

## **M E M O R A N D U M**

DATE: September 25, 2020  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2020-0069-A – Appeal Period Expired

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The appeal period for the above-referenced cases expired on September 24, 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.'

/dlw

c: ✓ Case File  
Office of Administrative Hearings

**IN RE: PETITION FOR VARIANCE**

(7111 Security Blvd.)  
1st Election District  
1st Council District  
Chadwick Manor, LLC  
*Legal Owner*  
Deloitte, LLP  
*Contract Purchaser*

\*

BEFORE THE OFFICE

\*

OF ADMINISTRATIVE

\*

HEARINGS FOR

\*

BALTIMORE COUNTY

\*

**CASE NO. 2020-0069-A**

**Petitioner**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Chadwick Manor, LLC legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from Section 450.5 (Table of Sign Regulations) 5 (d) of the Baltimore County Zoning Regulations (“BCZR”): (1) to allow a wall-mounted enterprise sign for a tenant without a separate exterior customer entrance in a location that does not define the space occupied by the tenant.

Due to the COVID-19 pandemic, a WebEx hearing was conducted remotely by computer and/or phone participation. David H. Karceski, Esq. represented the Petitioner. The engineer, Stephen Warfield, P.E., also attended the hearing and was accepted as an expert in engineering, site design, and the BCZR. His site plan was admitted as Petitioner’s Exhibit 1. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The site is approximately 14.6596 AC in size and zoned BL-A5. Mr. Karceski explained that the parcel is irregularly shaped and has frontage on five public roads. The building is set back

ORDER RECEIVED FOR FILING

Date 8/25/20  
By D. Mignon

over 300 feet from Security Boulevard, the street that the proposed sign will face. Although there are residences in the area they are on the other side of the subject building and the proposed sign will not be visible to any residences. The building itself houses several different businesses but there is only one central door, which is what generates the need for the sign variance.

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

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

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

As noted above, the property is unique in that it is irregularly shaped with frontage on several different public roads. Further, it is set far back from any roads so a large, wall mounted sign is necessary in order for Petitioner's clients to locate their offices. If this variance were denied the Petitioner would therefore experience practical difficulty and hardship. Finally, the sign in question is well designed, and is aesthetically pleasing and in scale with the building. I therefore find that the variance can be granted within the spirit and intent of the BCZR.

THEREFORE, IT IS ORDERED, this 25<sup>th</sup> day of **August, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance, to allow a wall-mounted enterprise sign for a tenant without a separate exterior customer entrance, in a location that does not define the space occupied by the tenant, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.

ORDER RECEIVED FOR FILING

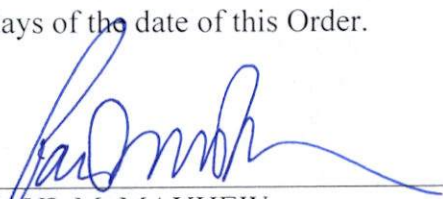
Date

8/25/20

By

*D. Mignone*

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

  
\_\_\_\_\_  
PAUL M. MAYHEW  
Administrative Law Judge for  
Baltimore County

PMM:dlm

ORDER RECEIVED FOR FILING

Date

8/25/20

By

D. Dugnon



# 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 7111 Security Boulevard which is presently zoned BL-AS

Deed References: 17112 / 537 10 Digit Tax Account # 2500012260

Property Owner(s) Printed Name(s) Chadwick Manor LLC

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

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

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

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

3. ☒ a **Variance** from Section(s)

SEE ATTACHED SHEET

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

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.  
I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.  
**Legal Owner(s) Affirmation:** I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

## Contract Purchaser/Lessee:

Deloitte LLP  
By: Heidi Soltis-Berner, Director of Real Estate

Name- Type or Print Heidi Soltis-B  
Signature [Signature]  
2200 Ross Avenue, Suite 1600, Dallas, Texas  
Mailing Address City State  
75201  
Zip Code Telephone # Email Address

## Attorney for Petitioner:

David H. Karceski, Esquire  
Name- Type or Print [Signature]  
Signature [Signature]  
210 W. Pennsylvania Ave., Ste. 500 Towson MD  
Mailing Address City State  
21204 410-494-6285 dhkarceski@venable.com  
Zip Code Telephone # Email Address

## Legal Owners (Petitioners):

Chadwick Manor LLC  
By: [Signature]  
Name #1 - Type or Print Name #2 - Type or Print  
☒ HOWARD BROWN, MANAGER  
Signature #1 Signature #2  
100 Painters Mill Road, Suite 900, Owings Mills, Maryland  
Mailing Address City State  
21117-0548  
Zip Code Telephone # Email Address

## Representative to be contacted:

David H. Karceski, Esquire  
Name - Type or Print [Signature]  
Signature [Signature]  
210 W. Pennsylvania Ave., Ste. 500 Towson MD  
Mailing Address City State  
21204 410-494-6285 dhkarceski@venable.com  
Zip Code Telephone # Email Address

CASE NUMBER 2020-0009-A Filing Date 3, 5, 2020 Do Not Schedule Dates: Reviewer COF

**7111 SECURITY BOULEVARD**

**ATTACHMENT TO PETITION FOR VARIANCE**

Variance from Section 450 (Table of Sign Regulations) 5(d) to allow a wall-mounted enterprise sign for a tenant without a separate exterior customer entrance in a location that does not define the space occupied by the tenant.

**ZONING DESCRIPTION to Accompany Petition For  
Administrative Variance Request**

Beginning at a point on the south side of Security Boulevard which is 120-feet wide at the distance of 55-feet east of the centerline of the nearest improved intersecting street, Brookdale Road, which is 60-feet wide.  
Thence the following courses and distances:

S 75°27'53" E 618.94';  
ARC with a Radius of R=239.00' L=214.43';  
S 14°58'13" E 122.41';  
S 75°01'47" W 172.05';  
S 16°17'33" E 170.34';  
ARC with a Radius of R=735.00' L=346.43';  
S 84°08'07" W 35.33';  
N 50°55'03" W 95.00';  
ARC with a Radius of R=180.00' L=282.74';  
S 39°04'57" W 171.89';  
ARC with a Radius of R=168.85' L=47.84';  
N 34°41'03" W 121.46';  
N 87°10'33" W 62.39';  
N 59°25'23" W 175.00';  
N 30°24'37" E 123.54';  
N 07°19'33" W 105.55';  
ARC with a Radius of R=290.00' L=344.87';  
N 14°32'07" E 358.61';  
N 59°32'07" E 35.36';  
To the point of beginning,

As recorded in Plat Book 75, Page 113

Containing 14.6596-acres±. Also known as Boulevard Place (A.K.A. Chadwick Manor Shopping Center), and located in the 1st Election District.

THIS DESCRIPTION COMPILED FOR ZONING PURPOSES ONLY AND IS NOT  
INTENDED TO BE USED FOR CONVEYANCES OR AGREEMENTS

**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. 21162  
Expiration Date: 03-20-2022.



3/2/2020

8-24-20  
11 Am

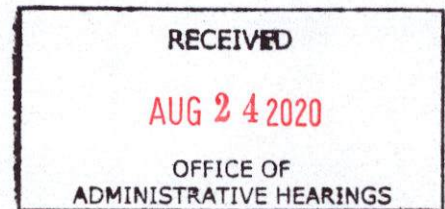
**Debra Wiley**

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**From:** SGT ROBERT BLACK <1opie@comcast.net>  
**Sent:** Sunday, August 23, 2020 9:33 PM  
**To:** CARobinson@Venable.com; DKarceski@Venable.com; Barbara Lukasevich;  
Administrative Hearings  
**Subject:** Recertification's for 2020-0069-A  
**Attachments:** RE-Cert 1 2020-0069-A.doc; RE-Cert 2 2020-0069-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 7111 Security Boulevard. Thanks.



# CERTIFICATE OF POSTING

2020-0069-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_  
Chadwick Manor, LLC.  
Deloitte, LLP.

August 24, 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: \_\_\_\_\_

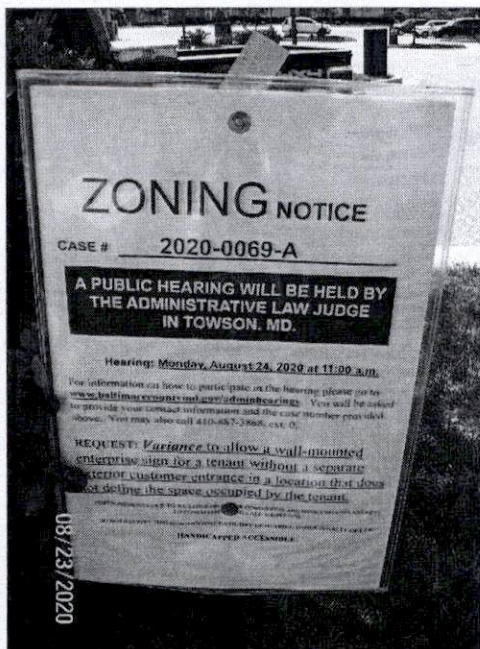


7111 Security Boulevard

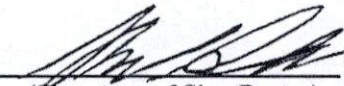
## SIGN 1 Recertification

August 4, 2020

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



Sincerely,

 August 23, 2020  
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

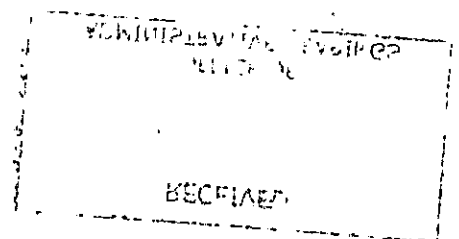
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



# CERTIFICATE OF POSTING

2020-0069-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Chadwick Manor, LLC.  
Deloitte, LLP.

August 24, 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:

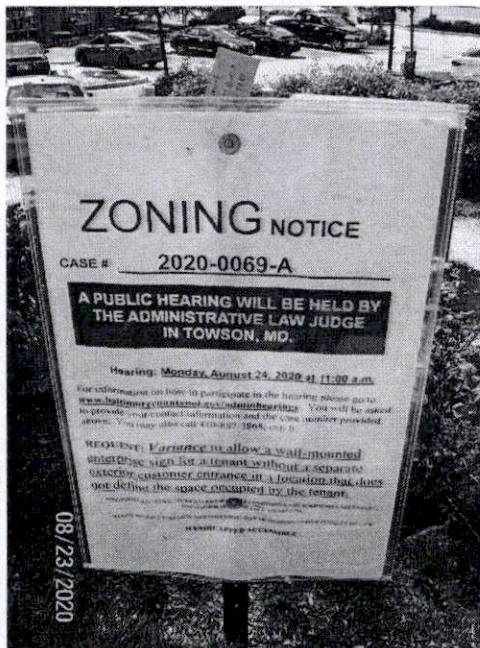
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

7111 Security Boulevard

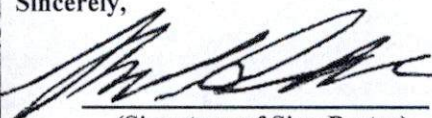
## SIGN 2 Recertification

August 4, 2020

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



Sincerely,

 August 23, 2020  
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

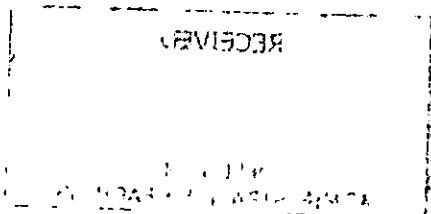
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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2020-0069-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Chadwick Manor, LLC.  
Deloitte, LLP.

