

MEMORANDUM

DATE: November 20, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0052-SPH- and HOH 11-1133 (Strawbridge
(Commons)
Appeal Period Expired

The appeal period for the above-referenced cases expired on November 19, 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

c: ✓ Case File
Office of Administrative Hearings

IN RE: DEVELOPMENT PLAN HEARING &	*	BEFORE THE OFFICE OF
PETITION FOR SPECIAL HEARING	*	ADMINISTRATIVE HEARINGS
11 th Election District	*	
5 th Council District	*	FOR
(9149 REXIS AVENUE)	*	
STRAWBRIDGE COMMONS	*	BALTIMORE COUNTY
(1 st Material Amendment)	*	
Joppa-Chapel Investments, LLC	*	CASE NOS. 11-1133 AND
Owner/Applicant	*	2020-0052-SPH

* * * * *

ADMINISTRATIVE LAW JUDGE'S ("ALJ")
COMBINED DEVELOPMENT PLAN AND ZONING OPINION & ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for a public hearing on a development proposal submitted in accordance with Article 32, Title 4, of the Baltimore County Code ("BCC"). Joppa-Chapel Investments, LLC; *Owner/Applicant* (herein known as "Developer") submitted for approval a 3-sheet redlined Development Plan ("Plan") prepared by Matis Warfield, Inc., known as "Strawbridge Commons, 1st Material Amendment".

The Developer proposes as "Phase 2" of the development plan to subdivide "Parcel B" into two (2) additional lots, each with a single-family dwelling. The total lots proposed for the project will thereby increase from 58 to 60.

The Developer has also filed a Petition for Special Hearing from § 500.7 of the Baltimore County Zoning Regulations ("BCZR") for an amendment of the Final Development Plan ("FDP"), and for such other and further relief as may be deemed necessary by the Administrative Law Judge ("ALJ").

The development and zoning cases were considered at a combined hearing as permitted by BCC § 32-4-230. Details of the proposed development are more fully depicted on the redlined 3-sheet Development Plan that was marked and accepted into evidence as Developer's Exhibit 1A

ORDER RECEIVED FOR FILING

Date 10-20-2020

By [Signature]

thru 1C. The property was posted with the Notice of Hearing Officer's Hearing ("HOH") and Zoning Notice, both on September 9, 2020, in compliance with the regulations. Due to the COVID-19 pandemic, the undersigned conducted a public virtual WebEx hearing in lieu of an in-person public hearing on October 8, 2020.

This Hearing Officer Hearing concerned a material amendment (the addition of two single family lots) to the Strawbridge Commons Planned Unit Development ("PUD") which was approved on December 15, 2014 by the Baltimore County Council as Resolution 114-14, in accordance with § 32-4-242 of the Baltimore County Code (BCC); and which was approved with conditions by ALJ John Beverungen on September 12, 2016.

The Developer, Stephen Ferrandi, attended the HOH in support of the Plan. Also in attendance was Salvatore C. Crupi, P.E., with Matis Warfield, Inc., the firm that prepared the site plan. His *curriculum vitae* was admitted as Developer's Exhibit 7. David K. Gildea and Jason Vettori, Esquire with Smith, Gildea & Schmidt, represented the Developer. Robert Raphael, an adjoining neighbor, attended the hearing and expressed concerns about stormwater run-off from the site. There were no other protestants in attendance.

AGENCY WITNESSES

Numerous representatives of the various Baltimore County agencies who reviewed the Plan also attended the virtual hearing, including the following individuals from the Department of Permits, Approvals and Inspections ("PAI"): Patrick Williams, on behalf of Jerry Chen, the Project Manager, Jim Hermann and Michael Viscarra (Development Plans Review ("DPR"), and Department of Recreation and Parks ("DRP"). LaChelle Imwiko from Real Estate Compliance, and Jeff Perlow, Office of Zoning Review ("OZR") also testified. Also appearing on behalf of the County were Steve Ford from the Department of Environmental Protection and Sustainability

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Date 10-20-2020

By BW

("DEPS"), and Brett M. Williams from the Department of Planning ("DOP").

Each County agency representative indicated the Plan addressed all comments submitted by their agency, and they each recommended approval of the Plan. Specifically, Mr. Herrman testified that an open space fee-in-lieu in the amount of \$7,020.00 had been approved (Developer's Exhibit 5) by Recreation and Parks, and that a final Concept Landscape Plan (Developer's Exhibit 4) had also been approved. Brett Williams testified that DOP had approved the Developer's School Impact Analysis (Developer's Exhibit 8), and had approved all aspects of the Development Plan subject to final approval of the Pattern Book to show conformance with the Honeygo Performance Standards. Steve Ford testified that the DEPS had completed its environmental impact analysis, and stormwater and groundwater management reviews and recommends approval.

DEVELOPER'S CASE

The Developer's primary witness was Salvatore C. Crupi, P.E., the engineer who prepared and sealed the plan. Mr. Crupi was accepted as an expert in land use and development and in the BCZR. He explained the development proposal in detail, including modifications made in response to concerns raised at the Community Input Meeting ("CIM") and the Development Plan Conference ("DPC"). Specifically, Mr. Crupi explained that the subject parcel is zoned DR 3.5. It is .8257 acres but only 2 single family homes are proposed. He further explained that Phase 1 of the project, involving construction of 58 single family homes and townhouses is nearing completion. He further explained that these two additional single family homes on Parcel B were considered by the Councilman and the DOP to be a material amendment to the PUD, which requires the subject HOH and Final Plan Amendment hearing. He opined that the proposed relief is within the spirit and intent of the BCZR and, specifically, that conforms with BCZR § 502.1.

Mr. Crupi addressed the stormwater runoff concerns to the satisfaction of the adjoining property

ORDER RECEIVED FOR FILING

Date 10-20-2020

By SW

owner, Mr. Raphel.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The BCC provides that the "Hearing Officer shall grant approval of a development plan that complies with these development regulations and applicable policies, rules and regulations." BCC § 32-4-229. In *People's Counsel v. Elm Street Development, Inc.*, 172 Md. App. 690 (2007), the Court of Special Appeals held that if the county agencies recommend approval of a development plan, it is "then up to [protestants] to provide evidence rebutting the Director's recommendations." *Id.* at 703. It should also be noted that in Baltimore County "the development process is indeed an ongoing process, and the hearing officer's affirmation of the plan is just the first step." *Monkton Preservation Association, et al. v. Gaylord Brooks Realty Corp.*, 107 Md. App. 573, 585 (1996). Indeed, the County agencies will continue to review the Developer's evolving plans and construction activities through every phase of the development process to insure compliance with all County laws and regulations.

In the instant case the testimony of the County agency witnesses and the Developer's experts was un rebutted. I find that the agency witnesses provided satisfactory answers to any and all questions posed by the community.

After considering the testimony and evidence presented by the Developer, the exhibits offered at the hearing, and confirmation from the various County agencies that the Plan satisfies those agencies' requirements, I find that the Developer has satisfied its burden of proof and, therefore, is entitled to approval of the Plan. I further find that the Special Hearing relief should also be granted because the two single family lots proposed in the final development plan amendment are within the spirit and intent of the BCZR and will not harm the public health, safety, or welfare.

ORDER RECEIVED FOR FILING

Date 10-20-2020

By [Signature]

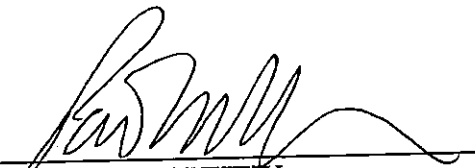
THEREFORE, IT IS ORDERED by this Administrative Law Judge/Hearing Officer for Baltimore County, this 20th day of October, 2020, that the "STRAWBRIDGE COMMONS, 1st MATERIAL AMENDMENT" Plan marked and accepted into evidence as Developer's Exhibit 1A-1C, be and hereby is **APPROVED**.

IT IS FURTHER ORDERED that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") for an amendment of the Final Development Plan ("FDP"), be and is hereby **GRANTED**.

