

M E M O R A N D U M

DATE: July 21, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0007-A- Appeal Period Expired

The appeal period for the above-referenced case expired on July 20, 2020. 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.'

/dlm

cc: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(9707 Pulaski Highway)

15th Election District

6th Council District

P. Michael Management, LLC,

Legal Owner

Petitioner

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2020-0007-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by P. Michael Management, LLC, legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from § 409.6.A.2 of the Baltimore County Zoning Regulations (“BCZR”) to permit 72 parking spaces in lieu of the required 114, and for such other and further relief as the nature of this case may require. A site plan and red lined, amended site plan were marked as Petitioner’s Exhibit 1, and 1A.

Due to the COVID-19 pandemic, a WebEx hearing was conducted remotely by computer and/or phone participation. Matthew A. Bishop, the engineer who prepared the site plans, appeared in support of the petition. Based on his credentials and experience he was accepted as an expert in land development, engineering, and the BCZR. Timothy M. Kotroco, Esq. appeared and represented the Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Environmental Protection and Sustainability (“DEPS”) dated January 14, 2020, indicating that this project will require presentation to the Development Review Committee (“DRC”) for determination of plan process prior to issuance of any permits for grading or construction. In addition, a ZAC comment was

ORDER RECEIVED FOR FILING

Date 6/18/2020

By DMignon

received from the Department of Planning ("DOP") dated February 21, 2020, indicating their concerns about the extent of the parking relief requested. However, DOP does not oppose the variance relief provided that Petitioner obtaining an agreement to install a sidewalk connecting the proposed use to the adjoining business park at the rear of the property, and that Petitioner provides five (5) additional spaces to the original plan submittal, and does not enclose the outdoor seating areas.¹

The site is approximately 1.37 acres in size and zoned BL and ML-IM. Mr. Kotroco explained that for many years the site was occupied by a veterinary clinic. The Petitioner currently operates a pizza shop approximately a half mile away from the subject site and wants to move his pizza business to this new location. In addition he intends to build two other commercial properties on the site within the same one structure. He envisions a small retail store in the middle and a coffee shop on the far end. *See*, Architectural Renderings (Petitioner's Exhibit 4).

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).

As Mr. Bishop explained, the site in question is unique in several ways. First, there are three different zoning classifications on the property. He testified that the zoning office preferred that the proposed structure be located entirely within the BL zone on the property, which caused some restrictions on the site plan. Further, there is a significant change in grade from the rear of

¹ At the hearing Mr. Kotroco amended the Petition to comply with DOP's request that 5 additional parking spaces be provided. As depicted on the redlined site plan (Exhibit 1A), the plan now provides 72 spaces rather than the 67 that had been depicted on the original site plan (Exhibit 1).

ORDER RECEIVED FOR FILING

Date 6/18/2020

By DMianon

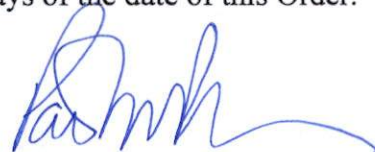
the property to the front to the structure had to be pushed back on the lot in order to accommodate the storm water management facilities which will be located at the front of the lot. This caused the loss of numerous parking spaces, which in turn necessitated the requested variance relief. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to build this commercial structure on this site. 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 **18th day of June, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Baltimore County Zoning Regulations pursuant to § 409.6.A.2 of the Baltimore County Zoning Regulations ("BCZR") to permit 72 parking spaces in lieu of the required 114, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his 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. Petitioner must comply with the ZAC comments from DEPS and make all good faith efforts to provide the pedestrian connection to the adjoining property to the rear, as requested by DOP. Copies of the ZAC comments are attached hereto and made a part thereof.

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/dlw

ORDER RECEIVED FOR FILING

Date 10/18/2020

By J. Mignone



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 9707 Pulaski Highway which is presently zoned BL, MLAS, MLIM

Deed References: 4183/129 10 Digit Tax Account # 1508650350

Property Owner(s) Printed Name(s) P Michael Management LLC

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

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

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

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

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

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Timothy M. Kotroco

Name- Type or Print

Signature

305 Washington Avenue, Suite 502 Towson, Maryland

Mailing Address

City

State

21204

/ (410) 299-2943

/ tkotroco@gmail.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

PETER MICHAEL

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2708 FAULS BROOM MAWN DR FAULSTON MD

Mailing Address

City

State

21047

/ 443-286-5200

/ PETERMICHAEL70@GMAIL

Zip Code

Telephone #

Email Address

.com

Representative to be contacted:

Matthew Bishop

Name - Type or Print

Signature

2835 Smith Ave, Suite G, Baltimore, Maryland

Mailing Address

City

State

21209

/ (410) 653-3838

/ mbishop@cmrengineers.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0007-A Filing Date 1/9/20

Do Not Schedule Dates:

Reviewed RT

ATTACHMENT TO PETITION FOR VARIANCE

9707 Pulaski Highway
6th Councilmanic District
15th Election District

Variance Relief:

1. From BCZR 409.6.A.2., to permit 67 parking spaces in lieu of the required 114.
2. For such other and further relief as the nature of this case may require.

2020-0007-A.



ZONING DESCRIPTION

**9707 Pulaski Highway
Baltimore, Maryland 21220**

Beginning at a point on the south side of Pulaski Highway (variable width) at a distance of 1,077' +/- from the center of Middle River Road. (variable width), and thence leaving said Pulaski highway and running with and binding on the land of the herein petitioner,

1. North 40 degrees 41 minutes 24 seconds East 275.00 feet,
2. South 49 degrees 18 minutes 36 seconds East 217.50 feet,
3. South 40 degrees 41 minutes 24 seconds West 275.00 feet,
4. North 49 degrees 18 minutes 36 seconds West 217.50 feet back to the point of beginning.

Containing 59,812 Square Feet or 1.37 of an Acre more or less.

Located in the 15th Election District and 6th Councilmanic District. Known as 9707 Pulaski Highway.



2020-0007-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/28/2020

Case Number: 2020-0007-A

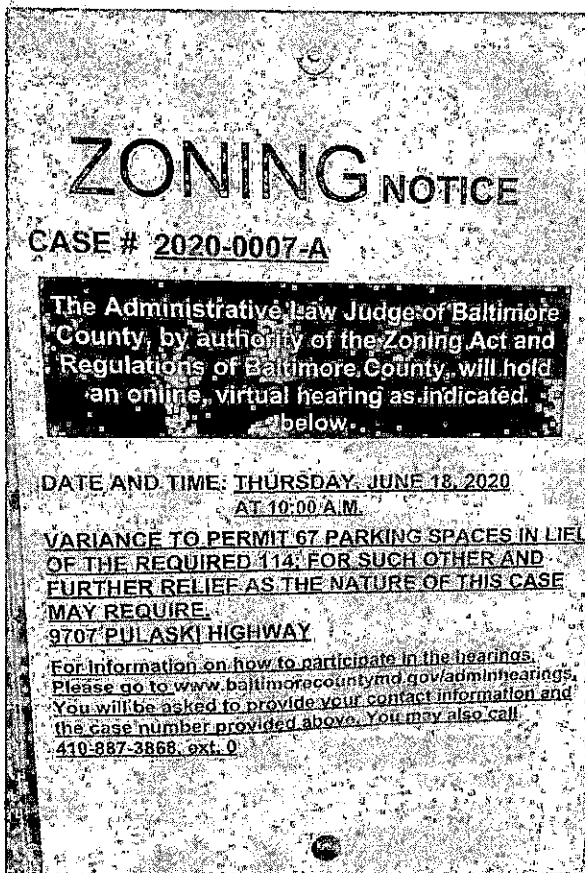
Petitioner / Developer: TIMOTHY KOTROCO, ESQ. ~

PETER MICHAEL ~ MATTHEW BISHOP

Date of Hearing: JUNE 18, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
9707 PULASKI HIGHWAY

The sign(s) were posted on: MAY 28, 2020



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

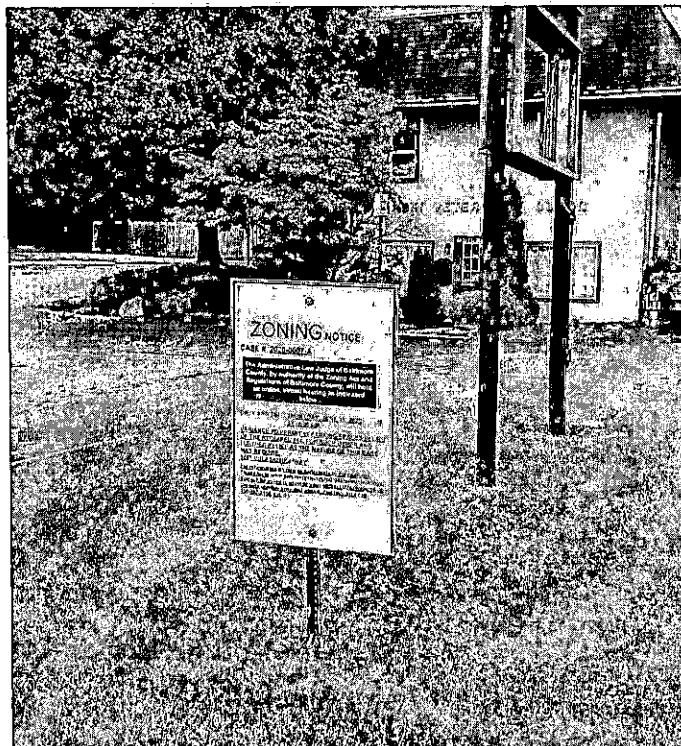
523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign @ 9707 Pulaski Highway ~ 5/28/2020



Background Photo 2nd Sign @ 9707 Pulaski Highway ~ 5/28/2020

CASE# 2020-0007-A

DEPS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: January 14, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0007-X
Address 9707 Pulaski Highway
(P. Michael Management, LLC
Property)

Zoning Advisory Committee Meeting of **January 20, 2020.**

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

1. **This project will require presentation to the Development Review Committee (DRC) for determination of plan process prior to issuance of any permits for Grading or Construction.**

Reviewer: Steve Ford, EPS



JOHN A. OLSZEWSKI, JR.
County Executive

May 26, 2020

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

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold an online, virtual hearing as indicated below:

CASE NUMBER: 2020-0007-A

9707 Pulaski Highway
Northeast corner of Pulaski Highway and Pulaski Park Drive
15th Election District – 6th Councilmanic District
Legal Owners: Peter Michael

Variance to permit 67 parking spaces in lieu of the required 114; for such other and further relief as the nature of this case may require.

Hearing: Thursday, June 18, 2020 at 10:00 a.m.