August 24, 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

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Ladies and Gentlemen:

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7111 Security Boulevard

**SIGN 1**

August 4, 2020

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



Sincerely,

 August 4, 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

2020-0069-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Chadwick Manor, LLC.  
Deloitte, LLP.**

**August 24, 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: \_\_\_\_\_

7111 Security Boulevard

**SIGN 2**

**August 4, 2020**

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



Sincerely,

  
\_\_\_\_\_  
(Signature of Sign Poster)

**August 4, 2020**

\_\_\_\_\_  
(Date)

**SSG Robert Black**

\_\_\_\_\_  
(Print Name)

**1508 Leslie Road**

\_\_\_\_\_  
(Address)

**Dundalk, Maryland 21222**

\_\_\_\_\_  
(City, State, Zip Code)

**(410) 282-7940**

\_\_\_\_\_  
(Telephone Number)

# The Daily Record

200 St. Paul Place Suite 2480  
Baltimore, Maryland 21202  
1 (443) 524-8100  
www.thedailyrecord.com

## PUBLISHER'S AFFIDAVIT

Order #: 11905553  
Case #: 2020-0069-A  
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0069-A

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

8/4/2020



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: 2020-0069-A**

7111 Security Boulevard

South side of Security Blvd., 55 ft. east of Brookdale Road

1st Election District- 1st Councilmanic District

Legal Owners: Chadwick Manor, LLC

Contract Purchaser/Lessee: Deloitte, LLP

Variance to allow a wall-mounted enterprise sign for a tenant without a separate exterior customer entrance in a location that does not define the space occupied by the tenant.

Hearing: Monday, August 24, 2020 at 11:00 a.m.

For information on how to participate in the hearings please go to [www.baltimorecountymd.gov/adminhearings](http://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

au4



JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

July 30, 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: 2020-0069-A**

7111 Security Boulevard

South side of Security Blvd., 55 ft. east of Brookdale Road

1<sup>st</sup> Election District – 1<sup>st</sup> Councilmanic District

Legal Owners: Chadwick Manor, LLC

Contract Purchaser/Lessee: Deloitte, LLP

Variance to allow a wall-mounted enterprise sign for a tenant without a separate exterior customer entrance in a location that does not define the space occupied by the tenant.

Hearing: Monday, August 24, 2020 at 11:00 a.m.

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

Michael Mallinoff  
Director

MM:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204  
Heidi Soltis-Berner, 2200 Ross Avenue, Ste. 1600, Dallas TX 75201  
Howard Brown, 100 Painters Mill Road, Ste. 900, Owings Mills 21117

**NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 4, 2020**

TO: THE DAILY RECORD  
Tuesday, August 4, 2020 - Issue

Please forward billing to:

Barb Lukasevich

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

410-494-6279

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## 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: 2020-0069-A**

7111 Security Boulevard

South side of Security Blvd., 55 ft. east of Brookdale Road

1<sup>st</sup> Election District – 1<sup>st</sup> Councilmanic District

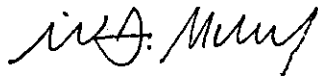
Legal Owners: Chadwick Manor, LLC

Contract Purchaser/Lessee: Deloitte, LLP

Variance to allow a wall-mounted enterprise sign for a tenant without a separate exterior customer entrance in a location that does not define the space occupied by the tenant.

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Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

RE: PETITION FOR VARIANCE  
7111 Security Boulevard; S/S of Security  
Blvd, 55' E of Brookdale Road  
1<sup>st</sup> Election & 1<sup>st</sup> Councilmanic Districts  
Legal Owner(s): Chadwick Manor LLC  
Contract Purchaser(s): Deloitte LLP  
Petitioner(s)

\* BEFORE THE OFFICE  
\* OF ADMINISTRATIVE  
\* HEARINGS FOR  
\* BALTIMORE COUNTY  
\* 2020-069-A

\* \* \* \* \*

### ENTRY OF APPEARANCE

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

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

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

RECEIVED

MAR 11 2020

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11<sup>th</sup> day of March, 2020, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

# CERTIFICATE OF POSTING

2020-0069-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Chadwick Manor, LLC.  
Deloitte, LLP.

August 24, 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:

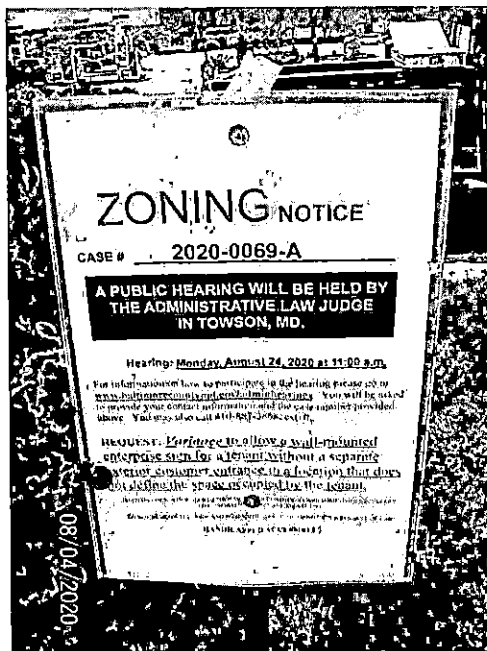
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

7111 Security Boulevard

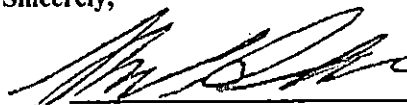
## SIGN 1

August 4, 2020

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



Sincerely,

 August 4, 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

2020-0069-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Chadwick Manor, LLC.  
Deloitte, LLP.

August 24, 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:

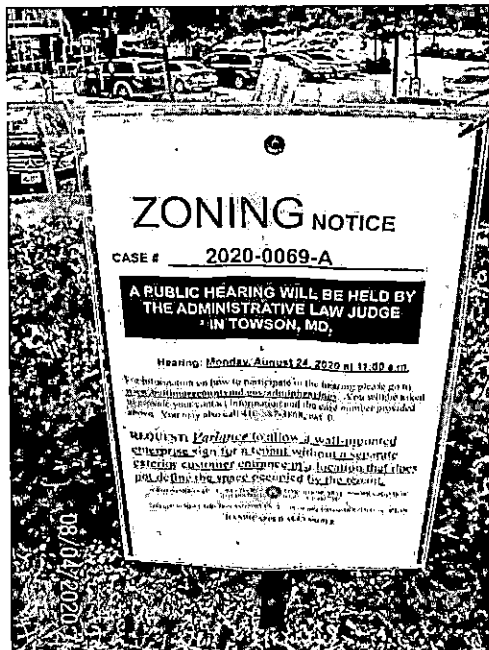
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

7111 Security Boulevard

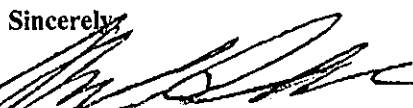
## SIGN 2

August 4, 2020

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



Sincerely,

  
August 4, 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)

**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.**

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**For Newspaper Advertising:**

Case Number: 2020-2069-A  
Property Address: 7111 Security Blvd  
Property Description: \_\_\_\_\_  
\_\_\_\_\_  
Legal Owners (Petitioners): Chadwick Manor LLC  
Contract Purchaser/Lessee: \_\_\_\_\_

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Venable LLP, 40 Barb Lukasevich  
Company/Firm (if applicable): Venable LLP  
Address: 210 W. Pennsylvania Ave.  
Suite 500  
Towson, MD 21204  
Telephone Number: 410 494 6279



JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

August 18, 2020

David Karceski,  
210 W. Pennsylvania Ave  
Towson MD 21204

RE: Case Number: 2020-0069-A, 7111 Security Boulevard

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 March 5, 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 dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel  
Heidi Soltis-Berner, 2200 Ross Avenue Suite 1600 Dallas Texas 75201

**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: March 12, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0069-A  
7111 Security Boulevard  
(Chadwick Manor, LLC Property)

Zoning Advisory Committee Meeting of **March 16, 2020**.

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

Reviewer: Steve Ford

Date: May 11, 2020

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

Dear Ms. Lewis:

We have reviewed the site plan to accompany the petition for variance on the subject of the Case number referenced below, which was received on **5/11/20**. A field inspection and internal review reveals that an entrance onto **MD 122** consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for **Variance** Case Number **2020-0069-A**.

**Chadwick Manor, LLC**  
**7111 Security Boulevard**  
**MD 122**

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

Sincerely,



For 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:** 4/2/2020

**FROM:** C. Pete Gutwald  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 20-069

**INFORMATION:**

**Property Address:** 7111 Security Boulevard  
**Petitioner:** Chadwick Manor, LLC  
**Zoning:** BL-AS  
**Requested Action:** Variance

The Department of Planning has reviewed the petition for a variance under Section 450.5(d) of the Baltimore County Zoning Regulations (BCZR) to allow a wall-mounted enterprise sign for a tenant without a separate exterior customer entrance in a location that does not define the space occupied by the tenant.

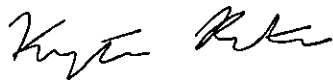
The property is located in the Windsor Mill area, within the Chadwick Manor shopping center.

The applicant is proposing a wall-mounted enterprise sign with an area of 3'0" x 16'5" on a multitenant office building. The proposed sign will be visible from the parking lot.

The Department of Planning has no objection to granting the petitioned zoning relief. The request is not uncommon for the area.

