

MEMORANDUM

DATE: October 7, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0074-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on October 6, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(1730 York Road)
8th Election District
3rd Council District
Wells Fargo Bank, N.A.
Legal Owner

Petitioner

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2020-0074-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Wells Fargo Bank, N.A., legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from § 409.6.A.2 of the Baltimore County Zoning Regulations (“BCZR”) to allow a total of 12 off-street parking spaces for a standard restaurant and commercial use of the basement in lieu of the required 57 parking spaces and 6-off street parking spaces in lieu of the required 26 parking spaces for commercial uses other than a standard restaurant, as depicted on the alternative site plans filed in the case. In addition Petitioner seeks a variance from BCZR § 409.8.A.4 to allow parking spaces in a surface parking facility as close as 8 ft. to the right-of-way line of a public street in lieu of the required 10 ft. Site plans were marked and admitted as Petitioner’s Exhibit 1A and 1B.

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The contract purchaser, Michael Albo, of the local development firm Maryland Financial Investors, appeared in support of the Petition. Josh Sharon, P.E., the engineer who prepared the site plans, also attended the hearing. Based on his credentials and experience he was accepted as an expert in land development, engineering, and the BCZR. David Karceski, Esq. appeared and represented the Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. Zoning Advisory

ORDER RECEIVED FOR FILING

Date 9-4-2020

By DW

Committee ("ZAC") comments were received from the Department of Environmental Protection and Sustainability ("DEPS") and from the Department of Planning ("DOP"). Neither agency opposed the requested relief.

The site is approximately .62 acres in size and zoned BL-CCC. Mr. Karceski explained that the structure on the site previously housed a bank. The site has been vacant for approximately four years. The contract purchaser, Maryland Financial Investors, own numerous other properties along the York Road corridor and elsewhere in the County. They are committed to revitalizing the property and securing appropriate tenants. Mr. Karceski explained that they have filed alternative site plans because they are not yet sure what type of business or businesses will be moving in.

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

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

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

As Mr. Karceski explained, the site in question is unique in several ways. First, it is irregularly shaped and has numerous "pinch points" that limit the number of feasible parking spaces. In addition, the existing building is sited closer to York Road than most others in the vicinity. It is therefore unique. Petitioner and the contract purchaser will experience practical difficulty and hardship if the variance relief is denied because they will be unable to redevelop the property. Based on the record evidence I find that the requested relief can be granted within the spirit and intent of the BCZR and without causing harm to the public health, safety and welfare. The testimony and exhibits establish that there is more than adequate parking in the surrounding shopping center parking lots, and there is an easement in favor of the Petitioner which allows them to use these lots. In my view the revitalization of this now vacant business will be a benefit to the

ORDER RECEIVED FOR FILING

Date 9-4-2020

2

Rv BW

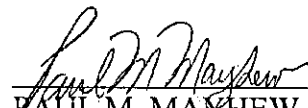
public.

THEREFORE, IT IS ORDERED, this 4th day of **September, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from the BCZR pursuant to § 409.6.A.2 to allow a total of 12 off-street parking spaces for a standard restaurant and commercial use of the basement in lieu of the required 57 parking spaces; and, alternatively, to allow 6-off street parking spaces in lieu of the required 26 parking spaces for commercial uses other than a standard restaurant, as listed on the site plans filed in the case; and to allow parking spaces in a surface parking facility 8 ft. from the right-of-way line of a public street in lieu of the required 10 ft. 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 his 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.
- Prior to the issuance of permits Petitioner must comply with paragraph 2 of the ZAC comments submitted by DOP, a copy of which is attached hereto and made a part, hereof.¹

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

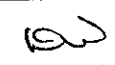
PMM/dlm

¹ This opinion and Order takes no position on the DEPS comments concerning the need for a Development Review Committee meeting to determine plan process prior to the issuance of grading or construction permits.

ORDER RECEIVED FOR FILING

Date 9-4-2020

3

Rv 



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 1730 York Road which is presently zoned BL-CCC, BL

Deed References: 11111 - 206 10 Digit Tax Account # 0805074402

Property Owner(s) Printed Name(s) First Fidelity Bank

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

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

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

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

3. ☒ a **Variance** from Section(s) SEE ATTACHMENT No. 1

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

See Attachment No. 2

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner: (For Contract Purchaser)

David Karceski, Esquire

Name - Type or Print

Signature

210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland

Mailing Address

City

State

21204 / 410-494-6285

Zip Code

Telephone #

dhkarceski@Venable.com

Email Address

CASE NUMBER 20-0074-A Filing Date 3/9/20

Legal Owners (Petitioners):

See Attachment No. 3

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

David Karceski, Esquire

Name - Type or Print

Signature

210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland

Mailing Address

City

State

21204 / 410-494-6285

Zip Code

Telephone #

dhkarceski@Venable.com

Email Address

Do Not Schedule Dates: _____

Reviewer gh

PETITION FOR VARIANCE

1730 York Road

Attachment No. 1

1. Variance from Section 409.6.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a total of ~~14~~¹² off-street parking spaces for a standard restaurant and commercial use of the basement in lieu of the required 57 parking spaces and 6 off-street parking spaces in lieu of the required 26 parking spaces for commercial uses other than a standard restaurant, as listed on the site plan filed in the case.
2. Variance from Section 409.8.A.4 of the B.C.Z.R. to allow parking spaces in a surface parking facility as close as 8 feet to the right-of-way line of a public street in lieu of the required 10 feet.

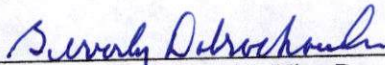
PETITION FOR VARIANCE

1730 York Road

Attachment No. 2

Contract Purchaser:

MFR Realty, Inc.,
a Maryland Corporation

By: 
Beverly Dobrochowski, Vice President

2800 Quarry Lake Drive, Suite 340
Baltimore, Maryland 21209
(410) 308-0700

PETITION FOR VARIANCE

1730 York Road

Attachment No. 3

Legal Owner:

Wells Fargo Bank, N.A., successor by merger to
Wachovia Bank, National Association, formerly known as
First Union National Bank, formerly known as
First Fidelity Bank, Nation Association

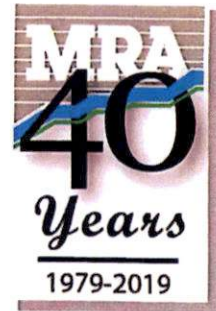
By:



Robert S. Pardon, Vice President – Real Estate
Transaction Manager Retail Group – Mid Atlantic,
Wells Fargo-Corporate Properties Group
4340 Innslake Drive – 1st Floor
Mail Code R3458-012
Glen Allen, VA 23060
(804) 398-7889
robert.s.pardon@wellsfargo.com

MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



December 10, 2019

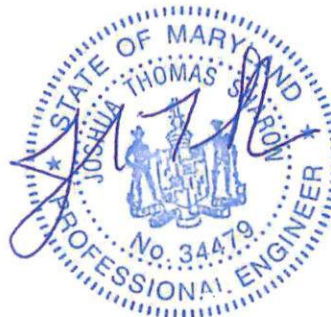
ZONING DESCRIPTION FOR 1730 YORK ROAD

Beginning for the same at a point on the west side of York Road, 66 feet wide, and in the southeasterly corner of Parcel 1, as shown on the "Plat Showing Property of Giant Food, Inc." in deed between Giant Food Properties, Inc. and Clark F. Mackenzie, John A. Luetkemeyer, Jr. and Harold Grant Hathaway, Joint Ventures, dated April 1, 1968 and recorded among the land records of Baltimore county in Liber 4862, Folio 087; said point of beginning being also situate at the beginning of the first line of the same land which by deed dated October 30, 1968 and recorded in liber 4934, folio 351 was conveyed by Harold Grant Hathaway, et al. to the Equitable Trust Company; thence leaving York Road and binding along the outlines of said deed the following three courses and distances:

- 1) North 86°26'23" West 149.35' to a ½" rod and cap found;
- 2) North 20°17'08" West 134.15' to a ½" rod and cap found;
- 3) North 74°39'52" East 137.18' to a "x" mark set;
- 4) Thence binding thereon, South 20°15'47" East 182.69 feet to the place of beginning.

