

MEMORANDUM

DATE: November 2, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0071-X – Appeal Period Expired

The appeal period for the above-referenced cases expired on October 29, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: **PETITION FOR SPECIAL EXCEPTION***

(60 Mellor Avenue)
1st Election District
1st Council District
Lighthouse, Inc.
Legal Owner

BEFORE THE

* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2020-0071-X**

Petitioner

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Exception filed on behalf of Lighthouse, Inc., legal owner (“Petitioner”). The special exception petition was filed pursuant to § 203.3B of the Baltimore County Zoning Regulations (“BCZR”) is for Class “B” Office Building to externally enlarge the herein described property, an existing Class A office building zoned residential-office (R-O).

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A site plan was marked and accepted into evidence as Petitioners’ Exhibit 1.

A ZAC comment was received from the Department of Plan (“DOP”) dated April 1, 2020, which did not oppose the requested relief.

Andrea LeWinter, Brian Dietz, Surveyor, Drew Carberry, Executive Director of the Lighthouse and Ron Johnston, Architect, appeared on behalf of the Petitioner. Andrea LeWinter, Esq. represented the Petitioner.

FINDINGS OF FACT

The site is approximately 11,616 sq. feet and zoned RO (residential office). Mr. Carberry testified that the Lighthouse is a non-profit that offers psychological counselling primarily for

ORDER RECEIVED FOR FILING

Date

By

9/29/20

Mignone

children and their families. They were founded in 1972 and have operated at this location in Catonsville since 1986. He explained that they have planned for this expansion for several years and that it is needed to accommodate their growing clientele. Counsel addressed all of the factors in BCZR § 502.1 with Mr. Carberry, who testified that the use blends well with the surrounding residential and commercial neighborhood. He also testified that the 7 parking space at the site have been more than adequate to handle their parking needs, and that there is ample on-street public parking in the immediate vicinity. Mr. Carberry further testified that he personally prepared and distributed fifty flyers to the surrounding neighbors explaining the proposed expansion, and that he spoke with about half of them. He testified that no one voiced any opposition. Sarah Leasure, a neighbor who lives on Mellor Avenue testified in support of the Lighthouse and confirmed that they are a good neighbor and that this use is entirely compatible with the neighborhood. Finally, the architect, Mr. Johnston, testified that the design and construction will be compatible with that of the existing structure and with the surrounding neighborhood.

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.

ORDER RECEIVED FOR FILING

Date 9/29/20

By L. Mignon

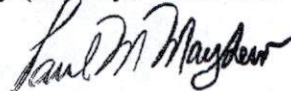
Based on the exhibits and testimony detailed above, I find that the special exception relief should be granted. Specifically, I find that the proposed expansion conforms with all the factors of BCZR § 502.1, and that it can be granted without causing harm to the public health, safety, or welfare. Indeed, I find that this relief will allow the Lighthouse to continue to provide their vital services to the community.

THEREFORE, IT IS ORDERED this 29th day of **September, 2020**, by this Administrative Law Judge, that the Petition for Special Exception seeking relief from § 203.3B of the Baltimore County Zoning Regulations ("BCZR") to externally enlarge the subject existing Class A office building thereby converting it to a Class "B" Office Building in an RO zone, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
- Petitioners must comply with the DOP ZAC comment, a copy of which is attached hereto and make a part thereof.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm

ORDER RECEIVED FOR FILING

Date

By



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 60 Mellor Avenue, Catonsville, MD 21228 which is presently zoned R-O
 Deed References: Liber 7867, Folio 228 10 Digit Tax Account # 0106570050
 Property Owner(s) Printed Name(s) Lighthouse Inc.

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

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

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

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

3. a **Variance** from Section(s)

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

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

5850 Waterloo Road, Suite 140 Columbia, MD
 Mailing Address City State

21045 1410-300-7251 alewin@taylorlegal.com
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Lighthouse Inc.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

60 Mellor Avenue, Catonsville MD
 Mailing Address City State

21228 1410-788-5483 ldrew@lighthouse.md.org
 Zip Code Telephone # Email Address

Representative to be contacted:

Drew Carberry

Name - Type or Print

Signature

60 Mellor Avenue, Catonsville MD
 Mailing Address City State

21228 1410-788-5483 ldrew@lighthouse.md.org
 Zip Code Telephone # Email Address

CASE NUMBER 2020-0071-X Filing Date 3/5/20

Do Not Schedule Dates: 4/3-10
or 4/22-27

Reviewer JS

REV. 10/4/11

linda d'ale

The Special Exception is requested in order to externally enlarge the herein described property, an existing Class A Office Building zoned Residential-Office (R-O). The building will retain its one hundred percent use as office space; specifically: offices in which clients meet with counselors, administrative office space, a waiting area, bathrooms, and a kitchen for staff use. By definition, a Class A Office Building cannot be externally enlarged. The proposed enlargement will, therefore, convert the Class A Office Building to a Class B Office Building. Class B Office Buildings are only permitted in the R-O Zone by Special Exception.

The proposed external enlargement will expand the building's square footage by approximately 19.5%. The addition will consist of fortifying an existing closed in porch and the construction of two additional office spaces on the second floor over the porch for client/counselor meetings. There is sufficient parking on the property to accommodate the enlarged space.

Brian R. Dietz
Professional Land Surveyor #21080
7867 Oakdale Avenue, Baltimore, MD 21237
Phone 410-686-1198 Fax 410-682-6021

Zoning Description
For
60 Mellor Avenue
January 31, 2020

Beginning on the West side of Mellor Avenue (50' R/W) at the intersection of a curve connecting the North Side of Magruder Avenue (60' R/W) with the West side of Mellor Avenue, thence running with and binding on said curve;

1. By a curve to the right, having a radius of 15.00 feet for an arc length of 23.44 feet the chord of said arc bearing South 28 degrees 10 minutes 18 seconds West 21.13 feet, to the North Side of Magruder Avenue, thence running with and binding on the North side of Magruder Avenue;
2. South 73 degrees 27 minutes 15 seconds West 144.79 feet,
3. North 16 degrees 44 minutes 31 seconds West 73.00 feet,
4. North 73 degrees 24 minutes 18 seconds East 159.38 feet, to the West side of Mellor Avenue, thence running with and binding on the West side of Mellor Avenue;
5. South 17 degrees 03 minutes 50 seconds East 58.12 feet, to the place of beginning.

Containing 0.267 of an Acre or 11,616 sq.ft. of land more or less. Being known as 60 Mellor Avenue and located in the 1st Election District, 1st Councilmanic District.

SECOND CERTIFICATE OF POSTING

ATTENTION: DONNA MIGNON

DATE: 9/21/2020

Case Number: 2018-0071-X

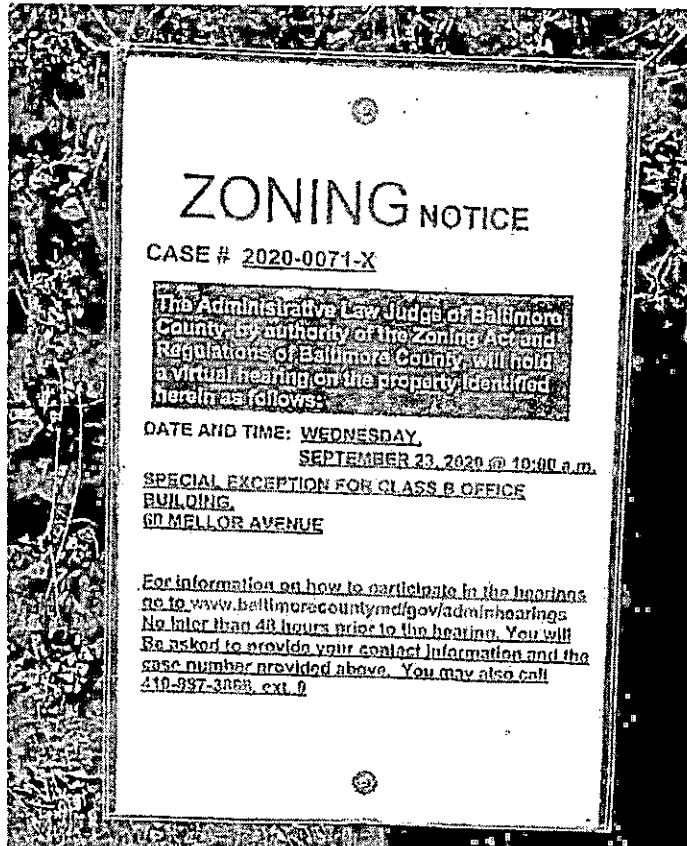
Petitioner / Developer: ANDREA LeEINTER, ESQ. ~
LIGHTHOUSE INC,

Date of Hearing: SEPTEMBER 23, 2020

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

The sign(s) were posted on: SEPTEMBER 3, 2020

The sign(s) were re-photographed on: SEPTEMBER 21, 2020



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



Re-Photographed 1st Sign @ 60 Mellor Avenue ~ 9/21/2020



Re-Photographed 2nd Sign @ 60 Mellor Avenue ~ 9/21/2020

CASE # 2020-0071-X

Donna Mignon

From: Andrea LeWinter <alewinter@taylorlegal.com>
Sent: Monday, September 21, 2020 3:25 PM
To: Administrative Hearings
Subject: Exhibits for hearing 9/23 -- 60 Mellor 202-0071-X -- email 1
Attachments: certificate of posting.pdf; Photos of sign posting.docx

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

Thank you for the opportunity to present exhibits.

Please find attached the following exhibits:

- 1) Certificate of posting (should also have been submitted directly by Linda O'Keefe)
- 2) Photos of posting

Additional emails will be sent with additional exhibits.

If there are any questions or technical issues, please contact me directly at 410-300-7251.

Thank you,
Andrea LeWinter

Andrea LeWinter, Esq.

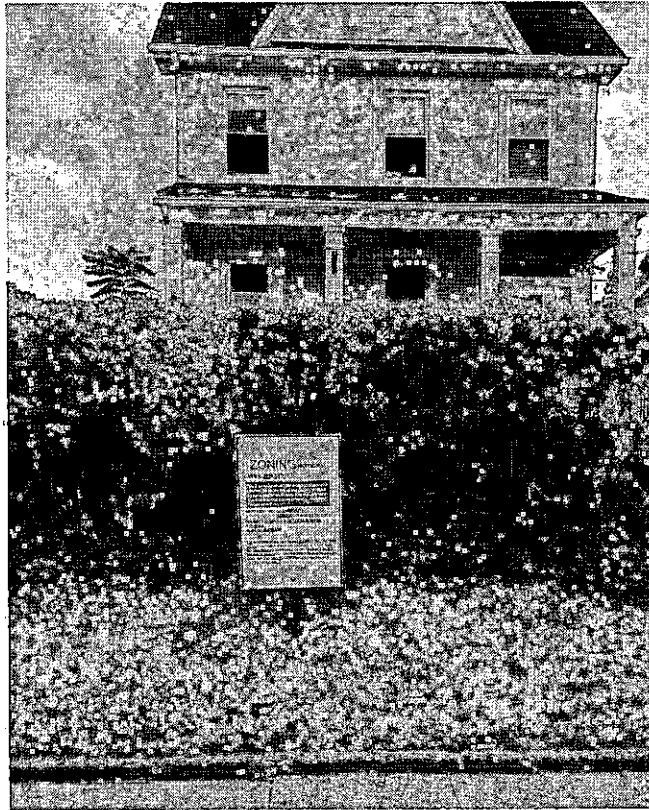


TAYLOR LEGAL[®]
ATTORNEYS AT LAW

Law Office of Katherine L. Taylor, P.A.
5850 Waterloo Road (Route 108)
Suite 140
Columbia, Maryland 21045
Phone: 410-300-7251
Fax: 443-420-4075
E-Mail: alewinter@taylorlegal.com
www.taylorlegal.com

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The IRS restricts written federal tax advice from lawyers and accountants. This statement is included in all outbound emails because even inadvertent violations may be penalized by the IRS. Nothing in this message is intended to be used, or may be used, to avoid any penalty under federal tax laws. This message was not written to support the promotion or marketing of any transaction. Katherine L. Taylor, P.A. does not provide formal written federal tax advice.



Background Photo 1st Sign @ 60 Mellor Avenue ~ 9/3/2020



Background Photo 2nd Sign @ 60 Mellor Avenue ~ 9/3/2020

CASE # 2020-0071-X

Donna Mignon

From: Andrea LeWinter <alewinter@taylorlegal.com>
Sent: Monday, September 21, 2020 3:27 PM
To: Administrative Hearings
Subject: Exhibits for hearing 9/23 -- 60 Mellor 202-0071-X -- email 2
Attachments: Order for Publication.pdf; Mellor Ave 60 Zoning Plat sealed.pdf

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

Please find attached the following exhibits:

- 1) Daily Record publication receipt (affidavit of publication should have been sent directly to the Zoning Office by the Daily Record)
- 2) Zoning Plat – will be introduced during the testimony of Brian Dietz

If there are any questions or technical issues, please contact me directly at 410-300-7251.

Thank you,
Andrea LeWinter

Andrea LeWinter, Esq.



