

M E M O R A N D U M

DATE: October 23, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0070-SPHA- Appeal Period Expired

The appeal period for the above-referenced case expired on October 22, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlm

cc: Case File
Office of Administrative Hearings

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE
(803 GlenEagles Court) *
9th Election District *
5th Council District *
803 Gleneagles, LLC *
Legal Owner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY

Petitioner

Case No. 2020-0070-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed on behalf of 803 Gleneagles, LLC (“Petitioner”). The Special Hearing was filed to approve modifications to a previously approved Plan (modifications to the existing building and parking areas) for a body shop approved via Special Exception (Case No. 2019-0389-XA). To determine whether new car storage is permitted within a previously approved Special Exception area, or alternatively, to reduce the acreage of a previously approved Special Exception area. In addition, a Special Hearing in accordance with BCZR § 409.6.A to determine the required number of parking spaces for a body shop previously approved via Special Exception. To determine whether parking spaces enclosed within a fence can be utilized to satisfy the amount of required parking spaces for a service garage in accordance with BCZR §§ 253.2B.2 and 409.6; or, in the alternative a Variance under BCZR §§ 307 and 409 to permit 44 unfenced spaces in lieu of the required 110.

A red lined site plan prepared by Gerry Powell, M.C.E., P.E., of Frederick Ward Associates was marked and accepted into evidence as Petitioners’ Exhibit 1. Mr. Powell was accepted as an expert in land use and design, engineering, and in the BCZR. Marc Cohen appeared on behalf of the

Petitioner. Jennifer Busse, Esq. represented the Petitioner. The Petition was advertised and posted

ORDER RECEIVED FOR FILING

Date 9/22/20
By D. Mignon

12/15/50
d/55/50

as required by the BCZR. Due to the meeting restrictions related to the Covid-19 pandemic a virtual on-line public hearing was held via WebEx in lieu of an in-person hearing. There were no protestants or interested persons in attendance. A Zoning Advisory Committee ("ZAC") comment was received from the Department of Planning ("DOP"). The DOP does not oppose the requested relief but requests certain conditions that will be incorporated into this Order.

The property is approximately 213,879 sq. ft and is zoned ML-IM. Ms. Busse explained that the property was recently granted Special Exception and Variance relief in Case No. 2019-0389-XA to allow for this body shop operation on the grounds of what was previously a trade school. She further explained that during the permits process questions arose concerning whether new car storage is permitted within the Special Exception area, and whether fenced parking spaces can be counted toward the minimum number of required parking spaces. Mr. Cohen testified that his company, Priority One Automotive, operates nine new car dealerships, as well as several body shops that are factory authorized by those car brands and which service the Priority One customer base. They intend to use part of the special exception area for the temporary storage of the overflow of new cars from their new car dealerships. The fenced in parking area will store all the vehicles that are being repaired at the body shop, as well as some of the new cars, as space allows. Ms. Busse explained that there is ample parking at the site to satisfy the requirements of the BCZR so long as the fenced in spaces are counted.

In addition, in response to one of the DOP's comments, the undersigned inquired about the signage planned for this site. Mr. Powell described the proposed signage and location and it was agreed that an amended red-lined plan would be submitted showing the proposed signage dimensions. That exhibit has been received and admitted as Petitioner's Exhibit 1. No variance relief is needed for the proposed signage as depicted on Exhibit 1.

ORDER RECEIVED FOR FILING

Date 9/22/20

By [Signature]

CS/SS/P
Impune

Special Hearing

Based on the record evidence I find that the Special Hearing relief should be granted. Specifically, I find that it is within the spirit and intent of the Order in Case No. 2019-0389-XA for new cars to be stored anywhere within the special exception area. I further find that it is within the spirit and intent of the previous Order to include the parking spaces within the fenced area to count toward the required number of parking spaces. I believe that this relief can be granted within the spirit and intent of the BCZR and without causing harm to the public health, safety, or welfare.

Variance

Alternatively, I also find that the variance relief should be granted. 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).

Based on its irregular shape the subject property was already found to be unique in Case No. 2019-0389-XA. Based on the record evidence in the instant case I find that the Petitioner will suffer practical difficulty and hardship if the variance relief were denied. Specifically, Petitioner would be unable to count the parking spaces within the fenced area toward the required number of spaces under the BCZR. Given the nature of the body shop business there is more than ample parking at this site, especially when the fenced parking is considered. I therefore find that the variance can be granted within the spirit and intent of the BCZR and without causing harm to the public health, safety or welfare.

ORDER RECEIVED FOR FILING

Date _____

By.

asles/p
vamp/K2

THEREFORE, IT IS ORDERED this 22nd day of **September, 2020**, by this Administrative Law Judge, that the Petition for Special Hearing seeking to approve modifications to a previously approved Plan (Case No. 2019-0389-XA) in order to allow new car storage within the previously approved Special Exception area; and to confirm that the parking spaces within the fenced area can be utilized to satisfy the amount of required parking spaces for a service garage in accordance with BCZR §§ 253.2B.3 and 409., be and hereby is GRANTED.

IN THE ALTERNATIVE, IT IS FURTHER ORDERED that the Petition for Variance seeking relief under BCZR §§ 307 and 409 to permit 44 unfenced spaces in lieu of the required 110 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 their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
- Petitioner must comply with the DOP ZAC comments, a copy of which are attached hereto and make a party thereof.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dlm

ORDER RECEIVED FOR FILING

Date

9/22/20

By

D. M. Magnon

ac/asp
NORPUL



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 803 Gleneagles Court which is presently zoned ML IM

Deed References: 12577/00027 10 Digit Tax Account # 2300001493

Property Owner(s) Printed Name(s) 803 Gleneagles, 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. X 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. X a **Variance** from Section(s) *please see attached*
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

N/A

Name - Type or Print

Signature

Date

Mailing Address

City

State

BY

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Jennifer R. Busse, Esquire

Name - Type or Print

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address

City

State

21204 410-832-2077 jbusse@wtplaw.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

803 Gleneagles, LLC

By: Marc A. Cohen

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

110 West Road, Suite 500, Towson, MD

Mailing Address

City

State

21204 443-632-1190

Zip Code

Telephone #

Email Address

Representative to be contacted:

Jennifer R. Busse, Esquire

Name - Type or Print

Signature

1 W. Pennsylvania Avenue, Suite 300, Towson, MD

Mailing Address

City

State

21204 410-832-2077 jbusse@wtplaw.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-000- Filing Date 3 / 5 / 2020 Do Not Schedule Dates:

Reviewer PT

Attachment to Petition for Zoning Relief

803 Gleneagles Court

Petition for Special Hearing to approve modifications to a previously approved Plan (modifications to the existing building and parking areas) for a body shop approved via Special Exception (Case 2019-0389-XA).

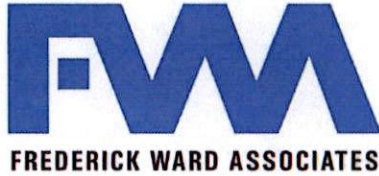
Petition for Special Hearing to determine whether new car storage is permitted within a previously approved Special Exception area.

In the alternative, Petition for Special Hearing to reduce the acreage of a previously approved Special Exception area.

Petition for Special Hearing in accordance with §409.6.A to determine the required number of parking spaces for a body shop previously approved via Special Exception.

Petition for Special Hearing to determine whether parking spaces enclosed via a fence can be utilized to satisfy the amount of required parking spaces for a service garage in accordance with BCZR §253.2.B.3 and §409.6.

In the alternative, Petition for Variance in accordance with BCZR §307 and §409 to permit 44 unfenced spaces in lieu of the required 110.



2020-0070-SPHA

5 South Main Street
P.O. Box 727
Bel Air, Maryland 21014
410-838-7900
www.frederickward.com

ZONING DESCRIPTION – 803 GLENEAGLES COURT

June 20, 2019

BEGINNING for the same at a point on the easterly right of way line of Gleneagles Court (formerly known as Mine Court) a sixty foot wide right of way heretofore laid out and shown on a plat entitled "Towson Industrial Park" as recorded among the land records of Baltimore County in Plat Book WJR 27, folio 31 at the beginning of that tract or parcel of land conveyed by Gleneagles Limited Partnership to Gleneagles Office, LLC by a deed dated December 22, 1997 as recorded among the land records of Baltimore County in Liber SM 12577, folio 27 at a point lying approximately 275 feet along the said easterly right of way line of Gleneagles Court from the centerline of the existing paving of Cromwell Bridge Road. Thence binding on Gleneagles Court and on the outlines of the land described in Liber SM 12577, folio 27;

1) by a curve to the left, in a northwesterly direction, of radius 730.00 feet, an arc length of 100.71 feet and, subtended by a chord; North 40°03'22" West 100.63 feet,

2) North 43°59'40" West 119.37 feet,

3) North 43°59'40" West 129.65 feet. Thence leaving Gleneagles Court and binding on a fifty foot wide Storm Drain and Utility Reservation for Mine Bank Run,

4) by a curve to the left, in a northeasterly direction, of radius 300.00 feet, an arc length of 51.11 feet and, subtended by a chord; North 66°56'09" East 51.05 feet. Thence binding on land of Baltimore County, Maryland,

5) South 28°51'19" East 60.00 feet,

6) North 61°08'41" East 122.00 feet,

7) North 28°51'19" West 60.00 feet,

8) South 61°08'41" West 102.48 feet. Thence again binding on the Storm Drain and Utility Reservation for Mine Bank Run,

9) by a curve to the left, in a northeasterly direction, of radius 175.00 feet, an arc length of 103.99 feet and, subtended by a chord; North 44°05'03" East 102.47 feet,

10) North 27°04'18" East 77.89 feet,

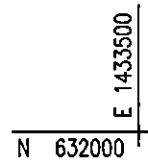
Zoning Description – 803 Gleneagles Court
June 20, 2019
Page 2

- 11) North 27°04'18" East 268.37 feet to a point of curvature ,
 - 12) by a curve to the right, in a northeasterly direction, of radius 125.00 feet, an arc length of 53.49 feet and, subtended by a chord; North 39°19'50" East 53.08 feet,
 - 13) North 51°35'20" East 25.00 feet,
 - 14) North 51°35'20" East 40.57 feet. Thence binding on the westerly right of way line of the Baltimore Beltway,
 - 15) South 18°36'00" East 455.34 feet,
 - 16) South 26°38'20" East 197.49 feet. Thence, leaving the Baltimore Beltway right of way,
 - 17) South 69°18'48" West 399.80 feet to the point of beginning hereof.
- CONTAINING 4.9122 acres (213974 square feet) of land, more or less.

BEING that tract or parcel of land conveyed by Gleneagles Limited Partnership to Gleneagles Office, LLC by a deed dated December 22, 1997 as recorded among the land records of Baltimore County in Liber SM 12577, folio 27.

THIS ZONING DESCRIPTION was prepared by Vincent X. Nohe, a Professional Land Surveyor in the State of Maryland and in accordance with the Minimum Standards of Practice for Land Surveyors of the Annotated Code of Maryland. My current license expires August 8, 2020.





SKETCH TO ACCOMPANY
ZONING DESCRIPTION

803 GLENEAGLES COURT

NINTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

CERTIFICATE OF POSTING

CASE NO. 2020-0070-SPHA

PETITIONER/DEVELOPER

Whiteford Taylor Preston LLP.

DATE OF HEARING/CLOSING

September 2, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

803 Gleneagles Court

SIGN 1

THE SIGN(S) POSTED ON August 13, 2020 August 31, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

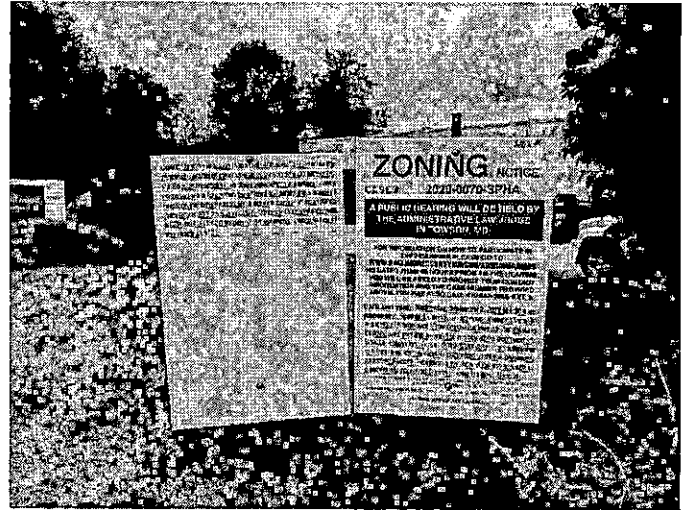
MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411



CERTIFICATE OF POSTING

CASE NO. 2020-0070-SPHA
PETITIONER/DEVELOPER
Whiteford Taylor Preston LLP.

DATE OF HEARING/CLOSING
September 2, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
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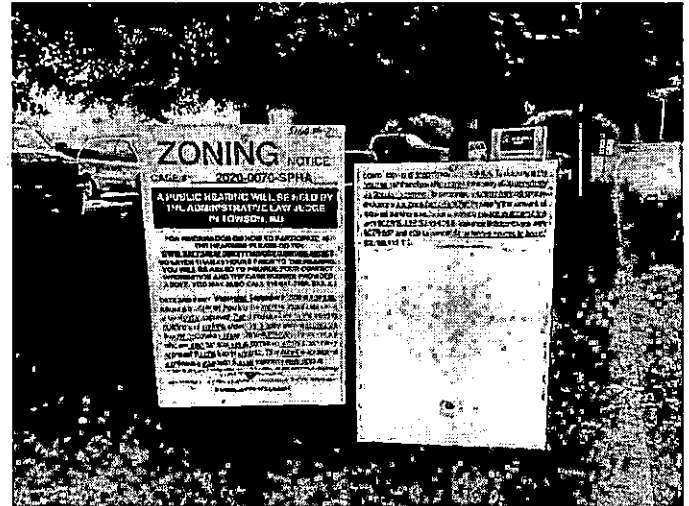
SIGN 2

THE SIGN(S) POSTED ON August 13, 2020 August 31, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE
9912 MAIDBROOK RD.
PARKVILLE ,MD 21234
443-629-3411



Donna Mignon

From: Donna Mignon
Sent: Monday, August 31, 2020 8:40 AM
To: 'marty ogle'
Subject: 803 Gleneagles Court - Hearing 9/2/2020 1:30 p.m.

Hi Martin,

Can you please email me the recertification in regard to the above. Thank you.

