

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. 2020-0030-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

(8522 Old Harford Road)

9th Election District

6th Council District

Olga A. Bell, Trustee

Legal Owner

Petitioner

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2020-0030-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Olga A. Bell, Trustee and legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from § 238.2 of the Baltimore County Zoning Regulations (“BCZR”) for a side setback between buildings of 25 ft. in lieu of the required 60 ft. A site plan was marked as Petitioner’s Exhibit 1.

Due to the COVID-19 pandemic, a WebEx hearing was conducted remotely by computer and/or phone participation. Mr. Cooper, the contract purchaser and developer appeared in support of the petition. Adam M. Rosenblatt, Esq. appeared and represented the Petitioner. David Taylor, the engineer who prepared the site plan also attended. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. There were no adverse ZAC comments received from any of the County review agencies.

The site is approximately 5.77 acres in size and zoned BR.

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.

ORDER RECEIVED FOR FILING

Date

6/19/2020

By

D. M. Hannon

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

Messrs.' Rosenblatt and Taylor explained the following facts. The property is currently occupied by a variety of automotive shops, towing businesses, and an automobile auction operation. Photos introduced show that these buildings are old and decrepit. The site is irregularly shaped and has a 24 foot grade change. It is also bounded by a 100 foot forest stream buffer on the northwest side. The property is therefore unique. The requested variances are necessitated by these site constraints. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to develop the site in an efficient and productive way. 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. Indeed, I find that this proposed development will greatly enhance the aesthetics of the site and will also have a positive environmental impact due to the extensive plantings and other landscaping features depicted on the architectural renderings.

THEREFORE, IT IS ORDERED, this 19th day of **June, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Baltimore County Zoning Regulations pursuant to § 238.2 of the Baltimore County Zoning Regulations ("BCZR") for a side setback between buildings of 25 ft. in lieu of the required 60 ft., 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 its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

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

ORDER RECEIVED FOR FILING

Date 6/19/2020

By D. M. Hanon



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dlw

ORDER RECEIVED FOR FILING

Date 6/19/2020

By D. M. Lannon



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 8522 Old Harford Road which is presently zoned BR
 Deed References: 27236/491 10 Digit Tax Account # 2 0 0 0 1 2 6 6 4
 Property Owner(s) Printed Name(s) Bell Olga A Trustee

(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)

From BCZR Section 238.2 for a side setback between buildings of 25 feet in lieu of the required 60 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:

SEE ATTACHED

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Adam M. Rosenblatt, Esquire

Name- Type or Print

Signature Venable LLP

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

Mailing Address

City

State

21204

410-494-6271

amrosenblatt@venable.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

SEE ATTACHED

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Adam M. Rosenblatt, Esquire

Name - Type or Print

Signature Venable LLP

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

Mailing Address

City

State

21204

410-494-6271

amrosenblatt@venable.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0030-A Filing Date 1/31/2020

Do Not Schedule Dates: _____

Reviewer JNP

REV. 10/4/11

ATTACHMENT TO
ZONING PETITION

Legal Owner:

Bell Olga A Trustee

By: Thomas A Bell
Name: Thomas Bell
Title: Trustee

CONTRACT PURCHASER ATTACHMENT



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

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which is presently zoned BR

Deed References: 27236/491

10 Digit Tax Account # 2000012664

Property Owner(s) Printed Name(s) Bell Olga A Trustee

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

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(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)

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SEE ATTACHED

Name- Type or Print

Signature

Mailing Address

City

State

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Email Address

Legal Owners (Petitioners):

SEE ATTACHED

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Adam M. Rosenblatt, Esquire

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500

Towson

MD

Mailing Address

City

State

21204

410-494-6271

amrosenblatt@venable.com

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amrosenblatt@venable.com

Zip Code

Telephone #

Email Address

CASE NUMBER

Filing Date / /

Do Not Schedule Dates:

Reviewer

REV. 10/4/11

ORDER RECEIVED FOR FILING

Date

6/19/2020

By

D. Magnan

Converse Business Associates

DECLARATION FOR NOMINATING MEMBERS

I, the undersigned, do hereby certify that the following persons are qualified to be members of the Converse Business Associates.

Name of Member: John Doe Address: 123 Main St, New York, NY 10001

Signature of Member: [Signature] Date: 10/10/2023

I, the undersigned, do hereby certify that the following persons are qualified to be members of the Converse Business Associates.

Name of Member: John Doe Address: 123 Main St, New York, NY 10001

Signature of Member: [Signature] Date: 10/10/2023

I, the undersigned, do hereby certify that the following persons are qualified to be members of the Converse Business Associates.

Name of Member: John Doe Address: 123 Main St, New York, NY 10001

Signature of Member: [Signature] Date: 10/10/2023

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Signature of Member: [Signature] Date: 10/10/2023

ORDER RECEIVED FOR FILING
DATE: 10/10/2023
BY: John Doe

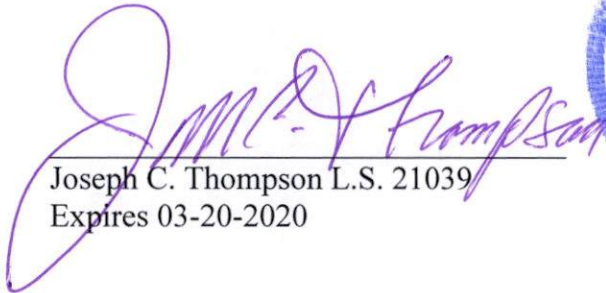
**PARTICULAR DESCRIPTION
LANDS OF
OLGA A. BELL, TRUSTEE
5.985 AC+/-
LOCATED AT 8522 OLD HARFORD ROAD
ELECTION DISTRICT No. 9, BALTIMORE COUNTY, MARYLAND**

Beginning for the same at a rebar and cap marked "Duval" at the end of the 3rd or North 85°50' West 397.90 foot line of that tract or parcel of land conveyed by C. Elmer Ehrhardt and Bertha Amelia Ehrhardt to Reynold Gutknecht and Catherine Gutknecht by a deed dated March 12, 1956 and recorded among the Land Records of Baltimore County, Maryland in Liber G.L.B. 2895, folio 241. Thence, running and binding reversely on the 3rd line of said conveyance to Gutknecht, with all courses of this description referenced to the Maryland Coordinate System NAD 83(2011), the following course:

1. **North 85°56'34" East** passing over a rebar and cap marked "Duval" at a distance of **376.19** for a total distance of **406.88** feet to the center line of Old Harford Road. Thence, running and binding on the center line of Old Harford Road, the following course:
2. **South 13°22'24" West 295.56** feet to the prolongation of the 1st or South 86°06'50" West 182.04 foot line of that tract or parcel of land conveyed by Ethel E. Murray et.al., to Thomas H. Bell and Olga A. Bell, his wife, dated October 1, 1986 and recorded among the aforesaid Land Records in Liber E.H.K. Jr. 7329, folio 689. Thence, leaving the center line of Old Harford Road, running and binding on 1st through 6th lines of said conveyance to Bell, the following six courses:
3. **South 85°30'55" West 215.17** feet,
4. **South 04°03'41" East 149.63** feet,
5. **South 86°01'56" West 423.53** feet,
6. **North 04°58'18" West 473.05** feet,
7. **South 82°43'43" West 327.01** feet,
8. **North 12°52'11" East 24.89** feet to the beginning hereof; containing **5.985** acres of land, more or less, as surveyed by Joseph Thompson & Associates, LLC in April of 2019.

Being all of that tract or parcel of land conveyed by Ethel E. Murray et.al., to Thomas H. Bell and Olga A. Bell, his wife, dated October 1, 1986 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 7329, folio 689.

I hereby certify that this description was prepared by me or under my direct supervision on April 16, 2019 and is in accordance with the Minimum Standards of Practice for Professional Land Surveyors in the State of Maryland.


Joseph C. Thompson L.S. 21039
Expires 03-20-2020



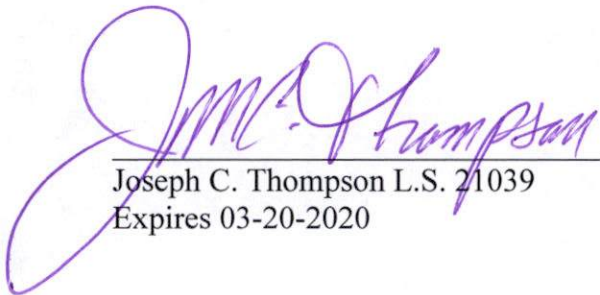
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Joseph C. Thompson L.S. 21039
Expires 03-20-2020



CERTIFICATE OF POSTING

RE: Case No.: _____

Petitioner/Developer: _____

RECEIVED
2020-0030-A
JUN 17 2020
OFFICE OF ADMINISTRATIVE HEARINGS
Olga A. Bell, Trustee

James Cooper

June 19, 2020

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:

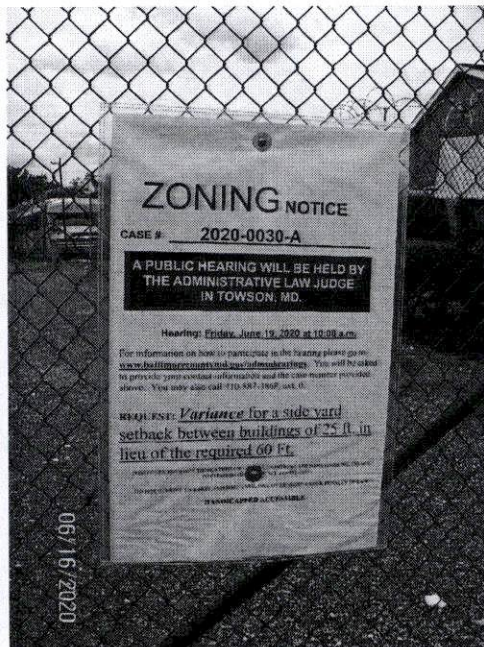
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

8522 Old Harford Road

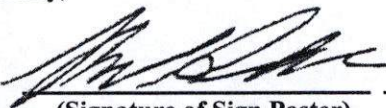
SIGN 1 Recertification

May 30, 2020

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



Sincerely,

 June 16, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

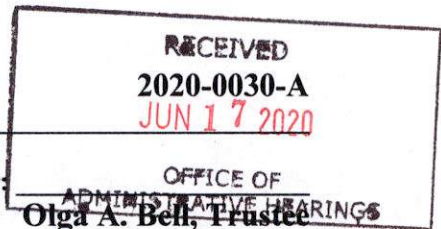
(Telephone Number)

1. $\frac{1}{2} \log \frac{1}{2}$
 2. $\frac{1}{2} \log \frac{1}{2}$
 3. $\frac{1}{2} \log \frac{1}{2}$
 4. $\frac{1}{2} \log \frac{1}{2}$
 5. $\frac{1}{2} \log \frac{1}{2}$
 6. $\frac{1}{2} \log \frac{1}{2}$
 7. $\frac{1}{2} \log \frac{1}{2}$
 8. $\frac{1}{2} \log \frac{1}{2}$
 9. $\frac{1}{2} \log \frac{1}{2}$
 10. $\frac{1}{2} \log \frac{1}{2}$

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RE: Case No.: _____

Petitioner/Developer: _____



James Cooper

June 19, 2020

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: _____

8522 Old Harford Road

SIGN 2 Recertification

May 30, 2020

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



Sincerely,

 June 16, 2020

(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)

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Sunday, March 15, 2020 10:54 PM
To: Barbara Lukasevich; amrosenblatt@venable.com; jrfrankovich@venable.com;
Subject: Administrative Hearings
Attachments: Recertification's For 2020-0030-A
Re-Cert 1 2020-0030-A.doc; Re-Cert 2 2020-0030-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 8522 Old Harford Road. Thanks

CERTIFICATE OF POSTING

2020-0030-A

RE: Case No.: _____

Petitioner/Developer: _____

Olga A. Bell, Trustee
James Cooper

March 20, 2020

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:

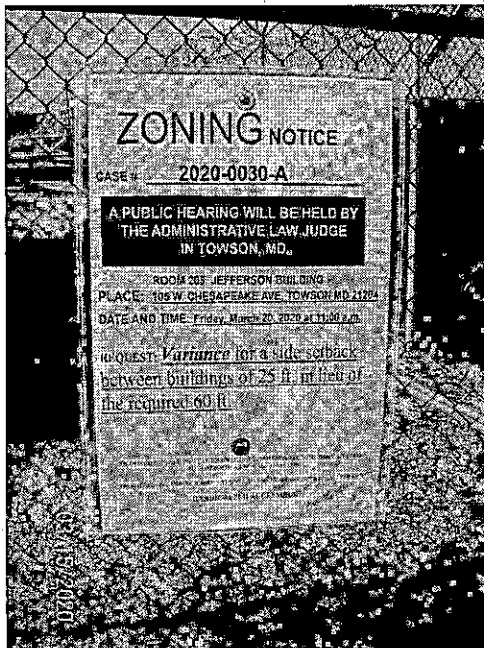
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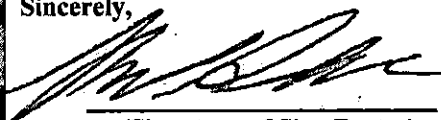
SIGN 1 Recertification

February 29, 2020

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



Sincerely,

 March 15, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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2020-0030-A

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Petitioner/Developer: _____

Olga A. Bell, Trustee
James Cooper

March 20, 2020

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
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Attn: Kristen Lewis:

Ladies and Gentlemen:

