

MEMORANDUM

DATE: December 17, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0458-A - Appeal Period Expired

The appeal period for the above-referenced case expired on December 16, 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

(2411-2413 York Road)
8th Election District
3rd Council District
2411 York Road, LLC, *Legal Owner*
Dr. Christine W. Gernhart,
Contract Purchaser

Petitioners

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*
*
*
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BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0458-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County as a Petition for Variance filed by 2411 York Road, LLC, legal owner of the subject property and Dr. Christine W. Gernhart, contract purchaser ("Petitioners"). Petitioners are requesting variance relief from Section 303.2 of the Baltimore County Zoning Regulations ("BCZR") to allow front yard depth of 10 feet which is less than the average depth of front yards of all lots within 100 feet on each side (16 feet to south and 26 feet to north for an average of 21 feet). A site plan was marked as Petitioners' Exhibit 1.

Dr. Gernhart appeared in support of the petition and was accompanied by Rick Richardson, the engineer who designed and drafted the Site Plan. Edward J. Gilliss, Esq. represented Petitioners. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee ("ZAC") comment was received from the Department of Planning ("DOP"). That agency did not oppose the request.

Mr. Gilliss proffered the following: Dr. Gernhart currently operates the Timonium Animal Hospital at 1626 York Road, several blocks south of this proposed site. Due to the growth of her veterinary practice Dr. Gernhart wishes to expand her facility. She has purchased the two vacant

ORDER RECEIVED FOR FILING

Date 11/15/19
By sen

residences at 2411 and 2413 York Road and intends to raze the two structures and construct her new expanded veterinary facility. The setback variance is necessary in order for the site to accommodate both the new facility and adequate parking for her clients. The lot at 2411 York Road is approximately 8,650 square feet and the lot at 2413 York Road is approximately 10,224 square feet in size and both are zoned BL, which permits this use as of right.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

This property consists of two adjoining irregularly shaped parcels that are currently occupied by vacant residences. This area of York Road was largely residential when these houses were built but has become primarily commercial over the years. As such, the site is unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to build the veterinary facility and parking they need to accommodate Dr. Gernhart's expanding practices. Further, 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. In fact, as noted by Mr. Gilliss, this new veterinary facility will be an asset to the Timonium community and Dr. Gernhart is investing substantial resources in this project in order to keep her veterinary practice in Baltimore County. In addition, the ZAC comments concerning landscaping at the site are already being addressed by the engineer, as evidenced by the Schematic Landscape Plan that was admitted as Petitioners' Exhibit 2. Finally, I note that there was no community opposition.

ORDER RECEIVED FOR FILING

Date 11/15/19
By Sen

THEREFORE, IT IS ORDERED, this 15th day of November, 2019, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to the Baltimore County Zoning Regulations to allow front yard depth of 10 feet which is less than the average depth of front yards of all lots within 100 feet on each side (16 feet to south and 26 feet to north for an average of 21 feet), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.
2. Prior to issuance of permits Petitioners must comply with ZAC comment received from the DOP, a copy of which is attached hereto and made a part hereof.

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 11/15/19
By sen



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 2411-2413 York Road, Timonium which is presently zoned BL
 Deed References: 41794/404 10 Digit Tax Account # 0 8 0 7 0 2 9 4 7 5
 Property Owner(s) Printed Name(s) 2411 York Road, LLC and 0 8 0 5 0 6 1 0 5 0

(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) 303.2 BCZR to allow front yard depth of 10 feet which is less than the average depth of front yards of all lots within 100 feet on each side (16 feet to south and 26 feet to north for an average of 21 feet).

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:

Dr. Christine W. Gernhart

Name- Type or Print

Dr. Christine W. Gernhart

Signature

1626 York Road Timonium MD
 Mailing Address City State

21093 / 410-832-1324 /
 Zip Code Telephone # Email Address

Attorney for Petitioner:

Edward J. Gilliss

Name- Type or Print

Edward J. Gilliss

Signature Royston, Mueller, McLean & Reid, LLP
 102 W. Pennsylvania Ave., Ste. 600, Towson, MD

Mailing Address City State

21204 / 410-823-1800 / egilliss@rmmr.com
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

2411 York Road, LLC

John Kincaid

Name #1 - Type or Print

Name #2 - Type or Print

John Kincaid

Signature #1

Signature #2

705 York Road Towson MD
 Mailing Address City State

21204 / 410-828-1961 /
 Zip Code Telephone # Email Address

Representative to be contacted:

Edward J. Gilliss

Name - Type or Print

Edward J. Gilliss

Signature Royston, Mueller, McLean & Reid, LLP
 102 W. Pennsylvania Ave., Ste. 600, Towson, MD

Mailing Address City State

21204 / 410-823-1800 / egilliss@rmmr.com
 Zip Code Telephone # Email Address

CASE NUMBER 2019-0458-A Filing Date 9/11/19

Do Not Schedule Dates: 11/15/19 Reviewer gh

Date 11/15/19 REV. 10/4/11

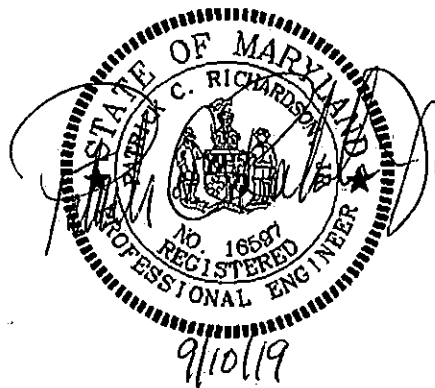
By Sen

**ZONING PROPERTY DESCRIPTION FOR
2411 YORK ROAD
(MARYLAND ROUTE #45)
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the east side right-of-way of York Road (Maryland Route #45) (80 feet wide) at a distance of 20 feet south of the centerline of the nearest improved intersecting street Deneison Road (40 feet wide):

Thence the following courses and distances: (1) North 71 degrees 47 minutes 45 seconds East 148.40 feet, (2) South 18 degrees 12 minutes 17 seconds East 66.64 feet, (3) South 18 degrees 12 minutes 17 seconds East 50.00 feet, (4) South 71 degrees 43 minutes 03 seconds West 173.15 feet, (5) North 18 degrees 21 minutes 54 seconds West 89.80 feet, (6) by a curve to the right with a radius of 25.00 feet, an arc length of 39.25 feet, and a chord bearing and distance of North 26 degrees 41 minutes 06 seconds East 35.39 feet; to the point of beginning.

Containing a net area of 19,753 square feet or 0.45 acres.



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 NUMBER 16597,
EXPIRATION DATE: 08-15-2021

2019-0458-A

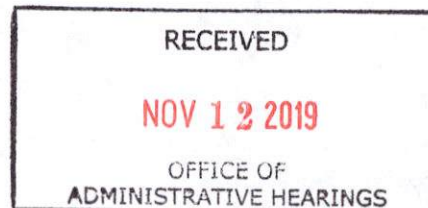
PM 11-19-19
10am

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Sunday, November 10, 2019 11:04 PM
To: Rick Richardson; Administrative Hearings
Subject: Recertification's For 2019-0458-A
Attachments: Re-Cert 1 2019-0458-A.doc; Re-Cert 2 2019-0458-A.doc

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

Recertification's for 2411-2413 York Road. Thanks.