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



August 13, 2020
JOHN A. OLSZEWSKI, JR.
County Executive

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

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2020-0070-SPHA

803 Gleneagles Court

North of Cromwell Bridge Road on east side of Gleneagles Court

9th Election District – 5th Councilmanic District

Legal Owners: 803 Gleneagles Court, LLC, Marc Cohen

Special Hearing to approve modifications to a previously approved Plan (modifications to the existing building and parking areas) for a body shop approved via Special Exception (case 2019-0389-XA). To determine whether new car storage is permitted within a previously approved Special Exception area. To reduce the acreage of a previously approved Special Exception area. Special Hearing in accordance with 409.6.A. To determine the required number of parking spaces for a body shop previously via Special Exception. To determine whether parking spaces enclosed via a fence can be utilized to satisfy the amount of required parking spaces for a service garage in accordance with BCZR 253.2B.3 and 409.6. Variance in accordance with BCZR 307 and 409 to permit 44 unfenced spaces in lieu of the required 110.

Hearing: Wednesday, September 2, 2020 at 1:30 p.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 black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Jennifer Busse, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204
Marc Cohen, 110 West Road, Ste. 500, Towson 21204

NOTE: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, AUGUST 13, 2020.

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - 803 Gleneagles Court
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ee222d5de682f16b57ae09cacec73780b>
Start: Wed 9/2/2020 1:30 PM
End: Wed 9/2/2020 2:30 PM
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): 160 628 5896

Wednesday, September 2, 2020 1:30 pm, Eastern Daylight Time (New York, GMT-04:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ee222d5de682f16b57ae09cacec7>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e1ae62a0315e71ade5dadbe913>

A rectangular button with a dark background and the text "Start event" in white. There are some small, faint icons or symbols to the right of the text.

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1606285896@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 412620

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e2455d3af61ca715db3db5425cb3e6ff4>

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

CERTIFICATE OF POSTING

CASE NO. 2020-0070-SPHA

PETITIONER/DEVELOPER

Whiteford Taylor Preston LLP.

DATE OF HEARING/CLOSING

September 2, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

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SIGN 2

THE SIGN(S) POSTED ON August 13 ,2020

(MONTH, DAY, YEAR)

SINCERLEY ,

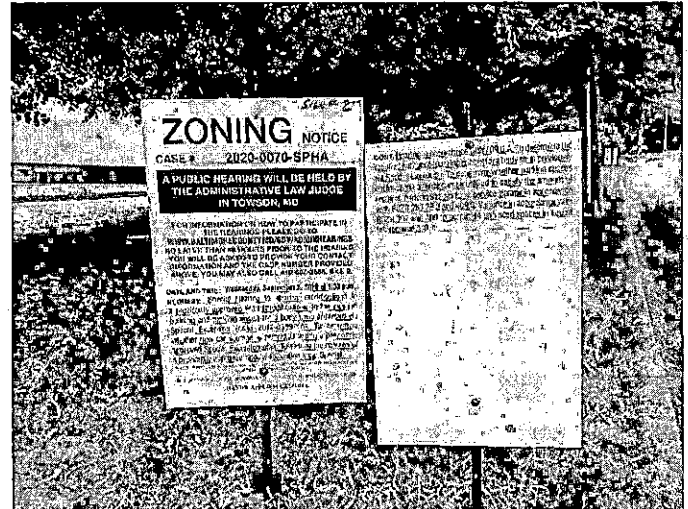
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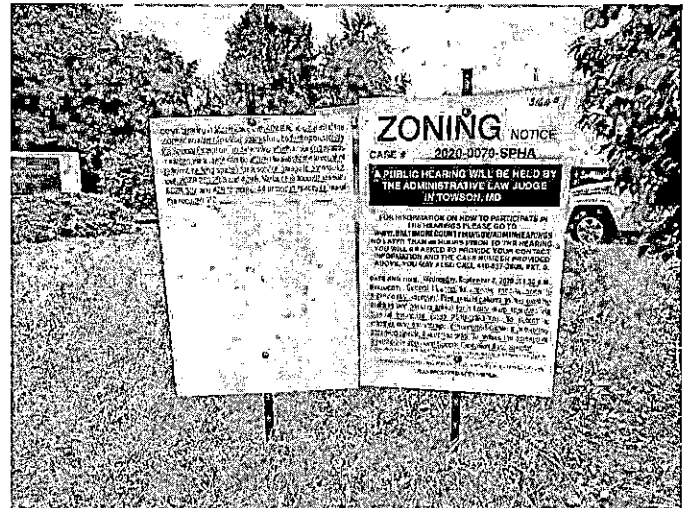
MARTIN OGLE

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9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411



The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

Order #: 11908529
 Case #: 2020-0070-SPHA
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
 2020-0070-SPHA

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:

8/13/2020



Darlene Miller, Public Notice Coordinator
 (Representative Signature)

Baltimore County

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9th Election District - 5th Councilmanic District

Legal Owners: 803 Gleneagles Court, LLC, Marc Cohen

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Hearing: Wednesday, September 2, 2020 at 1:30 p.m.

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Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

au13



August 11, 2020
JOHN A. OLSZEWSKI, JR.
County Executive

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

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

Michael Mallinoff
Director

MM:kl

C: Jennifer Busse, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204
Marc Cohen, 110 West Road, Ste. 500, Towson 21204

NOTE: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, AUGUST 13, 2020.

TO: THE DAILY RECORD
Thursday, August 13, 2020 - Issue

Please forward billing to:

Jennifer Busse
Whiteford, Taylor & Preston
1 W. Pennsylvania Avenue, Ste. 300
Towson, MD 21204

410-832-2077

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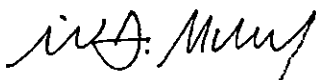
9th Election District – 5th Councilmanic District

Legal Owners: 803 Gleneagles Court, LLC, Marc Cohen

Special Hearing to approve modifications to a previously approved Plan (modifications to the existing building and parking areas) for a body shop approved via Special Exception (case 2019-0389-XA). To determine whether new car storage is permitted within a previously approved Special Exception area. To reduce the acreage of a previously approved Special Exception area. Special Hearing in accordance with 409.6.A. To determine the required number of parking spaces for a body shop previously via Special Exception. To determine whether parking spaces enclosed via a fence can be utilized to satisfy the amount of required parking spaces for a service garage in accordance with BCZR 253.2B.3 and 409.6. Variance in accordance with BCZR 307 and 409 to permit 44 unfenced spaces in lieu of the required 110.

Hearing: Wednesday, September 2, 2020 at 1:30 p.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

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE
803 Gleneagles Court; North of Cromwell
Bridge Road, E/S of Gleneagles Court
9th Election & 5th Councilmanic Districts
Legal Owner(s): 803 Gleneagles LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2020-070-SPHA

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

MAR 11 2020

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of March, 2020, a copy of the foregoing Entry of Appearance was mailed to Jennifer Busse, Esquire, 1 W. Pennsylvania Avenue, Suite 300, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2020-0070-SPAA
Property Address: 803 Gleneagles Ct
Property Description: _____
Legal Owners (Petitioners): 803 Gleneagles LLC
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer Busse Esq.
Company/Firm (if applicable): WTP
Address: 1 W Pennsylvania Ave.
Ste J 300
Towson MD 21204
Telephone Number: 410 832 2077

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 09 Account Number - 2300001493			
Owner Information					
Owner Name:	803 GLENEAGLES LLC		Use:	INDUSTRIAL	
Mailing Address:	SUITE 500 110 WEST RD TOWSON MD 21204-		Principal Residence:	NO	
			Deed Reference:	/41605/ 00312	
Location & Structure Information					
Premises Address:	803 GLENEAGLES CT TOWSON 21286-		Legal Description:	4.911 AC 803 GLENEAGLES CT ES TOWSON INDUSTRIAL PARK	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0070	0011	1082	20000.04	0000	
					Block:
					Lot:
					Assessment Year:
					2020
					Plat No:
					Plat Ref: 0027/ 0031
Town: None					
Primary Structure Built	Above Grade Living Area		Finished Basement Area		Property Land Area
1969	29,313 SF				213,879 SF
					County Use
					07
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
		OFFICE BUILDING	/	C3	
					Garage
					Last Notice of Major Improvements
Value Information					
	Base Value		Value		Phase-in Assessments
			As of		As of
			01/01/2020		07/01/2019
					As of
					07/01/2020
Land:	2,113,800		2,450,000		
Improvements	1,248,500		1,935,000		
Total:	3,362,300		4,385,000		3,362,300
Preferential Land:	0				3,703,200
					0
Transfer Information					
Seller: GLENEAGLES OFFICE LLC		Date: 06/28/2019		Price: \$4,400,000	
Type: ARMS LENGTH IMPROVED		Deed1: /41605/ 00312		Deed2:	
Seller: GLENEAGLES L P		Date: 12/30/1997		Price: \$1,825,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /12577/ 00027		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class		07/01/2019		07/01/2020
County:	000		0.00		
State:	000		0.00		
Municipal:	000		0.00 0.00		0.00 0.00
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

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

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Special Tax Recapture: None									
Account Identifier:		District - 09 Account Number - 2300001493							
Owner Information									
Owner Name:		803 GLENEAGLES LLC			Use:		INDUSTRIAL		
Mailing Address:		SUITE 500 110 WEST RD TOWSON MD 21204-			Principal Residence:		NO		
					Deed Reference:		/41605/ 00312		
Location & Structure Information									
Premises Address:		803 GLENEAGLES CT TOWSON 21286-			Legal Description:		4.911 AC 803 GLENEAGLES CT ES TOWSON INDUSTRIAL PARK		
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0070	0011	1082	20000.04	0000				2020	Plat Ref: 0027/0031
Town: None									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1969		29,313 SF				213,879 SF		07	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
		OFFICE BUILDING	/	C3					
Value Information									
		Base Value	Value		Phase-in Assessments				
			As of		As of		As of		
			01/01/2020		07/01/2019		07/01/2020		
Land:		2,113,800	2,450,000						
Improvements		1,248,500	1,935,000						
Total:		3,362,300	4,385,000		3,362,300		3,703,200		
Preferential Land:		0					0		
Transfer Information									
Seller: GLENEAGLES OFFICE LLC			Date: 06/28/2019			Price: \$4,400,000			
Type: ARMS LENGTH IMPROVED			Deed1: /41605/ 00312			Deed2:			
Seller: GLENEAGLES L P			Date: 12/30/1997			Price: \$1,825,000			
Type: ARMS LENGTH MULTIPLE			Deed1: /12577/ 00027			Deed2:			
Seller:			Date:			Price:			
Type:			Deed1:			Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class	07/01/2019		07/01/2020				
County:		000	0.00						
State:		000	0.00						
Municipal:		000	0.00 0.00		0.00 0.00				
Special Tax Recapture: None									
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									

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

No. **195615**

PAID RECEIPT

Date: **3/5/2020** BUSINESS ACTUAL TIME DRU-
 3/05/2020 3/05/2020 10:34:24 5

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount	REG NSDS	WALKIN LRS	RECEIPT #	058945	3/05/2020	OFLN
001	806	000		6150				\$800.00						

Total: **\$800.00**

Rec From: **Whiteford Taylor & Preston**

For: **CASE No. 2020-0070-SPHA**

803 Glen Eagles Ct.

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

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

No. **195615**

Date: **3/5/2020**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$200.00

Total: **\$200.00**

Rec From: **Whiteford Taylor & Preston**

For: **Funds from receipt 194694 will be applied to new request. 803 Glen Eagles Ct.**

CASE No. 2020-SPHA 0070-SPHA

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

August 24, 2020

Jennifer Busse,
1 W. Pennsylvania Ave Ste 300
Towson MD 21204

RE: Case Number: 2020-0070-SPHA, 803 Gleneagles Court

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 05, 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 "Very truly yours," text.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

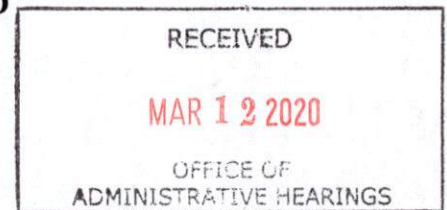
Enclosures

c: People's Counsel

2000

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 # 2020-0070-SPHA
803 Gleneagles Court
(803 Gleneagles, 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

BALTIMORE COUNTY, MARYLAND

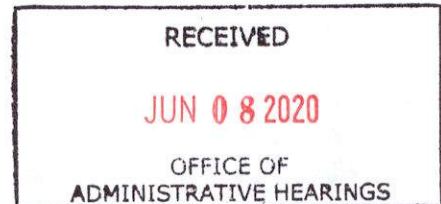
INTER-OFFICE MEMORANDUM

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

DATE: 6/5/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-070



INFORMATION:

Property Address: 803 Gleneagles Court
Petitioner: Marc A. Cohen
Zoning: ML, IM
Requested Action: Variance, Special Hearing

The Department of Planning has reviewed the petition for a special hearing to approve the following:

1. Approve modifications to a previously approved Plan (Case no. 2019-0389), to determine whether new car storage is permitted within a previously approved special exception area, or in the alternative to reduce the acreage of a previously approved special exception area, to determine the required number of spaces for a body shop previously approved via special exception.
2. To determine whether parking spaces enclosed via a fence can be utilized to satisfy the amount of required parking spaces for a service garage. In accordance with Baltimore County Zoning Regulations (BCZR) 253.2.
3. Alternatively, a variance in accordance with BCZR 307 and 409 to permit 44 unfenced spaces in lieu of the required 110.

A site visit was conducted on 4/21/2020. The site is in a small industrial park on the north side of Joppa Road just west of the beltway entrance. It consists of a warehouse building (33,186 square feet) and 131 parking spaces.

The Department of Planning has no objections pending the following conditions are met:

1. The unfenced area should not be for storage of vehicles being repaired.
2. Landscaping and professional signage identifying the business should be included and reviewed at the time of permit issuance.
3. The chain link fence shall be treated with opaque slats to screen the large parking area.

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

Prepared by:

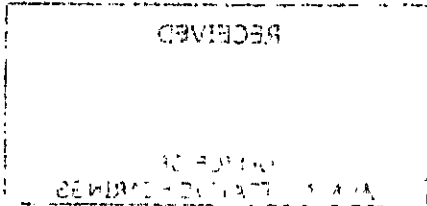
A handwritten signature in black ink, appearing to read "Krystle Patchak".

Krystle Patchak

Division Chief:

A handwritten signature in black ink, appearing to read "Jenifer G. Nugent".