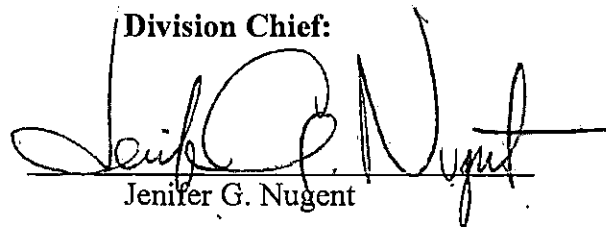
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

**Prepared by:**



Krystle Patchak

**Division Chief:**



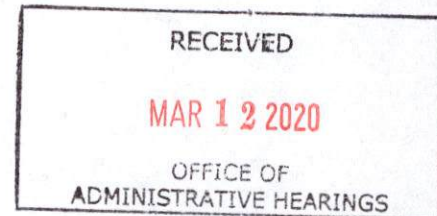
Jenifer G. Nugent

CPG/JGN/kma/

c: Ngone Seye Diop  
David Karceski, Venable LLP  
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: March 12, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0069-A  
7111 Security Boulevard  
(Chadwick Manor, LLC Property)

Zoning Advisory Committee Meeting of **March 16, 2020**.

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

Reviewer: Steve Ford

**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: 3/9/20

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

Dear Ms. Lewis:

We have reviewed the site plan to accompany the petition for variance on the subject of the Case number referenced below, which was received on 3/9/20. A field inspection and internal review reveals that an entrance onto MD122 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2020-0069-A.

Chadwick Manor, LLC  
Deloitte LLP  
7111 Security Boulevard MD122

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

Sincerely,



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

WW/RAZ



JOHN A. OLSZEWSKI, JR.  
County Executive

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

July 30, 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: 2020-0069-A**

7111 Security Boulevard

South side of Security Blvd., 55 ft. east of Brookdale Road

1<sup>st</sup> Election District – 1<sup>st</sup> Councilmanic District

Legal Owners: Chadwick Manor, LLC

Contract Purchaser/Lessee: Deloitte, LLP

Variance to allow a wall-mounted enterprise sign for a tenant without a separate exterior customer entrance in a location that does not define the space occupied by the tenant.

Hearing: Monday, August 24, 2020 at 11:00 a.m. ✓

For information on how to participate in the hearings please go to [www.baltimorecountymd.gov/adminhearings](http://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: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204  
Heidi Soltis-Berner, 2200 Ross Avenue, Ste. 1600, Dallas TX 75201  
Howard Brown, 100 Painters Mill Road, Ste. 900, Owings Mills 21117

**NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 4, 2020**



## 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 7111 Security Boulevard which is presently zoned BL-AS  
Deed References: 17112 / 537 10 Digit Tax Account # 2500012260  
Property Owner(s) Printed Name(s) Chadwick Manor LLC

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

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

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

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

3. ☒ a Variance from Section(s)

SEE ATTACHED SHEET

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

TO BE PRESENTED AT HEARING

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bound by the zoning regulations and resolutions 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:

Deloitte LLP

By: Heidi Soltis-Berner, Director of Real Estate

Name - Type or Print

Heidi Soltis-Berner

2200 Ross Avenue, Suite 1600, Dallas, Texas

Mailing Address City State

75201

Zip Code Telephone # Email Address

### Attorney for Petitioner:

David H. Karceski, Esquire

Name - Type or Print

David H. Karceski

Signature Venable LLP

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

Mailing Address City State

21204, 410-494-6285, dhkarceski@venable.com

Zip Code Telephone # Email Address

### Legal Owners (Petitioners):

Chadwick Manor LLC

By:

Name - Type or Print

☒ HOWARD BROWN, MANAGER

Signature #1

Signature #2

100 Painters Mill Road, Suite 900, Owing Mills, Maryland

Mailing Address City State

21117-0548

Zip Code Telephone # Email Address

### Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

David H. Karceski

Signature Venable LLP

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

Mailing Address City State

21204, 410-494-6285, dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2020-0069-A Filing Date 3, 5, 2020

Do Not Schedule Dates: \_\_\_\_\_ Reviewer CF

REV. 10/4/11

hany ayakwah  
hayakwah

# ZAC AGENDA

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**Case Number:** 2020-0069-A

**Reviewer:** Christina Frink

**Existng Use:** COMMERCIAL **Proposed Use:** COMMERCIAL

**Type:** VARIANCE

**Legal Owner:** Chadwick Manor LLC

**Contract Purchaser:** Deloitte LLP

**Critical Area:** No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

**Property Address:** 7111 SECURITY BLVD

**Location:** South side of Security Blvd 55 feet East of Brookdale Road.

**Existing Zoning:** BL-A5

**Area:** 14.6596 AC

**Proposed Zoning:**

VARIANCE:

Section 450 (Table of Sign Regulations) 5(d) to allow a wall-mounted enterprise sign for a tenant without a separate exterior customer entrance in a location that does not define the space occupied by the tenant.

**Attorney:** David H. Karceski

**Prior Zoning Cases:** 1971-0215-A; 1986-0491-A; 1996-0106-XA

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:**

**Miscellaneous Notes:**

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IN RE: PETITIONS FOR SPECIAL EXCEPTION \* BEFORE THE  
AND VARIANCE - SE/Corner Security  
Boulevard and Brookdale Road \* ZONING COMMISSIONER  
(Chadwick Manor Shopping Center)  
1st Election District \* OF BALTIMORE COUNTY  
1st Councilmanic District \*  
\* Case No. 96-106-XA  
Chadwick Manor Shopping Center  
Petitioner \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as Petitions for Special Exception and Variance for that property known as the Chadwick Manor Shopping Center, located on the southeast corner of Security Boulevard and Brookdale Road, adjacent to Security Square Mall in Woodlawn. The Petitions were filed by the owner of the property, Chadwick Manor Shopping Center, a Maryland Joint Venture, by Anthony J. Mierzwicki, Director of Development, through their attorney, Michael E. Marino, Esquire. The Petitioner seeks approval of certain existing signs in connection with the operation of the existing shopping center, and variances from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 409.2.b.(3), (4), (5), and (6), to permit 721 parking spaces in lieu of the required 911 spaces; from Section 413.2.E to permit two existing double-faced shopping center identification signs, one of 360 sq.ft. (Sign A) and one of 160 sq.ft. (Sign D), both in lieu of the maximum permitted 150 sq.ft.; from Section 413.2.F to permit three (3) "other business signs" of 140 sq.ft. each, or 420 sq.ft. total, in lieu of the maximum permitted 100 sq.ft. (existing Sign B and proposed Signs O and P); and from Section 413.1.E to permit four (4) existing directional signs, all of which exceed 15 sq.ft., and three of which are illuminated, as follows: One single-faced illuminated sign of 36 sq.ft. (Sign E), one single-faced illuminated sign of 32

ORDER RECEIVED FOR FILING

Date

By

11/29/95  
[Signature]

RECEIVED

sq.ft. (Sign F), one double-faced illuminated sign of 36 sq.ft. (Sign G), and one double-faced, non-illuminated sign of 23 sq.ft. (Sign H). The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Anthony J. Mierzwicki, Director of Development for the Petitioner, David S. Thaler and Alan E. Scoll, engineering and landscape architects with D. S. Thaler and Associates, Inc., who prepared the site plan for this project, James Morris, and Michael E. Marino, Esquire, attorney for the Petitioner. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 14.09 acres, more or less, zoned B.L.-C.N.S. and is the site of the Chadwick Manor Shopping Center. The property is located at the intersection of Security Boulevard and Brookdale Road, not far from the Baltimore Beltway (I-695) in Woodlawn. The site is an older commercial site which has been developed for many years. The shopping center contains a number of retail and commercial uses, as well as the unique combination of office space. Kaiser Permanente, a health maintenance organization (HMO), maintains its offices at the site.

The Petitioner proposes substantial renovations to the property, including two new buildings which will be separate from the existing building. Proposed Building A is designated as a bank building and will house a bank/financial institution. This building will be located immediately adjacent to Security Boulevard and will be a one-story building of approximately 5,000 sq.ft. Proposed Building B is shown as a 3,300 sq.ft. building, located immediately adjacent to Rolling Road, and will contain a

ORDER RECEIVED FOR FILING

Date

By

restaurant. The property also has a unique zoning history. A special hearing was granted in prior Case No. 72-22-SPH to approve permit parking in a residential zone. Later, in Case No. 84-85-SPH, special hearing approval was granted to allow off-street parking in a residential zone and to amend the previously approved site plan accordingly. Lastly, in Case No. 86-80-SPH, an amendment to the previously approved site plan in prior Case No. 84-85-SPH was requested to permit an entrance to the shopping center through D.R. 5.5 zoned land.

As noted above, much of the special hearing and variance relief requested herein springs from the installation of new signage proposed for this site. These signs are designed to direct customer traffic within the shopping center and to facilitate a reasonable amount of advertising. It is to be noted that within its Zoning Plans Advisory Committee (ZAC) comments dated September 21, 1995, the Office of Planning and Zoning (OPZ) opined that the proposed signs are compatible, in terms of design and scale, with other signs in the area, and recommended approval of same.

Special Exception approval should be granted if the Petitioner demonstrates that the proposed use will not be detrimental to the health, safety and general welfare of the surrounding locale in accordance with the standards set forth in Section 502.1 of the B.C.Z.R. and variance relief can be granted upon compliance with the provisions of Section 307 of the B.C.Z.R. That Section requires that the Petitioner demonstrate that a practical difficulty would exist if variance relief were denied. Moreover, the Petitioner must demonstrate that the property contains some unique characteristics which justifies the grant of the relief. Lastly, the relief can only be granted so as to be consistent with the spirit and intent of the regulations and without detriment to the surrounding locale.

CASE FILED  
Date 11/29/95  
BY [Signature]

The subject site was developed a number of years ago in the mid-1960s. This is a large parcel of approximately 15 acres, primarily zoned B.L.-C.N.S., with a small portion zoned D.R. 5.5. It is clear that the Petitioner satisfies the burdens set forth at law as described above. I concur with the assessment of the Office of Planning and Zoning, wherein they conclude that the proposed improvements to the site will constitute an upgrade to the property and improve the site's utility and appearance. The total sign package proposed, along with the other improvements and new construction, will provide a real benefit to not only this site but neighboring properties as well. For these reasons, the Petitions for Special Exception and Variance should be approved.

