

M E M O R A N D U M

DATE: November 15, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0413-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 14, 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: PETITION FOR VARIANCE

(11311 McCormick Road)
8th Election District
3rd Council District
11311 McCormick, LLC
Legal Owner
Petitioner

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BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0413-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by 11311 McCormick, LLC, legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from Sections 409.6.a.2 & 409.6.B.3 of the Baltimore County Zoning Regulations (“BCZR”): (1) to allow a total of 890 off-street parking spaces in lieu of the required 929 parking spaces; and (2) pursuant to Sections 102.2, 255.1 and 238.2 to allow a setback of 30 ft. between side facades of two (2) commercial buildings in lieu of the required 60 ft. A site plan was marked as Petitioner’s Exhibit 1.

Matthew Guers appeared in support of the petition. Thomas Sheckells of Morris & Ritchie Associates, Inc., also appeared as the Project Manager. His c.v. was accepted into evidence as Exhibit 2 and he was accepted as an expert. David H. Karceski, Esq. represented Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Environmental Protection and Sustainability (“DEPS”).

The site is approximately 9.28 acres in size and is zoned ML-IM.

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

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Date 10/15/19

By sen

- 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).

Mr. Karceski was allowed to present the case by proffer since there were no protestants present. First, he introduced an Amended Petition for Variance, which was accepted into evidence. This Amended Petition removes the request for parking variance relief. Mr. Karceski explained that no variance relief was actually needed with respect to the number of parking spaces. This is because the Plan qualifies for the "transit adjustment" of BCZR Sec. 409.6.B.1.a. As Mr. Karceski explained, there is an MTA transit stop directly adjacent to the property on Schilling Road, and, as shown on the site plan, the corner of the property farthest from the MTA stop is only 808 feet distant. Therefore, when the proposed restaurants are built the farthest pedestrian entrance to either building will obviously be less than the 1000 foot limit set forth in the above-referenced section. The other requirement of this section is also satisfied. Mr. Karceski introduced an MTA schedule (Exhibit 3) that shows that a train comes to the adjacent MTA station every 20 minutes even during non-peak times, and comes every 15 minutes during peak times. This satisfies the 20 minute limit of the applicable section. As a result, the Petitioner is entitled to a 5% adjustment of the required number of parking spaces. In this case the required number of spaces would be 929. After the 5% adjustment the required number is only 883 and the Plan in this case provides for 890 spaces. Mr. Sheckells testified that he personally met with Joe Merrey in the Permits office and that Merrey confirmed that the Petitioner was entitled to the transit adjustment.

With respect to the remaining variance relief, Mr. Karceski explained that this property lies within the boundaries of the Hunt Valley / Timonium Community Master Plan, which aspires to provide harmonious, aesthetic development. He further explained that the existing site was

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Date

10/15/19

By

Den

developed a couple decades ago and has large landscaped buffers around the perimeter, as well as numerous wide, landscaped and lighted pedestrian walkways. The property is therefore unique. Aerial photos of the site were introduced and accepted into evidence as Exhibits 4 and 5. A series of ground level photos with an accompanying site drawing were accepted into evidence as Exhibit 6 A-T. These photos show the buffers and pedestrian pathways.

If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty and hardship. Mr. Karceski explained that if these areas were paved over they could easily comply with the required 60 foot side setbacks. However, he explained that he and the plan engineers have met extensively with Wally Lippincott of the Department of Planning and that Mr. Lippincott agrees that it would be preferable to maintain the existing buffers and walkways to the maximum extent possible. The DOP comments state that there is no objection to the requested setback variance relief "subject to the sidewalk improvements" described in the DOP comments. Mr. Karceski explained that these DOP comments have been incorporated into the red-lined site plan (Exhibit 1). I therefore find that the requested variance relief is sensible and appropriate and will result in a more accessible and aesthetically pleasing development. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 15th day of **October, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Baltimore County Zoning Regulations pursuant to Sections 102.2, 255.1 and 238.2 to allow a setback of 30 ft. between side facades of two (2) commercial buildings in lieu of the required 60 ft., be and is hereby GRANTED.

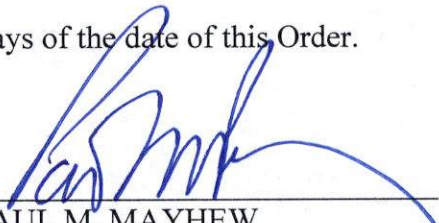
The relief granted herein shall be subject to the following:

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Date 10/15/19
By Sen

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. Prior to issuance of Permits, Petitioner must comply with ZAC comments submitted by the DEPS, a copy of which is attached hereto and made a part hereof.
3. The sidewalks depicted on the redlined site plan (Exhibit 1) are for illustrative purposes only but the Petitioner shall work in good faith with the DOP to address any surface and/or sub-surface issues that may arise during construction for the purposes of conforming the sidewalks as closely as possible to the site plan.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/sln

ORDER RECEIVED FOR FILING

Date 10/15/19
By sln

10-11-19

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: September 5, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0413-A
Address 11311 McCormick Road
(11311 McCormick, LLC Property)

Zoning Advisory Committee Meeting of **August 2, 2019**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

- Should this be the only redevelopment proposed for this property within the foreseeable future, staff suggest that you may wish to consider submitting a Special Variance in accordance with § 33-6-116 of the Baltimore County Code to base Forest Conservation requirements on the limit of disturbance as opposed to the entire site due to an unwarranted hardship. Should you chose to pursue this option, please note that two versions of the forest conservation worksheets, one for each of the net tract areas, will have to be completed and submitted in support of the variance request. Lastly, please note that submission of a request does not ensure that it will be approved.

Reviewer: Michael S. Kulis, EIR

410-887-3980
OFFICE RECEIVED FOR FILING

Date 10/15/19

By Sen

FILE COPY

Amended 10/11/15



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 11311 McCormick Road

which is presently zoned ML-IM

Deed References: 39728-151

10 Digit Tax Account # 1900002229

Property Owner(s) Printed Name(s) 11311 McCormick LLC

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

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

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

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

3. ☒ a Variance from Section(s)

SEE ATTACHED SHEET

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

Date

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

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

Mailing Address

City

State

21204 / 410-494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

SEE ATTACHED SHEET

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

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

Mailing Address

City

State

21204 / 410-494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

CASE NUMBER _____ Filing Date ____/____/____ Do Not Schedule Dates: _____ Reviewer _____

REV. 10/4/11

11311 MCCORMICK ROAD

ATTACHMENT TO PETITION FOR VARIANCE

~~409.6.a.2~~ ~~7~~ ~~409.6.13.3~~

- ~~1. VARIANCE FROM SECTION 409.6. OF THE BALTIMORE COUNTY ZONING REGULATIONS ("B.C.Z.R.") TO ALLOW A TOTAL OF 840 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 929 PARKING SPACES.~~
2. VARIANCE FROM B.C.Z.R. SECTIONS 102.2, 255.1 AND 238.2 TO ALLOW A SETBACK OF 30 FEET BETWEEN SIDE FACADES OF TWO COMMERCIAL BUILDINGS IN LIEU OF THE REQUIRED 60 FEET.

11311 MCCORMICK ROAD

ATTACHMENT TO PETITION FOR VARIANCE

Legal Owner:

11311 McCormick LLC
P.O. Box 2087
Bala Cynwyd, PA 19004

By: _____



Title: _____

VICE PRESIDENT

11311 MCCORMICK ROAD

ATTACHMENT TO PETITION FOR VARIANCE

409.6.a.2 } 409.6.B.3

1. VARIANCE FROM SECTION 409.6. OF THE BALTIMORE COUNTY ZONING REGULATIONS ("B.C.Z.R.") TO ALLOW A TOTAL OF 890 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 929 PARKING SPACES.
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11311 MCCORMICK ROAD

ATTACHMENT TO PETITION FOR VARIANCE

Legal Owner:

11311 McCormick LLC
P.O. Box 2087
Bala Cynwyd, PA 19004

By: 

Title: VICE PRESIDENT

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



July 29, 2019

ZONING HEARING PLAN - AREA DESCRIPTION FOR 11311 McCORMICK ROAD

Beginning at a point located at the centerline intersection of McCormick Road and Schilling Road or N 664,999.69, E 1,408,655.96, North 66°24'15" East, 111.19 feet to the Point of Beginning. **Thence**, the following courses and distances clockwise, referred to the Maryland Coordinate System NAD '83/91:

- 1) North 49°46'18" West 98.99'.
- 2) North 4°46'17" West 356.53'.
- 3) North 85°13'44" East 953.59'.
- 4) South 4°46'15" East 426.53'.
- 5) South 85°13'45" West 883.59'.

Containing an area 404,275 square feet or 9.281 acres of land, more or less, being located in the 8th Election District and 3th Councilmanic District of Baltimore County, Maryland.

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



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

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

2019-0413-A

Debra Wiley

PM 10-11-19
11 Am

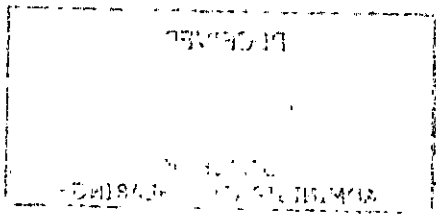
From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Thursday, October 10, 2019 2:17 PM
To: Barbara Lukasevich; DKarceski@Venable.com; Administrative Hearings
Subject: Recertification's For 2019-0413-A
Attachments: Re-Cert 1 2019-0413-A.doc; Re-Cert 2 2019-0413-A.doc

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

RECEIVED

OCT 10 2019

OFFICE OF
ADMINISTRATIVE HEARINGS



CERTIFICATE OF POSSESSING

2019-0413-A

RE: Case No.: _____

Petitioner/Developer: _____

11311 McCormick LLC

October 11, 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: _____

11311 McCormick Road

SIGN 1 Recertification.

September 21, 2019

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

Sincerely,

October 10, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

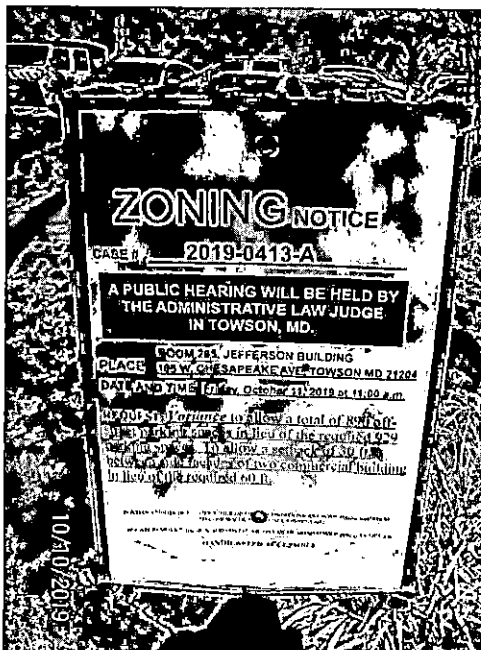
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2019-0413-A

RE: Case No.: _____

Petitioner/Developer: _____

11311 McCormick LLC

October 11, 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:

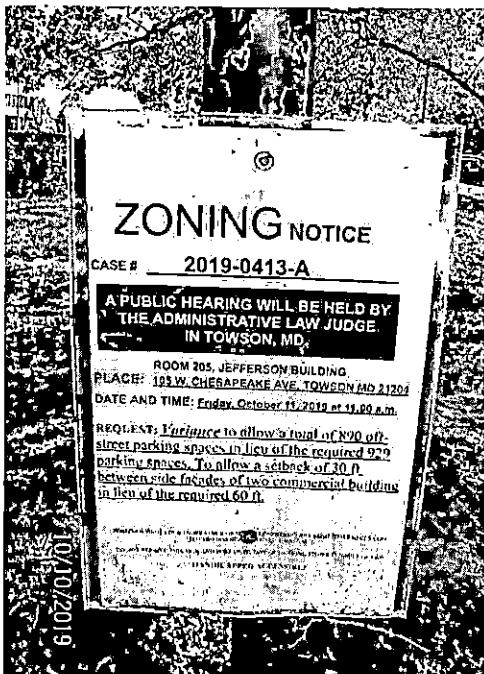
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

11311 McCormick Road

SIGN 2 Recertification

September 21, 2019

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



Sincerely,

 October 10, 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

2019-0413-A

RE: Case No.: _____

Petitioner/Developer: _____

11311 McCormick LLC

October 11, 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:

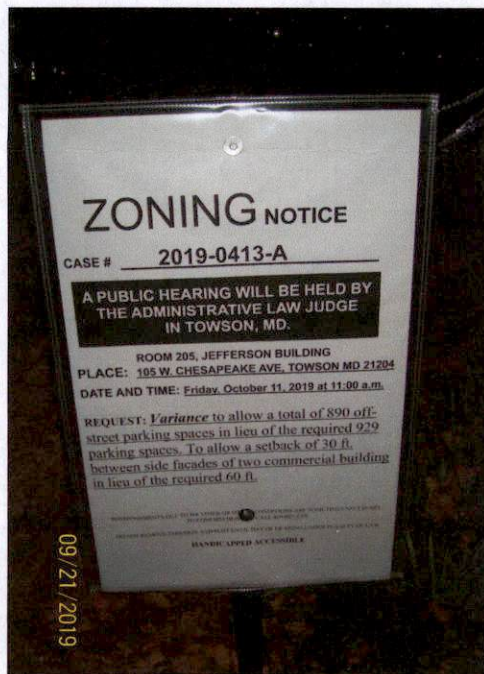
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11311 McCormick Road

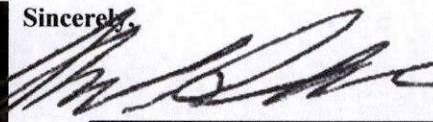
SIGN 1

September 21, 2019

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



Sincerely,

 September 21, 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

2019-0413-A

RE: Case No.: _____

Petitioner/Developer: _____

11311 McCormick LLC

October 11, 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:

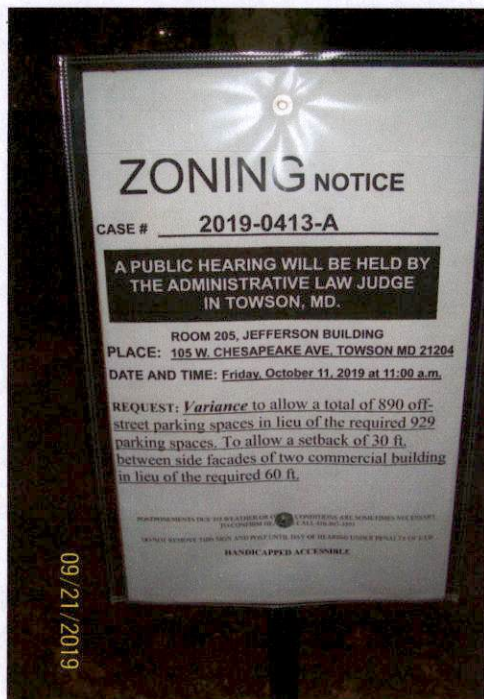
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

11311 McCormick Road

SIGN 2

September 21, 2019

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



Sincerely,

 September 21, 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)

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

Order #: 11790168
 Case #: 2019-0413-A
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0413-A

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:

9/20/2019



Darlene Miller, Public Notice Coordinator
 (Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2019-0413-A

11311 McCormick Road

S/west corner of Intersection of McCormick Road and Schilling Road

8th Election District - 3rd Councilmanic District

Legal Owners: 11311 McCormick LLC

Variance to allow a total of 890 off-street parking spaces in lieu of the required 929 parking spaces. To allow a setback of 30 ft. between side facades of two commercial buildings in lieu of the required 60 ft.