Jenifer G. Nugent



Date: 6/5/2020
Subject: ZAC # 20-070
Page 2

CPG/JGN/kma/

c: Laurie Hay

James Hermann, R.L.A., Department of Permits, Approvals and Inspections

Jennifer R. Busse, Esquire

Office of the Administrative Hearings

People's Counsel for Baltimore County

Date: 3/9/20

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. 2020-0070-SPHA

Special Hearing, Variance
803 Gleneagles, LLC
803 Gleneagles Court

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 Correspondence



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BALTIMORE COUNTY, MARYLAND

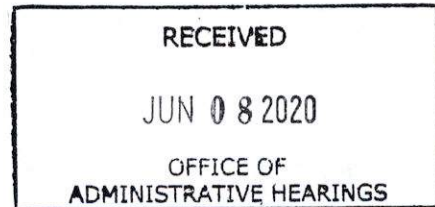
INTER-OFFICE MEMORANDUM

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

DATE: 6/5/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-070



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

Prepared by:

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Krystle Patchak

Division Chief:

A handwritten signature in black ink, appearing to read "Jenifer G. Nugent".

Jenifer G. Nugent

ORDER RECEIVED FOR FILING

Date

9/22/20

By

DMugner

c:\users\dwiley\appdata\local\microsoft\windows\inetcache\content.outlook\akrpdmdx\20-070.docx

OS/SS/P
nonpump

Date: 6/5/2020
Subject: ZAC # 20-070
Page 2

CPG/JGN/kma/

c: Laurie Hay
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Jennifer R. Busse, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date

9/22/20

By

D. Manoni

Dr/SS/p
Dunham

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: May 11, 2020

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:

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Special Hearing, Variance
803 Gleneagles, LLC
803 Gleneagles Court

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,



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

WW/RAZ

Kristen L Lewis

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Tuesday, August 11, 2020 9:25 AM
To: Kristen L Lewis
Subject: RE: hearing date for 2020-0070-SPHA

CAUTION: This message from prvs=749265b883=jbusse@wtplaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Ok – here they are:
And in case I was supposed to list myself, including myself now below too

gpowell@fredward.com – Gerry Powell
rbrittain@fredward.com – Robert Brittain
marc@priority1autogroup.com – Marc Cohen
tostrowski@bmwtowson.com – Tom Ostrowski
jbritton@brasherdesign.com – Jared Britton
rbrasher@brasherdesign.com – Rob Brasher
jbusse@wtplaw.com – Jennifer Busse



Whiteford | Taylor | Preston.[®]

Jennifer R. Busse | *Partner*
Towson Commons, Ste. 300 | One West Pennsylvania Avenue | Towson, MD | 21204-5025
t: 410.832.2077 | f: 410.339.4027
jbusse@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com

WTP is a proud member of two global law firm networks.



PANGAEA NET

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Tuesday, August 11, 2020 9:14 AM
To: Busse, Jennifer R. <jbusse@wtplaw.com>
Subject: [EXTERNAL] RE: hearing date for 2020-0070-SPHA

The ALJ's office would need actual names to associate with the emails in order to complete the webex link.

Kristen Lewis
PAL – Zoning Review
410-887-3391

From: Busse, Jennifer R. [<mailto:jbusse@wtplaw.com>]
Sent: Monday, August 10, 2020 1:13 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: hearing date for 2020-0070-SPHA

WHITEFORD, TAYLOR & PRESTON L.L.P.

JENNIFER R. BUSSE
DIRECT LINE (410) 832-2077
DIRECT FAX (410) 339-4027
jbusse@wtplaw.com

TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5025
MAIN TELEPHONE (410) 832-2000
FACSIMILE (410) 832-2015

DELAWARE*
DISTRICT OF COLUMBIA
KENTUCKY
MARYLAND
MICHIGAN
NEW YORK
PENNSYLVANIA
VIRGINIA

WWW.WTPLAW.COM
(800) 987-8705

March 5
February 28, 2020

Via Hand Delivery

Michael Malinoff

Director,

Baltimore County Department of Permits, Approvals & Inspections

111 W. Chesapeake Ave., Room 105

Towson, Maryland 21204

Re: 803 Gleneagles Court

Dear Mr. Malinoff:

As you are aware, this office represents the property owner of 803 Gleneagles Court. Simultaneous with the submission of this letter to you, I have filed for zoning relief for the property. Per your request, my client is herein acknowledging that in the event his petition for zoning relief is not approved or in the event of a continued deficiency, he will be responsible for bringing the property into conformance immediately. Specifically, in the event the relief is not approved, he will adjust the existing fence as needed to provide the required available parking, and/or remove new car storage from the special exception area.

Sincerely,

J. Busse
Jennifer R. Busse

Agreed to this *27th* day of February, 2020

M. Cohen
Marc Cohen

cc: Mr. W. Carl Richards, Jr. (via hand delivery)
Mr. Marc Cohen (via email)

10967537

Case 2020-0070-SHA

GPT



APPLICATION FOR BUILDING PERMIT # _____

INSTRUCTIONS: Complete each of the open fields on the form and either present it to an Engineering Assistant at the Department of Permits, Approvals and Inspections in Room 100, County Office Building, Towson, MD or email the form to permits@baltimorecountymd.gov prior to your visit so that it will be on file. Please include the full address of the property in the subject field for retrieval. Gray fields on the form are for office use only. Fields marked with an asterisk (*) are required. When you meet with an engineering assistant, they will indicate actions that you will need to take in order to have your building permit approved. Please refer to www.baltimorecountymd.gov/permitprocessing to ensure you bring the right documentation with you to expedite your application process. Do not use this form for fence, electric, or plumbing permits.

OFFICIAL USE ONLY

Date	3/16/20
OE#	215
Permit #	13
Receipt #	A
Control #	C
XRef #	
Fee	\$647.12
Total Paid	\$794
Paid By	Appr

TYPE OF IMPROVEMENT

- ☒ 1. New Construction
- ☐ 2. Addition
- ☐ 3. Alteration
- ☐ 4. Repair
- ☐ 5. Wrecking
- ☐ 6. Moving
- ☐ 7. Other

TYPE OF USE

Residential

- ☐ 01. One Family
- ☐ 02. Two Family
- ☐ 03. Three and Four Families
- ☐ 04. Five or More Families
- Number of Units: _____
- ☐ 05. Swimming Pool
- ☐ 06. Garage
- ☐ 07. Other: _____

Non-Residential

- ☐ 08. Amusement, Recreation, Place of Assembly
- ☐ 09. Church, Other Religious Building
- ☐ 11. Industrial, Storage Building
- ☐ 12. Parking Garage
- ☐ 13. Service Station, Repair Garage
- ☐ 14. Hospital, Institutional, Nursing Home
- ☐ 15. Office, Bank, Professional
- ☐ 16. Public Utility
- ☐ 17. School, College, Other Educational
- ☐ 19. Store
 - Mercantile
 - Restaurant
- Type: _____
- ☐ 20. Swimming Pool
- Type: _____
- ☐ 21. Tank, Tower
- ☐ 22. Transient Hotel, Motel
- Units: _____
- ☐ 23. Other: _____

PROPERTY INFORMATION

*Property Address	803 Gleneagles Court Towson, MD. 21286		
Suite/Space/Floor			
Subdivision	TOWSON INDUSTRIAL PARK		
*Tax Account Number	2300001493		
District	09	Precinct	01

OWNER INFORMATION

*First and Last Name	803 Gleneagles LLC		
Corporation Name			
*Address	110 West Road, Suite 500		
*City, State, Zip	Towson, MD. 21204		
*Phone			

APPLICANT INFORMATION

*First and Last Name	Jared Britton		
Company			
*Address	5560 Sterrett Place Suite 300		
*City, State, Zip	Columbia, MD. 21044		
*Phone	(410) 995-0015	Email	
MHIC#		MHBR#	
*Business/Tenant Name			
Contractor			
*Engineer/Architect	Brasher Design		
Seller			

I have carefully read this application, know the same is correct and true and that in doing this work all provisions of the Baltimore County Code and appropriate state regulations will be complied with whether herein specified or not, and will request all required inspections.

*Applicant Signature	X	Original Signature Required
----------------------	---	-----------------------------

PLANS				DRG #		Class	07
CONST	PLOT	PLAT	DATA	EL	PL		
Historic District/Building				Yes	No	Will this building have sprinklers? Yes No	
Is this property located in a floodplain?				Yes	No		

FOUNDATION TYPE

☐ 1. Slab ☐ 2. Block ☐ 3. Concrete

BASEMENT

☐ 1. Full ☐ 2. Partial ☐ 3. None

TYPE OF CONSTRUCTION

- ☐ 1. Masonry
☐ 2. Wood Frame
☐ 3. Structure Steel
☐ 4. Reinforced Concrete

TYPE OF HEATING FUEL

- ☐ 1. Gas
☐ 2. Oil
☐ 3. Electricity
☐ 4. Geothermal

CENTRAL AIR

☐ 1. Yes ☐ 2. No

TYPE OF SEWAGE DISPOSAL

- ☒ 1. Public Sewer
 ☒ Exists ☐ Proposed

☐ 2. Private System
 ☐ Septic ☐ Privy
 ☐ Exists ☐ Proposed

TYPE OF WATER SUPPLY

- ☒ 1. Public System
 ☒ Exists ☐ Proposed

☐ 2. Private System
 ☐ Exists ☐ Proposed

ESTIMATED COSTS

Material/Labor: 3 MILLION

OWNERSHIP

- ☒ 1. Private ☐ 3. Sale
☐ 2. Public ☐ 4. Rental

RESIDENTIAL CATEGORY

- ☐ 1. Detached
☐ 2. Semi-Detached
☐ 3. Group
☐ 4. Townhouse
☐ 5. Mid-Rise
☐ 6. High-Rise

CORNER LOT

☐ 1. Yes ☐ 2. No

GARBAGE DISPOSAL

☐ 1. Yes ☐ 2. No

DESCRIBE PROPOSED WORK

INT ALTS TO INCLUDE: DEMO AND CONSTRUCT METAL STUD AND DRYWALL PARTITIONS, RESTROOMS, LOCKER ROOMS, PAINT BOOTH, WASH OUT BAY, MILLWORK, FINISHES AND FIXTURES, EXT ALTS TO DEMO CMU WALLS, DOORS AND WINDOWS AS SHOWN, PATCH AND REPAIR BLOCK AS NEEDED PER PLANS.

33,186 SF. SEPARATE PERMIT REQ'D FOR ANY ADD'L WORK.
 SEE CASE # 2020-0070-SPHA, PROVISIONAL APPROVAL
 PENDING OUTCOME OF PRECEEDING ZONING CASE.

Proposed Use	AUTO REPAIR FACILITY AND INTERIOR ALTS
Existing Use	AUTO REPAIR FACILITY

Efficiency #	1-Bedroom #	2-Bedroom #	3-Bedroom #	Total Bedrooms
1-Family Bedroom #	Bathroom #	Kitchen #	Powder Rm #	Total Apt/Condos

BUILDING SIZE	
Floor	
Width	
Depth	
Height	
Stories	
Lot #s	

LOT SIZE AND SETBACKS	
Size	213879SF
Front Street	
Side Street	
Front Setback	NC
Side Setback	NC
Side St Setback	
Rear Setback	NC
Zoning	

Obtain approval signatures from each of the checked departments below:

Required		Approval Signatures	Date
☐	BLD INSP (Room G21)		
☒	BLD PLAN (Room 120)		
☒	FIRE (Room 120)		
☒	SEDI CTL (Room G21)		
☒	ZONING (Room 111)	FINAL per WCR	3/17/2020
☐	PUB SERV (Room 119)	OK TO FILE GIS	
☒	ENVRNMNT (Room 319)		
☐	PLANNING (Room 101 in the Jefferson Building)		
☐	PERMITS (Room 100)		
☐			



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
3/16/2020

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 2300001493

Plat Ref: 027:031

Election District: 9

Owner Name(s): 803 GLENEAGLES LLC

PDM #:

Address: SUITE 500 110 WEST RD

Zoning District(s): ML IM

TOWSON,MD 21204

Elevation Range: 290ft - 340ft

Premise Address: 803 GLENEAGLES CT

ected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Com Bldg.	Interior Alts.	Add / Ext. Alts.	Piers/Pilings	Grading/SW	Tanks	Ret.Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment
Contact Agency	Potential Overlay Issues													Initial & Date
EPS-Dev. Coord. County Office Building Room 319 Phone: 410-887-3733	100 Year Flood Zone Possible Flood Hazard - Water Body Present	X	X	X	X	X	X	X			X			
PAI-Sed. Control Insp. County Office Building Room G-21 Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review. 100 Year Flood Zone Possible Flood Hazard - Water Body Present	X	X	X	X	X	X	X						
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services. 100 Year Flood Zone Possible Flood Hazard - Water Body Present	X	X	X	X	X	X	X		X	X	X	X	OK To File
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: 1970-0168-A; 2019-0389-XA	X	X	X	X	X	X	X		X	X	X	X	FINAL per WCR 3/17/2020
Building Plans Review County Office Building Room 120 Phone: 410-887-3987	100 Year Flood Zone Possible Flood Hazard - Water Body Present	X	X	X	X	X	X	X		X	X	X	X	

BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
PLAN REVIEW DATA SHEET
2015 International Building Code
BASIC DESIGN INFORMATION

Date 03/13/2020 Permit No. _____

Building Address 803 Gleneagles Court Towson, MD. 21286

IBC Use Group(s) B, S1 IBC Const Type 2B NFPA Occ Class _____

Sprinkler System- ☒ Exists; () Proposed; () Complete; () Partial; () None
Design- () NFPA 13; () NFPA 13R; () NFPA 13D

NOTE: NFPA 13-R limited to maximum 4 stories, including basement per Fire Code.