I will also incorporate as a condition of the relief granted, a requirement that the Petitioner provide landscaping as required by the Landscape Manual for the new buildings. This requirement is consistent with the comment offered by the Developers Plans Review division. An examination of the site plan indicates that the existing portion of this site is landscaped and thus, this restriction is applicable only to the proposed new buildings.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of November, 1995 that the Petition for Special Exception seeking approval of certain existing signs in connection with the operation of the existing shopping center, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

ORDER RECEIVED FOR FILING

Date

By

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 409.2.b.(3), (4), (5), and (6), to permit 721 parking spaces in lieu of the required 911 spaces; from Section 413.2.E to permit two existing double-faced shopping center identification signs, one of 360 sq.ft. (Sign A) and one of 160 sq.ft. (Sign D), both in lieu of the maximum permitted 150 sq.ft.; from Section 413.2.F to permit three (3) "other business signs" of 140 sq.ft. each, or 420 sq.ft. total, in lieu of the maximum permitted 100 sq.ft. (existing Sign B and proposed Signs O and P); and from Section 413.1.E to permit four (4) existing directional signs, all of which exceed 15 sq.ft., and three of which are illuminated, as follows: One single-faced illuminated sign of 36 sq.ft. (Sign E), one single-faced illuminated sign of 32 sq.ft. (Sign F), one double-faced illuminated sign of 36 sq.ft. (Sign G), and one double-faced, non-illuminated sign of 23 sq.ft. (Sign H), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Landscaping of the proposed buildings shall be in compliance with the Landscape Manual for Baltimore County.
- 3) When applying for a building permit, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

LES:bjs

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 11/29/95  
BY [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

November 29, 1995

Michael E. Marino, Esquire  
609 Bosley Avenue  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE  
SE/Corner Security Boulevard and Brookdale Road  
(Chadwick Manor Shopping Center)  
1st Election District - 1st Councilmanic District  
Chadwick Manor Shopping Center - Petitioner  
Case No. 96-106-XA

Dear Mr. Marino:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. Anthony J. Mierzwicki, Chadwick Manor Shopping Ctr., J.V.,  
920 Providence Road, Baltimore, Md. 21286

People's Counsel

File



# Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at CHADWICK MANOR SHOPPING CENTER  
Southeast Corner of Security Boulevard and  
Brookdale Road

which is presently zoned BL-CNS  
DR.5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the ~~various described property uses~~

certain existing signs in connection with the operation of an existing shopping center all more particularly set forth on the attached Schedule A

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

Michael E. Marino, Esquire

(Type or Print Name)

Signature

609 Bosley Avenue (410) 821-6633

Address

Phone No

Towson, Maryland 21204

City

State

Zipcode

I/We do 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 Petition

Legal Owner(s)

CHADWICK MANOR SHOPPING CENTER, a  
Maryland joint venture

(Type or Print Name)

Signature

Anthony J. Mierzwicki

(Type or Print Name)

DIRECTOR OF DEVELOPMENT

Signature

920 Providence Road (410) 823-0637

Address

Phone No

Baltimore, Maryland 21286

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: MSK

DATE

8/29/95



## **SPECIAL EXCEPTION**

SPECIAL EXCEPTION TO PERMIT FOUR (4) OUTDOOR ADVERTISING SIGNS IN A BL ZONE, WITH THE FOLLOWING VARIANCES FROM THE BALTIMORE COUNTY ZONING REGULATIONS: SECTIONS 413.3.B (100-FOOT SETBACK TO A DUAL-LANE HIGHWAY); 413.3.C. (10-FOOT SETBACK TO A RIGHT-OF-WAY LINE); 413.3.D. (100-FOOT SETBACK TO AN INTERSECTION INVOLVING A DUAL HIGHWAY; 50-FEET FROM ANY OTHER INTERSECTION); AND 413.3.F. (MINIMUM 100-FOOT SPACING BETWEEN OUTDOOR ADVERTISING SIGNS ON AN IMPROVED COMMERCIAL PROPERTY); AS FOLLOWS:

### SIGN 'C':

413.3.B. : LESS THAN ONE FOOT IN LIEU OF 100 FEET  
413.E.C. : LESS THAN ONE FOOT IN LIEU OF 10 FEET  
413.3.D. : LESS THAN ONE FOOT IN LIEU OF 100 FEET  
413.3.F. : +/- 15 FEET IN LIEU OF 100 FEET

### SIGN 'J':

413.3.C. : LESS THAN ONE FOOT IN LIEU OF 10 FEET

### SIGN 'K':

413.3.C. : +/- 5 FEET IN LIEU OF 10 FEET  
413.3.D. : +/- 5 FEET IN LIEU OF 50 FEET

### SIGN 'L':

413.3.B. : LESS THAN ONE FOOT IN LIEU OF 100 FEET  
413.E.C. : LESS THAN ONE FOOT IN LIEU OF 10 FEET  
413.3.D. : LESS THAN ONE FOOT IN LIEU OF 100 FEET  
413.E.F. : +/-15 FEET IN LIEU OF 100 FEET

RECEIVED

#96



# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at

CHADWICK MANOR SHOPPING CENTER  
Southeast Corner of Security Boulevard and  
Brookdale Road

which is presently zoned

BL-CNS

DR.5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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

SEE ATTACHED SCHEDULE "A"

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The property and/or improvements thereon are unique and without the requested variances, the subject property is not capable of being developed as contemplated, thereby creating practical difficulty or hardship with regard to developability. The granting of this variance will not result in injury to public health, safety or welfare.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

Michael E. Marino, Esquire

(Type or Print Name)

Signature

609 Bosley Avenue (410) 821-6633

Address

Phone No

Towson, Maryland 21204

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are a legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

CHADWICK MANOR SHOPPING CENTER, a  
Maryland joint venture

(Type or Print Name)

Signature

Anthony J. Mierzwicki

(Type or Print Name)

Director of Development

Signature

920 Providence Road (410) 823-0637

Address

Phone No

Baltimore, Maryland 21286

City

State

Zipcode

Name Address and phone number of representative to be contacted

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

8/29/85

ORDER RECEIVED FOR FILING

Date

By

Printed with Soybean Ink  
on Recycled Paper



RECEIVED

Lt -  
Order- ✓

8/24 @ 11:00

CASE NO. 2020-

0069A

## CHECKLIST

Comment  
Received

Department

Support/Oppose/  
Conditions/  
Comments/  
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent \_\_\_\_\_)

3/12

DEPS

(if not received, date e-mail sent \_\_\_\_\_)

No Comment  
No obj.

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent \_\_\_\_\_)

Comment  
No objection

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

N/c Noobj.

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. \_\_\_\_\_)

PRIOR ZONING

(Case No. 1971-0215A ✓ 1996-0106XA  
1986-0491A)

NEWSPAPER ADVERTISEMENT

Date: \_\_\_\_\_

SIGN POSTING (1<sup>st</sup>)

Date: 8/4/20

by

Sgt. Black

SIGN POSTING (2<sup>nd</sup>)

Date: 8/23/20

by

" "

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☒

Comments, if any: \_\_\_\_\_

## Debra Wiley

**From:** Robinson, Drew <CARobinson@Venable.com>  
**Sent:** Friday, August 21, 2020 11:48 AM  
**To:** Administrative Hearings  
**Cc:** Donna Mignon; Kristen L Lewis; Debra Wiley; Karceski, David H.  
**Subject:** Exhibits - 2020-0069-A Jack Stone Sign Case 7111 Security Boulevard  
**Attachments:** Petitioner Exhibit 1 - Site Plan.pdf; Petitioner Exhibit 2 - Warfield CV.pdf; Petitioner Exhibit 3A - Aerial.pdf; Petitioner Exhibit 3B - Aerial (Wide).pdf; Petitioner Exhibit 4 - Site Photos and Location Map.pdf; Petitioner Exhibit 5 - CRG Plan.pdf

**CAUTION:** This message from CARobinson@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.

Donna,

Please find attached the petitioner's 6 exhibits (there is a 3A and 3B, so 6 total) for Case No. 2020-0069-A (7111 Security Boulevard). We have also marked each with a digital exhibit sticker. Let us know if you have any questions.

**Could you please also send over all ZAC comments, and let us know if anyone else has signed up to speak (other than those we requested)?**

Thanks in advance for your assistance. Have a good weekend.

Best,

Drew

C. Andrew Robinson, Esq. | Venable LLP  
t 410.494.6279 | f 410.821.0147 | m 443.600.0302  
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

[CARobinson@Venable.com](mailto:CARobinson@Venable.com) | [http://secure-web.cisco.com/1bF8RQqSWjnOdx29vtk3bJgwpeo7tp9k8HGVWf48\\_fQaRAH1VluFn0sqqQ1SoVD8wjKNrRVlaW9vsOsqWuhTEmFk1A4KnVNHAhwmG62Mv83xKuvEw-zisORFvpdIUFTbbeZQjLVNEdgyOyZl\\_7P0313Oie-5sq3LqDmB4H8f26TPRny72a24cb7OEF\\_OjMxcHfpnvK6DWsedzIssRqpmWphIPU-4ob1lQ3VnWtkPa88\\_BBUFw7BDXQfN\\_TBWftSb7ehvDVRoWEHhOZIZWLrNpLFJIWHpiu4EW26Zc\\_oAWilOmXuaNiRj2jHmwPbfGvkbRBpDczu59t\\_wqSmMZy049PHRnsP-EGl3yA2EgflIVt-ctrGfWkr2QTaTQFmNBTh7bHsUdmCLh51r2IKxjKjqBer0ZPAJ7L6WctV81SJYjJ5cgOcijQ4c1pTCKQu28VV-7VRt60ZsbpA4M-01yeF6xSY4aqny6pL8KkMcmrYdKd3g/http%3A%2F%2Fwww.Venable.com](http://secure-web.cisco.com/1bF8RQqSWjnOdx29vtk3bJgwpeo7tp9k8HGVWf48_fQaRAH1VluFn0sqqQ1SoVD8wjKNrRVlaW9vsOsqWuhTEmFk1A4KnVNHAhwmG62Mv83xKuvEw-zisORFvpdIUFTbbeZQjLVNEdgyOyZl_7P0313Oie-5sq3LqDmB4H8f26TPRny72a24cb7OEF_OjMxcHfpnvK6DWsedzIssRqpmWphIPU-4ob1lQ3VnWtkPa88_BBUFw7BDXQfN_TBWftSb7ehvDVRoWEHhOZIZWLrNpLFJIWHpiu4EW26Zc_oAWilOmXuaNiRj2jHmwPbfGvkbRBpDczu59t_wqSmMZy049PHRnsP-EGl3yA2EgflIVt-ctrGfWkr2QTaTQFmNBTh7bHsUdmCLh51r2IKxjKjqBer0ZPAJ7L6WctV81SJYjJ5cgOcijQ4c1pTCKQu28VV-7VRt60ZsbpA4M-01yeF6xSY4aqny6pL8KkMcmrYdKd3g/http%3A%2F%2Fwww.Venable.com)

\*\*\*\*\*  
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\*\*\*\*\*

8/24 @ 11Am

2020-0069-A

**Debra Wiley**

**From:** Donna Mignon  
**Sent:** Wednesday, August 19, 2020 2:27 PM  
**To:** Debra Wiley  
**Cc:** Kristen L Lewis; Robinson, Drew; Karceski, David H.  
**Subject:** FW: Case No. 20-69-A

Hi Deb,  
Please see below. please add the following participant to this hearing, Thank you.

