Thanks,

Partner

Wright, Constable & Skeen, LLP

102 W. Pennsylvania Avenue, Suite 406

Towson, Maryland 21204

Tele: 410-659-1390 Fax: 667-206-4610

E-mail: nlanzi@wcslaw.com

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Subject: RE: Case No. 2019-0398-XA - 422H Eastern Ave. (Stavrinos)

Hi Neil,

No problem - we will wait to hear from you.

Thanks.

Debra Wiley, Legal Administrative Secretary Baltimore County Office of Administrative Hearings

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Towson, Maryland 21204

410-887-3868

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From: Neil Lanzi <nlanzi@wcslaw.com>

Sent: Friday, July 17, 2020 4:20 PM

To: Debra Wiley <dwiley@baltimorecountymd.gov>

Subject: RE: Case No. 2019-0398-XA - 422H Eastern Ave. (Stavrinos)

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Debra,

Let me confirm with the client and will get back to you. It may not be until Tuesday (that is when my paralegal is going in the office and can check the file).

Thanks,

Neil

Debra Wiley

From: Debra Wiley
Sent: Thursday, July 23, 2020 10:41 AM
To: 'Neil Lanzi'
Subject: RE: Case No. 2019-0398-XA - 422H Eastern Ave. (Stavrinos)

Mr. Lanzi,

Thank you for your response, and this matter is now dismissed.

Have a great and safe day !

Debra Wiley, Legal Administrative Secretary Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

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

From: Neil Lanzi <nlanzi@wcslaw.com>
Sent: Thursday, July 23, 2020 10:39 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: Case No. 2019-0398-XA - 422H Eastern Ave. (Stavrinos)

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Hi Debra,

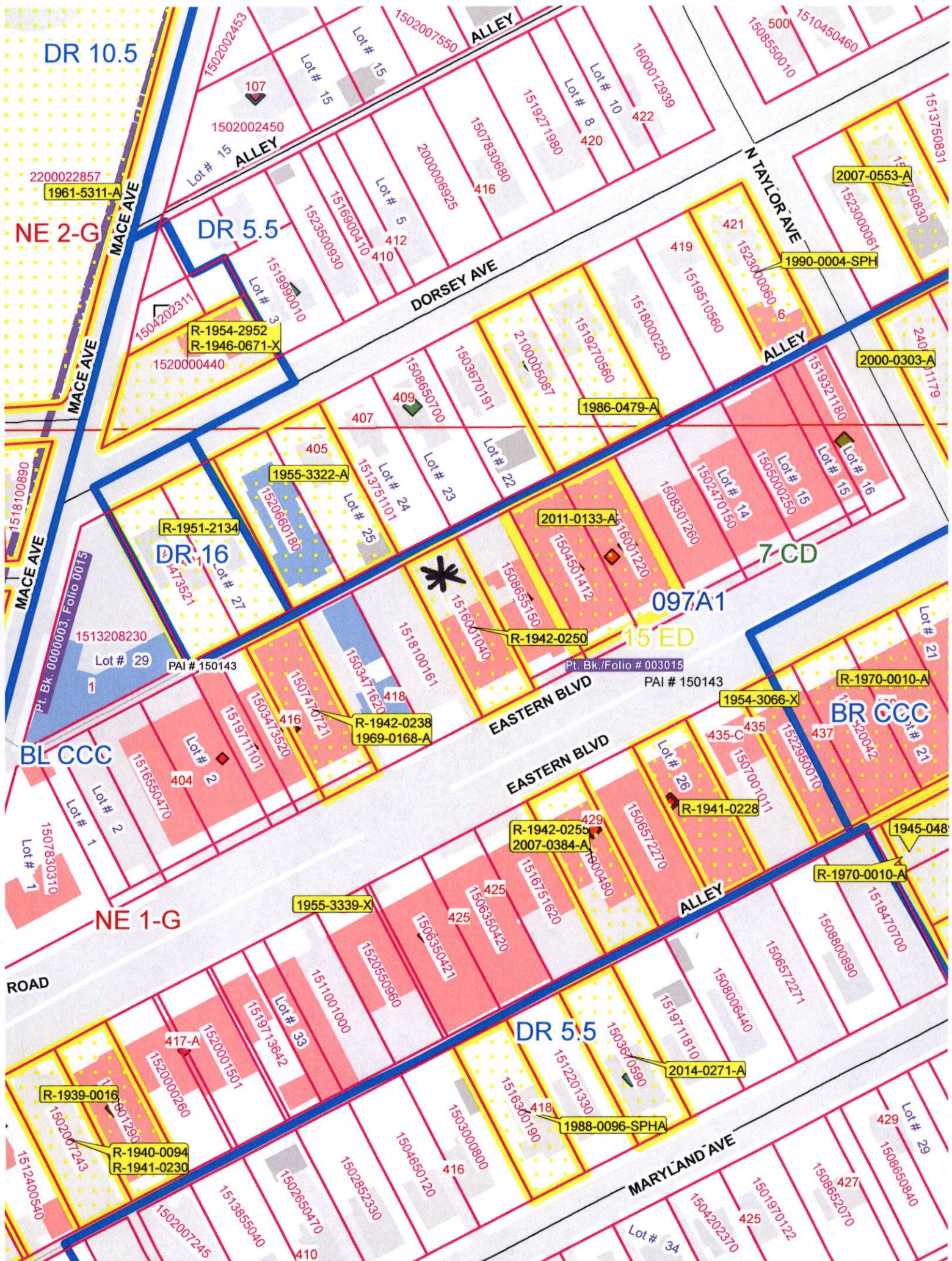
I have confirmed with my client they lost the location and are unable to proceed. The case may be dismissed. Previously I had let the zoning office my client is requesting a refund of the filing fee. Due to the delay by the County in appointing the new ALJ last summer and the pause on hearings, the Landlord informed my client he could not hold the space for them. They paid the filing fee for a variance and special exception, waited several months for a hearing and lost their rented space that was the subject of the hearing. They are looking for new space, however with the pandemic everything is uncertain.