TAYLOR LEGAL™
ATTORNEYS AT LAW

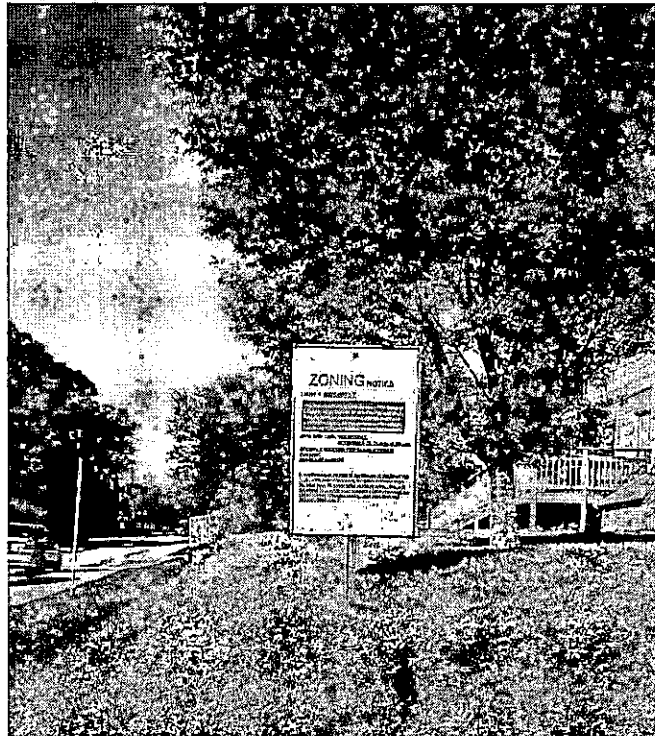
Law Office of Katherine L. Taylor, P.A.
5850 Waterloo Road (Route 108)
Suite 140
Columbia, Maryland 21045
Phone: 410-300-7251
Fax: 443-420-4075
E-Mail: alewinter@taylorlegal.com
www.taylorlegal.com

The information contained in this electronic message and any attached documents may contain confidential and privileged information that is for the sole use of the intended recipient(s). If you are not the intended recipient, note that any unauthorized review, disclosure, copying, distribution, or use of the contents of this electronic message or any attached documents is prohibited. If you have received this communication in error, please destroy it and notify Katherine L. Taylor, P.A. immediately.

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Re-Photographed 1st Sign @ 60 Mellor Avenue ~ 9/21/2020



Re-Photographed 2nd Sign @ 60 Mellor Avenue ~ 9/21/2020

CASE # 2020-0071-X

SECOND CERTIFICATE OF POSTING

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DATE: 9/21/2020

Case Number: 2018-0071-X

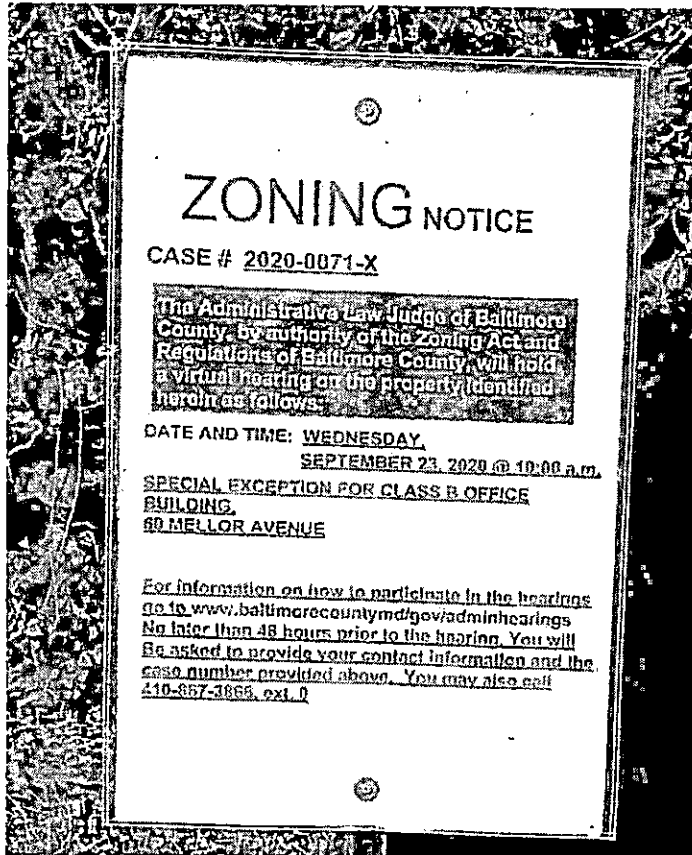
Petitioner / Developer: ANDREA LeINTER, ESQ. ~
LIGHTHOUSE INC,

Date of Hearing: SEPTEMBER 23, 2020

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The sign(s) were posted on: SEPTEMBER 3, 2020

The sign(s) were re-photographed on: SEPTEMBER 21, 2020



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

Order #: 11913114

Case #:

Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0071-X

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:

9/3/2020



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2020-0071-X

60 Mellor Avenue

N/west side of intersection of Mellor Avenue and Magruder Avenue

1st Election District - 1st Councilmanic District

Legal Owners: Lighthouse, Inc.

Special Exception for Class B Office Building

Hearing: Wednesday, September 23, 2020 at 10:00 a.m.

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

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

s3

TO: THE DAILY RECORD
Thursday, September 3, 2020 - Issue

Please forward billing to:
Drew Carberry
The Lighthouse, Inc.
60 Mellor Avenue
Catonsville, MD 21228

410-788-5483

NOTICE OF ZONING HEARING

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CASE NUMBER: 2020-0071-X

60 Mellor Avenue

N/west side of intersection of Mellor Avenue and Magruder Avenue

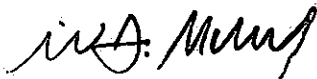
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Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 25, 2020

NOTICE OF ZONING HEARING

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

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60 Mellor Avenue

N/west side of intersection of Mellor Avenue and Magruder Avenue

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

Michael Mallinoff
Director

MM:kl

C: Andrea LeWinter, 5850 Waterloo Rd., Ste. 140, Columbia 21045
Lighthouse, Inc., 60 Mellor Avenue, Catonsville 21228

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURS., SEPTEMBER 3, 2020

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/3/2020

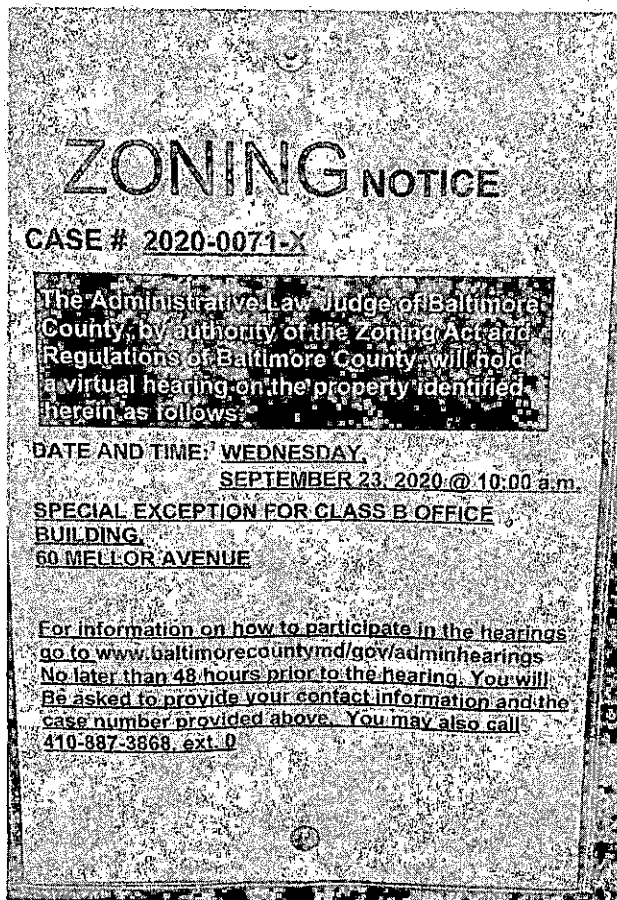
Case Number: 2020-0071-X

Petitioner / Developer: ANDREA LeWINTER, ESQ. ~
LIGHTHOUSE INC.

Date of Hearing: SEPTEMBER 23, 2020

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

The sign(s) were posted on: SEPTEMBER 3, 2020



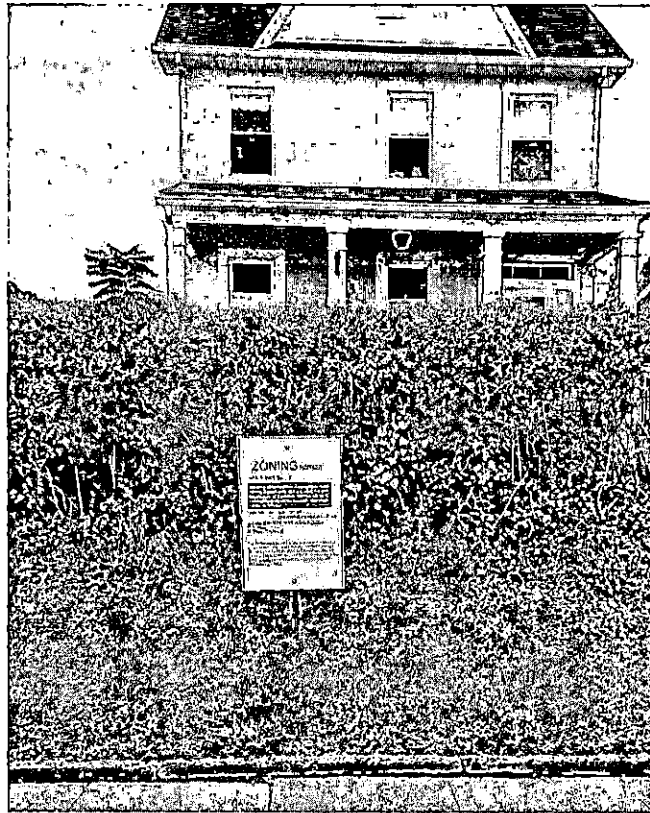
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ 60 Mellor Avenue ~ 9/3/2020



Background Photo 2nd Sign @ 60 Mellor Avenue ~ 9/3/2020

CASE # 2020-0071-X

**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: 2020-0071-X

Property Address: 60 Mellor Avenue, Catonsville, MD 21228

Property Description: _____

Legal Owners (Petitioners): Lighthouse Inc.

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Drew Carberry

Company/Firm (if applicable): The Lighthouse Inc.

Address: 60 Mellor Avenue
Catonsville MD 21228

Telephone Number: 410-788-5483 743-739-6784



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 9, 2020

Andrea LeWinter,
5850 Waterloo Road Suite 140
Columbia MD 21045

RE: Case Number: 2020-0071-X, 60 Mellor Ave

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 black ink, appearing to read "W. Carl Richards, Jr.", with a long, sweeping horizontal line extending to the right.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 3/9/20

Ms. Kristen Lewis
Baltimore County 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. 2020-0071-X

*Special Exception
Lighthouse Inc.
60 Mellor Avenue*

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

Sincerely,



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

WW/RAZ

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

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**Special Exception
Lighthouse, Inc.
60 Mellor Avenue**

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Sincerely,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 4/1/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-071

INFORMATION:

Property Address: 60 Mellor Avenue

Petitioner: Drew Carberry

Zoning: R-O

Requested Action: Special Exception

The Department of Planning has reviewed the petition for special exception in order to externally enlarge the herein described property, an existing class A office building zoned residential- office (R-O). The building will retain its one hundred percent use as office space, specifically: offices in which clients meet with counselors, administrative office space, a waiting area, bathrooms, and a kitchen for staff use. By definition, a Class A office building cannot be externally enlarged. The proposed enlargement will, therefore convert the Class A office building to a Class B office building. Class B office buildings are only permitted in the R-O Zone by special exception.

The proposed external enlargement will expand the building's square footage by approximately 19.5%. The addition will consist of fortifying an existing closed in porch and the construction of two additional office spaces on the second floor over the porch for client/counselor meetings. There is sufficient parking on the property to accommodate the enlarged space.

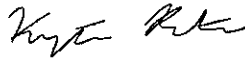
A site visit was conducted on March 13, 2020. The site is located in Catonsville at the intersection of Mellor Avenue and Magruder Avenue. It is subject to the Patapsco Heritage Area Management Plan, Southwest Baltimore County Revitalization Strategy, Western Baltimore County Pedestrian and Bicycle Access Plan and the Catonsville Plan.

The Department of Planning has no objection to the petitioned request conditioned upon the following:

1. Clearly identify the access and orientation of the proposed addition
2. The applicant should comply with BCZR Section 502.1., that the requested petition not be detrimental to the health, safety or general welfare of the locality involved.
3. The exterior treatment of the proposed addition should be compatible to the existing and surrounding buildings

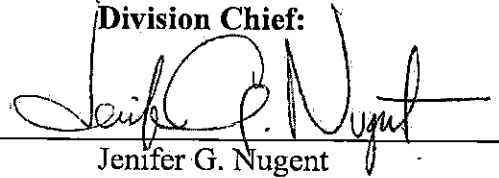
For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Josephine Selvakumar
Drew Carberry
Andrea LeWinter
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAR 12 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

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

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

DATE: March 12, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0071-X
60 Mellor Avenue
(Lighthouse, Inc. 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: 4/1/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-071

INFORMATION:

Property Address: 60 Mellor Avenue

Petitioner: Drew Carberry

Zoning: R-O

Requested Action: Special Exception

The Department of Planning has reviewed the petition for special exception in order to externally enlarge the herein described property, an existing class A office building zoned residential- office (R-O). The building will retain its one hundred percent use as office space, specifically: offices in which clients meet with counselors, administrative office space, a waiting area, bathrooms, and a kitchen for staff use. By definition, a Class A office building cannot be externally enlarged. The proposed enlargement will, therefore convert the Class A office building to a Class B office building. Class B office buildings are only permitted in the R-O Zone by special exception.

The proposed external enlargement will expand the building's square footage by approximately 19.5%. The addition will consist of fortifying an existing closed in porch and the construction of two additional office spaces on the second floor over the porch for client/counselor meetings. There is sufficient parking on the property to accommodate the enlarged space.

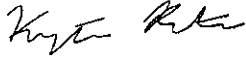
A site visit was conducted on March 13, 2020. The site is located in Catonsville at the intersection of Mellor Avenue and Magruder Avenue. It is subject to the Patapsco Heritage Area Management Plan, Southwest Baltimore County Revitalization Strategy, Western Baltimore County Pedestrian and Bicycle Access Plan and the Catonsville Plan.