The relief above is granted herein shall be subject to the following:

1. The open space waiver fee shall be paid prior to final plat approval.
2. A final development plan shall be submitted and approved by the Zoning Office.
3. A final pattern book shall be submitted and approved by the DOP.

Any appeal of this Order shall be taken in accordance with Baltimore County Code, § 32-4-281.


PAUL M. MAYHEW
Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date 10-20-2020

By [Signature]



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 Rexis Ave Perry Hall, MD 21128

which is presently zoned DR 3.5H

Deed References: Plat Ref: 079/0735

10 Digit Tax Account # 2500014677

Property Owner(s) Printed Name(s) Joppa-Chapel Investments, 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

Please see attached.

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

3. ☐ a **Variance** from Section(s)

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Jason T. Vettori Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Ave, Ste 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 jvettori@sgs-law.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Joppa-Chapel Investments, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

600 Washington Avenue, Ste 200 Towson, MD

Mailing Address City State

21204

Zip Code

Telephone #

Email Address

Representative to be contacted:

Jason T. Vettori Smith, Gildea & Schmidt, LLC

Name - Type or Print

Signature

600 Washington Ave, Ste 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 jvettori@sgs-law.com

Zip Code Telephone # Email Address

CASE NUMBER 2020-0052-SPH

Filing Date 2/19/20

Do Not Schedule Dates:

Reviewer NONE

REV. 10/4/11

Kbenton@sgs-law.com

NO REVIEW

Petition for Zoning Hearing
for
Strawbridge Commons
PAI No.: 11-1133
Tracking No.: MAJ-2019-00002-A

Special Hearing
to determine whether the Zoning Commissioner should approve:

1. An amendment of the Final Development Plan;
2. And for such other and further relief as may be deemed necessary by the Administrative Law Judge.

NO REVIEW



February 18, 2020

**Description to Accompany Petition for Special Hearing
Strawbridge Commons – Parcel B
Cowenton Avenue (9149 Rexis Avenue)
Election District 11
Baltimore County, Maryland**

Beginning at a point located on the west side of Cowenton Avenue, which is 60-feet wide, and located at a distance of 80.92-feet South from the centerline of East Joppa Road, which is 70-feet wide, running thence and binding along the west side of said Cowenton Avenue,

1. Along a curve to the south having a **radius of 104.98 feet for an arc length of 59.68 feet** to a point, thence
2. **South 01°59'07" East 174.27 feet** to a point, thence leaving said west side of Cowenton Avenue and running the three following courses viz,
3. **South 49°56'39" West 121.06 feet** to a point, thence
4. **North 45°05'21" West 164.84 feet** to a point, thence
5. **North 44°54'39" East 263.01 feet** to the point of beginning on the west side of Cowenton Avenue.

Being the same Parcel B as shown on the record plat entitled "Strawbridge Commons PUD – Plat 2 of 2" as recorded in Baltimore County Plat Book No. 79, Folio 735 Containing 0.8257 acres more or less or 35,907 square feet of land.

This description is intended for zoning purposes only and is not intended for use in conveyance of land. The metes and bounds recited herein are not based on a boundary survey.



2020-0052-SPH

SECOND CERTIFICATE OF POSTING

ATTENTION: DONNA MINGON

DATE: 10/4/2020

Case Number: 2020-0052-SPH

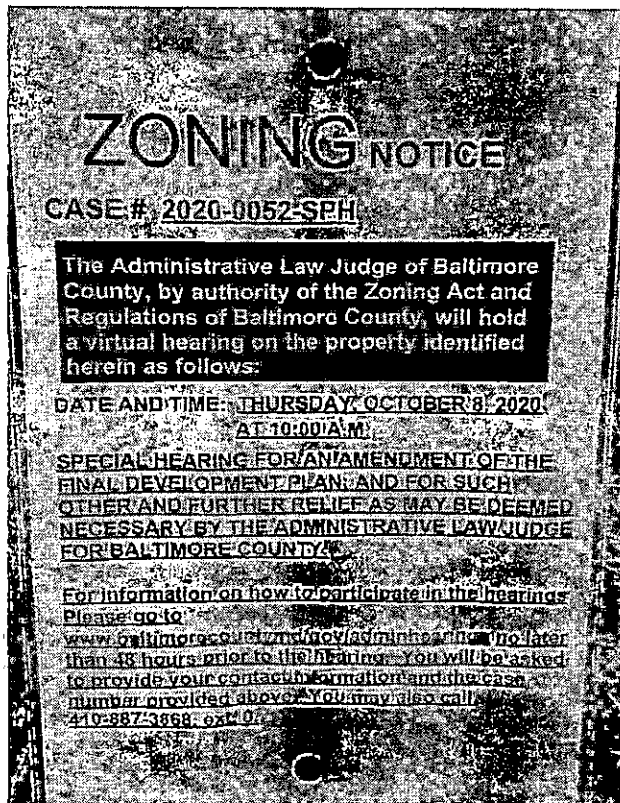
Petitioner / Developer: JASON VETTORI, ESQ. ~ JOPPA CHAPEL INVESTMENTS, LLC

Date of Hearing: OCTOBER 8, 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:
REXIS AVENUE (ON-SITE)

The sign(s) were posted on: SEPTEMBER 9, 2020

The sign(s) were re-photographed on: OCTOBER 4, 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)



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 8, 2020

NEW 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: 2020-0052-SPH

Rexis Avenue

West side of Cowenton Avenue, south of centerline of East Joppa Road

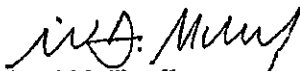
11th Election District – 5th Councilmanic District

Legal Owners: Joppa-Chapel Investments, LLC

Special Hearing for an amendment of the Final Development Plan; and for such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Thursday, October 8, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.


Michael Mallinoff
Director

MM:kl

C: Jason Vettori, 600 Washington Avenue, Ste. 200, Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 18, 2020.

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

Order #: 11918521
 Case #: 2020-0052-SPH
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
 2020-0052-SPH

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

9/18/2020



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 virtual hearing the property identified herein as follows:

CASE NUMBER: 2020-0052-SPH

Rexds Avenue

West side of Cowenton Avenue, south of centerline of East Joppa Road
 11th Election District - 5th Councilmanic District

Legal Owners: Joppa-Chapel Investments, LLC

Special Hearing for an amendment of the Final Development Plan; and for such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Thursday, October 8, 2020 at 10:00 a.m.

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Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

s18

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/9/2020

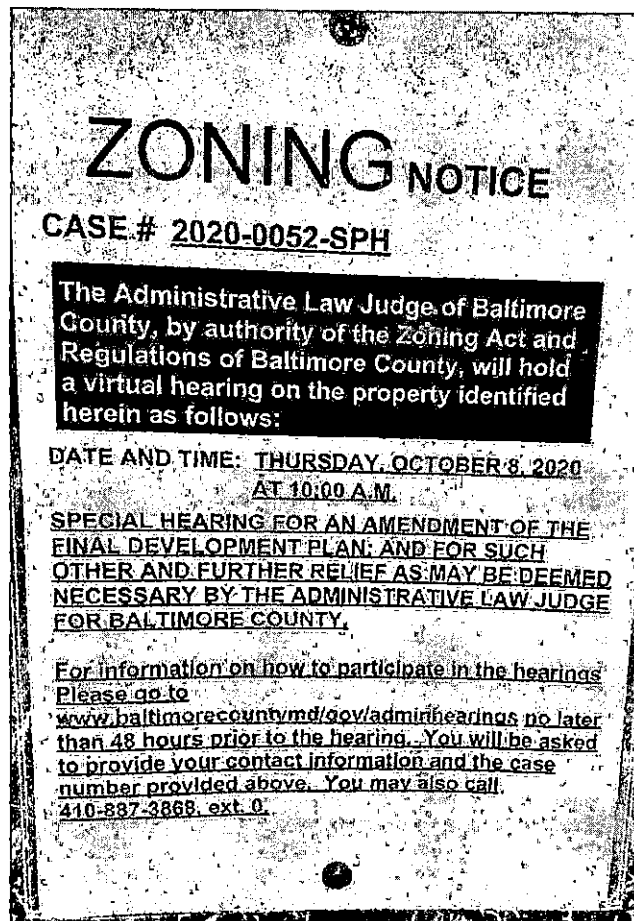
Case Number: 2020-0052-SPH

Petitioner / Developer: JASON VETTORI, ESQ.