For information on how to participate in the hearings, please go to www.baltimorecountymd.gov/adminhearings. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

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

Michael Mallinoff
Director

MM:kl

C: Timothy Kotropo, 305 Washington Avenue, Ste. 502, Towson 21204
Peter Michael, 2708 Falls Brook Manor Drive, Fallston 21047
Matthew Bishop, 2835 Smith Avenue, Ste. G, Baltimore 21209

NOTE: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 29, 2020.

Debra Wiley

From: Debra Wiley
Sent: Tuesday, March 17, 2020 8:31 AM
To: 'mbishop@cmrengineers.com'; 'Tim Kotroco'
Subject: Postponement of Hearings Before the OAH

Good Morning Messrs. Kotroco and Bishop,

Please be advised that a voice mail was left for both of you this morning regarding hearings before our office.

Due to the coronavirus, we will not be conducting public hearings during the month of March. Therefore, Case No. 2020-0007-A scheduled for Friday, March 20, 2020 @ 10:00 AM has been postponed; this information is reflected on the County's website. For your reference, please see the following link:
<https://www.baltimorecountymd.gov/Agencies/adminhearings/index.html>

We would kindly ask if you could notify all interested parties of this postponement, and this will be rescheduled as soon as possible. Please feel free to contact our office if you have any questions and/or concerns and thanks for your patience during this time.

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

V.m. 3-17 @ 7:37 Am Matthew Bishop
410. 653. 3838

V.m. 3-17 @ 8:20 Am Tim Kotroco
410. 299-2943

D. Wiley

Debra Wiley

From: Matthew Bishop <mbishop@cmrengineers.com>
Sent: Tuesday, March 17, 2020 8:34 AM
To: Debra Wiley; Tim Kotroco
Subject: RE: Postponement of Hearings Before the OAH

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

Good morning Debra,

Thank you for the email and voicemail. I have alerted the developer as well.

Matthew A. Bishop, PLA, LEED AP

Colbert Matz Rosenfelt
2835 Smith Avenue
Suite G
Baltimore, Maryland 21209
410.653.3838 (office)
443.632.7546 (cell)
410.653.7953 (fax)
www.cmrengineers.com

From: Debra Wiley <dwiley@baltimorecountymd.gov>
Sent: Tuesday, March 17, 2020 8:31 AM
To: Matthew Bishop <mbishop@cmrengineers.com>; Tim Kotroco <tkotroco@gmail.com>
Subject: Postponement of Hearings Before the OAH

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



**CENSUS
2020**

EVERYONE COUNTS

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov



JOHN A. OLSZEWSKI, JR.
County Executive

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

February 11, 2020

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: 2020-0007-A

9707 Pulaski Highway

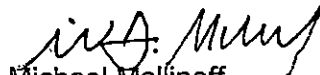
Northeast corner of Pulaski Highway and Pulaski Park Drive

15th Election District – 6th Councilmanic District

Legal Owners: Peter Michael

Variance to permit 67 parking spaces in lieu of the required 114; for such other and further relief as the nature of this case may require.

Hearing: Friday, March 20, 2020 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Michael Mallinoff
Director

MM:kl

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
Peter Michael, 2708 Falls Brook Manor Drive, Fallston 21047
Matthew Bishop, 2835 Smith Avenue, Ste. G, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., FEBRUARY 29, 2020.**
- (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, February 28, 2020 – Issue

Please forward billing to:

Peter Michael
2708 Falls Brook Manor Drive
Fallston, MD 21047

443-286-5200

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: 2020-0007-A

9707 Pulaski Highway
Northeast corner of Pulaski Highway and Pulaski Park Drive
15th Election District – 6th Councilmanic District
Legal Owners: Peter Michael

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Hearing: Friday, March 20, 2020 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 SPECIAL EXCEPTION * BEFORE THE OFFICE
9707 Pulaski Highway; NE corner of Pulaski *
Highway & Pulaski Park Drive * OF ADMINISTRATIVE
15th Election & 6th Councilmanic Districts *
Legal Owner(s): P. Michael Management, LLC* HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
*
* 2020-007-X

* * * * *

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
JAN 15 2020

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 15th day of January, 2020, a copy of the foregoing Entry of Appearance was mailed to Matthew Bishop, 2835 Smith Avenue, Suite G, Baltimore, Maryland 21209 & Timothy Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/23/2020

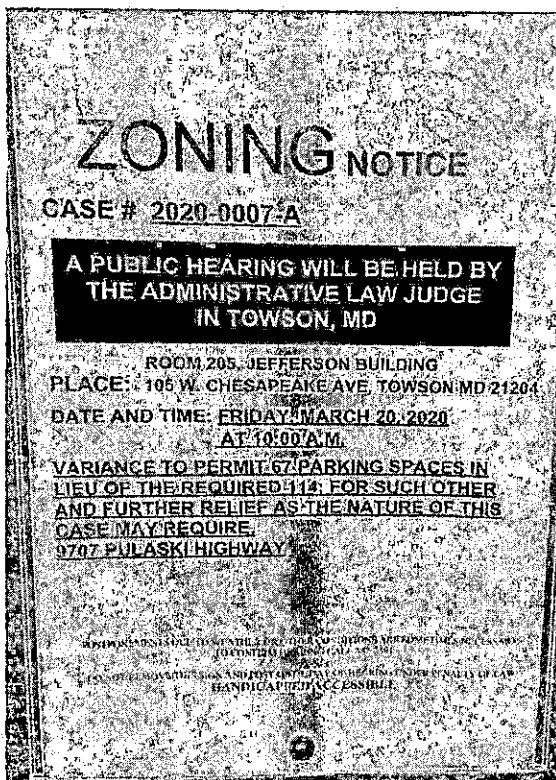
Case Number: 2020-0007-A

Petitioner / Developer: TIMOTHY KOTROCO ~ PETER MICHAEL ~ MATTHEW BISHOP

Date of Hearing: MARCH 20, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
9707 PULASKI HIGHWAY

The sign(s) were posted on: FEBRUARY 23, 2020



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/23/2020

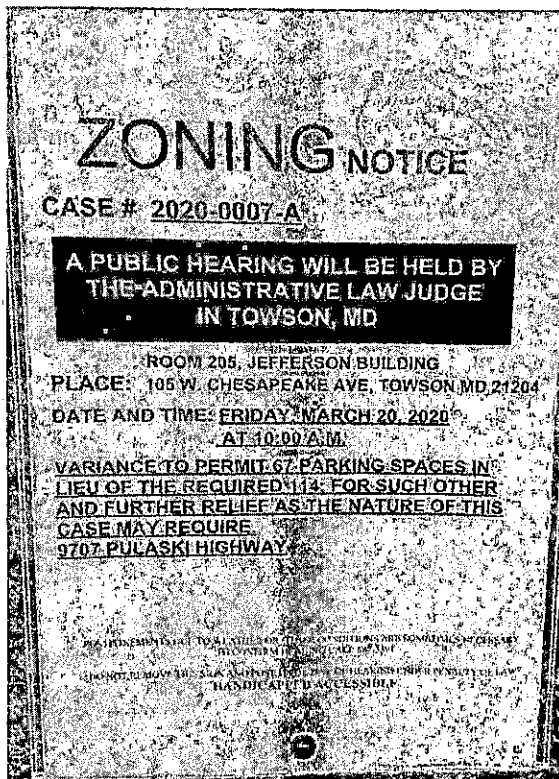
Case Number: 2020-0007-A

Petitioner / Developer: TIMOTHY KOTROCO ~ PETER MICHAEL ~ MATTHEW BISHOP

Date of Hearing: MARCH 20, 2020

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9707 PULASKI HIGHWAY

The sign(s) were posted on: FEBRUARY 23, 2020



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

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:

2/28/2020

Order #: 11854272
Case #: 2020-0007-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0007-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: 2020-0007-A

9707 Pulaski Highway

Northeast corner of Pulaski Highway and Pulaski Park Drive

15th Election District - 6th Councilmanic District

Legal Owners: Peter Michael

Variance to permit 67 parking spaces in lieu of the required 114; for such other and further relief as the nature of this case may require.

Hearing: Friday, March 20, 2020 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 ACCOMMODATIONS, 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.

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least 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: 2020-0007-A

Property Address: 9707 PULASKI HIGHWAY

Property Description: _____

Legal Owners (Petitioners): PETER MICHAEL

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: PETER MICHAEL

Company/Firm (if applicable): _____

Address: 2708 FALLS BROOK MANOR DR.

FALLS CH, MD. 21047

Telephone Number: (443) 286-5200

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የሚከተሉት ስራዎች ናቸው፡



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 09, 2020

Timothy M. Kotroco,
305 Washington Ave Suite 502
Towson MD 21204

RE: Case Number: 2020-0007-A, 9707 Pulaski Highway

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 January 9, 2020. 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 the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Matthew Bishop 2835 Smith Ave Suite G Baltimore MD 21209

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Acting Secretary
Tim Smith, P.E.
Acting Administrator

Date: 1/21/20

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

Dear Ms. Lewis:

We have reviewed the site plan to accompany the petition for variance on the subject of the Case number referenced below, which was received on 1/15/20. A field inspection and internal review reveals that an entrance onto 4540 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2020-0007-A

*P. Michael Management, LLC
9707 Palaski Highway*

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (rzeller@mdot.maryland.gov).

Sincerely,--



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor 
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 20, 2020
Item No. 2020-0007-SPHXA

DATE: 02/10/2020

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

All retaining walls over 4-feet in height shall be reviewed and approved by Baltimore County Building Plans Review.

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/21/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-007

INFORMATION:

Property Address: 9707 Pulaski Highway
Petitioner: Peter Michael
Zoning: BL, ML, AS, ML, IM
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit 67 parking spaces in lieu of the required 114.

A site visit was conducted on January 29, 2020. The property is a stand-alone commercial use on Pulaski Highway. The property is improved with a building that previously served as a veterinary office and small parking lot. It has a single access off Pulaski Highway. At that location, Pulaski Highway has a concrete median barrier so vehicles leaving the site can only turn right. To the rear (east) of the site and at a higher grade is a large office park. To the north are commercial uses.

The Middle River Community Plan, adopted by the Baltimore County Council on September 4, 2007, and the Master Plan 2020 are the most current plans pertinent to this project. Among the recommendations of the Middle River Community Plan, the most relevant for this site is "Ensure that new development and redevelopment is of high quality and compatible with its surroundings" (Page 46).

Staff had immediate concerns upon receipt of this request for the magnitude of the variance that is for a request for 67 spaces in lieu of the required 117 spaces (reduction of 40%). Staff met with the representatives of the developer and suggested that the developer consider adding more spaces, providing pedestrian access to the adjacent office park and reducing the scale of the project. Staff agreed with the petitioner's representative that the requirement for 24 spaces for the outdoor patios in this instance seemed excessive. Staff was concerned about the potential for cars to back up on Pulaski Highway due to insufficient parking.