CERTIFICATE OF POSTING

2019-0458-A

RE: Case No.: _____

Petitioner/Developer: _____

2411 York Road, LLC
Dr. Christine Gernhart

November 15, 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:

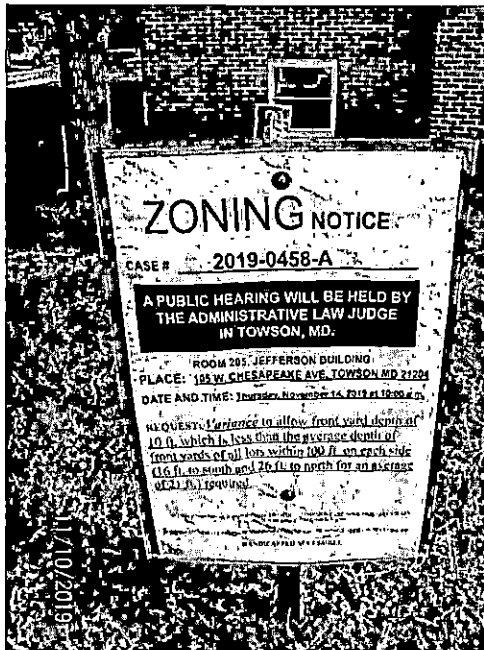
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

2411-2413 York Road

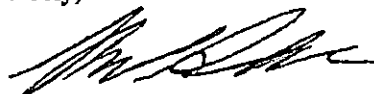
SIGN 1 Recertification

October 25, 2019

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



Sincerely,

 November 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

2019-0458-A

RE: Case No.: _____

Petitioner/Developer: _____
2411 York Road, LLC
Dr. Christine Gernhart

November 15, 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:

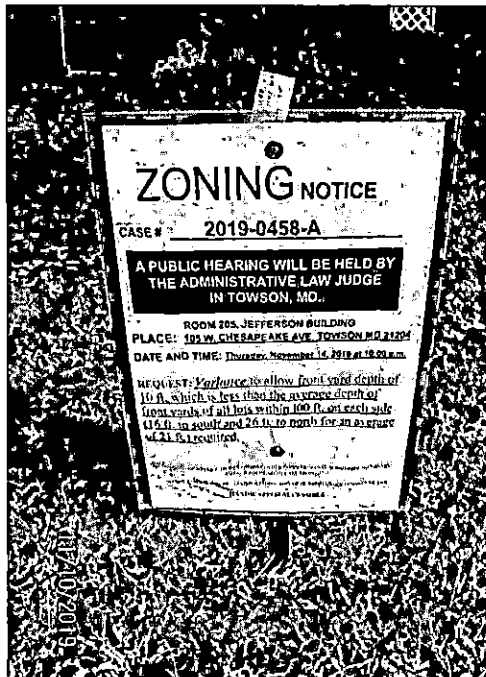
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

2411-2413 York Road

SIGN 2 Recertification

October 25, 2019

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



Sincerely,

November 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)

11-14-19

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 10/11/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-458



INFORMATION:

Property Address: 2411, 2413 York Road
Petitioner: John Kincaid, 2411 York Road, LLC
Zoning: BL
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to allow a front yard depth of 10 feet in lieu of the average 21 foot depth.

A site visit was conducted on September 19, 2019.

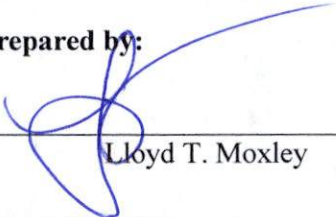
The use of the two parcels is currently residential although the dwellings appear to be vacant at this time. The site is within the York Road Commercial Corridor and the Hunt Valley/Timonium Master Plan (HV/T) area adopted on October 19, 1998. The HV/T plan cites "Improving the Visual Quality of the York Road Corridor" as a goal and raises concerns about the lack of landscaping, design and signage clutter (pg.28).

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

- The petitioners shall submit the building elevations, landscaping and signage details to the contact person listed below for review prior to building permit issuance.

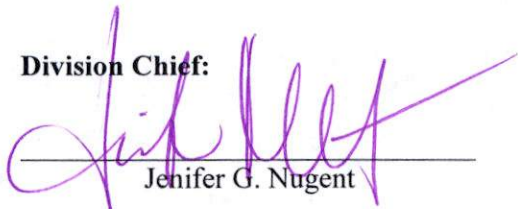
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

CPG/JGN/LTM/

c: Wally Lippincott
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Edward J. Gillis, Royston, Mueller, McLean & Reid, LLP
Office of the Administrative Hearings
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 8, 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: 2019-0458-A

2411-2413 York Road

East side corner of York Road and Deneison Road

8th Election District – 3rd Councilmanic District

Legal Owners: 2411 York Road, LLC

Contract Purchaser/Lessee: Dr. Christine Gernhart

Variance to allow front yard depth of 10 ft. which is less than the average depth of front yards of all lots within 100 ft. on each side (16 ft. to south and 26 ft. to north for an average of 21 ft.) required.

Hearing: Thursday, November 14, 2019 at 10:00 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: Edward Gillis, 102 W. Pennsylvania Avenue, Ste. 600, Towson 21204
Dr. Christine Gernhart, 1626 York Road, Timonium 21093
John Kincaid, 705 York Road, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 25, 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.**

CERTIFICATE OF POSTING

CORRECTED COPY

2019-0458-A

RE: Case No.: _____

Petitioner/Developer: _____

2411 York Road, LLC
Dr. Christine Gernhart

November 15, 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:

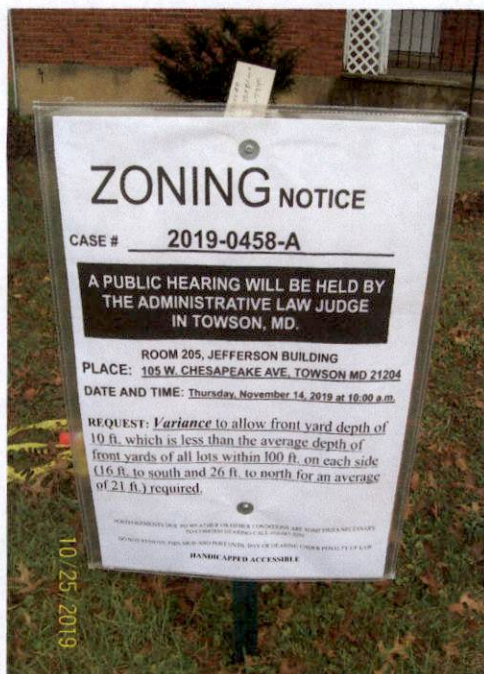
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

2411-2413 York Road

SIGN 1

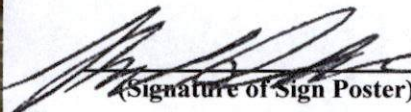
October 25, 2019

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



Sincerely,

October 25, 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

CORRECTED COPY

2019-0458-A

RE: Case No.: _____

Petitioner/Developer: _____

2411 York Road, LLC
Dr. Christine Gernhart

November 14, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
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County Office Building, Room 111
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Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

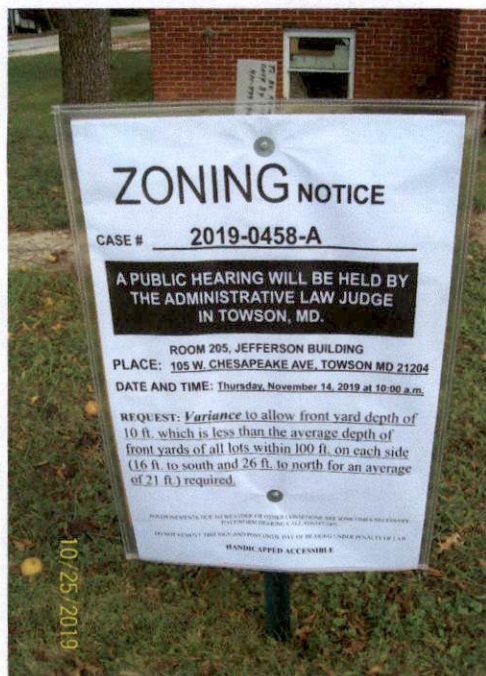
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2411-2413 York Road

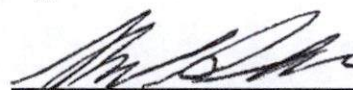
SIGN 2

October 25, 2019

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



Sincerely,

 October 25, 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

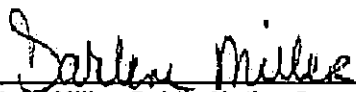
PUBLISHER'S AFFIDAVIT

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:

10/25/2019

Order #: 11802268
Case #: 2019-0458-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0458-A



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2019-0458-A

2411-2413 York Road

East side corner of York Road and Deneison Road

8th Election District - 3rd Councilmanic District

Legal Owners: 2411 York Road, LLC

Contract Purchaser/Lessee: Dr. Christine Gernhart

Variance to allow front yard depth of 10ft. which is less than the average depth of front yards of all lots within 100 ft. on each side (16 ft. to south and 26 ft. to north for an average of 21 ft) required.