Donna

---

**From:** Robinson, Drew <CARobinson@Venable.com>  
**Sent:** Wednesday, August 19, 2020 2:21 PM  
**To:** Kristen L Lewis <klewis@baltimorecountymd.gov>  
**Cc:** Donna Mignon <dmignon@baltimorecountymd.gov>; Karceski, David H. <DKarceski@Venable.com>  
**Subject:** Case No. 20-69-A

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Kristen,

Could you please add Wesley Spikberg as a participant for Monday's 11am hearing for 7111 Security Boulevard? It is case number 2020-0069-A.

Wesley Spikberg  
[Wspikberg@deloitte.com](mailto:Wspikberg@deloitte.com)

Please let me know if you need any other information for this request.

Thanks,

Drew

C. Andrew Robinson, Esq. | Venable LLP  
t 410.494.6279 | f 410.821.0147 | m 443.600.0302  
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

[CARobinson@Venable.com](mailto:CARobinson@Venable.com) | [www.Venable.com](http://www.Venable.com)

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\*\*\*\*\*

## Panelist List

| Name                              | Email address                  | Phone number | Time Zone     | Language | Locale |
|-----------------------------------|--------------------------------|--------------|---------------|----------|--------|
| Donna Mignon<br>(Alternate Host)  | dmignon@baltimorecountymd.gov  | 1-           | New York Time | English  | U.S.   |
| Henry Ayakwah<br>(Alternate Host) | hayakwah@baltimorecountymd.gov | 1-           | New York Time | English  | U.S.   |
| Paul Mayhew<br>(Alternate Host)   | pmayhew@baltimorecountymd.gov  | 1-           | New York Time | English  | U.S.   |
| David H. Karceski                 | dhkarceski@venable.com         | 1-           | New York Time | English  | U.S.   |
| Wesley Spikberg                   | wspikberg@deloitte.com         | 1-           | New York Time | English  | U.S.   |

A rectangular button with a textured background and the text "OK" in the center.

## Panelist List

| Name                              | Email address                    | Phone number | Time Zone     | Language | Locale |
|-----------------------------------|----------------------------------|--------------|---------------|----------|--------|
| Donna Mignon<br>(Alternate Host)  | dmignon@baltimorecountymd.gov    | 1-           | New York Time | English  | U.S.   |
| Henry Ayakwah<br>(Alternate Host) | hayakwah@baltimorecountymd.gov   | 1-           | New York Time | English  | U.S.   |
| Paul Mayhew<br>(Alternate Host)   | pmayhew@baltimorecountymd.gov    | 1-           | New York Time | English  | U.S.   |
| David H. Karceski                 | dhkarceski@venable.com           | 1-           | New York Time | English  | U.S.   |
| Drew Robinson                     | carobinson@venable.com           | 1-           | New York Time | English  | U.S.   |
| Justin Wyman                      | justin@jackstonesigns.com        | 1-           | New York Time | English  | U.S.   |
| Steve Warfield                    | steve.warfield@matiswarfield.com | 1-           | New York Time | English  | U.S.   |
| Wesley Spikberg                   | wspikberg@deloitte.com           | 1-           | New York Time | English  | U.S.   |

OK

8-24  
11 AM  
  
2020-08-24-11

## Donna Mignon

---

**From:** Robinson, Drew <CARobinson@Venable.com>  
**Sent:** Monday, August 24, 2020 9:50 AM  
**To:** Kristen L Lewis; Administrative Hearings; Debra Wiley; Donna Mignon  
**Cc:** Karceski, David H.  
**Subject:** RE: Case No. 20-069-A Hearing Invites

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All,

Please also resend to:

✓ Wesley Spikberg  
[Wspikberg@deloitte.com](mailto:Wspikberg@deloitte.com)

Thanks,

Drew

---

**From:** Robinson, Drew  
**Sent:** Monday, August 24, 2020 9:48 AM  
**To:** Kristen L Lewis <klewis@baltimorecountymd.gov>; Administrativehearings@baltimorecountymd.gov; Debra Wiley <dwiley@baltimorecountymd.gov>; 'Donna Mignon' <dmignon@baltimorecountymd.gov>  
**Cc:** Karceski, David H. <DKarceski@Venable.com>  
**Subject:** Case No. 20-069-A Hearing Invites

Kristen/Debbie/Donna,

Could you please resend the participant invitations for this morning's 11am hearing? Some of the participants either have not received the invitation or cannot locate it. Thanks!

Steve Warfield  
[Steve.warfield@matisswarfield.com](mailto:Steve.warfield@matisswarfield.com)

Justin Wyman  
[justin@jackstonesigns.com](mailto:justin@jackstonesigns.com)

David Karceski  
[dkarceski@venable.com](mailto:dkarceski@venable.com)

Drew Robinson  
[carobinson@venable.com](mailto:carobinson@venable.com)

Thanks,

Drew

C. Andrew Robinson, Esq. | Venable LLP  
t 410.494.6279 | f 410.821.0147 | m 443.600.0302  
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

CARobinson@Venable.com | http://secure-web.cisco.com/1vfkL9MJon-  
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\*\*\*\*\*

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\*\*\*\*\*

## Donna Mignon

**From:** Robinson, Drew <CARobinson@Venable.com>  
**Sent:** Monday, August 24, 2020 9:48 AM  
**To:** Kristen L Lewis; Administrative Hearings; Debra Wiley; Donna Mignon  
**Cc:** Karceski, David H.  
**Subject:** Case No. 20-069-A Hearing Invites

**CAUTION:** This message from CARobinson@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.

Kristen/Debbie/Donna,

Could you please resend the participant invitations for this morning's 11am hearing? Some of the participants either have not received the invitation or cannot locate it. Thanks!

Steve Warfield  
[Steve.warfield@matiswarfield.com](mailto:Steve.warfield@matiswarfield.com) ✓

Justin Wyman  
[justin@jackstonesigns.com](mailto:justin@jackstonesigns.com) ✓

✓ David Karceski  
[dkarceski@venable.com](mailto:dkarceski@venable.com)

Drew Robinson  
[carobinson@venable.com](mailto:carobinson@venable.com) ✓

Thanks,

Drew

C. Andrew Robinson, Esq. | Venable LLP  
t 410.494.6279 | f 410.821.0147 | m 443.600.0302  
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

[CARobinson@Venable.com](mailto:CARobinson@Venable.com) | [http://secure-web.cisco.com/1J1wb0lysR9\\_UKHB4aTTG4mrrNWepUwvtmjnQwZrYqqlRlmMnQL9vioOZjLd\\_AmcmBoxScztSJ8QW6fF1G5\\_CuOB90xFSuictary2wmCaJRA-Ne2ED4GP2Klly9mfYRMf6qrrrcqYk1PrsKkyurdp8zAmrbQ5-2vCIm4dbdNW5qNSH\\_J5T0bDvEIEz8n0BPXf5IGKQ1C4hmtsNHHKegAsA3TfyI5npVxdR4\\_i\\_ge42\\_4Gt2qGqqpeBNlhGtTU3DvdbhmgR-Vg\\_2r\\_kemAk2i3yW6xzLhOxYP3c3bjqwGV08SBek7n2qaq91vmA7liVvvCRprlDuRNkQ7asjaQv1-ldq\\_FkisbleAgAPPE-AmKGH7BfepB94mqp6DlqGWsGn93Al2hjeDtHSEebbNJxvYYA-EyKIDJ2COLBvYbPr8Oc3eSVrRe1lbGUyY1CGZfjX8y0S-F9qvZubkHtmeAqS2tvQ/http%3A%2F%2Fwww.Venable.com](http://secure-web.cisco.com/1J1wb0lysR9_UKHB4aTTG4mrrNWepUwvtmjnQwZrYqqlRlmMnQL9vioOZjLd_AmcmBoxScztSJ8QW6fF1G5_CuOB90xFSuictary2wmCaJRA-Ne2ED4GP2Klly9mfYRMf6qrrrcqYk1PrsKkyurdp8zAmrbQ5-2vCIm4dbdNW5qNSH_J5T0bDvEIEz8n0BPXf5IGKQ1C4hmtsNHHKegAsA3TfyI5npVxdR4_i_ge42_4Gt2qGqqpeBNlhGtTU3DvdbhmgR-Vg_2r_kemAk2i3yW6xzLhOxYP3c3bjqwGV08SBek7n2qaq91vmA7liVvvCRprlDuRNkQ7asjaQv1-ldq_FkisbleAgAPPE-AmKGH7BfepB94mqp6DlqGWsGn93Al2hjeDtHSEebbNJxvYYA-EyKIDJ2COLBvYbPr8Oc3eSVrRe1lbGUyY1CGZfjX8y0S-F9qvZubkHtmeAqS2tvQ/http%3A%2F%2Fwww.Venable.com)

\*\*\*\*\*  
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\*\*\*\*\*

## Real Property Data Search

## Search Result for BALTIMORE COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 01 Account Number - 2500012260

## Owner Information

Owner Name: CHADWICK MANOR LLC  
C/O DAVID S BROWN ENTERPRISES LTD  
Use: Principal Residence: COMMERCIAL NO  
Mailing Address: PO BOX 548  
100 PAINTERS MILL RD STE 900  
OWINGS MILLS MD 21117-0548  
Deed Reference:

## Location &amp; Structure Information

Premises Address: 7103 SECURITY BLVD  
BALTIMORE MD 21244-1811  
Legal Description: 0.8314 AC  
7103-7135 SECURITY BLVD  
SSR  
BOULEVARD PLACE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:  
0094 0005 0175 30000.04 9493 5-1 2021 Plat Ref: 0079/ 0493

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use  
0.8300 AC 14

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

## Value Information

|                    | Base Value | Value<br>As of<br>01/01/2018 | Phase-in Assessments<br>As of 07/01/2020 As of 07/01/2021 |  |
|--------------------|------------|------------------------------|-----------------------------------------------------------|--|
| Land:              | 900,400    | 900,400                      |                                                           |  |
| Improvements       | 1,591,600  | 1,591,600                    |                                                           |  |
| Total:             | 2,492,000  | 2,492,000                    | 2,492,000                                                 |  |
| Preferential Land: | 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 | 07/01/2020 | 07/01/2021 |
|-----------------------------|-------|------------|------------|
| 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:



**Stephen A. Warfield, P.E.**  
10540 York Road, Suite M  
Hunt Valley, Maryland 21030  
(410) 683-7004



## **Professional Registration**

Registered Professional Engineer - Civil Engineering 1995 - Maryland P.E. # 21162

## **Education**

B.S. Civil Engineering - 1990 - University of Maryland, College Park  
Master of Environmental Engineering - 1994- Johns Hopkins University