(Table 504.3 & 504.4) Allowable Building Height/Stories: 3 Stories 75 Feet

Table 506.2 Allowable Area Factor = 70,000 sf

Actual Number of Height/Stories: 1 Stories 20 Feet

Total Building Area All Floors 33,690 sf Area of Largest Floor 32,883 sf
May not exceed A_a

() Unlimited Area Building; () Mixed Uses- () separated () non-separated (Section 508)
(Section 507)

GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

Building Height, Number of Stories, and Building Area – Applied Independently (Section 503.1)
Based on Occupancy Classification

Allowable height in feet (Table 504.3) 75 ft

Allowable number of stories (Table 504.4) 3

Allowable area factor (Table 506.2) A_t 70,000 sf

1 Story Single Occupancy (506.2.1)
 $A_a = A_t + (NS \times I_f) =$ _____ sf

1 Story Mixed Use Occupancy (506.2.2)
(For Each Use Group) = _____ sf

Multi-story Single Occupancy (506.2.3)
 $A_a = [A_t + (NS \times I_f)] \times S_a =$ _____ sf

Multi-story Mixed Occupancy (506.2.4)
 $A_a = [A_t + (NS \times I_f)] =$ _____ sf

Allowed total building area
Of all floors combined = A_a _____ sf x _____ Stories = _____ sf

Maximum aggregate building area of 3 or more stories (NS) is A_a (3), Sprinklered A_a (4) Stories (Section 506.2). With no story > A_a (Section 506) - Exceptions)

(506.3.2) min. width frontage 20ft

Frontage (I_f)
(506.3)

North	East	South	West
-------	------	-------	------

Total Frontage (F) _____ ft	Total Perimeter (P) _____ ft
-----------------------------	------------------------------

Minimum width open space (W) = _____

Area increase (506.3.3) (I_f) = _____

$$(I_f) = 100 \left[\frac{F}{P} - 0.25 \right] \frac{W}{30}$$

Note: W/30 cannot exceed 1 (Exception)

Donna Mignon

From: Brittain, Robert <RBrittain@fredward.com>
Sent: Tuesday, August 11, 2020 12:08 PM
To: Donna Mignon
Subject: Accepted: Invitation to join Web seminar as a panelist: Zoning Hearing - 803 Gleneagles Court

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

Event Information

Event: Zoning Hearing - 803 Gleneagles Court
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ecd7ab00cf696347341a8366b34540e4f>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e18fa7f66273c7c3411c809ff2e776f54>
Date and time: Wednesday, September 2, 2020 1:30 pm
 Eastern Daylight Time (New York, GMT-04:00)
Duration: 1 hour
Description: Zoning Hearing
 Case No: 2020-0070-SPHA
 Address: 803 Gleneagles Court
 Owner(s): 803 Gleneagles Court, LLC, Marc Cohen
Event number: 160 628 5896
Event password: 1234
Host key: 710225
Alternate Host: Debra Wiley, Henry Ayakwah, Paul Mayhew
Panelist Info:
Panelist password:
Panelist numeric password: 412620
Video Address: 1606285896@baltimorecountymd.webex.com
 You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
 +1-415-655-0001
[Show all global call-in numbers](#)
 Access code: 160 628 5896
Maximum number of registrants: 10000
Destination address after event:
Host image:
Attendee list available for viewing by: Host, presenter and panelists only
Event material: None
Post-event survey: No
Email configured: Pending, Approved, Rejected
Registration Information
Registration ID required: No
Password required: No
Password:
Approval required: No
Custom registration form: No
After registration, go to URL:

Start Event
 You can start
 event by
 Start Now

Star

Send Email
 You can send
 emails by
 Send Email

Send

Manage Registrations

Delete Event

Edit Event

Kristen L Lewis

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Tuesday, August 11, 2020 9:25 AM
To: Kristen L Lewis
Subject: RE: hearing date for 2020-0070-SPHA

CAUTION: This message from prvs=749266b883-jbusse@wtplaw.com originated from a non Baltimore County Government or non BGPL email system. Hover over any links before clicking and use caution opening attachments.

Ok – here they are:

And in case I was supposed to list myself, including myself now below too

gpowell@fredward.com – Gerry Powell
rbrittain@fredward.com – Robert Brittain
marc@priority1autogroup.com – Marc Cohen
tostrowski@bmwtowson.com – Tom Ostrowski
jbritton@brasherdesign.com – Jared Britton
rbrasher@brasherdesign.com – Rob Brasher
jbusse@wtplaw.com – Jennifer Busse



Whiteford | Taylor | Preston."

Jennifer R. Busse | *Partner*

Towson Commons, Ste. 300 | One West Pennsylvania Avenue | Towson, MD | 21204-5025

t: 410.832.2077 | f: 410.339.4027

jbusse@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com

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PANGAEA NET

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Tuesday, August 11, 2020 9:14 AM
To: Busse, Jennifer R. <jbusse@wtplaw.com>
Subject: [EXTERNAL] RE: hearing date for 2020-0070-SPHA

The ALJ's office would need actual names to associate with the emails in order to complete the webex link.

Kristen Lewis

PAI – Zoning Review

410-887-3391

From: Busse, Jennifer R. [<mailto:jbusse@wtplaw.com>]
Sent: Monday, August 10, 2020 1:13 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: hearing date for 2020-0070-SPHA

Donna Mignon

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Tuesday, August 11, 2020 12:10 PM
To: Donna Mignon
Subject: Accepted: Zoning Hearing - 803 Gleneagles Court

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WHITEFORD, TAYLOR & PRESTON L.L.P.

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jbusse@wtplaw.com

TOWSON COMMONS, SUITE 300
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TOWSON, MARYLAND 21204-5025
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FACSIMILE (410) 832-2015

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March 5
February 28, 2020

Via Hand Delivery

Michael Malinoff

Director,

Baltimore County Department of Permits, Approvals & Inspections

111 W. Chesapeake Ave., Room 105

Towson, Maryland 21204

Re: 803 Gleneagles Court

Dear Mr. Malinoff:

As you are aware, this office represents the property owner of 803 Gleneagles Court. Simultaneous with the submission of this letter to you, I have filed for zoning relief for the property. Per your request, my client is herein acknowledging that in the event his petition for zoning relief is not approved or in the event of a continued deficiency, he will be responsible for bringing the property into conformance immediately. Specifically, in the event the relief is not approved, he will adjust the existing fence as needed to provide the required available parking, and/or remove new car storage from the special exception area.

Sincerely,

J Busse
Jennifer R. Busse

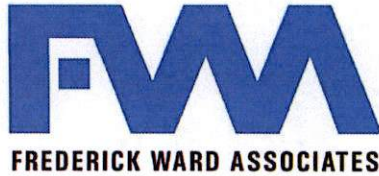
Agreed to this *27th* day of February, 2020

Marc Cohen
Marc Cohen

cc: Mr. W. Carl Richards, Jr. (via hand delivery)
Mr. Marc Cohen (via email)

10967537

*Case
2020-0070-
SPHA*



220-0070-SPHA

5 South Main Street
P.O. Box 727
Bel Air, Maryland 21014
410-838-7900
www.frederickward.com

ZONING DESCRIPTION – 803 GLENEAGLES COURT

June 20, 2019

BEGINNING for the same at a point on the easterly right of way line of Gleneagles Court (formerly known as Mine Court) a sixty foot wide right of way heretofore laid out and shown on a plat entitled "Towson Industrial Park" as recorded among the land records of Baltimore County in Plat Book WJR 27, folio 31 at the beginning of that tract or parcel of land conveyed by Gleneagles Limited Partnership to Gleneagles Office, LLC by a deed dated December 22, 1997 as recorded among the land records of Baltimore County in Liber SM 12577, folio 27 at a point lying approximately 275 feet along the said easterly right of way line of Gleneagles Court from the centerline of the existing paving of Cromwell Bridge Road. Thence binding on Gleneagles Court and on the outlines of the land described in Liber SM 12577, folio 27;

1) by a curve to the left, in a northwesterly direction, of radius 730.00 feet, an arc length of 100.71 feet and, subtended by a chord; North 40°03'22" West 100.63 feet,

2) North 43°59'40" West 119.37 feet,

3) North 43°59'40" West 129.65 feet. Thence leaving Gleneagles Court and binding on a fifty foot wide Storm Drain and Utility Reservation for Mine Bank Run,

4) by a curve to the left, in a northeasterly direction, of radius 300.00 feet, an arc length of 51.11 feet and, subtended by a chord; North 66°56'09" East 51.05 feet. Thence binding on land of Baltimore County, Maryland,

5) South 28°51'19" East 60.00 feet,

6) North 61°08'41" East 122.00 feet,

7) North 28°51'19" West 60.00 feet,

8) South 61°08'41" West 102.48 feet. Thence again binding on the Storm Drain and Utility Reservation for Mine Bank Run,

9) by a curve to the left, in a northeasterly direction, of radius 175.00 feet, an arc length of 103.99 feet and, subtended by a chord; North 44°05'03" East 102.47 feet,

10) North 27°04'18" East 77.89 feet,

Zoning Description – 803 Gleneagles Court
June 20, 2019
Page 2

- 11) North 27°04'18" East 268.37 feet to a point of curvature ,
- 12) by a curve to the right, in a northeasterly direction, of radius 125.00 feet, an arc length of 53.49 feet and, subtended by a chord; North 39°19'50" East 53.08 feet,
- 13) North 51°35'20" East 25.00 feet,
- 14) North 51°35'20" East 40.57 feet. Thence binding on the westerly right of way line of the Baltimore Beltway,
- 15) South 18°36'00" East 455.34 feet,
- 16) South 26°38'20" East 197.49 feet. Thence, leaving the Baltimore Beltway right of way,
- 17) South 69°18'48" West 399.80 feet to the point of beginning hereof.

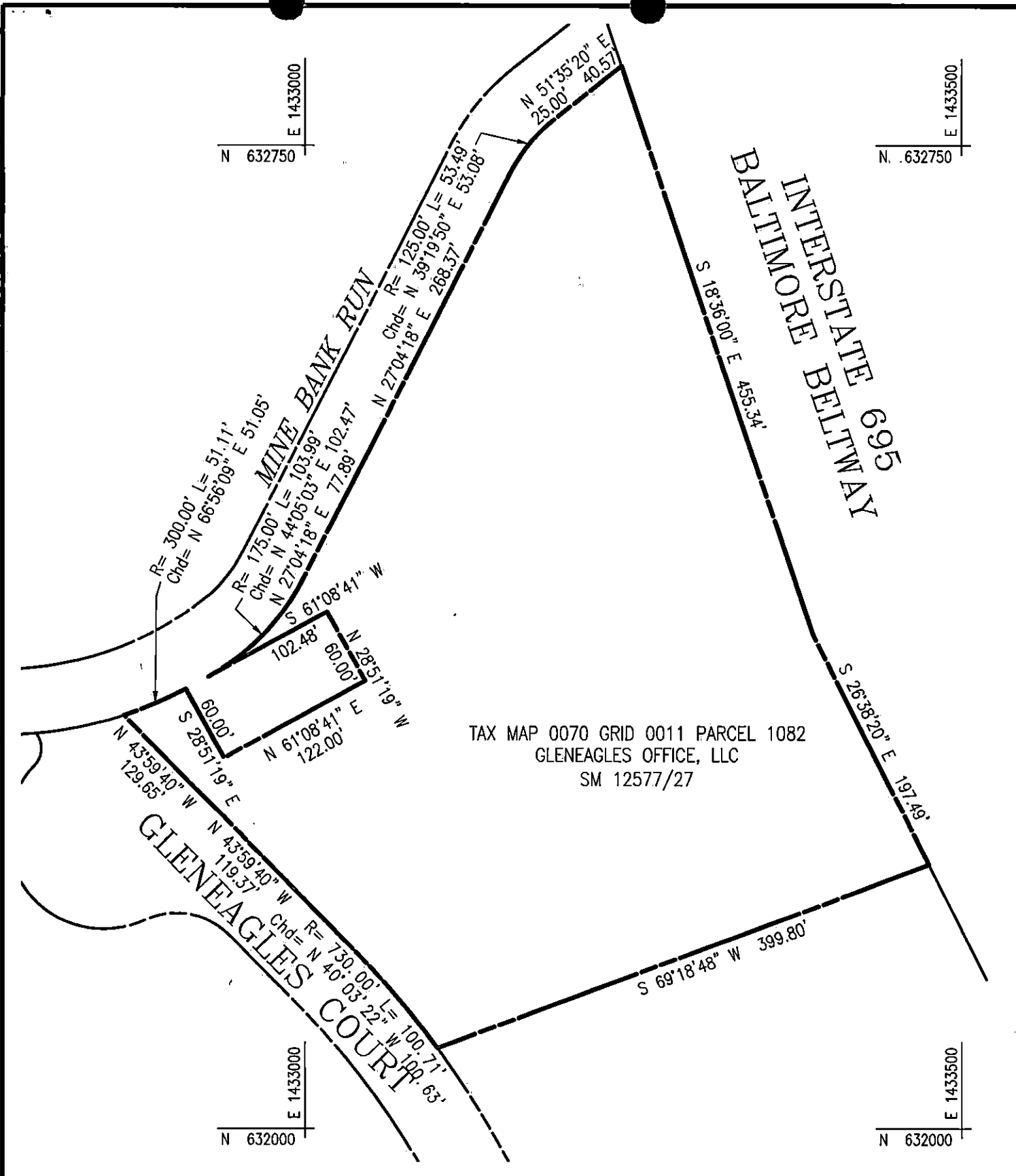
CONTAINING 4.9122 acres (213974 square feet) of land, more or less.

BEING that tract or parcel of land conveyed by Gleneagles Limited Partnership to Gleneagles Office, LLC by a deed dated December 22, 1997 as recorded among the land records of Baltimore County in Liber SM 12577, folio 27.

THIS ZONING DESCRIPTION was prepared by Vincent X. Nohe, a Professional Land Surveyor in the State of Maryland and in accordance with the Minimum Standards of Practice for Land Surveyors of the Annotated Code of Maryland. My current license expires August 8, 2020.



2020-0070-SPHA



SCALE 1" = 100'	DATE 06/20/19	 FREDERICK WARD ASSOCIATES www.frederickward.com P.O. Box 727, 5 South Main Street Bel Air Maryland 21014 - 0727 410-838-7900 410-893-1243 fax	SKETCH TO ACCOMPANY ZONING DESCRIPTION 803 GLENEAGLES COURT NINTH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
DRAWN BY VXN	CHECKED BY		
PLAT NUMBER	FWA JOB NUMBER 2191XXX.00		



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 803 Gleneagles Court which is presently zoned ML IM

Deed References: 12577/00027 10 Digit Tax Account # 2300001493

Property Owner(s) Printed Name(s) 803 Gleneagles, 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

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) *please see attached*
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:

N/A

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Jennifer R. Busse, Esquire

Name - Type or Print

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address

City

State

21204

410-832-2077

jbusse@wtplaw.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

803 Gleneagles, LLC

By: Marc A. Cohen

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

110 West Road, Suite 500, Towson, MD

Mailing Address

City

State

21204

443-632-1190

Zip Code

Telephone #

Email Address

Representative to be contacted:

Jennifer R. Busse, Esquire

Name - Type or Print

Signature

1 W. Pennsylvania Avenue, Suite 300, Towson, MD

Mailing Address

City

State

21204

410-832-2077

jbusse@wtplaw.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0070-SHA Filing Date 3 / 5 / 2020

Do Not Schedule Dates: _____ Reviewer RT

REV. 10/4/11

25/09/20

Attachment to Petition for Zoning Relief

803 Gleneagles Court

Petition for Special Hearing to approve modifications to a previously approved Plan (modifications to the existing building and parking areas) for a body shop approved via Special Exception (Case 2019-0389-XA).