Hearing: Friday, October 11, 2019 at 11:00 a.m. in Room 206, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

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

s20

CERTIFICATE OF POSTING

2019-0413-A

RE: Case No.: _____

Petitioner/Developer: _____

11311 McCormick LLC

October 11, 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:

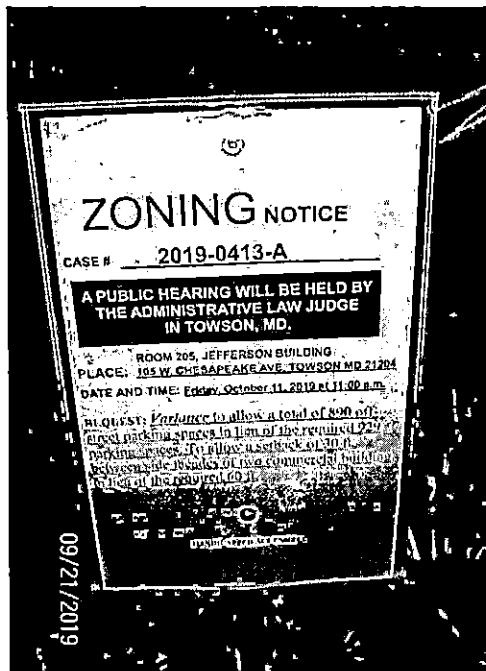
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

11311 McCormick Road

SIGN 1

September 21, 2019

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



Sincerely,

September 21, 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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2019-0413-A

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11311 McCormick LLC

October 11, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

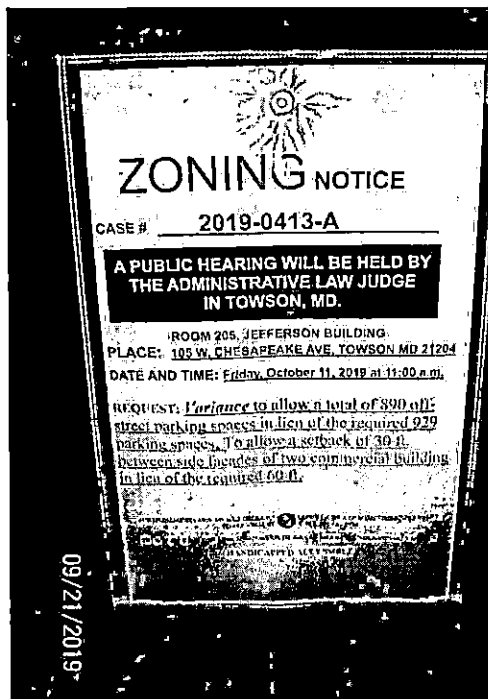
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11311 McCormick Road

SIGN 2

September 21, 2019

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



Sincerely,

 September 21, 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 A. OLSZEWSKI, JR.
County Executive

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

September 6, 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: 2019-0413-A

11311 McCormick Road

S/west corner of intersection of McCormick Road and Schilling Road

8th Election District – 3rd Councilmanic District

Legal Owners: 11311 McCormick LLC

Variance to allow a total of 890 off-street parking spaces in lieu of the required 929 parking spaces. To allow a setback of 30 ft. between side facades of two commercial buildings in lieu of the required 60 ft.

Hearing: Friday, October 11, 2019 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Michael Mallinoff
Director

MM:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
11311 McCormick LLC, P.O. Box 2087, Bala Cynwyd, PA 19004

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT. SEPTEMBER 21, 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, September 20, 2019 - Issue

Please forward billing to:

Barbara Lukasevich

410-494-6279

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

NOTICE OF ZONING HEARING

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8th Election District – 3rd Councilmanic District

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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 VARIANCE * BEFORE THE OFFICE
11311 McCormick Road; SW corner of *
intersection of McCormick & Schilling Roads * OF ADMINISTRATIVE
8th Election & 3rd Councilmanic Districts *
Legal Owner(s): 11311 McCormick LLC * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2019-413-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED
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 David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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: 2019-0413-A
Property Address: 11311 McCormick Rd.
Property Description: _____

Legal Owners (Petitioners): 11311 McCormick, LLC
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barb Lukasevich
Company/Firm (if applicable): Venble LLP
Address: 210 W. Pennsylvania Ave.
Suite 500
Towson, MD 21204
Telephone Number: 410 494 6279

No. 187590

Date:

7/3/19

[illegible][illegible]

Total: 500

Rec
From: Vengal

For: 11311 McCormick Rd

2019-0413: A

**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

October 02, 2019

David H. Karceski
210 W. Pennsylvania Suite 500
Towson MD 21204

RE: Case Number: 2019-0413-A, 11311 McCormick Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 31, 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

PM 10-11-19
11 Am

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 10/4/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-413



INFORMATION:

Property Address: 11311 McCormick Road
Petitioner: 11311 McCormick Road
Zoning: ML-IM
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to allow a total of 890 off-street parking spaces in lieu of the required 929 parking spaces and a setback of 39 feet between side facades of two commercial buildings in lieu of the required 929 parking spaces and 60 feet respectively.

A site visit was conducted on August 20, 2019. There is a light rail stop to the south of the property. There are sidewalks along McCormick Road but no sidewalks on Schilling Road.

The property is within the Hunt Valley/Timonium Master Plan (HV/T) area being and made a part of the Baltimore County Master Plan in 1998. The HV/T indicates site design must address the needs of transit users. Supportive site design that increases the ease of access for pedestrians by providing sidewalks is a stated action of the HV/T plan.

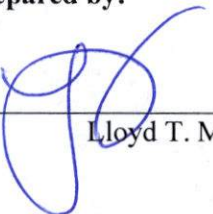
Petitioners seek to build two restaurants on site which necessitates the requested zoning relief. The proposed use of the subject property will attract more auto and foot traffic. There is a clear link between sidewalks and public safety. The County's "Recommendation for a Comprehensive Complete Street Policy" adopted by the County Council Resolution 126-13 on December 2, 2013 lists as a guiding principle promoting walking, bicycling and transit use in a safe and efficient manner. On Page D-5 the Plan calls for 5 foot sidewalks on each side of county streets. The petitioner's representatives worked with the Department staff to develop a plan to provide for pedestrian access within the constraints of the existing utilities and landscaping. To this end a sidewalk is proposed that will connect with the existing sidewalk on McCormick and run east along Schilling until the first road cut into the parking lot where it will provide a sidewalk along that access. There is an internal sidewalk parallel to Schilling that runs to the second access. At this point a sidewalk we be provided along the access to Schilling. In addition a sidewalk access will be provided midblock along Schilling to the access to the office building.

The Department has no objection to granting the petitioned zoning relief subject to the sidewalk improvements described above are executed.

Date: 10/4/2019
Subject: ZAC # 19-413
Page 2

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

Prepared by:

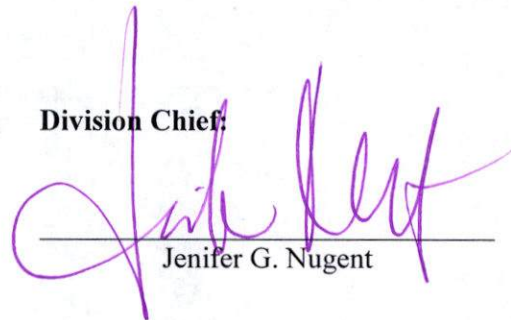


Lloyd T. Moxley

CPG/JGN/LTM/

c: Wally Lippincott
David H. Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

Division Chief:



Jenifer G. Nugent

10-11-19

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: September 5, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0413-A
Address 11311 McCormick Road
(11311 McCormick, LLC Property)

Zoning Advisory Committee Meeting of **August 2, 2019**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

- Should this be the only redevelopment proposed for this property within the foreseeable future, staff suggest that you may wish to consider submitting a Special Variance in accordance with § 33-6-116 of the Baltimore County Code to base Forest Conservation requirements on the limit of disturbance as opposed to the entire site due to an unwarranted hardship. Should you chose to pursue this option, please note that two versions of the forest conservation worksheets, one for each of the net tract areas, will have to be completed and submitted in support of the variance request. Lastly, please note that submission of a request does not ensure that it will be approved.

Reviewer: Michael S. Kulis, EIR

410-887-3980

001-2-7
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31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: **8/13/19**

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. **2019-0413-A**

Variance
11311 McCormick LLC
11311 McCormick Road.

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

CASE NAME 11311 McCormick Rd
CASE NUMBER 2019-413-A
DATE 10/11/19

[illegible]

CHECKLIST

Attorney:
David H. Karcewski

Comment
Received

Department

Support/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: 9/20/19

THE Daily Record

SIGN POSTING (1st)

Date: 9/21/19

by SSG Black

SIGN POSTING (2nd)

Date: 10/10/19

by SSG Black

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: None		Special Tax Recapture: None			
Exempt Class: None					
Account Identifier:		District - 08 Account Number - 1900002229			
Owner Information					
Owner Name:	11311 MCCORMICK LLC		Use:	INDUSTRIAL	
Mailing Address:	P O BOX 2087 BALA CYNWYD PA 19004-		Principal Residence:	NO	
			Deed Reference:	/39728/ 00151	
Location & Structure Information					
Premises Address:	11311 MCCORMICK RD HUNT VALLEY MD 21031-0000		Legal Description:	9.281 AC NS MCCORMICK RD HUNT VALEY BUS COMM	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 2
0042	0015	0416	20000.04	0000	75 2020 Plat Ref: 0047/0049
Special Tax Areas: None			Town:	None	
			Ad Valorem:	None	
			Tax Class:	None	
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1986	326,069 SF		9.2800 AC	07	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
		OFFICE BUILDING	/	C4	
Last Notice of Major Improvements					
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2019	07/01/2020	
Land:	6,960,700	6,960,700			
Improvements	25,539,300	25,539,300			
Total:	32,500,000	32,500,000	32,500,000		
Preferential Land:	0				
Transfer Information					
Seller: BALTIMORE MD GREEN II LLC		Date: 12/08/2017	Price: \$32,500,000		
Type: ARMS LENGTH IMPROVED		Deed1: /39728/ 00151	Deed2:		
Seller: HUNT VALLEY 75 LIMITED PARTNERSHIP		Date: 07/30/2012	Price: \$31,837,500		
Type: ARMS LENGTH IMPROVED		Deed1: /32358/ 00162	Deed2:		
Seller: MARYLAND PROPERT IES INC		Date: 06/26/1986	Price: \$0		
Type: NON-ARMS LENGTH OTHER		Deed1: /07193/ 00399	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: None		Special Tax Recapture: None			
Exempt Class: None					
Homestead Application Information					
Homestead Application Status: No Application					

Homeowners' Tax Credit Application Status: No Application

Date:

Case No.:

2019-413-A

Exhibit Sheet - Continued

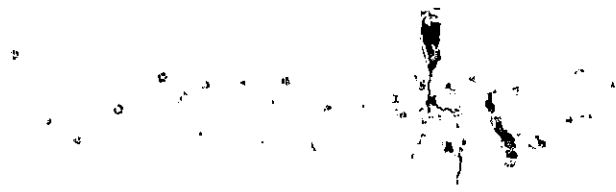
Petitioner/Developer

11-15-19

Protestants

10/15/19
Sen

No. X 1	Redlined Site Plan	
No. X 2.	T. Sheddells CV	
No. X 3	Light Rail Schedule	
No. X 4	County Aerial Photo for the site plan	
No. X 5	MRA Aerial Photo	
No. X 6	Site Photos	
No. 19		
No. 20		
No. 21		
No. 22		
No. 23		
No. 24		



THOMAS SHECKELLS

Project Manager

PROJECT ASSIGNMENT:

Civil Project Manager

YEARS OF EXPERIENCE:

MRA: 16

EDUCATION:

B.S., Geography & Environmental /
Urban Planning
Towson University, 2003

QUALIFICATIONS:

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

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

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

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

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

Examples of Mr. Sheckells project experience include:

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

Danville Square Shopping Center – Project Manager and Lead for a Parking Variance Case for the existing shopping center. Prepare Zoning Plan, Exhibits, performed site recon, and testified at the ALJ Hearing.

Church Lane Shopping Center – Project Manager and Lead Project Design Engineer for engineering design and permitting of a commercial redevelopment site for a Starbucks Drive Through Restaurant. The Starbucks was located at an existing bank pad site within the center. A parking variance was required as part of the project for the overall commercial shopping center.