Hearing: Thursday, November 14, 2019 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

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

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

o25

CERTIFICATE OF POSTING CORRECTED COPY

2019-0458-A

RE: Case No.: _____

Petitioner/Developer: _____

2411 York Road, LLC
Dr. Christine Gernhart

November 15, 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:

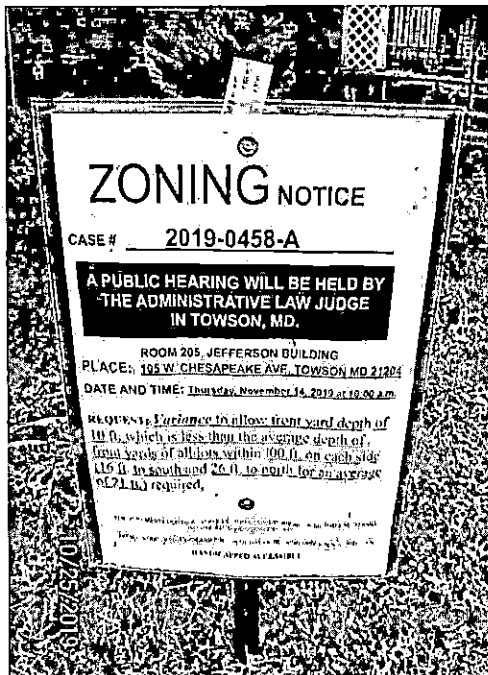
Ladies and Gentlemen:

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: _____

2411-2413 York Road **SIGN 1**

October 25, 2019

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



Sincerely,

October 25, 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 CORRECTED COPY

2019-0458-A

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Petitioner/Developer: _____

2411 York Road, LLC
Dr. Christine Gernhart

November 14, 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:

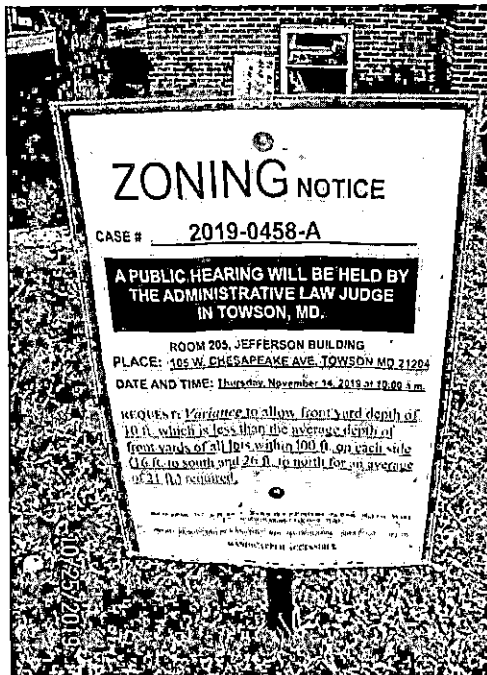
Ladies and Gentlemen:

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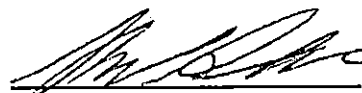
2411-2413 York Road **SIGN 2**

October 25, 2019

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



Sincerely,

 October 25, 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)

TO: THE DAILY RECORD
Friday, October 25, 2019 - Issue

Please forward billing to:

John Kincaid
2411 York Road, LLC
705 York Road
Towson, MD 21204

410-828-1961

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: 2019-0458-A

2411-2413 York Road

East side corner of York Road and Deneison Road

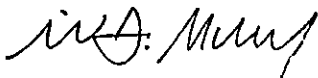
8th Election District – 3rd Councilmanic District

Legal Owners: 2411 York Road, LLC

Contract Purchaser/Lessee: Dr. Christine Gernhart

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Hearing: Thursday, November 14, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
2411 & 2413 York Road; E/S corner of	*	
York Road & Deneison Road	*	OF ADMINSTRATIVE
8 th Election & 3 rd Councilmanic Districts	*	
Legal Owner(s): 2411 York Road, LLC	*	HEARINGS FOR
Contract Purchaser(s): Dr. Christine Gernhart	*	
Petitioner(s)	*	BALTIMORE COUNTY
	*	2019-458-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED
SEP 19 2019

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of September, 2019, a copy of the foregoing Entry of Appearance was mailed to Edward Gilliss, Esquire, 102 West Pennsylvania Avenue, Suite 600, 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: 2019-04158-A

Property Address: 2411-2413 York Rd

Property Description: _____

Legal Owners (Petitioners): 2411 York Rd LLC / John Kincaid

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: John Kincaid

Company/Firm (if applicable): 2411 York Road LLC

Address: 705 York Road
TOWSON, MD 21204

Telephone Number: 410-828-1961



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 04, 2019

Edward J. Gillis,
102 W. Pennsylvania Ave Ste 600
Towson MD 21204

RE: Case Number: 2019-0458-A, 2411-2413 York 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 September 11, 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.", written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Dr. Christine W. Gernhart 1626 York Road Timonium Road 21093
John Kincaid 705 Road Towson MD 21204

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 9/18/19

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

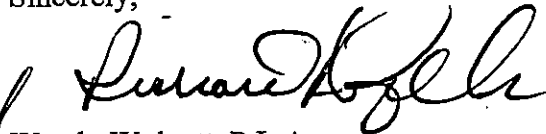
Dear Ms. Lewis:

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. **2019-0458-A**

Variance
2411 York Road, LLC
#2411, 2413 York 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

11-14-19

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: October 1, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0458-A
Address 2411 & 2413 York Road
(2411 York Road, LLC Property)

Zoning Advisory Committee Meeting of **September 13, 2019.**

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

Reviewer: Steve Ford

11-14-19

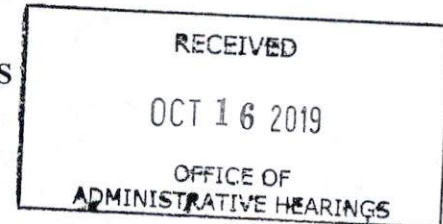
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 10/11/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-458



INFORMATION:

Property Address: 2411, 2413 York Road
Petitioner: John Kincaid, 2411 York Road, LLC
Zoning: BL
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to allow a front yard depth of 10 feet in lieu of the average 21 foot depth.

A site visit was conducted on September 19, 2019.

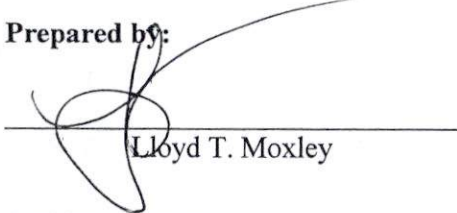
The use of the two parcels is currently residential although the dwellings appear to be vacant at this time. The site is within the York Road Commercial Corridor and the Hunt Valley/Timonium Master Plan (HV/T) area adopted on October 19, 1998. The HV/T plan cites "Improving the Visual Quality of the York Road Corridor" as a goal and raises concerns about the lack of landscaping, design and signage clutter (pg.28).