Containing 21,646.62 square feet or 0.4969 acres of land, more or less, being located in the 8th Election District and 3rd Councilmanic District of Baltimore County, Maryland.

I certify that this description was either personally prepared by me or I was in responsible charge of its preparation.



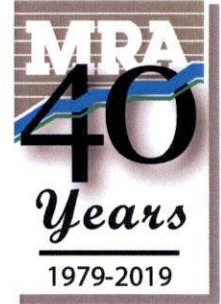
1220-C East Joppa Road, Suite 505, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

Abingdon, MD ♦ Baltimore, MD ♦ Laurel, MD ♦ Towson, MD ♦ Georgetown, DE ♦ New Castle, DE ♦ Sterling, VA ♦ Raleigh, NC
(410) 515-9000 (410) 935-5050 (410) 792-9792 (410) 821-1690 (302) 855-5734 (302) 326-2200 (703) 674-0161 (984) 200-2103

2020-0074-A

MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



December 10, 2019

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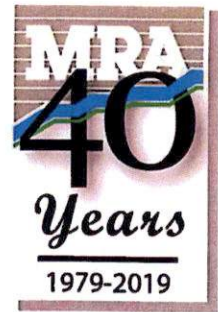
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2020-0074-A

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December 10, 2019

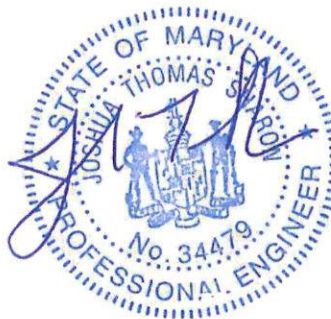
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2020-0074-A

CERTIFICATE OF POSTING

2020-0074-A

RE: Case No.: _____

Petitioner/Developer: _____

Wells Fargo Bank, N.A.
MFR Reality, Inc.

September 3, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

1730 York Road

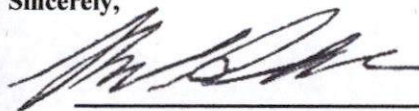
SIGN 1

August 14, 2020

The sign(s) were posted on _____

(Month, Day, Year)

Sincerely,



August 14, 2020

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

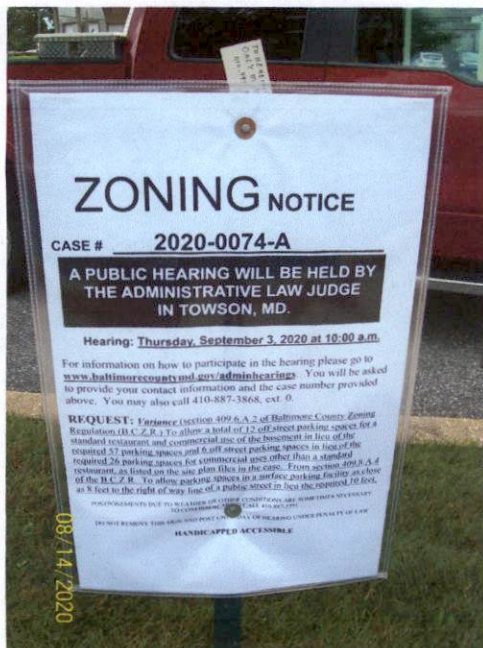
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2020-0074-A

RE: Case No.: _____

Petitioner/Developer: _____

Wells Fargo Bank, N.A.
MFR Reality, Inc.

September 3, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

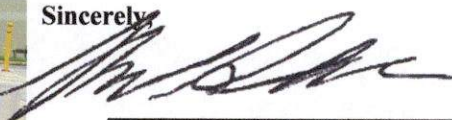
1730 York Road

SIGN 2

August 14, 2020

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

Sincerely,

 August 14, 2020

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

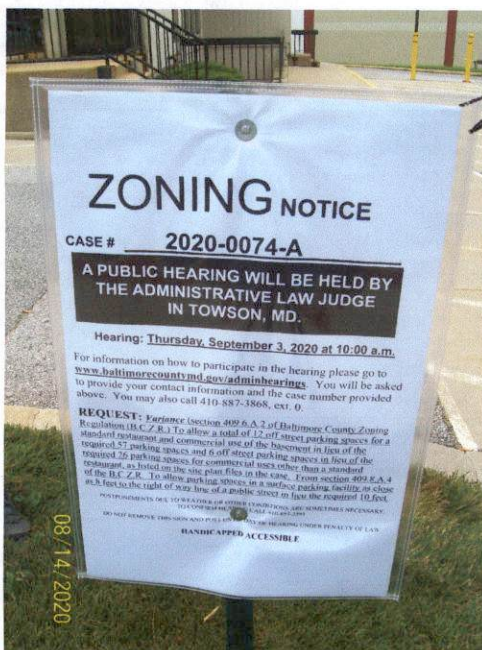
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2020-0203-A

RE: Case No.: _____

Petitioner/Developer: _____

Brian Hamilton

August 31, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

1027 Marshane Road

SIGN 1

August 16, 2020

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



Sincerely,

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

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0203-A

RE: Case No.: _____

Petitioner/Developer: _____

Brian Hamilton

August 31, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

1027 Marshane Road

SIGN 2

August 16, 2020

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



Sincerely,

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

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0074-A

RE: Case No.: _____

Petitioner/Developer: _____

Wells Fargo Bank, N.A.
MFR Reality, Inc.

September 3, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

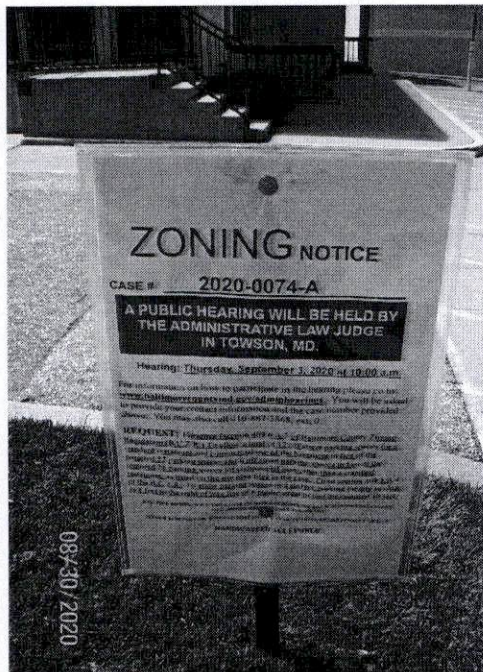
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1730 York Road

SIGN 1 Recertification

August 14, 2020

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



Sincerely,


(Signature of Sign Poster)

August 30, 2020

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

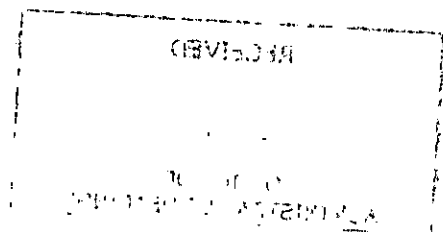
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2020-0074-A

RE: Case No.: _____

Petitioner/Developer: _____

Wells Fargo Bank, N.A.
MFR Reality, Inc.