Accordingly, they are requesting a refund of the filing fees paid.

Regards,

Neil

J. Neil Lanzi



DR 10.5

NE 2-G

DR 5.5

DR 16

BL CCC

NE 1-G

DR 5.5

097A1

15 ED

BR CCC

7-CD

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R-1954-2952
R-1946-0671-X

1955-3322-A

R-1951-2134

2011-0133-A

1986-0479-A

2007-0553-A

1990-0004-SPH

2000-0303-A

R-1942-0250

R-1942-0238
1969-0168-A

R-1970-0010-A

1954-3066-X

R-1941-0228

R-1942-0255
2007-0384-A

1955-3339-X

R-1970-0010-A

1945-048

2014-0271-A

1988-0096-SPHA

R-1939-0016

R-1940-0094
R-1941-0230

422H Eastern Boulevard

2019-0398-XA

Property Description

Northwest side of Eastern Boulevard (80' wide) at a distance of 374' southwest of the intersection with N. Taylor Avenue (50' wide). Containing 7,250 sq. ft. located in the 15th Election District and 7th Councilmatic District.

Special Exception

Heritage Treatment Center, Inc., Contract Purchaser/Lessee hereby petitions the Administrative Law Judge for the following zoning relief:

1. Special Exception under Section 4C-102A(1) of the BCZR to allow a state-licensed medical clinic.
2. Variance from Section 4C-102A(2)(a) of the BCZR to allow a state-licensed medical clinic to be located 10 feet off of a residentially zoned property line in lieu of the 750 feet required.
3. Variance from Sections 4C-102A(2)(b) and 409.6A(2) of the BCZR to allow 10 parking spaces in lieu of 27 spaces required.
4. Variance from Section 409.4 to allow parking without direct access to drive aisle.
5. Variance from Section 409.8A(6) to allow parking spaces without striping.
6. Variance from Section 409.8A(1) to allow parking lot without 10 foot landscape buffer.
7. And for any and all such additional zoning relief as necessary.