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

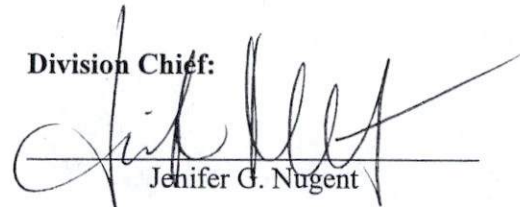
- The petitioners shall submit the building elevations, landscaping and signage details to the contact person listed below for review prior to building permit issuance.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Jenifer G. Nugent

CPG/JGN/LTM/

c: Wally Lippincott

James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Edward J. Gillis, Royston, Mueller, McLean & Reid, LLP
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 11/15/19

By Sen

CASE NAME 2411 YORK RD LLC
CASE NUMBER 2019-0458 A
DATE 11.14.19

[illegible]

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>10-1</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
<u>10-11</u>	PLANNING (if not received, date e-mail sent _____)	<u>No object - w/ Cond.</u>
<u>9-18</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>10-25-19</u>	
SIGN POSTING (1 st)	Date: <u>10-25-19</u> by <u>Block</u>	
SIGN POSTING (2 nd)	Date: <u>11-10-19</u> by <u>"</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

You may experience issues today as SDAT works to restore all services. SDAT apologizes for any inconvenience the last few days, and asks for patience as we continue to work to make the site better.

View Map		View GroundRent Redemption				View GroundRent Registration			
Tax Exempt: None		Special Tax Recapture: None							
Exempt Class: None									
Account Identifier:		District - 08 Account Number - 0807029475							
Owner Information									
Owner Name:		2411 YORK ROAD LLC			Use:		COMMERCIAL		
Mailing Address:		2411 YORK ROAD LUTHERVILLE TIMONIUM MD 21093-2220			Principal Residence:		NO		
					Deed Reference:		/41794/ 00404		
Location & Structure Information									
Premises Address:		2411 YORK RD TOWSON 21204-			Legal Description:		PT LT 2 65 S DENNISON ST WAYSIDE		
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0051	0023	0352	20000.04	0000	C		2	2020	Plat Ref: 0008/ 0066
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	
1952		1,197 SF				8,650 SF		07	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
		OFFICE BUILDING	/	C3					
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2019		07/01/2020	
Land:		245,700		245,700					
Improvements		68,400		68,400					
Total:		314,100		314,100		314,100			
Preferential Land:		0							
Transfer Information									
Seller: GARG GIRISH				Date: 08/23/2019		Price: \$899,900			
Type: ARMS LENGTH MULTIPLE				Deed1: /41794/ 00404		Deed2:			
Seller: VUICICH JEANNE V				Date: 05/16/2014		Price: \$250,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /34975/ 00256		Deed2:			
Seller: VUICICH ELI R				Date: 01/06/2004		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /19393/ 00513		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 Information

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

Real Property Data Search

You may experience issues today as SDAT works to restore all services. SDAT apologizes for any inconvenience the last few days, and asks for patience as we continue to work to make the site better.

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 - 0805061050							
Owner Information									
Owner Name:		2411 YORK ROAD LLC			Use:		COMMERCIAL		
Mailing Address:		2411 YORK ROAD LUTHERVILLE MD 21093-2220			Principal Residence:		NO		
					Deed Reference:		/41794/ 00404		
Location & Structure Information									
Premises Address:		2413 YORK RD TOWSON 21204-2720			Legal Description:		PT LT 1 2413 YORK RD WAYSIDE		
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0051	0023	0352	20000.04	0000	C	C	1	2020	Plat Ref: 0008/ 0066
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	
1950		1,278 SF				10,224 SF		07	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
		OFFICE BUILDING	/	C3					
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2019		07/01/2020	
Land:		270,600		270,600					
Improvements		81,100		81,100					
Total:		351,700		351,700		351,700			
Preferential Land:		0							
Transfer Information									
Seller: GARG GIRISH				Date: 08/23/2019			Price: \$899,900		
Type: ARMS LENGTH MULTIPLE				Deed1: /41794/ 00404			Deed2:		
Seller: VUICICH JEANNE V				Date: 05/16/2014			Price: \$245,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /34973/ 00389			Deed2:		
Seller: VUICICH ELI R				Date: 01/06/2004			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /19393/ 00513			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

Homeowners' Tax Credit Application Information

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

Case No.: 2019-0458-A 2411-2413 York Rd.

Exhibit Sheet

Petitioner/Developer

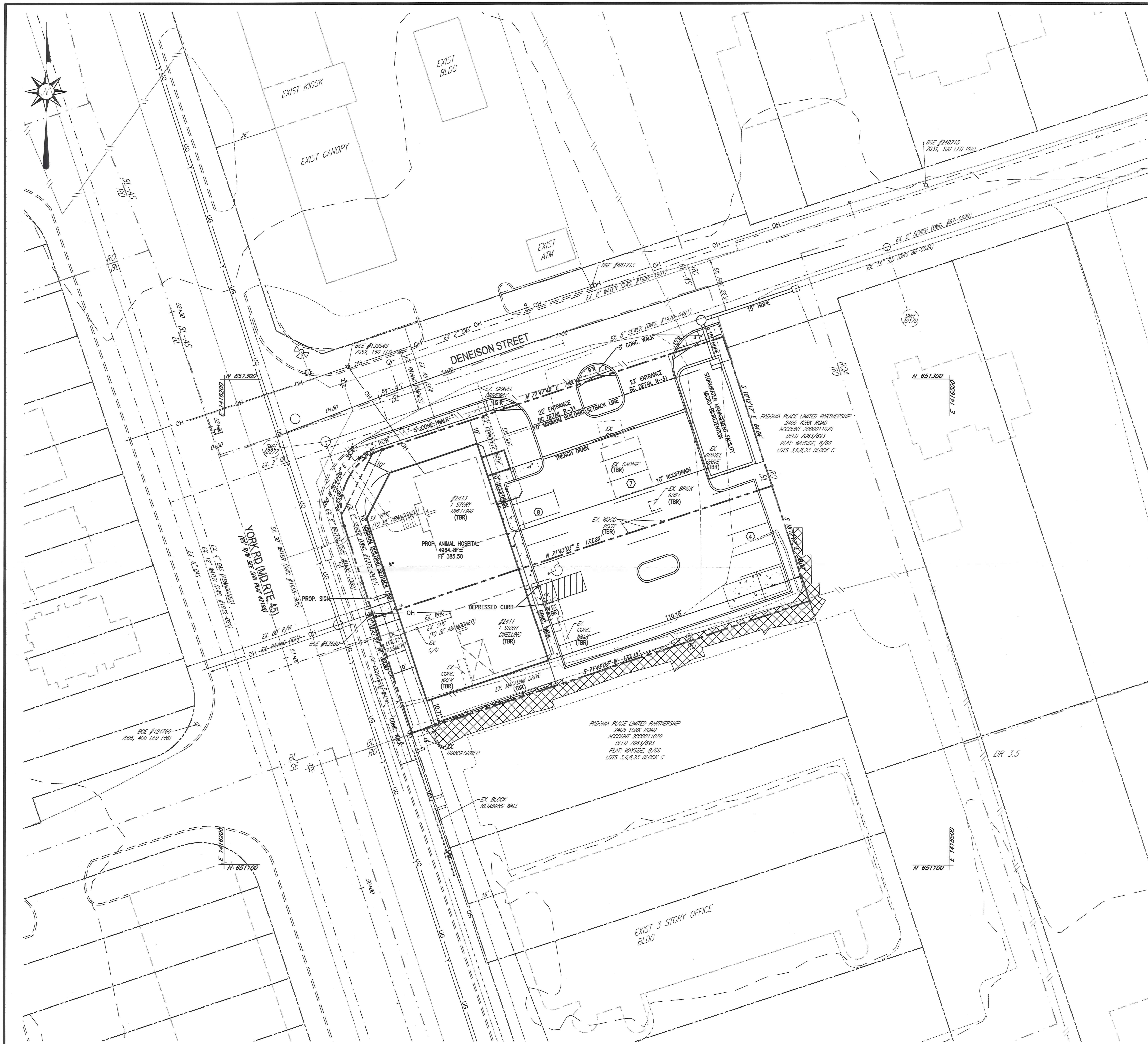
193
12-17-19

Protestants

Sen
11-15-19

No. 1	Site Plan	
No. 2	Schematic Landscape Plan	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