The Department of Planning has no objection to the petitioned request conditioned upon the following:

1. Clearly identify the access and orientation of the proposed addition
2. The applicant should comply with BCZR Section 502.1., that the requested petition not be detrimental to the health, safety or general welfare of the locality involved.
3. The exterior treatment of the proposed addition should be compatible to the existing and surrounding buildings

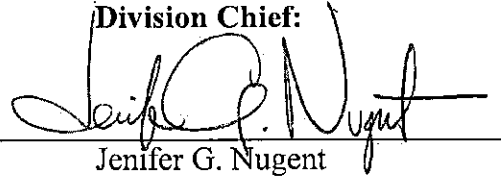
For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Josephine Selvakumar
Drew Carberry
Andrea LeWinter
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, CORRESPONDENCE
INTER-OFFICE CORRESPONDENCE

TO: Administrative Law Judge

FROM: Roz Johnson
Planner, Office of Zoning Review

DATE: March 6, 2020

SUBJECT: Zoning Case No.: 2020-0070-SPHA
Location: 803 Gleneagles Court
Council Dist. 05; Election Dist. 09

Please note the following per Carl Richards:

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

If you have any further questions, please our office know.

Cc: zoning office file
Rvj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 4/1/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-071

INFORMATION:

Property Address: 60 Mellor Avenue
Petitioner: Drew Carberry
Zoning: R-O
Requested Action: Special Exception

The Department of Planning has reviewed the petition for special exception in order to externally enlarge the herein described property, an existing class A office building zoned residential- office (R-O). The building will retain its one hundred percent use as office space, specifically: offices in which clients meet with counselors, administrative office space, a waiting area, bathrooms, and a kitchen for staff use. By definition, a Class A office building cannot be externally enlarged. The proposed enlargement will, therefore convert the Class A office building to a Class B office building. Class B office buildings are only permitted in the R-O Zone by special exception.

The proposed external enlargement will expand the building's square footage by approximately 19.5%. The addition will consist of fortifying an existing closed in porch and the construction of two additional office spaces on the second floor over the porch for client/counselor meetings. There is sufficient parking on the property to accommodate the enlarged space.

A site visit was conducted on March 13, 2020. The site is located in Catonsville at the intersection of Mellor Avenue and Magruder Avenue. It is subject to the Patapsco Heritage Area Management Plan, Southwest Baltimore County Revitalization Strategy, Western Baltimore County Pedestrian and Bicycle Access Plan and the Catonsville Plan.

The Department of Planning has no objection to the petitioned request conditioned upon the following:

1. Clearly identify the access and orientation of the proposed addition
2. The applicant should comply with BCZR Section 502.1., that the requested petition not be detrimental to the health, safety or general welfare of the locality involved.
3. The exterior treatment of the proposed addition should be compatible to the existing and surrounding buildings

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

ORDER RECEIVED FOR FILING
Date 4/29/20

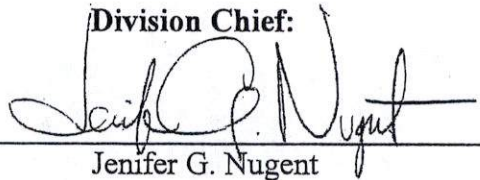
By J. Mignon

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Josephine Selvakumar
Drew Carberry
Andrea LeWinter
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date

By

4/29/20

D. Mignon

Potential Zoning Hearing Participants - Lighthouse, Inc.

60 Mellor Avenue Catonsville 21228

Case # 2020-0071-X.

Andrea LeWinter, Esq.

alewinter@taylorlegal.com

Brian Dietz, Surveyor

bdietz@dietzsurveying.net

Drew Carberry, Executive Director

drew@lighthousemd.org

Michael Frederick, Lighthouse Board of Directors, Chair

Mikefred53@hotmail.com

Tracy Deuber (neighbor)

tdeuber12@gmail.com

Ron Johnston, Architect

ron@rjarchitect.com

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
60 Mellor Avenue; NW corner of Mellor *
Avenue & Magruder Avenue * OF ADMINISTRATIVE
1st Election & 1st Councilmanic Districts *
Legal Owner(s): Lighthouse Inc. * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2020-071-X

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

MAR 11 2020

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

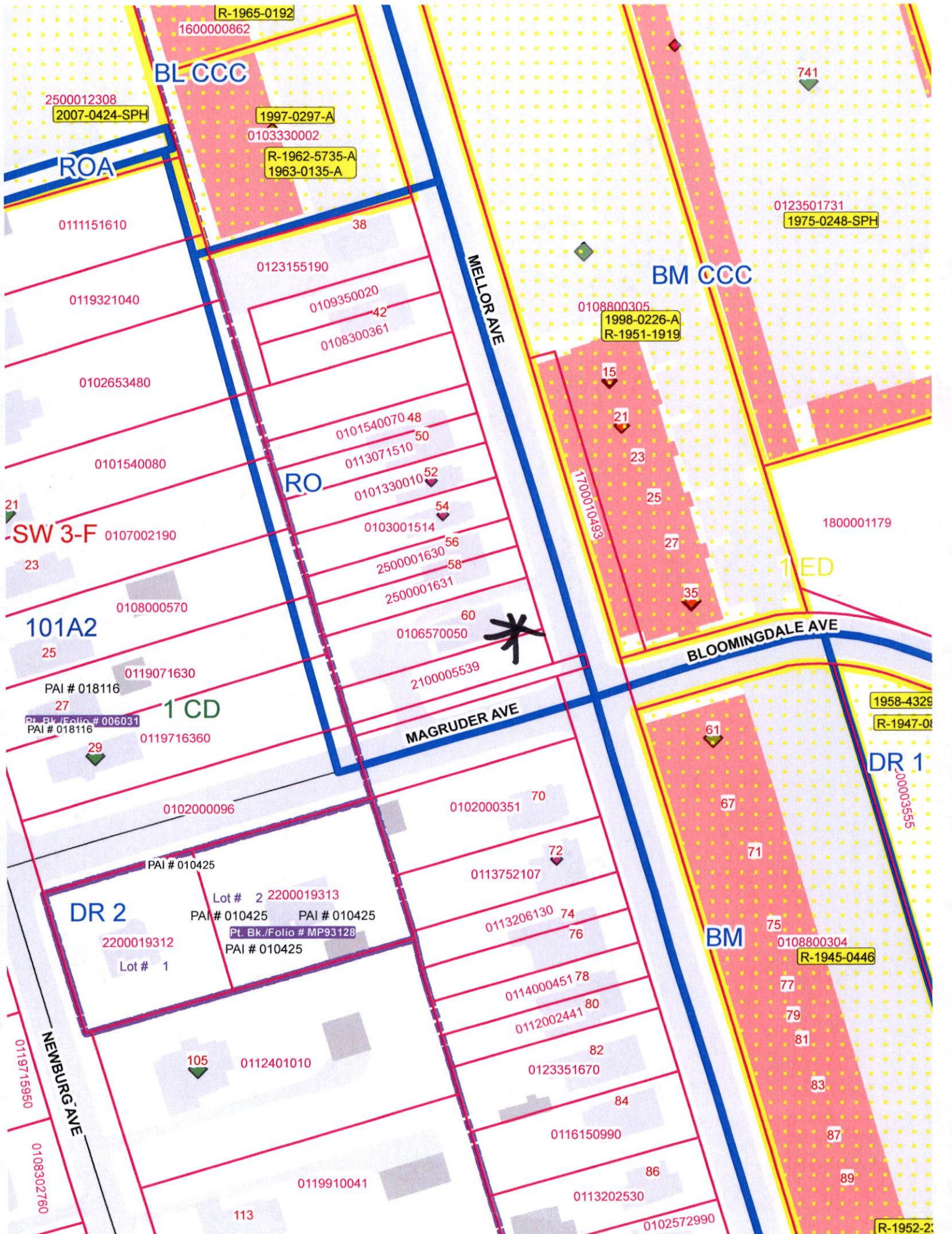
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

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 Drew Carberry, 60 Mellor Avenue, Catonsville, Maryland 21228 and Andrea Lewinter, Esquire, 5850 Waterloo Road, Suite 140, Columbia, Maryland 21045, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No CommentDEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

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

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 9/3

by Linda O'Keefe

SIGN POSTING (2nd) Date: 9/21

by "

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☒

Comments, if any: _____

Donna Mignon

From: Andrea LeWinter <alewinter@taylorlegal.com>
Sent: Monday, September 21, 2020 3:29 PM
To: Administrative Hearings
Subject: Exhibits for hearing 9/23 -- 60 Mellor 202-0071-X -- email 4
Attachments: 1997 Site Plan.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Thank you for the opportunity to present exhibits.

Please find attached the following exhibits:

- 1) 1997 Site Plan – will only be introduced if necessary

If there are any questions or technical issues, please contact me directly at 410-300-7251.

Thank you,
Andrea LeWinter

Andrea LeWinter, Esq.



TAYLOR LEGAL™
ATTORNEYS AT LAW

Law Office of Katherine L. Taylor, P.A.
5850 Waterloo Road (Route 108)
Suite 140
Columbia, Maryland 21045
Phone: 410-300-7251
Fax: 443-420-4075
E-Mail: alewinter@taylorlegal.com
www.taylorlegal.com

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Donna Mignon

From: Andrea LeWinter <alewinter@taylorlegal.com>
Sent: Monday, September 21, 2020 3:28 PM
To: Administrative Hearings
Subject: Exhibits for hearing 9/23 -- 60 Mellor 202-0071-X -- email 3
Attachments: Existing Floor Plan Lighthouse -- R Johnston.pdf; rendering, left side.pdf; rendering, right side.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Thank you for the opportunity to present exhibits.

Please find attached the following exhibits:

- 1) Existing Floor Plan, Renderings Left/Right – will be introduced during the testimony of Ron Johnston

If there are any questions or technical issues, please contact me directly at 410-300-7251.

Thank you,
Andrea LeWinter

Andrea LeWinter, Esq.



TAYLOR LEGAL™
ATTORNEYS AT LAW

Law Office of Katherine L. Taylor, P.A.
5850 Waterloo Road (Route 108)
Suite 140
Columbia, Maryland 21045
Phone: 410-300-7251
Fax: 443-420-4075
E-Mail: alewinter@taylorlegal.com
www.taylorlegal.com

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9/23
10:4m

Debra Wiley

From: Andrea LeWinter <alewinter@taylorlegal.com>
Sent: Monday, September 21, 2020 10:23 PM
To: Administrative Hearings
Subject: Additional Exhibits for Hearing 9/23 -- 60 Mellor Ave 2020-0071-X
Attachments: Second Certificate of Posting.pdf; Mellor Ave Photos Second date.pdf

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

Please find attached two additional exhibits provided to me after business hours today. It is my understanding that they have already been submitted by Ms. Linda O'Keefe, but, out of an abundance of caution, I am re-sending to make sure they are all grouped together.

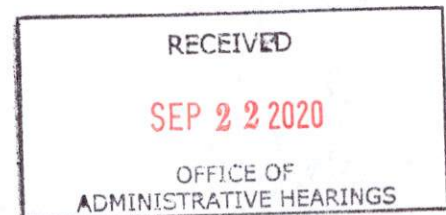
Attached are the second certificate of posting and the second set of pictures of the poster.

Thank you,
Andrea LeWinter

Andrea LeWinter, Esq.



TAYLOR LEGAL™
ATTORNEYS AT LAW



Law Office of Katherine L. Taylor, P.A.
5850 Waterloo Road (Route 108)
Suite 140
Columbia, Maryland 21045
Phone: 410-300-7251
Fax: 443-420-4075
E-Mail: alewinter@taylorlegal.com
www.taylorlegal.com

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Debra Wiley

From: Kristen L Lewis
Sent: Wednesday, August 26, 2020 12:18 PM
To: Debra Wiley; Donna Mignon
Subject: Webex
Attachments: 20200826114909175.pdf

Good afternoon ladies,

Attached is the information needed for a webex that needs to be created. I will be sending over a couple more today.
Thank you!

Kristen Lewis
PAI – Zoning Review
410-887-3391



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 25, 2020

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2020-0071-X

60 Mellor Avenue

N/west side of intersection of Mellor Avenue and Magruder Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Lighthouse, Inc.

Special Exception for Class B Office Building.

Hearing: Wednesday, September 23, 2020 at 10:00 a.m.

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

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

Michael Mallinoff
Director

MM:kl

C: Andrea LeWinter, 5850 Waterloo Rd., Ste. 140, Columbia 21045
Lighthouse, Inc., 60 Mellor Avenue, Catonsville 21228

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURS., SEPTEMBER 3, 2020

Potential Zoning Hearing Participants - Lighthouse, Inc.

60 Mellor Avenue Catonsville 21228

Case # 2020-0071-X.

Andrea LeWinter, Esq.

alewinter@taylorlegal.com ✓

Brian Dietz, Surveyor

bdietz@dietzsurveying.net ✓

Drew Carberry, Executive Director

drew@lighthousemd.org ✓

Michael Frederick, Lighthouse Board of Directors, Chair

Mikefred53@hotmail.com ✓

Tracy Deuber (neighbor)

tdeuber12@gmail.com ✓

Ron Johnston, Architect

ron@rjarchitect.com ✓

Debra Wiley

From: Debra Wiley
Sent: Wednesday, August 26, 2020 12:47 PM
To: Kristen L Lewis
Subject: Link - 2020-0071-X - 9/23 @ 10 AM

Event: Zoning Hearing - 60 Mellor Avenue - Case No. 2020-0071-X
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ecf7552>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eea8c3c>
Date and time: Wednesday, September 23, 2020 10:00 am
Eastern Daylight Time (New York, GMT-04:00)
Duration: 1 hour
Description: Zoning Hearing
60 Mellor Avenue
Case No. 2020-0071-X
Lighthouse, Inc.
Event number: 172 249 5190
Event password: 1234
Host key: 959778
Alternate Host: donna mignon,henry ayakwah
Panelist Info:
Panelist password:
Panelist numeric password: 834991
Video Address: 1722495190@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: 172 249 5190

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

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
donna mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
henry ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Andrea LeWinter, Esq.	alewinter@taylorlegal.com	1-	New York Time	English	U.S.
Brian Dietz	bdietz@dietzsurveying.net	1-	New York Time	English	U.S.
Drew Carberry	drew@lighthousemd.org	1-	New York Time	English	U.S.
Michael Frederick	mikefred53@hotmail.com	1-	New York Time	English	U.S.
Paul M. Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Ron Johnston	ron@rjarchitect.com	1-	New York Time	English	U.S.
Tracy Deuber	tdeuber12@gmail.com	1-	New York Time	English	U.S.