**MORRIS & RITCHIE
ASSOCIATES, INC.**

PETITIONER'S EXHIBIT

2

THOMAS SHECKELLS - Page 2 of 3

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THOMAS SHECKELLS - Page 3 of 3

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

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

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

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



Light RailLink - HUNT VALLEY & CROMWELL

[Schedule \(/schedule/lightrail\)](/schedule/lightrail)[Info & Maps \(/schedule/stops/lightrail\)](/schedule/stops/lightrail)

Schedule for:

10/10/2019



Direction of your trip:

Pepper Rd & Cromwell
2F10%2F2019)



Departing from:

Pepper Rd & Lt Rail Stat Sb



Arriving at:

Mt Washington & Lt Rail Stat Sb



Get Schedule

[Schedule Less \(?origin=7664&destination=7664&direction=1&trip=2405380&schedule_date=10%2F10%2F2019\)](#)

4:47 AM	Pepper Rd & Lt Rail Stat Sb	▼
5:07 AM	Pepper Rd & Lt Rail Stat Sb	▼
5:27 AM	Pepper Rd & Lt Rail Stat Sb	▼
5:47 AM	Pepper Rd & Lt Rail Stat Sb	▼
6:07 AM	Pepper Rd & Lt Rail Stat Sb	▼
6:27 AM	Pepper Rd & Lt Rail Stat Sb	▼



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(/Realtime)



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7:32 PM	Pepper Rd & Lt Rail Stat Sb	▼

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[🕒 \(/realtime\)](#)
[📍 \(/trip-planner\)](#)
[⚠️ \(/service-alerts\)](#)

7:47 PM	Pepper Rd & Lt Rail Stat Sb	✓
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8:17 PM	Pepper Rd & Lt Rail Stat Sb	✓
8:32 PM	Pepper Rd & Lt Rail Stat Sb	✓
8:47 PM	Pepper Rd & Lt Rail Stat Sb	✓
9:02 PM	Pepper Rd & Lt Rail Stat Sb	✓
9:17 PM	Pepper Rd & Lt Rail Stat Sb	✓
9:32 PM	Pepper Rd & Lt Rail Stat Sb	✓
9:47 PM	Pepper Rd & Lt Rail Stat Sb	✓
10:02 PM	Pepper Rd & Lt Rail Stat Sb	✓
10:17 PM	Pepper Rd & Lt Rail Stat Sb	✓
10:32 PM	Pepper Rd & Lt Rail Stat Sb	✓
10:47 PM	Pepper Rd & Lt Rail Stat Sb	✓
11:02 PM	Pepper Rd & Lt Rail Stat Sb	✓
11:17 PM	Pepper Rd & Lt Rail Stat Sb	✓
11:32 PM	Pepper Rd & Lt Rail Stat Sb	✓
11:47 PM	Pepper Rd & Lt Rail Stat Sb	✓
12:02 AM	Pepper Rd & Lt Rail Stat Sb	✓
12:17 AM	Pepper Rd & Lt Rail Stat Sb	✓
12:32 AM	Pepper Rd & Lt Rail Stat Sb	✓
12:47 AM	Pepper Rd & Lt Rail Stat Sb	✓

Stops:		Times:	
Pepper Rd & Lt Rail Stat Sb		12:32 PM	
 (/schedule)	 (/realtime)	 (/trip-planner)	 (/service-alerts)

Mccormick Rd Light Rail	12:35 PM
+ Click to show all stops	
Falls Rd & Lt Rail Stat Sb	12:54 PM
✓ Mt Washington & Lt Rail Stat Sb	12:56 PM

Connect with us



<https://www.mta.maryland.gov/>
 Transit Information Contact Center: 410.539.5000
 Toll Free: 1.866.RIDE MTA (1.866.743.3682)
 TTY: 410.539.3497

Monday through Friday 6:00am - 7:00pm

MDOT MTA	Maryland.gov
(http://www.mdot.maryland.gov/)	(http://www.maryland.gov/)
Careers (/employment-mta)	Phone Directory
	(http://www.doit.state.md.us/phonebook/)
Accessibility / ADA	State Agencies
(/accessibility)	(http://www.maryland.gov/pages/agency_directory.aspx)
Title IV (/title-vi-civil-rights-act-1964)	Online Services
	(http://www.maryland.gov/pages/online_services.aspx)

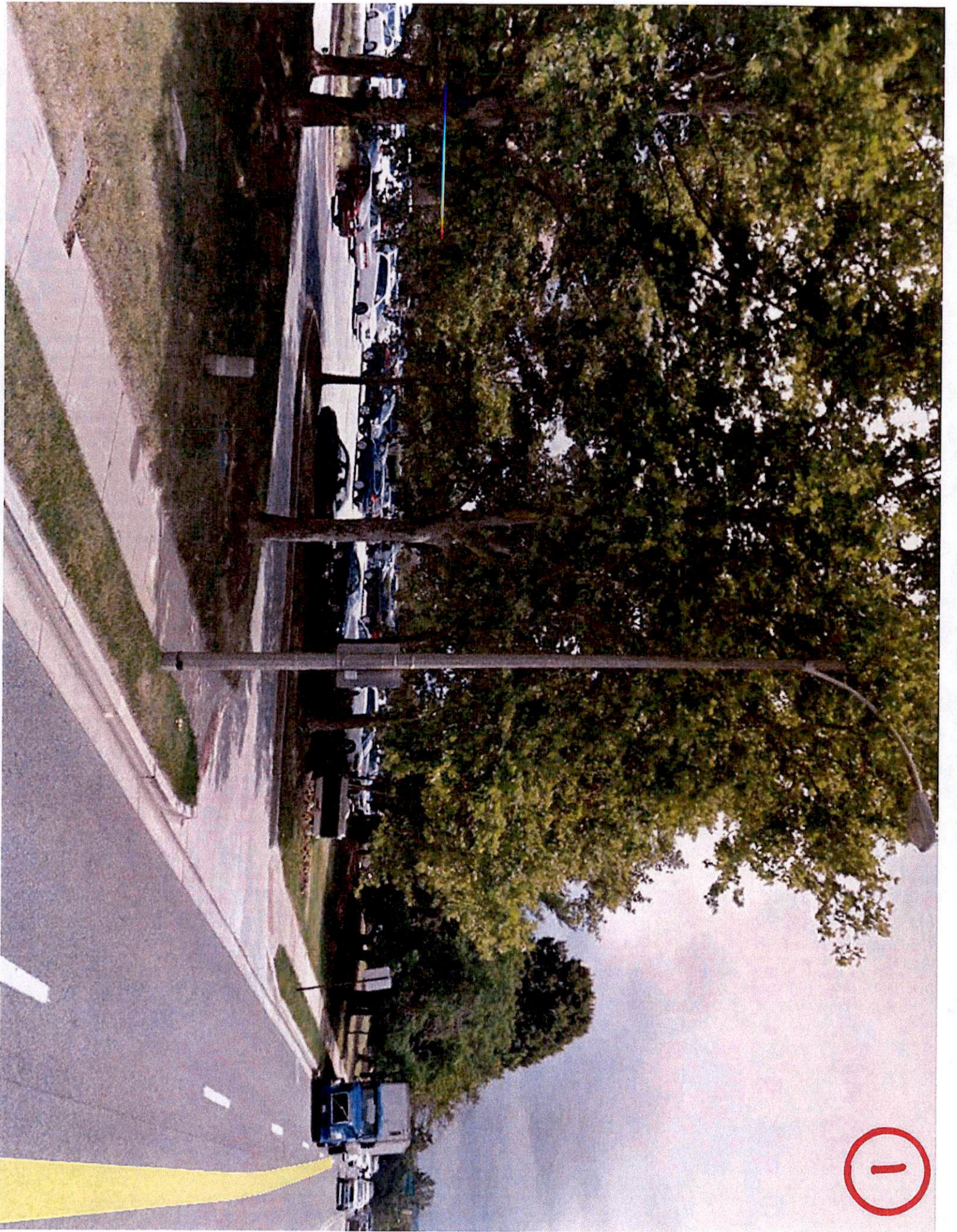


Larry Hogan
 Governor
 Boyd K. Rutherford
 Lt. Governor

(<https://governor.maryland.gov/>)

(<https://www.maryland.gov/>)

(/schedule)	(/realtime)	(/trip-planner)	(/service-alerts)
Contact MTA (/contact-mta)	Terms & Conditions (/terms-conditions)	Translate	