## **Professional Experience**

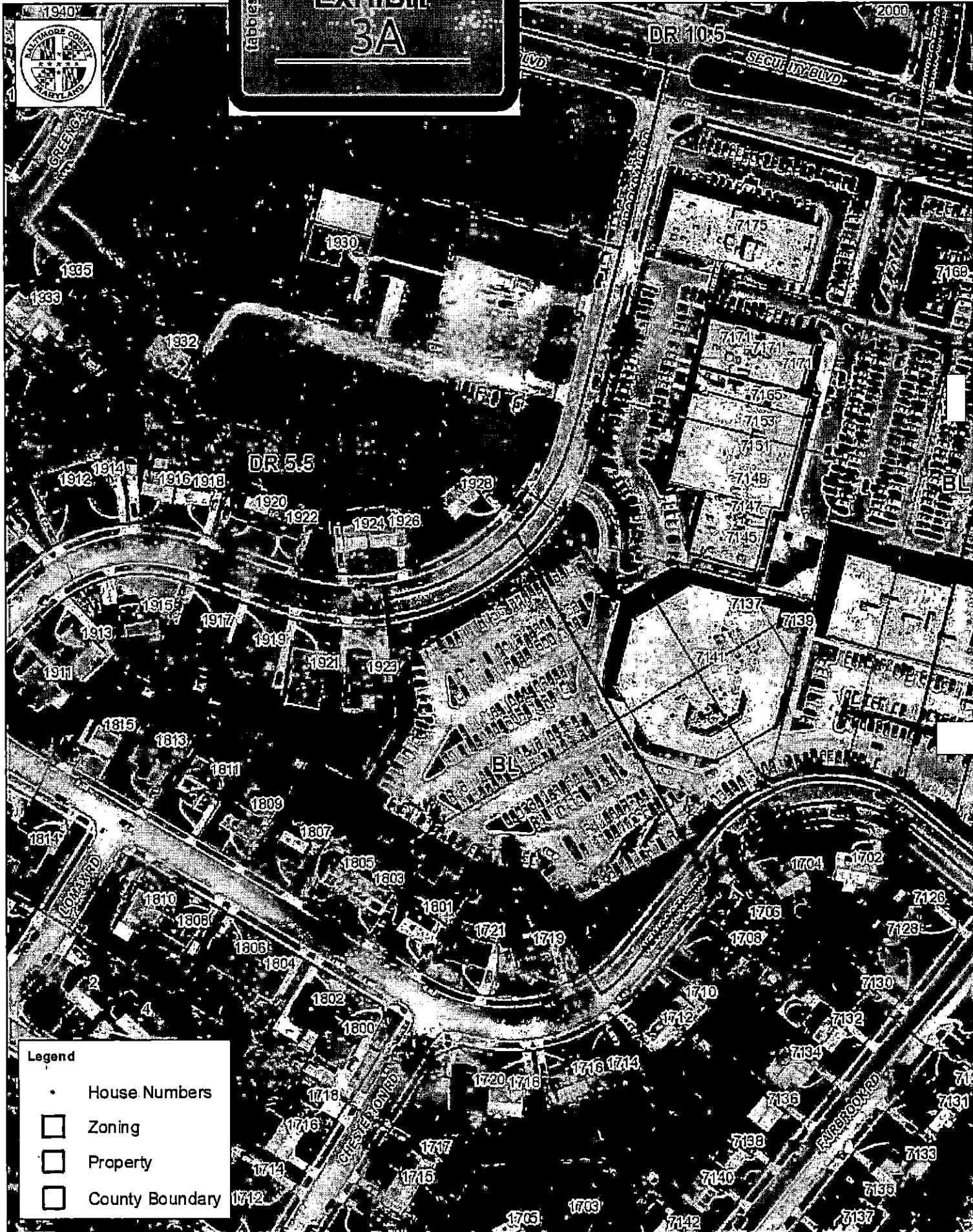
- 12/94-Present     Matis Warfield, Inc.; 10540 York Road, Suite M; Hunt Valley, Maryland 21030:  
Currently employed as a principal at Matis Warfield, Inc. Responsible for civil engineering services for the development community. Responsibilities include; planning, design, development, and permitting for site development projects. Responsibilities include; feasibility studies, concept plans, development plans, zoning plans, expert witness testimony, floodplain studies, open channels, stormwater management facilities, storm drain systems, erosion and sediment control plans, highways, pumping stations, utilities, specification development, cost estimating, grading, alternatives analysis, critical area analysis, project management, marketing, administration, client relations, etc.
- 5/91-12/94     Gannett Fleming, Inc.; Suite 200; East Quadrangle; The Village of Cross Keys; Baltimore, Maryland 21210; Supervisors: Fred Wagner-Project Manager, and Dave Ross-Office Manager  
Employed as a project engineer by Gannett Fleming, Inc., Baltimore Maryland. Responsible for design and specification development for water treatment plant process design, wastewater treatment plant process and site design, pumping station design, open channel design, stormwater management design, erosion and sediment control design, drainage studies, alternatives analysis, and highway designs.
- 6/90-5/91     George William Stephens, & Associates, Inc.; 658 Kenilworth Drive; Towson, Maryland 21204; Supervisor: Tapabrata Chakrabarti, Partner  
Employed as a design engineer by George William Stephens Jr. & Associates, Inc., Towson, Maryland. Performed floodplain studies, designed stormwater management facilities, and designed open channel flow systems for residential, commercial, and industrial development projects. Responsibilities also included development of computer programs to aid stormwater management design.

## **Professional Affiliations**

Baltimore County Engineers Association  
Home Builders Association of Maryland  
Maryland Society of Professional Engineers

# PETITIONER'S EXHIBIT 3A

7111 Secu

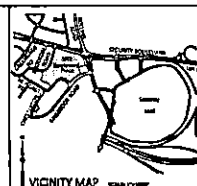
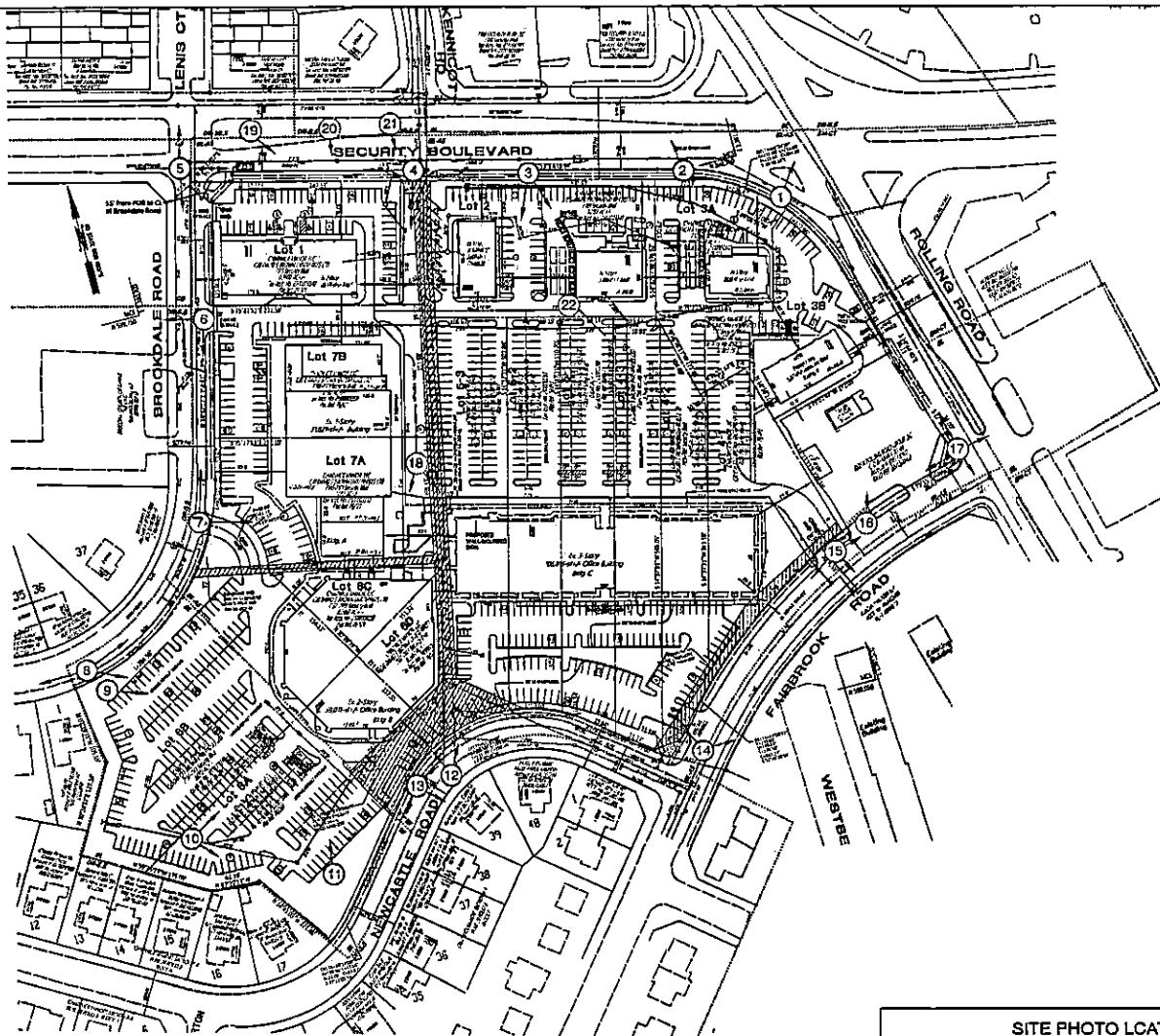