In response to staff's request, the developer added 5 additional parking spaces and indicated they would explore with the adjacent office park developer installing an access and a sidewalk on the south side of the site.

The Department continues to have concerns for the extent of the parking relief requested but does not oppose subject to the petitioner obtaining an agreement to install a sidewalk connecting the proposed use to the parking lot, adding 5 additional spaces to the original plan submittal, and not enclosing the outdoor seating areas.

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.

3-20-20
for

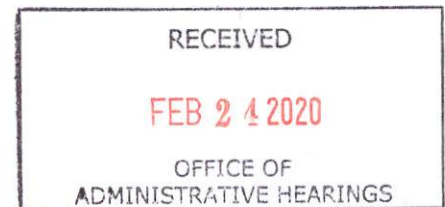
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 2/21/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-007



INFORMATION:

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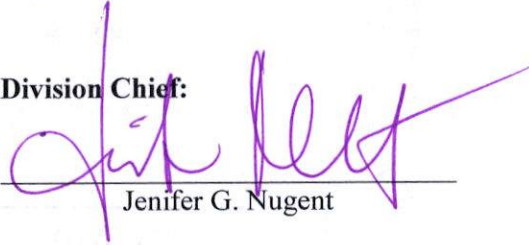
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For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Division Chief:


Jenifer G. Nugent

CPG/JGN/kma/

c: Wally Lippincott

James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Matthew Bishop, Colbert Matz Rosenfelt
Office of the Administrative Hearings
People's Counsel for Baltimore County

Debra Wiley

RECEIVED

JUN 15 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

From: tkotroco@gmail.com
Sent: Monday, June 15, 2020 2:08 PM
To: Debra Wiley; Paul Mayhew; Henry Ayakwah
Cc: 'Bishop, Matt'; 'Peter Michael'
Subject: First of two emails, attachments required too much data
Attachments: Michael-2020-007-A-Petitioner's Exhibit #1-Original Site Plan-9707 Pulaski Highway.PDF; Michael-2020-007-A-Petitioner's Exhibit 1(a) Redlined site plan-9707 Pulaski Highway.pdf; Michael (2020--007-A) Petitioner's Exhibit #2-Aerial View of Property-Baltimore County - My Neighborhood.html; Michael (2020-007-A)-Petitioner's Exhibit #3-Existing Improvements-.pdf

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

Dear Judge Mayhew,

I have attached my exhibits for this Thursday's hearing at 10am. I need to send two emails as the exhibits use up too much data to send in one email. Attached are exhibits 1, 1(a), 2 & 3. Exhibits 4(a), 4(b), & 4(c) will be sent immediately hereafter.

Perhaps Ms. Wiley can print out this email. My Exhibit list is as follows:

1. Site Plan of the Property; 1(a). Redlined Site Plan of the Property
2. Aerial View of the Property from My Neighborhood
3. Photos of existing conditions of the property (Veterinary Clinic Building to be razed)
4. Architectural renderings of our new building.

I will have one witness, Mr. Matt Bishop, Landscape Architect. I hope all goes well. Please call if you have any questions.

Regards,

Tim K.

Timothy M. Kotroco, Esq.

Kotroco & Associates, LLC

305 Washington Avenue, Ste. 502

Towson, Maryland 21204

Cell/Text: 410-299-2943

This communication is from a law firm and may contain confidential or privileged information. Unauthorized retention, disclosure, or use of this information is prohibited and may be unlawful under 18 U.S.C. §§ 2510-2521. Accordingly, if this email has been sent to you in error, please contact the sender by reply email or by phone at 410-299-2943.

Order ✓ Jtr. ✓

3-20-20 10 Am

CASE NO. 2019-2020

0007-XA

CHECKLIST

6/18 @

10 Am

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. R-1945-0418)

R-1948-1203

NEWSPAPER ADVERTISEMENT

Date:

SIGN POSTING (1st)

Date:

SIGN POSTING (2nd)

Date:

(Recertification)

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any:

See Permits, Approvals - Inspections
MP Aviation Admini.

O'Keefe

by O'Keefe

O'Keefe

by O'Keefe

Debra Wiley

From: Debra Wiley
Sent: Tuesday, June 16, 2020 10:11 AM
To: Mike Ruby (mildmanneredcomm@aol.com)
Subject: Case No. 2020-0007-A - 9707 Pulaski Hwy.
Attachments: 20200616101021365.pdf

Mike,

Per our telephone conversation, please find attached the petition, and ZAC comments received.

Please let me know if you'd like anything further.

Have a great day !

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

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

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Tuesday, June 16, 2020 10:10 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

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

Scan Date: 06.16.2020 10:10:21 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

ZAC AGENDA

6/18

10 Am

Case Number: 2020-0007-X

Reviewer: Rosalie Johnson

Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL

Type: VARIANCE

Legal Owner: P Michael Management LLC

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 6

Property Address: 9707 PULASKI HWY

Location: At N.E corner of Pulaski HWY and Pulaski Park Drive.

Existing Zoning: BL, ML-IM, ML-IM

Area: 1.37 AC

Proposed Zoning:

VARIANCE:

From BCZR 409.6.A.2, to permit 67 parking spaces in lieu of the required 114. For such other and further relief as the nature of this case may require.

Attorney: Timothy M. Kotroco

Prior Zoning Cases: R-1945-0418

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

PM 6-18 10Am
Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Wednesday, June 17, 2020 9:43 PM
To: Administrative Hearings
Cc: Debra Wiley
Subject: Certification Pulaski Highway
Attachments: Pulaski Hwy. 2nd Cert. .jpeg; Pulaski Hwy. Photos.docx

RECEIVED

JUN 18 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

CAUTION: This message from luckylinda1954@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Donna,

I sent the Second Certification and photos directly to your e-mail address for Case # 2020-0007-A @ 9707 Pulaski Highway. I am sending it again to you at the Administrative Hearing address to be sure that you received this. I will have another one coming up for Philadelphia Rd. hearing before this Monday. Which e-mail address do you prefer that I send it to?

Best Wishes,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com

RECEIVED
OFFICE OF
ADMINISTRATIVE HEARINGS



Re-Photographed 1st Sign @ 9707 Pulaski Highway ~ 6/17/2020



Re-Photographed 2nd Sign @ 9707 Pulaski Highway ~ 6/17/2020
CASE # 2020-0007-A

SECOND CERTIFICATE OF POSTING

ATTENTION: DONNA MIGNON

DATE: 6/17/2020

Case Number: 2020-0007-A

Petitioner / Developer: TIMOTHY KOTROCO, ESQ. ~

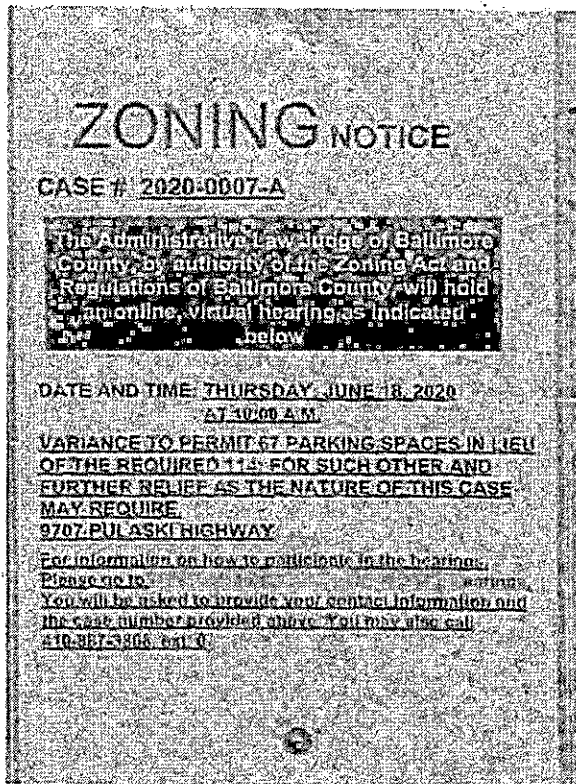
PETER MICHAEL ~ MATTHEW BISHOP

Date of Hearing: JUNE 18, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
9707 PULASKI HIGHWAY

The sign(s) were posted on: MAY 28, 2020

The sign(s) were re-photographed on: JUNE 17, 2020



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

Donna Mignon

From: Donna Mignon
Sent: Tuesday, June 16, 2020 8:40 AM
To: 'tkotroco@gmail.com'
Subject: 9707 Pulaski Highway - Hearing June 18, 2020 at 10:00 a.m.

Good Morning Mr. Kotroco,

I wanted to reach out to you, I left you a voicemail this morning. We need the recertification of the sign posting. If you could please email to me. Thank you so much.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Done

Debra Wiley

From: Debra Wiley
Sent: Tuesday, March 17, 2020 8:31 AM
To: 'mbishop@cmrengineers.com'; 'Tim Kotroco'
Subject: Postponement of Hearings Before the OAH

3-20 / 10 AM
6/18 @ 10 AM

Good Morning Messrs. Kotroco and Bishop,

Please be advised that a voice mail was left for both of you this morning regarding hearings before our office.

Due to the coronavirus, we will not be conducting public hearings during the month of March. Therefore, Case No. 2020-0007-A scheduled for Friday, March 20, 2020 @ 10:00 AM has been postponed; this information is reflected on the County's website. For your reference, please see the following link:
<https://www.baltimorecountymd.gov/Agencies/adminhearings/index.html>

We would kindly ask if you could notify all interested parties of this postponement, and this will be rescheduled as soon as possible. Please feel free to contact our office if you have any questions and/or concerns and thanks for your patience during this time.

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

Debra Wiley

From: Matthew Bishop <mbishop@cmrengineers.com>
Sent: Tuesday, March 17, 2020 8:34 AM
To: Debra Wiley; Tim Kotroco
Subject: RE: Postponement of Hearings Before the OAH

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

Good morning Debra,

Thank you for the email and voicemail. I have alerted the developer as well.