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4



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8

9

06/21/2019



06/21/2019



06/21/2019



W

06/21/2019

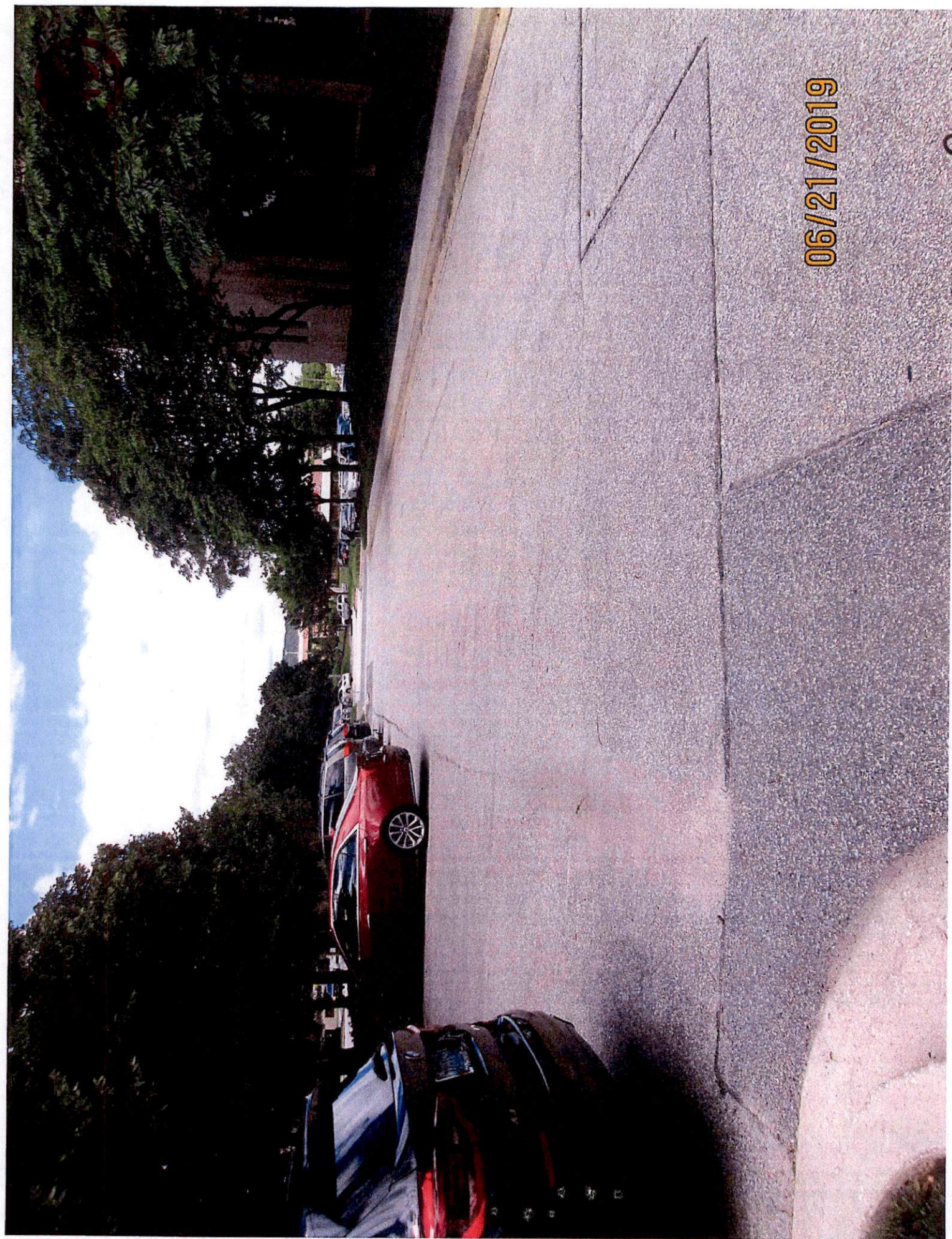


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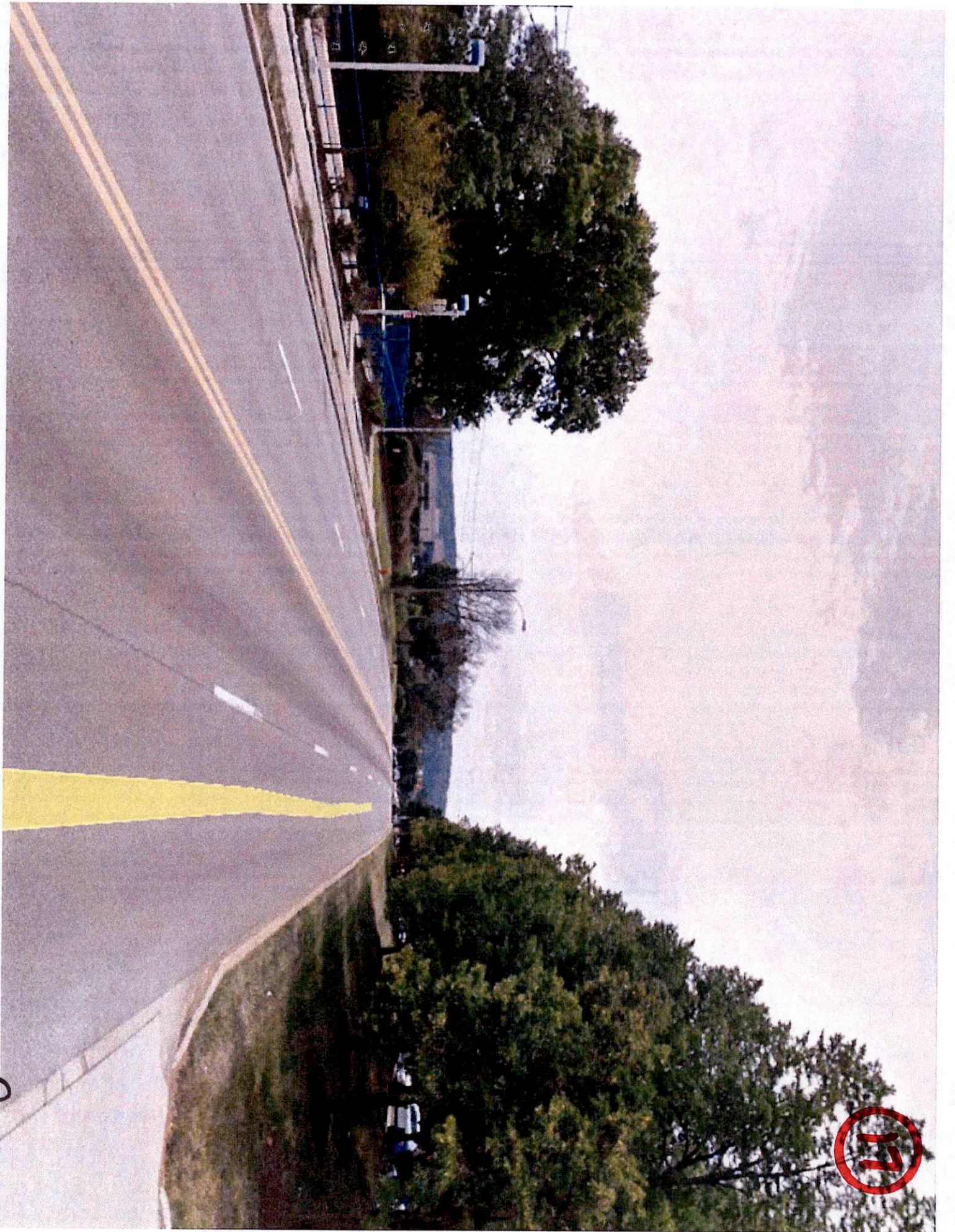
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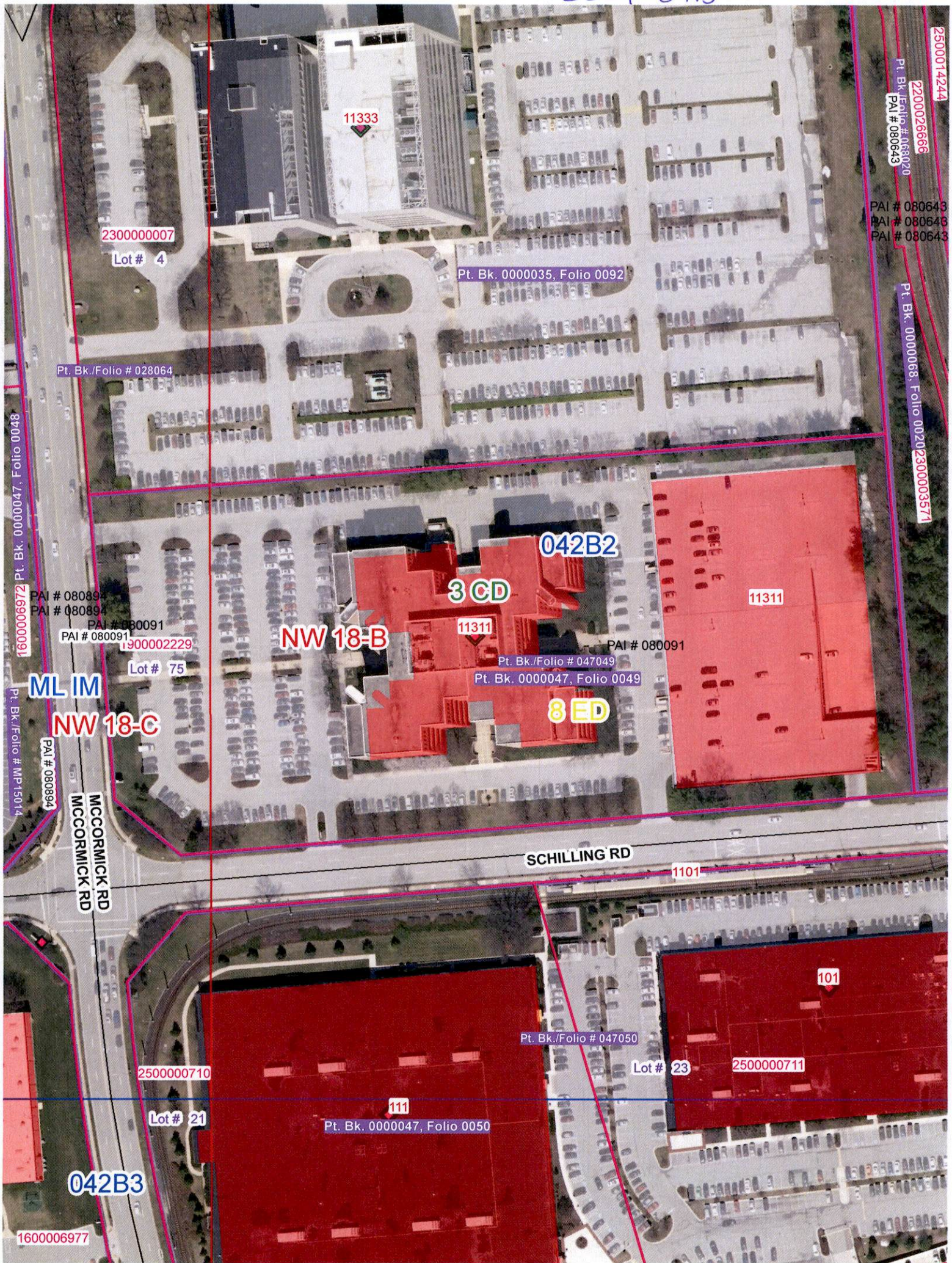
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06/21/2019





2019-0415-A



2500014244

2200026666

Pt. Bk./Folio # 068020
PAI # 080643

PAI # 080643
PAI # 080643
PAI # 080643

Pt. Bk. 0000068, Folio 0020230003571

11333

2300000007

Lot # 4

Pt. Bk. 0000035, Folio 0092

Pt. Bk./Folio # 028064

1600006972 Pt. Bk. 0000047, Folio 0048

PAI # 080894
PAI # 080894

PAI # 080091
PAI # 080091

1900002229

Lot # 75

ML IM

NW 18-C

PAI # 080894

MCCORMICK RD

042B2

3 CD

11311

NW 18-B

PAI # 080091

Pt. Bk./Folio # 047049

Pt. Bk. 0000047, Folio 0049

8 ED

11311

SCHILLING RD

1101

2500000710

Lot # 21

111

Pt. Bk. 0000047, Folio 0050

042B3

1600006977

Pt. Bk./Folio # 047050

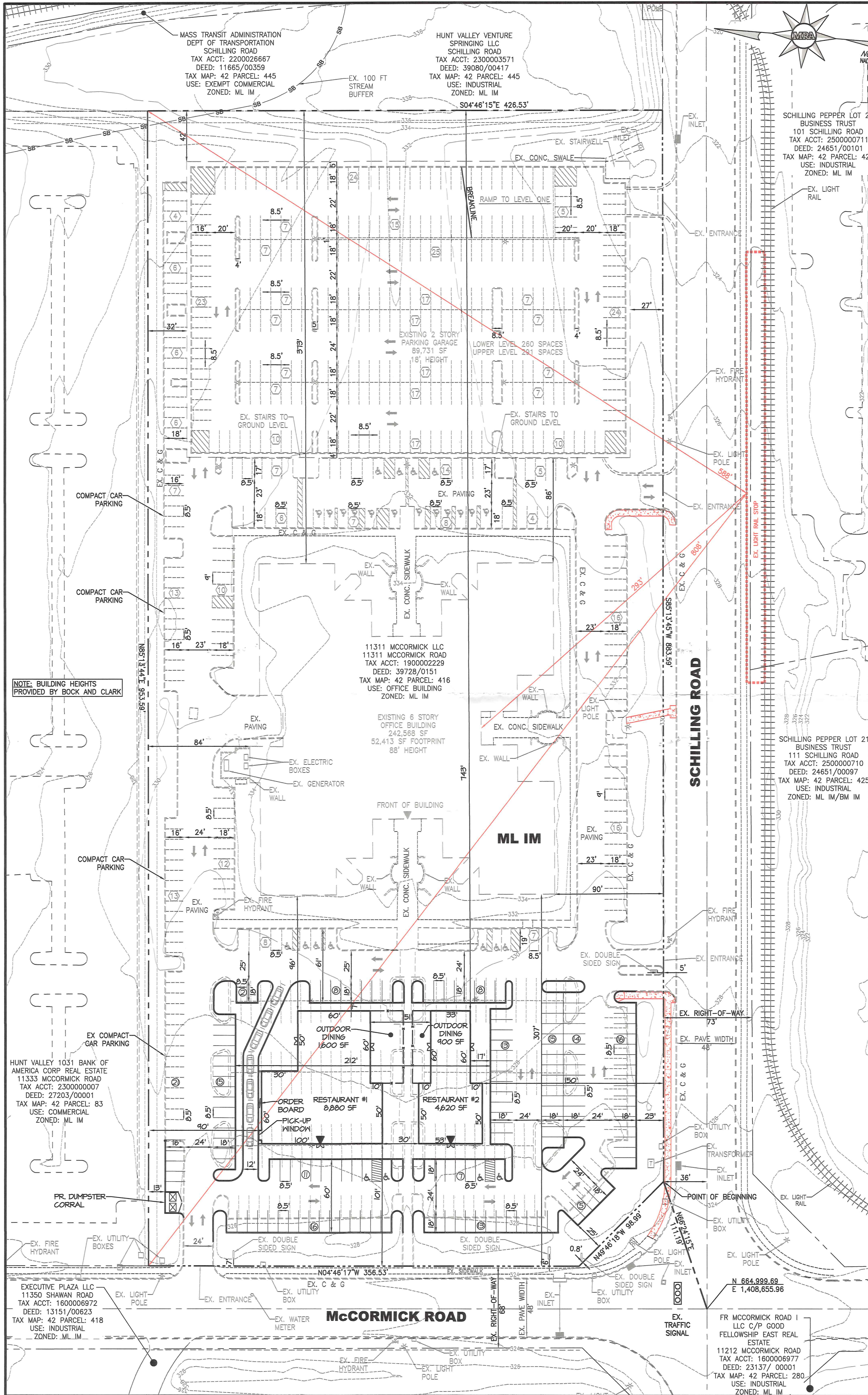
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2019-04-2-1