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 422H Eastern Ave which is presently zoned BL CCC
 Deed References: 6459/236 10 Digit Tax Account # 1516001040
 Property Owner(s) Printed Name(s) Diana M Stavrinis

(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 attached

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

See attached

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)

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:

Heritage Treatment Center, Inc

Name- Type or Print By: Stephen Yiadom

Signature *Stephen Yiadom*

327 Hornel St Baltimore MD

Mailing Address City State

21224 443-562-1100 kinsaymp@yahoo.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

J. Neil Lanzi

Name- Type or Print

Signature *J. Neil Lanzi*

102 W. Pennsylvania Ave Ste 406 Towson MD

Mailing Address City State

21204 443-991-5917 nlanzi@wclaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Diana Stavrinis

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1 *Diana Stavrinis*

Signature #2

13601 Devonbrook Rd Baldwin MD

Mailing Address City State

21013 410-302-2444 DIANA STAVRINIS@YAHOO.COM

Zip Code Telephone # Email Address

Representative to be contacted:

J. Neil Lanzi

Name - Type or Print

Signature *J. Neil Lanzi*

102 W. Pennsylvania Ave Ste 406 Towson MD

Mailing Address City State

21204 443-991-5917 nlanzi@wclaw.com

Zip Code Telephone # Email Address

CASE NUMBER 2019-0398-XA Filing Date 7/19/19

Do Not Schedule Dates: Reviewer JS

422H Eastern Boulevard

2019-0398-XA

Property Description

Northwest side of Eastern Boulevard (80' wide) at a distance of 374' southwest of the intersection with N. Taylor Avenue (50' wide). Containing 7,250 sq. ft. located in the 15th Election District and 7th Councilmatic District.

Special Exception

Heritage Treatment Center, Inc., Contract Purchaser/Lessee hereby petitions the Administrative Law Judge for the following zoning relief:

1. Special Exception under Section 4C-102A(1) of the BCZR to allow a state-licensed medical clinic.
2. Variance from Section 4C-102A(2)(a) of the BCZR to allow a state-licensed medical clinic to be located 10 feet off of a residentially zoned property line in lieu of the 750 feet required.
3. Variance from Sections 4C-102A(2)(b) and 409.6A(2) of the BCZR to allow 10 parking spaces in lieu of 27 spaces required.
4. Variance from Section 409.4 to allow parking without direct access to drive aisle.
5. Variance from Section 409.8A(6) to allow parking spaces without striping.
6. Variance from Section 409.8A(1) to allow parking lot without 10 foot landscape buffer.
7. And for any and all such additional zoning relief as necessary.



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 422H Eastern Ave which is presently zoned BL CCC
 Deed References: 6459/236 10 Digit Tax Account # 1516001040
 Property Owner(s) Printed Name(s) Diana M Stavrinos

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

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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:

Heritage Treatment Center, Inc

Name- Type or Print By: Stephen Yiadom

Signature *Stephen Yiadom*

327 Hornel St Baltimore MD

Mailing Address City State

21224 / 443-562-1100 / kinsaymp@yahoo.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

J. Neil Lanzi

Name- Type or Print

Signature *J. Neil Lanzi*

102 W. Pennsylvania Ave Ste 406 Towson MD

Mailing Address City State

21204 / 443-991-5917 / nlanzi@wclaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Diana Stavrinos

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

X *Diana Stavrinos*

Signature #1 Signature #2

13601 Devonbrook Rd Baldwin MD

Mailing Address City State

21013 / 410-302-2444 /

Zip Code Telephone # Email Address
DIANASTAVRINOS@YAHOO.COM

Representative to be contacted:

J. Neil Lanzi

Name - Type or Print

Signature *J. Neil Lanzi*

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