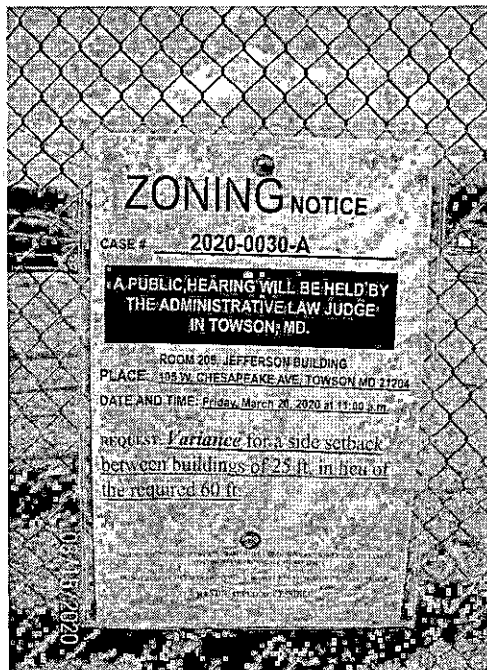
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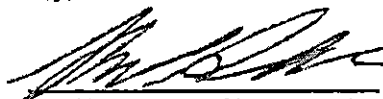
SIGN 2 Recertification

February 29, 2020

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



Sincerely,

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(Signature of Sign Poster) (Date)

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(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

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**Olga A. Bell, Trustee
James Cooper**

June 19, 2020

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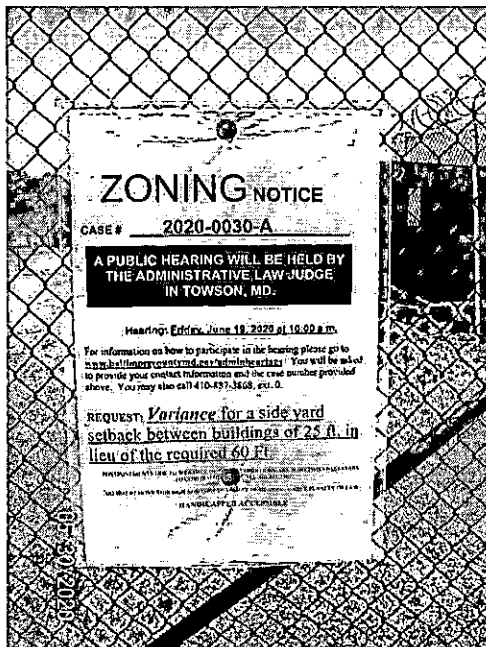
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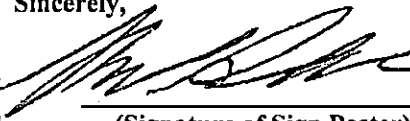
SIGN 1

May 30, 2020

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



Sincerely,

 **May 30, 2020**

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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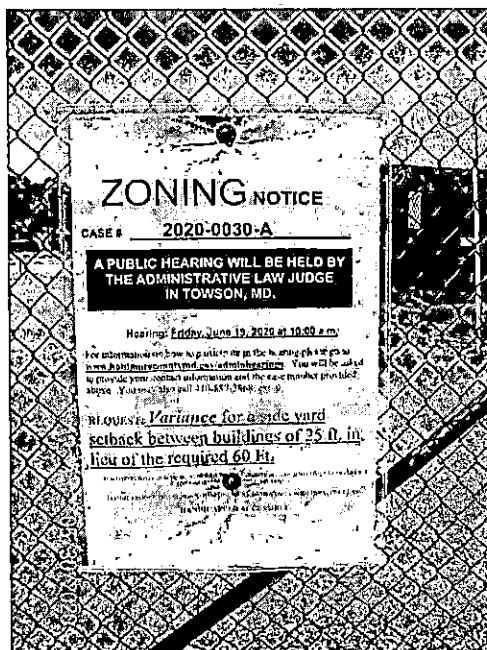
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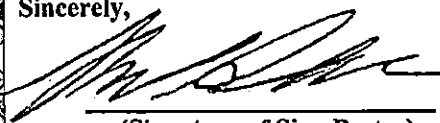
SIGN 1

May 30, 2020

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Sincerely,



(Signature of Sign Poster)

May 30, 2020

(Date)

SSG Robert Black

(Print Name)

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James Cooper

June 19, 2020

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Attn: Kristen Lewis:

Ladies and Gentlemen:

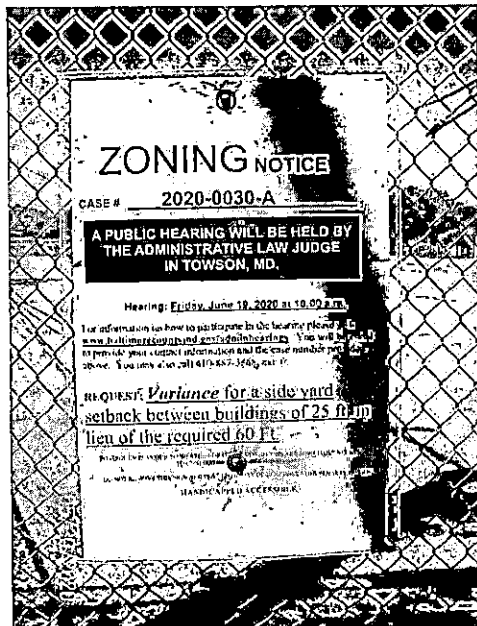
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

8522 Old Harford Road

SIGN 2

May 30, 2020

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



Sincerely,

May 30, 2020

(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

2020-0030-A

RE: Case No.: _____

Petitioner/Developer: _____

**Olga A. Bell, Trustee
James Cooper**

June 19, 2020

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:

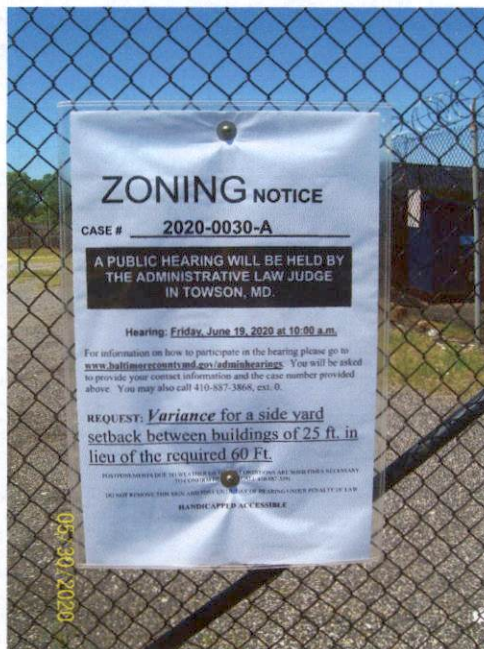
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

8522 Old Harford Road

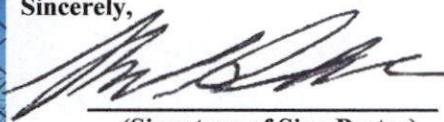
SIGN 1

May 30, 2020

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



Sincerely,

 **May 30, 2020**

(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

2020-0030-A

RE: Case No.: _____

Petitioner/Developer: _____

Olga A. Bell, Trustee
James Cooper

June 19, 2020

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: _____

8522 Old Harford Road

SIGN 2

May 30, 2020

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



Sincerely,

May 30, 2020

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



JOHN A. OLSZEWSKI, JR.
County Executive

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

May 28, 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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0030-A

8522 Old Harford Road
West side of Old Harford Road
9th Election District – 6th Councilmanic District
Legal Owners: Olga A. Bell, Trustee
Contract Purchaser/Lessee: James Cooper

Variance for a side setback between buildings of 25 ft. in lieu of the required 60 ft.

Hearing: Friday, June 19, 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: Adam Rosenblatt, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
James Cooper, 1802 Cedar Street, Lewes DE 19958

NOTE: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., MAY 30, 2020.

Debra Wiley

From: Debra Wiley
Sent: Tuesday, March 17, 2020 8:44 AM
To: 'arosenblatt@venable.com'
Subject: Postponement of Hearings Before the OAH

Good Morning Mr. Rosenblatt,

Please be advised that a voice mail was left for 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. 2020-0030-A scheduled for Friday, March 20, 2020 @ 11:00 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

*Tele. m.
3-17 @ 7:43 am Adam Rosenblatt D. Wiley
410.494.6271*

CERTIFICATE OF POSTING

2020-0030-A

RE: Case No.: _____

Petitioner/Developer: _____

**Olga A. Bell, Trustee
James Cooper**

March 20, 2020

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: _____

8522 Old Harford Road

SIGN 1

February 29, 2020

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



Sincerely,

February 29, 2020

(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

2020-0030-A

RE: Case No.: _____

Petitioner/Developer: _____

**Olga A. Bell, Trustee
James Cooper**

March 20, 2020

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: _____

8522 Old Harford Road

SIGN 2

February 29, 2020

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



Sincerely,

 February 29, 2020
(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

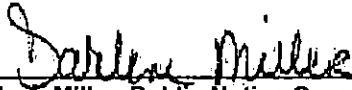
1 (443) 524-8100

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:

3/3/2020



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Order #: 11857159
Case #: 2020-0030-SPHX
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2020-0030-SPHX

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: 2020-0030-SPHX

3900 Milford Mill Road

N/S of the intersection of Milford Mill Road and Washington Avenue

2nd Election District - 2nd Councilmanic District

Legal Owners: Raza-E-Mustafa Islamic Center, Inc.

Special Hearing for approval of the following residential uses in a BM zone (located adjacent to DR zone) and to update prior zoning approvals: Mosque, Sunday School, Multifamily Dwelling with 10 units, Multifamily dwelling with 4 units, open retreat area, restored shower and restroom facilities, abandon order in Case 1986-0120-X (Special Exception for Arcade); abandon order in Case 1949-1465-X (Special Permit for swimming pool) and for such other relief as deemed necessary. Special Exception for cemetery use and/or funeral establishment, if necessary, in the DR 5.5 zoned portion of the property (approximately 11,800 sq. ft.).

Hearing: Monday, March 23, 2020 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

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

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3301.

mh3

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

Order #: 11855647
 Case #: 2020-0030-A
 Description:

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

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0030-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: 2020-0030-A

8522 Old Harford Road

West side of Old Harford Road

9th Election District - 6th Councilmanic District

Legal Owners: Olga A. Bell, Trustee

Contract Purchaser/Lessee: James Cooper

Variance for a side setback between buildings of 25 ft. in lieu of the required 60 ft.

Hearing: Friday, March 20, 2020 at 11:00 a.m. in Room 205, Jefferson Building,
 105 West Chesapeake Avenue, Towson 21204

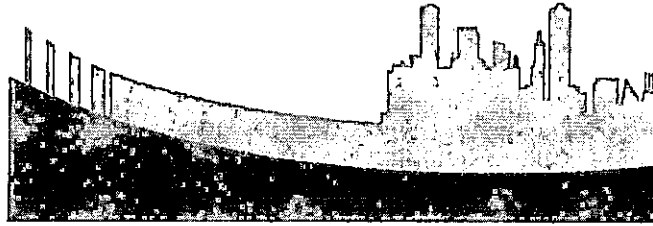
Michael Mallinoff

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 410-887-3863.

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

128



CERTIFICATE OF POSTING

February 28, 2020 (amended _____)

Re:
Zoning Case No. 2019-0030-SPHX
Legal Owner: Raza-E-Mustafa Islamic Center, Inc.
Hearing date: March 23, 2020

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Jenae Johnson

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **3900 Milford Mill Road**.

The signs were posted on **February 28, 2020**.

The signs were inspected again on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2019-0030-SPHX

3900 Milford Mill Road

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

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

DATE & TIME: Monday March 23, 2020 1:30 PM

**REQUESTS: SPECIAL HEARING FOR APPROVAL OF THE FOLLOWING
RESIDENTIAL USES IN A BM ZONE (LOCATED ADJACENT TO DR ZONE)
AND TO UPDATE PRIOR ZONING APPROVALS: MOSQUE, SUNDAY
SCHOOL, MULTI-FAMILY DWELLING WITH 10 UNITS, MULTI-FAMILY
DWELLING WITH 4 UNITS, OPEN RETREAT AREA, RESTORED SHOWER
AND RESTROOM FACILITIES, ABANDON ORDER IN CASE 1986-0120-X
(SPECIAL EXCEPTION FOR ARCADE); ABANDON ORDER IN CASE
1949-1465-X (SPECIAL PERMIT FOR SWIMMING POOL) AND FOR SUCH
OTHER RELIEF AS DEEMED NECESSARY.**

**SPECIAL EXCEPTION FOR CEMETERY USE AND PLACE OF FUNERAL
ESTABLISHMENT, IF NECESSARY, IN THE DR ZONE PORTION OF
THE PROPERTY (APPROXIMATELY 11,800 SQ. FT.)**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-326-7311**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE**

ZONING NOTICE

CASE NO. 2019-0030-SPHX

3900 Milford Mill Road

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

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

DATE & TIME: Monday March 23, 2020 1:30 PM

**REQUESTS: SPECIAL HEARING FOR APPROVAL OF THE FOLLOWING
RESIDENTIAL USES IN A BM ZONE (LOCATED ADJACENT TO DR ZONE)
AND TO UPDATE PRIOR ZONING APPROVALS: MOSQUE, SUNDAY
SCHOOL, MULTI-FAMILY DWELLING WITH 10 UNITS, MULTI-FAMILY
DWELLING WITH 4 UNITS, OPEN RETREAT AREA, RESTORED SHOWER
AND RESTROOM FACILITIES, ABANDON ORDER IN CASE 1986-0120-X
(SPECIAL EXCEPTION FOR ARCADE); ABANDON ORDER IN CASE
1949-1465-X (SPECIAL PERMIT FOR SWIMMING POOL) AND FOR SUCH
OTHER RELIEF AS DEEMED NECESSARY.**