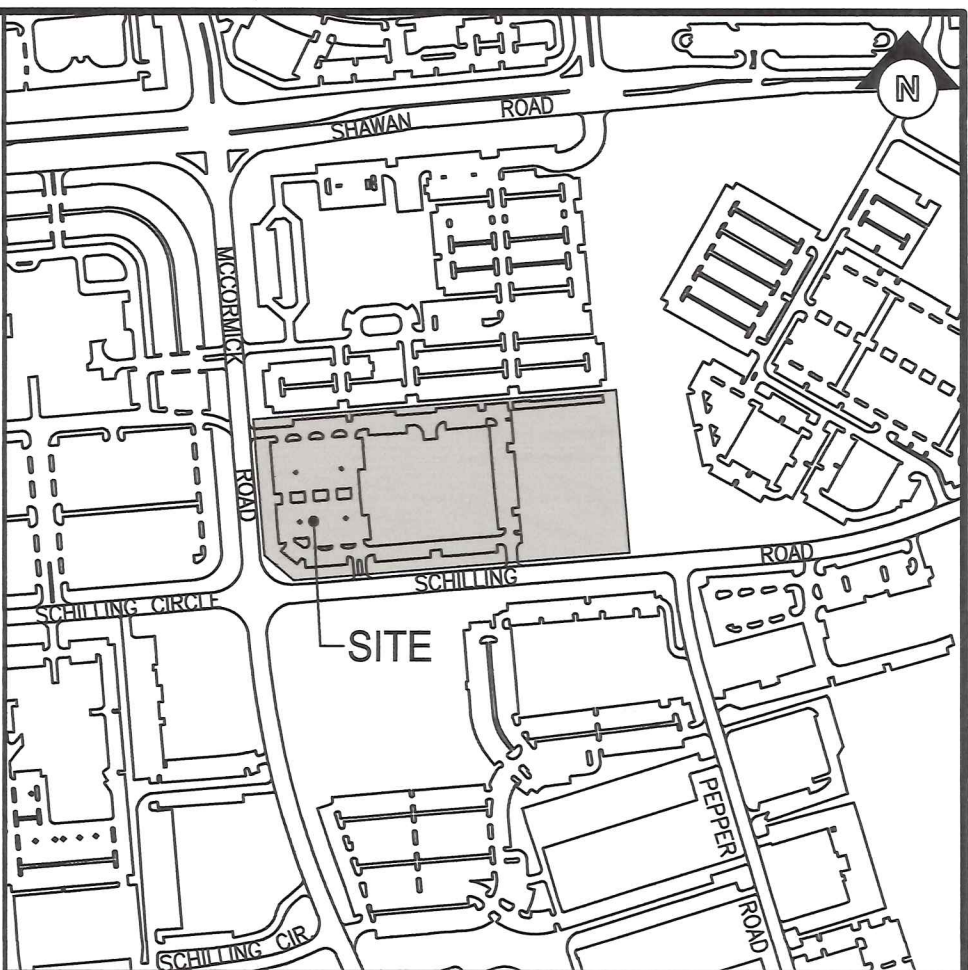


COMMERCIAL PERMIT HISTORY

1. PERMIT #B930089 - INTERIOR ALTERATIONS TO INCLUDE; DEMO & CONSTRUCT METAL STUD & DRYWALL PARTITIONS, CEILING GRID & TILE, HVAC, FIXTURES & FINISHES PER PLANS 164 S.F. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. KEEP SEALED CONSTRUCTION PLANS ON SITE. WAVE PLANS: ALB
2. PERMIT #B786600 - MINOR DEMO FOR TENANT EXPANSION. INTERIOR ALTERATIONS TO INCLUDE; PARTITIONS, DRYWALL, CEILING TILE/GRID AND FLOORING, DOORS & FINISHES. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. KEEP SET OF SEALED & SIGNED CONST PLANS ON SITE, OK TO WAVE PLANS-SLW. 5,017 S.F.
3. PERMIT #B784177 - RELOCATE 6 SPRINKLERS, LARGEST PIPE SIZE-1" NO PLANS REQUIRED, SEE B781160
4. PERMIT #B756753 - MAX SPACING 225SF. B754970 RELOCATE 7 SPRINKLERS, LARGEST PIPE 1 1/2" NO PLANS REQUIRED
5. PERMIT #B952591 - INTERIOR ALTERATIONS TO INCLUDE; DEMO & CONSTRUCT METAL STUD & DRYWALL PARTITIONS, CEILING GRID & TILE, HVAC, FIXTURES & FINISHES PER PLANS 9923SF. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. KEEP SEALED CONSTRUCTION PLANS ON SITE. WAVE PLANS: ALB
6. PERMIT #B913634 - ADD (5) SPRINKLERS, RELOCATE (6) SPRINKLERS FOR NEW OFFICE LAYOUT ON 1ST FLOOR; ADD (3) SPRINKLERS, RELOCATE (4) SPRINKLERS FOR NEW OFFICE LAYOUT ON 2ND FLOOR. LARGEST PIPE 1 1/2". RETURN ONE COPY TO FIRE
7. PERMIT #B862630 - INTERIOR ALTERATIONS TO INCLUDE; DEMO & CONST METAL STUD/ DRYWALL PARTITIONS, CEILING TILE/GRID, MILL WORK, FIXTURES & FINISHES. 1119 S.F. ALL WORK PER PLANS, SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. KEEP SET OF SIGNED & SEALED DWG'S ON SITE
8. PERMIT #B930728 - RELOCATE 6 SPRINKLERS, LARGEST PIPE SIZE 1" NO PLANS REQUIRED; DMC. SEE B930089 FOR OFFICE W/ INTERIOR ALTERATIONS
9. PERMIT #B789382 - B785938, INSTALL 42 HEADS, LARGEST PIPE 1 1/4" RETURN ONE COPY TO FIRE
10. PERMIT #B934147 - JOISTS PER PLANS, CONST RAISED ADJUSTABLE PEDESTAL FLOORING SYSTEM W/ GUARDRAILS TO CREATE ROOFTOP DECK, REMOVE KNEE WALLS/WINDOWS TO CREATE STOREFRONT, DOORS FOR ROOFTOP ACCESS. 1845 S.F. PER PLAN. SEP PERMIT REQUIRED FOR ADDITIONAL WORK. NO PUBLIC ACCESS, EMPLOYEE
11. PERMIT #B909321 - INTERIOR ALTERATIONS TO INCLUDE; DEMO & CONST METAL STUD/ DRYWALL PARTITIONS, CEILING GRID/TILE, HVAC FIXTURES & FINISHES PER PLANS. 5354 S.F. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL SEALED PLANS ON SITE, WAVE PLANS-ALB
12. PERMIT #B822665 - INTERIOR ALTERATIONS TO INCLUDE; DEMO & CONSTRUCT METAL STUD & DRYWALL PARTITIONS, DOORS, COUNTER, FIXTURES & FINISHES PER PLANS 86 S.F. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. WAVE PLANS: SLW. KEEP SIGNED & SEALED CONSTRUCTION PLANS ON SITE.
13. PERMIT #B770820 - NEW TENANT IN OFFICE SPACE MODIFY EXISTING WET FIRE SPRINKLER SYSTEM W/ NEW CEILING LAYOUT. ADD 5 AND RELOCATE 36 SPRINKLER HEADS PER NFPA13 CODE. LARGEST PIPE IS 1" SC. 40.
14. PERMIT #B785938 - INTERIOR ALTERATIONS TO EXISTING OFFICE SPACE TO MINOR DEMO PARTITIONS, INSTALL NEW PARTIAL PARTITIONS, DRYWALL METAL STUDS, DOOR, FINISHES NEW FLOOR PLAN. 6,500 S.F.. SEPARATE PERMIT REQUIRED FOR ANY OTHER WORK. SEALED CONST PLANS ON SITE CONST PLANS WAI
15. PERMIT #B953434 - INTERIOR ALTERATIONS TO INCLUDE; CONSTRUCT DRYWALL METAL STUD PARTITIONS, INSTALL DOORS, HVAC DIFFUSERS, FIXTURES AND FINISHES. 425 S.F. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. S.P.O.S.-SLW-OK TO WAVE PLANS.
16. PERMIT #B770377 - INTERIOR ALTERATIONS INCLUDES; DEMO PARTITIONS, DOORS & FRAMES AND INSTALL NEW DRYWALL METAL STUD PARTITIONS, CEILING TILE/GRID, HVAC/DUCT WORK. 5802 S.F.. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. OK TO WAVE PLS-KEEP SET OF SEALED & SIGNED CONSTR
17. PERMIT #B773313 - INSTALL ADDITIONAL 2 HEADS AND RELOCATE 8 HEADS PER NEW FLOOR LAYOUT.
18. PERMIT #B754970 - INTERIOR ALTERATIONS TO INCLUDE; DRYWALL, PARTITIONS, CEILING TILE AND GRID, DOORS & FINISHES, OVERALL WORK 300 S.F. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK.
19. PERMIT #B775723 - INTERIOR ALTERATIONS INCLUDES; DRYWALL METAL STUD PARTITIONS TO CREATE BREAK ROOM, IT ROOM AND STORAGE ROOM. 801 S.F.. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. SEALED PLAN ON SITE, WAVE PLANS-ALB
20. PERMIT #B781160 - INTERIOR ALTERATIONS TO INCLUDE; DEMO & INSTALL DRYWALL & METAL STUD PARTITIONS & FINISHES AS PER PLANS, APPROXIMATELY 190 LF (1900 S.F.) SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. KEEP SET OF SEALED AND SIGNED CONST PLANS ON SITE, OK TO WAVE PLANS- SLW
21. PERMIT #B732643 - RELOCATE 53 & ADD 6 HEADS PER LIGHT HAZARD. LARGEST PIPE IS 1.25", MAX SPACING 196 S.F.
22. PERMIT #B731317 - INSTALL ONE FREESTANDING, DOUBLE SIDED SIGN NON-ILLUMINATING. 6.33"x11.38" = 72 S.F.
23. PERMIT #B789635 - INTERIOR ALTERATIONS TO INSTALL DEMISING WALL, DOORWAY AND FINISHES. 300S.F.. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. SEALED CONSTRUCTION PLAN ON SITE-CONSTRUCTION PLAN WAIVED PER YAP.
24. PERMIT #B956773 - INTERIOR ALTERATIONS TO INCLUDE; DEMO/CONST METAL STUD/DRYWALL PARTITIONS AND FINISHES PER PLAN. 489 S.F.. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. S.P.O.S.-ALB
25. PERMIT #B954178 - MODIFICATIONS TO EXISTING SPRINKLER SYSTEM THROUGHOUT NEW TENANT-1ST FL OFFICE SPACE. LARGEST PIPE = 1". 71 HEADS. SEE B952591 FOR INTERIOR ALTERATIONS
26. PERMIT #B950086 - INTERIOR ALTERATIONS TO; DEMO AND CONST METAL STUD DRYWALL PARTITIONS, MILLWORK, FINISHES AND FIXTURES. 3,000 S.F.. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. KEEP SET OF SEALED & SIGNED CONST PLANS ON SITE. OK TO WAVE PLANS: SLW

LEGEND

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY LINE
- EX. CURB
- EX. PAVEMENT MARKING
- EX. FENCE
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WATER
- EX. GAS
- EX. E.O.P
- EX. RAIL LINE
- EX. 1' CONTOUR
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- EX./PR. PARKING COUNT
- EX. CURB (TO BE REMOVED)
- PR. BUILDING
- PR. CURB
- PR. PAVEMENT MARKING



VICINITY MAP

SCALE: 1" = 500'

BENCHMARK

GS- 877A
ELEV. 308.05
DESCRIPTION
(OFF-MAP) CAPPED REBAR LOCATED AT THE NORTHWEST INTERSECTION OF YORK ROAD AND SHAWAN ROAD. LOCATED 16.8 FEET SOUTHEAST FROM GAS STATION SIGN, AND 19 FEET NORTHWEST OF MANHOLE.

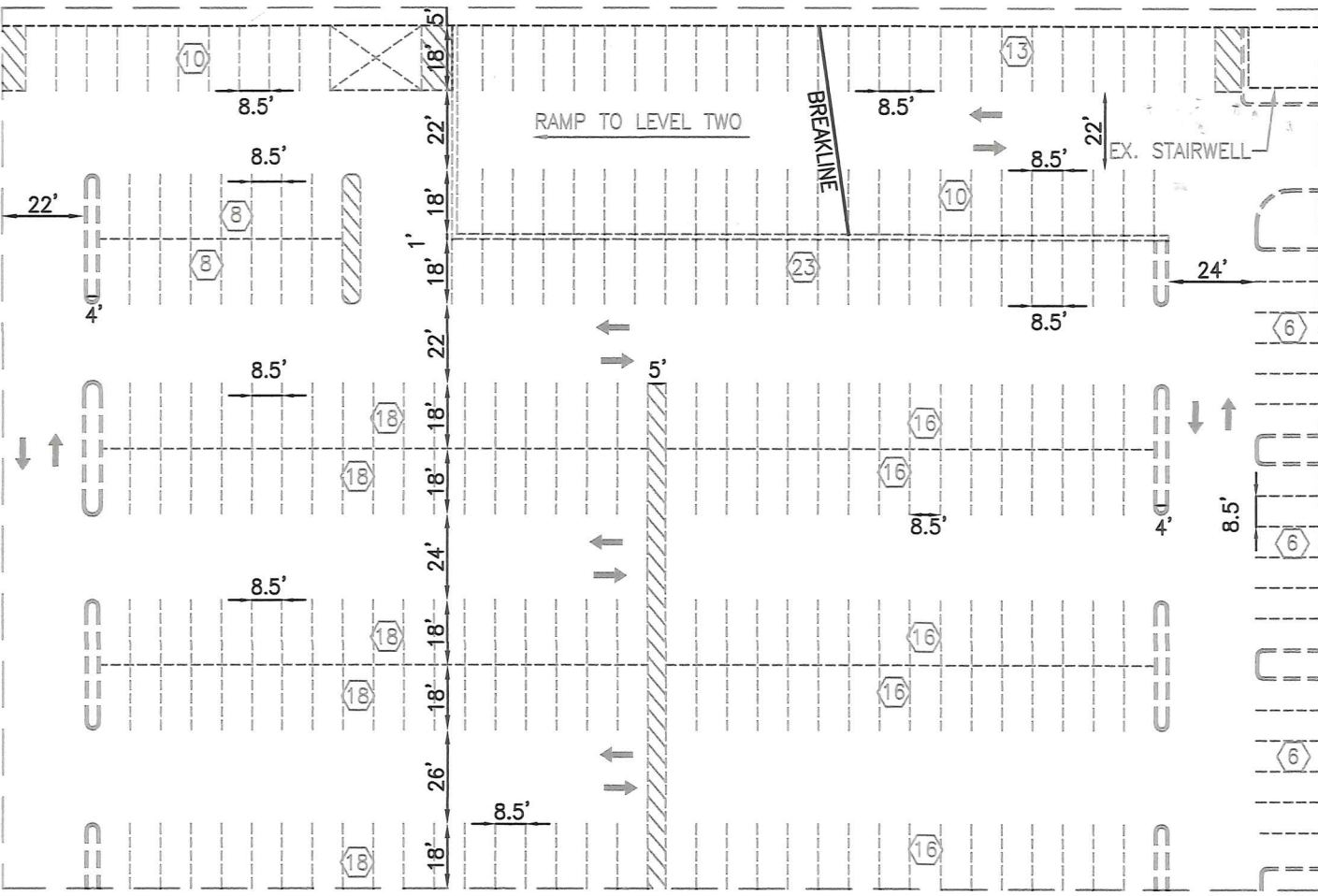
GENERAL NOTES

1. PROPERTY INFORMATION:
A. PROPERTY ADDRESS: 11311 MCCORMICK ROAD
B. SITE AREA: 404,280 S.F.±, 9.281 AC.±
C. ELECTION DISTRICT: 8
D. COUNCILMANIC DISTRICT: 3
E. ADC MAP: 4480E2
F. CENSUS TRACT: 4084
G. TAX MAP: 0042
H. PARCEL: 0416
I. TAX ACCOUNT NO.: 1900002229
J. DEED REFERENCE: 39728/00151
2. ZONING: ML-IM (MANUFACTURING LIGHT, MAJOR INDUSTRIAL)
3. ZONING MAP/GIS TILE NO.: 04282
4. FLOOR AREA RATIO: (SECTION 238.5)
MAXIMUM PERMITTED = 2.0
PROP. RESTAURANT 1 PROVIDED = 0.02 (8,880 S.F. / 404,280 S.F. = 0.02)
PROP. RESTAURANT 2 PROVIDED = 0.01 (4,620 S.F. / 404,280 S.F. = 0.01)
EXISTING OFFICE BUILDING PROVIDED = 0.13 (52,413 S.F. / 404,280 S.F. = 0.13)
TOTAL PROVIDED = 0.38
5. EXISTING LAND USE: OFFICE BUILDING, PARKING GARAGE
PROPOSED LAND USE: OFFICE BUILDING, PARKING GARAGE, RESTAURANT
6. ML ZONE SETBACKS (SECTION 255) (SETBACKS TO FOLLOW SECTION 238, BR ZONE)

FRONT	REAR	REQUIRE	PR. BUILDING PROVIDED (MIN.)	EX. OFFICE PROVIDED (MIN.)
25'	30'	25'	101'	307'±
30'	30'	30'	90'	84'±
30'	30'	30'	74'±	373'±
7. PERMITTED BUILDING HEIGHT: (SECTION 254.1)
HEIGHT UNLIMITED, EXCEPT THAT NO BUILDING HEREAFTER ERRECTED ON A LOT WHICH ABUTS A RESIDENCE OR BUSINESS ZONE SHALL EXCEED A HEIGHT OF 40 FEET OR THREE STORIES IF ANY PART OF SAID BUILDING IS WITHIN 100 FEET OF THE BOUNDARY LINE OF SAID RESIDENCE OR BUSINESS ZONE
- EXISTING BUILDING HEIGHT: OFFICE BUILDING = 88'
PARKING GARAGE = 18'
- PROPOSED BUILDING HEIGHT: RESTAURANT 1 = 40'±
RESTAURANT 2 = 40'±
8. THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
9. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
10. THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN (F.E.M.A. PANEL NO. 2400100235F).
11. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
12. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
13. THERE ARE NO HISTORIC BUILDINGS ON SITE.
14. THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
15. ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
16. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450, OR A VARIANCE WILL BE REQUESTED.