Petition for Special Hearing to determine whether new car storage is permitted within a previously approved Special Exception area.

In the alternative, Petition for Special Hearing to reduce the acreage of a previously approved Special Exception area.

Petition for Special Hearing in accordance with §409.6.A to determine the required number of parking spaces for a body shop previously approved via Special Exception.

Petition for Special Hearing to determine whether parking spaces enclosed via a fence can be utilized to satisfy the amount of required parking spaces for a service garage in accordance with BCZR §253.2.B.3 and §409.6.

In the alternative, Petition for Variance in accordance with BCZR §307 and §409 to permit 44 unfenced spaces in lieu of the required 110.

10093046v3

2020-0070-SPHA

WHITEFORD, TAYLOR & PRESTON L.L.P.

JENNIFER R. BUSSE
DIRECT LINE (410) 832-2077
DIRECT FAX (410) 339-4027
jbusse@wtplaw.com

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March 5
February 28, 2020

Via Hand Delivery

Michael Malinoff

Director,

Baltimore County Department of Permits, Approvals & Inspections

111 W. Chesapeake Ave., Room 105

Towson, Maryland 21204

Re: 803 Gleneagles Court

Dear Mr. Malinoff:

As you are aware, this office represents the property owner of 803 Gleneagles Court. Simultaneous with the submission of this letter to you, I have filed for zoning relief for the property. Per your request, my client is herein acknowledging that in the event his petition for zoning relief is not approved or in the event of a continued deficiency, he will be responsible for bringing the property into conformance immediately. Specifically, in the event the relief is not approved, he will adjust the existing fence as needed to provide the required available parking, and/or remove new car storage from the special exception area.

Sincerely,

J Busse
Jennifer R. Busse

Agreed to this *27th* day of February, 2020

Marc Cohen
Marc Cohen

cc: Mr. W. Carl Richards, Jr. (via hand delivery)
Mr. Marc Cohen (via email)

10967537

Case 2020-0070-SPHA

9-2
1:30 pm

Debra Wiley

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Friday, August 28, 2020 4:18 PM
To: Administrative Hearings
Subject: Case 2020-0070-SPHA
Attachments: 2020-08-28 Aerial 803 Gleneagles Ct - Google Maps.pdf; 2020-08-26 Redlined Site Plan Exhibit.pdf; Powell C.V. #11496800 v1.PDF

Follow Up Flag: Flag for follow up
Flag Status: Flagged

CAUTION: This message from prvs=8509425f8e=jbusse@wtplaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hello!

For this case being heard on Wednesday at 1:30, please accept the following exhibits.

Here is a list:

- C.V. of Gerry Powell (3)
- Aerial of site (2)
- Redlined plan (1)
- Photographs (sending these in a separate email in a moment)

Pet. Exh.
1-3

Please let me know that you have received these and thank you!



Whiteford Taylor Preston^{LLP}

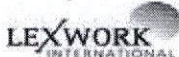
Jennifer R. Busse | Partner

Towson Commons, Ste. 300 | One West Pennsylvania Avenue | Towson, MD | 21204-5025

t: 410.832.2077 | f: 410.339.4027

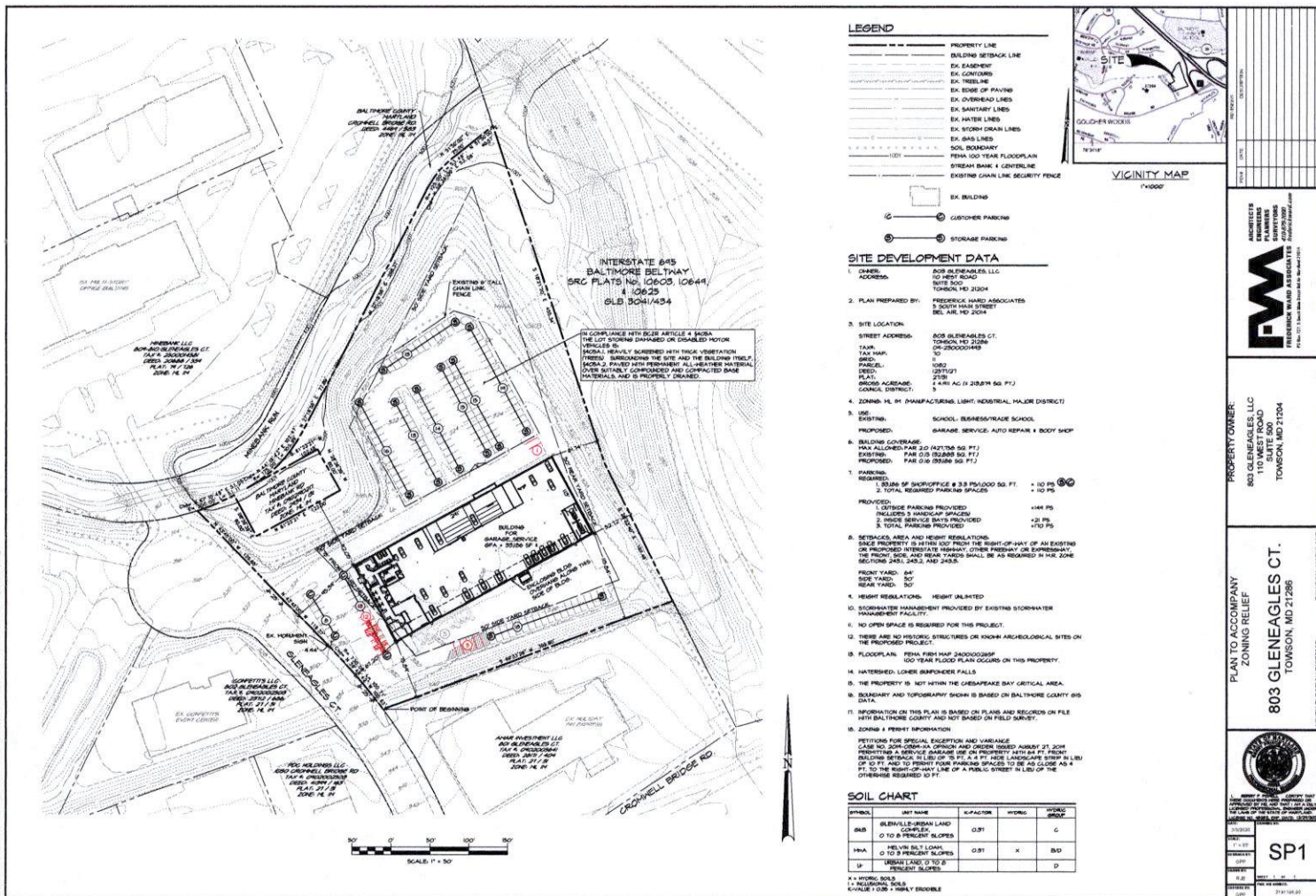
jbusse@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com

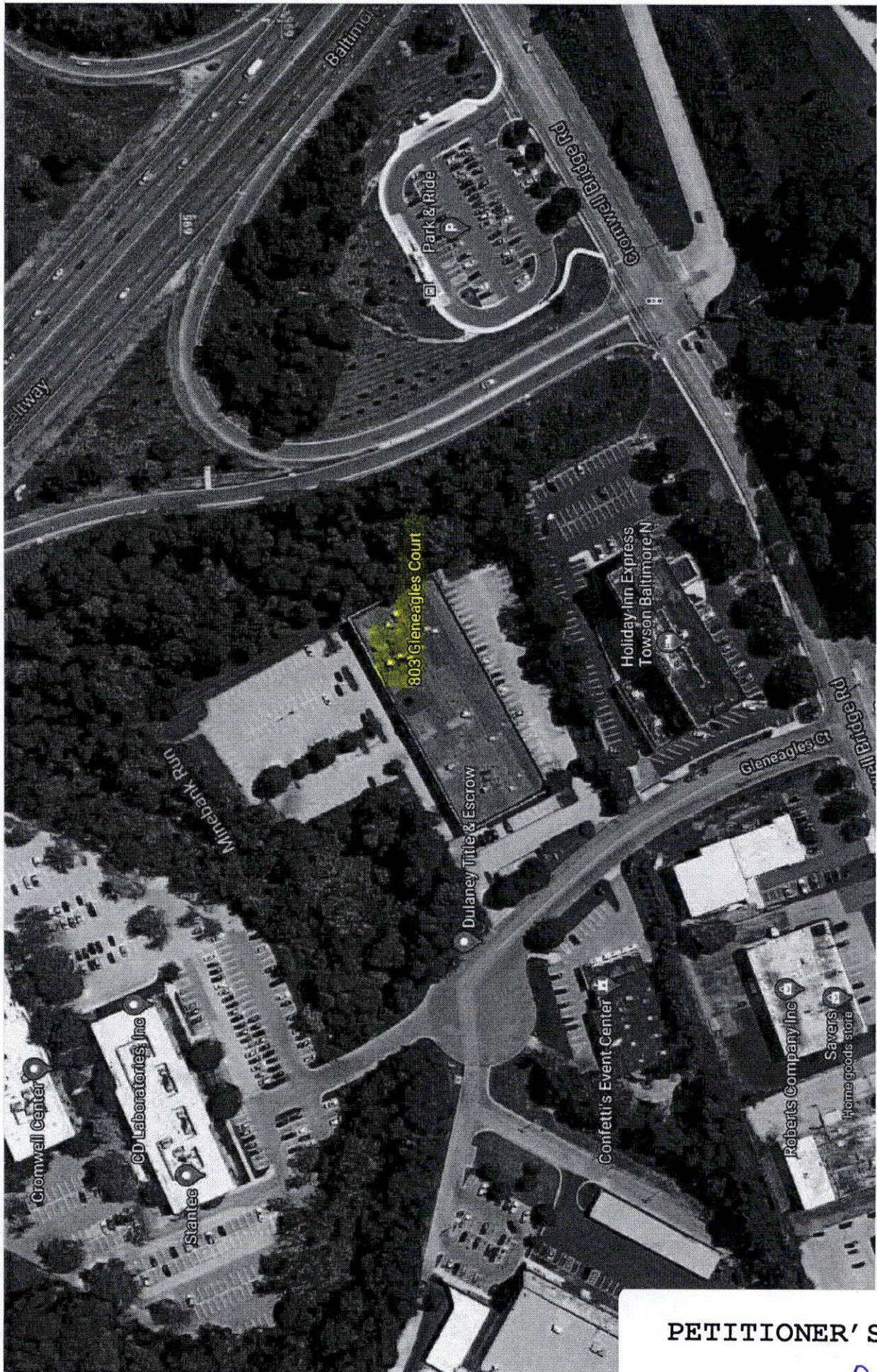
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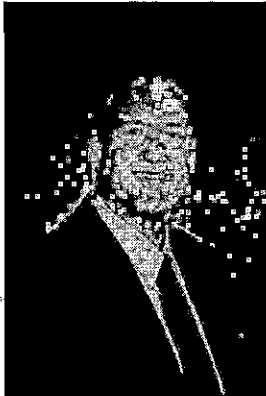
xm/maps/place/803+Gleneagles+Ct,+Towson,+MD+21286/@39.4019396,-76.5721637,327m/data=!3m1!1e3!1m5!1m4!1s0x89c8011637279810xb73741336470a91a8m2!1d39.4020039!1d-76.5722123

PETITIONER'S

EXHIBIT NO.

2

Gerry Powell, M.C.E., P.E. Project Manager



Years of Experience
36

Education
Master of Civil Engineering,
emphasis structural and coastal
engineering, John Hopkins
University, 2001

B.A., Carson-Newman College,
Mathematics, 1982

Certificate of Continuing Engineering
Studies, Johns Hopkins University,
1998

Registrations
Professional Engineer -
Maryland/48252, 2015

Erosion/Sediment Control
Certification, #18147, Maryland DNR,
1990

Memberships
American Society of Civil Engineers

Mr. Powell is involved with all levels of design for residential, commercial, industrial and capital projects from preliminary stages of development to final completion of construction. This specifically includes: stormwater management design, erosion and sediment control design, road design, storm drain design, water and sewer design, and traffic control. Mr. Powell's expertise also includes quality control inspection at construction sites, monitoring construction by reviewing, recording, and accounting for work done in accordance with construction plans and specifications.

Within his career, Mr. Powell has worked with the Baltimore County's various agencies, regulatory committees, commissions and councils to permit new and infill development. He has successfully presented projects to the Baltimore County Development Review Committee (DRC), and Board of Appeals to advance projects through the permitting process to meet the conditions with the Baltimore County Zoning Regulations. Please see specific project experience below, illustrating Mr. Powell's expertise.

Sullivan's Garage – 7318 Golden Ring Road Baltimore, Maryland

- ◇ Project Manager – Provided site civil engineering including planning/concept phase, entitlement assistance to obtain a special exception to construction improvements in the 100-Year floodplain in Baltimore County. Additional engineering services were required to obtain permitting from Baltimore County and the Maryland Department of the Environment for construction of the improvements in the 100-Year flood plain and Chesapeake Bay Critical Area including design and construction documents for grading, erosion and sediment control, storm drain, utilities, parking, access upgrades, landscaping, and as-built drawings for construction of a new maintenance building for automotive garage and towing operation.

BMW of Towson – 700 Kenilworth Drive Towson, Maryland

- ◇ Project Manager – Coordinated and executed full site civil engineering to renovate existing Brooks Buick Dealership into a premier BMW dealership in Towson, Maryland. Engineering services included the initial planning/concept phase; completing entitlement process through the Baltimore County Development Review Committee; design & construction document preparation for grading, erosion & sediment control, storm drainage collection system, stormwater management, onsite access and entrance improvements-landscaping, obtaining all permits (grading,

PETITIONER'S

EXHIBIT NO.

3





Gerry Powell, M.CE., P.E.
Project Manager

SWM, access, building, signage); and post-construction As-Built documentation.

Walgreens & Multi-Tenant Retail – 1801 York Road
Lutherville-Timonium, Maryland

- ◇ Project Manager – Provided full civil site engineering services for a commercial retail center for a pharmacy (14,550 sf) and a multi-tenant retail building (7,926 sf). Engineering services included the initial planning/concept phase; completing entitlement process through the Baltimore County Development Review Committee; design & construction document preparation for grading, erosion & sediment control, storm drainage collection system, stormwater management, onsite access & offsite road improvements landscaping; obtaining all permits (grading, SWM, MDE NPDES, access, building, signage); and post-construction As-Built documentation.