**SPECIAL EXCEPTION FOR CEMETERY USE AND / OR FUNERAL
ESTABLISHMENT, IF NECESSARY, IN THE DR 5.5 ZONED PORTION OF
THE PROPERTY (APPROXIMATELY 11,800 SQ. FT.)**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETHING
NECESSARY. TO CONFIRM THE HEARING CALL 410-837-3391.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING
PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE**

CERTIFICATE OF POSTING

2020-0030-A

RE: Case No.: _____

Petitioner/Developer: _____

**Olga A. Bell, Trustee
James Cooper**

March 20, 2020

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:

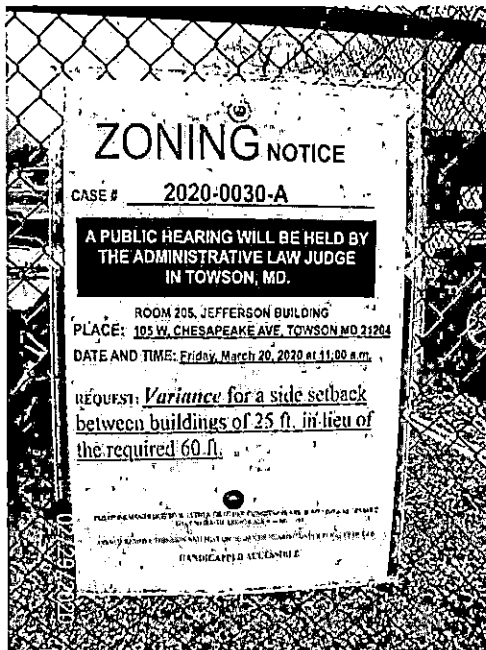
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

8522 Old Harford Road

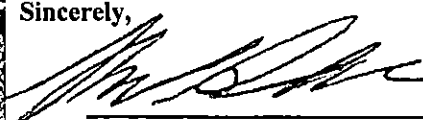
SIGN 1

February 29, 2020

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



Sincerely,

 February 29, 2020
(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

2020-0030-A

RE: Case No.: _____

Petitioner/Developer: _____

**Olga A. Bell, Trustee
James Cooper**

March 20, 2020

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:

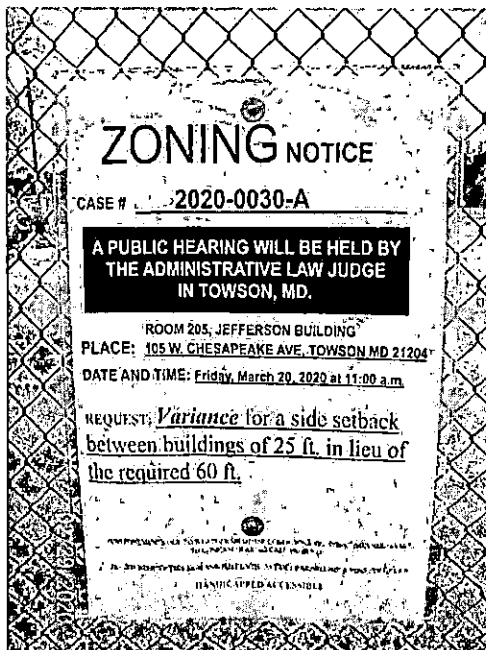
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

8522 Old Harford Road

SIGN 2

February 29, 2020

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



Sincerely,

 **February 29, 2020**

(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)

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
8522 Old Harford Road; W/S of Old Harford Rd *
9th Election & 6th Councilmanic Districts * OF ADMINISTRATIVE
Legal Owner(s): Bell Olga A Trustee *
Petitioner(s) * HEARINGS FOR
* BALTIMORE COUNTY
* 2020-030-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

FEB 11 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 11th day of February, 2020, a copy of the foregoing Entry of Appearance was mailed to Adam Rosenblatt, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

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

February 12, 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: 2020-0030-A

8522 Old Harford Road

West side of Old Harford Road

9th Election District – 6th Councilmanic District

Legal Owners: Olga A. Bell, Trustee

Contract Purchaser/Lessee: James Cooper

Variance for a side setback between buildings of 25 ft. in lieu of the required 60 ft.

Hearing: Friday, March 20, 2020 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Michael Mallinoff
Director

MM:kl

C: Adam Rosenblatt, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
James Cooper, 1802 Cedar Street, Lewes DE 19958

- 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:

Barbara Lukasevich

410-494-6200

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

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: 2020-0030-A

8522 Old Harford Road

West side of Old Harford Road

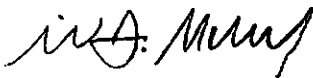
9th Election District – 6th Councilmanic District

Legal Owners: Olga A. Bell, Trustee

Contract Purchaser/Lessee: James Cooper

Variance for a side setback between buildings of 25 ft. in lieu of the required 60 ft.

Hearing: Friday, March 20, 2020 at 11:00 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.

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: 2 020-0030-A

Property Address: 8522 OLD HARTFORD ROAD

Property Description: w/s of Old Hartford Road

Legal Owners (Petitioners): Bell, Olga A, Trustee

Contract Purchaser/Lessee: Premier A-Z Parkville, MD, LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: Borbon Lukasevich

Company/Firm (if applicable): Venable LLP

Address: 210 W. Penn Ave Suite 500
Towson, MD 21204

Telephone Number: 410-494-6200

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

No. **195426**

Date:

1/31/2020

PH1 RECEIPT

BUSINESS ACTUAL TIME DRW
 0 1/31/2020 10:47:29

REG 0503 WALKIN CAN
 >>RECEIPT 050852 1/31/2020 OPEN

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				500.00

526 ZONING VERIFICATION
 426

Rec Tot \$ 500.00
 Exp 00.00 CH
 BAL Moore County, Maryland

Total: **500.00**

Rec From: **Venable, LLC**

For: **Variance - 8522 Old Harford Road**
2020-0030-A (Bell, Trustee)

**CASHIER'S
 VALIDATION**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 09, 2020

Adam M. Rosenblatt,
210 W. Pennsylvania Ave Ste 500
Towson MD 21204

RE: Case Number: 2020-0030-A, 8522 Old Harford 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 January 31, 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 a circular stamp that contains the letters "WCR".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

FROM: *EFL for VKD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 10, 2020
Item No. 2020-0030- A

DATE: 03/05/2020

If a Zoning Relief is granted, a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 3/5/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-030

INFORMATION:

Property Address: 8522 Old Harford Road
Petitioner: Bell, Olga A., Trustee
Zoning: BR
Requested Action: Variance

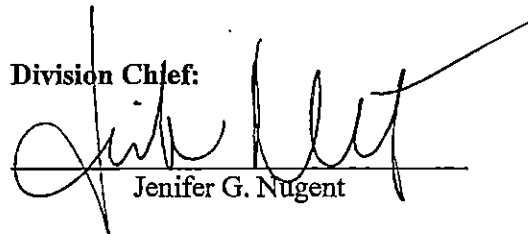
The Department of Planning has reviewed the petition variance from the Baltimore County Zoning Regulations (BCZR) Section 238.2 to permit a side setback of 25 feet between buildings in lieu of the required 60 feet.

The property has an approved development plan for a self-storage business. Originally, a breezeway was proposed between the buildings. In the final stages of engineering and design, it was noted that the breezeway would eliminate some storage units. The applicant would like to remove the breezeways, which would trigger the need for the variance for the building-to-building setback.

The variances are interior to the property and will not have any impact on the surrounding area. The Department of Planning has no objection to the variance.

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

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Laurie Hay
Adam M. Rosenblatt, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

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: 2/3/20

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. 2020-0030-A

*Variance
Bell Olga A Trustee
8522 Old Harford 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@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

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: 2/12/20

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

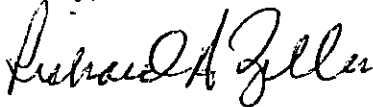
Dear Ms. Lewis:

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. 2019-0030-SPHX

*Special Exception, Special Hearing
Raza-E- Mustafa Islamic Center, Inc.
3400 Milford Mill*

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@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
EFL for VKD
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 17, 2020
Item No. 2020-0030- SPHX

DATE: 03/10/2020

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

If Special Exception, Special Hearing is granted, a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required.

Engineer/Landscape Architect to address Open Space requirements for proposed residential units.

The Department of Public Works has found that there is a riverine flood plain on the property that may impact the proposed development. The "Plan to Accompany a Zoning Petition" dated January, 2020 shows several buildings and accessory structures may be in the riverine flood plain. The flood plain delineation shown on the plan is taken from the Federal Emergency Management Agency's Flood Insurance Rate Map panel number 2400100360F dated September 26, 2008. These maps are based on existing conditions.

Baltimore County Code Sections 32-4-414, 32-8 and the 2015 Baltimore County Building Code Part 125 all state "no building in a riverine flood plain".

The Baltimore County Design Manual dated August 2, 2010 page 7-48 states that flood studies must be based on ultimate conditions. An ultimate conditions flood plain study of the property must be submitted for verification of the flood plain boundary. Once the flood plain boundary has been established, the Building Code requirements for riverine flood plain must be observed.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

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

ATTN: Kristen Lewis
MS 1105

FROM: Steven A. Walsh, Director 
Department of Public Works

DATE: February 13, 2020

SUBJECT: Case No: 2019-0030-SPHX
3900 Milford Mill Road, Baltimore, Maryland 21224

The subject case is to determine whether or not the Administrative Law Judge should approve a Special Exception, Special Hearing for numerous reasons.

During the review of this property the Department of Public Works has found that there is a riverine flood plain on the property that may impact the proposed development. The "Plan to Accompany a Zoning Petition" dated January, 2020 shows several buildings and accessory structures may be in the riverine flood plain. The flood plain delineation shown on the plan is taken from the Federal Emergency Management Agency's Flood Insurance Rate Map panel number 2400100360F dated September 26, 2008. These maps are based on existing conditions.

Baltimore County Code Sections 32-4-414, 32-8 and the 2015 Baltimore County Building Code Part 125 all state "no building in a riverine flood plain".

The Baltimore County Design Manual dated August 2, 2010 page 7-48 states that flood studies must be based on ultimate conditions. An ultimate conditions flood plain study of the property must be submitted for verification of the flood plain boundary. Once the flood plain boundary has been established, the Building Code requirements for riverine flood plain must be observed.

SAW/TWC/s

CC: Vishnubhai K. Desai, Chief, Development Plans Review and Building Plan Review
Kevin G. Wagner, Maryland Department of the Environment
Peter M. Zimmerman, People's Council

3-20

RECEIVED
MAR 06 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-030

DATE: 3/5/2020

INFORMATION:

Property Address: 8522 Old Harford Road
Petitioner: Bell, Olga A., Trustee
Zoning: BR
Requested Action: Variance

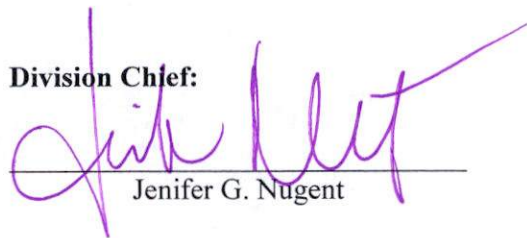
The Department of Planning has reviewed the petition variance from the Baltimore County Zoning Regulations (BCZR) Section 238.2 to permit a side setback of 25 feet between buildings in lieu of the required 60 feet.

The property has an approved development plan for a self-storage business. Originally, a breezeway was proposed between the buildings. In the final stages of engineering and design, it was noted that the breezeway would eliminate some storage units. The applicant would like to remove the breezeways, which would trigger the need for the variance for the building-to-building setback.

The variances are interior to the property and will not have any impact on the surrounding area. The Department of Planning has no objection to the variance.

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

Division Chief:


Jenifer G. Nugent

CPG/JGN/kma/

c: Laurie Hay
Adam M. Rosenblatt, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

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: February 12, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0030-A
Address 8522 Old Harford Road
(Bella Olga Trustee Property)

Zoning Advisory Committee Meeting of **February 10, 2020.**

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

Reviewer: Steve Ford

CASE NO. 2019-

2020 0030-A

(3-20-20 11Am)

6/19 @

10 Am

CHECKLIST

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. 1978-0077-XA, R-1956-3700-X
R-1956-3888)

NEWSPAPER ADVERTISEMENT

Date:

SIGN POSTING (1st)

Date:

SIGN POSTING (2nd)

Date:

by

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☒

Comments, if any: _____

Donna Mignon

From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Friday, June 12, 2020 11:16 AM
To: Administrative Hearings
Cc: Debra Wiley
Subject: Case No. 2020-0030-A - Exhibits
Attachments: Exhibit 1_ Site Plan(49329563.1).pdf; Exhibit 2_ Resume of David Taylor(49329595.1).pdf; Exhibit 3 Aerial Photograph.PNG; Exhibit 4A-F_ Site Photos(49330599.1).pdf; Exhibit 5_ Elevations(49329677.1).pdf; Exhibit 6_ Traffic Analysis(49330624.1).pdf



CAUTION: This message from AMRosenblatt@venable.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 Debbie,

I am attaching our Exhibits for this case, which is scheduled for a hearing next Friday, June 19, 2020 at 10:00 a.m. If you have any issues opening or printing them just let me know, I can always drop a hard copy off if the ALJ prefers that.

The Exhibits are as follows:

1. Site Plan
2. Resume of David Taylor
3. Aerial Photograph
4. A-F: Site Photos
5. Building Elevations
6. Traffic Analysis

We reserve the right to supplement this list up to the 48-hour deadline for submitting exhibits but I do believe this should be all that we need.