September 3, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:



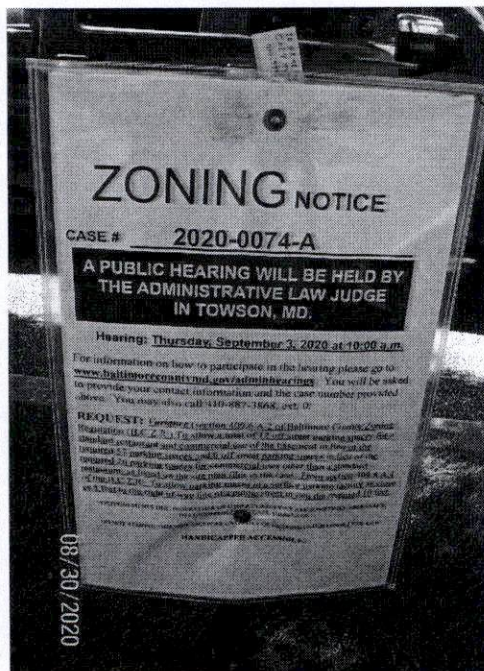
Ladies and Gentlemen:

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

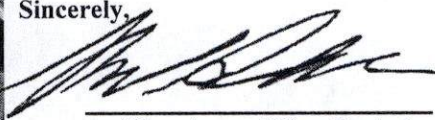
1730 York Road **SIGN 2 Recertification**

August 14, 2020

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



Sincerely,

 August 30, 2020

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

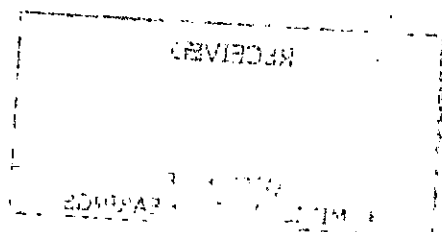
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





JOHN A. OLSZEWSKI, JR.
County Executive

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

August 11, 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: 2020-0074-A

1730 York Road
W/side of York Road, southeast of West Ridgley Road
8th Election District – 3rd Councilmanic District
Legal Owners: Wells Fargo Bank, N.A.
Contract Purchaser: MFR Realty, Inc.

Variance (section 409.6.A.2 of the Baltimore County Zoning Regulation (B.C.Z.R.) To allow a total of 12 off street parking spaces for a standard restaurant and commercial use of the basement in lieu of the required 57 parking spaces and 6 off street parking spaces in lieu of the required 26 parking spaces for commercial uses other than a standard restaurant, as listed on the site plan filed in the case. From section 409.8.A.4 of the B.C.Z.R. To allow parking spaces in a surface parking facility as close as 8 feet to the right of way line of a public street in lieu of the required 10 feet.

Hearing: Thursday, September 3, 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: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Beverly Dobrochowski, 2800 Quarry Lake Drive, Ste. 340, Baltimore 21209
Robert Pardon, 4340 Insslake Drive, 1st Fl., Mail code R3458-012, Glen Allen VA 23060

NOTE: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, AUGUST 14, 2020

CERTIFICATE OF POSTING

2020-0074-A

RE: Case No.: _____

Petitioner/Developer: _____

Wells Fargo Bank, N.A.
MFR Reality, Inc.

September 3, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

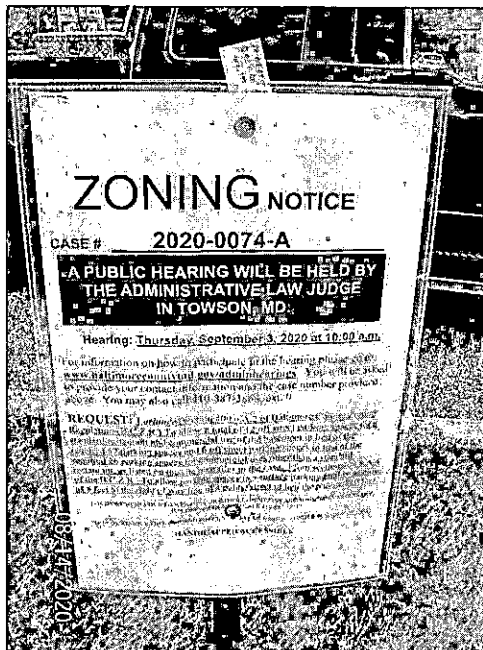
1730 York Road

SIGN 1

August 14, 2020

The sign(s) were posted on _____

(Month, Day, Year)



Sincerely,

August 14, 2020

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0074-A

RE: Case No.: _____

Petitioner/Developer: _____

Wells Fargo Bank, N.A.
MFR Reality, Inc.

September 3, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

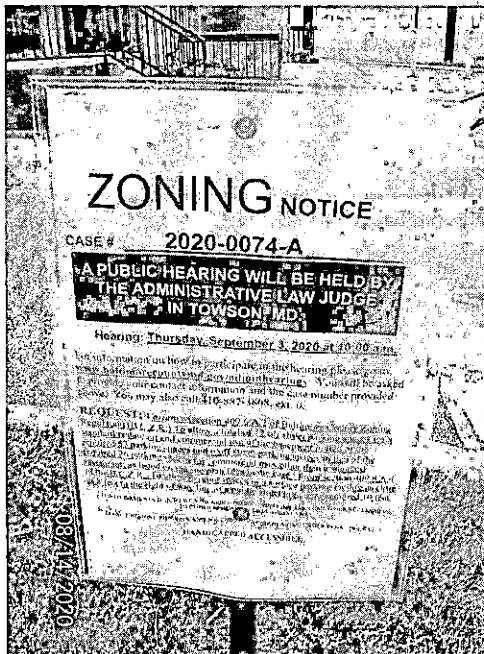
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1730 York Road

SIGN 2

August 14, 2020

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



Sincerely,

August 14, 2020

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

Order #: 11908822
 Case #: 2020-0074-A
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0074-A

PUBLISHER'S AFFIDAVIT

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

8/14/2020



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: 2020-0074-A

1730 York Road

W/side of York Road, southeast of West Ridgley Road

8th Election District - 3rd Councilmanic District

Legal Owners: Wells Fargo Bank, N.A.

Contract Purchaser: MFR Realty, Inc.

Variance (section 409.8.A.2 of the Baltimore County Zoning Regulation (B.C.Z.R.) To allow a total of 12 off street parking spaces for a standard restaurant and commercial use of the basement in lieu of the required 57 parking spaces and 6 off street parking spaces in lieu of the required 26 parking spaces for commercial uses other than a standard restaurant, as listed on the site plan filed in the case. From section 409.8.A.4 of the B.C.Z.R. To allow parking spaces in a surface parking facility as close as 8 feet to the right of way line of a public street in lieu of the required 10 feet.

Hearing: Thursday, September 3, 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 410-837-3868, ext. 0.

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

au14



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 11, 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: 2020-0074-A

1730 York Road
W/side of York Road, southeast of West Ridgley Road
8th Election District – 3rd Councilmanic District
Legal Owners: Wells Fargo Bank, N.A.
Contract Purchaser: MFR Realty, Inc.

Variance (section 409.6.A.2 of the Baltimore County Zoning Regulation (B.C.Z.R.) To allow a total of 12 off street parking spaces for a standard restaurant and commercial use of the basement in lieu of the required 57 parking spaces and 6 off street parking spaces in lieu of the required 26 parking spaces for commercial uses other than a standard restaurant, as listed on the site plan filed in the case. From section 409.8.A.4 of the B.C.Z.R. To allow parking spaces in a surface parking facility as close as 8 feet to the right of way line of a public street in lieu of the required 10 feet.

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

Michael Mallinoff
Director

MM:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Beverly Dobrochowski, 2800 Quarry Lake Drive, Ste. 340, Baltimore 21209
Robert Pardon, 4340 Insslake Drive, 1st Fl., Mail code R3458-012, Glen Allen VA 23060

NOTE: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, AUGUST 14, 2020

TO: THE DAILY RECORD
Friday, August 14, 2020 - Issue

Please forward billing to:

Barbara Lukasevich
Venable. LLP
210 W. Pennsylvania Avenue, Ste. 500
Baltimore, MD 21204

410-494-6279

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:

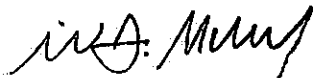
CASE NUMBER: 2020-0074-A

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W/side of York Road, southeast of West Ridgley Road
8th Election District – 3rd Councilmanic District
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Contract Purchaser: MFR Realty, Inc.

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

RE: PETITION FOR VARIANCE
1730 York Road; W/S York Road, SE 540'
to c/line of West Ridgely Road
8th Election & 3rd Councilmanic Districts
Legal Owner(s): First Fidelity Bank
Contract Purchaser(s) MFR Realty, Inc.
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2020-074-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

MAR 17 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 17th day of March, 2020, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 W, Pennsylvania Avenue, Suite 500, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2020-0074-A

Property Address: 1730 York Rd.