ZONING HISTORY

1. ZONING CASE R-1980-4846 - ZONING CHANGE FROM BR & DR (R-20) TO ML, GRANTED ON 7/14/1960
2. ZONING CASE 2008-0582-A - VARIANCE PETITION FROM PSA FINANCIAL, INC. TO PERMIT TWO ILLUMINATED SIGNS, ONE ON THE NORTH ELEVATION ABOVE THE FIFTH FLOOR (THE SPACE OCCUPIED BY THE APPLICANT) WALL OF THE MULTI TENANT OFFICE BUILDING WITH SIZE OF 194.83 SQUARE FEET AND THE OTHER ON THE WEST ELEVATION ON THE FIFTH FLOOR (THE SPACE OCCUPIED BY THE APPLICANT) WITH A SIZE OF 226.25 SQUARE FEET. BOTH THE NORTH AND WEST SIDES OF THE BUILDING HAVE BUILD ENTRANCES. THE COMMON SPACE OF WHICH IS LEASED BY ALL OF THE TENANTS, INCLUDING THE APPLICANT, WAS GRANTED ON SEPTEMBER 16, 2008.



1ST LEVEL PARKING STRUCTURE PLAN

SCALE: 1" = 50'

PARKING TABULATION (SECTION 409.6.A.2, 409.6.B.3)				WEEKDAY		WEEKEND	
USE	AREA	PARKING REQUIREMENT	MAXIMUM TOTAL	DAYTIME	EVENING	DAYTIME	EVENING
RESTAURANT	16,000 SF	16.0 SPACES / 1,000 SF	256 SPACES	6:00AM - 6:00PM	6:00PM - 12:00AM	6:00AM - 6:00PM	6:00PM - 12:00AM
OFFICE	242,568 SF	3.3 SPACES / 1,000 SF	801 SPACES	(50%) 128.0	(100%) 256.0	(100%) 256.0	(100%) 256.0
TOTAL:				929 SPACES	336 SPACES	296 SPACES	296 SPACES

REQUIRED PARKING FOR PEAK PARKING HOURS (WEEKDAY DAYTIME) = 929
TOTAL PROVIDED PARKING = 890 (551 STRUCTURED SPACES AND 339 SURFACE SPACES)

PARKING TABULATION (SECTION 409.6.A.2, 409.6.B.3)				WEEKDAY		WEEKEND	
USE	AREA	PARKING REQUIREMENT	MAXIMUM TOTAL	DAYTIME	EVENING	DAYTIME	EVENING
RESTAURANT	16,000 SF	16.0 SPACES / 1,000 SF	256 SPACES	6:00AM - 6:00PM	6:00PM - 12:00AM	6:00AM - 6:00PM	6:00PM - 12:00AM
OFFICE	242,568 SF	3.3 SPACES / 1,000 SF	801 SPACES	(100%) 761.0	(100%) 761.0	(100%) 761.0	(100%) 761.0
TOTAL:				889 SPACES	332.1 SPACES	332.1 SPACES	294.1 SPACES

REQUIRED PARKING FOR PEAK PARKING HOURS (WEEKDAY DAYTIME) = 929
TOTAL PROVIDED PARKING = 890 (551 STRUCTURED SPACES AND 339 SURFACE SPACES)

REQUIRED PARKING AFTER TRANSIT ADJUSTMENT (409.6.B.1.a.) = (0.05% x 801 = 40.05 SPACES) (801 - 40.05 = 760.95 USE 761)
***LIGHT RAIL LINK - HUNT VALLEY AT PEPPER ROAD - SCHEDULED COMMUTER PICK UP ARE WITHIN 20 MINUTE INCREMENTS

DEVELOPER

STOLTZ MANAGEMENT
725 CONSHOCKEN STATE ROAD
BALA CYNWYD, PA 19004
ATTN: MATTHEW GUERS
PH: 484-438-4508

OWNER

11311 MCCORMICK, LLC
PO BOX 2087
BALA CYNWYD, PA 19004

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34479, EXPIRATION DATE: 06/21/2020

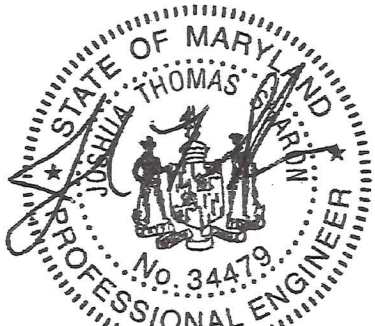
PLAN

SCALE: 1" = 50'



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
MRAGTA.COM
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ONE HUNT VALLEY

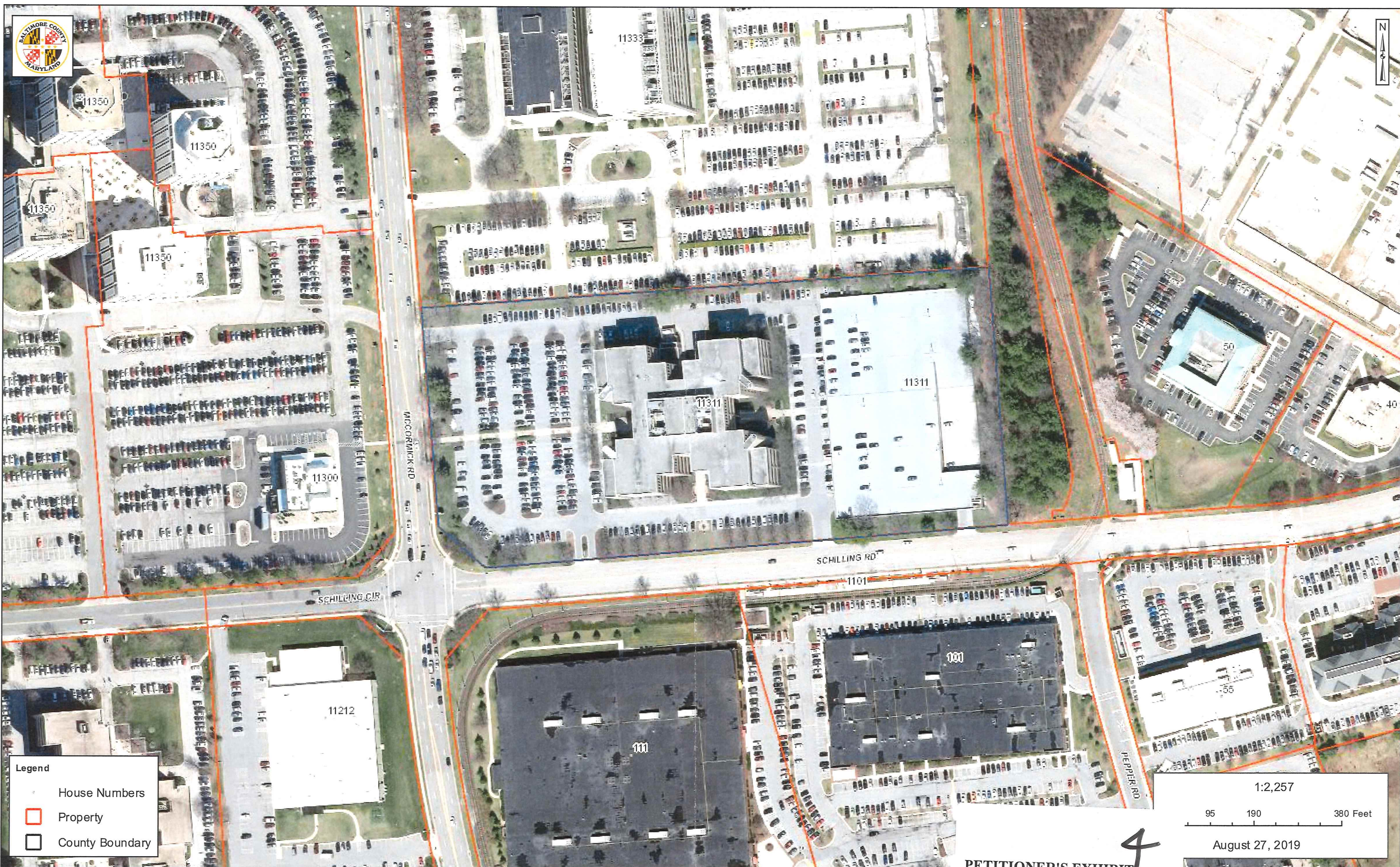
11311 MCCORMICK ROAD

PLAN TO ACCOMPANY PETITION FOR PARKING VARIANCE AND BUILDING SETBACK

8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 3RD COUNCILMANIC DISTRICT

DATE	REVISIONS	JOB NO.:
10/09/2019	ADDED SIDEWALKS TO ROAD FRONTAGE ALONG SCHILLING ROAD	25058
10/10/2019	REVISED PLAN TO SHOW TRANSIT ADJUSTMENT AND PARKING COUNTS PER COUNTY CODE SECTION 409.6.B.1.a	DATE: 10/09/2019
		DRAWN BY: TMO
		DESIGN BY: TMO
		REVIEW BY: THS
		SHEET: 01 OF 01

11311 McCormick Road



PETITIONER'S EXHIBIT



**PROPOSED
SITE**

ML IM

MCCORMICK ROAD

SCHILLING ROAD

PEPPER ROAD

SCHILLING ROAD

MCCORMICK ROAD



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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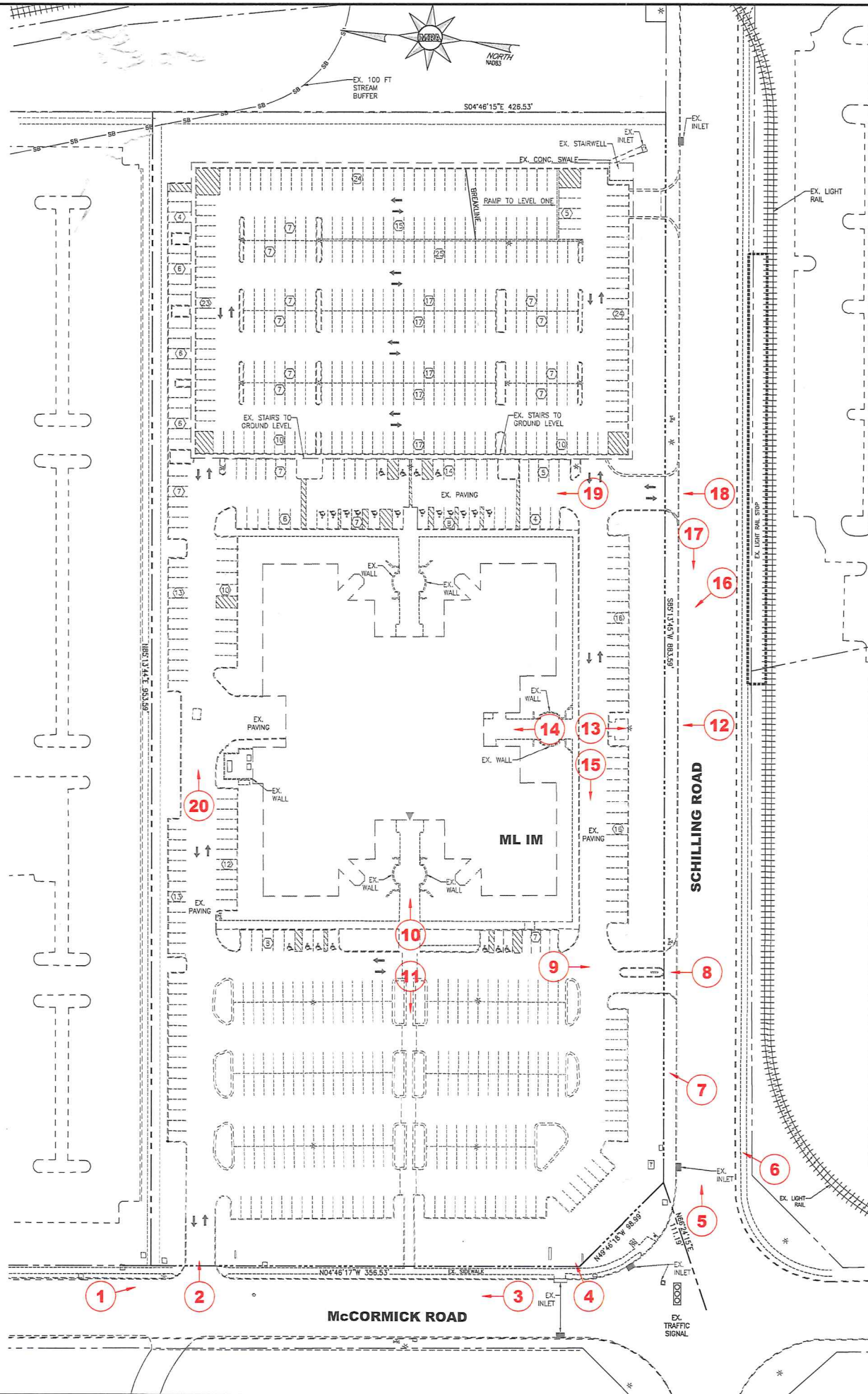
ONE HUNT VALLEY
11311 MCCORMICK ROAD
AERIAL EXHIBIT

8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 3RD COUNCILMANIC DISTRICT

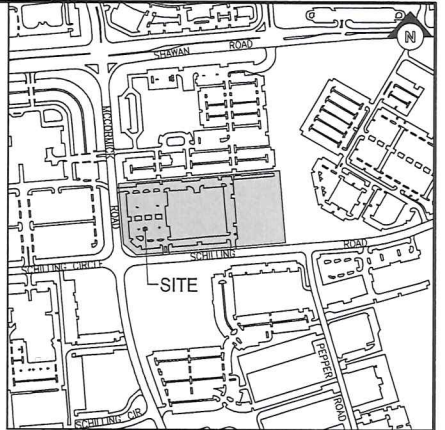
DATE	REVISIONS	JOB NO.:	20508
		SCALE:	1"=50'
		DATE:	10/09/2019
		DRAWN BY:	TMO
		DESIGN BY:	TMO
		REVIEW BY:	THS
		SHEET:	01 OF 01

PETITIONER'S EXHIBIT

P:\20508 PLANNING\SKETCH\20508-AERIAL EXHIBIT.dwg, 10/9/2019 11:54:16 AM, Tokerle,
11/1/2019 Copyright 2019 Morris & Ritchie Associates, Inc.