Thank you very much, have a great weekend.

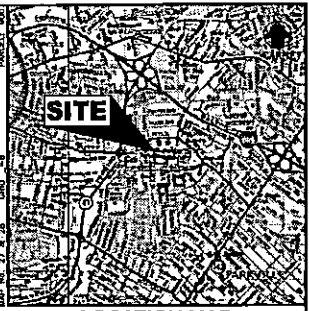
Adam M. Rosenblatt, Esq. | Venable LLP
t 410.494.6271 | f 410.821.0147 | m 410.294.9430
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

AMRosenblatt@Venable.com | www.Venable.com

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

1

RECEIVED
JUL 1 1961
U.S. AIR FORCE
HEADQUARTERS
WASHINGTON, D.C.



LOCATION MAP
SCALE: 1" = 2000'

BENCHMARK INFO:
ALL VALUES ARE BASED ON NAD 83 (2011)
AND THE DATUM NAD 83
EOD 854
N 4337033.71 E 1437144.14 E.LI 380.07
ELEVATION 85.11
N 4337033.71 E 1437144.14 E.LI 380.07

SITE DATA

- 1. OWNER: [Owner Name]
- 2. PROJECT: [Project Name]
- 3. SITE: [Site Address]
- 4. SITE AREA: [Site Area]
- 5. ZONING: [Zoning Code]
- 6. ADJACENT PROPERTIES: [Adjacent Properties]
- 7. EXISTING UTILITIES: [Existing Utilities]
- 8. PROPOSED UTILITIES: [Proposed Utilities]
- 9. PROPOSED BUILDING: [Proposed Building]
- 10. PROPOSED PARKING: [Proposed Parking]
- 11. PROPOSED DRIVEWAY: [Proposed Driveway]
- 12. PROPOSED FENCE: [Proposed Fence]
- 13. PROPOSED LANDSCAPE: [Proposed Landscape]
- 14. PROPOSED SIGNAGE: [Proposed Signage]
- 15. PROPOSED LIGHTING: [Proposed Lighting]
- 16. PROPOSED SECURITY: [Proposed Security]
- 17. PROPOSED ACCESS: [Proposed Access]
- 18. PROPOSED EGRESS: [Proposed Egress]
- 19. PROPOSED ENTRY: [Proposed Entry]
- 20. PROPOSED EXIT: [Proposed Exit]
- 21. PROPOSED LOADING: [Proposed Loading]
- 22. PROPOSED UNLOADING: [Proposed Unloading]
- 23. PROPOSED STORAGE: [Proposed Storage]
- 24. PROPOSED OFFICE: [Proposed Office]
- 25. PROPOSED LABORATORY: [Proposed Laboratory]
- 26. PROPOSED CLEANING: [Proposed Cleaning]
- 27. PROPOSED MAINTENANCE: [Proposed Maintenance]
- 28. PROPOSED WAREHOUSE: [Proposed Warehouse]
- 29. PROPOSED DISTRIBUTION: [Proposed Distribution]
- 30. PROPOSED RETAIL: [Proposed Retail]
- 31. PROPOSED RESTAURANT: [Proposed Restaurant]
- 32. PROPOSED HOTEL: [Proposed Hotel]
- 33. PROPOSED APARTMENT: [Proposed Apartment]
- 34. PROPOSED CONDO: [Proposed Condo]
- 35. PROPOSED TOWNHOUSE: [Proposed Townhouse]
- 36. PROPOSED SINGLE-FAMILY: [Proposed Single-Family]
- 37. PROPOSED MULTIFAMILY: [Proposed Multifamily]
- 38. PROPOSED COMMERCIAL: [Proposed Commercial]
- 39. PROPOSED INDUSTRIAL: [Proposed Industrial]
- 40. PROPOSED AGRICULTURAL: [Proposed Agricultural]
- 41. PROPOSED RECREATION: [Proposed Recreation]
- 42. PROPOSED CULTURAL: [Proposed Cultural]
- 43. PROPOSED EDUCATIONAL: [Proposed Educational]
- 44. PROPOSED HEALTHCARE: [Proposed Healthcare]
- 45. PROPOSED GOVERNMENT: [Proposed Government]
- 46. PROPOSED RELIGIOUS: [Proposed Religious]
- 47. PROPOSED SOCIAL: [Proposed Social]
- 48. PROPOSED COMMUNITY: [Proposed Community]
- 49. PROPOSED ENVIRONMENTAL: [Proposed Environmental]
- 50. PROPOSED HISTORICAL: [Proposed Historical]

LEGEND

- EXISTING**
 - DL PROPERTY LINE
 - DL RIDE OF WY
 - DL 10' CONTOUR
 - DL 2' CONTOUR
 - DL SANITARY
 - DL STORM DRAIN
 - DL WATER LINE
 - DL CURB
 - DL EDGE OF PAVT
 - DL PAVT TO ROAD
 - DL CONCRETE SURFACE
 - DL GRAVEL SURFACE
 - DL FENCE
 - DL OVERHEAD WIRE
 - DL TREELAND/PLANT AREA
 - DL TREE
- PROPOSED**
 - PR 10' CONTOUR
 - PR 2' CONTOUR
 - PR 1' CONTOUR
 - PR SANITARY
 - PR CURB
 - PR PAVEMENT
 - PR CONCRETE
 - PR TREELINE

SCALE: 1" = 40'

DRC TRACKING #DRC-2019-00076/DRC#061818B

DATE	REVISIONS



PROFESSIONAL ENGINEER
REGISTERED IN THE STATE OF MARYLAND
NO. 11464
EXPIRATION DATE: 06-30-2021

DGT
David G. Taylor
& Associates, LLC

David G. Taylor & Associates, LLC
183 Spruce Woods Court
Annapolis, MD 21403
Cell (443) 752-9229
Email: dgtaylor@dcatt.com

IN ELECTION DISTRICT

**PLAN TO ACCOMPANY
PETITION FOR VARIANCE REQUEST**
EXTRA SPACE STORAGE
8522 OLD HANFORD ROAD
TAX MAP 0071, 0072, 0073, PARCELS 980

JOB NO.: 0180
SCALE: AS SHOWN
DATE: 01/18/20
DRAWN BY: CWC
CHECKED BY: DGT
REVIEW BY: DGT
SHEET: 1 OF 1

Donna Mignon

From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Tuesday, June 16, 2020 8:51 AM
To: Donna Mignon; Sergeant Black; Lukasevich, Barbara A.
Subject: RE: 8522 Old Harford Road - Hearing on 6/19/2020 at 10 a.m.

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

Sgt. Black, can you please email the recertifications for this posting to me and Donna for our records?

Thank you very much.

Adam M. Rosenblatt, Esq.
Venable LLP
t 410.494.6271 | m 410.294.9430
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Date: Tuesday, Jun 16, 2020, 8:48 AM
To: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Subject: 8522 Old Harford Road - Hearing on 6/19/2020 at 10 a.m.

Caution: External Email

Good Morning Mr. Rosenblatt,
I left you a voicemail, I am reviewing the files for the hearings this week and we need the recertification of the sign posting.
If you could please email this to me. Thanks so much.

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

COVID-19

Stay Home • Wash Your Hands
Avoid Touching Your Face
Disinfect Surfaces Frequently

STOP THE SPREAD • FLATTEN THE CURVE

CONNECT WITH BALTIMORE COUNTY

2020

ZAC AGENDA

6/19 10 AM

Case Number: 2020-0030-A **Reviewer:** Jeffrey Perlow
Existng Use: INSTITUTIONAL **Proposed Use:** INSTITUTIONAL
Type: VARIANCE
Legal Owner: Bell Olga A Trustee
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 6

Property Address: 8522 OLD HARFORD RD
Location: West side of Old Harford Road.

Existing Zoning: BR **Area:** 5,771 AC

Proposed Zoning:

VARIANCE:

From BCZR section 238.2, for a side setback between buildings of 25 feet in lieu of the required 60 feet.

Attorney: Adam M. Rosenblatt

Prior Zoning Cases: 1978-0077-XA; R-1956-3700-X; R-1956-3888

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2020-0031-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: James Alban IV
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 13941 CUBA RD
Location: East side of Cuba road (60') South of Gardiner Road (50').

Existing Zoning: RC 2 **Area:** 76,118 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

From section 400.3 of the BCZR to permit a detached garage with a height of 25 feet in lieu of the maximum 15 feet.

Attorney: Adam M. Rosenblatt

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/24/2020

Miscellaneous Notes:

88

3-20
11 AM

Debra Wiley

From: Debra Wiley
Sent: Tuesday, March 17, 2020 8:44 AM
To: 'arosenblatt@venable.com'
Subject: Postponement of Hearings Before the OAH

Good Morning Mr. Rosenblatt,

Please be advised that a voice mail was left for 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. 2020-0030-A scheduled for Friday, March 20, 2020 @ 11:00 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

2020-0030-A
3-20-20

Real Property Data Search

Search Result for BALTIMORE COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 2000012664

Owner Information

Owner Name: BELL OLGA A TRUSTEE Use: COMMERCIAL
Principal Residence: NO
Mailing Address: 30 CODY AVE Deed Reference: /27236/ 00491
BALTIMORE MD 21234-1376

Location & Structure Information

Premises Address: OLD HARFORD RD Legal Description: 5.771 AC WS
0-0000 OLD HARFORD RD
300 S PUTTY HILL RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0071	0019	0900	20000.04	0000				2020	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1955	8,098 SF		5.7700 AC	06

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		SERVICE GARAGE	/	C3			

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments	
			As of 07/01/2019	As of 07/01/2020
Land:	1,001,700	1,001,700		
Improvements	306,900	331,700		
Total:	1,308,600	1,333,400	1,308,600	1,316,867
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
BELL THOMAS H	08/07/2008	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /27236/ 00491	Deed2:
Seller: EHRHARDT C ELMER	Date: 11/14/1986	Price: \$300,000
Type: ARMS LENGTH IMPROVED	Deed1: /12300/ 00337	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	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:

RESUME BRIEF

David G. Taylor, PE
President
David G. Taylor & Associates, LLC
Land Planning and Engineering
163 Spruce Woods Court
Abingdon, MD 21009
Cell: 443-752-9039
Email: dgtaylorpe@comcast.net

Experience: Owner and President of DGTA, LLC a land planning and engineering firm. BSCE from West Virginia University in 1984. Thirty five years civil engineering experience in land development. Active Professional Engineers license in Maryland since 1992. Previously licensed in Delaware and Pennsylvania. Member ASCE. Past Chair of ASCE, Chesapeake Bay Environmental and Water Resources Committee (CBEWRC).

PETITIONER' S

EXHIBIT NO.

2



ZONING COMMISSIONER'S PUBLIC HEARING SCHEDULE

Updated & Distributed 6/8/2020 8:32:27 AM

Case Number: 2020-0030-A

Property Address: 8522 OLD HARFORD RD

Location: West side of Old Harford Road.

Election District: 9 Council District: 6

Legal Owner: Bell Olga A Trustee

Contract Purchaser: No Contract Purchaser was set.

VARIANCE:

From BCZR section 238.2, for a side setback between buildings of 25 feet in lieu of the required 60 feet.

Hearing: Friday - 06/19/2020 10:00 AM

JEFFERSON BUILDING, 105 WEST CHESAPEAKE AVENUE TOWSON, MD 21204 - Rm. 205

Case Number: 2020-0022-SPH

Property Address: 221 VIRGINIA AVE

Location: South side of Virginia Ave 250'.

Election District: 15 Council District: 7

Legal Owner: Louis Eckert

Contract Purchaser: No Contract Purchaser was set.

SPECIAL HEARING:

An In-Law apartment in accessory structure (garage).

Hearing: Friday - 06/19/2020 11:00 AM

JEFFERSON BUILDING, 105 WEST CHESAPEAKE AVENUE TOWSON, MD 21204 - Rm. 205

ZONING COMMISSIONER'S PUBLIC HEARING SCHEDULE

Updated & Distributed 6/8/2020 8:32:27 AM

Case Number: 2019-0030-SPHX

Property Address: 3900 MILFORD MILL

Location: N/S of the intersection of Milford Mill Road and Washington Avenue

Election District: 2 Council District: 2

Legal Owner: Raza-E-Mustafa Islamic Center, Inc., Syed Quadri

Contract Purchaser: No Contract Purchaser was set.

SPECIAL EXCEPTION:

1B02.1 for cemetery use and/ or funeral establishment if necessary, in the DR 5.5 ZONED PORTION OF THE PROPERTY (APPROXIMATELY 11,800 SQ FT.

SPECIAL HEARING:

Section 500.7 for approval of the following residential uses in a BM zone (located adjacent to DR zone) and to update prior zoning approvals:

- a. Mosque
- b. Sunday School
- c. Multifamily Dwelling with 10 units
- d. Multifamily Dwelling with 4 units
- e. Open Retreat area
- f. Restored shower and restroom Facilities
- g. Abandon order in case number 1986-0120-X (Special Exception for Arcade)
- h. Abandon order in case number 1949-1465-X (Special Permit for Swimming Pool)

Such other relief as deemed necessary.

Petitioner will provide justification for the requested relief at the hearing.