Audi Owings Mills – 9804 Reisterstown Road
Owings Mills, Maryland

- ◇ Project Manager – Provided full civil site engineering services for an expansion and conversion of an existing Mini Automobile Dealership to a Audi Dealership. The showroom, parts & service expansion was 6,374 sf. Engineering services included the initial planning/concept phase; completing entitlement process through the Baltimore County Development Review Committee; design & construction document preparation for grading, erosion & sediment control, storm drainage collection system, stormwater management, onsite access and entrance improvements landscaping, obtaining all permits (grading, SWM, access, building, signage); and post-construction As-Built documentation.

Dollar General Store – 12518 Eastern Avenue
Middle River, Maryland

- ◇ Project Manager – Provided full civil site engineering services for a commercial 9,100 sf retail store. Engineering services included the initial planning/concept phase; completing entitlement process; design & construction document preparation for grading, erosion & sediment control, storm drainage collection system, stormwater management, onsite access and entrance improvements on a State Roadway, landscaping, and forest conservation; obtaining all permits (grading, SWM, MDE NPDES, SHA Access, building, signage); and post-construction As-Built documentation.

CAMZ Trucking – 9813 Philadelphia Road
Rosedale, Maryland

- ◇ Project Manager – Provided full civil site engineering services to obtain permits for owner to operate a topsoil blending operation on an already approved industrial site in the White Marsh area of Baltimore County. Engineering services included the initial planning/concept phase; design & construction document preparation for grading, erosion & sediment control, storm drainage collection system, stormwater management, onsite access improvements landscaping; obtaining all permits (grading, SWM); and post-construction As-Built documentation.

Priority 1 Autogroup – 803 Gleneagles Court
Towson, Maryland

- ◇ Project Manager – Provided civil engineering support to Priority 1 Autogroup to develop the existing Technical School Campus into an Automotive Collision Center to repair damaged automobiles and restore to "like-new" condition. Engineering services included preparing site plans for use in initial planning/concept phase to provide adequate access and parking to meet Baltimore County Zoning and ADA requirements.



Gerry Powell, M.C.E., P.E.
Project Manager

Other projects in Baltimore County:

1. Alex Pais – Commercial
2. Priority 1 Autogroup - Maseratti Baltimore Dealership – Commercial
3. Priority 1 Autogroup - Mini's Baltimore County Dealership – Commercial
4. Maryland Office Interiors – Commercial
5. Sullivan's Garage – Commercial
6. Baltimore County Savings Bank, Lakeside – Commercial
7. Priority 1 Autogroup - BMW of Towson – Commercial
8. Walgreens & Multi-Tenant Retail (1801 York Road) – Commercial
9. Priority 1 Autogroup - Audi Owings Mills – Commercial
10. Dollar General Store (Eastern Avenue) – Commercial
11. CAMZ Trucking - Industrial
12. Longridge, Baltimore, MD – Residential
13. Heritage Hills, Kingsville, MD – Residential
14. Scenic Ridge, Kingsville, MD – Residential
15. Priority 1 Autogroup – Cadillac & Jaguar-Land Rover Dealership – Cockeysville, MD
16. Baltimore County Public Schools – McCormick Elementary School Slope Repair – Baltimore, MD

Debra Wiley

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Friday, August 28, 2020 4:53 PM
To: Administrative Hearings
Subject: Photos for case 2020-0070-SPHA
Attachments: Photo (94) 803 Gleneagles Court 2020-0070-SPHA Zoomed Out View.JPG; Photo (95) 803 Gleneagles Court 2020-0070-SPHA Zoomed Out View.JPG; IMG_7685.jpg; IMG_7686.jpg

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Hello again – here are the photos I would like to introduce as exhibits and thank you!

1. Photo #94 – shows initial approach *(A)*
2. Photo #95 – slightly closer approach *(S)*
3. IMG 7685 – looks into south side of building *(C)*
4. taken from north entrance looking at fenced area and north side of building *(D)*



Whiteford Taylor Preston^{LLP}

Jennifer R. Busse | *Partner*

Towson Commons, Ste. 300 | One West Pennsylvania Avenue | Towson, MD | 21204-5025

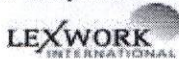
t: 410.832.2077 | f: 410.339.4027

jbusse@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com

Pet. Exh.

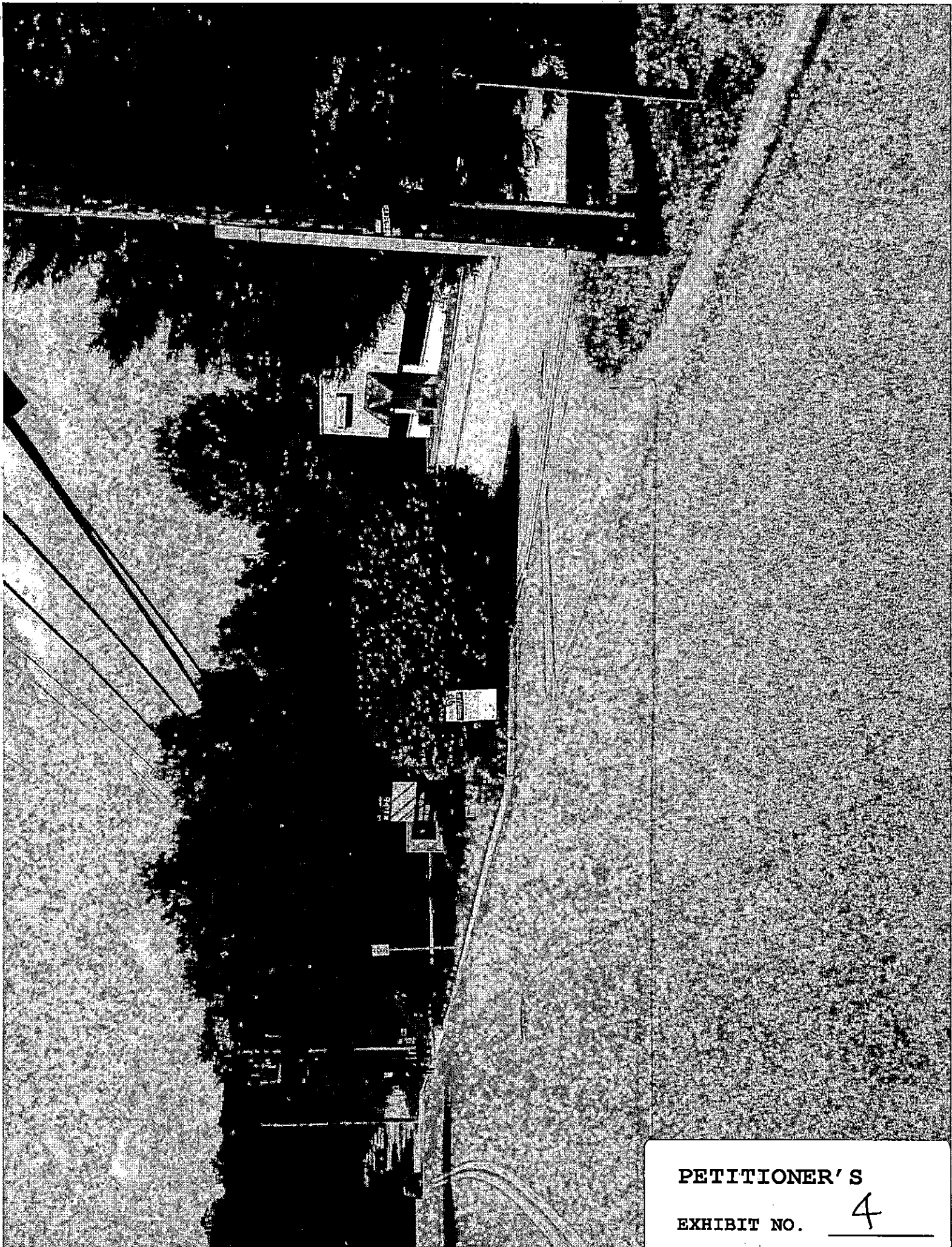
4-7

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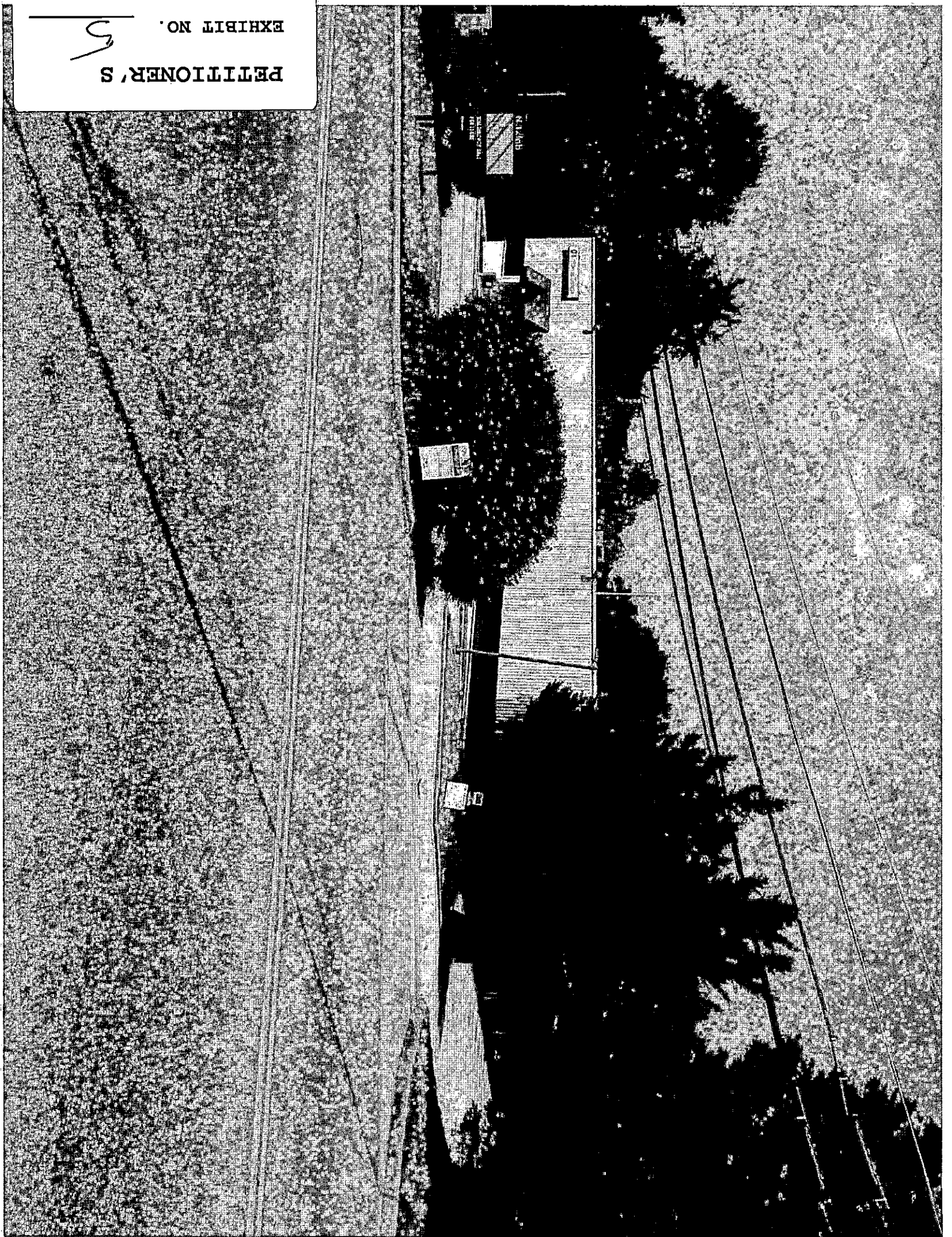
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PETITIONER'S

EXHIBIT NO.