ZAC AGENDA

Case Number: 2020-0071-X

Reviewer: Jason Seidelman

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

Type: SPECIAL EXCEPTION

Legal Owner: Lighthouse INC

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 60 MELLOR AVE

Location: North West corner of intersection of Mellor Ave (50') and Magruder Ave (50').

Existing Zoning: RO

Area: 11,616 SQ FT

Proposed Zoning:

SPECIAL EXCEPTION:

The Special Exception is for Class 'B' Office Building.

Attorney: Andrea Lewinter

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 01 Account Number - 0106570050		
Owner Information		
Owner Name:	LIGHTHOUSE INC	Use: EXEMPT COMMERCIAL
Mailing Address:	60 MELLOR AV BALTIMORE MD 21228	Principal Residence: NO Deed Reference: /06469/ 00353
Location & Structure Information		
Premises Address:	60 MELLOR AVE 0-0000	Legal Description: * WS MELLOR AV 699 FT S OF FREDERICK RD
Map:	Grid:	Parcel:
0101	0008	1971
Neighborhood:	Subdivision:	Section:
10000.04	0000	
Block:	Lot:	Assessment Year:
		2019
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1897	2,002 SF	
Property Land Area	County Use	
7,800 SF	01	
Stories	Basement	Type
		OFFICE BUILDING /
Exterior	Quality	Full/Half Bath
	C3	
Garage	Last Notice of Major Improvements	
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2019	07/01/2020
Land:	117,000	117,000
Improvements	145,000	150,600
Total:	262,000	267,600
Preferential Land:	0	0
Transfer Information		
Seller: FRANCE LAURA E	Date: 12/23/1982	Price: \$48,000
Type: ARMS LENGTH IMPROVED	Deed1: /06469/ 00353	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	970	265,733.00
State:	970	267,600.00
Municipal:	970	267,600.00
Special Tax Recapture:		0.00/0.00
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
donna mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
henry ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Andrea LeWinter, Esq.	alewinter@taylorlegal.com	1-	New York Time	English	U.S.
Brian Dietz	bdietz@dietzsurveying.net	1-	New York Time	English	U.S.
Dori Wilson	dori.wilson@hotmail.com	1-	New York Time	English	U.S.
Drew Carberry	drew@lighthousemd.org	1-	New York Time	English	U.S.
Michael Frederick	mikefred53@hotmail.com	1-	New York Time	English	U.S.
Paul M. Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Ron Johnston	ron@rjarchitect.com	1-	New York Time	English	U.S.
added 9-17 ✓ Sara Leasure	wouldsara@hotmail.com	1-	New York Time	English	U.S.
Tracy Deuber	tdeuber12@gmail.com	1-	New York Time	English	U.S.

9/23 9:30-10:11-x
10 AM

Debra Wiley

From: Kristen L Lewis
Sent: Thursday, September 17, 2020 9:18 AM
To: Donna Mignon; Debra Wiley
Subject: FW: Witness List for 2020-0071-X

Good morning,

I received this email regarding the noted case. Thank you,

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: Andrea LeWinter [mailto:alewinter@taylorlegal.com]
Sent: Wednesday, September 16, 2020 11:50 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: RE: Witness List for 2020-0071-X

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

Kristen –

I have a request ahead of the hearing on this case scheduled for Wednesday Sept. 23.

We have included on our witness list below a neighbor (Tracy Deuber) who, unfortunately, now has a conflict with the time.

However, we have a different neighbor who is willing to substitute into her place. Her name is Sara Leasure and her email is wouldsara@hotmail.com.

Is it possible to switch these witnesses and for Ms. Leasure to be sent the hearing link for the Sept. 23 hearing?

Thank you,
Andrea LeWinter

Andrea LeWinter, Esq.



TAYLOR LEGAL™
ATTORNEYS AT LAW

Law Office of Katherine L. Taylor, P.A.
5850 Waterloo Road (Route 108)
Suite 140
Columbia, Maryland 21045
Phone: 410-300-7251
Fax: 443-420-4075

E-Mail: alewinter@taylorlegal.com
www.taylorlegal.com

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From: Kristen L Lewis [<mailto:klewis@baltimorecountymd.gov>]
Sent: Tuesday, August 25, 2020 1:51 PM
To: Andrea LeWinter <alewinter@taylorlegal.com>
Subject: RE: Witness List for 2020-0071-X

Thank you.

Kristen Lewis
PFI – Zoning Review
410-887-3391

From: Andrea LeWinter [<mailto:alewinter@taylorlegal.com>]
Sent: Tuesday, August 25, 2020 1:30 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Witness List for 2020-0071-X

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

Dear Kristen –

Below and attached are a potential witness list for case 71-X scheduled for 9/23 @10:00 am.

I would appreciate if you can confirm receipt.

Thank you,
Andrea

Potential Zoning Hearing Participants - Lighthouse, Inc.

60 Mellor Avenue Catonsville 21228
Case # 2020-0071-X.

Andrea LeWinter, Esq.
alewinter@taylorlegal.com

Brian Dietz, Surveyor
bdietz@dietzsurveying.net

Drew Carberry, Executive Director
drew@lighthousemd.org

Michael Frederick, Lighthouse Board of Directors, Chair
Mikefred53@hotmail.com

Tracy Deuber (neighbor)
tdeuber12@gmail.com

Ron Johnston, Architect
ron@rjarchitect.com

Andrea LeWinter, Esq.



TAYLOR LEGAL™
ATTORNEYS AT LAW

Law Office of Katherine L. Taylor, P.A.
5850 Waterloo Road (Route 108)
Suite 140
Columbia, Maryland 21045
Phone: 410-300-7251
Fax: 443-420-4075
E-Mail: alewinter@taylorlegal.com
www.taylorlegal.com

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Practice social distancing and wear a mask in public places.

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Donna Mignon

From: Donna Mignon
Sent: Tuesday, September 15, 2020 1:53 PM
To: 'dori.wilson@hotmail.com'
Cc: Administrative Hearings
Subject: 60 Mellor Avenue - Case No: 2020-0071-X Date of Hearing : 9/23 at 10
Attachments: 60 Mellor Avenue.pdf

Dear Ms. Wilson,

I am not sure if you received a copy of the Petition for Zoning, please see the attached.

If you wish to testify at the hearing, please let our office know. Thank you.

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



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 60 Mellow Avenue, Catonsville, MD 21228 which is presently zoned R-D
 Deed References: Liber 7867, Folio 228 10 Digit Tax Account # 0106570050
 Property Owner(s) Printed Name(s) Lighthouse, Inc.

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

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. **X** a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
Please see attached
3. a **Variance** from Section(s)

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

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Andrea Lewinter
 Name- Type or Print _____
 Signature _____
5850 Waterloo Road, Suite 140 Columbia MD
 Mailing Address _____ City _____ State _____
21045 410-300-7251 alewint@taylorlegal.com
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Lighthouse Inc.
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
Drew Carberry
 Signature #1 _____ Signature #2 _____
60 Mellow Avenue, Catonsville MD
 Mailing Address _____ City _____ State _____
21228 410-788-5483 /drew@lighthousemd.org
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Drew Carberry
 Name - Type or Print _____
Drew Carberry
 Signature _____
60 Mellow Avenue, Catonsville MD
 Mailing Address _____ City _____ State _____
21228 410-788-5483 /drew@lighthousemd.org
 Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2020-0071-X Filing Date 3/5/20 Do Not Schedule Dates: 4/3-10 Reviewer JJ

or 4/22-27

REV. 10/4/11

linda olfke

The Special Exception is requested in order to externally enlarge the herein described property, an existing Class A Office Building zoned Residential-Office (R-O). The building will retain its one hundred percent use as office space; specifically: offices in which clients meet with counselors, administrative office space, a waiting area, bathrooms, and a kitchen for staff use. By definition, a Class A Office Building cannot be externally enlarged. The proposed enlargement will, therefore, convert the Class A Office Building to a Class B Office Building. Class B Office Buildings are only permitted in the R-O Zone by Special Exception.

The proposed external enlargement will expand the building's square footage by approximately 19.5%. The addition will consist of fortifying an existing closed in porch and the construction of two additional office spaces on the second floor over the porch for client/counselor meetings. There is sufficient parking on the property to accommodate the enlarged space.

Brian R. Dietz
Professional Land Surveyor #21080
7867 Oakdale Avenue, Baltimore, MD 21237
Phone 410-686-1198 Fax 410-682-6021

Zoning Description
For
60 Mellor Avenue
January 31, 2020

Beginning on the West side of Mellor Avenue (50' R/W) at the intersection of a curve connecting the North Side of Magruder Avenue (60' R/W) with the West side of Mellor Avenue, thence running with and binding on said curve;

1. By a curve to the right, having a radius of 15.00 feet for an arc length of 23.44 feet the chord of said arc bearing South 28 degrees 10 minutes 18 seconds West 21.13 feet, to the North Side of Magruder Avenue, thence running with and binding on the North side of Magruder Avenue;
2. South 73 degrees 27 minutes 15 seconds West 144.79 feet,
3. North 16 degrees 44 minutes 31 seconds West 73.00 feet,
4. North 73 degrees 24 minutes 18 seconds East 159.38 feet, to the West side of Mellor Avenue, thence running with and binding on the West side of Mellor Avenue;
5. South 17 degrees 03 minutes 50 seconds East 58.12 feet, to the place of beginning.

Containing 0.267 of an Acre or 11,616 sq. ft. of land more or less. Being known as 60 Mellor Avenue and located in the 1st Election District, 1st Councilmanic District.

Donna Mignon

From: Debra Wiley
Sent: Monday, September 14, 2020 11:27 AM
To: Donna Mignon
Subject: RE: September 23 at 10:00 - 60 Mellor Avenue

She did tell me about not being able to get thru over there or leave a voice mail. Needless to say, she was very impressed that she got 2 people returning her all from our office. I got an email from Louise in Planning to call her, that's why I was confused But she was very happy that we both called her and really fast too.

Okay, thanks and if she decides afterwards, I'll certainly send her an invite.

Thanks.

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Monday, September 14, 2020 11:15 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: September 23 at 10:00 - 60 Mellor Avenue

She left message on our voicemail. She wanted a copy of the application and I explained to her she needed to call zoning if she wanted it now before I got the file and of course she said she they won't pick up and they can't leave a message. She told me to go ahead and register her for the hearing. I will call her on Wednesday, once I have had a chance to go through it.

From: Debra Wiley <dwiley@baltimorecountymd.gov>
Sent: Monday, September 14, 2020 11:13 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: September 23 at 10:00 - 60 Mellor Avenue

She said she spoke to you and that once you get the file, you'll call her and give her info.

I'm so confused because Louise sent me a message to call her ...but then Ms. Wilson said she spoke to you.

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Monday, September 14, 2020 11:10 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: September 23 at 10:00 - 60 Mellor Avenue

Okay

From: Debra Wiley <dwiley@baltimorecountymd.gov>
Sent: Monday, September 14, 2020 11:07 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: September 23 at 10:00 - 60 Mellor Avenue

I just got off the phone with her and she indicated she'll wait to hear back from you and then determine whether she wants to participate or not.

From: Donna Mignon <dmignon@baltimorecountymd.gov>

Sent: Monday, September 14, 2020 11:02 AM

To: Debra Wiley <dwiley@baltimorecountymd.gov>

Subject: September 23 at 10:00 - 60 Mellor Avenue

Hey There,

Can you please send an invitation invite to:

Dori Wilson at dori.wilson@hotmail.com

Thank you.

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

Donna Mignon

From: Donna Mignon
Sent: Monday, September 21, 2020 2:37 PM
To: 'Linda Okeefe'
Subject: 2020-0071X Hearing Date: 9/23/2020 at 10:00 a.m.

Good Afternoon,
Just a friendly reminder to please email the recertification to our office.
Please email to: administrativehearings@baltimorecountymd.gov

Thank you so much.

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

Donna Mignon

From: Andrea LeWinter <alewinter@taylorlegal.com>
Sent: Monday, September 21, 2020 2:33 PM
To: Donna Mignon
Subject: RE: 60 Mellor Avenue Case No: 2020-0071-X - September 23, 2020

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Thank you, I will

Andrea LeWinter, Esq.



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Suite 140
Columbia, Maryland 21045
Phone: 410-300-7251
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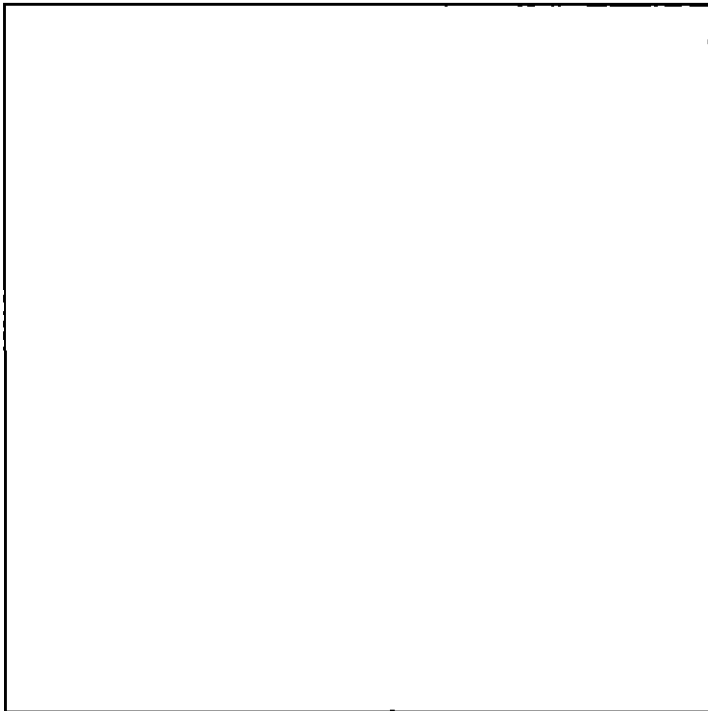
From: Donna Mignon [mailto:dmignon@baltimorecountymd.gov]
Sent: Monday, September 21, 2020 2:30 PM
To: Andrea LeWinter <alewinter@taylorlegal.com>
Subject: 60 Mellor Avenue Case No: 2020-0071-X - September 23, 2020

Dear Ms. LeWinter:

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

Thank you.