Hearing: Friday - 06/19/2020 01:30 PM

JEFFERSON BUILDING, 105 WEST CHESAPEAKE AVENUE TOWSON, MD 21204 - Rm. 205

4A

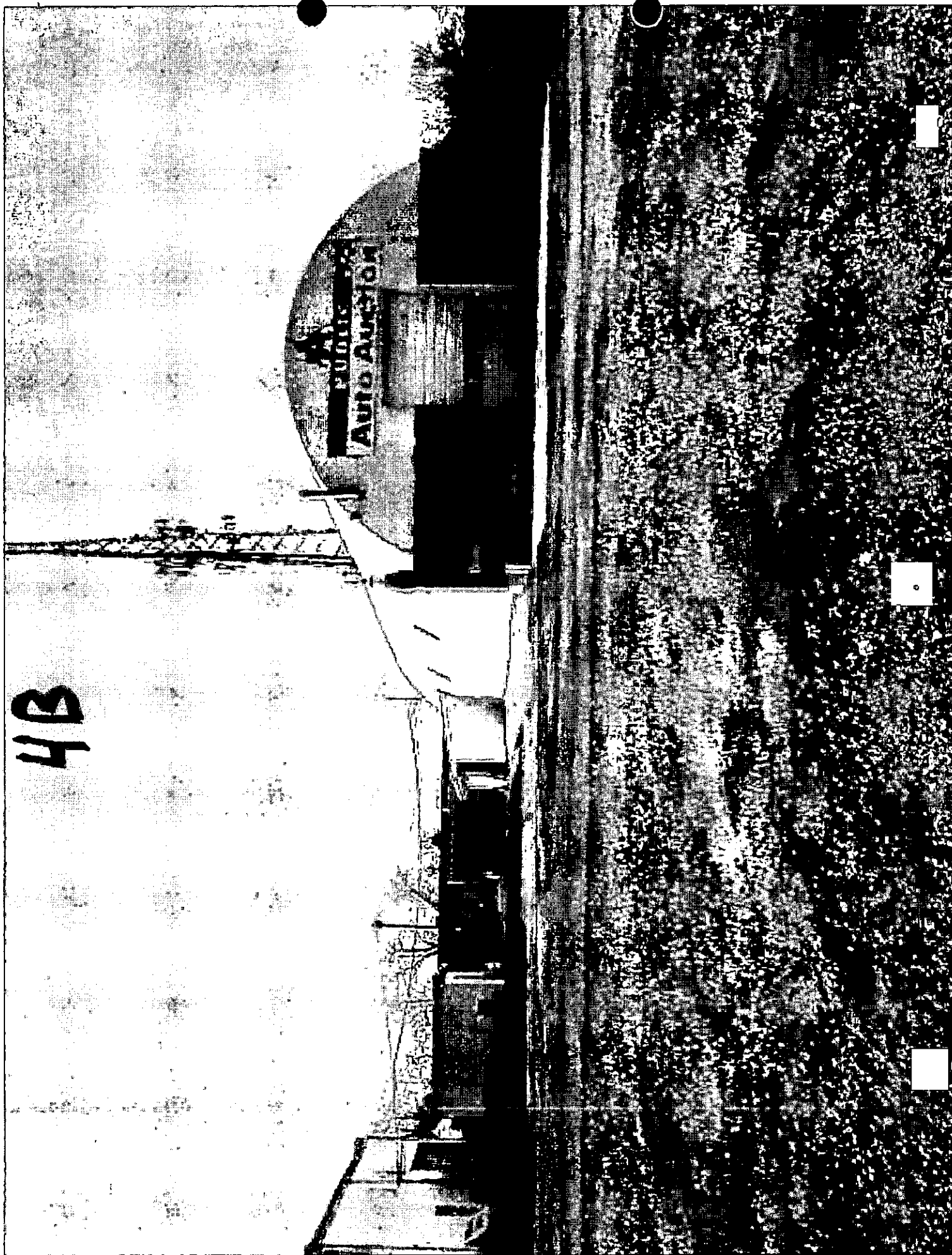
PARKVILLE AUTOMOTIVE
AUTO REPAIR AND SERVICE

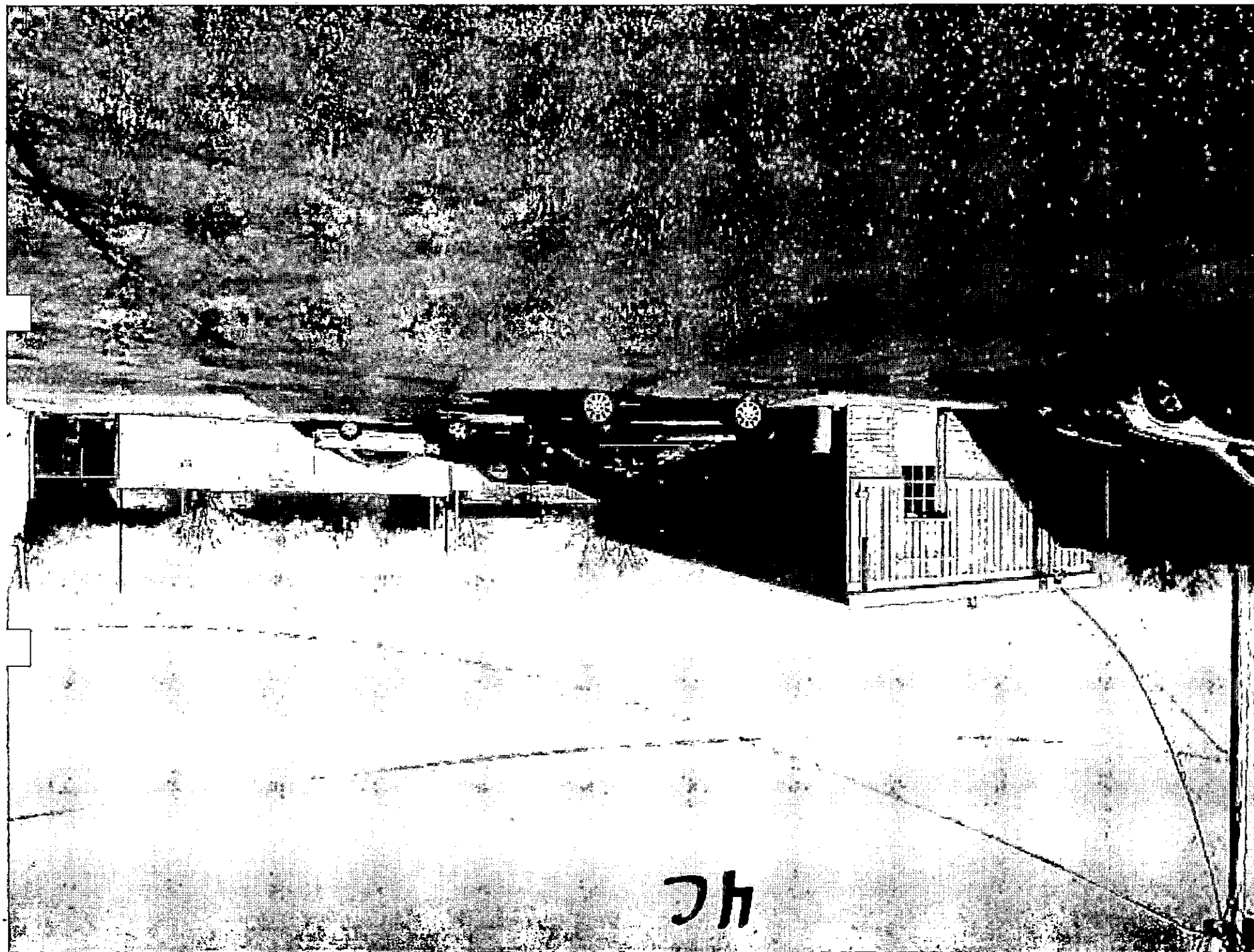
SERVICE

PETITIONER'S
EXHIBIT NO. 4

4B

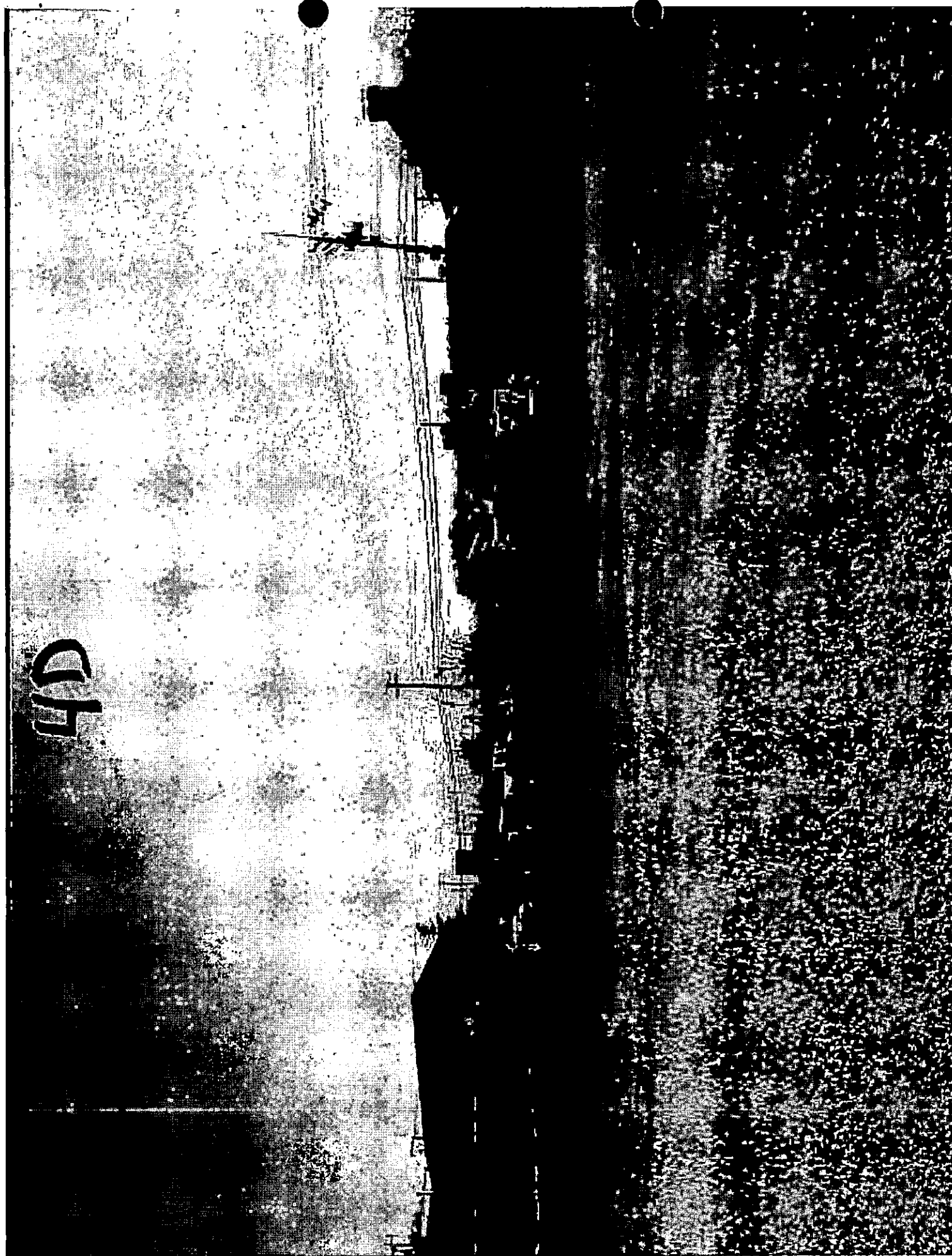
Public
Auto Auction

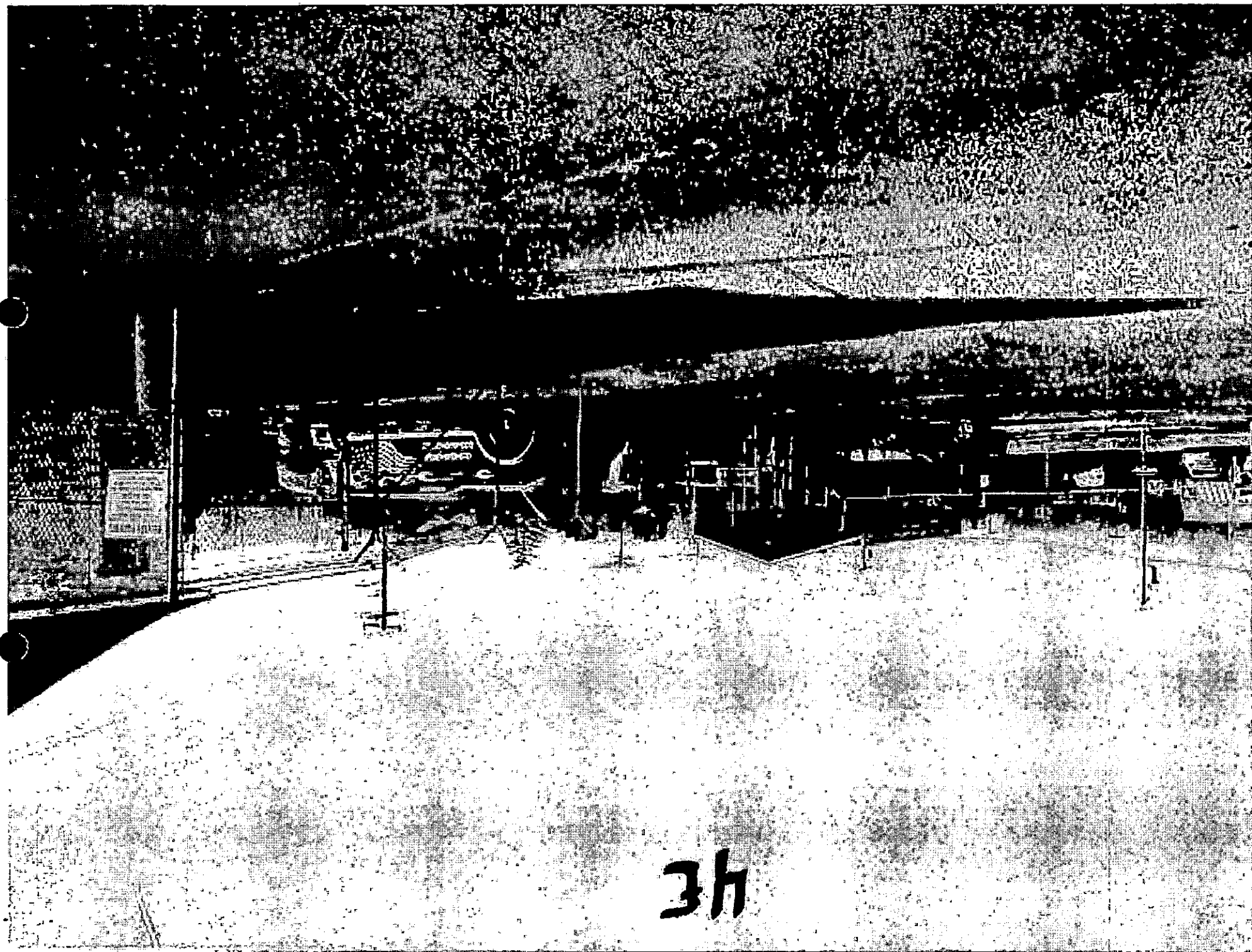




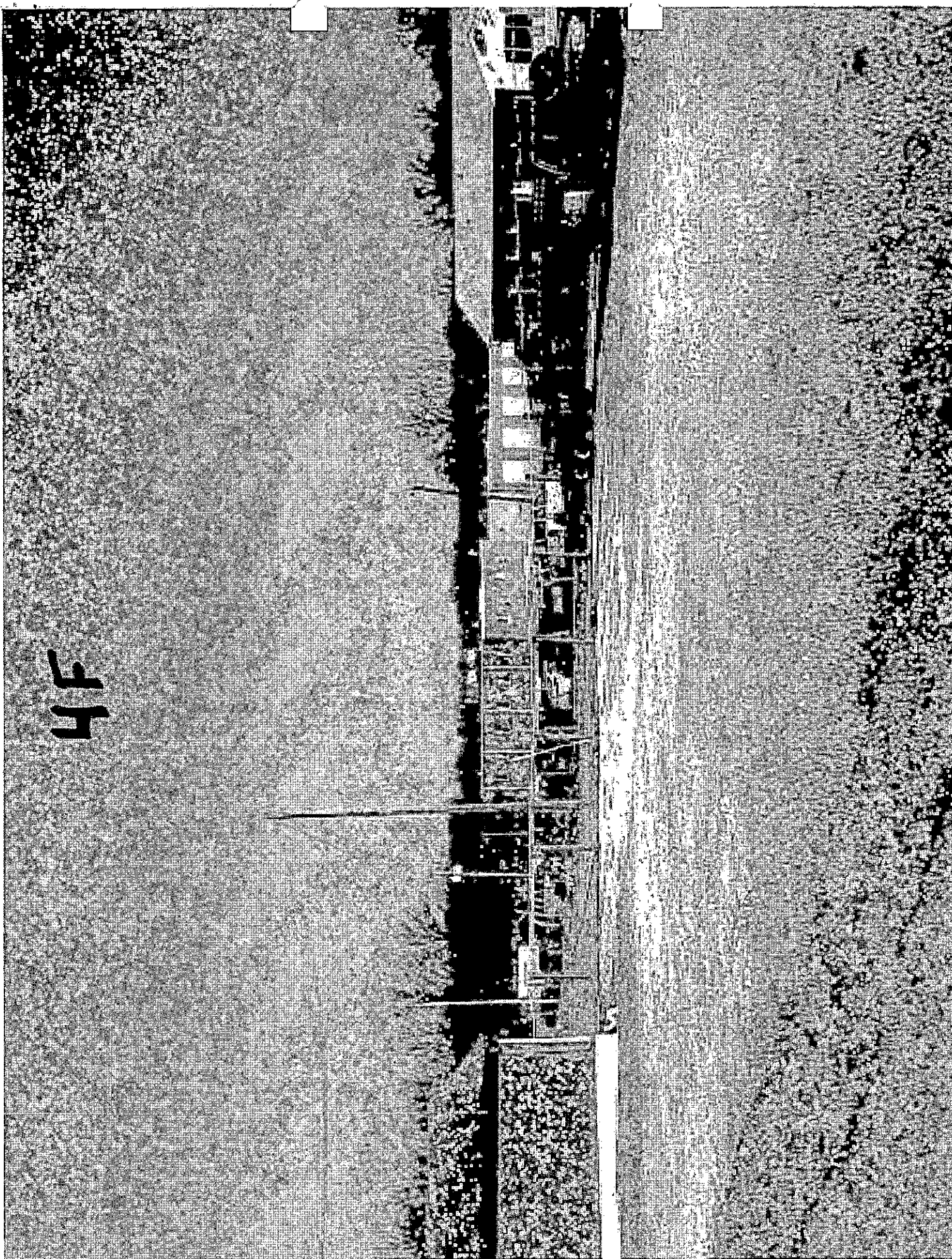