Date of Hearing: OCTOBER 8, 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:
REXIS AVENUE (ON-SITE)

The sign(s) were posted on: SEPTEMBER 9, 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 @ Rexis Avenue (On-Site) ~ 9/9/2020



Background Photo 2nd Sign @ Rexis Avenue (On-Site) ~ 9/9/2020
CASE # 2020-0052-SPH



JOHN A. OLSZEWSKI, JR.
County Executive

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

Copy scanned
9/8/20 to
Kelly Benton

September 8, 2020

NEW 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: 2020-0052-SPH

Rexis Avenue

West side of Cowenton Avenue, south of centerline of East Joppa Road

11th Election District – 5th Councilmanic District

Legal Owners: Joppa-Chapel Investments, LLC

Special Hearing for an amendment of the Final Development Plan; and for such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Thursday, October 8, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. 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 cursive script, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Jason Vettori, 600 Washington Avenue, Ste. 200, Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 18, 2020.

TO: THE DAILY RECORD
Friday, September 18, 2020 – Issue

Please forward billing to:

Jason Vettori
Smith, Gildea & Schmidt
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

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: 2020-0052-SPH

Rexis Avenue

West side of Cowenton Avenue, south of centerline of East Joppa Road

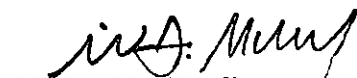
11th Election District – 5th Councilmanic District

Legal Owners: Joppa-Chapel Investments, LLC

Special Hearing for an amendment of the Final Development Plan; and for such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Thursday, October 8, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.



Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

Debra Wiley

From: Debra Wiley
Sent: Tuesday, March 17, 2020 7:59 AM
To: 'Kelly Benton'; Jerry S Chen
Subject: Postponement of Hearings Before the OAH

Good Morning Kelly and Jerry,

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, the HOH/zoning matter regarding Strawbridge Commons (PAI Case Nos. 11-1133 & 2020-0052-SPH) for Thursday, March 19, 2020 @ 10:00 AM has been postponed. We would kindly ask if you could notify all interested parties of this postponement, and 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>

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

3-17 7:34 AM Kelly Benton - Schmitt Debra } D. Wiley
3-17 7:37 AM Jerry Chen



JOHN A. OLSZEWSKI, JR.
County Executive

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

February 26, 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: 2020-0052-SPH

Rexis Avenue

West side of Cowenton Avenue, south of centerline of East Joppa Road

11th Election District – 5th Councilmanic District

Legal Owners: Joppa-Chapel Investments, LLC

Special Hearing for an amendment of the Final Development Plan; and for such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Thursday, March 19, 2020 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Michael Mallinoff
Director

MM:kl

C: Jason Vettori, 600 Washington Avenue, Ste. 200, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MARCH 28, 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, March 28, 2020 – Issue

Please forward billing to:

Jason Vettori
Smith, Gildea & Schmidt
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

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: 2020-0052-SPH

Rexis Avenue

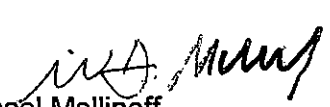
West side of Cowenton Avenue, south of centerline of East Joppa Road

11th Election District – 5th Councilmanic District

Legal Owners: Joppa-Chapel Investments, LLC

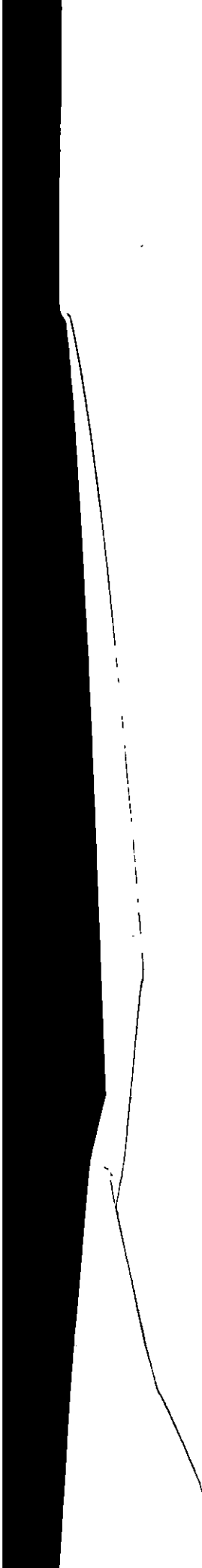
Special Hearing for an amendment of the Final Development Plan; and for such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Thursday, March 19, 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.



CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/28/2020

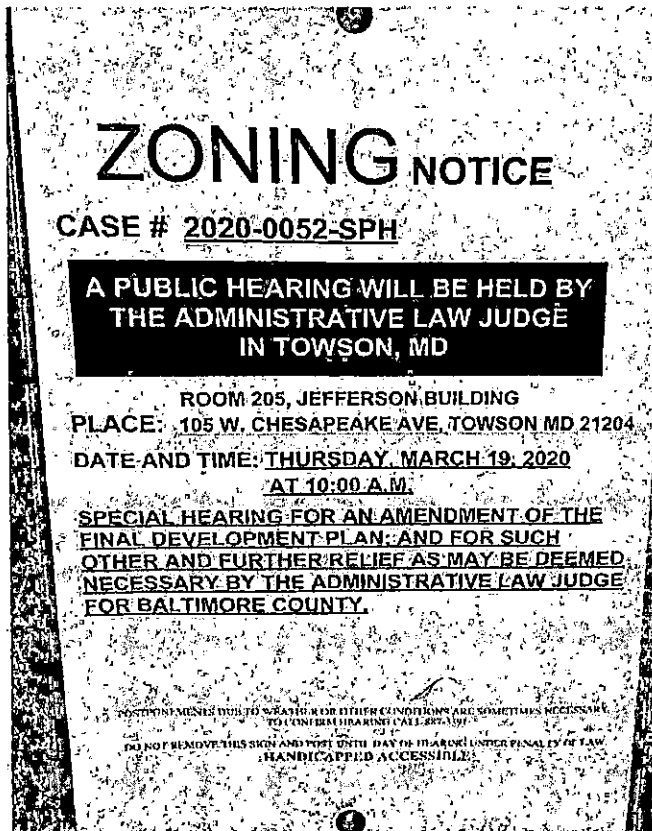
Case Number: 2020-0052-SPH

Petitioner / Developer: JASON VETTORI, ESQ.