Property Description: _____

Legal Owners (Petitioners): _____

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Bob Lukasevich

Company/Firm (if applicable): Veneble LLP

Address: 210 W. Pennsylvania Ave.

Suite 500

Towson, MD 21204

Telephone Number: 410 494 6279

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 24, 2020

David Karceski,
210 W. Pennsylvania Ave Suite 500
Towson MD 21204

RE: Case Number: 2020-0074-A, 1730 York Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 09, 2020. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the "Very truly yours," text.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: March 17, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0074-A
Address 1730 York Road
(First Fidelity Bank Property)

Zoning Advisory Committee Meeting of **March 23, 2020.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. **This project will require presentation to the Development Review Committee (DRC) for determination of plan process prior to issuance of any permits for Grading or Construction.**

Reviewer: Steve Ford

The Ridgely Shopping Center has a variety of uses with Mercy Medical being the closest to this site. The building has been vacant for a while and continuing to have a vacant building at that location is not desirable. The petitioner indicated there was sufficient parking in the shopping center.

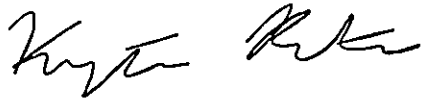
One of the action items of the Hunt Valley Timonium Master Plan is to "improve the visual quality of York Road" (Page 28). The Plan calls out the "discordant architecture" on York Road (Page 28). The Department has sought to have new buildings utilize brick or use elements that address the adjacent buildings.

The Department supports the requested variance with the following conditions:

1. Petitioner provide an overall parking calculation plan for the Ridgely Shopping Center including the proposed new uses for this site, and
2. Petitioner revises the architecture for the building to incorporate materials and/or colors similar to that of the Ridgely Shopping Center (specifically Mercy Medical) and surrounding development in conformance with the desired objectives of the Hunt Valley/Timonium Master Plan.

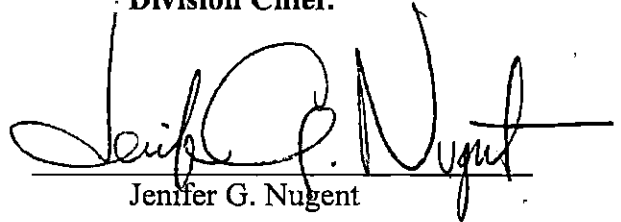
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

CPG/JGN/kma/

c: Wally Lippincott
David Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

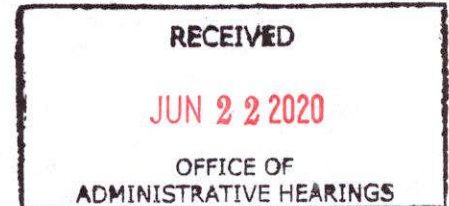
INTER-OFFICE MEMORANDUM

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

DATE: 6/22/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-074



INFORMATION:

Property Address: 1730 York Road
Petitioner: MFR Realty, Inc. & Wells Fargo Bank
Zoning: BL-CCC BL
Requested Action: Variance

The Department of Planning has reviewed the petition for the following:

1. A Variance from Section 409.6.A.2 of the Baltimore County Zoning Regulations (BCZR) to allow a total of 12 off-street parking spaces for a standard restaurant and commercial use of the basement in lieu of the required 57 parking spaces and 6 off-street parking spaces in lieu of the required 26 parking spaces for commercial uses other than a standard restaurant
2. A Variance from Section 409.8.A.4 of the BCZR to allow parking spaces in a surface parking facility as close as 8 feet to the ROW line of a public street in lieu of the required 10 feet.

A site visit was conducted on March 18, 2020. The site area is slightly less than ½ an acre and is currently developed with a one-story structure with an attached canopy on the south providing three drive through lanes. The access to these drive through lanes is through the Ridgely Shopping Center exiting onto York Road. The access on York Road also provides ingress through the front of the site to parking in the Ridgely Shopping Center. The site sits in the southern portion of the Ridgely Shopping Center that includes the Mercy Personal Physicians at Lutherville immediately adjacent and then a number of retail uses in the shopping center.

The Hunt Valley Timonium Master Plan (HV/T Plan) was adopted by the County Council October 19, 1998. Although it is several years old, its objectives have been included in the 2020 Baltimore Master Plan. The HV/T Plan addresses traffic and congestion issues on Page 3, promotes addressing form and structure to improve visual quality on Page 7, development strategies to reduce traffic impacts on Page 28, and finally discordant architecture on Page 28.

The request is asking for a variance of 18 spaces in lieu of 83 spaces on a heavily congested corridor, however, the petitioner advises that parking will be accommodated by the shopping center. The plan provides for access off York Road at the shopping center and directly off York Road and circulates the traffic around the back of the building by movement through the shopping center.

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: March 17, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0074-A
Address 1730 York Road
(First Fidelity Bank Property)

Zoning Advisory Committee Meeting of **March 23, 2020.**

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1. **This project will require presentation to the Development Review Committee (DRC) for determination of plan process prior to issuance of any permits for Grading or Construction.**

Reviewer: Steve Ford

April 7, 2020

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

Dear Ms. Lewis:

Thank you for the opportunity to review the site plan to accompany the petition for a variance on the subject property. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the submittal listed below and is pleased to respond.

1730 York Road
Site Plan Review for Variance
Case No. 2020-0074-A
SHA Tracking No. 17APBA003XX
MD 45 (west side) 675' south of Ridgely Road
Mile Post 4.27
Baltimore County

The plan proposes to convert the existing one way out only entrance on MD 45 to a two-way entrance. This existing entrance is only 18' wide which does not meet the minimum width criteria for a two-way commercial entrance. An access permit would be required for the proposed modification to the existing entrance on MD 45 to this site.

Before providing specific comments regarding the requirements for the entrance, the MDOT SHA requests the opportunity to review a traffic impact study (TIS) to determine the traffic impacts to the surrounding road network, and whether or not to allow the modification of this entrance to full movement. The requested TIS may be submitted to the MDOT SHA through the Salesforce electronic portal for our review, or via email to rzeller@mdot.maryland.gov. Please utilize the above SHA Tracking number when making this submittal.

If there are any questions, please contact Mr. Richard Zeller at 410-229-2332 or toll free (in Maryland only), 1-866-998-0367 (x2332) 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

BALTIMORE COUNTY, MARYLAND

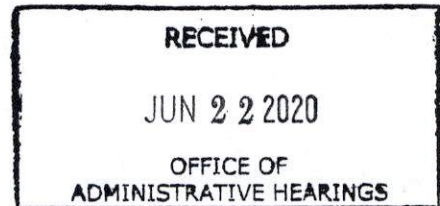
INTER-OFFICE MEMORANDUM

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

DATE: 6/22/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-074



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ORDER RECEIVED FOR FILING

Date 9-4-2020

By EW

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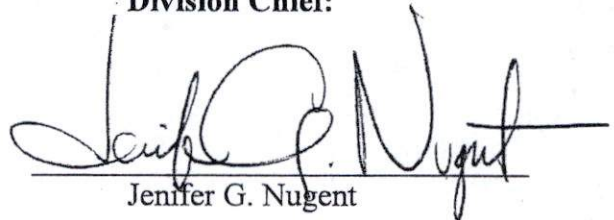
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

CPG/JGN/kma/

c: Wally Lippincott
David Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 9-4-2020

By kw

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

DATE: March 10, 2020

TO: Paul Mayhew, Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Gary Hucik, Planner II, Zoning Review Office
Department of Permits, Approvals & Inspections

SUBJECT: Notification Regarding Zoning Case # 2020-0074-A

The date of March 9, 2020 an Administrative Variance petition filing was held with Property Owner's (Petitioner's) Attorney and Surveyor. At that meeting, I advised the attorney and surveyor that total parking calculations need to reflect total number of spaces for all uses verses the total number of spaces provided. The attorney chose not to file this zoning case petition in that manner, and therefore, the Zoning Review Office is of the opinion that this is an incomplete and incorrect petition filing.