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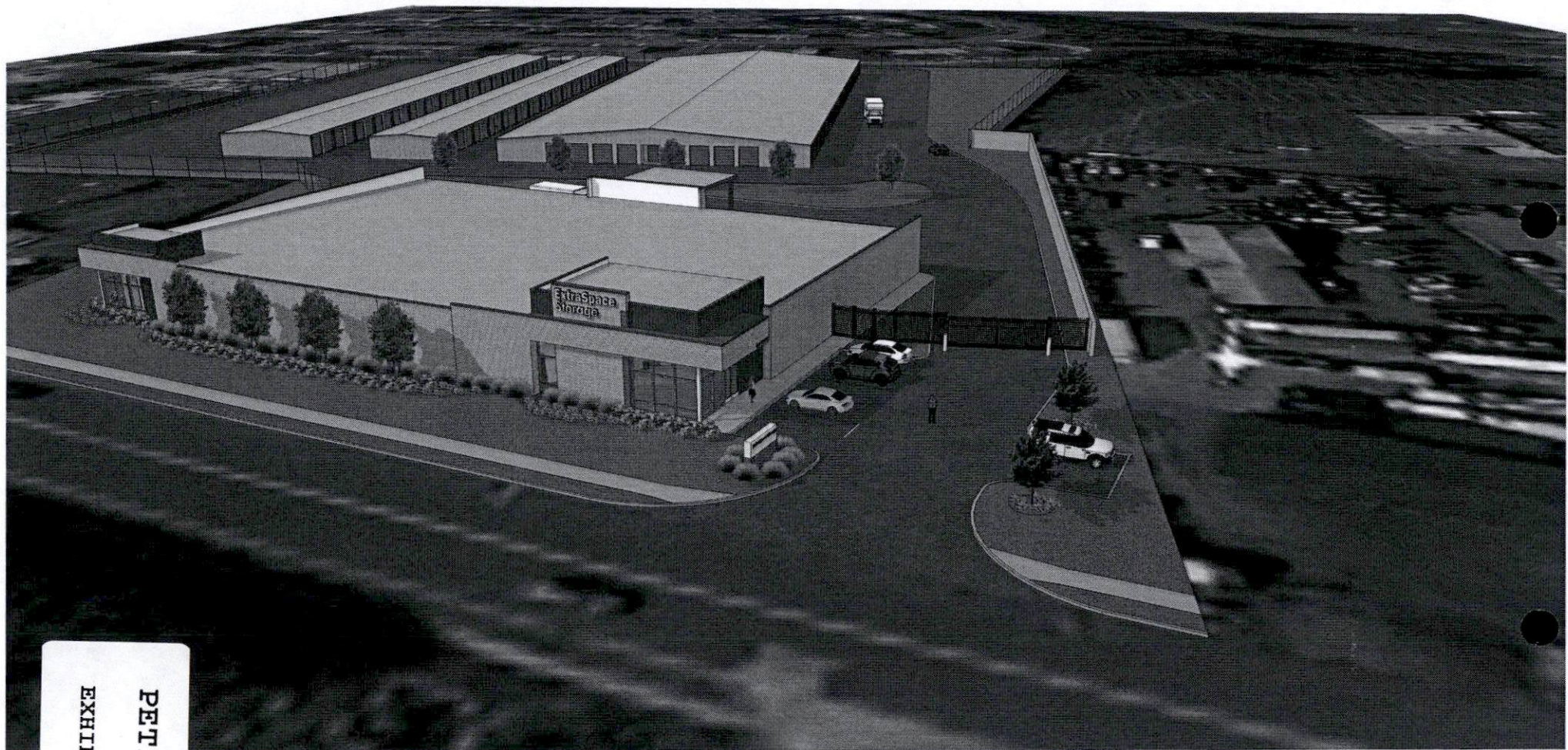
4D





44





ETCH | AERIAL VIEW FROM NORTHEAST

Self Storage
Conceptual Design
8522 Old Hartford Road, Parkville, MD 21234

MAY 17, 2019

PETITIONER'S
EXHIBIT NO. 15

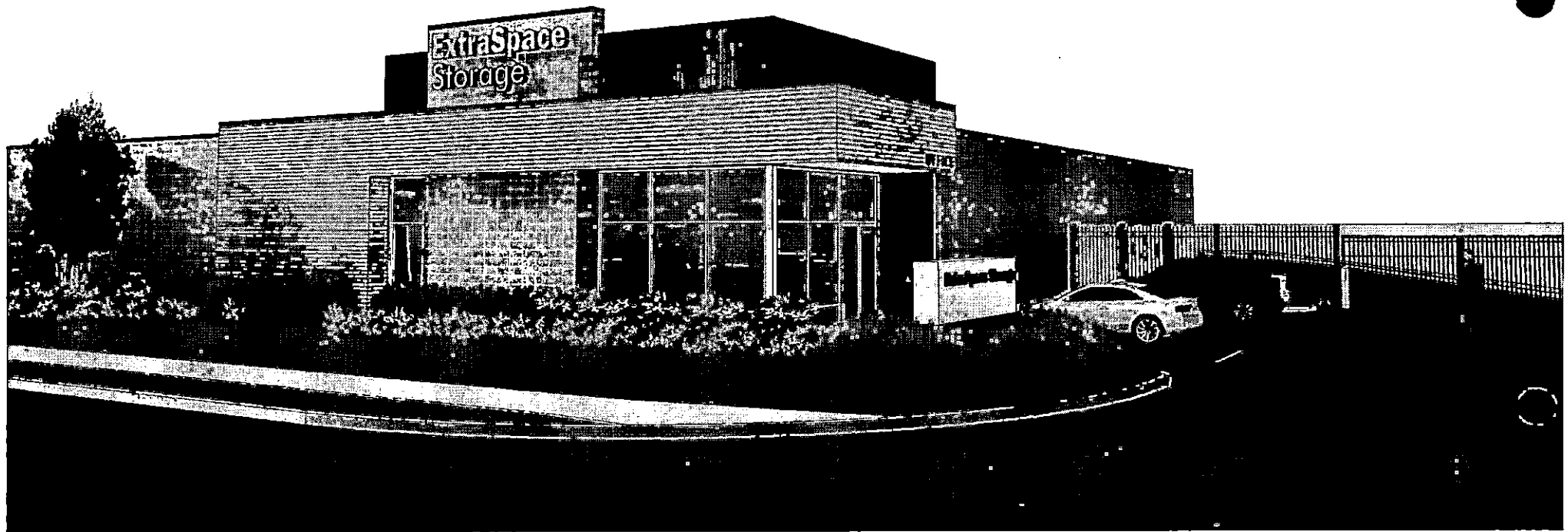
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CONCEPTUAL SKETCH | OLD HARTFORD ROAD ELEVATION