Date of Hearing: MARCH 19, 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:
REXIS AVENUE (ON-SITE)

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



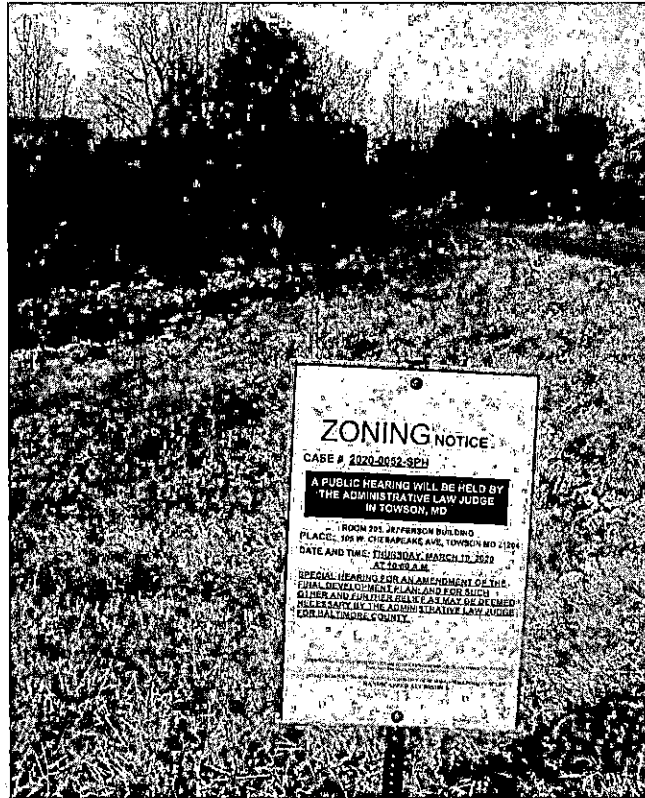
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

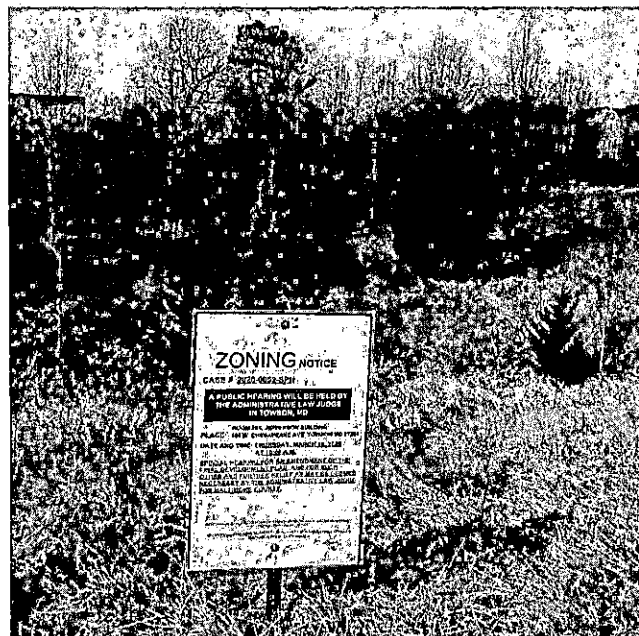
523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ Rexis Ave. (On-Site) ~ 2/28/2020



Background Photo 2nd Sign @ Rexis Ave. (On-Site) ~ 2/28/2020
CASE# 2020-0052-SPH

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

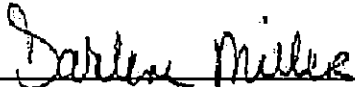
PUBLISHER'S AFFIDAVIT

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 #: 11865515
Case #: 2020-0052-SPH
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2020-0052-SPH


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: 2020-0052-SPH

Rexis Avenue

West side of Cowenton Avenue, south of centerline of East Joppa Road

11th Election District - 5th Councilmanic District

Legal Owners: Joppa-Chapel Investments, LLC

Special Hearing for: an amendment of the Final Development Plan; and for such other and further reliefs as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Thursday, March 19, 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.

128

**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/neighborhood 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: 2020-0052-SP4
Property Address: Rexis Avenue
Property Description: Plat Ref.: 079/0735
Tax Id: 2500014677
Legal Owners (Petitioners): Joppa Chapel Investments, LLC
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jason T. Vettori
Company/Firm (if applicable): Smith, Gildea & Schmidt, LLC
Address: 600 Washington Avenue, Suite 200
Towson, MD 21204

Telephone Number: 410-821-0070

Revised 7/9/2015

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

No. **195494**

Date: **2/19/20**

PAY RECEIPT

BUSINESS ACTUAL TIME 3
 2/20/2020 2/19/2020 00:34:47

REG 0503 WALKIN CAM
 >>RECEIPT 052534 2/19/2020 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
100	806	0000		6150				\$ 500.00

528 ZONING VERIFICATION
 Rec'd Tot \$ 500.00
 500.00 OK
 Baltimore County, Maryland

Total: **\$ 500.00**

Rec From: **JOPPA - CHAPEL INVESTMENTS, LLC**

For: **2020-0052-SPH**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 09, 2020

Jason T. Vettori,
600 Washington Ave 200
Towson MD 21204

RE: Case Number: 2020-0052-SPH, Raxis Ave Perry Hall MD 21128

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 February 19, 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.", written over the words "Very truly yours".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Joppa-Chapel Investment LLC 600 Washington Ave Suite 200 Towson MD 21204

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: 2/26/20

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. 2020-0052-SPH

*Special Hearing
Tappa Chapel Investments, LLC
9149 Rexis Avenue*

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

INTER-OFFICE MEMORANDUM

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

DATE: 6/9/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-052

INFORMATION:

Property Address: 9149 Rexis Avenue
Petitioner: Joppa-Chapel Investments, LLC
Zoning: DR 3.5H
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a Special Hearing to determine whether the zoning commissioner should approve an amendment of the final development plan for Strawbridge Commons – PAI # X1-1133.

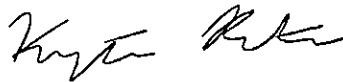
A site visit was conducted on 3/6/2020. The site is located across the street from the major PUD townhouse development, which is located on the north side of Rexis Avenue in the Honeygo Overlay District.

The amendment proposes two additional single-family dwellings to front on Rexis Avenue. The Department of Planning has no objection provided that the following recommendations are met:

1. Revise the pattern book to update all plans (site, landscape, etc).
2. Provide architectural elevations for the two proposed single-family dwellings. Architectural elevations should include colors, materials, and dimensions and be compatible with adjacent townhomes and neighboring dwellings.
3. Provide sidewalks along Cowenton Avenue to connect to the existing 8-foot multiuse concrete path; this should also clearly show on the site plan.

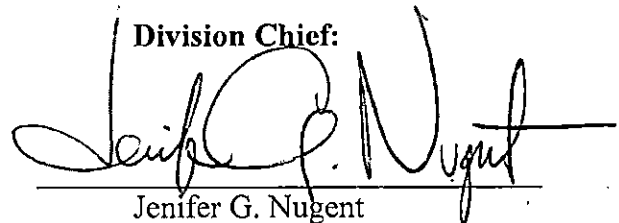
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:


Jenifer G. Nugent

Date: 6/8/2020
Subject: ZAC # 20-052
Page 2

CPG/JGN/kma/

c: Laurie Hay
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Jason T Vettori, Smith, Gildea & Schmidt, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

PM 3-19-2020
10 Am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

FEB 28 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

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 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0052-SPH
Address Rexis Avenue
(Joppa-Chapel Investments, LLC
Property)

Zoning Advisory Committee Meeting of **March 2, 2020**.

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

Reviewer: Steve Ford

Baltimore County Government
Department of Permits, Approvals, and Inspections
Development Management



111 West Chesapeake Avenue
Towson, MD 21204
410-887-3321
February 07, 2020

Salvatore C. Crupi, P.E.
MATIS WARFIELD, INC.
954 Ridgebrook Avenue Suite 120
Sparks, MD 21152

Re: STRAWBRIDGE COMMONS FIRST MATERIAL AMENDMENT
PAI No.: 11-1133 Tracking No.: MAJ-2019-00002-A

Dear Salvatore C. Crupi:

The following meeting(s) have been scheduled for the above referenced project. Please arrange to attend these meetings with appropriate representation and notify your client.

DEVELOPMENT PLAN CONFERENCE:

Date : Wednesday, February 26, 2020

Time : 10:00AM

Location : County Office Building; Room 123; 111 W Chesapeake Ave; Towson, MD 21204

DEVELOPMENT PLAN HEARING:

Date : Thursday, March 19, 2020

Time : 10:00AM

Location : Jefferson Building; Room 205; 105 W Chesapeake Ave; Towson, MD 21204

A copy of a public notification letter of the Development Plan Conference and Development Plan Hearing is attached for your convenience. Please note that it is the developer's responsibility to send a copy of the development plan, and notify all interested parties of the conference and hearing. Please provide this office (Room 123) evidence of the mailing list. Also, it is the developer's responsibility to post the property. Please note the property must be posted by **February 20, 2020**. A county authorized sign posting company must post the sign(s) and this list is available in Room 123 of the County Office Building or on-line. A certificate of posting and photograph of the sign, as posted on the property, must be forwarded to this office prior to the Development Plan Hearing.