**PETITIONER'S  
EXHIBIT  
3B**



### Legend

- House Numbers
- ☐ Zoning
- ☐ Property
- ☐ County Boundary



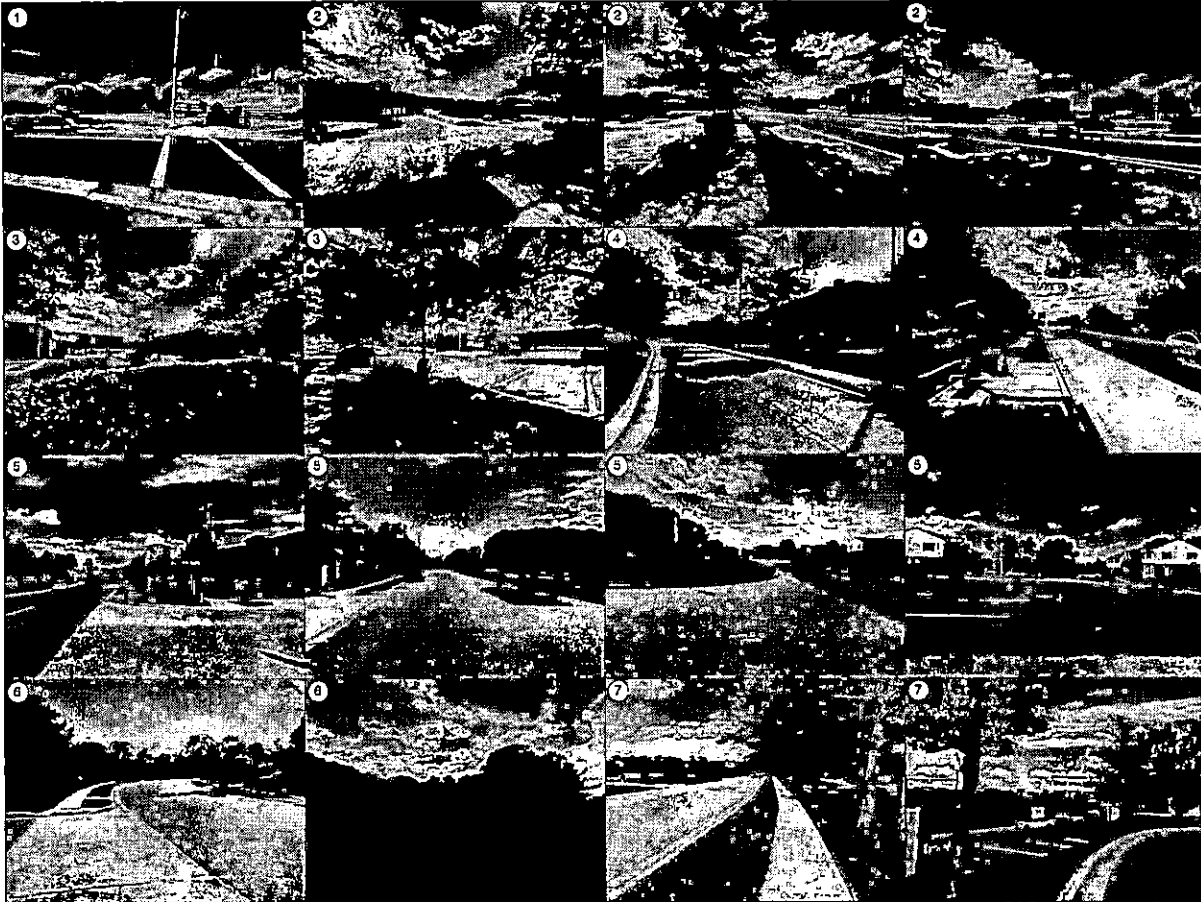
Engineer **MATIS WARFIELD**  
 954 Ridgeway Road, Suite 120  
 Sparks, Maryland 21152  
 Phone: (410) 683-7004 Fax: (410) 683-1799



PROFESSIONAL CERTIFICATION:  
 I hereby certify that these documents  
 were prepared by myself or under  
 my direct supervision and that I am a duly  
 licensed engineer under the laws  
 of the State of Maryland.  
 License No. 0112  
 Expiration Date 01-20-2022

PLAN  
 SCALE: 1"=40'

SITE PHOTO LOCATION EXHIBIT  
**BOULEVARD PLACE**  
 F.K.A CHADWICK MANOR SHOPPING CENTER  
 7111 Security Boulevard  
 BALTIMORE COUNTY, MARYLAND  
 ELECTION DISTRICT: 01  
 COUNCILMAN/DISTRICT: 01  
 August 18, 2020  
 WATERBURY 24  
 SUESSMEYER 43