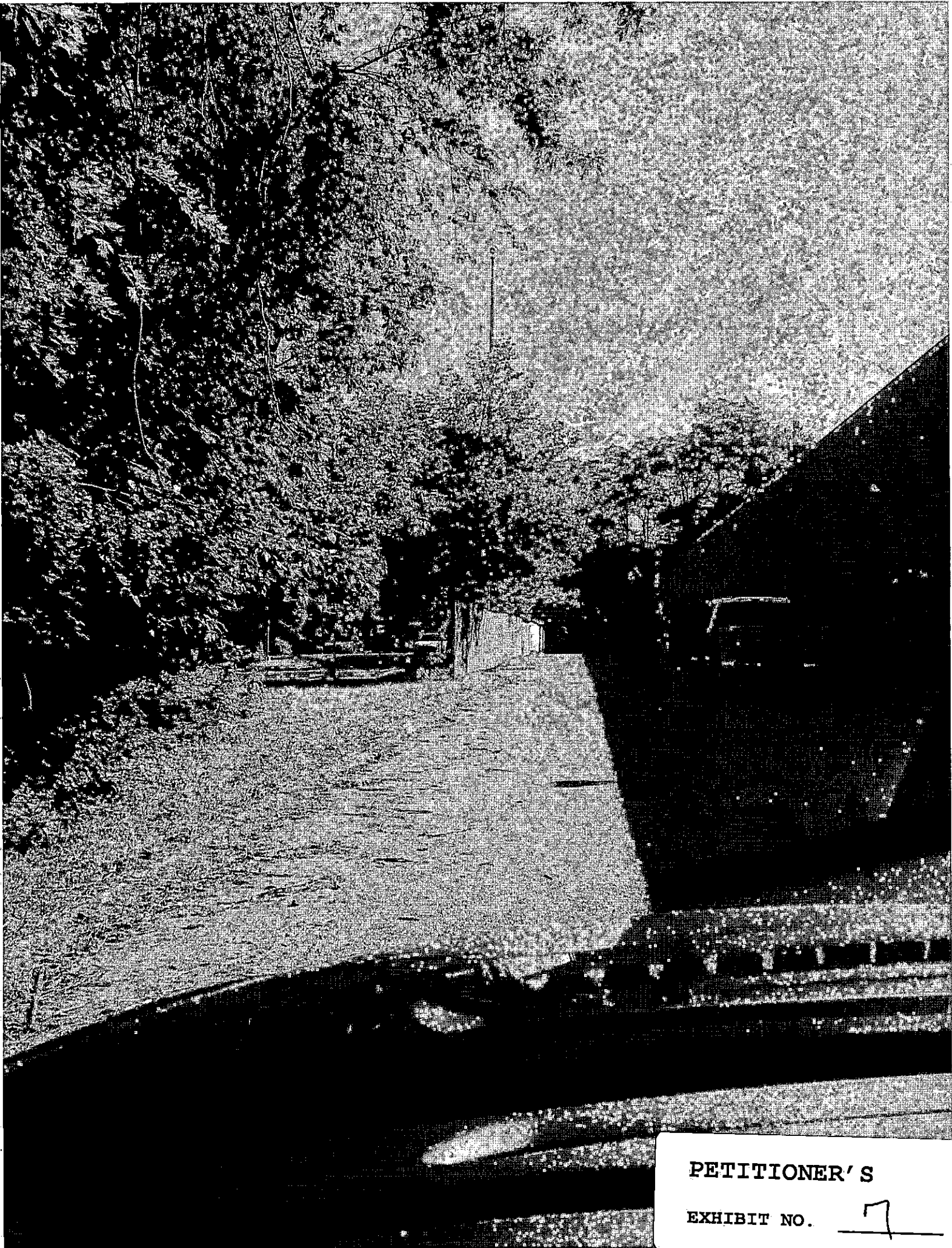
4





PETITIONER'S

EXHIBIT NO. 6



PETITIONER'S

EXHIBIT NO. 7

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>Debra 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>Paul Mayhew</u> (Alternate Host)	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Gerry Powell</u>	gpowell@fredward.com	1-	English	New York Time	U.S.
☐	<u>Jared Britton</u>	jbritton@brasherdesign.com	1-	English	New York Time	U.S.
☐	<u>Jennifer Busse</u>	jbusse@wtplaw.com	1-	English	New York Time	U.S.
☐	<u>Lou Cohen</u>	lou@priorityoneautogroup.com	1-	English	New York Time	U.S.
☐	<u>Marc Cohen</u>	marc@priority1autogroup.com	1-	English	New York Time	U.S.
☐	<u>Rob Brasher</u>	rbrasher@brasherdesign.com	1-	English	New York Time	U.S.
☐	<u>Robert Brittain</u>	rbrittain@fredward.com	1-	English	New York Time	U.S.
☐	<u>Tom Ostrowski</u>	tostrowski@bmwtowson.com	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: ▼

Language: ▼

Locale: ▼

☐ Add new panelist in my address book

☐ Invite as alternate host

Donna Mignon

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Wednesday, August 26, 2020 2:44 PM
To: Donna Mignon
Subject: RE: Hearing: 9/2/2020 at 1:30 p.m. 803 Gleneagles Court - Case No: 2020-0070-SPHA

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Hi Donna – can you tell me who, if not you, that I go to in order to ask for someone to be added as a panelist?
Lou Cohen – lou@priorityoneautogroup.com



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Jennifer R. Busse | *Partner*

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t: 410.832.2077 | f: 410.339.4027

jbusse@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com

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From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Tuesday, August 25, 2020 1:46 PM
To: Busse, Jennifer R. <jbusse@wtplaw.com>
Subject: [EXTERNAL] Hearing: 9/2/2020 at 1:30 p.m. 803 Gleneagles Court - Case No: 2020-0070-SPHA

Good Afternoon,

As you know, a hearing is scheduled for September 2, 2020 at 1:30 p.m., in regard to the above-referenced matter.

Please email any exhibits you wish to present at least 48 hours prior to the hearing date
to: administrativehearings@baltimorecountymd.gov

Thank you.

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

Have a great day.

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



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Donna Mignon

From: Donna Mignon
Sent: Wednesday, August 26, 2020 2:50 PM
To: 'Busse, Jennifer R.'
Subject: RE: Hearing: 9/2/2020 at 1:30 p.m. 803 Gleneagles Court - Case No: 2020-0070-SPHA

Hi Jennifer,
I can send him an invitation.
If you need to add anyone else, we need to add them 48 hours prior to the hearing.

Thank you.
Have a great day.

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Wednesday, August 26, 2020 2:44 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: Hearing: 9/2/2020 at 1:30 p.m. 803 Gleneagles Court - Case No: 2020-0070-SPHA

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Hi Donna – can you tell me who, if not you, that I go to in order to ask for someone to be added as a panelist?
Lou Cohen – lou@priorityoneautogroup.com



Whiteford | Taylor | Preston."

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jbusse@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com

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International Network of Independent Law Firms

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Tuesday, August 25, 2020 1:46 PM
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to: administrativehearings@baltimorecountymd.gov

Thank you.

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

Have a great day.

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



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Donna Mignon

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Tuesday, August 25, 2020 2:35 PM
To: Donna Mignon
Subject: Re: Hearing: 9/2/2020 at 1:30 p.m. 803 Gleneagles Court - Case No: 2020-0070-SPHA

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Hi! Ok and thanks!

Jennifer Busse

On Aug 25, 2020, at 1:45 PM, Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Good Afternoon,

As you know, a hearing is scheduled for September 2, 2020 at 1:30 p.m., in regard to the above-referenced matter.

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Thank you.

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

Have a great day.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
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ZAC AGENDA

Case Number: 2020-0070-SPHA **Reviewer:** Rosalie Johnson

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

Type: SPECIAL HEARING, VARIANCE

Legal Owner: 803 Gleneagles, LLC

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 803 GLENEAGLES CT

Location: North of Cromwell Bridge Road on East side of Gleneagles Court.

Existing Zoning: ML-IM

Area: 213,879 SQ FT

Proposed Zoning:

SPECIAL HEARING:

To approve modifications to a previously approved Plan (modifications to the existing building and parking areas) for a body shop approved via Special Exception (case 2019-0389-XA).

To determine whether new car storage is permitted within a previously approved Special Exception area.

To reduce the acreage of a previously approved Special Exception area.

Special Hearing in accordance with 409.6.A. To determine the required number of parking spaces for a body shop previously via Special Exception.

To determine whether parking spaces enclosed via a fence can be utilized to satisfy the amount of required parking spaces for a service garage in accordance with BCZR 253.2B.3 and 409.6.

VARIANCE:

Petition for Variance in accordance with BCZR 307 and 409 to permit 44 unfenced spaces in lieu of the required 110.

Attorney: Jennifer R. Busse

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

The petitioner was advised that the enclosed parking area may only qualify for "deep storage" that is restricted to employee access only.

John's Order 8/27/19

**IN RE: PETITIONS FOR SPECIAL
EXCEPTION AND VARIANCE**

(803 Gleneagles Ct.)

9th Election District

5th Council District

803 Gleneagles, LLC

Legal Owner

Petitioner

*

*

*

*

*

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0389-XA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as Petitions for Special Exception and Variance filed for property located at 803 Gleneagles Ct.. The Petitions were filed on behalf of 803 Gleneagles, LLC, legal owner of the subject property ("Petitioner"). The Special Exception petition seeks approval pursuant to Section 253.2.B.3 of the Baltimore County Zoning Regulations ("BCZR") for a service garage. The Petition for Variance seeks: (1) to permit a front building setback of 64 ft. in lieu of the required 75 ft.; (2) to permit a modification to the Landscape Manual; and (3) to permit four parking spaces to be as close as 4 ft. from the right-of-way line of a public street in lieu of the otherwise required 10 ft. A site plan was marked as Petitioner's Exhibit 3.

Appearing in support of the petitions were Robert Brittain, Tory Pierce and Marc Cohen. Jennifer Busse, Esq. represented the Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee ("ZAC") comment was received from the Department of Planning ("DOP"). That agency did not oppose the request.

The subject property is approximately 213,879 square feet (± 4.91 acres) in size and zoned ML-IM. The property is improved with a large (32,883 sq. ft.) commercial/warehouse building

which was previously used as a trade school. Petitioner proposes to operate an auto repair/body shop at the site, a use permitted by special exception in the ML-IM zone.

SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use. Mr. Pierce opined via proffer that the use would have no greater detrimental impact upon the community at this particular location than it would at any other ML-IM zoned property. No evidence to the contrary was presented and the request will therefore be granted.

VARIANCES

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).

The large site has an irregular shape and the property is therefore unique. If the BCZR were strictly interpreted Petitioner would suffer a practical difficulty since it would be unable to operate the proposed service garage. Finally, I find that the variances can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public

health, safety, and general welfare. This is demonstrated by the lack of County and/or community opposition.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 27th day of **August, 2019**, that the Petition for Special Exception pursuant to Section 253.2.B.3 of the Baltimore County Zoning Regulations ("BCZR") to permit a service garage, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance: (1) to permit a front building setback of 64 ft. in lieu of the required 75 ft.; (2) to permit a modification to the Landscape Manual to allow a 4-foot wide landscape strip in lieu of the otherwise required 10 ft.; and (3) to permit four parking spaces to be as close as 4 ft. to the right-of-way line of a public street in lieu of the otherwise required 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. All vehicle repairs, body work and/or painting must be done inside the existing building on site.
3. Petitioner must submit to the DOP signage details/elevations prior to obtaining permits for same.

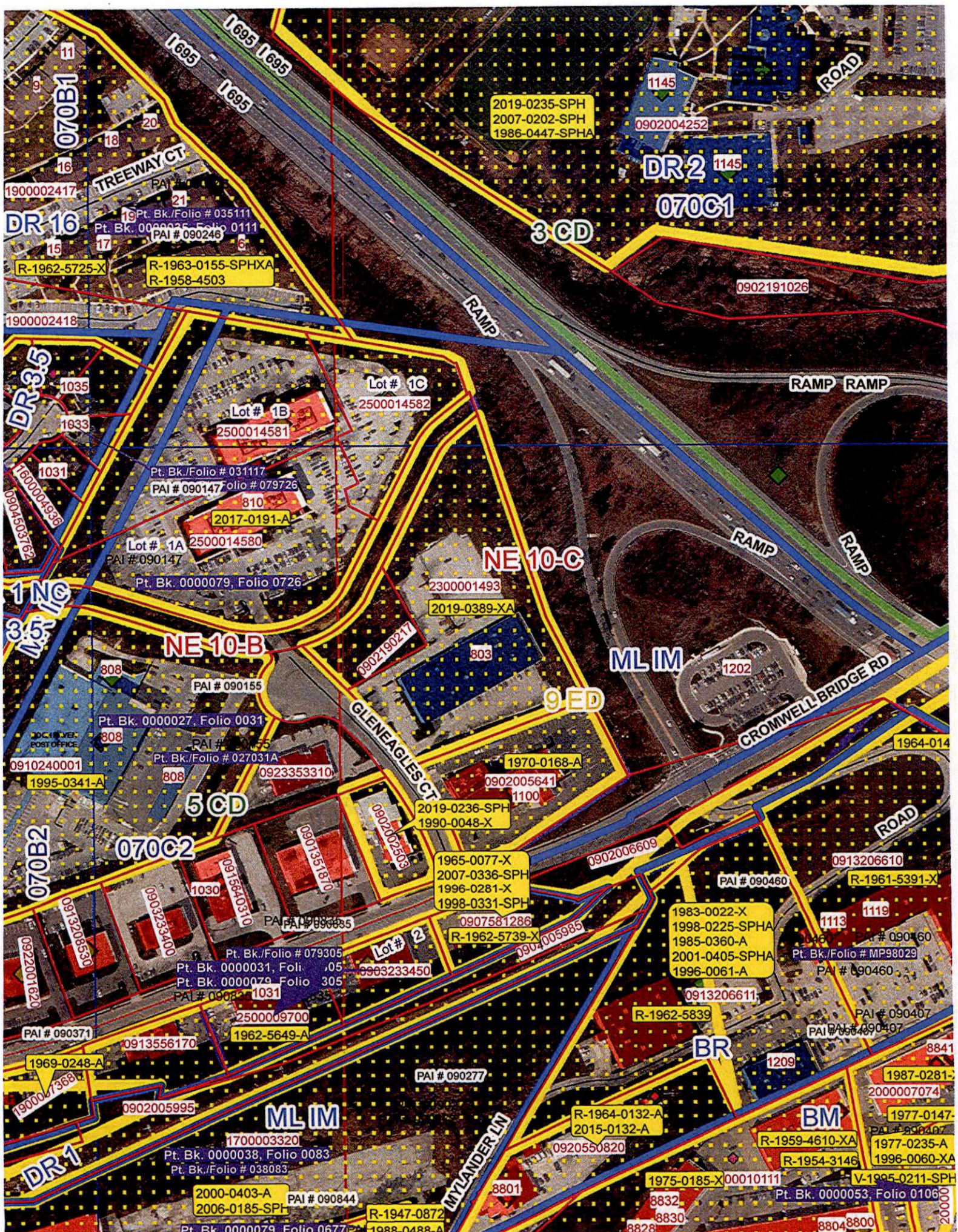
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 09 Account Number - 2300001493		
Owner Information		
Owner Name:	803 GLENEAGLES LLC	Use: INDUSTRIAL
Mailing Address:	SUITE 500 110 WEST RD TOWSON MD 21204-	Principal Residence: NO Deed Reference: /41605/ 00312
Location & Structure Information		
Premises Address:	803 GLENEAGLES CT TOWSON 21286-	Legal Description: 4.911 AC 803 GLENEAGLES CT ES TOWSON INDUSTRIAL PARK
Map: 0070	Grid: 0011	Parcel: 1082
Neighborhood: 20000.04	Subdivision: 0000	Assessment Year: 2020
		Plat No: 0027/ 0031
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1969	29,313 SF	213,879 SF
County Use	07	
Stories	Basement	Type
		OFFICE BUILDING /
Exterior	Quality	Full/Half Bath
	C3	
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	2,113,800	2,450,000
Improvements	1,248,500	1,935,000
Total:	3,362,300	4,385,000
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
		3,703,200
		4,044,100
		0
Transfer Information		
Seller: GLENEAGLES OFFICE LLC	Date: 06/28/2019	Price: \$4,400,000
Type: ARMS LENGTH IMPROVED	Deed1: /41605/ 00312	Deed2:
Seller: GLENEAGLES L P	Date: 12/30/1997	Price: \$1,825,000
Type: ARMS LENGTH MULTIPLE	Deed1: /12577/ 00027	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
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:		



803 GLENEAGLES CT

Tax Account Number	2300001493
Owner Name	803 GLENEAGLES LLC
Premise Address	803 GLENEAGLES CT
Tax Map	0070
Parcel	1082
Real Property Report	More info
StreetView	Click for StreetView
PermitReview	Permit Review Tool URL

ZONING INFORMATION

Zoning	ML IM
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SCHOOL DISTRICTS