Sincerely,

Jerry S. Chen
Project Manager

DEVELOPMENT PLAN CONFERENCE AND
DEVELOPEMNT PLAN HEARING NOTIFICATION

Name of Development :

Location :

Dear Sir or Madam:

In anticipation of a public hearing on the above referenced project, I am enclosing a copy of the development plan we have filed with Baltimore County. The Developement Plan Hearing (and combined Zoning Hearing, if required), scheduled by the Department of Permits, Approvals, and Inspections of Baltimore County, is as follows:

Hearing Date: _____ Time: _____

Hearing Location: _____ of the _____
Towson, MD 21204

As you are probably aware, the attached plan will receive a thorough review by appropriate agencies for compliance with applicable State and County regulations. Agency comments will be presented to the developer's representative at the Development Plan Conference to be held on (date _____) at (time _____) in Room 123 of the County Office Building (COB), 111 West Chesapeake Avenue; Towson, MD 21204. The purpose of this conference is to ensure a coordinated review among agencies for the development plan proposal. You are invited to observe this exchange between county staff and the developer; however, the public hearing will provide the proper format for citizen comment.

Please accept this letter as written notification that agency comments, responses, and recommendations as required by the County Code will be available in the official file in Room 123 of the COB until five (5) days preceding the public hearing. At that time the file will be forwarded to the Administrative Law Judges in preparation of the hearing.

Should you have any questions or concerns regarding this matter, you are encouraged to attend the public hearing. For further information, you may also contact Development Management of Permits, Approvals, and Inspections at 410-887-3335.

Respectfully yours,

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

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

SUBJECT: Zoning Advisory Committee Meeting
For March 02, 2020
Item No. 2020-0052-SPH

DATE: 05/22//2020

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

The County noticed that the outfall to the proposed stormwater management facility located on the south side of Rexis Avenue is located approximately 100 linear feet and 15 vertical feet from the East Branch of Honeygo Run. The design must be modified to extend the stormwater management outfall to directly discharge into the East Branch of Honeygo Run to prevent future erosion, slope failure, pipe failure etc...

* * * * *

VKD: cen
cc: file

MICHAEL PAUL SMITH
DAVID K. GILDEA
LAWRENCE E. SCHMIDT
JASON T. VETTORI
MARIELA C. D'ALESSIO*
MELISSA L. ENGLISH**

* Admitted in MD, PA, FL
** Admitted in MD, NC

ROBERT B. HAMILTON
NICOLE LAMBDIN
CARMELO D. MORABITO
ZACHARY J. WILKINS
of counsel:
EUGENE A. ARBAUGH, JR.
MARY G. LOKER
STEPHEN J. NOLAN

February 18, 2020

Via Hand Delivery

Michael D. Mallinoff
Director
Department of Permits, Approvals & Inspections
County Office Building
111 W. Chesapeake Avenue, Suite 105
Towson, MD 21204

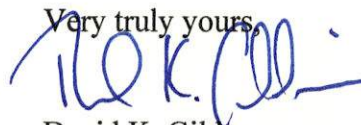
**RE: PAI No.: 11-1133; Tracking No.: MAJ-2019-00002-A
Strawbridge Commons**

Dear Mr. Mallinoff,

Enclosed please find three copies of a Petition for Zoning Hearing, accompanying filing materials, and check number 4709 in the amount of \$500.00 which represents the Filing Fee for the request for zoning relief for the above referenced project. A Hearing Officer's Hearing ("HOH") is presently scheduled for Thursday, March 19, 2010. I respectfully request that the Petition for Zoning Hearing be combined with the HOH pursuant to Section 32-4-230 of the Baltimore County Code ("BCC"). As you are aware, notice and publication of the zoning hearing will have to be made no later than February 28, 2020 so please issue a Notice of Zoning Hearing and/or combined hearing in sufficient time for notice to be posted and published in accordance with BCC § 32-3-302 and Section 500.7 of the Baltimore County Zoning Regulations.

Thank you for your assistance with this matter.

Very truly yours,



David K. Gildea

CC: W. Carl Richards, Jr., Chief, Zoning Review Bureau of PAI
Lloyd Moxley, Chief, Development Management of PAI
Kristen Lewis
Barbara Bindon, Joppa Chapel Investments, LLC
Stephen Ferrandi, Joppa Chapel Investments, LLC
Jason T. Vettori, Esquire

§ 1B01.3. - Plans and plats.

A. Development plans.

1. Purpose. This paragraph is intended:
 - a. To provide for the disclosure of development plans to prospective residents and to protect those who have made decisions based on such plans from inappropriate changes therein; and
 - b. To provide for review of residential development plans to determine whether they comply with these regulations and with standards and policies adopted pursuant to the authority of Section 504.
2. Partial development plan. For the purposes of this article, a "partial development plan" is a portion of a final development plan, and a partial or final development plan is "applicable" to a given lot if it covers all property in the subdivision within 300 feet of the given lot, in addition to the lot itself.
3. Subdivision lot sales, development and use subject to partial development plan. No interest in any lot which is in a D.R. Zone and is hereafter created by subdivision of a record lot existing on the effective date of this article or created by consolidation of such lots may be sold unless a final or partial development plan applicable to the lot has been approved as required under Paragraph 6, below; further, no use may be established and no construction may take place on any lot so created except in accordance with such a plan. The provisions of this paragraph shall not apply to Class A assisted living facilities.

[Bill No. 188-1993]

4. Notice in conveyance. Any party who sells an interest in real property within an area covered by an approved partial or final development plan shall attach to the instrument of sale a notice directing the buyer's attention to the plan (including any amendment) and listing the location of the various certified copies which may be publicly inspected (Paragraph 6), together with a listing of the recorded plats covering all portions of the subdivision as a whole. The notice shall also generally apprise the buyer of the rights, requirements and remedies provided under the development plan, those provided under this article and these zoning regulations in general, and those set forth in provisions adopted pursuant to the authority of Section 504, and, to this end, the notice shall be on a form issued by the county and approved by the Office of Law, the Zoning Commissioner, and the Planning Board as being clear and sufficient for the purpose.
5. Forms and content of plans.
 - a. Forms. Each partial development plan must be filed both as a separable document or set of documents and as part of a final development plan which includes all partial development plans as approved for other portions of the subdivision. Upon approval, each final development plan thus filed supersedes previous final development plans of the subdivision.
 - b. Content. Each partial and final development plan must show: the locations, types and exterior dimensions of all proposed structures and all existing structures to be retained; generalized floor plans to scale; layout of parking facilities; streets and drives giving access to and lying within the tract; existing topography and major vegetation; proposed grading; common amenity open space (including local open space); all additional information that may be required under procedures adopted pursuant to the authority of Section 504; and all additional information which is necessary, as determined by the Director of Permits, Approvals and Inspections, to ascertain whether the project will comply with the zoning and subdivision requirements of Baltimore County. The plan shall contain the note that landscaping and screening shall conform to the standards contained in the Baltimore County Landscape Manual adopted pursuant to § 32-4-404 of the Baltimore County Code.

[Bill Nos. 137-2004; 122-2010]

6. Initial review and approval procedure. Procedural steps and requirements in the submission and review of

various preliminary versions of partial and final development plans shall be as established provisions adopted pursuant to the authority of Section 504 or, in the absence of such provisions, as established by the Department of Planning. In formulating such steps and requirements, the Planning Board or the Department of Planning shall effect maximum coordination between the integration with similar and related steps and requirements in the submission and review of plans pursuant to the subdivision regulations. If the partial and final development plans for a subdivision are approved by the Zoning Commissioner as complying with the zoning regulations, approved by the Director of Planning as being consistent with the subdivision regulations and any subdivision plans filed pursuant thereto, and approved in such other manner as may be prescribed under provisions adopted pursuant to the authority of Section 504, copies of the plans, certified by the Zoning Commissioner and the Director of Planning as having been so approved, shall be filed with such county or state agencies as they may direct and as may otherwise be required, and shall be retained in the files of the Department of Planning, including the files of the Zoning Commissioner.