- LEGEND**
- EX. PROPERTY LINE
 - EX. ADJACENT PROPERTY LINE
 - EX. RIGHT OF WAY LINE
 - EX. CURB
 - EX. PAVEMENT MARKING
 - EX. FENCE
 - EX. SANITARY SEWER
 - EX. STORM DRAIN
 - EX. WATER
 - EX. GAS
 - EX. E.O.P.
 - EX. RAIL LINE
 - EX. 1' CONTOUR
 - EX. 2' CONTOUR
 - EX. 10' CONTOUR
 - EX./PR. PARKING COUNT
 - EX. CURB (TO BE REMOVED)
 - PR. BUILDING
 - PR. CURB
 - PR. PAVEMENT MARKING



VICINITY MAP
SCALE: 1" = 500'

BENCHMARK

GIS- 877A
ELEV. 308.05
DESCRIPTION
(OFF-MAP) CHIPPED REBAR LOCATED AT THE NORTHWEST INTERSECTION OF YORK ROAD AND SHAWAN ROAD, LOCATED 18.8 FEET SOUTHEAST FROM GAS STATION SIGN, AND 19 FEET NORTHWEST OF MANHOLE.

GPS- LR 28 AZ MK
ELEV. 345.47
DESCRIPTION
(OFF-MAP) 2 INCH DIAMETER BRASS CAP LOCATED IN A GRASS ISLAND BETWEEN MCCORMICK ROAD AND HOMEWOODS, LOCATED 70.65 FEET SOUTHEAST FROM LIGHT POST #41 AND 31.8 FEET SOUTH FROM THE CURB OF THE NEAREST GRASS ISLAND.



PLAN
SCALE: 1" = 50'

DEVELOPER
STOLTZ MANAGEMENT
725 CONSHOHOCKEN STATE ROAD
BALA CYNWYD, PA 19004
ATTN: MATTHEW GUERS
PH: 484-436-4508

OWNER
11311 MCCORMICK, LLC
PO BOX 2087
BALA CYNWYD, PA 19004

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34479, EXPIRATION DATE: 06/21/2020



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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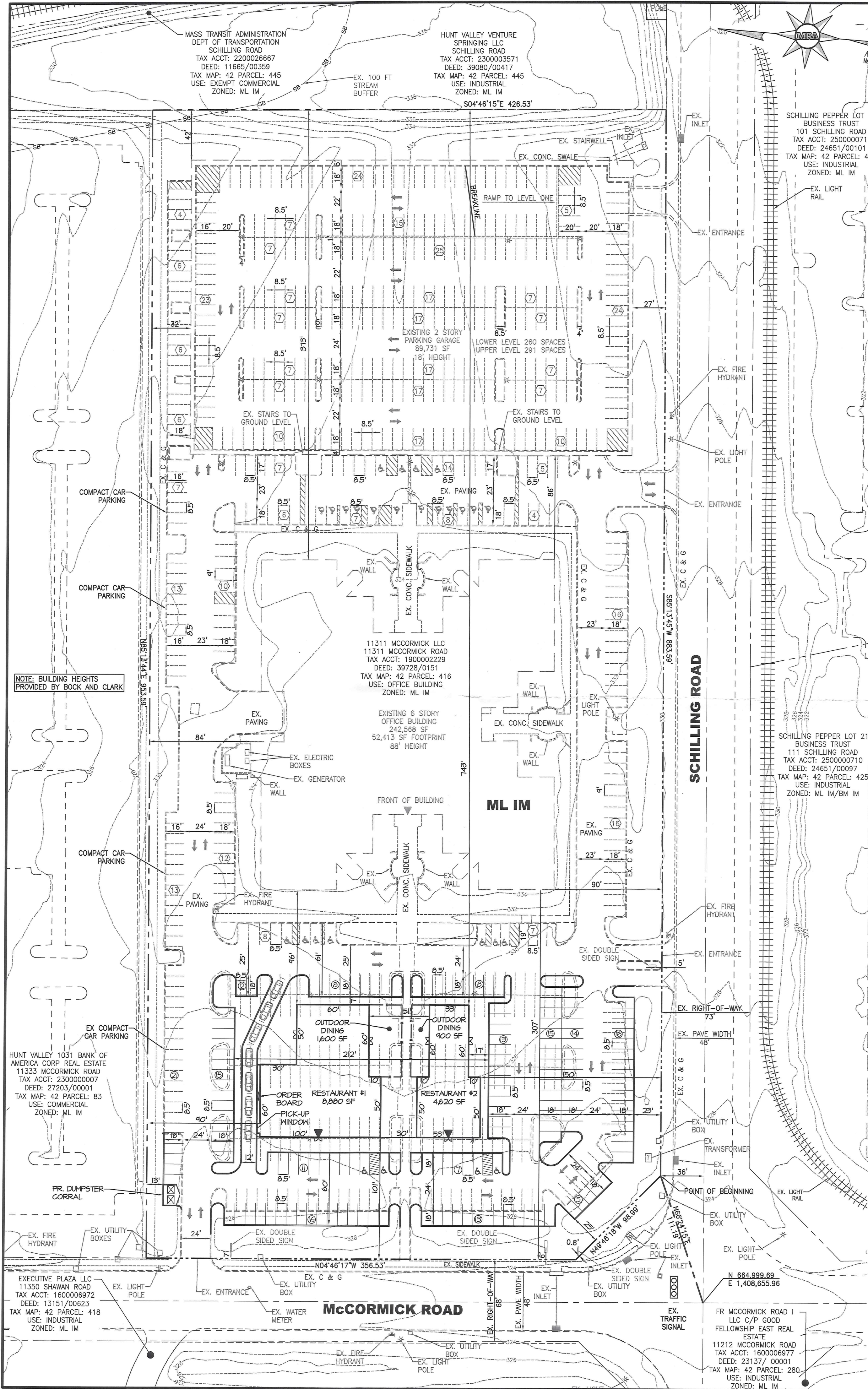


ONE HUNT VALLEY
11311 MCCORMICK ROAD
PHOTO LOCATION PLAN

6 A-T

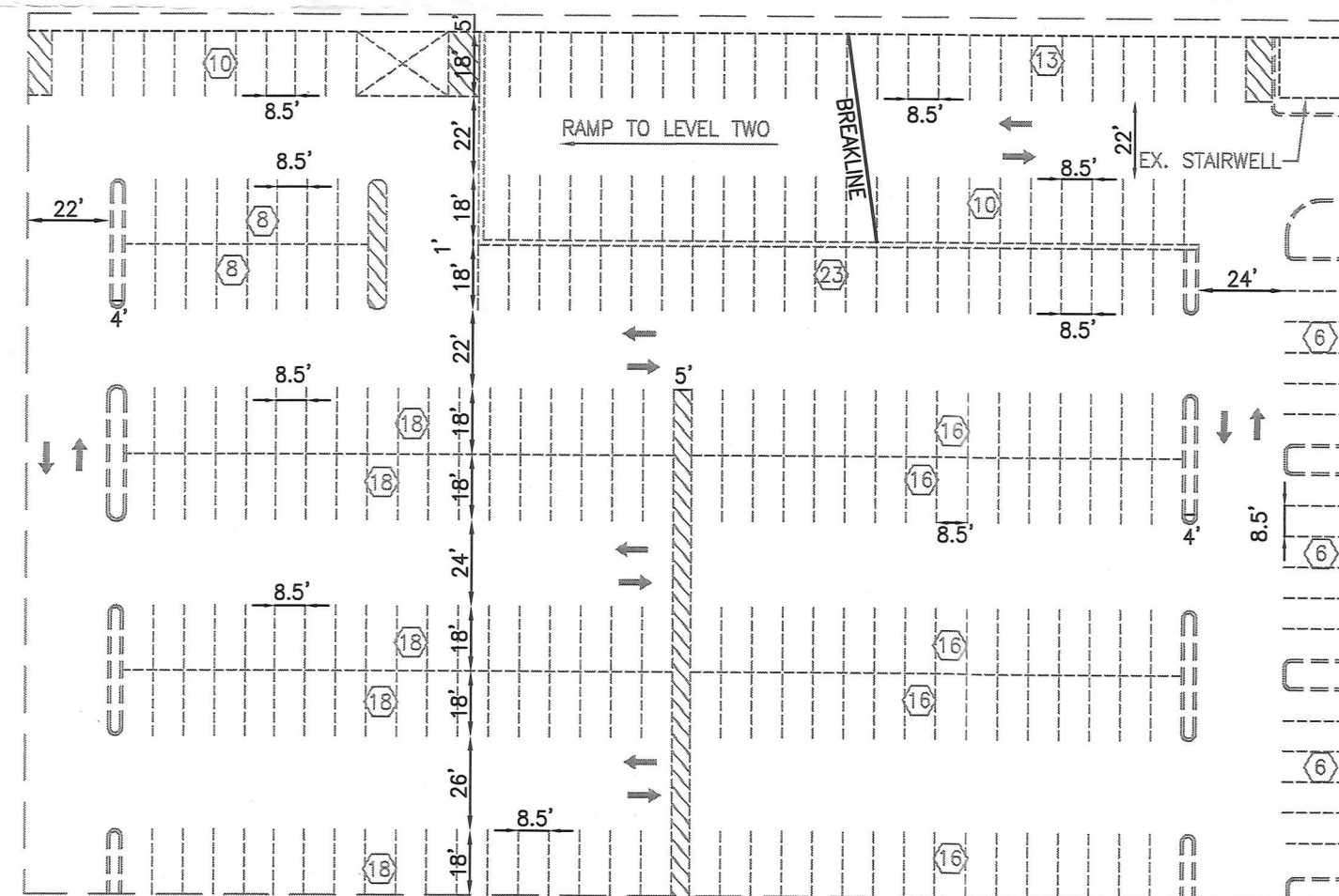
PETITIONER'S EXHIBIT

10' COUNCILMANIC DISTRICT	
IS NO.:	20508
DATE:	11/09/2019
DATE:	10/09/2019
DATE:	TWO
DATE:	TWO
DATE:	THS
DATE:	01 OF 01



COMMERCIAL PERMIT HISTORY

- PERMIT #B930089 - INTERIOR ALTERATIONS TO INCLUDE; DEMO & CONSTRUCT METAL STUD & DRYWALL PARTITIONS, CEILING GRID & TILE, HVAC, FIXTURES & FINISHES PER PLANS 164 S.F. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. KEEP SEALED CONSTRUCTION PLANS ON SITE. WAVE PLANS: ALB
- PERMIT #B788800 - MINOR DEMO FOR TENANT EXPANSION. INTERIOR ALTERATIONS TO INCLUDE; PARTITIONS, DRYWALL, CEILING TILE/GRID AND FLOORING, DOORS & FINISHES. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. KEEP SET OF SEALED & SIGNED CONST PLANS ON SITE, OK TO WAVE PLANS-SLW, 5,017 S.F.
- PERMIT #B784177 - RELOCATE 6 SPRINKLERS, LARGEST PIPE SIZE 1" NO PLANS REQUIRED, SEE B761160
- PERMIT #B756753 - MAX SPACING 225SF. B754970 RELOCATE 7 SPRINKLERS, LARGEST PIPE 1 1/2" NO PLANS REQUIRED
- PERMIT #B952591 - INTERIOR ALTERATIONS TO INCLUDE; DEMO & CONSTRUCT METAL STUD & DRYWALL PARTITIONS, CEILING GRID & TILE, HVAC, FIXTURES & FINISHES PER PLANS 8923SF. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. KEEP SEALED CONSTRUCTION PLANS ON SITE. WAVE PLANS: ALB
- PERMIT #B913634 - ADD (5) SPRINKLERS, RELOCATE (6) SPRINKLERS FOR NEW OFFICE LAYOUT ON 1ST FLOOR; ADD (3) SPRINKLERS, RELOCATE (4) SPRINKLERS FOR NEW OFFICE LAYOUT ON 2ND FLOOR. LARGEST PIPE 1 1/2". RETURN ONE COPY TO FIRE
- PERMIT #B862630 - INTERIOR ALTERATIONS TO INCLUDE; DEMO & CONST METAL STUD/ DRYWALL PARTITIONS, CEILING TILE/GRID, MILL WORK, FIXTURES & FINISHES. 1119 S.F.. ALL WORK PER PLANS. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. KEEP SET OF SIGNED & SEALED DWG'S ON SITE
- PERMIT #B930728 - RELOCATE 6 SPRINKLERS, LARGEST PIPE SIZE 1" NO PLANS REQUIRED; DMC. SEE B930089 FOR OFFICE W/ INTERIOR ALTERATIONS
- PERMIT #B789382 - B785938. INSTALL 42 HEADS, LARGEST PIPE 1 1/4" RETURN ONE COPY TO FIRE
- PERMIT #B934147 - JOISTS PER PLANS, CONST RAISED ADJUSTABLE PEDESTAL FLOORING SYSTEM W/ GUARDRAILS TO CREATE ROOFTOP DECK, REMOVE KNEE WALLS/WINDOWS TO CREATE STOREFRONT, DOORS FOR ROOFTOP ACCESS. 1845 S.F. PER PLAN. SEP PERMIT REQUIRED FOR ADDITIONAL WORK. NO PUBLIC ACCESS, EMPLOYEE
- PERMIT #B909321 - INTERIOR ALTERATIONS TO INCLUDE; DEMO & CONST METAL STUD/ DRYWALL PARTITIONS, CEILING GRID/TILE, HVAC FIXTURES & FINISHES PER PLANS. 6584 S.F.. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL SEALED PLANS ON SITE, WAVE PLANS-ALB
- PERMIT #B822665 - INTERIOR ALTERATIONS TO INCLUDE; DEMO & CONSTRUCT METAL STUD & DRYWALL PARTITIONS, DOORS, COUNTER, FIXTURES & FINISHES PER PLANS 86 S.F.. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. WAVE PLANS: SLW. KEEP SIGNED & SEALED CONSTRUCTION PLANS ON SITE.
- PERMIT #B770820 - NEW TENANT IN OFFICE SPACE MODIFY EXISTING WET FIRE SPRINKLER SYSTEM W/ NEW CEILING LAYOUT. ADD 5 AND RELOCATE 36 SPRINKLER HEADS PER NFPA13 CODE. LARGEST PIPE IS 1" SC. 40.
- PERMIT #B785928 - INTERIOR ALTERATIONS TO EXISTING OFFICE SPACE TO MINOR DEMO PARTITIONS, INSTALL NEW PARTIAL PARTITIONS, DRYWALL METAL STUDS, DOOR, FINISHES NEW FLOOR PLAN. 6,500 S.F.. SEPARATE PERMIT REQUIRED FOR ANY OTHER WORK. SEALED CONST PLANS ON SITE CONST PLANS WA
- PERMIT #B953434 - INTERIOR ALTERATIONS TO INCLUDE; CONSTRUCT DRYWALL METAL STUD PARTITIONS, INSTALL DOORS, HVAC DIFFUSERS, FIXTURES AND FINISHES. 425 S.F. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. S.P.O.S.-SLW-OK TO WAVE PLANS.
- PERMIT #B770377 - INTERIOR ALTERATIONS INCLUDES; DEMO PARTITIONS, DOORS & FRAMES AND INSTALL NEW DRYWALL METAL STUD PARTITIONS, CEILING TILE/GRID, HVAC/DUCT WORK. 5802 S.F.. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. OK TO WAVE PLANS-KEEP SET OF SEALED & SIGNED CONST
- PERMIT #B773313 - INSTALL ADDITIONAL 2 HEADS AND RELOCATE 8 HEADS PER NEW FLOOR LAYOUT.
- PERMIT #B754970 - INTERIOR ALTERATIONS TO INCLUDE; DRYWALL, PARTITIONS, CEILING TILE AND GRID, DOORS & FINISHES, OVERALL WORK 300 S.F.. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK.
- PERMIT #B775723 - INTERIOR ALTERATIONS INCLUDES; DRYWALL METAL STUD PARTITIONS TO CREATE BREAK ROOM, IT ROOM AND STORAGE ROOM. 801 S.F.. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. SEALED PLAN ON SITE, WAVE PLANS-ALB
- PERMIT #B781160 - INTERIOR ALTERATIONS TO INCLUDE; DEMO & INSTALL DRYWALL & METAL STUD PARTITIONS & FINISHES AS PER PLANS. APPROXIMATELY 190 LF (1900 S.F.) SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. KEEP SET OF SEALED AND SIGNED CONST PLANS ON SITE, OK TO WAVE PLANS-SLW
- PERMIT #B732843 - RELOCATE 53 & ADD 6 HEADS PER LIGHT HAZARD. LARGEST PIPE IS 1.25"; MAX SPACING 196 S.F.
- PERMIT #B731317 - INSTALL ONE FREESTANDING, DOUBLE SIDED SIGN NON-ILLUMINATING. 6.33"x11.38" = 72 S.F.
- PERMIT #B769635 - INTERIOR ALTERATIONS TO INSTALL DEMISING WALL, DOORWAY AND FINISHES. 300S.F.. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. SEALED CONSTRUCTION PLAN ON SITE-CONSTRUCTION PLAN WAIVED PER YAP.
- PERMIT #B958773 - INTERIOR ALTERATIONS TO INCLUDE; DEMO/CONST METAL STUD/DRYWALL PARTITIONS AND FINISHES PER PLAN. 489 S.F.. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. S.P.O.S.-ALB
- PERMIT #B954178 - MODIFICATIONS TO EXISTING SPRINKLER SYSTEM THROUGHOUT NEW TENANT-1ST FL OFFICE SPACE. LARGEST PIPE = 1". 71 HEADS. SEE B952591 FOR INTERIOR ALTERATIONS
- PERMIT #B950096 - INTERIOR ALTERATIONS TO; DEMO AND CONST METAL STUD DRYWALL PARTITIONS, MILLWORK, FINISHES AND FIXTURES. 3,000 S.F.. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. KEEP SET OF SEALED & SIGNED CONST PLANS ON SITE. OK TO WAVE PLANS: SLW