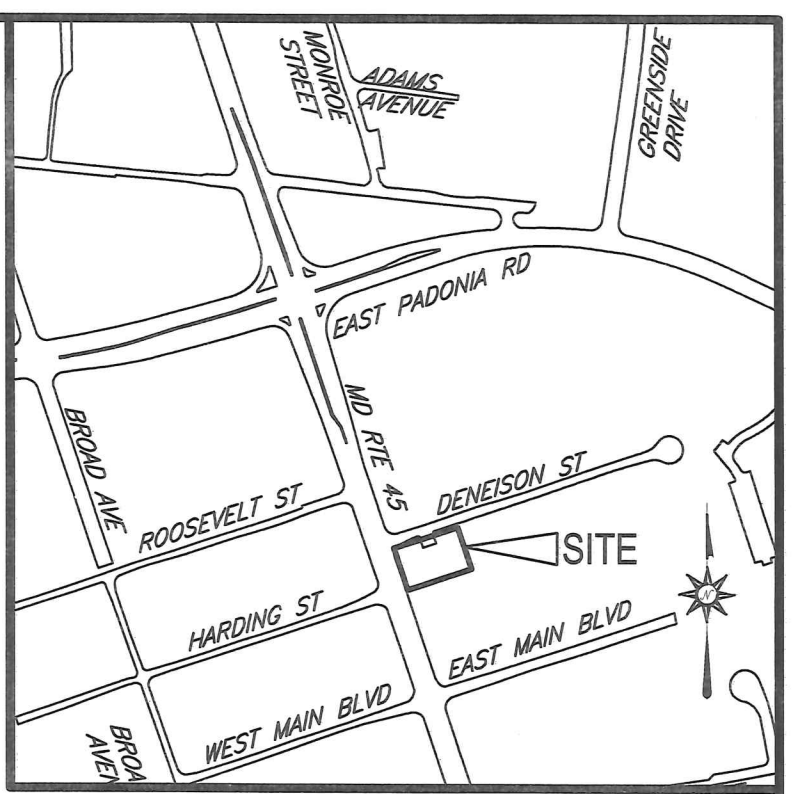


BENCHMARKS

Coordinates and bearings shown hereon are based on the NAD-83-2011 Horizontal Datum as established on the following Baltimore County Control points.

BCO 1099 N 651,424.146 E 1,416,182.464 ELEV. 378.17 SPIKE
BCO 1100 N 651,835.515 E 1,416,088.875 ELEV. 364.47 CAPPED REBAR

Elevations and contours shown hereon are based on the NAVD-88 vertical datum as established on the above Baltimore County Control points.



LOCATION MAP

SCALE: 1" = 500'

GENERAL NOTES:

- OWNER: GIRISH & POORNIMA GARG
2411 & 2413 YORK ROAD
TIMONIUM, MD 21093
DR. CHRISTINE GERNHART
1626 YORK ROAD
TIMONIUM, MD 21093
TEL: (410) 832-1324
- DEVELOPER:
- AREA OF TRACT: 19,753 SF± OR 0.453 AC±
NET: 27,024 SF± OR 0.620 AC±
- ELECTION DISTRICT: 8
- COUNCILMANIC DISTRICT: 3
- ZONING CLASSIFICATION: BL (ZONING MAP 051C3)
- TAX ACCOUNT NUMBER: 0805061050 & 080702475
- PLAT REFERENCE: 008/0066, LOTS 1 & 2, BLOCK C
- DEED REFERENCE: 34975/0256 & 34973/0389
- TAX MAP: 51
- GRID: 23
- CENSUS TRACT: 4085.06
- REGIONAL PLANNING DISTRICT: COCKEYSVILLE/TIMONIUM
- WATERSHED: LOCH RAVEN RESERVOIR
- SETBACKS FOR BL ZONE: REQUIRED PROPOSED
FRONT 21'± 10'
SIDE INTERIOR 0' 10'
SIDE EXTERIOR 10' 110'
REAR 20' 110'
- MASTER WATER AND SEWER DESIGNATION:
WATER W-1
SEWER S-1
16. ADC MAP COORDINATE 18K09 & 18K10
17. EXISTING USE 2 SINGLE FAMILY HOMES.
18. PROPOSED USE ANIMAL HOSPITAL
- ALL LOTS SHOWN HEREON ARE SERVED BY PUBLIC WATER AND SEWER.
- THE ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS.)
- ALL CONSTRUCTION DRAWINGS AND CONSTRUCTION FOR PUBLIC USE SHALL CONFORM WITH BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS AND STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DAMAGES TO THE COUNTY'S FACILITIES, SUCH AS WATER METERS, MANHOLES, CURBS AND GUTTERS, AND INLETS WITHIN HIS SUBDIVISION. OCCUPANCY PERMITS WILL BE WITHHELD UNTIL SUCH DAMAGES HAVE BEEN CORRECTED.
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- THE PROPOSED DEVELOPMENT IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE BASIC SERVICES MAPS PURSUANT TO SECTION 4402, BCZR, 28.
- THIS SITE DOES NOT INCLUDE NOR IS IT CONTIGUOUS TO ANY BUILDINGS, PROPERTY OR SITES REGISTERED ON THE HISTORICAL INVENTORIES LIST.
- THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON SITE.
- THE PROPERTY IS NOT LOCATED IN THE CHESAPEAKE CRITICAL BAY AREA (CBCA).
- ZONING HISTORY:
NO KNOWN ZONING HISTORY.
- TOPOGRAPHY SHOWN HEREON WAS PROVIDED BY JOSEPH THOMPSON ASSOCIATES BY FIELD SURVEY PERFORMED IN APRIL 2019 AND SUPPLEMENTED WITH BALTIMORE COUNTY GIS TOPOGRAPHY.
- THE SITE LIES IN FLOOD ZONE 'X' (NO FLOOD) ACCORDING TO FEMA FIRM MAP 2400100235F, DATED SEPTEMBER 26, 2008.
- AVERAGE DAILY TRIPS: 34 PER 1000 SF; 4864 / 1000 X 34 = 169 TRIPS
- PARKING REQUIRED: 3.3 SPACES PER 1,000 SF BUILDING
3.3 x (4,964/1,000) = 17 SPACES
PARKING PROVIDED: 19 SPACES (INCLUDES 1 HANDICAP SPACE)

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208
RICK@RICHARDSONENGINEERING.NET

**PLAN TO ACCOMPANY ZONING PETITION
TIMONIUM ANIMAL
HOSPITAL
2411 & 2413 YORK ROAD**

BALTIMORE COUNTY MARYLAND
8TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT

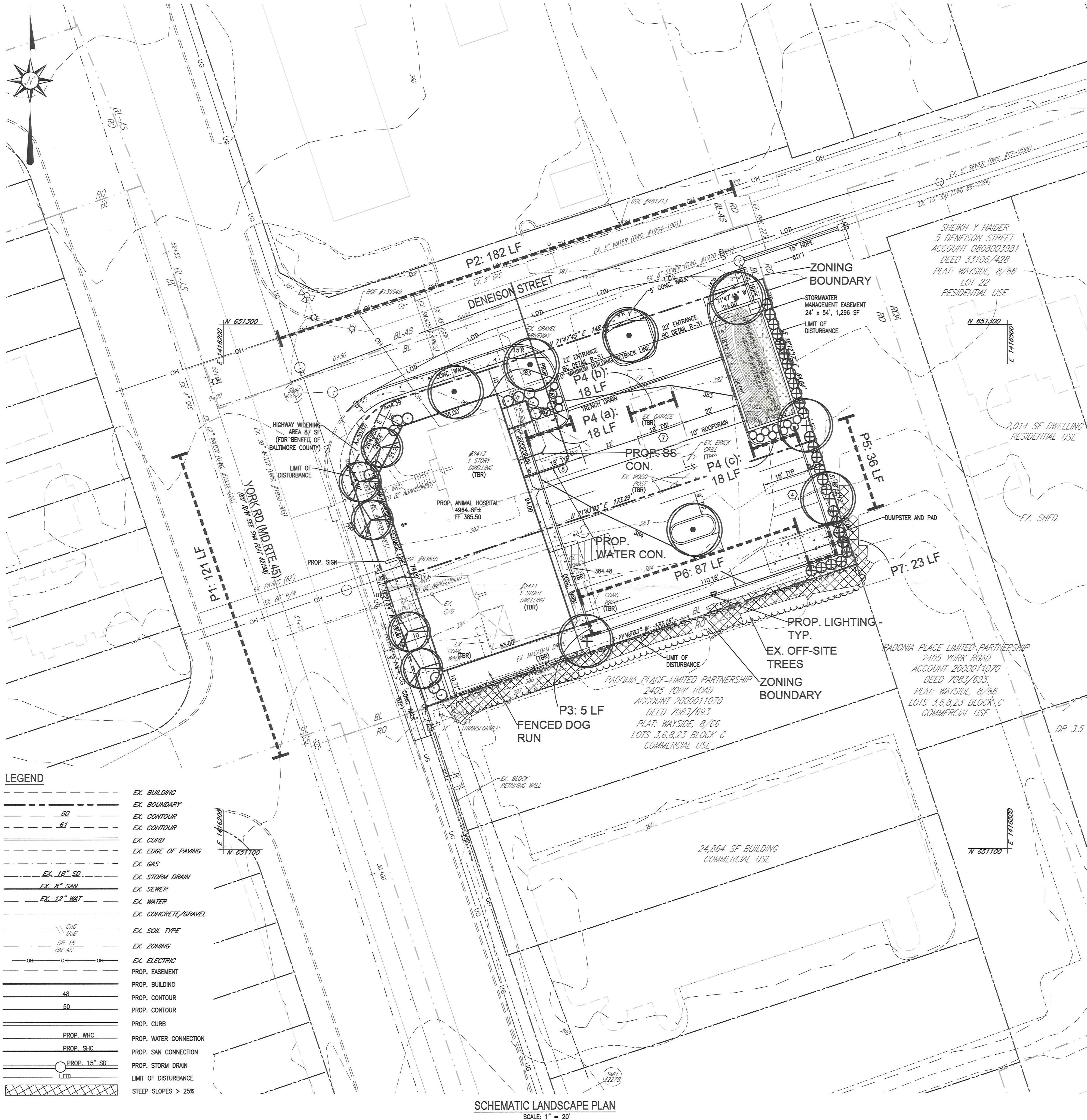
REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	SE	PCR	1" = 20'
PETITIONER'S			
EXHIBIT NO. 1			
DATE:	JOB NO.:	SHEET NO.:	
08-27-19	19048	1 OF 1	



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
NUMBER 16597, EXPIRATION DATE: 08-15-2021

PLAN
SCALE: 1" = 20'

2019-0458-A



- LEGEND**
- EX. BUILDING
 - EX. BOUNDARY
 - EX. CONTOUR
 - EX. CONTOUR
 - EX. CURB
 - EX. EDGE OF PAVING
 - EX. GAS
 - EX. STORM DRAIN
 - EX. SEWER
 - EX. WATER
 - EX. CONCRETE/GRAVEL
 - EX. SOIL TYPE
 - EX. ZONING
 - EX. ELECTRIC
 - PROP. EASEMENT
 - PROP. BUILDING
 - PROP. CONTOUR
 - PROP. CONTOUR
 - PROP. CURB
 - PROP. WATER CONNECTION
 - PROP. SAN CONNECTION
 - PROP. STORM DRAIN
 - LIMIT OF DISTURBANCE
 - STEEP SLOPES > 25%

SCHEMATIC LANDSCAPE PLAN
SCALE: 1" = 20'

BENCHMARKS

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BCD 1089 N 651,424.148 E 1,416,182.464 ELEV. 378.17 SPIKE
BCD 1100 N 651,835.515 E 1,416,068.875 ELEV. 364.47 CAPPED REBAR

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TIMONIUM, MD 21093
- DEVELOPER: DR. GEMHART
1826 YORK ROAD
TIMONIUM MD 21093
TEL: (410) 832-1324
- AREA OF TRACT
NET GROSS
19,753 SF± OR 0.453 AC±
27,024 SF± OR 0.620 AC±
- ELECTION DISTRICT: 3
- COUNCILMANIC DISTRICT: 3
- ZONING CLASSIFICATION: BL (ZONING MAP 051C3)
0805081050 & 0807029475
- TAX ACCOUNT NUMBER: 008/0066, LOTS 1 & 2, BLOCK C
34975/0256 & 34973/0389
- DEED REFERENCE: 51
- TAX MAP #: 23
- GRID: 352
- CENSUS TRACT: 4085.06
- REGIONAL PLANNING DISTRICT: COCKEYSVILLE/TIMONIUM
- WATERSHED: LOCH RAVEN RESERVOIR
- SETBACKS FOR BL ZONE:
FRONT 10'
SIDE INTERIOR 0'
SIDE EXTERIOR 10'
REAR 20'
- MASTER WATER AND SEWER DESIGNATION:
WATER W-1
SEWER S-1
18K09 & 18K10
2 SINGLE FAMILY HOMES.
- ADJ. MAP COORDINATE
- EXISTING USE: 2 SINGLE FAMILY HOMES.
- PROPOSED USE: ANIMAL HOSPITAL
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- AVERAGE DAILY TRIPS: 34 PER 1000 SF; 4964 / 1000 X 34 = 169 TRIPS

PLANTING CALCULATIONS

PERIMETER	CONDITION	ELEMENT	RATE	UNITS	PLANTING UNITS (PU)
P1	A	ADJACENT PUBLIC ROADWAY (YORK RD)	1 PU / 40 LF	121 LF	3.1
P2	A	ADJACENT PUBLIC ROADWAY (DENEISON ST)	1 PU / 40 LF	182 LF	4.6
---	B	PARKING LOT INTERIOR	1 PU / 12 SPACES	19 SPACES	1.6
P3	B	PARKING ADJ. TO PUBLIC ROADWAY (YORK RD)	1 PU / 15 LF	5 LF	0.3
P4	B	PARKING ADJ. TO PUBLIC ROADWAY (DENEISON ST)	1 PU / 15 LF	54 LF	3.6
P5	B	PARKING ADJACENT TO RESIDENTIAL	1 PU / 15 LF	36 LF	2.4
P6	B	PARKING ADJACENT TO COMMERCIAL	1 PU / 20 LF	87 LF	4.4
P7	H	SCREEN DUMPSTER	1 PU / 15 LF	23 LF	1.5
TOTAL REQUIRED / TOTAL PROPOSED				21.5 / 21.7	