SHEET 2 OF 4

**SITE PHOTO LOCATION EXHIBIT**

**BOULEVARD PLACE**

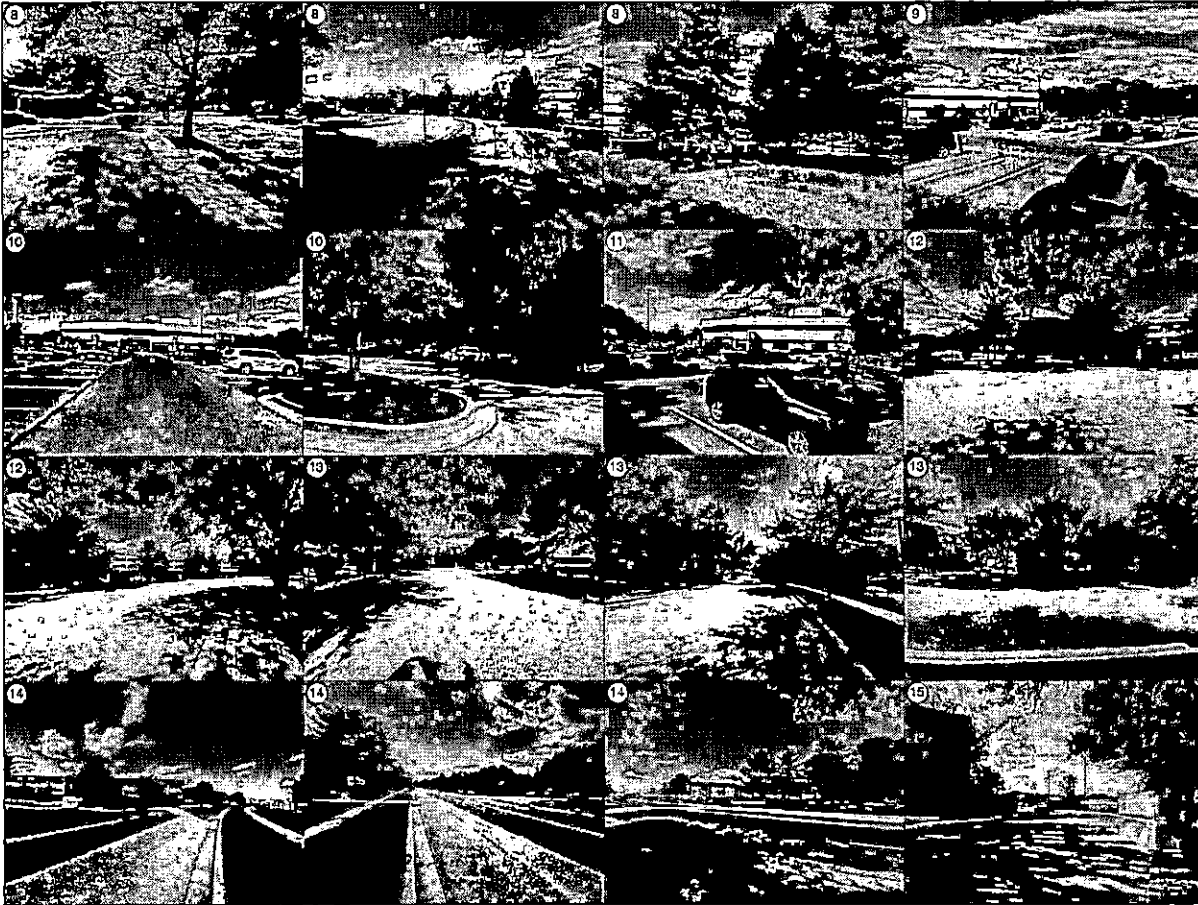
F.K.A. CHADWICK MANOR SHOPPING CENTER

7111 Security Boulevard

BALTIMORE COUNTY, MARYLAND  
ELECTION DISTRICT 01  
COUNCILMANS DISTRICT 01

August 16, 2020

WATERSHEED 00  
SUBSHEED 00



SHEET 3 OF 4

**SITE PHOTO LOCATION EXHIBIT**

**BOULEVARD PLACE**

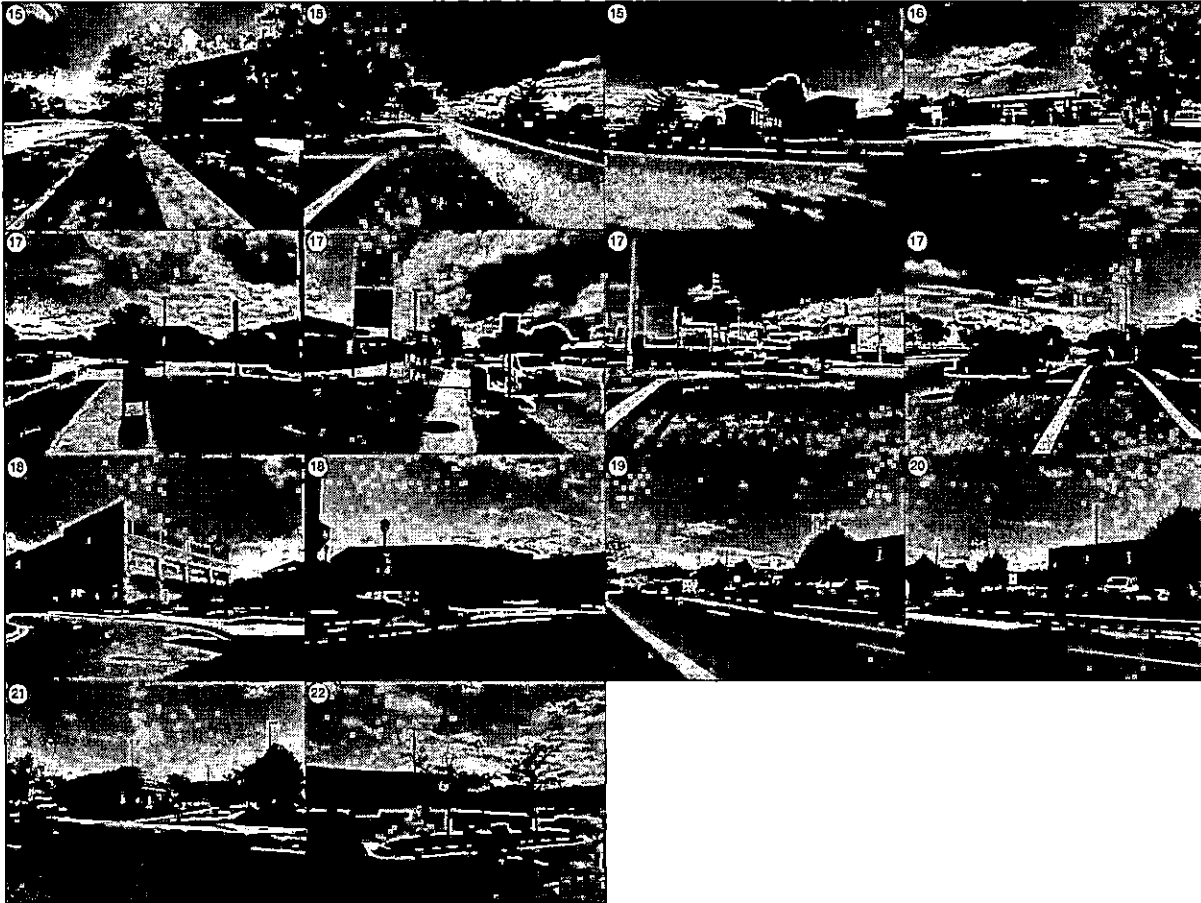
F.K.A CHADWICK MANOR SHOPPING CENTER

7111 Security Boulevard

BALTIMORE COUNTY, MARYLAND  
ELECTION DISTRICT: 01  
COUNCILMANIC DISTRICT: 01

August 18, 2020

WATERSHED: 28  
SUBWATERSHED: 03



SHEET 4 OF 4

**SITE PHOTO LOCATION EXHIBIT**

**BOULEVARD PLACE**

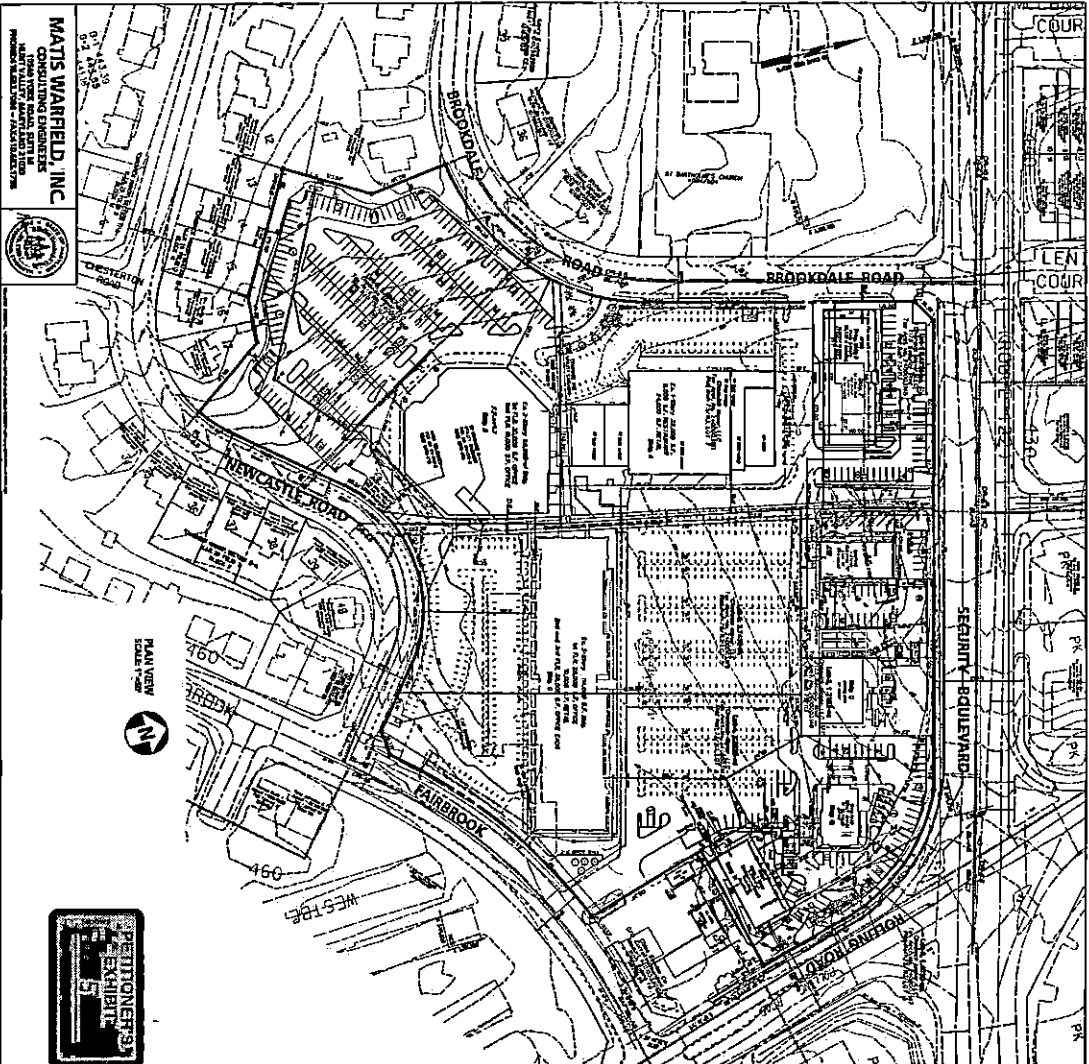
F.K.A CHADWICK MANOR SHOPPING CENTER

BALTIMORE COUNTY, MARYLAND  
ELECTION DISTRICT 01  
COUNCILMANIC DISTRICT 01

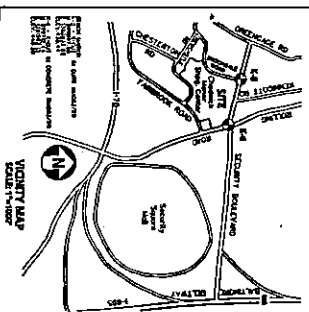
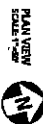
7111 Security Boulevard

August 16, 2000

WATERBURY 08  
BUREAU OF RECORDS 08



**MATIS WARFIELD, INC.**  
 CONSULTING ENGINEERS  
 1000 WEST 10TH AVENUE  
 DENVER, COLORADO 80202  
 PHONE 333-1000 FAX 333-1001



**SITE NOTES**

1. The site is located in the City of Denver, Colorado, and is zoned for commercial use. The site is bounded by Brookdale Road to the north, Newcastle Road to the west, and Security Boulevard to the east. The site is approximately 1.5 acres in size. The site is currently vacant and is to be developed for commercial use. The development will consist of a multi-story office building and a parking garage. The building will be approximately 10 stories high and will have a total floor area of approximately 100,000 square feet. The parking garage will have approximately 200 parking spaces. The development will also include a landscaped area with trees and shrubs. The site is located in a prime commercial area and is well-served by public transportation. The site is also close to major highways and is easily accessible from the surrounding area. The development will provide a significant addition to the city's commercial and parking infrastructure.

**PARKING CALCULATIONS**

1. The parking calculations are based on the following assumptions: a. The building will have a total floor area of approximately 100,000 square feet. b. The building will be used for office purposes. c. The parking garage will have approximately 200 parking spaces. d. The site is located in a prime commercial area and is well-served by public transportation. e. The site is also close to major highways and is easily accessible from the surrounding area. f. The development will provide a significant addition to the city's commercial and parking infrastructure.

**EXISTING CONDITIONS**

| Item | Description        | Quantity       |
|------|--------------------|----------------|
| 1    | Asphalt Paved Area | 10,000 sq. ft. |
| 2    | Grass Area         | 5,000 sq. ft.  |
| 3    | Concrete Area      | 2,000 sq. ft.  |
| 4    | Other              | 1,000 sq. ft.  |
| 5    | Total              | 18,000 sq. ft. |

**SECOND REVISION: CH. 2, PLAN**  
 7/11/2004 1775 SECURITY BOULEVARD  
 1000 WEST 10TH AVENUE  
 DENVER, COLORADO 80202



DR 3.5  
Lot # 1A

DR 10.5

DR 5.5

MLR

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NW 2-G

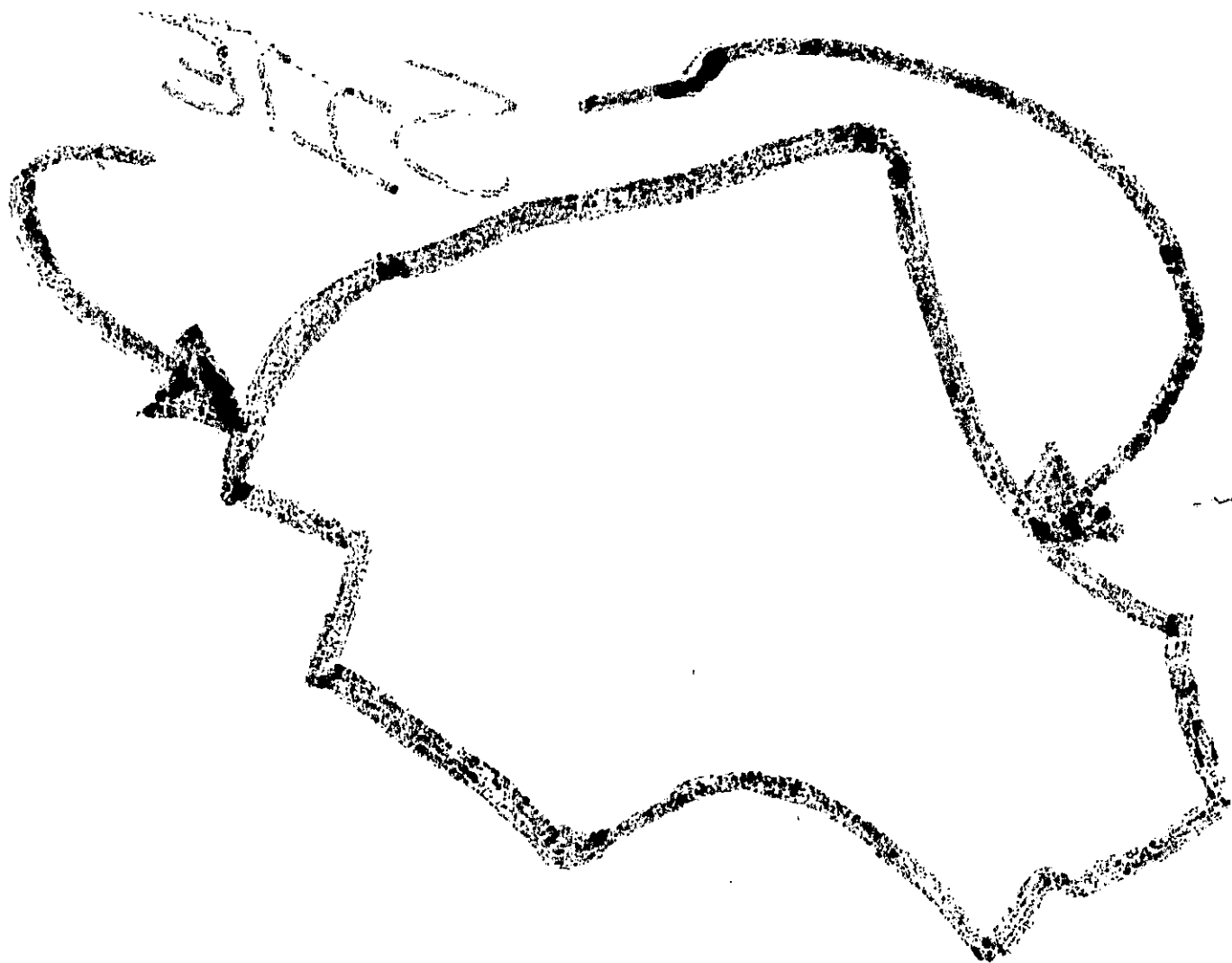
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