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: Monday, September 21, 2020 2:30 PM
To: 'alewinter@taylorlegal.com'
Subject: 60 Mellor Avenue Case No: 2020-0071-X - September 23, 2020

Dear Ms. LeWinter:

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

Thank you.

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

9/23
10 Am

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Monday, September 21, 2020 9:54 PM
To: Donna Mignon
Cc: Debra Wiley
Subject: Re: 2020-0071X Hearing Date: 9/23/2020 at 10:00 a.m.
Attachments: Mellor Ave. Cert. .jpeg; Mellor Ave. Photos.docx

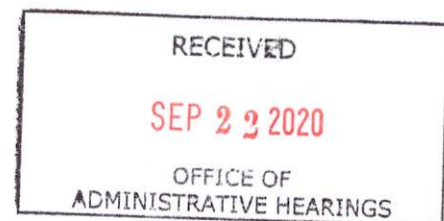
CAUTION: This message from luckylinda1954@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Donna,

I am attaching the Second Certification for Case # 2020-0071-X and background photos for your records. The signs were in good condition and re-photographed today, 9/21/2020. Enjoy the beginning of the lovely fall weather.
Best Wishes,

Linda

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



On Monday, September 21, 2020, 2:36:53 PM EDT, Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Good Afternoon,

Just a friendly reminder to please email the recertification to our office.

Please email to: administrativehearings@baltimorecountymd.gov

Thank you so much.

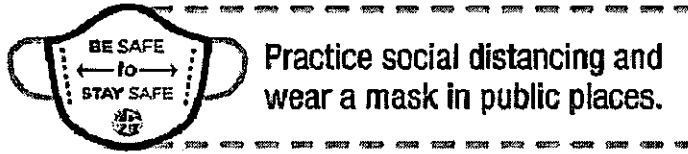
Donna Mignon, Legal Assistant

Baltimore County Office of Administrative Hearings

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Towson, Maryland 21204

410-887-3868



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Baltimore, Maryland 21202
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www.thedailyrecord.com

Drew Carberry
The Lighthouse, Inc
60 Mellor Ave
Catonsville, MD 21228-5104

Account #
10124919
Order Date
8/26/2020
Order #
11913114
PO/Case #
Salesperson

Days	Description	Size/Qty	Unit Price	Amount
1	NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0071-X Daily Record (MD) Government - Baltimore Co / Hearings and Minutes 9/3/2020 -Base Charge -Affidavit 9/3/2020 -Payment via credit card #*****0404 <i>ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS</i> Anchor Rate: 95.38 Subsequent Rate: \$0.00	2 col x 2.01in 133 words/19 ln		95.38 9.00 -104.38
TOTAL DUE				0.00



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Account #	Customer	Order #	Order Date	Total Due
10124919	The Lighthouse, Inc	11913114	8/26/2020	0.00



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Account #
10092492
Order Date
8/28/2020
Order #
11914057
PO/Case #
Salesperson

Neil Lanzi
102 W Pennsylvania Ave Ste 406
Towson, MD 21204-4509

Days	Description	Size/Qty	Unit Price	Amount
1	NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0076-SPHA Daily Record (MD) Government - Baltimore Co / Hearings and Minutes 9/1/2020 -Base Charge -Affidavit ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 120.48 Subsequent Rate: \$0.00	2 col x 2.50in 181 words/24 ln		120.48 9.00
TOTAL DUE				129.48



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Account #	Customer	Order #	Order Date	Total Due
10092492	Neil Lanzi	11914057	8/28/2020	129.48



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Barbara Lukaevich
Venable, LLP
Venable Accounts Payable
PO Box 94475
Pasadena, CA 91109-4475

Account #
10018105
Order Date
8/28/2020
Order #
11914083
PO/Case #
2020-0101-A
Salesperson

Days	Description	Size/Qty	Unit Price	Amount
1	NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0101-A Daily Record (MD) Government - Baltimore Co / Hearings and Minutes 9/1/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 115.46 Subsequent Rate: \$0.00	2 col x 2.40in 193 words/23 ln		115.46
TOTAL DUE				115.46



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Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10018105	Venable, LLP	11914083	8/28/2020	115.46



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Account #
10033844
Order Date
8/28/2020
Order #
11914002
PO/Case #
Salesperson

Amber Plummer
Trileaf Environmental & Property
Consultants
8600 La Salle Rd Ste 301
Towson, MD 21286-2003

Days	Description	Size/Qty	Unit Price	Amount
1	CROWN CASTLE IS PROPOSING TO INSTALL A 20-FOOT POLE WITH AN ASSOCIATED ANTENNA AT THE FOLL Daily Record (MD) Business / Miscellaneous MD 9/1/2020 -Base Charge -Affidavit 9/1/2020 ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 93.96 Subsequent Rate: \$0.00	2 col x 1.22in 117 words/12 ln		93.96 9.00 -102.96
TOTAL DUE				0.00



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Account #	Customer	Order #	Order Date	Total Due
10033844	Trileaf Environmental & Property Consultants	11914002	8/28/2020	0.00



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EXP. DATE

Security Code: _____

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Account #
10099618
Order Date
8/28/2020
Order #
11914116
PO/Case #
Salesperson

Beverly Tsikata
Maryland Aviation Administration
MAC Building
PO Box 8766
Baltimore, MD 21240-0766

Days	Description	Size/Qty	Unit Price	Amount
1	CONTRACT NO. MAA-AE-21-002 - COMPREHENSIVE CONSTRUCTION MANAGEMENT AND INSPECTION (CMI) SE Daily Record (MD) Government / Other Contract No. MAA-AE-21-002 - Comprehensive Construction Management and Inspection (CMI) Services at Baltimore/Washington International Thurgood Marshall ("BWI Thurgood Marshall") and Martin State ("MTN") Airports. 9/1/2020 -Base Charge <i>ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS</i> Anchor Rate: 1997.96 Subsequent Rate: \$0.00	2 col x 38.79in 3,358 words/398 ln		1,997.96
TOTAL DUE				1,997.96



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Account #	Customer	Order #	Order Date	Total Due
10099618	Maryland Aviation Administration	11914116	8/28/2020	1,997.96



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CARD NUMBER

_____ / _____

EXP. DATE

Security Code: _____

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Account #
10099618
Order Date
8/28/2020
Order #
11914129
PO/Case #
Salesperson

Beverly Tsikata
Maryland Aviation Administration
MAC Building
PO Box 8766
Baltimore, MD 21240-0766

Days	Description	Size/Qty	Unit Price	Amount
1	CONTRACT NO. MAA-AE-21-001 - COMPREHENSIVE ENVIRONMENTAL PLANNING SERVICES AT BALTIMORE/WA Daily Record (MD) Government / Other Contract No. MAA-AE-21-001 - Comprehensive Environmental Planning Services at Baltimore/Washington International Thurgood Marshall Airport (BWI Thurgood Marshall) and Martin State Airport (MTN). 9/1/2020 -Base Charge <i>ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS</i> Anchor Rate: 3232.88 Subsequent Rate: \$0.00	2 col x 62.65in 4,799 words/644 ln		3,232.88
TOTAL DUE				3,232.88



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Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10099618	Maryland Aviation Administration	11914129	8/28/2020	3,232.88



M M Y Y

CARD NUMBER

EXP. DATE

Security Code: _____

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200 St. Paul Place
Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
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Mr. Marvin Ramiro
State Highway Administration
 707 N Calvert St Ste C-405
 Baltimore, MD 21202-3601

Account #
10005656
Order Date
8/28/2020
Order #
11914107
PO/Case #
Salesperson

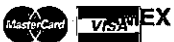
Days	Description	Size/Qty	Unit Price	Amount
1	TRAFFIC ENGINEERING AND DESIGN SERVICES, STATEWIDE Daily Record (MD) Government / Other 9/1/2020 -Base Charge <i>ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS</i>	2 col x 1.83in 90 words/17 ln		85.34
	Anchor Rate: 85.34 Subsequent Rate: \$0.00			
TOTAL DUE				85.34



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Account #	Customer	Order #	Order Date	Total Due
10005656	State Highway Administration	11914107	8/28/2020	85.34



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EXP. DATE

Security Code: _____

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Alexandra Passas-Sizemore
609 Blankner Rd
Sykesville, MD 21784-8702

Account #
10124968
Order Date
8/28/2020
Order #
11913896
PO/Case #
Estate #40084
Salesperson

Days	Description	Size/Qty	Unit Price	Amount
3	PASSAS, HRYSAVGI Daily Record (MD) Probate - Carroll / Probate Estate #40084 - Hrysavgi Passas 9/1/2020 - 9/15/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 37.66 Subsequent Rate: 37.67	2 x 3.9		113.00
TOTAL DUE				113.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10124968	Alexandra Passas-Sizemore	11913896	8/28/2020	113.00



M M Y Y

CARD NUMBER

_____/____/____

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____ CUSTOMER SIGNATURE _____

The Daily Record

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

Account #
10102263
Order Date
8/28/2020
Order #
11914055
PO/Case #
Estate #31505
Salesperson

Andre O McDonald
10500 Little Patuxent Pkwy Ste 420
Columbia, MD 21044-3563

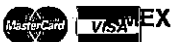
Days	Description	Size/Qty	Unit Price	Amount
3	HENDRICK, MARION MARTHA HEDRICK AKA MARION MARTHA Daily Record (MD) Probate - Howard / Probate Estate #31505 - Marion Martha Hedrick aka: Marion Martha Hendrick 9/1/2020 - 9/15/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 37.66 Subsequent Rate: 37.67	2 x 3.9		113.00
TOTAL DUE				113.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10102263	Andre O McDonald	11914055	8/28/2020	113.00



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M M Y Y

CARD NUMBER

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____ CUSTOMER SIGNATURE _____

The Daily Record

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

Account #
10102263
Order Date
8/28/2020
Order #
11914056
PO/Case #
Estate #31589
Salesperson

Andre O McDonald
10500 Little Patuxent Pkwy Ste 420
Columbia, MD 21044-3563

Days	Description	Size/Qty	Unit Price	Amount
3	STOKELY, RAYMOND E Daily Record (MD) Probate - Howard / Probate Estate #31589 - Raymond E. Stokely 9/1/2020 - 9/15/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 37.66 Subsequent Rate: 37.67	2 x 3.9		113.00
TOTAL DUE				113.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10102263	Andre O McDonald	11914056	8/28/2020	113.00



M M Y Y

CARD NUMBER

_____ / _____

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____ CUSTOMER SIGNATURE _____

The Daily Record

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

Account #
10124969
Order Date
8/28/2020
Order #
11913907
PO/Case #
Estate #40021
Salesperson

Anna Eisner
704 Blizzard Farm Ln
Westminster, MD 21157-7680

Days	Description	Size/Qty	Unit Price	Amount
1	EISNER, ANDREW WILLIAM Daily Record (MD) Probate - Carroll / Probate Estate #40021 - Andrew William Eisner 9/1/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 49 Subsequent Rate: \$0.00	2 x 3.9		49.00
TOTAL DUE				49.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10124969	Anna Eisner	11913907	8/28/2020	49.00



M M Y Y

CARD NUMBER

_____ / _____

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____ CUSTOMER SIGNATURE _____

The Daily Record

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

Account #
10124973
Order Date
8/28/2020
Order #
11913916
PO/Case #
Estate #40079
Salesperson

Azin Khasehzad
20 Norris Run Ct
Reisterstown, MD 21136-5834

Days	Description	Size/Qty	Unit Price	Amount
1	JAMSHIDI, JAHANARA Daily Record (MD) Probate - Carroll / Probate Estate #40079 - Jahanara Jamshidi 9/1/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 49 Subsequent Rate: \$0.00	2 x 3.9		49.00
TOTAL DUE				49.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10124973	Azin Khasehzad	11913916	8/28/2020	49.00



M M Y Y

CARD NUMBER

_____ / _____

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____ CUSTOMER SIGNATURE _____

The Daily Record

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

Account #
10124983
Order Date
8/28/2020
Order #
11914037
PO/Case #
Estate #31544
Salesperson

Betty D Peterson
5838 Oakland Rd
Baltimore, MD 21227-4328

Days	Description	Size/Qty	Unit Price	Amount
3	PFEIFFER, SAVANNAH B Daily Record (MD) Probate - Howard / Probate Estate #31544 - Savannah B. Pfeiffer 9/1/2020 - 9/15/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 37.66 Subsequent Rate: 37.67	2 x 3.9		113.00
TOTAL DUE				113.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10124983	Betty D Peterson	11914037	8/28/2020	113.00



M M Y Y

CARD NUMBER

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____ CUSTOMER SIGNATURE _____

The Daily Record

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

Brenda Fishbein
12669 Vincents Way
Clarksville, MD 21029-1492

Account #
10109676
Order Date
8/28/2020
Order #
11914050
PO/Case #
Estate #31588
Salesperson

Days	Description	Size/Qty	Unit Price	Amount
3	SPIEGEL, SAMUEL Daily Record (MD) Probate - Howard / Probate Estate #31588 - Samuel Spiegel 9/1/2020 - 9/15/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 37.66 Subsequent Rate: 37.67	2 x 3.9		113.00
TOTAL DUE				113.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10109676	Brenda Fishbein	11914050	8/28/2020	113.00



M M Y Y

CARD NUMBER

_____ / _____

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____

CUSTOMER SIGNATURE _____

The Daily Record

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

Paul A. Capriola
Capriolo & Unglesbee, PA
196 E Main St
Westminster, MD 21157-5018

Account #
10097049
Order Date
8/28/2020
Order #
11913901
PO/Case #
Estate #40090
Salesperson

Days	Description	Size/Qty	Unit Price	Amount
3	SHIPLEY, THOMAS P Daily Record (MD) Probate - Carroll / Probate Estate #40090 - Thomas P. Shipley 9/1/2020 - 9/15/2020 -Base Charge <i>ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS</i> Anchor Rate: 37.66 Subsequent Rate: 37.67	2 x 3.9		113.00
TOTAL DUE				113.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10097049	Capriolo & Unglesbee, PA	11913901	8/28/2020	113.00