[Bill No. 55-2011]

7. Amendment of approved development plans. After partial or final development plans have been approved as provided under Paragraph 6, preceding, they may be amended only as provided below:
 - a. Amendment prior to sale of interest in nearby property. The development plans may be amended by simple resubmission, or by the submission of appropriate documents of revision, subject to the same requirements as are applied to original plans, if there is no change with respect to any lot, structure or use within 300 feet of a lot or structure which has been sold since the original plans were filed.
 - b. Amendment after sale of interest in nearby property or upon demand for hearing. In the case of an amendment not allowed under Subparagraph a, by reason of sale of property within the area, or in case of a demand for hearing by an eligible individual or group, the plans may be amended through special exception procedures, in the manner provided under Section 502 and subject to the following provisions:
 - (1) The amendment must be in accord with the provisions of the Comprehensive Manual of Development Policies and with the specific standards and requirements of this article, as determined by the Department of Planning. The Director, on behalf of the Planning Board, shall notify the Zoning Commissioner accordingly.

[Bill Nos. 29-1995; 55-2011]

- (2) Only an owner of a lot abutting or lying directly across a street or other right-of-way from the property in question, an owner of a structure on such a lot, or a homes association (as may be defined under the subdivision regulations or under provisions adopted pursuant to the authority of Section 504) having members who own or reside on property lying wholly or partially within 300 feet of the lot in question are eligible to file a demand for hearing.

[Bill No. 29-1995]

- (3) It must be determined in the course of the hearing procedure that the amendment would be consistent with the spirit and intent of the original plan and of this article.

[Bill No. 29-1995]

- c. Amendment upon request by owner of lot within subdivision. The Zoning Commissioner may, without a public hearing but with the concurrence of the Director of Planning, amend the plans with respect to a structure on an individual lot created under the plans and used according to the purpose stated therein, or with respect to such lot, at the request of the lot owner, under the following requirements and conditions:
 - (1) Reasonable notification, by a standard method established pursuant to the authority of Section 504

and approved by the County Attorney, must be given to the occupants and owners of all real property which is fully or partially situated within 300 feet of the lot in question.

- (2) It must be determined that a formal demand for hearing by an eligible individual or group, as described in Paragraph b, has not been filed.
 - (3) It must be determined that standards adopted under the authority of Section 504, in addition to the specific requirements under these regulations, will not be violated by the amendment.
 - (4) The Zoning Commissioner and the Director of Planning must certify that the amendment is in keeping with the spirit and intent of this article and other Baltimore County land use and development requirements administered by them, and both must certify that the amendment does not violate the spirit and intent of the original plan.
- d. Any amended development plan and any document of amendment of such a plan must be filed with all agencies or officials with whom copies of the original plan have been filed pursuant to paragraph above, and no amendment takes effect otherwise.

B. Final subdivision plat.

1. Purpose. Pursuant to the regulations for D.R. Zones, a portion of a tract of land may be subdivided for development at a higher residential density than the maximum average density permitted, lessening the permitted density of development on the remainder of the tract; or a portion of the tract may be subdivided for development at less than the maximum average density, thus increasing the density at which the remainder of the tract may be developed (Section 1B01.2.A). It is the purpose of this paragraph to assure that these factors will be identified in the sale of any portion of a development tract in a D.R. Zone and, in particular, to prevent the unknowing purchase of a tract which, as a result of such prior subdivision, may not itself be developed at the average gross density specified in the regulations.
2. Effect. No subdivision of a tract or a portion of a tract may be created after the effective date of this article, except as otherwise provided under Section 1B02.3.A.2 unless the final subdivision plat therefore contains a summary showing the total number of dwelling or density units allowed for the entire tract under the applicable D.R. Zones. The summary shall indicate, as appropriate, the number of dwelling or density units utilized by previous final subdivision plats for portions of the same tract, the number of dwelling or density units contained in the current subdivision plat, and the balance of dwelling or density units allowed for the remainder of the tract under the applicable D.R. Zone(s). It is the intent of these zoning regulations to prohibit subdivision or resubdivision of portions of a tract in a D.R. Zone in a manner so as to exceed the total number of dwelling or density units allowed under the applicable D.R. Zone(s) for the entire tract.

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>2-28</u>	DEPS (if not received, date e-mail sent _____)	<u>NSC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>2-26</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>2-28-2020</u>	<u>The Daily Record</u>
SIGN POSTING (1 st)	Date: <u>2-28-2020</u>	by <u>O'Keefe</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:	District - 11 Account Number - 2500014677	
Owner Information		
Owner Name:	JOPPA CHAPEL INVESTMENTS LLC	Use: RESIDENTIAL
Mailing Address:	600 WASHINGTON AVE TOWSON MD 21204-	Principal Residence: NO
		Deed Reference:
Location & Structure Information		
Premises Address:	REXIS AVE PERRY HALL 21128-0000	Legal Description: 0.8257 AC PARCEL B REXIS AVE SE STRAWBRIDGE COMMONS PUD
Map: 0072	Grid: 0011	Parcel: 0614
Neighborhood: 11010004.04	Subdivision: 9734	Section: 2018
Block: 2018	Lot: 2018	Assessment Year: 2018
Plat No:	Plat Ref:	0079/ 0735
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
	0.8257 AC	County Use 04
Stories	Basement	Type
Exterior	Quality	Full/Half Bath
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
	As of 01/01/2018	Phase-in Assessments
	As of 07/01/2019	As of 07/01/2020
Land:	800	800
Improvements	0	0
Total:	800	800
Preferential Land:	0	0
Transfer Information		
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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:		

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
Rexis Avenue; W/S of Cowenton Avenue, * OF ADMINISTRATIVE
80.92' S of the c/line of East Joppa Road * HEARINGS FOR
11th Election & 5th Councilmanic Districts * BALTIMORE COUNTY
Legal Owners: Joppa-Chapel Investments LLC*
Petitioner(s) *
* 2020-052-SPH

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

FEB 27 2020

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of February, 2020, a copy of the foregoing Entry of Appearance was mailed to Jason T. Vettori, Esquire, 600 Washington Avenue, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Developer's Exhibit List

Case No.: 20-0052-SPH

PAI No.: 11-1133

*Original Exhibits
are contained in
the Development
case File - JW*

<u>Name of Document</u>	<u>Exhibit No.</u>
Development Plan – Sheet 1	1A
Development Plan – Sheet 2	1B
Development Plan – Sheet 3	1C
Aerial – Depicting PUD Area vs. Development Plan Area	2
Aerial of Site	3
Approved Landscape Plan	4
Open Space Waiver	5
SWM Waiver/Approval	6
CV – Sal Crupi	7
School Impact Analysis	8
Development Plan Conference Comments	9
Revised Planning DPC Comment 3.19.2020	10
Planning ZAC Comment 6.9.2020	11
Pattern Book	12
Hearing Notice	13
Certificate of Posting – Zoning Hearing	14A

*10-20-
2020*

*11/20/20
DML*

Developer's Exhibit List

Case No.: 20-0052-SPH

PAI No.: 11-1133

Certificate of Posting – HOH	14B
Recertification of Posting – Combined Hearing Signs	15
Notice letters to Community	16
Building Elevations	17

Strat Bridge
Cor. 1005
Parcel B

Zoning Development
Des

CASE NO. 2020-0052 SPH
11-1133

CHECKLIST

10/8/20
10:20
10:20

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

2/28 DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

N/C

DEPS
(if not received, date e-mail sent _____)

6/19 FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)