Matthew A. Bishop, PLA, LEED AP

Colbert Matz Rosenfelt
2835 Smith Avenue
Suite G
Baltimore, Maryland 21209
410.653.3838 (office)
443.632.7546 (cell)
410.653.7953 (fax)
www.cmrengineers.com

From: Debra Wiley <dwiley@baltimorecountymd.gov>
Sent: Tuesday, March 17, 2020 8:31 AM
To: Matthew Bishop <mbishop@cmrengineers.com>; Tim Kotroco <tkotroco@gmail.com>
Subject: Postponement of Hearings Before the OAH

Good Morning Messrs. Kotroco and Bishop,

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



**CENSUS
2020**

EVERYONE COUNTS

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Monday, March 16, 2020 1:07 AM
To: Administrative Hearings
Subject: 2nd Certifications
Attachments: Pulaski Highway Cert. .jpeg; Pulaski Hwy. Photos.docx; 2nd Cert. Essex Ave. .jpeg; Essex Ave. Photos.docx

CAUTION: This message from luckylinda1954@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Sherry,

I am attaching the 2nd Certifications and photos for Case # 2020-0007-A of Pulaski Highway and ~~Case # 2020-0005-X of Essex Ave.~~

Have a nice day,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com

SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 3/15/2020

Case Number: 2020-0007-A

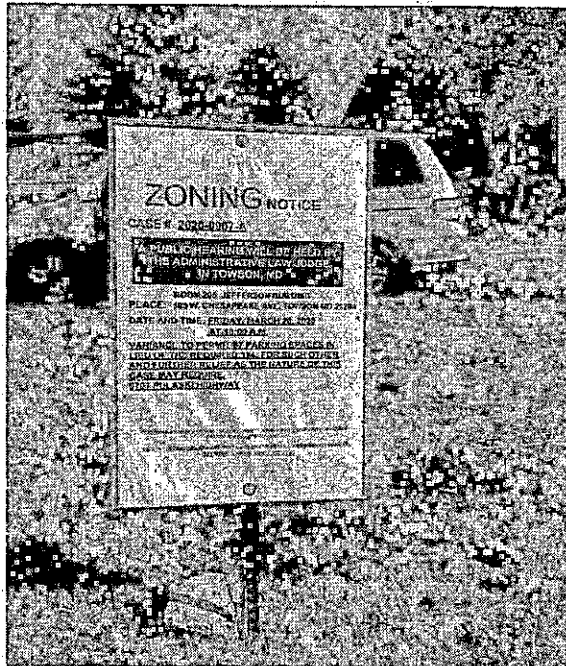
Petitioner / Developer: TIMOTHY KOTROCO ~ PETER MICHAEL ~
MATTHEW BISHOP

Date of Hearing: MARCH 20, 2020

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
9707 PULASKI HIGHWAY

The sign(s) were posted on: FEBRUARY 23, 2020

The sign(s) were re-photographed on: MARCH 15, 2020



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

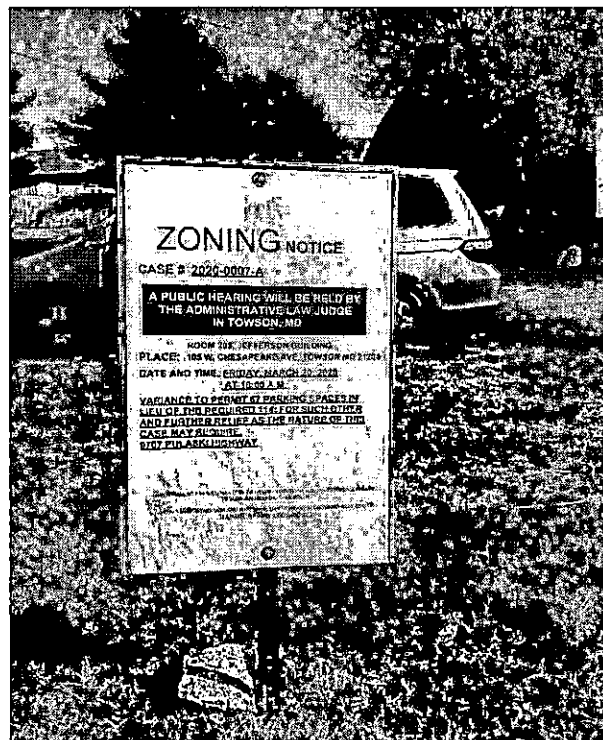
523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign @ 9707 Pulaski Highway ~ 3/15/2020

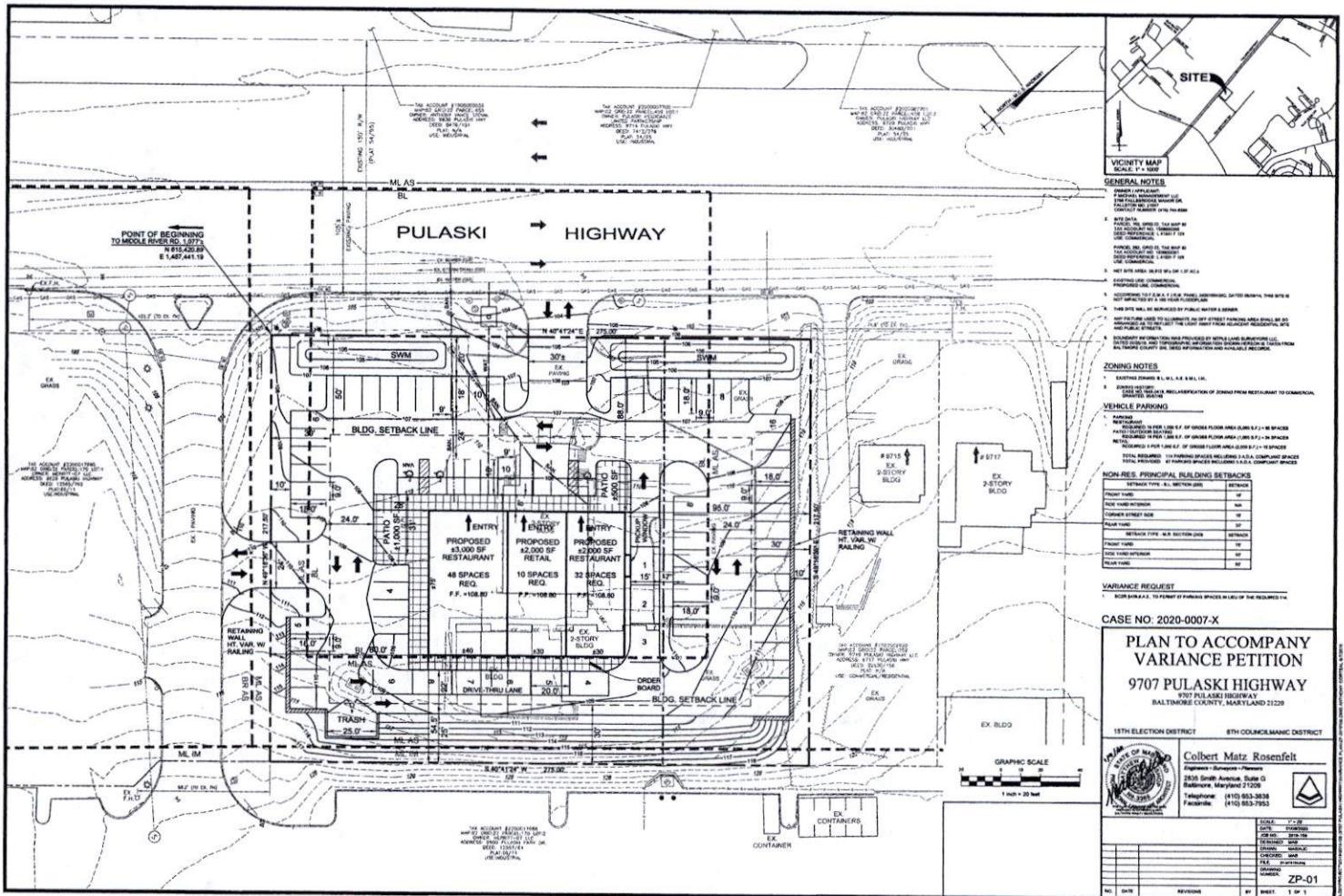


Background Photo 2nd Sign @ 9707 Pulaski Highway ~ 3/15/2020
CASE # 2020-0007-A

Kristen L Lewis

From: Matthew Bishop <mbishop@cmrengineers.com>
Sent: Tuesday, May 26, 2020 9:54 AM
To: Kristen L Lewis
Subject: Accepted: Invitation to join Web seminar as a panelist: Zoning Hearings - 9707 Pulaski Highway

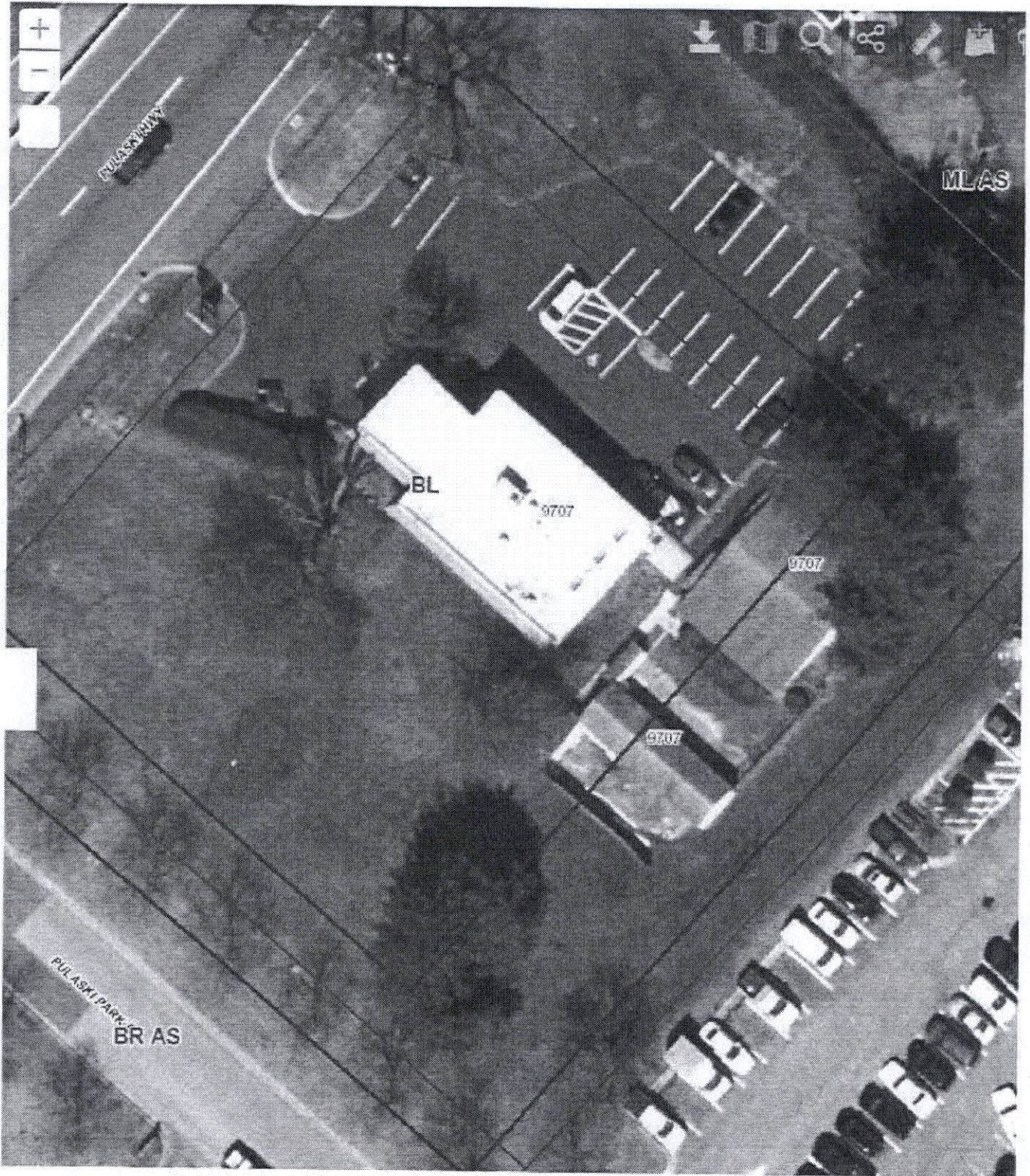
CAUTION: This message from mbishop@cmrengineers.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.