Kristen L Lewis

From: Karceski, David H. <DKarceski@Venable.com>
Sent: Tuesday, August 11, 2020 12:43 PM
To: Kristen L Lewis
Cc: Robinson, Drew
Subject: RE: 1730 York (case # 2020-74-A)

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

Josh Sharon
Mike Albo
Sarah Baum
Thomas Sheckells
Nicole reedy
Drew Robinson
David Karceski

Thank you

Sent with BlackBerry Work
(www.blackberry.com)

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Date: Tuesday, Aug 11, 2020, 12:40 PM
To: Karceski, David H. <DKarceski@Venable.com>
Cc: Robinson, Drew <CARobinson@Venable.com>
Subject: RE: 1730 York (case # 2020-74-A)

Caution: External Email

David, We need actual names associated with the emails for the webex database.

Kristen Lewis
Ppl - Zoning Review
410-887-3391

From: Karceski, David H. [mailto:DKarceski@Venable.com]
Sent: Tuesday, August 11, 2020 12:24 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Cc: Robinson, Drew <CARobinson@Venable.com>
Subject: 1730 York (case # 2020-74-A)

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

Kristen

Here are the email addresses for the Webex invite for the hearing

Sarah@mfimanagement.com
Malbo@mfimanagement.com
Jsharon@mragta.com
Nreedy@mragta.com
Tsheckells@mragta.com
Carobinson@venable.com

Thank you
David

Sent with BlackBerry Work
(www.blackberry.com)

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

COVID-19

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

STOP THE SPREAD • FLATTEN THE CURVE

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

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Kristen L Lewis

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Josh Sharon
Mike Albo
Sarah Baum
Thomas Sheckells
Nicole reedy
Drew Robinson
David Karceski

Thank you

Sent with BlackBerry Work
(www.blackberry.com)

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Date: Tuesday, Aug 11, 2020, 12:40 PM
To: Karceski, David H. <DKarceski@Venable.com>
Cc: Robinson, Drew <CARobinson@Venable.com>
Subject: RE: 1730 York (case # 2020-74-A)

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Kristen Lewis
PAI - Zoning Review
410-887-3391

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To: Kristen L Lewis <klewis@baltimorecountymd.gov>
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CAUTION: This message from DKarceski@venable.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Kristen

Here are the email addresses for the Webex invite for the hearing

Sarah@mfinanagement.com
Malbo@mfinanagement.com
Isharon@mragta.com
Nreedy@mragta.com
Tsheckells@mragta.com
Carobinson@venable.com

Thank you
David

Sent with BlackBerry Work
(www.blackberry.com)

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

COVID-19

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

STOP THE SPREAD • FLATTEN THE CURVE

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

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

Event Information

Event:	Zoning Hearing - 1730 York Road	Start Event
Type:	Listed Event	You can start event by clicking Start Now.
Event address for attendees:	https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ea5f014911aa18916fb7fb0d7c551ad04	Start
Event address for panelists:	https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e767c616fa1721427f4cf69724742fab9	
Date and time:	Thursday, September 3, 2020 10:00 am Eastern Daylight Time (New York, GMT-04:00)	
Duration:	1 hour	
Description:	Zoning Hearing Case No: 2020-0074-A Address: 1730 York Road Owner(s): Wells Fargo Bank, N.A.	
Event number:	160 001 3275	Send Email
Event password:	1234	You can send emails by clicking Send Email
Host key:	139251	
Alternate Host:	Debra Wiley, Henry Ayakwah, Paul Mayhew	
Panelist Info:		Send Email
Panelist password:		
Panelist numeric password:	591409	
Video Address:	1600013275@baltimorecountymd.webex.com You can also dial 173.243.2.68 and enter your meeting number.	
Audio conference:	US Toll +1-415-655-0001 Show all global call-in numbers Access code: 160 001 3275	
Maximum number of registrants:	10000	
Destination address after event:		
Host image:		
Attendee list available for viewing by:	Host, presenter and panelists only	
Event material:	None	
Post-event survey:	No	
Email configured:	Pending, Approved, Rejected	

Registration Information

Registration ID required: No
Password required: No
Password:
Approval required: No
Custom registration form: No
After registration, go to URL:

[Manage Registrations](#)[Delete Event](#)[Edit Event](#)

Subject: Web seminar scheduled: Zoning Hearing - 1730 York Road
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e80c97919dfecafffedb342c8311a8871>
Start: Thu 9/3/2020 10:00 AM
End: Thu 9/3/2020 11:00 AM
Recurrence: (none)
Meeting Status: Accepted
Organizer: webex

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

Host: Donna Mignon (dmignon@baltimorecountymd.gov)
Event number (access code): 160 001 3275

Thursday, September 3, 2020 10:00 am, Eastern Daylight Time (New York, GMT-04:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e80c97919dfecafffedb342c8311&>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ece112436ac8a97742fd35454fe>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1600013275@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 591409

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=ef6b300859bb8734d80042c12ef0e2c31>

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

Donna Mignon

From: Michael Albo <malbo@mfirealty.com>
Sent: Tuesday, August 11, 2020 1:18 PM
To: Donna Mignon
Subject: Accepted: Invitation to join Web seminar as a panelist: Zoning Hearing - 1730 York Road

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

Donna Mignon

From: Sheckells, Thomas <TSheckells@mrakta.com>
Sent: Monday, August 17, 2020 3:50 PM
To: Donna Mignon
Subject: Declined: Invitation to join Web seminar as a panelist: Zoning Hearing - 1730 York Road

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

✓order -
✓itr -

9/3/20 @ 10:00

CASE NO. 2020-

0074-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
3/17	DEPS (if not received, date e-mail sent _____)	Comment
4/22	FIRE DEPARTMENT PLANNING (if not received, date e-mail sent _____)	Comment
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: 8/14/20	by Sgt. Black
SIGN POSTING (2 nd)	Date: 8/30/20	by "
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☒	

Comments, if any: _____

Donna Mignon

From: Robinson, Drew <CARobinson@Venable.com>
Sent: Wednesday, September 2, 2020 2:24 PM
To: Donna Mignon
Subject: Case No. 2020-74-A 10AM 9/3

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

Donna,

If you haven't heard enough from me at this point I'm sure this email will push you over the edge...

Two of our speakers for our hearing tomorrow need the invitation (re)sent. I don't think David included Mark on the original request email, and Mike Albo cannot locate his invitation. Could you please send the invitations again? Here is their information:

Mark Keeley mkeeley@traffic-concepts.com
Michael Albo malbo@mfirealty.com

I sent an email to all of our speakers asking them to check for the invite, which led to this email. I know the rule is that speakers must be requested well in advance, but our clients and witnesses have either lost the invite email or didn't properly save it to begin with. I apologize for the extra work and grief we've caused you and your office, and will try to alert our witnesses in advance to save the invites for our next case.

Thanks again. Hopefully I can leave you alone for the rest of the week!

Shamefully,

Drew

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

CARobinson@Venable.com | www.Venable.com

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Donna Mignon

From: Donna Mignon
Sent: Monday, August 31, 2020 9:17 AM
To: 'Karceski, David H.'; 'Robinson, Drew'
Subject: 1730 York Road Case No: 2020-0074-A

Good Morning,

Just a reminder that the hearing is coming up on September 3, 2020 at 10:00 a.m.

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

Thank you and have a great day.

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

9-3
10 Am

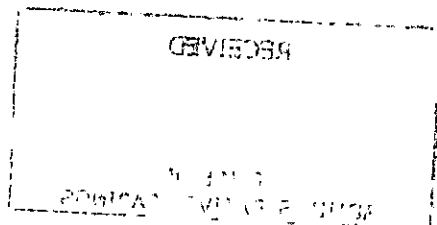
Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Sunday, August 30, 2020 10:52 PM
To: CARobinson@Venable.com; DKarceski@Venable.com; Administrative Hearings
Subject: Recertification's For 2020-0074-A
Attachments: Re-Cert 1 2020-0074-A.doc; Re-Cert 2 2020-0074-A.doc

CAUTION: This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification's for 1730 York Road. Thanks.





Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 08 Account Number - 0805074402		
Owner Information		
Owner Name:	FIRST FIDELITY BANK	Use: COMMERCIAL
Mailing Address:	C/O RYAN LLC P O BOX 2609 CARLSBAD CA 92018-	Principal Residence: NO Deed Reference: /11111/ 00206
Location & Structure Information		
Premises Address:	1730 YORK RD 0-0000	Legal Description: .4900 AC WS YORK RD 500FT S OF RIDGELY RD
Map: 0060	Grid: 0018	Parcel: 0720
Neighborhood: 20000.04	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2020
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built 1970	Above Grade Living Area 2,140 SF	Finished Basement Area 21,344 SF
Property Land Area 16	County Use	
Stories	Basement	Type BRANCH BANK
		Exterior /
		Quality C3
		Full/Half Bath
		Garage
		Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of 01/01/2020
		As of 07/01/2020
		As of 07/01/2021
Land:	757,000	757,000
Improvements	347,100	346,300
Total:	1,104,100	1,103,300
Preferential Land:	0	0
Transfer Information		
Seller: HOUSEHOLD CREDIT SERVICES INC	Date: 06/29/1995	Price: \$800,000
Type: ARMS LENGTH IMPROVED	Deed1: /11111/ 00206	Deed2:
Seller: EQUITABLE TRUST CO	Date: 11/30/1994	Price: \$800,000
Type: ARMS LENGTH IMPROVED	Deed1: /10850/ 00352	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

ZAC AGENDA

Case Number: 2020-0074-A

Reviewer: Gary Hucik

Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL

Type: VARIANCE

Legal Owner: First Fidelity Bank

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 1730 YORK RD

Location: West side of York Road South East 540' to the center line West Ridgely Road.

Existing Zoning: BL, BL-CCC

Area: .62 AC

Proposed Zoning:

VARIANCE:

From section 409.6.A.2 of the Baltimore County Zoning Regulation (B.C.Z.R.) To allow a total of 12 off street parking spaces for a standard restaurant and commercial use of the basement in lieu of the required 57 parking spaces and 6 off street parking spaces in lieu of the required 26 parking spaces for commercial uses other than a standard restaurant, as listed on the site plan filed in the case.

From section 409.8.A.4 of the B.C.Z.R. To allow parking spaces in a surface parking facility as close as 8 feet to the right of way line of a public street in lieu of the required 10 feet.

Attorney: David H. Karceski

Prior Zoning Cases: R-1955-3307-X; R-1965-0304-X

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

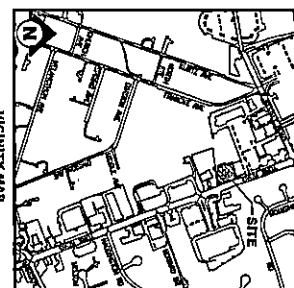
Donna Mignon

From: Sheckells, Thomas <TSheckells@mrakta.com>
Sent: Monday, August 17, 2020 3:50 PM
To: Donna Mignon
Subject: Declined: Invitation to join Web seminar as a panelist: Zoning Hearing - 1730 York Road

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

Ms. Kristen Lewis
1730 York Road
Case 2020-0074-A
SHA Tracking No. 17APBA003XX
April 7, 2020
Page 2

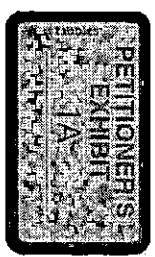
cc: Morris & Ritchie Associates, Inc. / 1220-C East Joppa Road, Suite 505, Towson, MD 21286
Mid Atlantic Retail – Wells Fargo Corporate Property Group c/o Mr. Robert S. Pardon
4340 Innslake Drive, 1st Floor, Glen Allen, VA 23060
Ms. Vanessa Braddy, MDOT SHA District 4 Traffic
Mr. John Vananzo, MDOT SHA District 4 Utilities
Mr. Wil Clark, MDOT SHA District 4 Maintenance

[illegible][illegible][illegible]

FROM ACADEMY

COMMERCIAL PERMIT HISTORY
 PERMIT LOCATED BEING REVIEWED BY AROUND THREE TOX. MAIL FOR TELLERS. ACTUAL
 OF BUILDING IS BEING CONSIDERED.
 PERMIT LOCATED TO BE OPENED. MAIL AND BUILDING PERMITS FOR INSPECTED BOTH AND
 PERMIT LOCATED TO BE OPENED.

2. GOZ 1905-1917:146. CHARTER OF ASSOCIATION FROM AN "EXERCISE BOOK" TO AN "EXERCISE BOOK" AND FOR A STUDENT "WANT" FOR A STUDENT "WANT" STUDENT ON MARCH 4, 1905.





MORRIS & RITCHIE ASSOCIATES, INC.

INTERIORS • PROJECTS • DESIGN • CONSTRUCTION

10000 W. HAWTHORNE BLVD. SUITE 500
TOWSON, MARYLAND 21286

(410) 224-1100
FAX (410) 224-1104

JOHN W. MORRIS, President
JOHN R. RITCHIE, Vice President

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[illegible]



JOSHUA T. SHARON
P.E., L.S.I.T., LEED AP BD+C.

Project Assignment:

Principal

Years of Experience:

MRA: 14

Education:

B.S., Civil Engineering,
University of Maryland, 2005

Active Registrations:

Professional Engineer - Maryland,

Land Surveyor in Training-
Maryland,

LEED Accredited Professional,

Professional Affiliations:

American Society of Civil Engineers

National Society of Professional
Engineers

Maryland Society of Professional
Engineers

Recognitions:

2009 Consultant of the Year by the
Baltimore County Soil
Conservation District

Qualifications:

Mr. Sharon is a Principal with Morris & Ritchie Associates, Inc.'s Towson office. Mr. Sharon has a comprehensive background in the civil engineering field. He has worked with Morris & Ritchie Associates on a variety of projects located in Baltimore City, Baltimore County, Anne Arundel County, Harford County, Garrett County and Frederick County.

Mr. Sharon has extensive experience in the design and development of an assortment of site development projects including single-family residential communities, multi-tenant neighborhoods, commercial properties, retail centers, hospitality buildings and telecommunication sites. He has extensive knowledge of the procedures for processing permits and developments through Baltimore County and other jurisdictions.

As a Principal in MRA's Towson office, Mr. Sharon is responsible for engineering design of development projects, day-to-day management of client services and preparation of construction documents.

Mr. Sharon has extensive design experience that includes site layout and design, grading, earthwork analysis, storm drain and utility design, hydrology and hydraulic analysis and design, erosion and sediment control design, culvert analysis and design, roadway design and stormwater management design for both commercial lots and residential subdivision projects.



**MORRIS & RITCHIE
ASSOCIATES, INC.**

Mr. Sharon is experienced in developing alternatives analysis to evaluate cost effective design options, and solving design problems with severe site constraints.

Examples of Mr. Sharon's project experience include:



Mixed Use:

1 Light Street, Baltimore City, Maryland - Civil Project Engineer for site planning and engineering design of the construction of the 28-storey mixed use building with apartments, office, and retail uses, in the downtown business district.

5601 Eastern Avenue aka Yard 56, Baltimore City, Maryland - Civil Project Engineer for site planning and engineering design of the redevelopment PUD project with retail, restaurants, fitness and grocery store, hotel and apartment uses.

CPC Falls Road aka Bluestem, Baltimore County, Maryland - Civil Project Engineer for engineering design of the proposed 6-acre redevelopment project with retail, office, restaurants, and 152 apartments adjacent to Lake Roland Park.

Martin's Landing and The Runway at Martin's Landing, Baltimore County, Maryland - Civil Project Engineer for site planning engineering design of the proposed 60-acre redevelopment project with retail, office, restaurants, recreational and apartments, on the former Middle River Depot campus adjacent to Martin's State Airport.

Crown, Cork & Seal, Baltimore City, Maryland - Civil Project Engineer for engineering design of the proposed redevelopment project with proposed uses to include retail, restaurants, wellness, grocery, hotel and other residential uses.

Shopping Centers:

6300 York Road, Baltimore City, Maryland - Civil Project Engineer for engineering design of an inline-retail addition project to a successful shopping center.