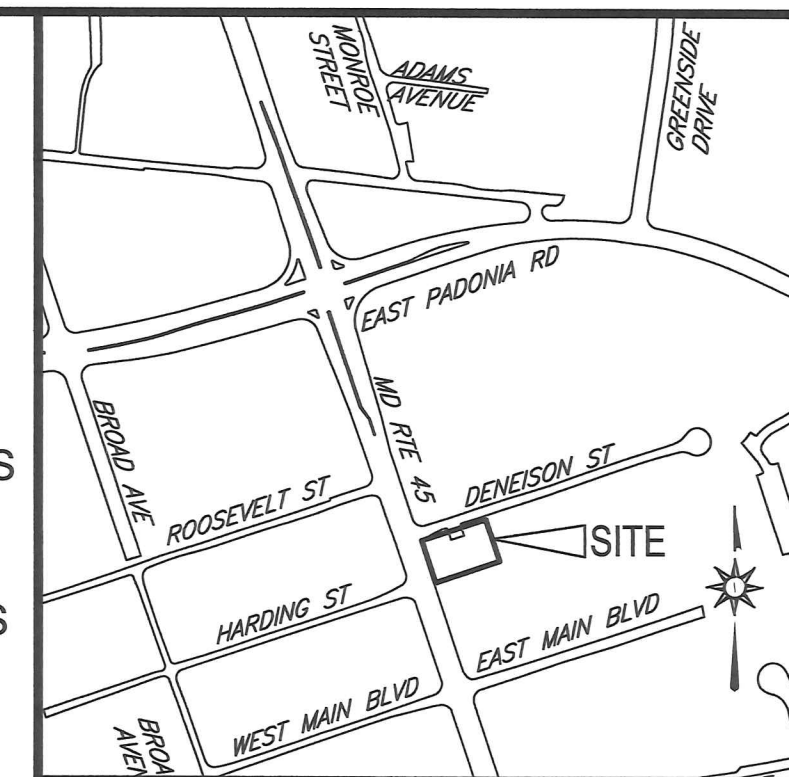
RESERVE 7% OF THE PARKING LOT AREA FOR INTERIOR LANDSCAPING:
REQUIRED: 9,022 SF X 7% = 632 SF
PROVIDED: 1,055 SF

ZONING NOTES:

THERE WERE NO ZONING CASES FOUND FOR EITHER 2411 OR 2413 YORK ROAD.

KEY

- MAJOR TREES: 8 = 8.0 PU'S
- MINOR TREES: 5 = 2.5 PU'S
- SHRUBS: 56 = 11.2 PU'S
- SWM PLANTINGS (NOT APPLIED TOWARD PLANTING CREDIT)



LOCATION MAP

SCALE: 1" = 500'

SCHEMATIC LANDSCAPE PLAN
CERTIFICATION FORM

This Schematic Landscape Plan is sealed by a landscape architect and certified by my signature below as being in accordance with all county agency landscape architectural comments.

Sally Malena 10-7-19 SALLY MALENA
Applicant Signature Date Print Name

Mailing Address: (if not already on plan)

Seal of the State of Maryland, Department of the General Land Office, Professional Landscape Architect, No. 100,000,000

DESIGN AND DRAWINGS ARE BASED ON
MARYLAND COORDINATE SYSTEM (MCS).
HORIZONTAL - NAD 83(2011),
VERTICAL - NAVD 88.

PAI #08-0915

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208
RICK@RICHARDSONENGINEERING.NET

SCHEMATIC LANDSCAPE PLAN

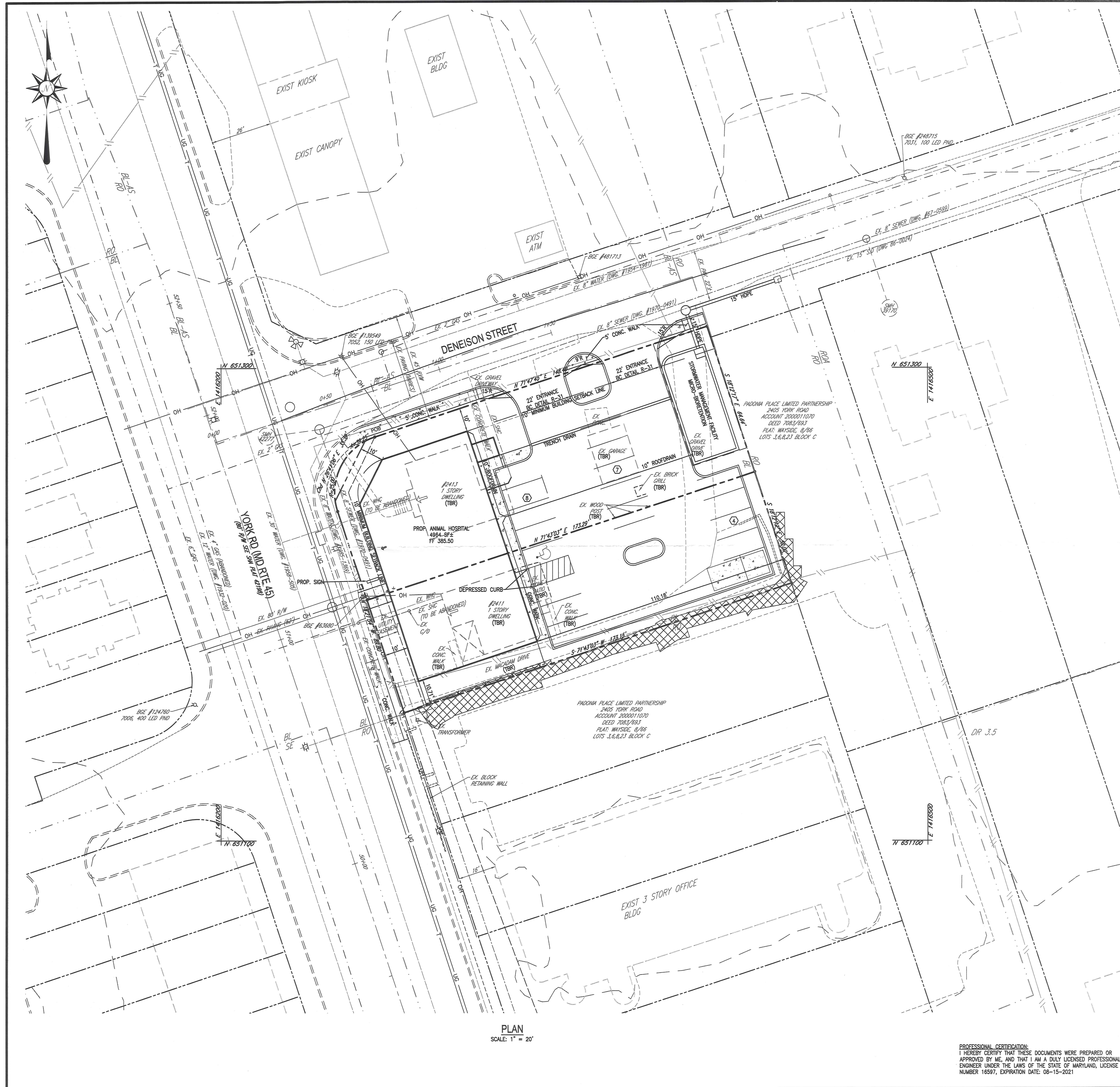
**TIMONIUM ANIMAL
HOSPITAL**

2411 & 2413 YORK ROAD

BALTIMORE COUNTY
8TH ELECTION DISTRICT

MARYLAND
3RD COUNCILMANIC DISTRICT

REVISIONS	PETITIONER'S	DRAWN BY:	CHECKED BY:	SCALE:
	EXHIBIT NO. 2	SAM	DML	1" = 20'
		DATE:	JOB NO.:	SHEET NO.:
		10-7-19	19048	1 OF 1