PETITIONER' S

EXHIBIT NO.

EXHIBIT NO.



40ft
76.4507935 Feet

PETITIONER'S

EXHIBIT NO.

2



1.37 ACRES BL ZONING

9707 PULASKI HWY
MIDDLE RIVER, MD 21220



ROBERT HAWBAKER

RHAWBAKER@OUTLOOK.COM
443-567-3517

ROBERT
ENTERPRISE

PETITIONER'S

EXHIBIT NO. 3

Pulaski Veterinary Clinic



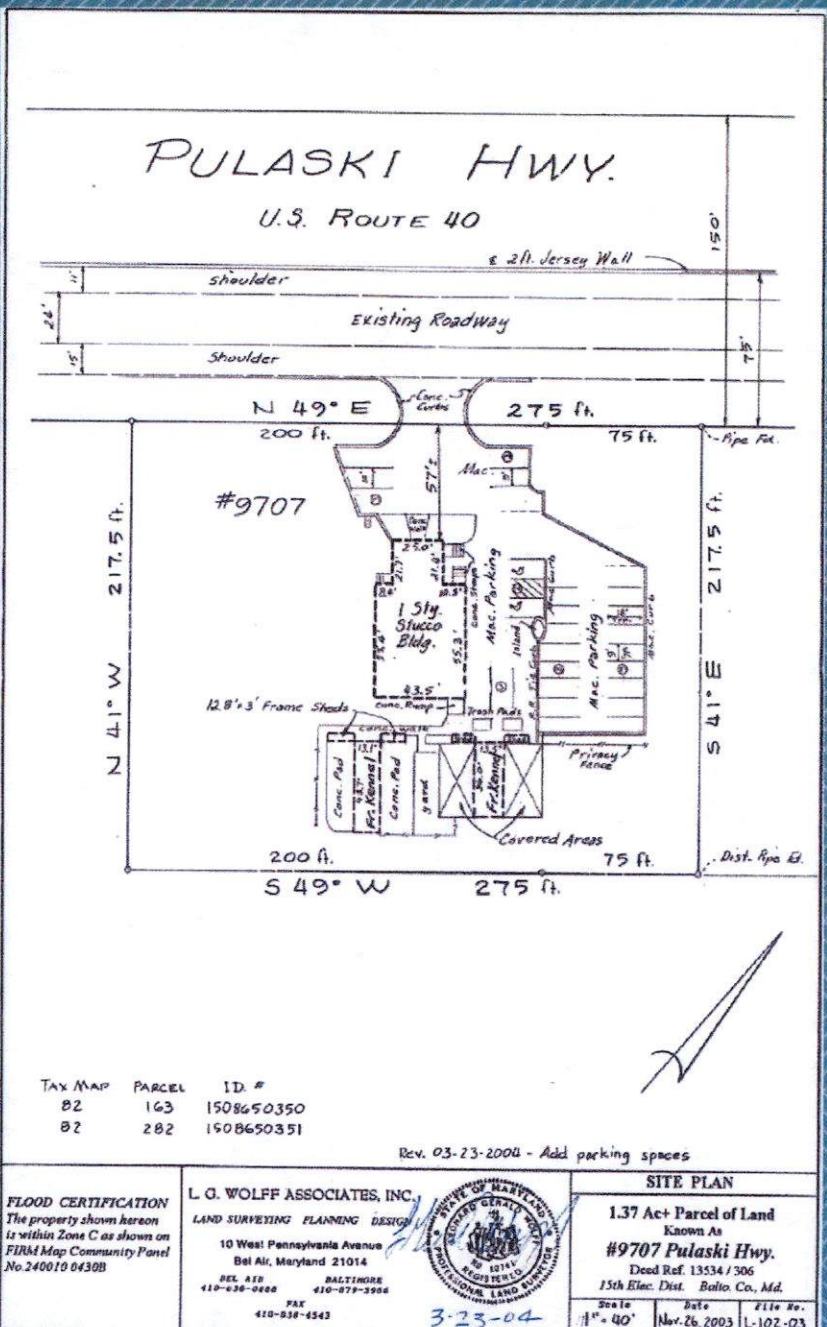
KEY FACTS

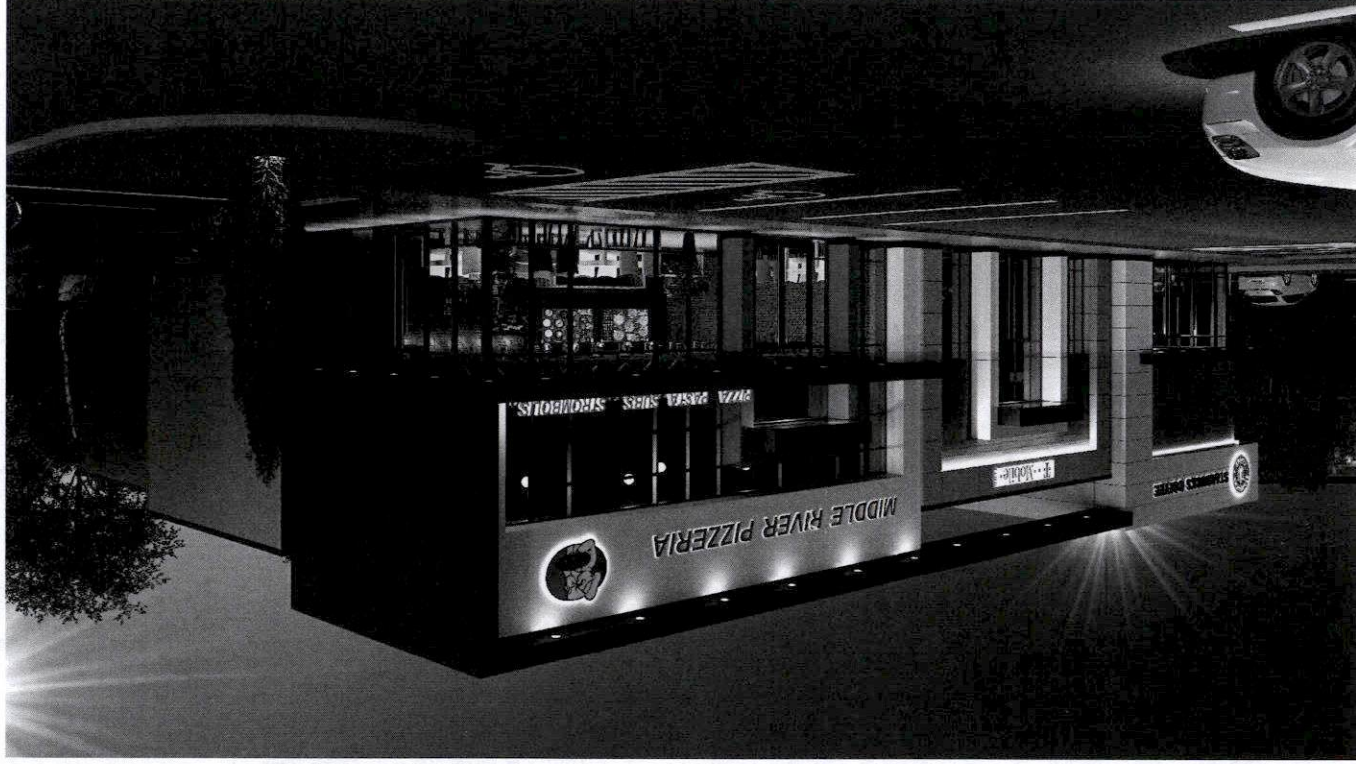
- GOOD TRAFFIC COUNT
- LONG TERM TENANT
- EXPANSION POTENTIAL
- 7% CAP RATE
- UNDER-UTILIZED
- LAND & BUILDINGS
- GREAT VISIBILITY