801 Goucher Boulevard, Baltimore County, Maryland - Civil Project Engineer for site planning and engineering design for redevelopment of a 14.5-acre shopping center containing over 157,000 s.f. of retail space.

725 Butler Road, Baltimore County, Maryland - Civil Project Engineer for site planning and engineering design of a commercial center consisting of historic buildings and new construction. Project work included the first pervious concrete stormwater management design solution in Baltimore County.

Martin Plaza, Baltimore County, Maryland - Civil Project Engineer for site planning and engineering design for redevelopment of the 25-acre shopping center for two large box retail anchors, pad sites, and drive-thru restaurants.

Magothy Gateway, Anne Arundel County, Maryland - Civil Project Engineer for site planning and engineering design for redevelopment of the 17-acre shopping center with retail, restaurant, bank and service uses.



Apartments:

10 Light Street, Baltimore City, Maryland - Civil Project Engineer for site planning and engineering design of the conversion of the 10 Light Street building from office to 430 residential apartments.

1517 Eutaw Place, Baltimore City, Maryland - Civil Project Engineer for site planning and engineering design of the 4-storey apartment building redevelopment project.

Hotels:

Riparius Lot #1, Baltimore County, Maryland - Civil Project Engineer for site planning and engineering design of an 88 room Holiday Inn Express located on an undeveloped parcel hindered by grade changes, environmental constraints and requiring an underground stormwater management facility to meet local and state regulations.

Residential Projects:

Allender Road, Baltimore County, Maryland - Civil Project Engineer on team designing a 173-unit single-family home community located on Allender Road with stormwater management challenges including dual design discharge points.

Meadowvale, Baltimore County, Maryland - Civil Project Engineer engineering design team for Phase 1 of a 103-unit single family community located in an area of severe grade changes and limited by existing drainage patterns and environmental constraints.

The Preserve at Windlass Run, Baltimore County, Maryland - Civil Project Engineer on engineering design team for a 412-unit development mixed with single family and town homes located off of White Marsh Boulevard, surround by environmentally sensitive areas and requiring seven stormwater management facilities.

Foundry Station, Baltimore County, Maryland - Civil Project Engineer on engineering design team for a 185 townhome unit re-development project of the former Seagram's Brewing company in Dundalk, MD in cooperation with Maryland Department of the Environments Response Action Plan (RAP).

The Courts of Hidden Waters, Baltimore County, Maryland - Civil Project Engineer on engineering design team for a 24 single family unit project along Old Court Road in the Greenspring area.

Williams Fields, Baltimore County, Maryland - Civil Project Engineer on engineering design team for a 20 single family unit project along Philadelphia Road in the Honeygo area.

1001 Rutland, Baltimore City, Maryland - Civil Project Engineer on for site planning and engineering design of a 34 unit townhome project on the new (2018) Baltimore City Eager Square Park.

1800 North Castle Street, Baltimore City, Maryland - Civil Project Engineer on for site planning and engineering design of a 62 unit townhome project in the East Baltimore area near Johns Hopkins hospital.

Service Projects:

Royal Farms Store #008, #232, #266, #302, Baltimore County, Maryland - Civil Project Engineer on team designing multiple fuel service with convenience stores throughout the Baltimore County region.

Wawa Fuel and Convenience Stores, Baltimore County, Maryland - Civil Project Engineer on team designing multiple fuel service with convenience stores throughout the Baltimore County region.

[illegible]

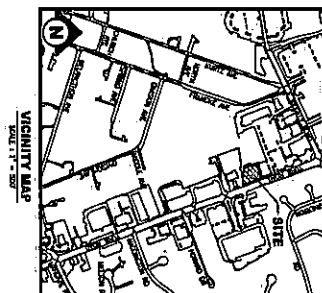
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220C EAST JOPEA ROAD, SUITE 605
JOPPA, MD 21091

(PUSH & TURN) SLID ON
 WETTED COARSEST STRIP OF
 MATERIAL, AND AS (PUSH)
 STRIP IS - VISUAL.

1730 YORK ROAD

AERIAL EXHIBIT

	DATE	REMARKS	BY ELECTRON DEPOSIT	BALANCE CREDIT ADVANTAGE	NO CONTRACT/DEBIT
			ADD BAL.	\$50	
			TOTAL	1-6	
			SUBT	08/29/73	
			CHECK PAY		
			CHECK PAY		
			PAYROLL PAY		
			SUBT	07	



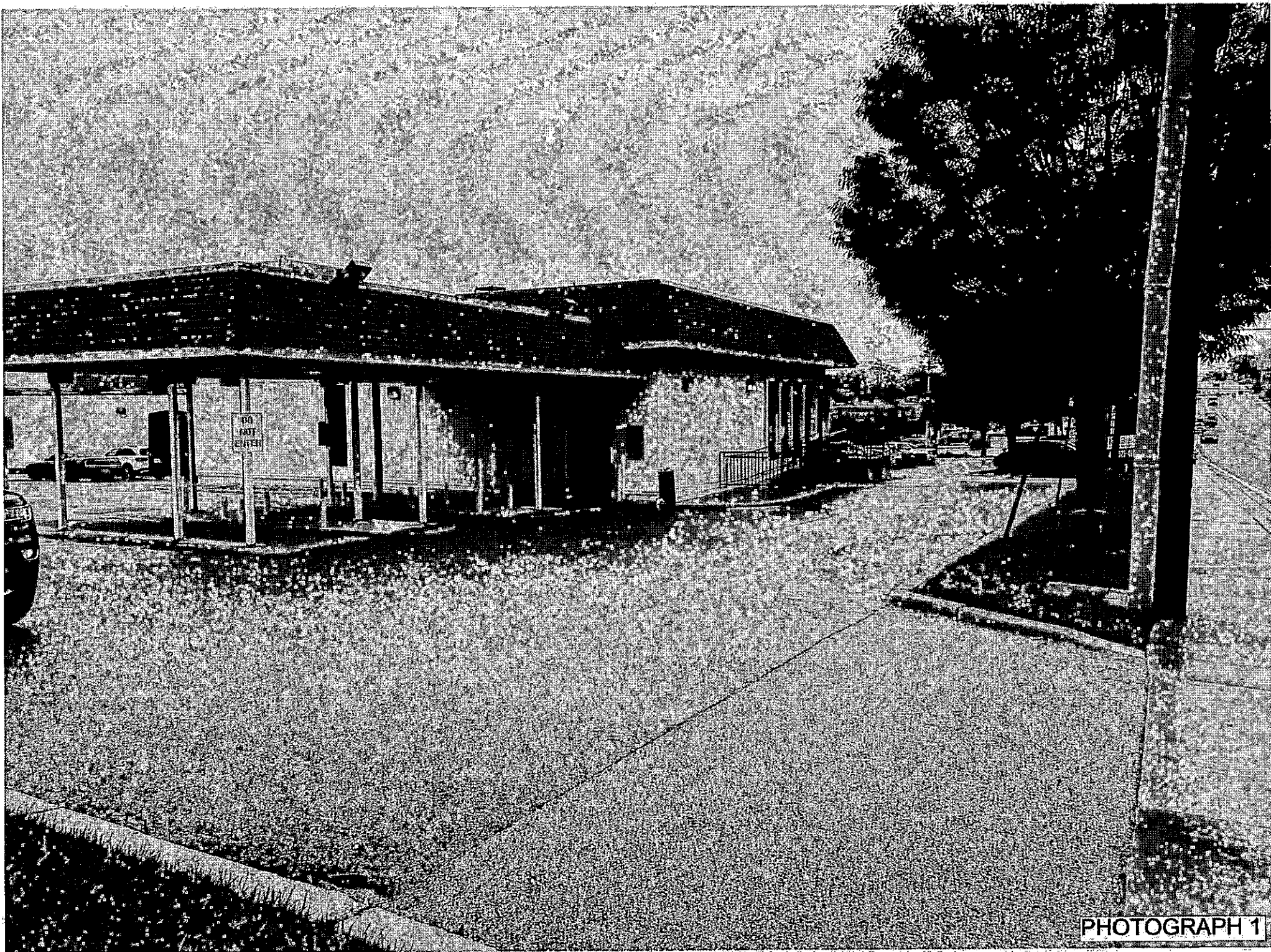
1730 York Road Aerial (Wide)