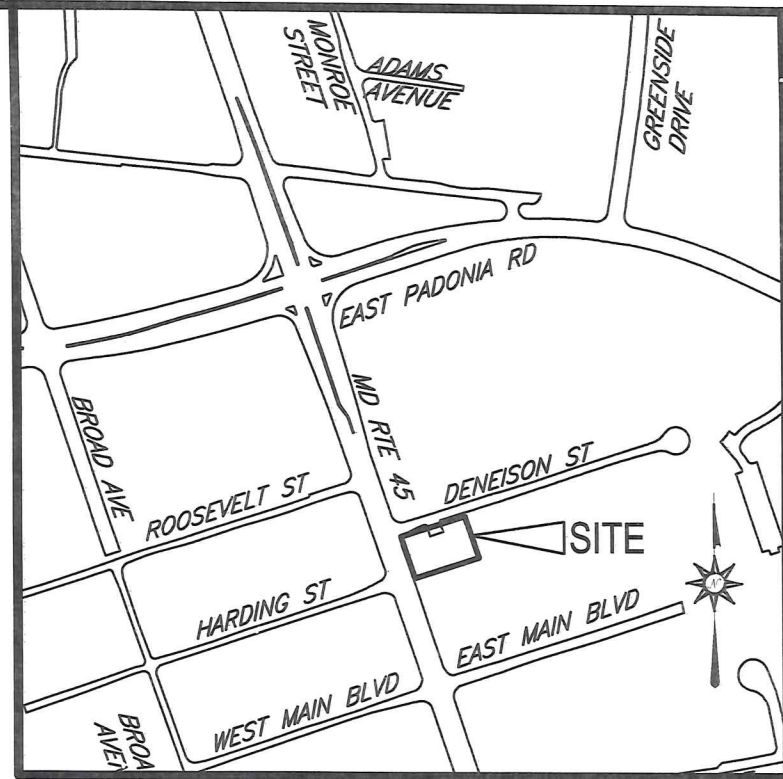


BENCHMARKS

Coordinates and bearings shown hereon are based on the NAD-83-2011 Horizontal Datum as established on the following Baltimore County Control points.

BCD 1069 N 651,424.146 E 1,416,182.464 ELEV. 378.17 SPIKE
BCD 1100 N 651,835.515 E 1,416,068.875 ELEV. 384.47 CAPPED REBAR

Elevations and contours shown hereon are based on the NAVD-88 vertical datum as established on the above Baltimore County Control points.



LOCATION MAP

SCALE: 1" = 500'

GENERAL NOTES:

- OWNER: GIRISH & POORNIMA GARG
2411 & 2413 YORK ROAD
TIMONIUM, MD 21093
DR. CHRISTINE GERNHART
1628 YORK ROAD
TIMONIUM MD 21093
TEL: (410) 832-1324
- DEVELOPER:
- AREA OF TRACT
NET: 19,753 SF± OR 0.453 AC±
GROSS: 27,024 SF± OR 0.620 AC±
6
- ELECTION DISTRICT: 3
- COUNCILMANIC DISTRICT: 3
- ZONING CLASSIFICATION: BL (ZONING MAP 051C3)
- TAX ACCOUNT NUMBER: 0805081050 & 0807029475
- PLAT REFERENCE: 008/0086, LOTS 1 & 2, BLOCK C
- DEED REFERENCE: 34975/0256 & 34973/0389
- TAX MAP: 51
- GRID: 23
- PARCEL: 352
- CENSUS TRACT: 4085.06
- REGIONAL PLANNING DISTRICT: COCKEYSVILLE/TIMONIUM
- WATERSHED: LOCH RAVEN RESERVOIR
- SETBACKS FOR BL ZONE:
REQUIRED PROPOSED
FRONT 21'± 10'
SIDE INTERIOR 0' 10'
SIDE EXTERIOR 10' 10'
REAR 20' 110'
- MASTER WATER AND SEWER DESIGNATION:
WATER W-1
SEWER S-1
ROAD 18K08 & 18K10
2 SINGLE FAMILY HOMES.
- ADC MAP COORDINATE
- EXISTING USE
- PROPOSED USE ANIMAL HOSPITAL
- ALL LOTS SHOWN HEREON ARE SERVED BY PUBLIC WATER AND SEWER.
- THE ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS.)
- ALL CONSTRUCTION DRAWINGS AND CONSTRUCTION FOR PUBLIC USE SHALL CONFORM WITH BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS AND STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DAMAGES TO THE COUNTY'S FACILITIES, SUCH AS WATER METERS, MANHOLES, CURBS AND GUTTERS, AND INLETS WITHIN HIS SUBDIVISION. OCCUPANCY PERMITS WILL BE WITHHELD UNTIL SUCH DAMAGES HAVE BEEN CORRECTED.
- ENVELOPES OR DWELLINGS AS SHOWN INDICATE A SPECIFIC LOCATION AND ORIENTATION WHICH IS INTENDED TO ALLOW COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS AND POLICIES. SHOULD THE LOCATION OR ORIENTATION CHANGE SO AS TO CREATE CONFLICTS WITH THE REGULATIONS OR POLICIES, THE LOCATION OR ORIENTATION MUST BE ADJUSTED TO ALLEVIATE THE CONFLICT.
- THE PROPOSED DEVELOPMENT IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE BASIC SERVICES MAPS PURSUANT TO SECTION 4402, BCZR, 28.
- THIS SITE DOES NOT INCLUDE NOR IS IT CONTIGUOUS TO ANY BUILDINGS, PROPERTY OR SITES REGISTERED ON THE HISTORICAL INVENTORIES LIST.
- THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON SITE.
- THE PROPERTY IS NOT LOCATED IN THE CHESAPEAKE CRITICAL BAY AREA (CBCA).
- ZONING HISTORY:
NO KNOWN ZONING HISTORY.
- TOPOGRAPHY SHOWN HEREON WAS PROVIDED BY JOSEPH THOMPSON ASSOCIATES BY FIELD SURVEY PERFORMED IN APRIL 2019 AND SUPPLEMENTED WITH BALTIMORE COUNTY GIS TOPOGRAPHY.
- THE SITE LIES IN FLOOD ZONE "X" (NO FLOOD) ACCORDING TO FEMA FIRM MAP 2400100235F, DATED SEPTEMBER 28, 2008.
- AVERAGE DAILY TRIPS: 34 PER 1000 SF; 4964 / 1000 X 34 = 169 TRIPS
- PARKING REQUIRED: 3.3 SPACES PER 1,000 SF BUILDING
3.3 x (4,964/1,000) = 17 SPACES
PARKING PROVIDED: 19 SPACES (INCLUDES 1 HANDICAP SPACE)

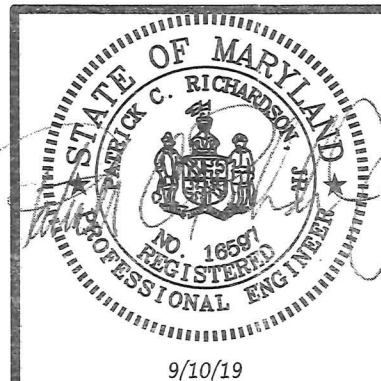
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**PLAN TO ACCOMPANY ZONING PETITION
TIMONIUM ANIMAL
HOSPITAL
2411 & 2413 YORK ROAD**

BALTIMORE COUNTY 8TH ELECTION DISTRICT MARYLAND 3RD COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	SE	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	08-27-19	19048	1 OF 1



9/10/19

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
NUMBER 16597, EXPIRATION DATE: 08-15-2021

2019-0458-A