M M Y Y

CARD NUMBER

_____ / _____

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____ CUSTOMER SIGNATURE _____

The Daily Record

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

Account #
10021473
Order Date
8/28/2020
Order #
11914044
PO/Case #
Estate #31149
Salesperson

Laura Lynn Thomas
Davis, Agnor, Rapaport & Skalny, L.L.C.
10211 Wincopin Cir Ste 600
Columbia, MD 21044-3431

Days	Description	Size/Qty	Unit Price	Amount
3	BERMAN, SANFORD A Daily Record (MD) Probate - Howard / Probate Estate #31149 - Sanford A. Berman 9/1/2020 - 9/15/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 37.66 Subsequent Rate: 37.67	2 x 3.9		113.00
TOTAL DUE				113.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10021473	Davis, Agnor, Rapaport & Skalny, L.L.C.	11914044	8/28/2020	113.00



M M Y Y

CARD NUMBER

EXP. DATE

Security Code:

Charge My Credit Card \$ CUSTOMER SIGNATURE

The Daily Record

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

Account #
10124972
Order Date
8/28/2020
Order #
11913915
PO/Case #
Estate #40076
Salesperson

Debra Ann Hayne
6419 Church St
Sykesville, MD 21784-8009

Days	Description	Size/Qty	Unit Price	Amount
1	HAYNE, BARBARA ANN Daily Record (MD) Probate - Carroll / Probate Estate #40076 - Barbara Ann Hayne 9/1/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 49 Subsequent Rate: \$0.00	2 x 3.9		49.00
TOTAL DUE				49.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10124972	Debra Ann Hayne	11913915	8/28/2020	49.00



M M Y Y

CARD NUMBER

EXP. DATE

Security Code:

Charge My Credit Card \$

CUSTOMER SIGNATURE

The Daily Record

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

Account #
10124963
Order Date
8/28/2020
Order #
11913875
PO/Case #
Estate #39922
Salesperson

Eric Bull
501 Sunbrook Rd
Reisterstown, MD 21136-6109

Days	Description	Size/Qty	Unit Price	Amount
3	BULL, BRUCE ERIC Daily Record (MD) Probate - Carroll / Probate Estate #39922 - Bruce Eric Bull 9/1/2020 - 9/15/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 37.66 Subsequent Rate: 37.67	2 x 3.9		113.00
TOTAL DUE				113.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10124963	Eric Bull	11913875	8/28/2020	113.00



M M Y Y

CARD NUMBER

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____ CUSTOMER SIGNATURE _____

The Daily Record

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

Italo Antonio Liberatore
12 12 Patrick Way
Jarrettsville, MD 21084

Account #
10124964
Order Date
8/28/2020
Order #
11913881
PO/Case #
Estate #40031
Salesperson

Days	Description	Size/Qty	Unit Price	Amount
3	LIBERATORE, CRISTINA FERRARA Daily Record (MD) Probate - Carroll / Probate Estate #40031 - Cristina Ferrara Liberatore 9/1/2020 - 9/15/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 37.66 Subsequent Rate: 37.67	2 x 3.9		113.00
TOTAL DUE				113.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10124964	Italo Antonio Liberatore	11913881	8/28/2020	113.00



M M Y Y

CARD NUMBER

_____/_____/_____

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____ CUSTOMER SIGNATURE _____

The Daily Record

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

Jesse L Sauls

4363 Gun and Rod Club Rd
Houston, DE 19954-2507

Account #
10124986
Order Date
8/28/2020
Order #
11914045
PO/Case #
Estate #31499
Salesperson

Days	Description	Size/Qty	Unit Price	Amount
3	SAULS, KIM N Daily Record (MD) Probate - Howard / Probate Estate #31499 - Kim N. Sauls 9/1/2020 - 9/15/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 37.66 Subsequent Rate: 37.67	2 x 3.9		113.00
TOTAL DUE				113.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10124986	Jesse L Sauls	11914045	8/28/2020	113.00



M M Y Y

CARD NUMBER

_____ / _____

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____

CUSTOMER SIGNATURE _____

The Daily Record

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

Account #
10124965
Order Date
8/28/2020
Order #
11913886
PO/Case #
Estate #40077
Salesperson

John Little
112 Polo Fields Chase
Warner Robins, GA 31088-1612

Days	Description	Size/Qty	Unit Price	Amount
3	LEONARD, BRIGID ALICE Daily Record (MD) Probate - Carroll / Probate Estate #40077 - Brigid Alice Leonard 9/1/2020 - 9/15/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 37.66 Subsequent Rate: 37.67	2 x 3.9		113.00
TOTAL DUE				113.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10124965	John Little	11913886	8/28/2020	113.00



M M Y Y

CARD NUMBER

_____ / _____

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____ CUSTOMER SIGNATURE _____

The Daily Record

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

Account #
10005630
Order Date
8/28/2020
Order #
11914071
PO/Case #
Estate #31578
Salesperson

Julie A. Swann
Law Offices of Peter G. Angelos, PC
Charles Center
100 N Charles St
Baltimore, MD 21201-3805

Days	Description	Size/Qty	Unit Price	Amount
1	COMBS, MARVIN E Daily Record (MD) Probate - Howard / Probate Estate #31578 - Marvin E. Combs 9/1/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 49 Subsequent Rate: \$0.00	2 x 3.9		49.00
TOTAL DUE				49.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10005630	Law Offices of Peter G. Angelos, PC	11914071	8/28/2020	49.00



M M Y Y

CARD NUMBER

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____ CUSTOMER SIGNATURE _____

The Daily Record

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

Leona May Hymiller
1639 Old Westminster Pike
Westminster, MD 21157-7240

Account #
10124967
Order Date
8/28/2020
Order #
11913894
PO/Case #
Estate #40081
Salesperson

Days	Description	Size/Qty	Unit Price	Amount
3	EARHART, ELLEN IRENE Daily Record (MD) Probate - Carroll / Probate Estate #40081 - Ellen Irene Earhart 9/1/2020 - 9/15/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 37.66 Subsequent Rate: 37.67	2 x 3.9		113.00
TOTAL DUE				113.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10124967	Leona May Hymiller	11913894	8/28/2020	113.00



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CARD NUMBER

_____/____/____

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____ CUSTOMER SIGNATURE _____

The Daily Record

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

Account #
10124988
Order Date
8/28/2020
Order #
11914068
PO/Case #
Estate #31458
Salesperson

Lisen Speaks Edwards
15695 Bushy Park Rd
Woodbine, MD 21797-8303

Days	Description	Size/Qty	Unit Price	Amount
1	EDWARDS, LEROY L Daily Record (MD) Probate - Howard / Probate Estate #31458 - Leroy L. Edwards 9/1/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 49 Subsequent Rate: \$0.00	2 x 3.9		49.00
TOTAL DUE				49.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10124988	Lisen Speaks Edwards	11914068	8/28/2020	49.00



M M Y Y

CARD NUMBER

_____/____/____

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____ CUSTOMER SIGNATURE _____

The Daily Record

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

Account #
10006806
Order Date
8/28/2020
Order #
11913906
PO/Case #
Estate #39738
Salesperson

Joshua Weiborn
McCabe, Weisberg & Conway, LLC
Fidelity Bldg
312 Marshall Ave Ste 800
Laurel, MD 20707-4808

Days	Description	Size/Qty	Unit Price	Amount
1	BROWN, ELIZABETH SELLERS Daily Record (MD) Probate - Carroll / Probate Estate #39738 - Elizabeth Sellers Brown 9/1/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 49 Subsequent Rate: \$0.00	2 x 3.9		49.00
TOTAL DUE				49.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10006806	McCabe, Weisberg & Conway, LLC	11913906	8/28/2020	49.00



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M M Y Y

CARD NUMBER

_____ / _____

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____ CUSTOMER SIGNATURE _____

The Daily Record

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

Lewis R. Schumnn
Miller, Miller & Canby
200B Monroe St
Rockville, MD 20850-4447

Account #
10114740
Order Date
8/28/2020
Order #
11914076
PO/Case #
Estate #31573
Salesperson

Days	Description	Size/Qty	Unit Price	Amount
1	BEEBE, BETTY LOHR Daily Record (MD) Probate - Howard / Probate Estate #31573 - Betty Lohr Beebe 9/1/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 49 Subsequent Rate: \$0.00	2 x 3.9		49.00
TOTAL DUE				49.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10114740	Miller, Miller & Canby	11914076	8/28/2020	49.00



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M M Y Y

CARD NUMBER

_____/_____/_____

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____ CUSTOMER SIGNATURE _____

The Daily Record

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

Account #
10124966
Order Date
8/28/2020
Order #
11913890
PO/Case #
Estate #40080
Salesperson

R Wayne Barnes
2301 Frizzellburg Rd
Westminster, MD 21158-3665

Days	Description	Size/Qty	Unit Price	Amount
3	BARNES, TAYLOR WAYNE Daily Record (MD) Probate - Carroll / Probate Estate #40080 - Taylor Wayne Barnes 9/1/2020 - 9/15/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 37.66 Subsequent Rate: 37.67	2 x 3.9		113.00
TOTAL DUE				113.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10124966	R Wayne Barnes	11913890	8/28/2020	113.00



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M M Y Y

CARD NUMBER

_____ / _____

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____ CUSTOMER SIGNATURE _____

The Daily Record

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

Raymond Miller
7828 Millers Cor
Elkridge, MD 21075-5993

Account #
10119858
Order Date
8/28/2020
Order #
11914078
PO/Case #
Estate #30903
Salesperson

Days	Description	Size/Qty	Unit Price	Amount
1	BARD, CAROL A Daily Record (MD) Probate - Howard / Probate Estate #30903 - Carol A. Bard 9/1/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 49 Subsequent Rate: \$0.00	2 x 3.9		49.00
TOTAL DUE				49.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10119858	Raymond Miller	11914078	8/28/2020	49.00



M M Y Y

CARD NUMBER

_____ / _____

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____ CUSTOMER SIGNATURE _____

The Daily Record

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

Sandra L Bell-Livesay
12295 Howard Lodge Dr
Sykesville, MD 21784-5404

Account #
10124984
Order Date
8/28/2020
Order #
11914041
PO/Case #
Estate #31566
Salesperson

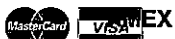
Days	Description	Size/Qty	Unit Price	Amount
3	BELL, GARY C Daily Record (MD) Probate - Howard / Probate Estate #31566 - Gary C. Bell 9/1/2020 - 9/15/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 37.66 Subsequent Rate: 37.67	2 x 3.9		113.00
TOTAL DUE				113.00



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The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10124984	Sandra L Bell-Livesay	11914041	8/28/2020	113.00



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CARD NUMBER

_____/____/____

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____

CUSTOMER SIGNATURE _____

The Daily Record

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

Account #
10124985
Order Date
8/28/2020
Order #
11914042
PO/Case #
Estate #31579
Salesperson

Shawn Streett

1070 Fannie Dorsey Rd
Sykesville, MD 21784-8208

Days	Description	Size/Qty	Unit Price	Amount
1	STREETT, FREDERICK ALDERTON Daily Record (MD) Probate - Howard / Probate Estate #31579 - Frederick Alderton Streett 9/1/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 49 Subsequent Rate: \$0.00	2 x 3.9		49.00
TOTAL DUE				49.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record

SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10124985	Shawn Streett	11914042	8/28/2020	49.00



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CARD NUMBER

_____ / _____

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____

CUSTOMER SIGNATURE _____

The Daily Record

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

Richard V. Boswell
Stoner, Preston & Boswell CHTD.
188 E Main St
Westminster, MD 21157-5017

Account #
10066743
Order Date
8/28/2020
Order #
11913904
PO/Case #
Estate #31346
Salesperson

Days	Description	Size/Qty	Unit Price	Amount
1	BEALL, HERBERT STEPHEN Daily Record (MD) Probate - Carroll / Probate Estate #31346 - Herbert Stephen Beall 9/1/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 49 Subsequent Rate: \$0.00	2 x 3.9		49.00
TOTAL DUE				49.00



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SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10066743	Stoner, Preston & Boswell CHTD.	11913904	8/28/2020	49.00



M M Y Y

CARD NUMBER

_____ / _____

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____ CUSTOMER SIGNATURE _____

The Daily Record

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

Veronica L Johnson
101 Brunk Rd
Reisterstown, MD 21136-2302

Account #
10124971
Order Date
8/28/2020
Order #
11913914
PO/Case #
Estate #40069
Salesperson

Days	Description	Size/Qty	Unit Price	Amount
1	NOKES, LAWRENCE A JR Daily Record (MD) Probate - Carroll / Probate Estate #40069 - Lawrence A. Nokes, Jr. 9/1/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 49 Subsequent Rate: \$0.00	2 x 3.9		49.00
TOTAL DUE				49.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10124971	Veronica L Johnson	11913914	8/28/2020	49.00



M M Y Y

CARD NUMBER

_____ / _____

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____

CUSTOMER SIGNATURE _____

The Daily Record

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

Account #
10039121
Order Date
8/28/2020
Order #
11913900
PO/Case #
Estate #40087
Salesperson

Weisse Miller Law Group, Llp
7543 Main St Ste 101
Sykesville, MD 21784-7389

Days	Description	Size/Qty	Unit Price	Amount
3	MUTTON, LAURA NICOLE Daily Record (MD) Probate - Carroll / Probate Estate #40087 - Laura Nicole Mutton 9/1/2020 - 9/15/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 37.66 Subsequent Rate: 37.67	2 x 3.9		113.00
TOTAL DUE				113.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10039121	Weisse Miller Law Group, Llp	11913900	8/28/2020	113.00



EX



M M Y Y

CARD NUMBER

_____ / _____

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____ CUSTOMER SIGNATURE _____

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

11315 Lockwood Dr Ste 2
Silver Spring, MD 20904-2608

Account #
10006071
Order Date
8/13/2020
Order #
11909131
PO/Case #
Salesperson

Days	Description	Size/Qty	Unit Price	Amount
1	PUBLIC STORAGE Daily Record (MD) Personal Property / Storage Auction Public Storage; Sale Location Silver Spring, MD, Montgomery County; Due 09/08/2020 at 09:30 AM 9/1/2020 -Base Charge -Affidavit <i>ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments.</i> NET TERMS: 30 DAYS	Personal Property 227 words/30 In		143.10 9.00
	Anchor Rate: 143.1 Subsequent Rate: \$0.00			
TOTAL DUE				152.10



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record

SDS 12-2790

PO Box 86

Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10006071	Public Storage	11909131	8/13/2020	152.10



M M Y Y

CARD NUMBER

EXP. DATE

Security Code: _____

Charge My Credit Card \$

CUSTOMER SIGNATURE

The Daily Record

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

Account #
10005636
Order Date
8/28/2020
Order #
11914058
PO/Case #
Salesperson

Alex Cooper Auctioneers
908 York Rd
Towson, MD 21204-2541

Days	Description	Size/Qty	Unit Price	Amount
3	2417 KEYWORTH AVE. BALTIMORE, MD 21215 Daily Record (MD) Real Estate / Trustee Sales Date of Sale 09/17/2020 at 09:50 9/1/2020 - 9/15/2020 -Base Charge ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS Anchor Rate: 333 Subsequent Rate: 333	2 x 7.9		999.00
TOTAL DUE				999.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10005636	Alex Cooper Auctioneers	11914058	8/28/2020	999.00



M M Y Y

CARD NUMBER

_____ / _____

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____ CUSTOMER SIGNATURE _____

§ 502.8. - Special exception for certain Class B office buildings.