Elementary School District	Hampton ES
Middle School District	Loch Raven Academy
High School District	Loch Raven HS

CIVIC - GOVERNMENT

Police Precinct	Towson
Councilmanic District	5
Congressional District	2
Legislative District	42A
Election District	9
Voting Precinct	09-010

ECONOMIC

Commercial Revitalization District	No Feature Found
Enterprise Zone	No Feature Found
Economic Park Center Name	Towson Industrial Park
Economic Park Center Type	BUSINESS PARK

ENVIRONMENTAL

Watershed Name	Lower Gunpowder Falls
River Basin Name	Gunpowder River
Subshed Name	Minebank Run
Soil Name	Melvin silt loam, 0 to 3 percent slopes
Soil Name	Urban land 0 to 8 percent slopes
Soil Name	Glenville-Urban land complex, 0 to 8 percent slopes

HISTORIC

National Register Historic District	No Feature Found
Baltimore County Historic District	No Feature Found
Landmark Name	No Feature Found
MIHP Number	No Feature Found

LAND MANAGEMENT

URDL Land Type	Urban
Growth Tier Description	Served by public sewer and inside URDL

ZONING CASE HISTORY

Zoning History Case Number

1970-0168-A

Zoning History Case Number

2019-0389-XA

**Permits, Approvals & Inspections**111 W. Chesapeake Avenue
Towson, MD 21204Report Generated On:
3/5/2020**Permit Processing Commerical Permit & Development Report**

Page 1 of 1

Property Information

Tax Account Number: 2300001493

Plat Ref: 027:031

Election District: 9

Owner Name(s): 803 GLENEAGLES LLC

PDM #:

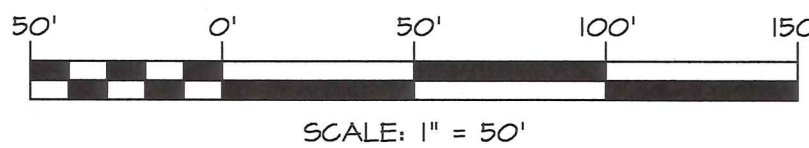
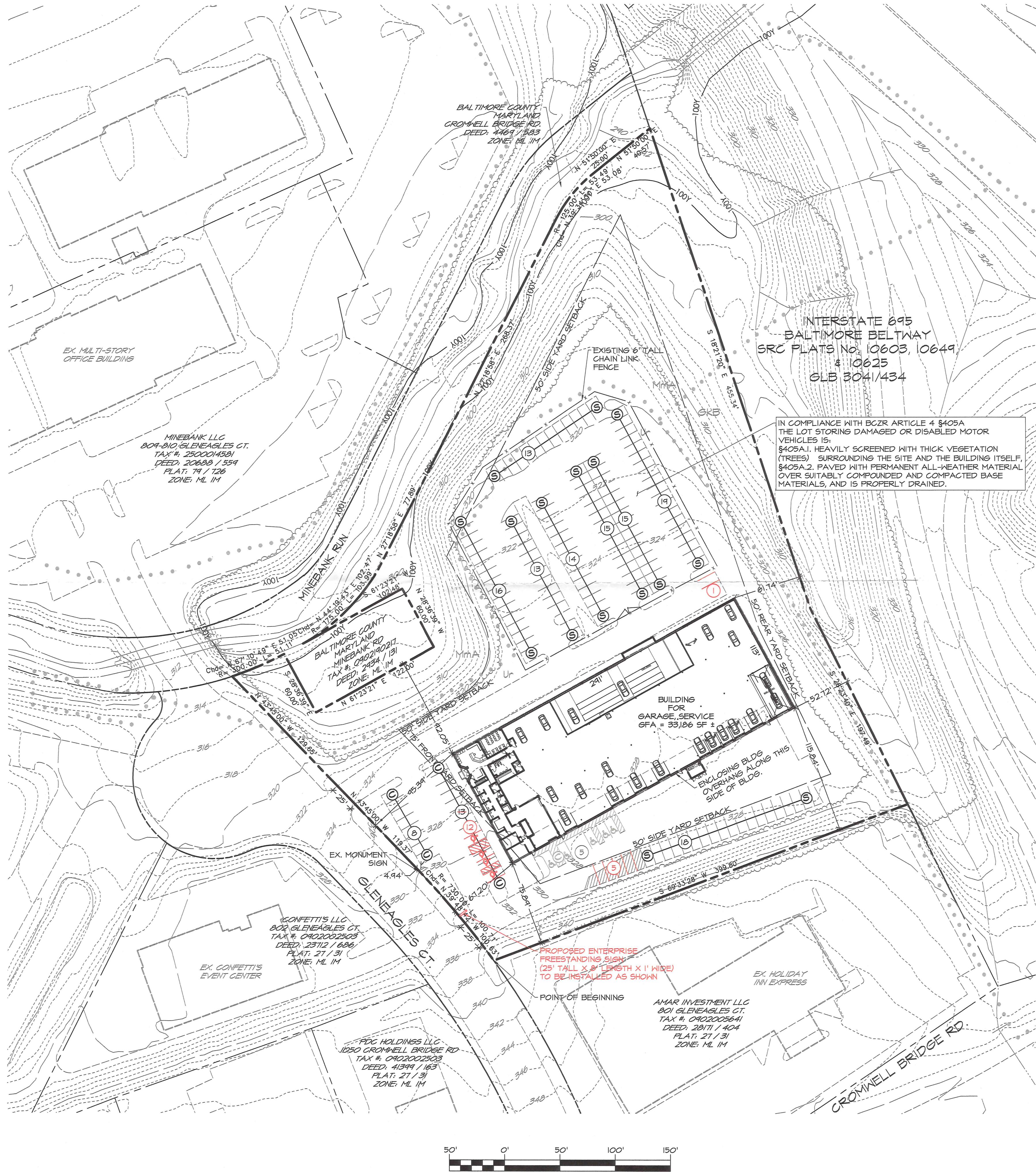
Address: SUITE 500 110 WEST RD
TOWSON,MD 21204

Zoning District(s): ML IM

Premise Address: 803 GLENEAGLES CT

Elevation Range: 290ft - 340ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111:	New Com Bldg.	Interior Alts.	Add / Ext. Alts.	Piers/Pilings	Grading/SW	Tanks	Ret.Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment
														Initial & Date
Contact Agency	Potential Overlay Issues													
	Growth Tier 1: Served by public sewer and inside URDL													
EPS-Dev. Coord. County Office Building Room 319 Phone: 410-887-3733	100 Year Flood Zone	X		X		X	X	X			X			
	Possible Flood Hazard - Water Body Present	X		X		X	X	X			X			
PAI-Sed. Control Insp. County Office Building Room G-21 Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review.													
	100 Year Flood Zone	X		X		X		X						
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.													
	100 Year Flood Zone	X	X	X		X	X			X	X		X	OK To File
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Possible Flood Hazard - Water Body Present	X	X	X		X	X	X		X	X		X	OK To File
	Zoning Cases: 1970-0168-A; 2019-0389-XA	X		X	X	X	X			X	X	X		
Building Plans Review County Office Building Room 120 Phone: 410-887-3987	100 Year Flood Zone	X	X	X	X		X	X			X			
	Possible Flood Hazard - Water Body Present	X	X	X	X		X	X			X			



LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EX. EASEMENT
- EX. CONTOURS
- EX. TREELINE
- EX. EDGE OF PAVING
- EX. OVERHEAD LINES
- EX. SANITARY LINES
- EX. WATER LINES
- EX. STORM DRAIN LINES
- EX. GAS LINES
- SOIL BOUNDARY
- FEMA 100 YEAR FLOODPLAIN
- STREAM BANK & CENTERLINE
- EXISTING CHAIN LINK SECURITY FENCE
- EX. BUILDING
- CUSTOMER PARKING
- STORAGE PARKING

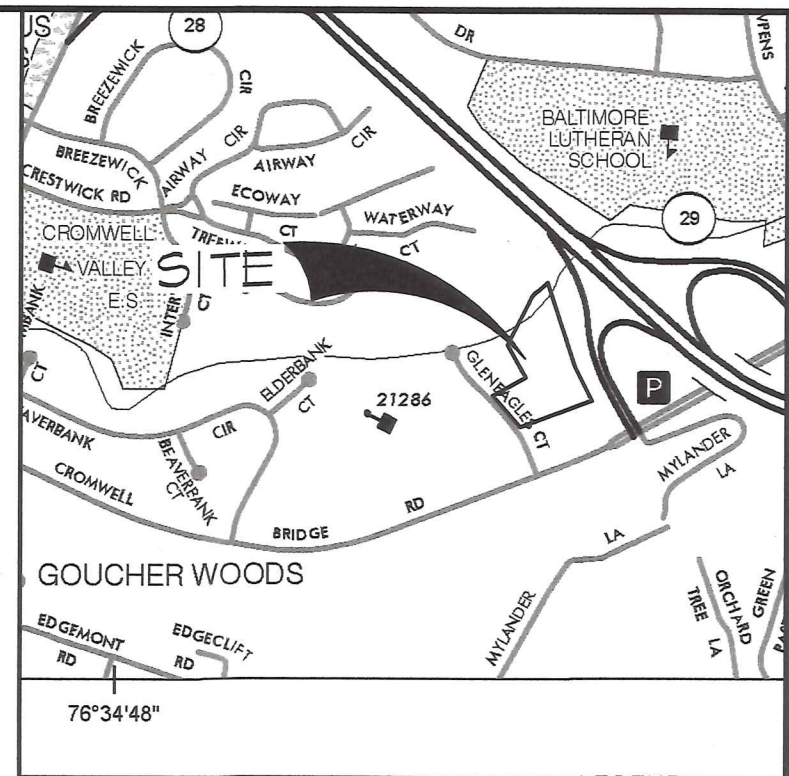
SITE DEVELOPMENT DATA

- OWNER: 803 GLENEAGLES, LLC
ADDRESS: 110 WEST ROAD
SUITE 500
TOWSON, MD 21204
- PLAN PREPARED BY: FREDERICK WARD ASSOCIATES
5 SOUTH MAIN STREET
BEL AIR, MD 21014
- SITE LOCATION:
STREET ADDRESS: 803 GLENEAGLES CT.
TOWSON, MD 21206
TAX#: 09-2300001493
GRID: 10
PARCEL: 1082
DEED: 12571/27
PLAT: 27/31
GROSS ACREAGE: ± 4.911 AC (± 213,819 SQ. FT.)
COUNCIL DISTRICT: 5
- ZONING: ML IM (MANUFACTURING, LIGHT; INDUSTRIAL, MAJOR DISTRICT)
- USE:
EXISTING: SCHOOL; BUSINESS/TRADE SCHOOL
PROPOSED: GARAGE, SERVICE; AUTO REPAIR & BODY SHOP
- BUILDING COVERAGE:
MAX ALLOWED: FAR 2.0 (421,750 SQ. FT.)
EXISTING: FAR 0.15 (32,883 SQ. FT.)
PROPOSED: FAR 0.16 (33,186 SQ. FT.)
- PARKING:
REQUIRED:
1. 33,186 SF SHOP/OFFICE @ 3.3 PS/1,000 SQ. FT. = 110 PS
2. TOTAL REQUIRED PARKING SPACES = 110 PS
PROVIDED:
1. OUTSIDE PARKING PROVIDED = 149 PS
(INCLUDES 5 HANDICAP SPACES)
2. INSIDE SERVICE BAYS PROVIDED = 21 PS
3. TOTAL PARKING PROVIDED = 170 PS
- SETBACKS, AREA AND HEIGHT REGULATIONS:
SINCE PROPERTY IS WITHIN 100' FROM THE RIGHT-OF-WAY OF AN EXISTING OR PROPOSED INTERSTATE HIGHWAY, OTHER FREEWAY OR EXPRESSWAY, THE FRONT, SIDE, AND REAR YARDS SHALL BE AS REQUIRED IN M.R. ZONE SECTIONS 243.1, 243.2, AND 243.3:
FRONT YARD: 64'
SIDE YARD: 50'
REAR YARD: 50'
- HEIGHT REGULATIONS: HEIGHT UNLIMITED
- STORMWATER MANAGEMENT PROVIDED BY EXISTING STORMWATER MANAGEMENT FACILITY.
- NO OPEN SPACE IS REQUIRED FOR THIS PROJECT.
- THERE ARE NO HISTORIC STRUCTURES OR KNOWN ARCHEOLOGICAL SITES ON THE PROPOSED PROJECT.
- FLOODPLAIN: FEMA FIRM MAP 2400100285F
100 YEAR FLOOD PLAIN OCCURS ON THIS PROPERTY.
- WATERSHED: LOWER GUNPOUNDER FALLS
- THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- BOUNDARY AND TOPOGRAPHY SHOWN IS BASED ON BALTIMORE COUNTY GIS DATA.
- INFORMATION ON THIS PLAN IS BASED ON PLANS AND RECORDS ON FILE WITH BALTIMORE COUNTY AND NOT BASED ON FIELD SURVEY.
- ZONING & PERMIT INFORMATION

SOIL CHART

SYMBOL	UNIT NAME	K-FACTOR	HYDRIC	HYDRIC GROUP
GKb	GLENEVILLE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	0.37		C
MmA	MELVIN SILT LOAM, 0 TO 3 PERCENT SLOPES	0.37	X	B/D
Ur	URBAN LAND, 0 TO 8 PERCENT SLOPES			D

X = HYDRIC SOILS
I = INCLUSIONAL SOILS
K-VALUE > 0.35 = HIGHLY ERODIBLE



VICINITY MAP
1" = 1000'

REV#	DATE	DESCRIPTION
1	9-2-20	RED LINED REVISIONS ADDED

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
FREDERICK WARD ASSOCIATES
410-979-2090
frederickward.com
PO Box 272, 5 South Main Street Bel Air Maryland 21014

PROPERTY OWNER:
803 GLENEAGLES, LLC
110 WEST ROAD
SUITE 500
TOWSON, MD 21204

PLAN TO ACCOMPANY
ZONING RELIEF
803 GLENEAGLES CT.
TOWSON, MD 21286
NINTH ELECTION DISTRICT
TOWSON, MARYLAND

9-2-30
GERRY P. POWELL
I, GERRY P. POWELL, 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. 48282, EXP. DATE: 12/24/2021

DATE: 3/3/2020
SCALE: 1" = 50'
DESIGNED BY: GPP
DRAWN BY: RJB
CHECKED BY: GPP

DRAWING NO:
SP1
SHEET 1 OF 1
PWA JOB NUMBER: 2191106.00