Self Storage
Conceptual Design
8522 Old Hartford Road, Parkville, MD 21234

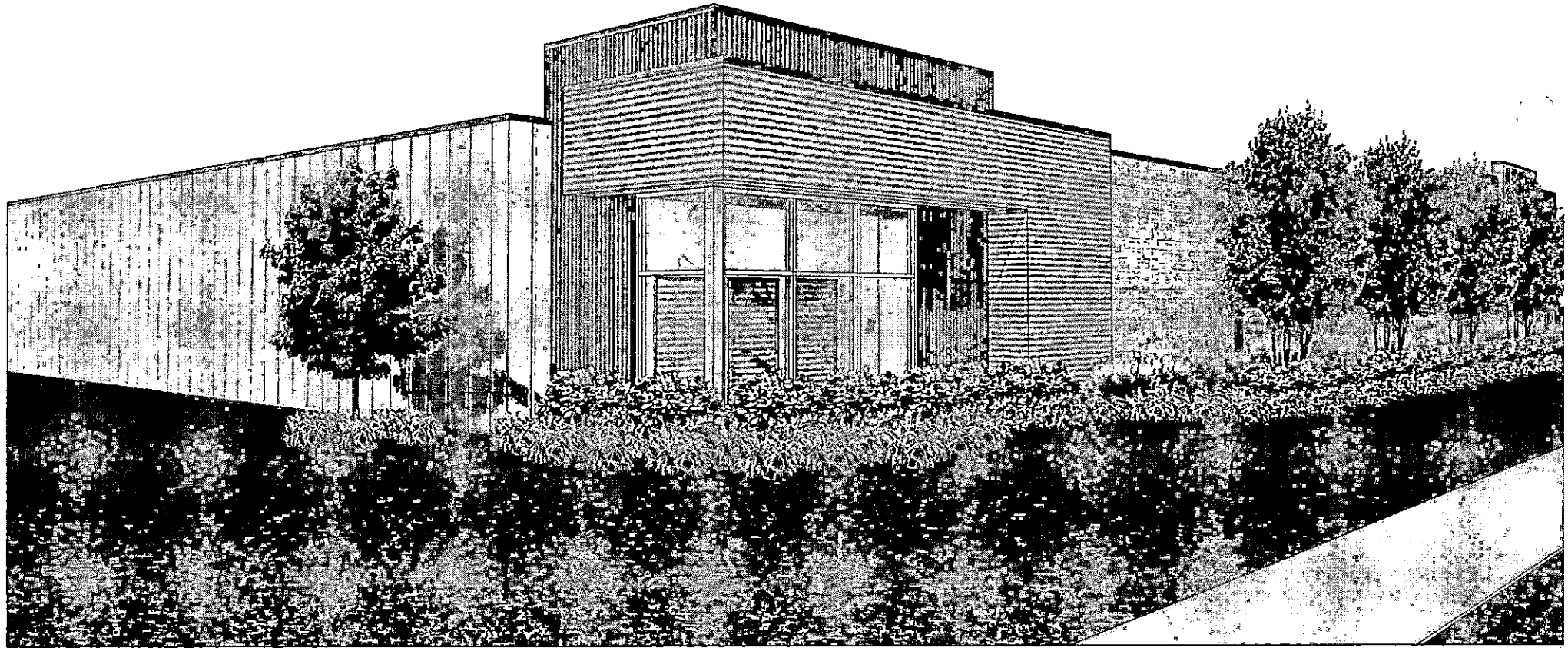
MAY 17, 2019



CONCEPTUAL SKETCH | OFFICE DETAIL

Self Storage
Conceptual Design
8522 Old Hartford Road, Parkville, MD 21234

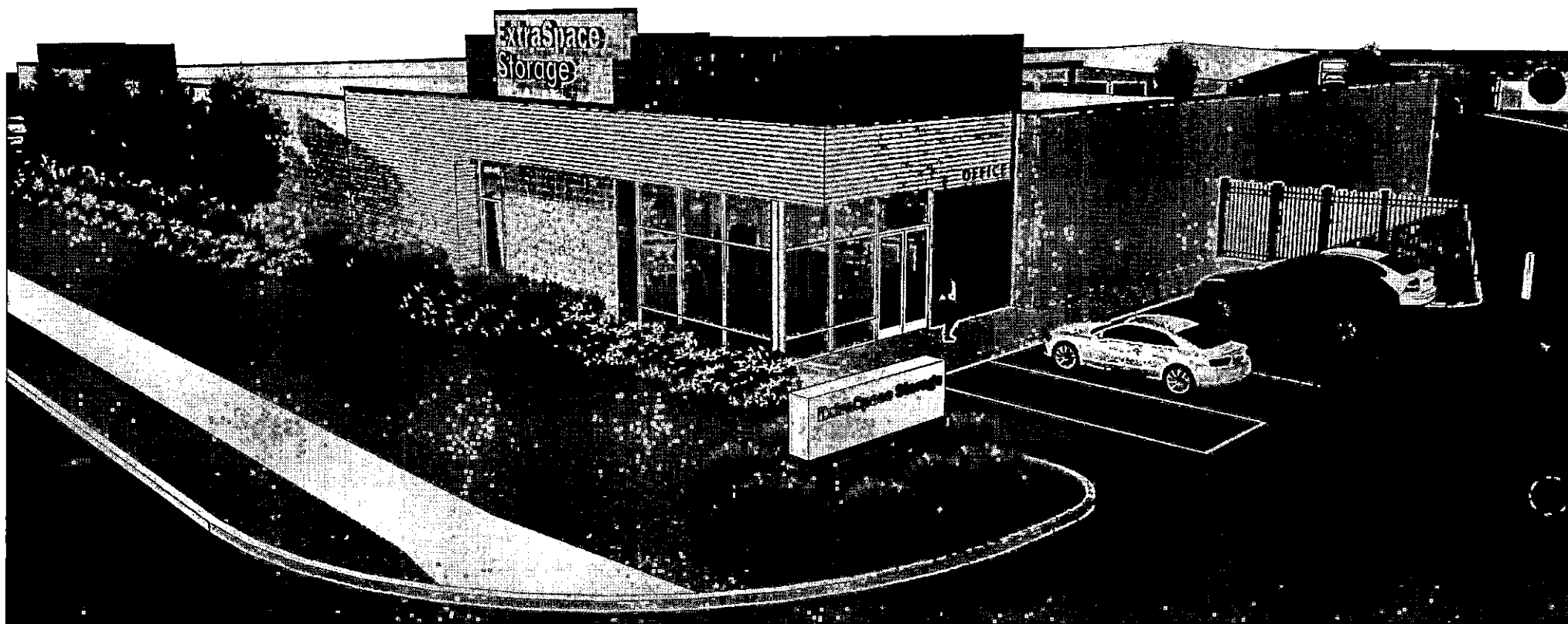
MAY 17, 2019



CONCEPTUAL SKETCH | SOUTHEAST CORNER DETAIL

Self Storage
Conceptual Design
8522 Old Hartford Road, Parkville, MD 21234

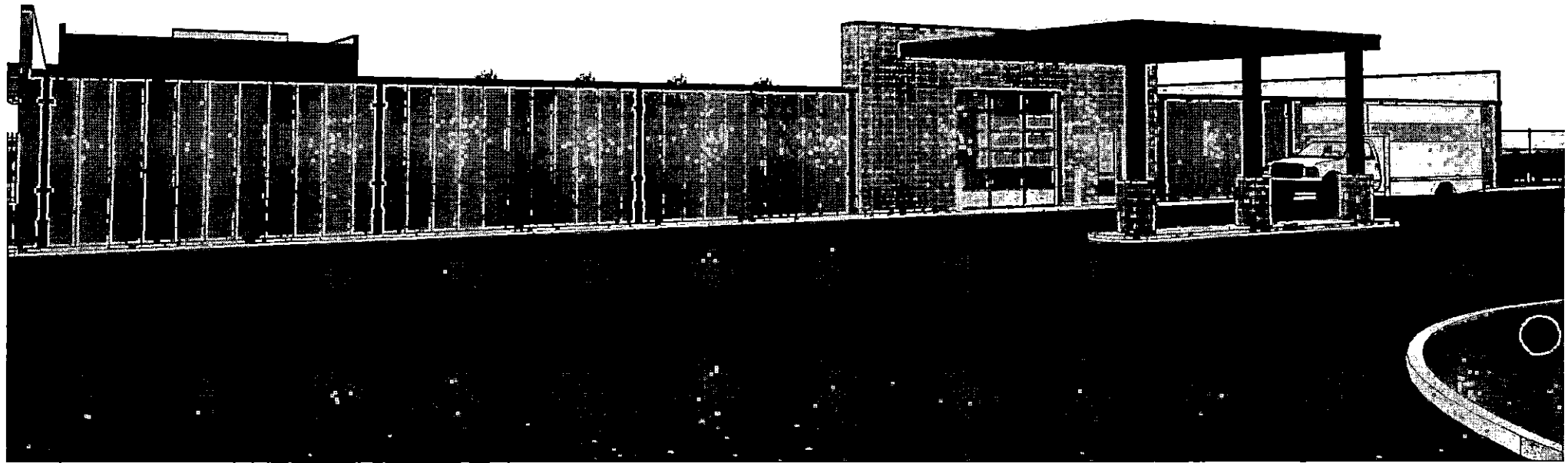
MAY 17, 2019



CONCEPTUAL SKETCH | OFFICE DETAIL

Self Storage
Conceptual Design
8522 Old Hartford Road, Parkville, MD 21234

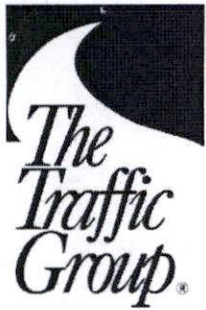
MAY 17, 2019



CONCEPTUAL SKETCH | LOADING ZONE DETAIL

Self Storage
Conceptual Design
8522 Old Hartford Road, Parkville, MD 21234

MAY 17, 2019



A SERVICE DISABLED
VETERAN-OWNED
SMALL BUSINESS

CORPORATE OFFICE
Baltimore, MD

Suite H
9900 Franklin Square Drive
Baltimore, Maryland 21236
410.931.6600
fax: 410.931.6601
1.800.583.8411

DELMARVA OFFICE
443.290.4060

FIELD LOCATIONS

Arkansas
Georgia
Maine
Maryland
New York
North Carolina
Ohio
Pennsylvania
South Carolina
Texas
Utah
Virginia
West Virginia

March 17, 2020

Mr. J. Scott Cooper
President
Premier A-2 Parkville MD, LLC
4808 Peregrine Point Circle W
Sarasota, Florida 34231

PETITIONER'S

EXHIBIT NO.

60

RE: 8522 Old Harford Road
TRAFFIC EVALUATION
Baltimore County, Maryland
Our Job No.: 2020-0312

Dear Mr. Cooper:

As requested, The Traffic Group, Inc. has conducted a Traffic Evaluation for the proposed redevelopment of the property located at 8522 Old Harford Road in Baltimore County, Maryland. The purpose of our evaluation was to determine the impact of the proposed redevelopment of the subject property on peak hour trips generated by the subject site. This letter has been prepared to address our findings.

8522 Old Harford Road is proposed to be redeveloped with a self-storage facility containing 87,875 sq ft of gross floor area. The existing property contains a number of automotive related uses with all access provided at a single location along Old Harford Road. Specifically, the existing site contains multiple buildings and includes the following uses:

- Parkville Automotive, Inc. – an auto repair facility
- Chesapeake Recovery, Inc. – an auto repossession business
- Action Automotive – an auto repair facility
- Mid-Atlantic Auto Auction – a public auto auction
- 1.5 acres leased to various used car dealers for short-term storage of vehicles

Given the various automotive uses, a trip generation analysis was prepared using trip generation rates published by the Institute of Transportation Engineers (ITE) in the Trip Generation Manual (10th Edition). Based upon the various buildings on site, it was estimated there is approximately 12,000 sq ft of gross floor building area. Using this data and the ITE trip rates, Exhibit A shows the estimated peak hour trips generated by the current uses of the site. This exhibit also shows the projected trip generation with the proposed redevelopment of the site.

A review of Exhibit A shows that the proposed redevelopment of the subject property is expected to generate 15 fewer trips during the weekday morning peak hour and 12 fewer trips during the weekday evening peak hour than the existing automotive uses. In reality, there will likely be an even greater decrease in trip generation since the trip rates do not consider the auto auction with hundreds of cars transported in and out per week as well as the tow truck business with about 100 cars transported in and out each week. Therefore, the proposed redevelopment will likely result in a significant decrease in trip generation from the subject property.

If you have any questions or need additional information, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Mickey A. Cornelius". The signature is fluid and cursive, with a large, sweeping loop at the end.

Mickey A. Cornelius, P.E., PTOE, RSP
Senior Vice President

MAC:amr

(F:\2020\2020-0312_8522 Old Harford Road\DOCS\CORRESP\ANALYST\Ltr_Cooper.docx)

TRIP GENERATION FOR 8522 OLD HARFORD ROAD

Trip Rates / Formulae	In/Out %
Automobile Parts and Service Center (ksf, ITE-943)	
AM Peak Hour Trips = 1.96 x ksf	73/27
PM Peak Hour Trips = 2.26 x ksf	40/60
Mini-Warehouse/Self-Storage (ksf, ITE-151)	
AM Peak Hour Trips = 0.10 x ksf	60/40
PM Peak Hour Trips = 0.17 x ksf	47/53

TRIP TOTALS	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Existing Use						
Automobile Parts and Service Center (ksf, ITE-942)						
12,000 sq.ft.	18	6	24	11	16	27
Proposed Use						
Mini-Warehouse/Self-Storage (ksf, ITE-151)						
87,875 sq.ft.	5	4	9	7	8	15
Trip Difference (Proposed minus Existing)						
	-13	-2	-15	-4	-8	-12