[Bill No. 151-1988]

Bill No. 151-1988 does not affect the validity of any order granting a special exception for a Class B office building pursuant to Section 203.3.B ^[7] prior to the effective date of the bill. Any such special exception may be used in accordance with the applicable provisions of these regulations in effect at the time of the grant of such special exception and in accordance with the terms thereof, provided that construction is started prior to the expiration date of the special exception as required by Section 502.3.

Footnotes:

— (7) —

7. *Editor's Note*—Based on the renumbering of Section 203 by Bill No. 186-1994, see now Section 204.3.B:

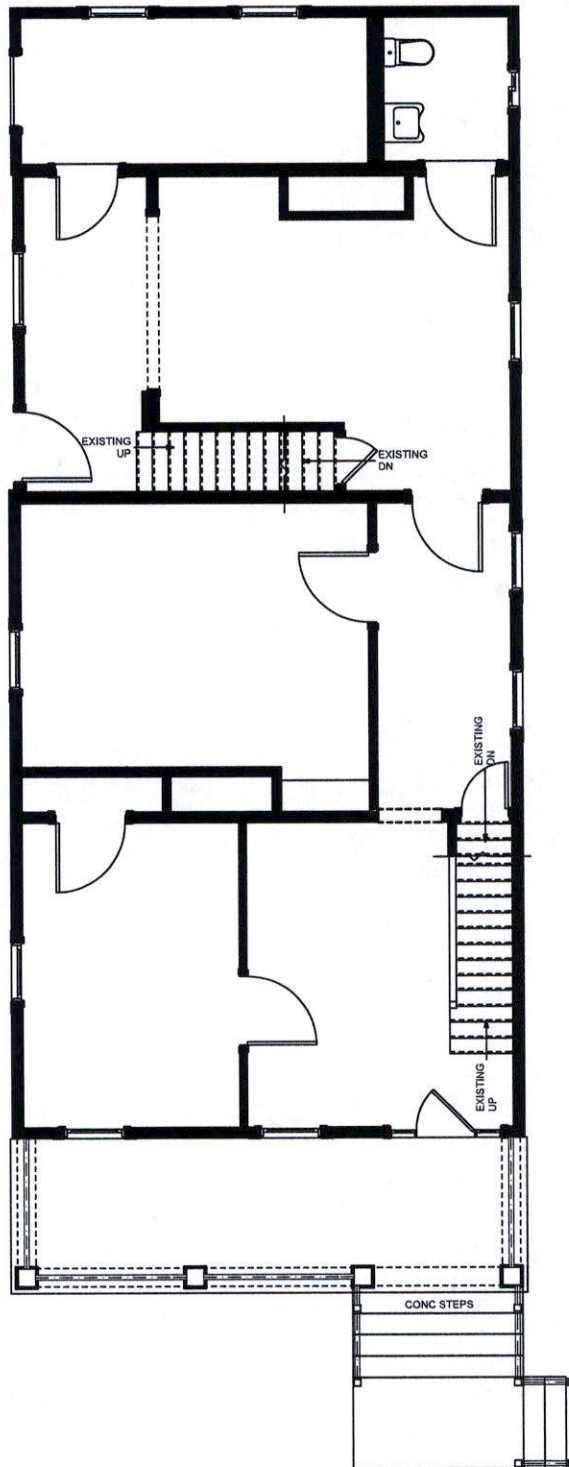
§ 502.3. - Time limit for utilization of special exception; extensions.

[Bill Nos. 42-1962; 85-1967; 68-1968; 172-1993]

A special exception which has not been utilized within a period of two years from the date of the final order granting same, or such longer period not exceeding five years, as may have been specified therein, shall thereafter be void. The Zoning Commissioner or, on appeal, the County Board of Appeals, in connection with the grant of any special exception, shall fix within the foregoing limits the period of time for its utilization. Any party to the proceedings may, by so specifying, appeal from either the order of the Zoning Commissioner or of the County Board of Appeals as the case may be, solely as to the reasonableness of the period of time allowed or, alternatively, may have such question determined in conjunction with any appeal from the grant or refusal of the application for a special exception. After a final order granting a special exception, the Zoning Commissioner, at any time prior to expiration of the period of time authorized for its utilization, may grant one or more extensions of such period, provided that a maximum time for utilization of the special exception is not thereby extended for a period of more than five years from the date of the final order granting same.

A special exception which requires any construction for its utilization shall be deemed to have been used within its authorized time if such construction shall have commenced during the authorized period, or any extension thereof, provided said construction is thereafter pursued to completion with reasonable diligence.

Notwithstanding the above provisions, in any case where a special exception in effect on or after January 1, 1957, cannot be utilized within the maximum allowable time because of inadequacy or unavailability of public sewer or water facilities, the Zoning Commissioner shall extend such time for utilization to a date 18 months after such facilities become adequate and available, as evidenced by the ability to obtain a public works agreement permitting exercise of the special exception. A copy of the extension order shall be sent by the Zoning Commissioner to the Director of Public Works, who shall give certified or registered mail notice when such public works agreement is obtainable, to the party, and for the property, named in the extension order at the address shown in said order, except that the party named in the extension order, by certified or registered mail notice to the Director of Public Works and the Zoning Commissioner, may change the name of the party to receive such notice from the Public Works Director, or the address to which said notice is to be sent, or both. The date on which the notice is sent by the Director of Public Works to the last party of record within, at the last address furnished, shall be the commencement date for the running of the eighteen-month extension period in which there must be utilization of the special exception.



Existing First Floor Plan

1/8" = 1'-0"

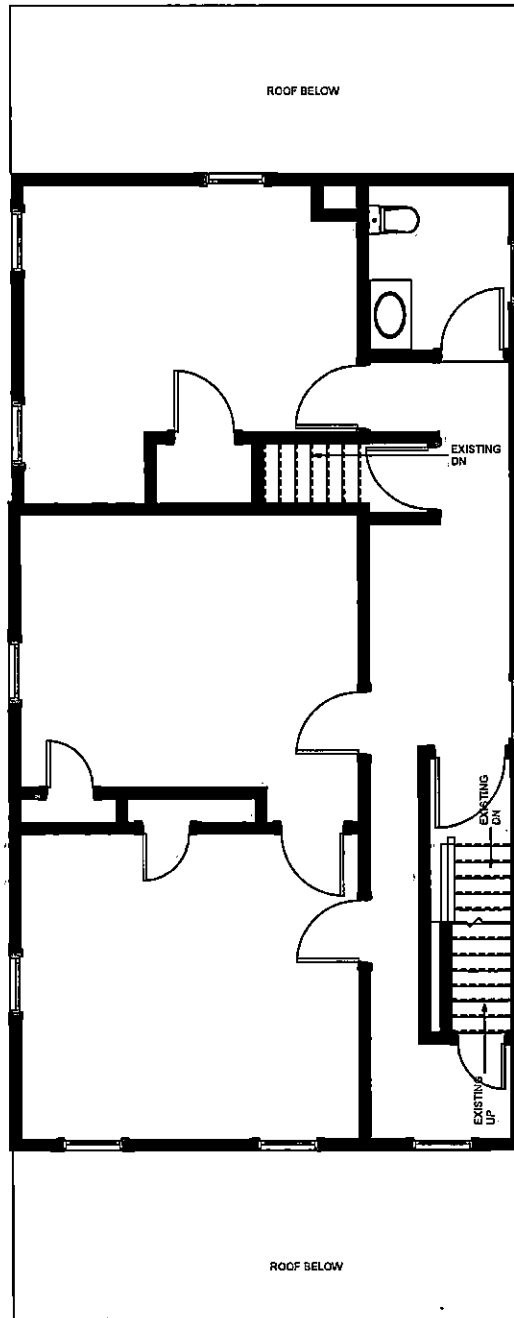
Lighthouse Catonsville

9/17/2020

PETITIONER'S

EXHIBIT NO.

2

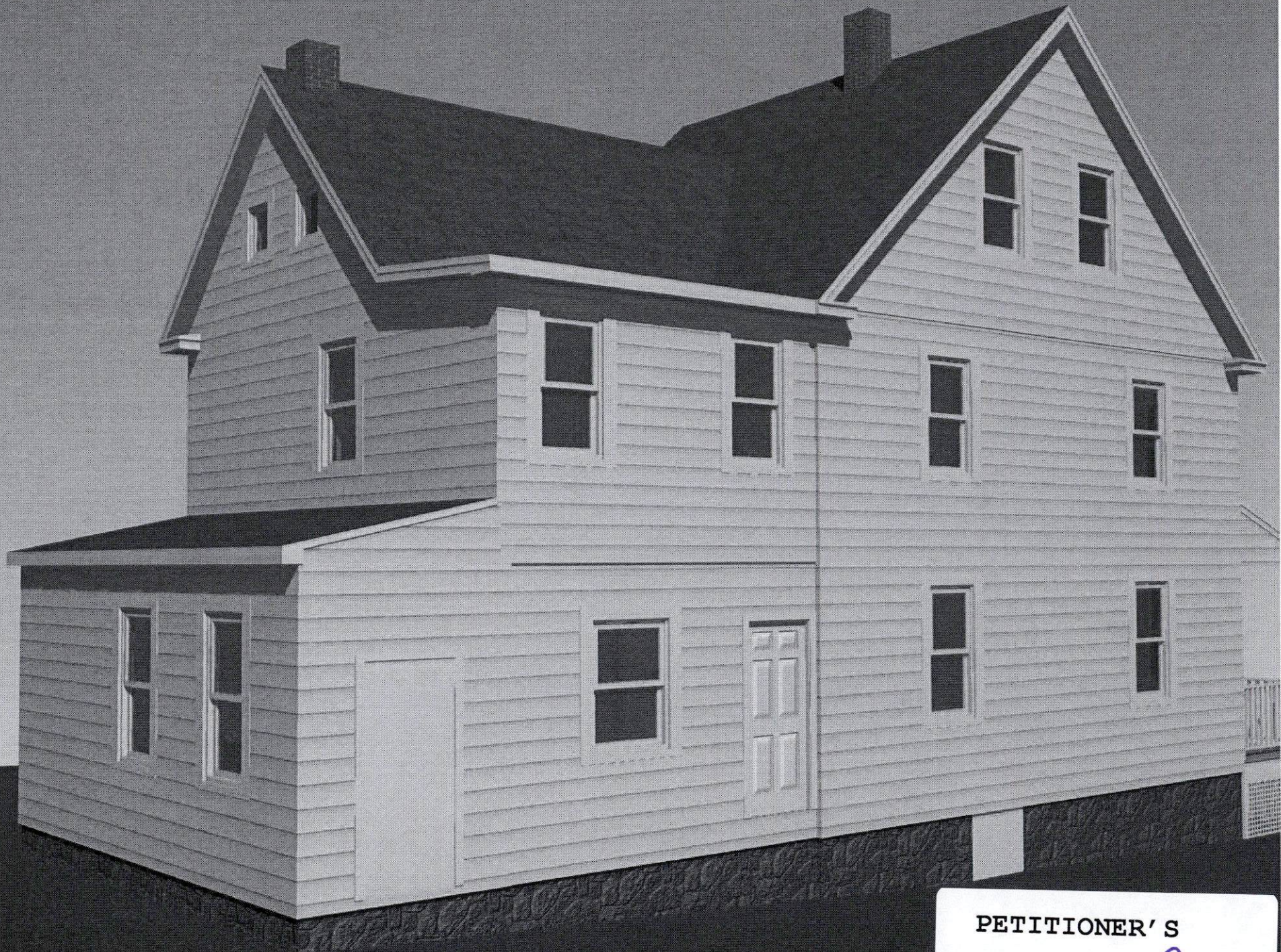


Existing Second Floor Plan

1/8" = 1'-0"