Comments

2/20 STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 9/9/20

by Linda O'Keefe

SIGN POSTING (2nd) Date: 10/4/20

by u

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☒

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☒

Comments, if any: _____

Donna Mignon

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Sunday, October 4, 2020 11:51 PM
To: Administrative Hearings
Subject: Certifications Combined Hearing Rexis Avenue
Attachments: Rexis Ave. Cert. #1 .jpeg; Rexis Ave. Cert. #2.jpeg; Rexis Ave. Photos.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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 am attaching the Second Certifications for the Combined Hearing for Case # 2020-0052-SPH & PAI # 11-1133 of Rexis Avenue along with background photos for your records, I will also be sending a copy to Jerry Chen for his records too.
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



Donna Mignon

From: Donna Mignon
Sent: Thursday, October 1, 2020 2:16 PM
To: James Hermann; Vishnubhai K Desai; Jenifer G. Nugent; Jeffery Livingston; Stephen Ford; Brett Williams; Jeffrey N Perlow; LaChelle N. Imwiko
Cc: Jerry S Chen; Lloyd Moxley; Patrick Williams; Darryl D Putty; Debra Wiley
Subject: Development and Zoning Case Scheduled for October 8th at 10:00 a.m. - Strawbridge Commons - Parcel B - Zoning Case #: 2020-0052-SPH

Good Afternoon,

A Development and Zoning Hearing is scheduled for October 8, 2020 at 10:00 a.m.

If you are planning to present any exhibits at the web-ex hearing, it is required that those exhibits be emailed no later than **two business days** prior to the hearing date. Please email any exhibits to: administrativehearings@baltimorecountymd.gov Please label/identify your exhibits.

If you have any questions or concerns, please feel free to contact our office.

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

Donna Mignon

From: Donna Mignon
Sent: Thursday, October 1, 2020 2:22 PM
To: David Gildea; Jason Vettori
Subject: Strawbridge Commons - Parcel B - 11-1133 and zoning case 2020-0052-SPH

Good Afternoon:

A Development and Zoning Hearing is scheduled for October 8, 2020 at 10:00 a.m.

Any exhibits you are going to present at the hearing, it is required that those exhibits be emailed no later than **two business days** prior to the hearing date. Please email any exhibits

to: administrativehearings@baltimorecountymd.gov Please label/identify your exhibits.

If you have any questions or concerns, please feel free to contact our office.

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

Donna Mignon

From: Jerry S Chen
Sent: Tuesday, September 8, 2020 3:15 PM
To: Donna Mignon
Cc: Jerry S Chen
Subject: RE: HOH Developers and County Panelists: Strawbridge Commons - Parcel B - 11-1133 and 2020-0052-SPH

Sounds good.

Jerry Chen, Project Manager
Development Management
111 W. Chesapeake Ave, Rm 123
Towson, MD 21204
410-887-3321
jchen@baltimorecountymd.gov

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From: Donna Mignon
Sent: Tuesday, September 08, 2020 2:28 PM
To: Jerry S Chen <jchen@baltimorecountymd.gov>
Subject: RE: HOH Developers and County Panelists: Strawbridge Commons - Parcel B - 11-1133 and 2020-0052-SPH

Hi Jerry,

I am waiting on Kristen to email me the notice for the zoning hearing and then I am going to set them both in together for a webex hearing.

Thank you.

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

From: Jerry S Chen <jchen@baltimorecountymd.gov>
Sent: Tuesday, September 8, 2020 1:15 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>
Cc: Lloyd Moxley <lmoxley@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>; Darryl D Putty

<DPutty@baltimorecountymd.gov>; Patrick Williams <pbwilliams@baltimorecountymd.gov>; Paul Mayhew
<pmayhew@baltimorecountymd.gov>; Jerry S Chen <jchen@baltimorecountymd.gov>

Subject: RE: HOH Developers and County Panelists: Strawbridge Commons - Parcel B - 11-1133 and 2020-0052-SPH

Donna,

I've brought Kristen up to speed and her calendar is updated.

The engineer and I have provided emails who will need to be panelists for this event. Once you've create the event, the engineer will automatically receive an email of the information he needs for the sign.

Any questions on how to create the event, reach out to John Morris/OIT to guide you through the event creation process.

Salvatore Crupi – Engineer
sal@matiswarfield.com

David Gildea – Attorney
dgildea@sgs-law.com

Jason Vettori - Attorney
jvettori@sgs-law.com

Stephen Ferrandi – Owner/Developer
stephen@earealtycompanies.com

Barb Bindon– Owner/Developer
barb@earealtycompanies.com

Baltimore County

jchen@baltimorecountymd.gov ✓
jhermann@baltimorecountymd.gov ✓ - James Hermann
vdesai@baltimorecountymd.gov ✓ - Vesnu Desai
jnugent@baltimorecountymd.gov ✓ - Jennifer Nugent
jlivingston@baltimorecountymd.gov ✓ - Jeffrey Livingston
sford@baltimorecountymd.gov ✓ - Stephen Ford
bmwilliams@baltimorecountymd.gov ✓ - Brett M
jperlow@baltimorecountymd.gov ✓ - Jeff Perlow
limwiko@baltimorecountymd.gov ✓ - Lachelle Imwiko
lmoxleylimwiko@baltimorecountymd.gov ✓ - Lloyd Morley
pbwilliams@baltimorecountymd.gov - Patri
dputty@baltimorecountymd.gov - Darryl

Best,

Jerry Chen, Project Manager
Development Management
111 W. Chesapeake Ave, Rm 123
Towson, MD 21204
410-887-3321

jchen@baltimorecountymd.gov

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From: Sal Crupi [<mailto:Sal@matisswarfield.com>]
Sent: Tuesday, September 08, 2020 12:46 PM
To: Jerry S Chen <jchen@baltimorecountymd.gov>
Subject: Strawbridge Commons - Parcel B - Hearing Panelists

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

Salvatore Crupi – Engineer
sal@matisswarfield.com

David Gildea – Attorney
dgildea@sgs-law.com

Jason Vettori – Attorney
jvettori@sgs-law.com

Stephen Ferrandi – Owner/Developer
stephen@earealtycompanies.com

Barb Bindon – Owner/Developer
barb@earealtycompanies.com

Salvatore C. Crupi, P.E.
Principal / V.P.



Matis Warfield, Inc.
954 Ridgebrook Road – Ste. 120
Sparks, Maryland 21152
Phone: 410-683-7004
Direct: 410-472-5789
Cell: 443-415-7263

Edit Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

Panelists to Invite

Name	Email address	Phone number	Language	Time Zone	Locale
☐ <u>Deb Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Barb Bindon</u>	barb@earealtycompanies.com	1-	English	New York Time	U.S.
☐ <u>Brett Williams</u>	bmwilliams@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Darryl Putty</u>	dputty@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>David Gildea</u>	dgildea@sgs-law.com	1-	English	New York Time	U.S.
☐ <u>James Hermann</u>	jhermann@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Jason Vettori</u>	jvettori@sgs-law.com	1-	English	New York Time	U.S.
☐ <u>Jeff Livingston</u>	jlivingston@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Jeff Perlow</u>	jperlow@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Jennifer Nugent</u>	jnugent@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Jerry Chen</u>	jchen@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Lachelle Imwiko</u>	limwiko@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Lloyd Moxley</u>	lmoxley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Patrick Williams</u>	pbwilliams@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Salvatore Crupi</u>	sal@matiswarfield.com	1-	English	New York Time	U.S.
☐ <u>Stephen Ferrandi</u>	stephen@earealtycompanies.com	1-	English	New York Time	U.S.
☐ <u>Stephen Ford</u>	sford@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Vesnu Desai</u>	vdesai@baltimorecountymd.gov	1-	English	New York Time	U.S.