1ST LEVEL PARKING STRUCTURE PLAN

SCALE: 1" = 50'

PARKING TABULATION

SECTION 409.6.A.2, 409.6.B.3			
USE	AREA	PARKING REQUIREMENT	MAXIMUM TOTAL
RESTAURANT	16,000 SF	16.0 SPACES / 1,000 SF	256 SPACES
OFFICE	242,568 SF	3.3 SPACES / 1,000 SF	801 SPACES
		TOTAL:	929 SPACES

REQUIRED PARKING FOR PEAK PARKING HOURS (WEEKDAY DAYTIME) = 929
TOTAL PROVIDED PARKING = 890 (551 STRUCTURED SPACES AND 339 SURFACE SPACES)

		WEEKDAY		WEEKEND		NIGHTTIME	
		DAYTIME	EVENING	DAYTIME	EVENING	DAYTIME	NIGHTTIME
RESTAURANT	16,000 SF	6:00AM - 6:00PM (50%) 128.0	6:00PM - 12:00AM (100%) 256.0	6:00AM - 6:00PM (100%) 256.0	6:00PM - 12:00AM (100%) 256.0	12:00AM - 6:00AM (100%) 26.0	
OFFICE	242,568 SF	(100%) 801.0	(100%) 80.1	(100%) 80.1	(5%) 40.1	(5%) 40.1	
		TOTAL:	929 SPACES	336 SPACES	336 SPACES	296 SPACES	67 SPACES

DEVELOPER

STOLTZ MANAGEMENT
725 CONSHOCKEN STATE ROAD
BALA CYNWYD, PA 19004
ATTN: MATTHEW GUERS
PH: 484-436-4508

OWNER

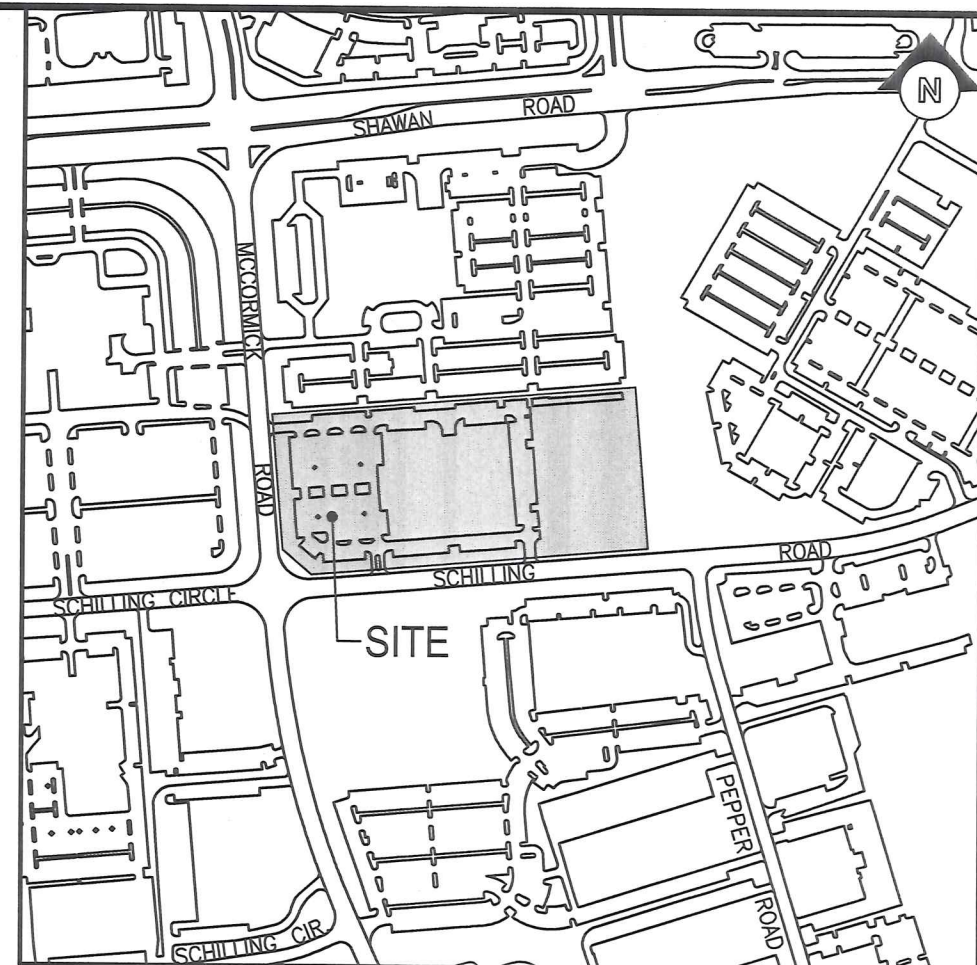
11311 McCormick, LLC
PO BOX 2087
BALA CYNWYD, PA 19004

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34479, EXPIRATION DATE: 06/21/2020

LEGEND

---	EX. PROPERTY LINE
---	EX. ADJACENT PROPERTY LINE
---	EX. RIGHT OF WAY LINE
---	EX. CURB
---	EX. PAVEMENT MARKING
---	EX. FENCE
---	EX. SANITARY SEWER
---	EX. STORM DRAIN
---	EX. WATER
---	EX. GAS
---	EX. E.O.P.
---	EX. RAIL LINE
---	EX. 1" CONTOUR
---	EX. 2" CONTOUR
---	EX. 10' CONTOUR
---	EX./PR. PARKING CURB
---	EX. CURB (TO BE REMOVED)
---	PR. BUILDING
---	PR. CURB
---	PR. PAVEMENT MARKING



VICINITY MAP

SCALE: 1" = 500'

BENCHMARK

GIS- 877A
ELEV. 308.05
DESCRIPTION
(OFF-MAP) 2 INCH DIAMETER BRASS CAP LOCATED IN A GRASS ISLAND OF YORK ROAD AND SHAWAN ROAD. LOCATED 18.8 FEET SOUTHEAST FROM GAS STATION SIGN, AND 19 FEET NORTHWEST OF MANHOLE.

GPS- LR 28 AZ MK
ELEV. 345.47
DESCRIPTION
(OFF-MAP) 2 INCH DIAMETER BRASS CAP LOCATED IN A GRASS ISLAND BETWEEN MCCORMICK ROAD AND HOMEGOODS. LOCATED 70.65 FEET SOUTHEAST FROM LIGHT POST #41 AND 31.8 FEET SOUTH FROM THE CURB OF THE NEAREST GRASS ISLAND.

11311 MCCORMICK ROAD
404,280 S.F.±, 9,281 AC.±
8
C. ELECTION DISTRICT:
D. COUNCILMANIC DISTRICT:
E. ADC MAP:
F. CENSUS TRACT:
G. TAX MAP:
H. PARCEL:
I. TAX ACCOUNT NO.:
J. DEED REFERENCE:

ML-IM (MANUFACTURING LIGHT, MAJOR INDUSTRIAL)

04282

MAXIMUM PERMITTED = 2.0
PROP. RESTAURANT 1 PROVIDED = 0.02 (8,880 S.F. / 404,280 S.F. = 0.02)
PROP. RESTAURANT 2 PROVIDED = 0.01 (4,620 S.F. / 404,280 S.F. = 0.01)
EXISTING OFFICE BUILDING PROVIDED = 0.13 (52,413 S.F. / 404,280 S.F. = 0.13)
TOTAL PROVIDED = 0.38

EXISTING LAND USE: OFFICE BUILDING, PARKING GARAGE
PROPOSED LAND USE: OFFICE BUILDING, PARKING GARAGE, RESTAURANT

ML ZONE SETBACKS (SECTION 255) (SETBACKS TO FOLLOW SECTION 238, BR ZONE)

FRONT	EX. OFFICE
<u>REQUIRED (MIN.)</u>	<u>PROVIDED (MIN.)</u>
25	307'±
30'	84'±
30'	373'±

PERMITTED BUILDING HEIGHT: HEIGHT UNLIMITED, EXCEPT THAT NO BUILDING HEREAFTER ERRECTED ON A LOT WHICH ABUTS A RESIDENCE OR BUSINESS ZONE SHALL EXCEED A HEIGHT OF 40 FEET OR THREE STORIES IF ANY PART OF SAID BUILDING IS WITHIN 100 FEET OF THE BOUNDARY LINE OF SAID RESIDENCE OR BUSINESS ZONE

EXISTING BUILDING HEIGHT: OFFICE BUILDING = 88'
PARKING GARAGE = 18'

PROPOSED BUILDING HEIGHT: RESTAURANT 1 = 40±
RESTAURANT 2 = 40±

- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN (F.E.M.A. PANEL NO. 2400100235F).
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
- THERE ARE NO HISTORIC BUILDINGS ON SITE.
- THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
- SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450, OR A VARIANCE WILL BE REQUESTED.

ZONING HISTORY

- ZONING CASE R-1960-4846 - ZONING CHANGE FROM BR & DR (R-20) TO ML, GRANTED ON 7/14/1960
- ZONING CASE 2008-0582-A - VARIANCE PETITION FROM PSA FINANCIAL, INC. TO PERMIT TWO ILLUMINATED SIGNS, ONE ON THE NORTH ELEVATION ON THE PENTHOUSE DIRECTLY ABOVE THE FIFTH FLOOR (THE SPACE OCCUPIED BY THE APPLICANT) WALL OF THE MULTI TENANT OFFICE BUILDING WITH SIZE OF 194.53 SQUARE FEET AND THE OTHER ON THE WEST ELEVATION ON THE FIFTH FLOOR (THE SPACE OCCUPIED BY THE APPLICANT) WITH A SIZE OF 226.25 SQUARE FEET. BOTH THE NORTH AND WEST SIDES OF THE BUILDING HAVE BUILD ENTRANCES, THE COMMON SPACE OF WHICH IS LEASED BY ALL OF THE TENANTS, INCLUDING THE APPLICANT, WAS GRANTED ON SEPTEMBER 16, 2008.

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

MORRIS & RITCHIE ASSOCIATES, INC.

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ONE HUNT VALLEY

11311 MCCORMICK ROAD

PLAN TO ACCOMPANY PETITION FOR
PARKING VARIANCE AND BUILDING SETBACK

8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 3RD COUNCILMANIC DISTRICT

DATE	REVISIONS	JOB NO.	20508
		SCALE:	1"=50'
		DATE:	07/29/2019
		DRAWN BY:	TWO
		DESIGN BY:	TWO
		REVIEW BY:	THS
		SHEET:	01 OF 01

2019-0413-A