Lighthouse Catonsville

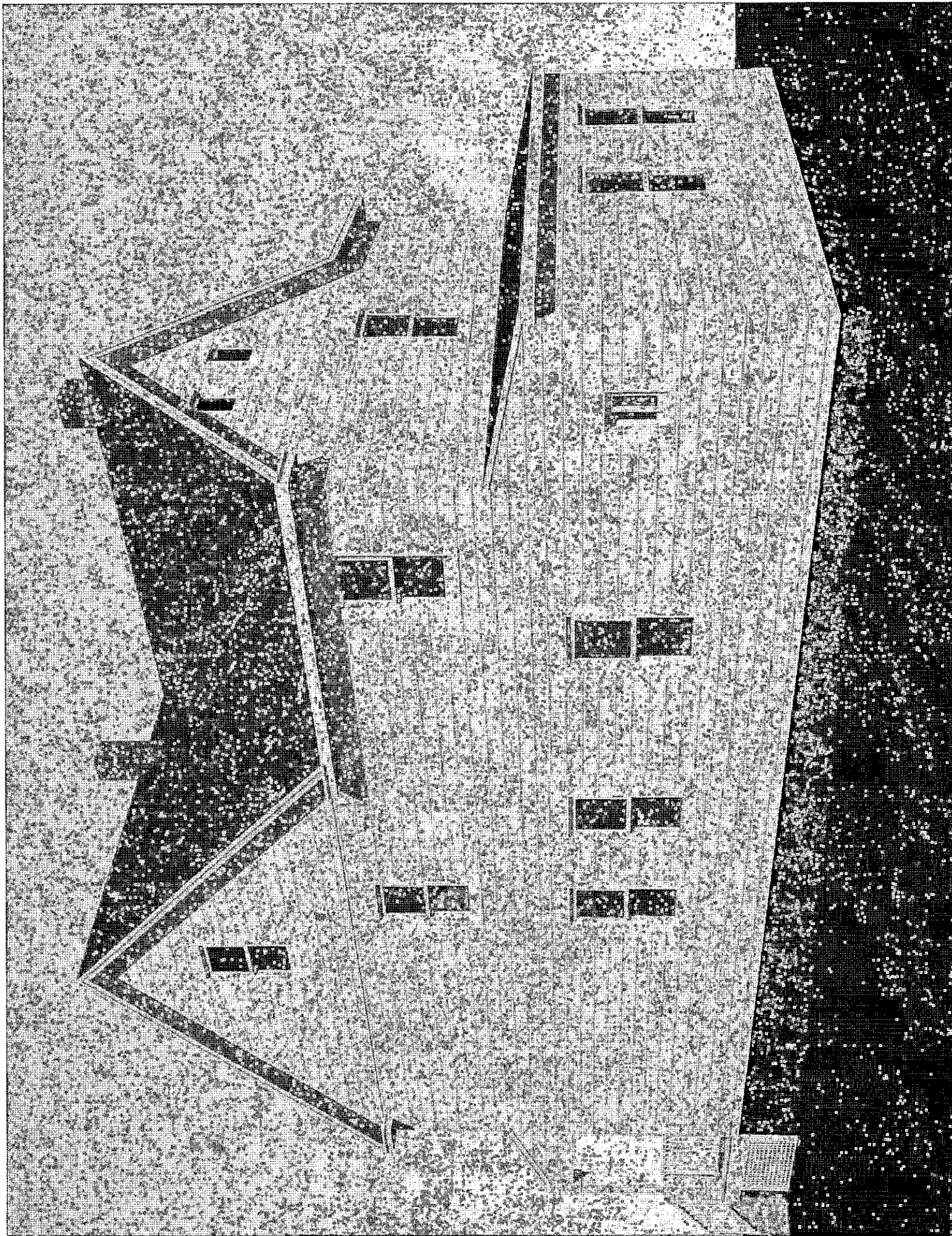
9/17/2020



PETITIONER'S

EXHIBIT NO.

3



GENERAL NOTES

1. The proposed development is located on the east side of Mellor Avenue, between Magruder Avenue and the intersection of Mellor Avenue and the railroad tracks. The site is approximately 1.5 acres in size.

2. The proposed development consists of a four-story office building with a total floor area of approximately 100,000 square feet. The building will be constructed of brick and concrete.

3. The proposed development will be served by the existing sewer and water mains. The proposed development will also be served by the existing gas mains.

4. The proposed development will be served by the existing streetcar line. The proposed development will also be served by the existing bus line.

5. The proposed development will be served by the existing fire hydrant. The proposed development will also be served by the existing fire alarm box.

6. The proposed development will be served by the existing police station. The proposed development will also be served by the existing fire station.

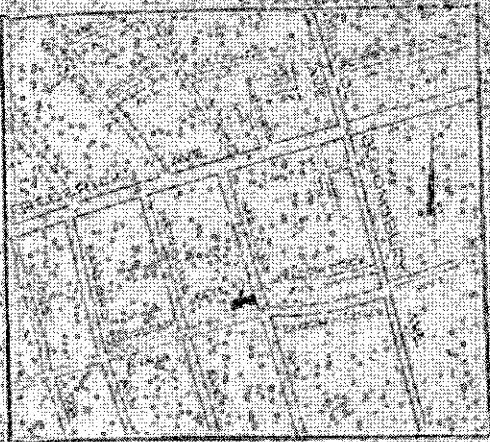
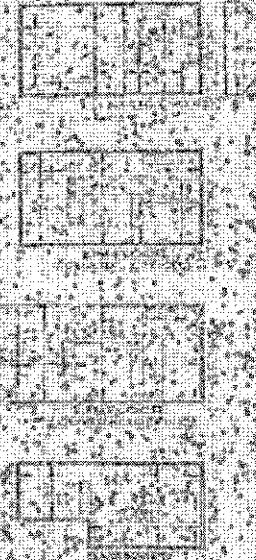
7. The proposed development will be served by the existing school. The proposed development will also be served by the existing church.

8. The proposed development will be served by the existing library. The proposed development will also be served by the existing park.

9. The proposed development will be served by the existing hospital. The proposed development will also be served by the existing court house.

10. The proposed development will be served by the existing city hall. The proposed development will also be served by the existing city office.

FLOOR PLAN



VICINITY MAP

The vicinity map shows the location of the proposed development on Mellor Avenue, between Magruder Avenue and the intersection of Mellor Avenue and the railroad tracks. The map also shows the surrounding streets and landmarks.

BM CCC

SPELLMAN, LARSON & ASSOCIATES, INC.

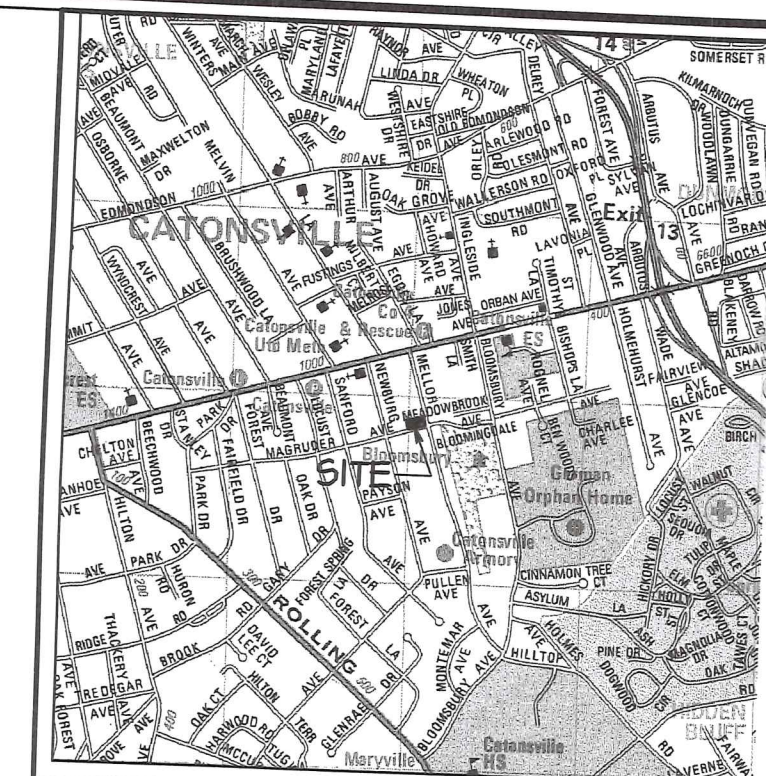
60 MELLOR AVE.

BM

MAGRUDER AVENUE DR 55

PETITIONER'S EXHIBIT NO. 4





- ## Notes

1. Owner: Lighthouse Inc.
60 Mellor Avenue
Baltimore MD. 21228
2. Zoned: RO
3. This site is not in the Chesapeake Bay Critical Area.
4. This site is not in the 100 year flood plain.
5. There are no underground fuel tanks.
6. This is not a historic property/building.
7. This site is serviced by public sewer and water.
8. No prior Zoning Hearings.
9. Current use: Counseling Center

2. Zoned: R0
3. This site is not in the Chesapeake Bay Critical Area.
4. This site is not in the 100 year flood plain.
5. There are no underground fuel tanks.
6. This is not a historic property/building.
7. This site is serviced by public sewer and water.
8. No prior Zoning Hearings.
9. Current use: Counseling Center

3. This site is not in the Chesapeake Bay Critical Area.

4. This site is not in the 100 year flood plain.

5. There are no underground fuel tanks.

6. This is not a historic property/building.

7. This site is serviced by public sewer and water.

8. No prior Zoning Hearings.

9. Current use: Counseling Center

2020-0071-X
Plat to Accompany
a Petition for a
Special Exception
LIGHTHOUSE INC.

Plat to Accompany
a Petition for a
Special Exception
LIGHTHOUSE INC.

LIGHTHOUSE INC.

60 Mellor Avenue
Baltimore County, Maryland

Tax Map 101, Grid 8, Parcel 1736 & 1971
1st Election District, 1st Councilmanic District
Scale: 1"=20' Date: January 26, 2020

Scale: 1"=20' Date: January 26, 2020

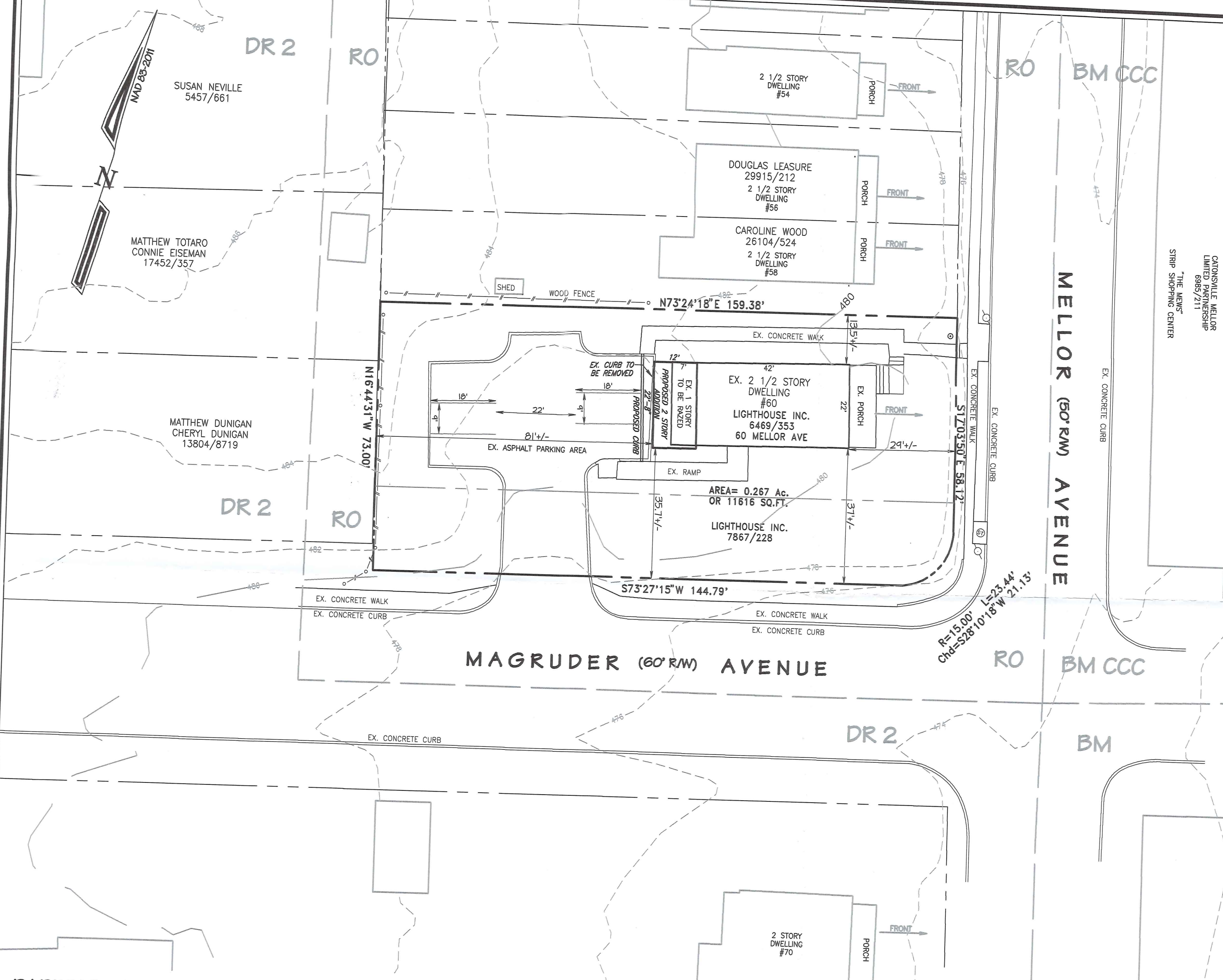
Dietz Surveying, Co.
Land Surveying and Land Planning

8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.com

Plot Date: 2/27/2020

Job No. 20031

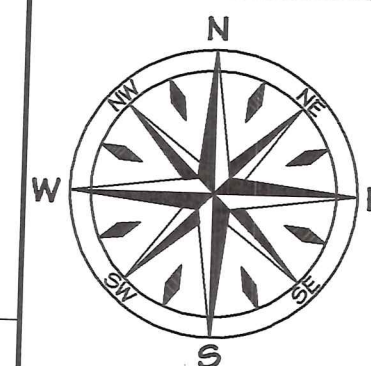
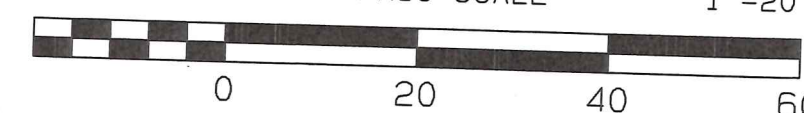
File Name: J:\Mellor Ave 60\Mellor.pro



PARKING COMPUTATIONS

OFFICE SPACE 3.3 PER 1,000 SQ.FT.
 $3.3 \times 1,188 = 4$ SPACES REQUIRED
 6 SPACES PROVIDED

GRAPHIC SCALE 1"=20'



Revisions

Date _____