FOR MORE INFORMATION,
CONTACT: ROBERT HAWBAKER

443-567-3571
RHAWBAKER@OUTLOOK.COM

ROBERT HAWBAKER
ENTERPRISES, LLC

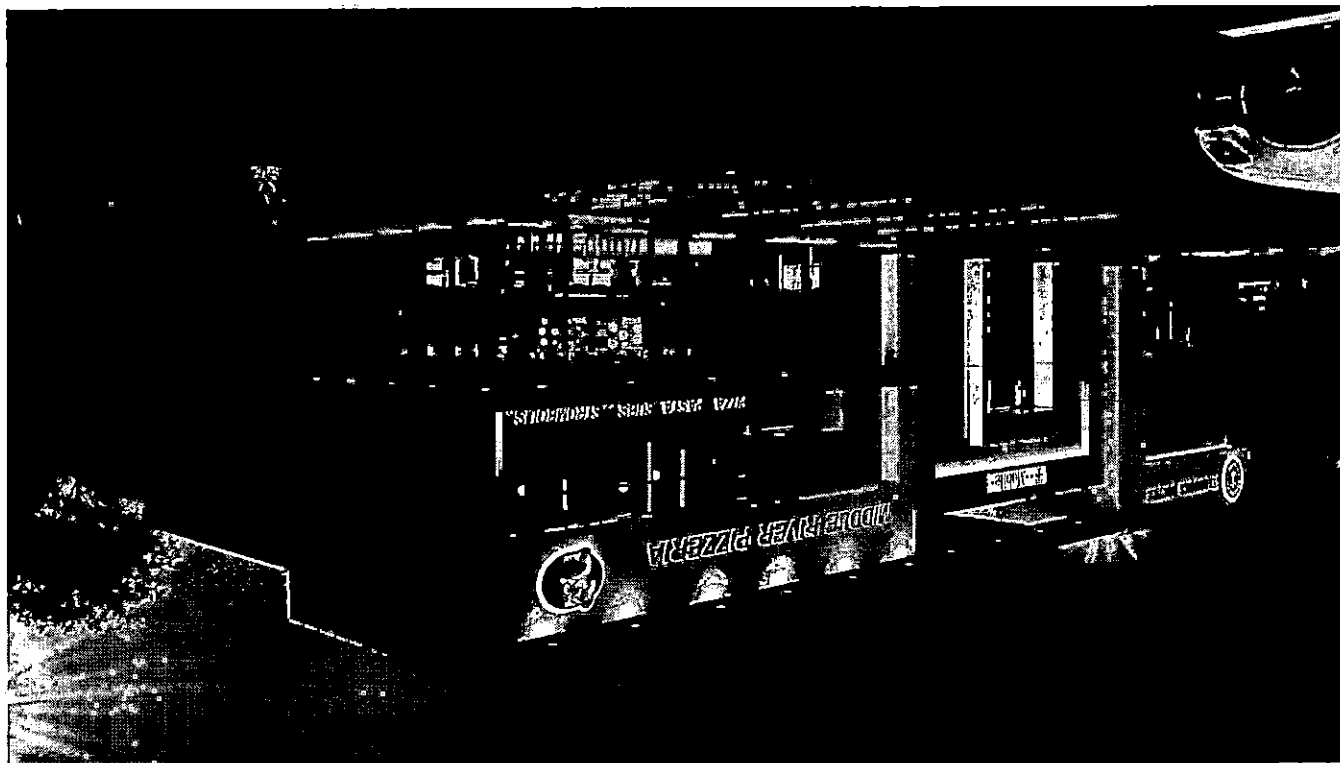




PETITIONER'S

EXHIBIT NO. 4



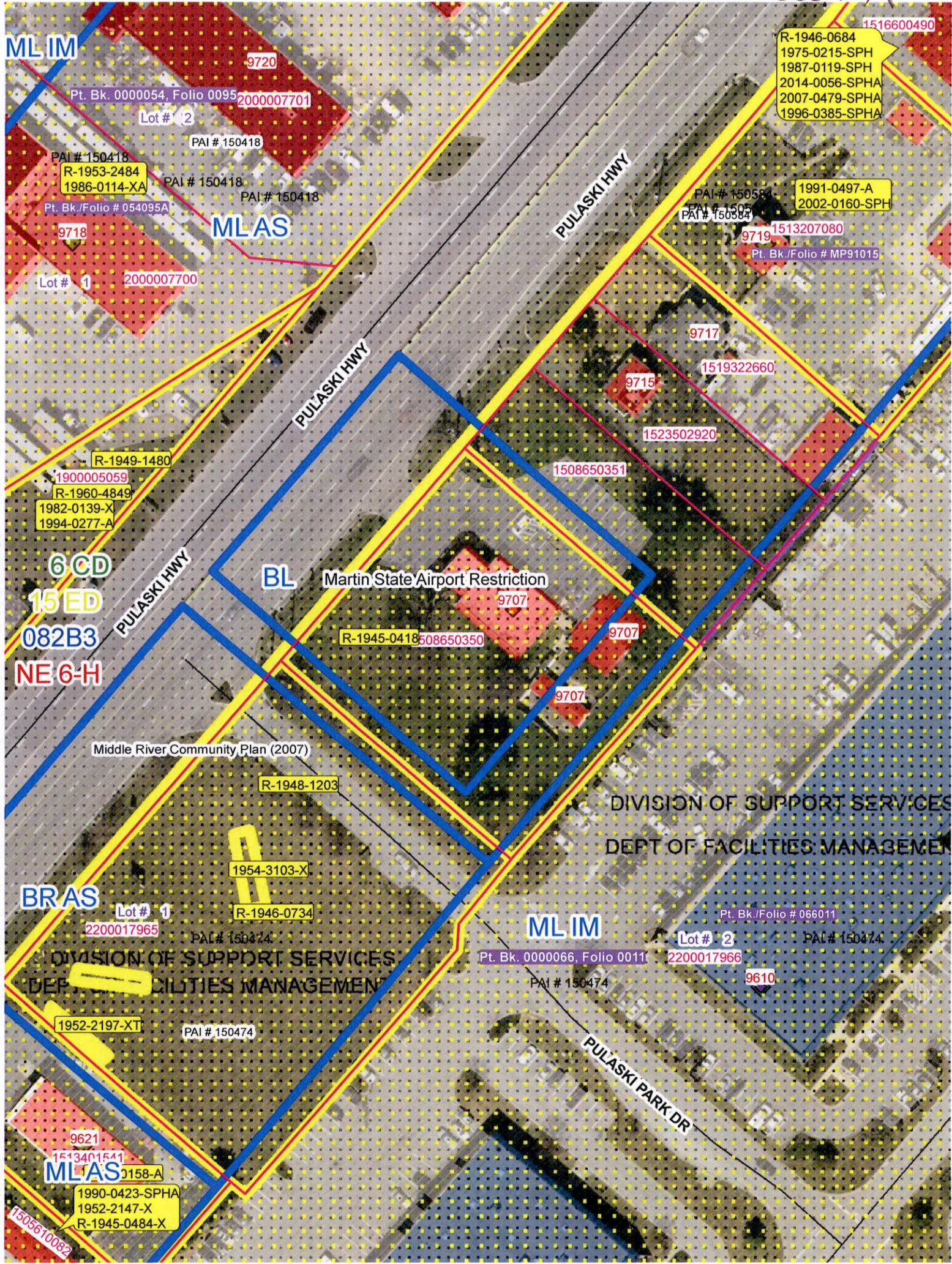


Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Special Tax Recapture: None									
Account Identifier:		District - 15 Account Number - 1508650351							
Owner Information									
Owner Name:		P MICHAEL MANAGEMENT LLC				Use:		COMMERCIAL	
Mailing Address:		2708 FALLSBROOKE MANOR DR FALLSTON MD 21047-				Principal Residence:		NO	
						Deed Reference:		/41831/ 00129	
Location & Structure Information									
Premises Address:		9707 PULASKI HWY 0-0000				Legal Description:		LT SES PULASKI HWY 1239 NE MIDDLE RIVER RD	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0082	0022	0282	30000.04	0000				2018	Plat Ref:
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	
						16,275 SF		06	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
Value Information									
			Base Value		Value		Phase-in Assessments		
					As of		As of		
					01/01/2018		07/01/2019		07/01/2020
Land:			32,500		32,500				
Improvements			4,800		5,000				
Total:			37,300		37,500		37,433		37,500
Preferential Land:			0						0
Transfer Information									
Seller: COCKS JOANNE M				Date: 09/05/2019				Price: \$625,000	
Type: ARMS LENGTH MULTIPLE				Deed1: /41831/ 00129				Deed2:	
Seller: COCKS EDMOND A				Date: 02/18/1999				Price: \$0	
Type: NON-ARMS LENGTH OTHER				Deed1: /13534/ 00306				Deed2:	
Seller: HOBART C DOUGLAS				Date: 06/07/1972				Price: \$0	
Type: NON-ARMS LENGTH OTHER				Deed1: /05273/ 00193				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		0.00 0.00			
Special Tax Recapture: None									
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			

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



ML IM

9720

Pt. Bk. 0000054, Folio 0095
2000007701

Lot # 2

PAI # 150418
R-1953-2484
1986-0114-XA

PAI # 150418

PAI # 150418

Pt. Bk./Folio # 054095A

9718

MLAS

Lot # 1

2000007700

PULASKI HWY

R-1946-0684
1975-0215-SPH
1987-0119-SPH
2014-0056-SPHA
2007-0479-SPHA
1996-0385-SPHA

1991-0497-A
2002-0160-SPH

PAI # 15058
PAI # 15058

1513207080

Pt. Bk./Folio # MP91015

9719

9717

1519322660

1523502920

1508650351

R-1949-1480

1900005059
R-1960-4849
1982-0139-X
1994-0277-A

6 CD

15 ED

082B3

NE 6-H

PULASKI HWY

BL

Martin State Airport Restriction

R-1945-0418
508650350

9707

9707

9707

Middle River Community Plan (2007)

R-1948-1203

1954-3103-X

R-1946-0734

BRAS

Lot # 1

2200017965

PAI # 150474

DIVISION OF SUPPORT SERVICES
DEPT OF FACILITIES MANAGEMENT

1952-2197-X

PAI # 150474

ML IM

Pt. Bk. 0000066, Folio 0011

PAI # 150474

Lot # 2

2200017966

Pt. Bk./Folio # 066011

PAI # 150474

DIVISION OF SUPPORT SERVICES
DEPT OF FACILITIES MANAGEMENT

9610

PULASKI PARK DR

MLAS

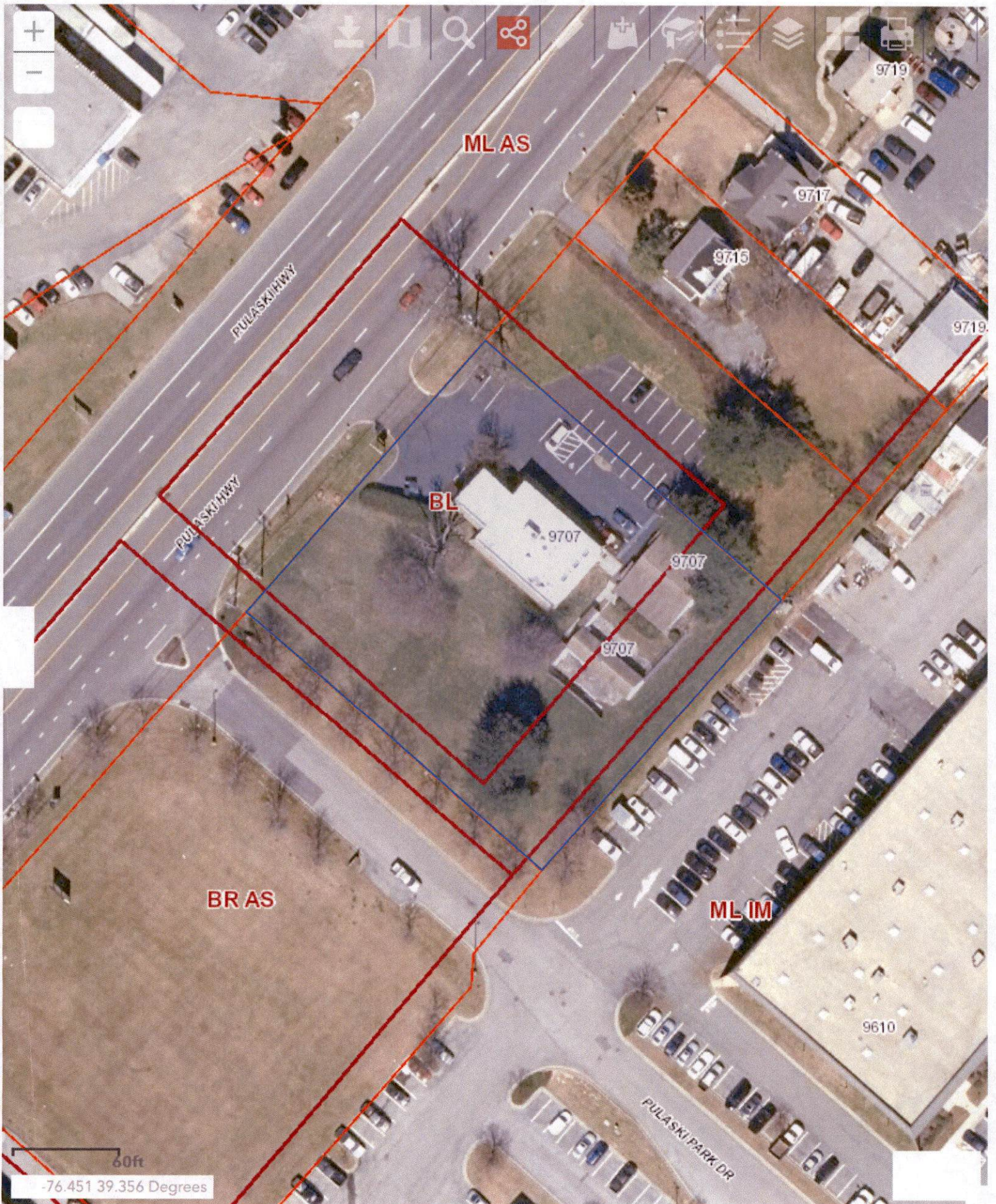
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1990-0423-SPHA
1952-2147-X
R-1945-0484-X