NOTE: ITE Trip Generation 10th Edition

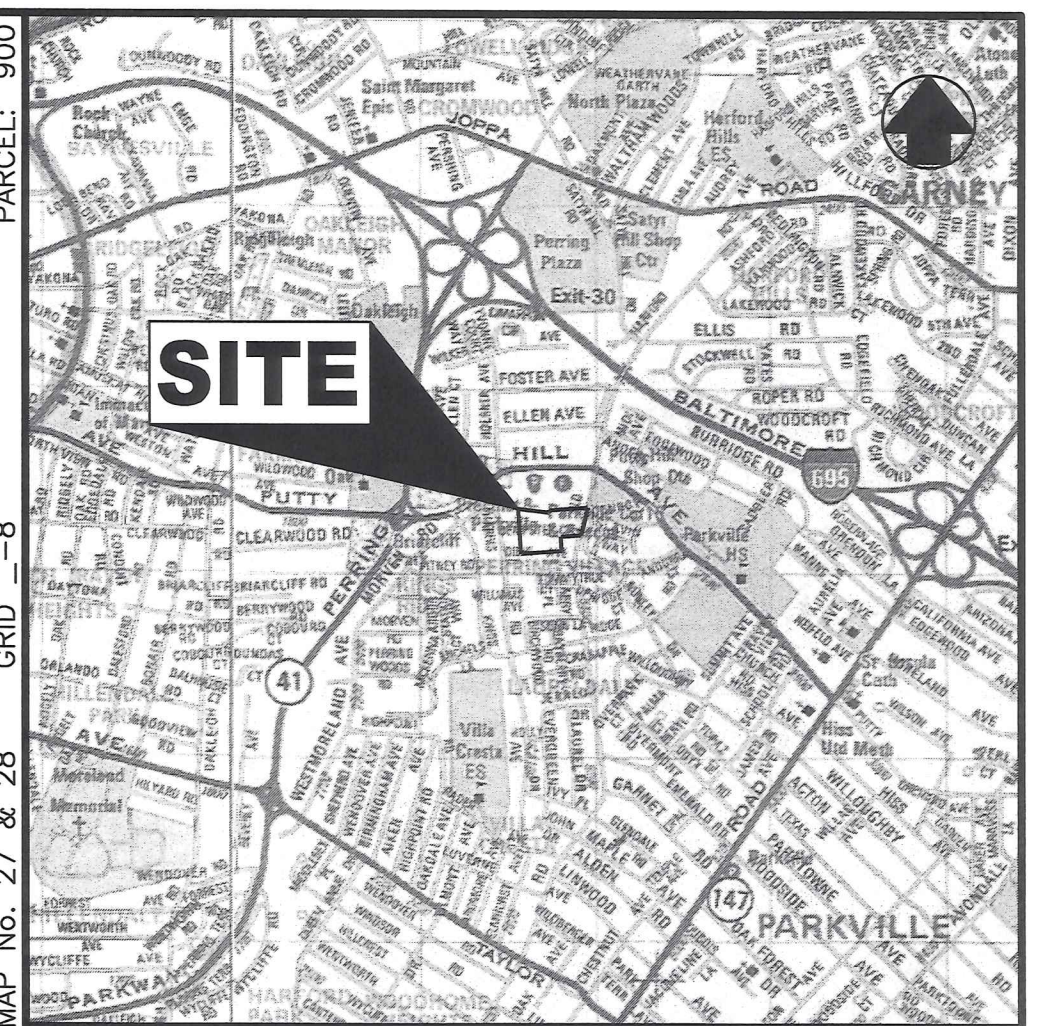
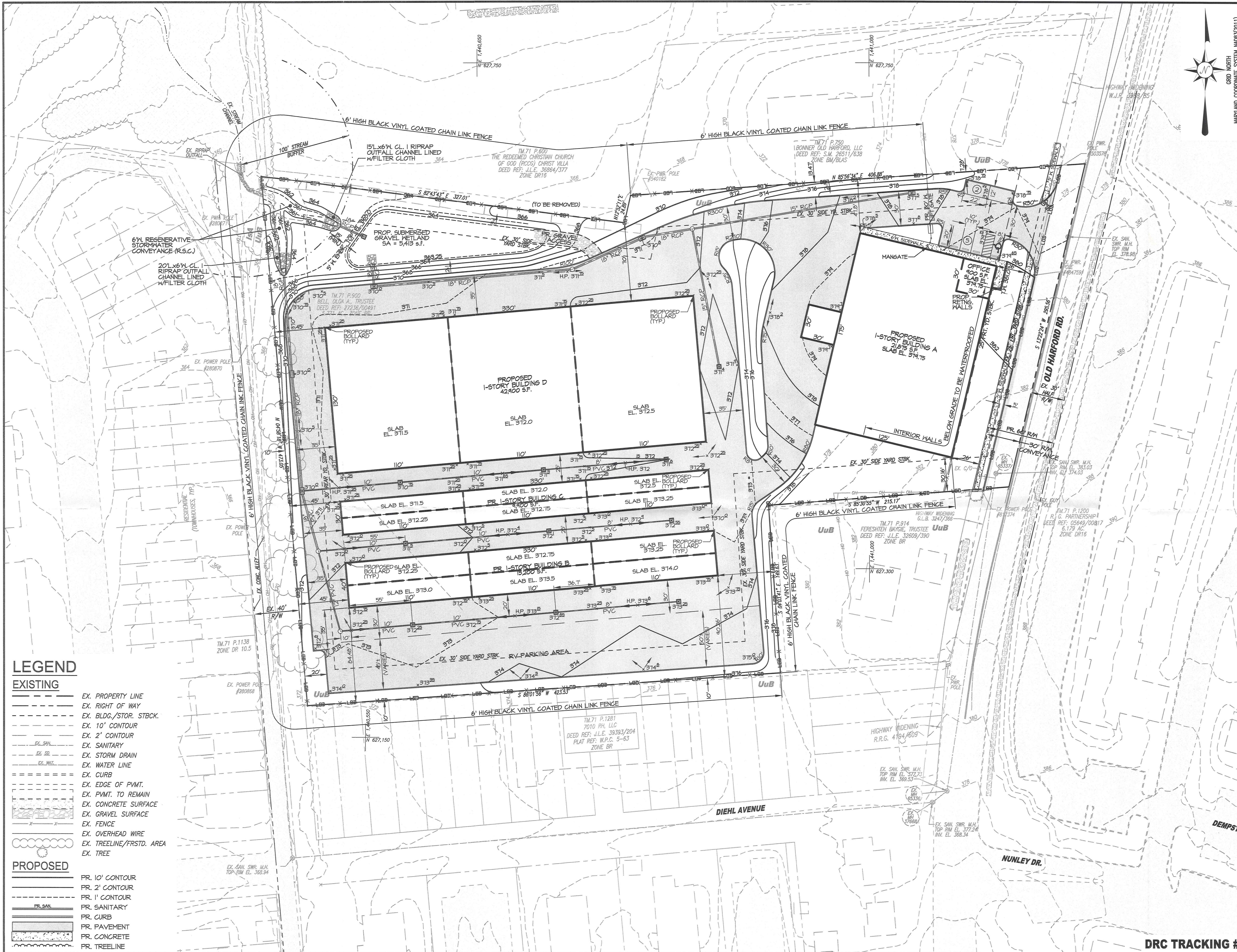


EXHIBIT A
TRIP GENERATION FOR
8522 OLD HARFORD ROAD

8522 Old Harford Road



20-0030-A



LOCATION MAP
SCALE: 1" = 2000'

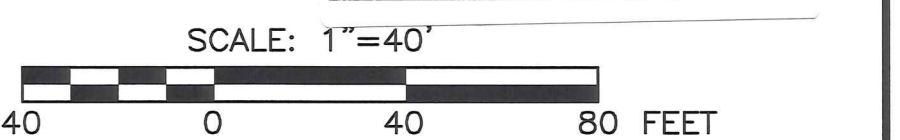
BENCHMARK INFO:
ALL VALUES ARE BASED ON HORIZ. DATUM NAD 83 (2011)
AND VERT. DATUM NAVD 88:

BCO 814
N: 627,903.319, E: 1,437,161.495, EL: 380.09'
HILLENDALE AZ. MK.
N: 625,464.589, E: 1,437,087.469, EL: 344.12'

SITE DATA

- OWNER: OLGA A. BELL, TRUSTEE
30 CODY AVENUE
BALTIMORE, MD 21234-1376
ATTN: PHONE: 410-967-2720
- DEVELOPER/APPLICANT: PREMIER A-2 PARKVILLE MD, LLC
1800 CEDAR STREET
SUITE 185
MEMPHIS, TN 38117
C/O MR. JAMES COOPER, PRESIDENT
LEWES, DE 19558
PHONE: 410-967-2720
EMAIL: scott@cooperinvestments.com
- ENGINEER: DAVID G. TAYLOR & ASSOCIATES, LLC
163 SPRUCE WOODS COURT
ABINGDON, MD 21009
PHONE: 443-752-9039
ATTN: DAVID G. TAYLOR, PE
- EX. PROPERTY INFO:
PARCEL NO.: 0071/0019
TAX MAP/GRID: 0071, 0019
ADDRESS: 8522 OLD HARFORD ROAD, PARKVILLE, MD 21234
GROSS AREA: 5.771 ACRES
TAX ACCOUNT NO.: 200001284
DEED REF.: 27236/00481
PLAT REF.: N/A
ELECTION DISTRICT: 09
COUNCILMAN'S DISTRICT: 06
ZONING DISTRICT: BR - BUSINESS ROADSIDE
WATERSHED: BACK RIVER
RIVER BASIN NAME: PATAPUSCO RIVER
SUBWASHED: HERRING RUN
EXISTING SOIL: UuB - URBAN LAND (UDORIENTS COMPLEX)
EXISTING IMPERVIOUS AREA: 4,812 AC. (200,901 S.F.)
- EX. LAND USE: ZONING DISTRICT: COMMERCIAL - AUTOMOTIVE
6. BULK DEVLMT. REG.: FRONT BLDG. SETBACK: 30'
SIDE BLDG. SETBACK: 30'
REAR BLDG. SETBACK: 30'
MAX. FLOOR AREA RATIO (FAR): 40' + Height. Tent up to 100'
- PROPOSED LAND USE: DEVELOPMENT ACTIVITY: FOUR - SINGLE STORY SELF-SERVICE BLDGS.
BUILDING FOOTPRINTS: BUILDING A - 16 - 22'±
BUILDING B - 13,200 S.F.
BUILDING C - 9,900 S.F.
BUILDING D - 42,800 S.F.
TOTAL: 87,875 S.F.
- PARKING CALCULATIONS: GROSS FLOOR AREA (GFA): 4,812 AC. (200,901 S.F.)
FLOOR AREA RATIO (FAR): 5.846 AC. (254,636 S.F.)
PROPOSED LIMIT OF DISTURBANCE (L.O.D.): 25' (50' FROM CL OF ROAD)
PROPOSED AVERAGE DAILY TRIPS (ADTS) (BASED ON ACTUAL USAGE DATA): 30
PARKING REQUIRED: OFFICE (900 S.F.) - 3.3 SP/1,000 S.F. x 900 S.F. = 3 SPACES
WAREHOUSE - 1 SP. PER LARGEST EMPL. SHIFT x 2 EMPL = 2 SPACES
TOTAL: 5 SPACES
PARKING PROVIDED: REGULAR = 5 SPACES
HANDICAP = 1 SPACE
TOTAL = 6 SPACES
- LIST OF REQUIRED APPROVALS:
- REQUESTED LIMITED EXEMPTION UNDER SECTION 32-4-106(B)(8) OF THE BALTIMORE COUNTY CODE - DRC NO.
- PAI NO.
- DRC TRACKING NO. 2019-00076
- DEVELOPMENT PLAN/FSD/FCP/LANDSCAPE PLAN
- PUBLIC WATER AND SEWER PLAN
- SWM PLAN
- EAS PLAN
- GRADING PLAN
- GRADING PERMIT
- BUILDING PERMIT
- ENVIRONMENTAL:
A. THERE ARE NO CRITICAL AREA, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HISTORICAL BUILDINGS WITHIN LIMITS OF CONSTRUCTION SHOWN ON THIS PLAN TO THE BEST OF OUR KNOWLEDGE.
B. THERE ARE NO EXISTING WELL, SEPTIC SYSTEM OR ABANDONED UNDERGROUND TANKS ON SITE, TO THE BEST OF OUR KNOWLEDGE.
C. THIS PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN PER FIR MAP NUMBER 24025013D, EFFECTIVE 01/07/2020.
D. WATERSHED NAME: BACK RIVER
RIVER BASIN NAME: PATAPUSCO RIVER
SUBWASHED: HERRING RUN
- ZONING HISTORY:
A. R-1956-3700X - APPROVED JANUARY 23, 1956
1. RECLASSIFICATION FROM "R-6" ZONE TO "B.L." ZONE
2. SPECIAL EXCEPTION FOR A GASOLINE SERVICE STATION USE
B. 1978-0077-XA - APPROVED OCTOBER 25, 1977
1. VARIANCE FOR A SIDE YARD
C. R-1956-3888 - APPROVED JANUARY 25, 1956
1. RECLASSIFICATION FROM "R-6" RESIDENCE TO "RESIDENCE GROUP RESIDENTIAL"
D. R-1956-3888 - APPROVED NOVEMBER 16, 1956
1. RECLASSIFICATION FROM "R-6" COTTAGE" ZONE TO "R-6" (GROUP HOME) ZONE
- ALL SIGNS WILL COMPLY WITH SECTION 450 OF THE BCZR.
- THE SITE IS NOT IN ANY FAILED BASIC SERVICES MAP AREAS.

PETITIONER'S
EXHIBIT NO. 1



DRC TRACKING #DRC-2019-00076/DRC#061819B

LEGEND

EXISTING

- EX. PROPERTY LINE
- EX. RIGHT OF WAY
- EX. BLDG./STOR. STBCK.
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. SANITARY
- EX. STORM DRAIN
- EX. WATER LINE
- EX. CURB
- EX. EDGE OF P.V.M.T.
- EX. P.V.M.T. TO REMAIN
- EX. CONCRETE SURFACE
- EX. GRAVEL SURFACE
- EX. FENCE
- EX. OVERHEAD WIRE
- EX. TREELINE/FRSTD. AREA
- EX. TREE

PROPOSED

- PR. 10' CONTOUR
- PR. 2' CONTOUR
- PR. 1' CONTOUR
- PR. SANITARY
- PR. CURB
- PR. PAVEMENT
- PR. CONCRETE
- PR. TREELINE

DATE	REVISIONS

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED
OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER
THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 19220,
EXPIRATION DATE: 08-03-2021.

DGT
David G. Taylor
& Associates, LLC

David G. Taylor & Associates, LLC
163 Spruce Woods Court
Abingdon, MD 21009
Cell: (443) 752-9039
Email: dgtaylor@comcast.net

**PLAN TO ACCOMPANY
PETITION FOR VARIANCE REQUEST
FOR
EXTRA SPACE STORAGE
8522 OLD HARFORD ROAD
TAX MAP 0071, GRID 0019, PARCEL 900**

JOB NO.: 0100
SCALE: AS NOTED
DATE: 01/16/20
DRAWN BY: CRK
DESIGN BY: DGT
REVIEW BY: DGT
SHEET: 1 OF 1

2020-0030-A