New Panelist

Full name: (required)

Email address: (required)

Country/Region Number (with area/city code)

Phone number:

Time Zone: New York (Eastern Daylight Time, GMT-04:00) ▼

Language: English ▼

Locale: U.S. ▼

☐ Add new panelist in my address book

☐ Invite as alternate host

Add to Invitation List

Donna Mignon

Subject: Web seminar scheduled: Development and Zoning Hearing - Case No(s): 11-1133 and 2020--0052-SPH - Strawbridge Commons- Parcel B
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e294c321c368c4e36e5110fae31b1fc6c>
Start: Thu 10/8/2020 10:00 AM
End: Thu 10/8/2020 11:00 AM
Recurrence: (none)
Meeting Status: Accepted
Organizer: webex

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

When it's time, start the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)
Event number (access code): 172 718 9583

Thursday, October 8, 2020 10:00 am, Eastern Daylight Time (New York, GMT-04:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e294c321c368c4e36e5110fae31b1fc6c>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ef2f0e4a2f599ff0ef6c084ee4750e>



Audio conference information

+1-415-655-0001 US Toll
Global call-in numbers

Join from a video system or application

Dial 1727189583@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 654379

If you are a host, click here to view host information:

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e4ab1bee5392689b15378c72ec69745c2>

Need help? Go to <http://help.webex.com>

Donna Mignon

From: Jerry S Chen
Sent: Tuesday, September 8, 2020 1:15 PM
To: Debra Wiley; Donna Mignon
Cc: Lloyd Moxley; Kristen L Lewis; Darryl D Putty; Patrick Williams; Paul Mayhew; Jerry S Chen
Subject: RE: HOH Developers and County Panelists: Strawbridge Commons - Parcel B - 11-1133 and 2020-0052-SPH

Donna,

I've brought Kristen up to speed and her calendar is updated.

The engineer and I have provided emails who will need to be panelists for this event. Once you've create the event, the engineer will automatically receive an email of the information he needs for the sign.

Any questions on how to create the event, reach out to John Morris/OIT to guide you through the event creation process.

Salvatore Crupi – Engineer
sal@matisswarfield.com

David Gildea – Attorney
dgildea@sgs-law.com

Jason Vettori - Attorney
jvettori@sgs-law.com

Stephen Ferrandi – Owner/Developer
stephen@earealtycompanies.com

Barb Bindon– Owner/Developer
barb@earealtycompanies.com

Baltimore County

— jchen@baltimorecountymd.gov
— jhermann@baltimorecountymd.gov
vdesai@baltimorecountymd.gov
jnugent@baltimorecountymd.gov
jlivingston@baltimorecountymd.gov
sford@baltimorecountymd.gov
bmwilliams@baltimorecountymd.gov
jperlow@baltimorecountymd.gov
limwiko@baltimorecountymd.gov
— lmoxleylimwiko@baltimorecountymd.gov
— pbwilliams@baltimorecountymd.gov
— dputty@baltimorecountymd.gov

cc:
Patrick Williams

OIT
30

Best,

Jerry Chen, Project Manager
Development Management
111 W. Chesapeake Ave, Rm 123
Towson, MD 21204
410-887-3321
jchen@baltimorecountymd.gov

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From: Sal Crupi [mailto:Sal@matisswarfield.com]
Sent: Tuesday, September 08, 2020 12:46 PM
To: Jerry S Chen <jchen@baltimorecountymd.gov>
Subject: Strawbridge Commons - Parcel B - Hearing Panelists

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

Salvatore Crupi – Engineer
sal@matisswarfield.com

David Gildea – Attorney
dgildea@sgs-law.com

Jason Vettori - Attorney
jvettori@sgs-law.com

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Principal / V.P.



Matis Warfield, Inc.
954 Ridgebrook Road – Ste. 120
Sparks, Maryland 21152
Phone: 410-683-7004
Direct: 410-472-5789
Cell: 443-415-7263

ZAC AGENDA

Case Number: 2020-0052-SPH **Reviewer:** Carl Richards
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: Joppa-Chapel Investments LLC
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: REXIS AVE

Location: West side of Cowenton Ave (60'), 80.92' South of the center line of East Joppa Road (70').

Existing Zoning: DR 3.5 **Area:** 0.8257 AC

Proposed Zoning:

SPECIAL HEARING:

An amendment of the Final Development Plan. For such other further relief as ,may be deemed necessary by the Administrative Law Judge.

Attorney: Jason T. Vettori Smith, Gildea & Schmidt, LLC

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2020-0052-SPH **Reviewer:** Jason Seidelman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: Joppa-Chapel Investments LLC
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: REXIS AVE

Location: West side of Cowenton Ave (60'), 80.92' South of the center line of East Joppa Road (70').

Existing Zoning: DR 3.5 **Area:** 0.8257 AC

Proposed Zoning:

SPECIAL HEARING:

An amendment of the Final Development Plan. For such other further relief as ,may be deemed necessary by the Administrative Law Judge.

Attorney: Jason T. Vettori Smith, Gildea & Schmidt, LLC

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Donna Mignon

From: Stephen Ford
Sent: Wednesday, September 9, 2020 10:12 AM
To: Donna Mignon; Stephen Ford
Subject: RE: Invitation to join Web seminar as a panelist: Development and Zoning Hearing - Case No(s): 11-1133 and 2020--0052-SPH - Strawbridge Commons- Parcel B

Donna,
I pulled my copy of 2020-0052-SPH and the title is: "Rexis Avenue" Joppa-Chapel Investments, LLC Property.
Is this the correct item? We had NO comments.

Stephen A. Ford

Engineering Associate III
Department of Environmental Protection
And Sustainability
Development Coordination
111 West Chesapeake Avenue, Room 319
Towson, Maryland 21204
sford@baltimorecountymd.gov
410-887-5859
410-887-4804 fax

-----Original Appointment-----

From: Donna Mignon [mailto:dmignon@baltimorecountymd.gov]
Sent: Tuesday, September 08, 2020 3:41 PM
To: Stephen Ford
Subject: Invitation to join Web seminar as a panelist: Development and Zoning Hearing - Case No(s): 11-1133 and 2020--0052-SPH - Strawbridge Commons- Parcel B
When: Thursday, October 08, 2020 10:00 AM-11:00 AM Eastern Time.
Where:
<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e294c321c368c4e36e5110fae31b1fc6c>

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

You're a panelist for this Webex event. When it's time, join the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)

Event number (access code): 172 718 9583

Event password: 1234

Panelist password: The Event has no Panelist Password

Thursday, October 8, 2020 10:00 am, Eastern Daylight Time (New York, GMT-04:00)



If you experience a problem joining the event as a panelist, you can join as an attendee.

Join as an attendee:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/q.php?MTID=e9f7bfe0efd414c11de43ecf2c3e7be4b>

Join the audio conference only

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1727189583@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 654379

Need help? Go to <http://help.webex.com>

<< File: Development and Zoning Hearing - Case No(s) 11-1133 and 2020--0052-SPH - Strawbridge Commons- Parcel B
.ics >>

BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS
DEVELOPMENT PLAN HEARING SCHEDULE

PROJECT: STRAWBRIDGE COMMONS, 1ST MATERIAL AMENDMENT

PROJECT LOCATION: 9149 Rexis Avenue, Perry Hall, MD. 21128

PROPOSAL: Proposed subdivision of Parcel B into two lots as phase 2.
Total lots for project increased from 58 to 60 creating two single family dwellings.

MEETING LOCATION: JEFFERSON BUILDING - ROOM 205
105 W CHESAPEAKE AVE TOWSON, MD
21204

DEVELOPER: JOPPA-CHAPEL INVESTMENTS, LLC.

ENGINEER: MATTIS WARFIELD, INC. 410-683-7004

MANAGER: Jerry Chen, 410-887-3321

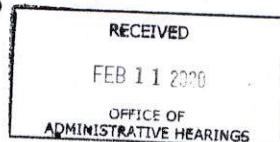
DATE: 03/19/20

PP - Covid-19

TIME: 10:00 AM

PAI NUMBER: 11-1133

COUNCIL DISTRICT: 5



TRACKING NO: MAJ-2019-00002-A

15 days = April 3
Order due

15 days = 10/23
Order Due