1505610082



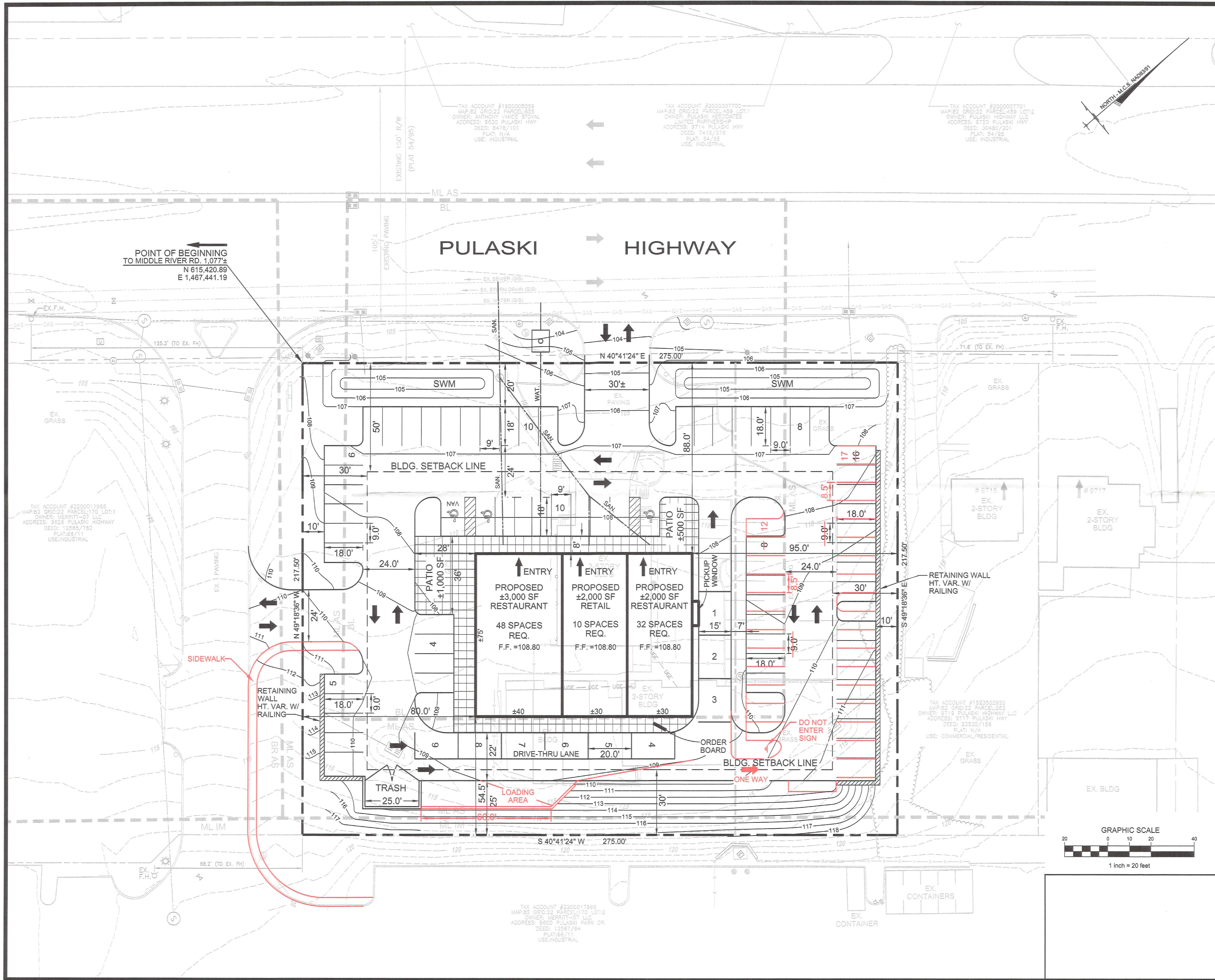
Baltimore County - My Neighborhood



Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 15 Account Number - 1508650350		
Owner Information		
Owner Name:	P MICHAEL MANAGEMENT LLC	Use: COMMERCIAL
Mailing Address:	2708 FALLSBROOKE MANOR DR FALLSTON MD 21047-	Principal Residence: NO Deed Reference: /41831/ 00129
Location & Structure Information		
Premises Address:	9707 PULASKI HWY MIDDLE RIVER 21220-	Legal Description: 1 AC SES PULASKI HGWY 1039 NE MIDDLE RIVER RD
Map: 0082	Grid: 0022	Parcel: 0163
Neighborhood: 30000.04	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2018
Plat No:	Plat Ref:	
Special Tax Areas: None		
Town: None		
Ad Valorem: None		
Tax Class: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
	2,970 SF	
Property Land Area	County Use	
43,560 SF	06	
Stories	Basement	Type
		VETERNARIAN HOSPITAL
Exterior	Quality	Full/Half Bath
/	C3	
Garage	Last Notice of Major Improvements	
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2018	07/01/2019
Land:	549,600	549,600
Improvements	264,300	145,600
Total:	813,900	695,200
Preferential Land:	0	695,200
		0
Transfer Information		
Seller: COCKS JOANNE M	Date: 09/05/2019	Price: \$625,000
Type: ARMS LENGTH MULTIPLE	Deed1: /41831/ 00129	Deed2:
Seller: COCKS EDMOND A	Date: 02/18/1999	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /13534/ 00306	Deed2:
Seller: HOBART C DOUGLAS	Date: 06/07/1972	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05273/ 00193	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		



GENERAL NOTES

- OWNER / APPLICANT:
P MICHAEL MANAGEMENT LLC
2708 FALLSBROOKE MANOR DR.
FALLSTON MD 21047
CONTACT NUMBER: (410) 744-8589
- SITE DATA:
PARCEL 163, GRID 22, TAX MAP 82
TAX ACCOUNT NO. 150860350
DEED REFERENCE L-41831 F 129
USE: COMMERCIAL

PARCEL 282, GRID 22, TAX MAP 82
TAX ACCOUNT NO. 150860351
DEED REFERENCE L-41831 F 129
USE: COMMERCIAL
- NET SITE AREA: 59,812 SF± OR 1.37 AC±
- EXISTING USE: COMMERCIAL
PROPOSED USE: COMMERCIAL
- ACCORDING TO F.E.M.A. F.I.R.M. PANEL 2400100430Q, DATED 05/05/14, THIS SITE IS NOT IMPACTED BY A 100 YEAR FLOODPLAIN.
- THIS SITE WILL BE SERVICED BY PUBLIC WATER & SEWER.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
- BOUNDARY INFORMATION WAS PROVIDED BY MTPS LAND SURVEYORS LLC, (DATED 05/25/18, AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM BALTIMORE COUNTY GIS, DEED INFORMATION AND AVAILABLE RECORDS.

ZONING NOTES

- EXISTING ZONING: B.L., M.L. A.S. & M.L. I.M.
- ZONING HISTORY:
CASE NO. 1945-0418, RECLASSIFICATION OF ZONING FROM RESTAURANT TO COMMERCIAL
GRANTED: 05/07/15

VEHICLE PARKING

- PARKING
RESTAURANT:
REQUIRED: 16 PER 1,000 S.F. OF GROSS FLOOR AREA (5,000 S.F.) = 80 SPACES
PATIO / OUTDOOR SEATING:
REQUIRED: 16 PER 1,000 S.F. OF GROSS FLOOR AREA (1,000 S.F.) = 24 SPACES
RETAIL:
REQUIRED: 5 PER 1,000 S.F. OF GROSS FLOOR AREA (2,000 S.F.) = 10 SPACES
TOTAL REQUIRED: 114 PARKING SPACES INCLUDING 3 A.D.A. COMPLIANT SPACES
TOTAL PROVIDED: 87 PARKING SPACES INCLUDING 3 A.D.A. COMPLIANT SPACES

NON-RES. PRINCIPAL BUILDING SETBACKS

SETBACK TYPE - B.L. SECTION (232)	SETBACK
FRONT YARD	10'
SIDE YARD INTERIOR	N/A
CORNER STREET SIDE	10'
REAR YARD	20'
SETBACK TYPE - M.R. SECTION (243)	SETBACK
FRONT YARD	75'
SIDE YARD INTERIOR	50'
REAR YARD	50'

VARIANCE REQUEST

- BCZR §409.6.A.2., TO PERMIT 87 PARKING SPACES IN LIEU OF THE REQ.

PETITIONER'S

EXHIBIT NO. **1A**

CASE NO: 2020-0007-X

REDLINE
PLAN TO ACCOMPANY
VARIANCE PETITION
9707 PULASKI HIGHWAY
9707 PULASKI HIGHWAY
BALTIMORE COUNTY, MARYLAND 21220

15TH ELECTION DISTRICT

6TH COUNCILMANIC DISTRICT



Colbert Matz Rosenfelt

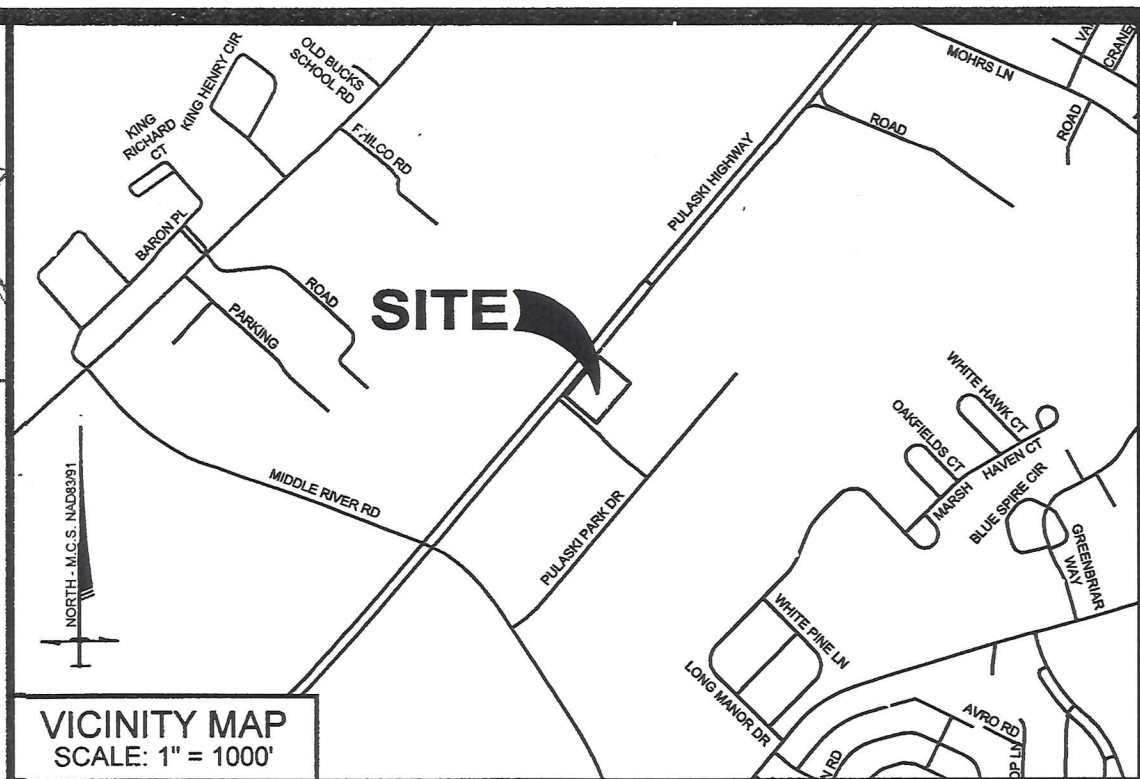
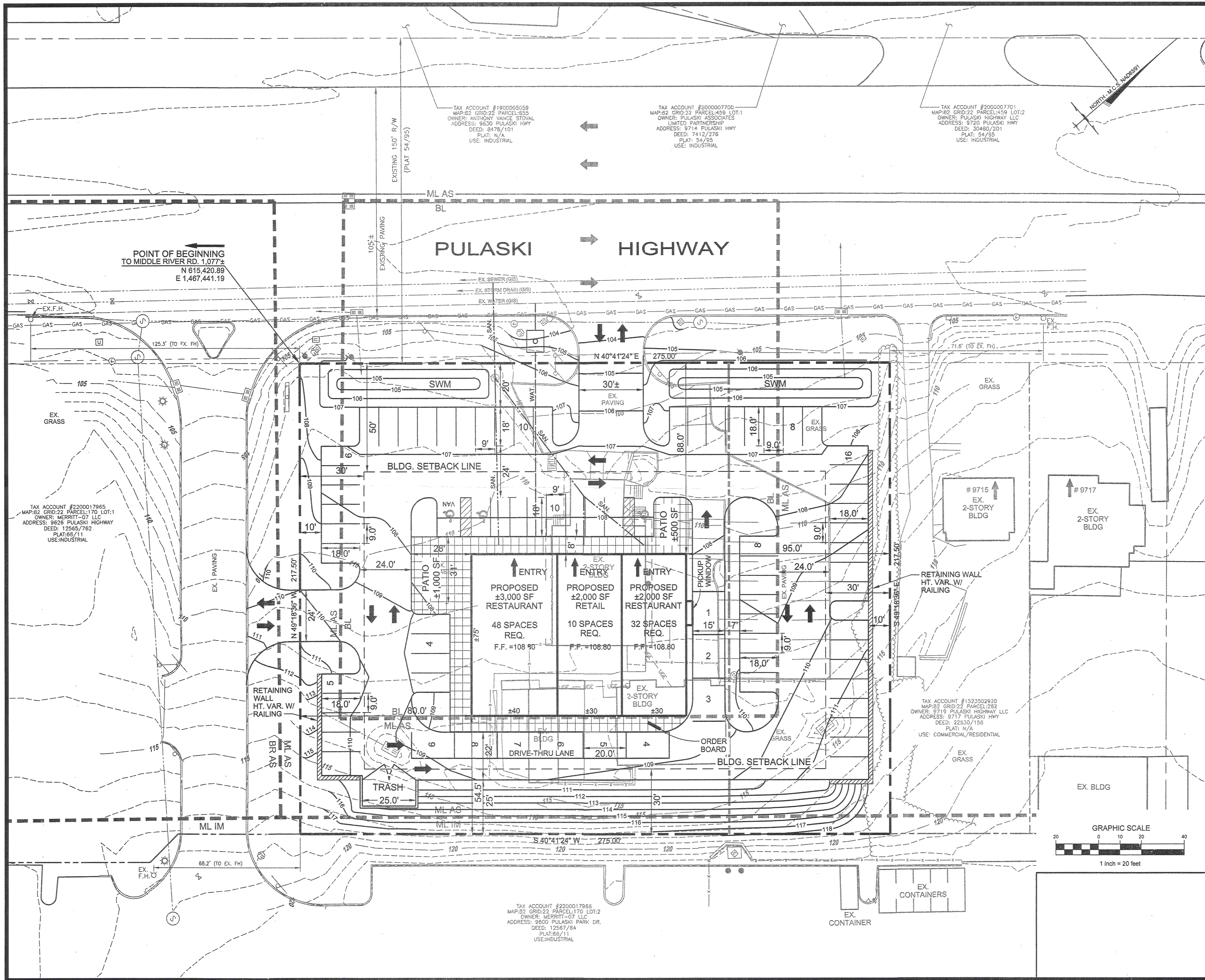
Engineers • Surveyors • Planners

2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

Telephone: (410) 653-3838
Facsimile: (410) 653-7953



				SCALE: 1" = 20'
				DATE: 01/08/2020
				JOB NO.: 2019-109
1	2/14/2020	ADDED PARKING	MAB	DESIGNED: MAB
				DRAWN: MAB/JAC
				CHECKED: MAB
				FILE: ZP-2019109.dwg
				DRAWING NUMBER: ZP-01
NO.	DATE	REVISIONS	BY	SHEET: 1 OF 1



- GENERAL NOTES**
- OWNER / APPLICANT: P MICHAEL MANAGEMENT LLC, 2708 FALLS BROOK MANOR DR., FALLSTON MD, 21047, CONTACT NUMBER: (410) 744-8588
 - SITE DATA: PARCEL: 163, GRID: 22, TAX MAP: 82, TAX ACCOUNT NO.: 1508650350, DEED REFERENCE: L 41831 F 129, USE: COMMERCIAL
 - NET SITE AREA: 59,812 SF ± OR 1.37 AC ±
 - EXISTING USE: COMMERCIAL, PROPOSED USE: COMMERCIAL
 - ACCORDING TO F.E.M.A. F.I.R.M. PANEL 2400100430G, DATED 05/05/14, THIS SITE IS NOT IMPACTED BY A 100 YEAR FLOODPLAIN.
 - THIS SITE WILL BE SERVICED BY PUBLIC WATER & SEWER.
 - ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
 - BOUNDARY INFORMATION WAS PROVIDED BY MTPLS LAND SURVEYORS LLC, DATED 05/25/18, AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM BALTIMORE COUNTY GIS, DEED INFORMATION AND AVAILABLE RECORDS.

- ZONING NOTES**
- EXISTING ZONING: B.L. M.L. A.S. & M.L. I.M.
 - ZONING HISTORY: CASE NO. 1045-0418, RECLASSIFICATION OF ZONING FROM RESTAURANT TO COMMERCIAL, GRANTED: 05/07/05

- VEHICLE PARKING**
- PARKING RESTAURANT: REQUIRED: 16 PER 1,000 S.F. OF GROSS FLOOR AREA (5,000 S.F.) = 80 SPACES, PATIO / OUTDOOR SEATING: REQUIRED: 16 PER 1,000 S.F. OF GROSS FLOOR AREA (1,000 S.F.) = 24 SPACES, RETAIL: REQUIRED: 5 PER 1,000 S.F. OF GROSS FLOOR AREA (2,000 S.F.) = 10 SPACES, TOTAL REQUIRED: 114 PARKING SPACES INCLUDING 3 A.D.A. COMPLIANT SPACES, TOTAL PROVIDED: 67 PARKING SPACES INCLUDING 3 A.D.A. COMPLIANT SPACES

NON-RES. PRINCIPAL BUILDING SETBACKS	
SETBACK TYPE - B.L. SECTION (232)	SETBACK
FRONT YARD	10'
SIDE YARD INTERIOR	N/A
CORNER STREET SIDE	10'
REAR YARD	20'
SETBACK TYPE - M.R. SECTION (243)	
FRONT YARD	75'
SIDE YARD INTERIOR	50'
REAR YARD	50'

- VARIANCE REQUEST**
- BCZR §409.6.A.2, TO PERMIT 67 PARKING SPACES IN LIEU OF THE REQUIRED 114.

CASE NO: 2020-0007-A

PLAN TO ACCOMPANY VARIANCE PETITION

9707 PULASKI HIGHWAY

9707 PULASKI HIGHWAY
BALTIMORE COUNTY, MARYLAND 21220

15TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT

Colbert Matz Rosenfelt
Engineers • Surveyors • Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

STATE OF MARYLAND
DEPARTMENT OF THE GENERAL LANDS
DIVISION OF LAND AND NATURAL RESOURCES
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 3385
EXPIRATION DATE 12/31/2024

SCALE: 1" = 20'
DATE: 01/08/2020
JOB NO.: 2019-109
DESIGNED: MAB
DRAWN: MAB/AJC
CHECKED: MAB
FILE: ZP-2019109.dwg
DRAWING NUMBER: **ZP-01**

NO.	DATE	REVISIONS	BY	SHEET
1				1 OF 1

N:\D\PROJECT\2019\2019109 (9707 PULASKI HIGHWAY)\VARIANCE PLAN\ZP-2019109.DWG ANTHONY CORTEAL 6/7/2019