PETITIONER'S
EXHIBIT
3B

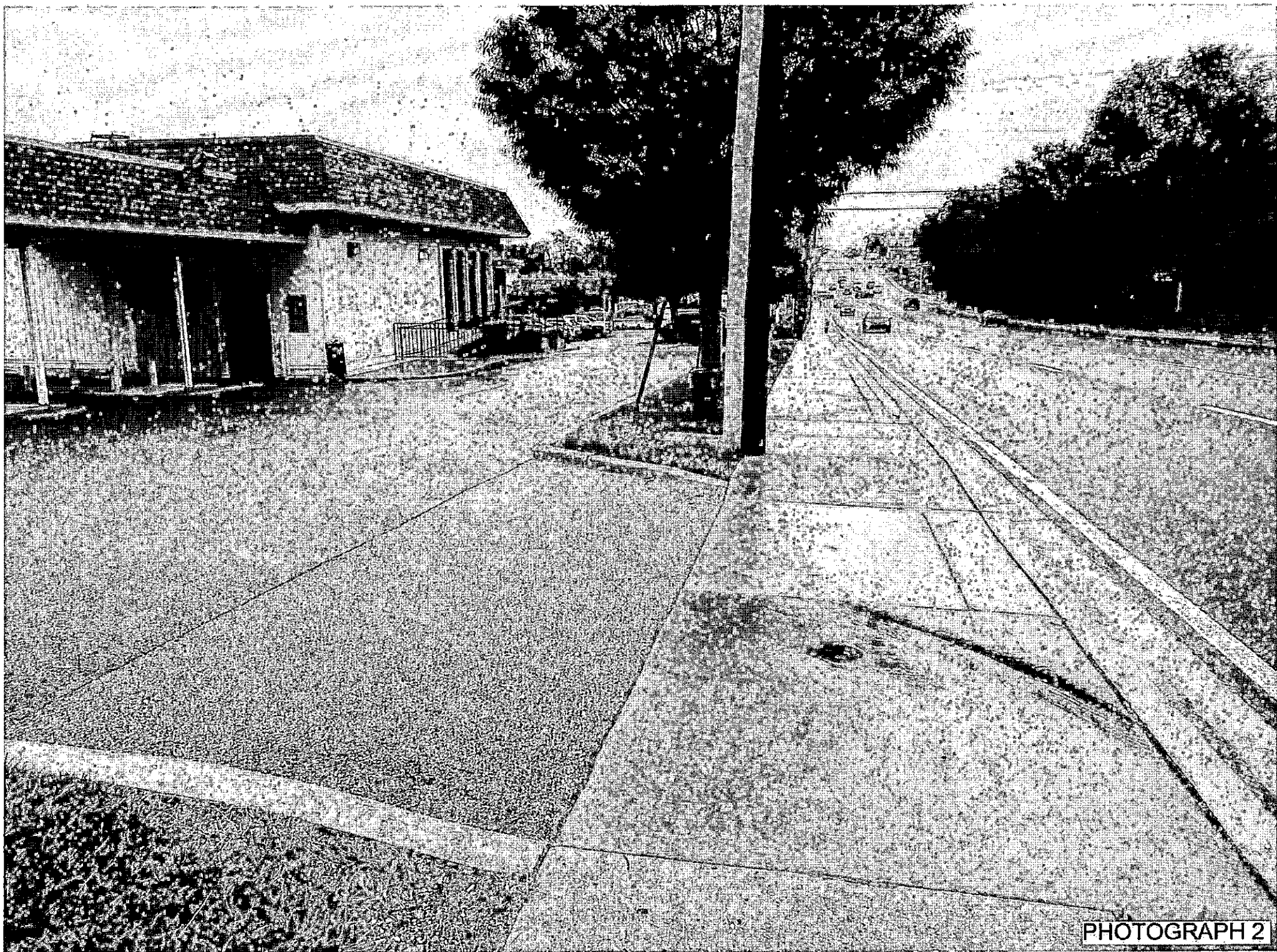


1730 York Road Aerial





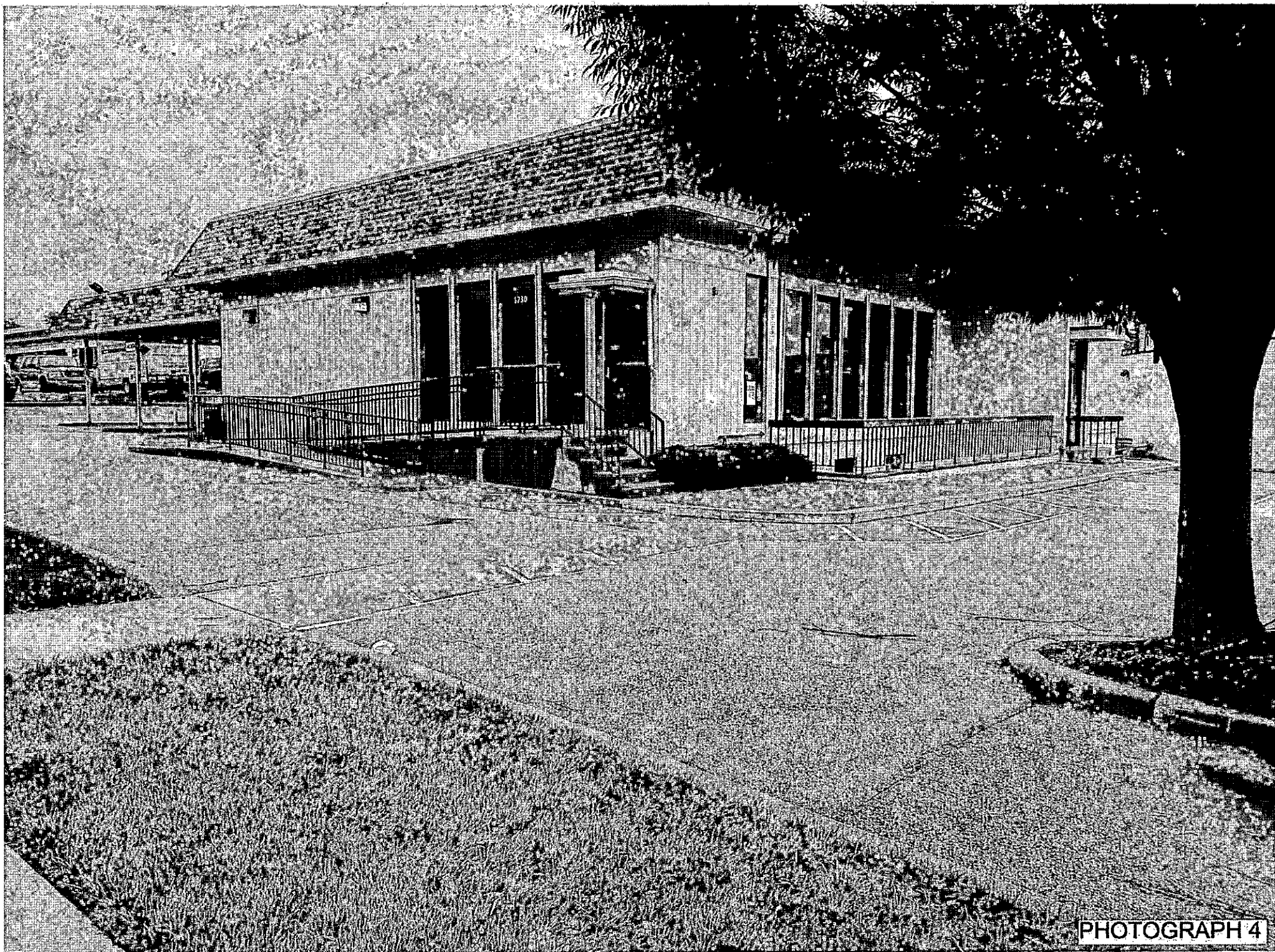
PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3

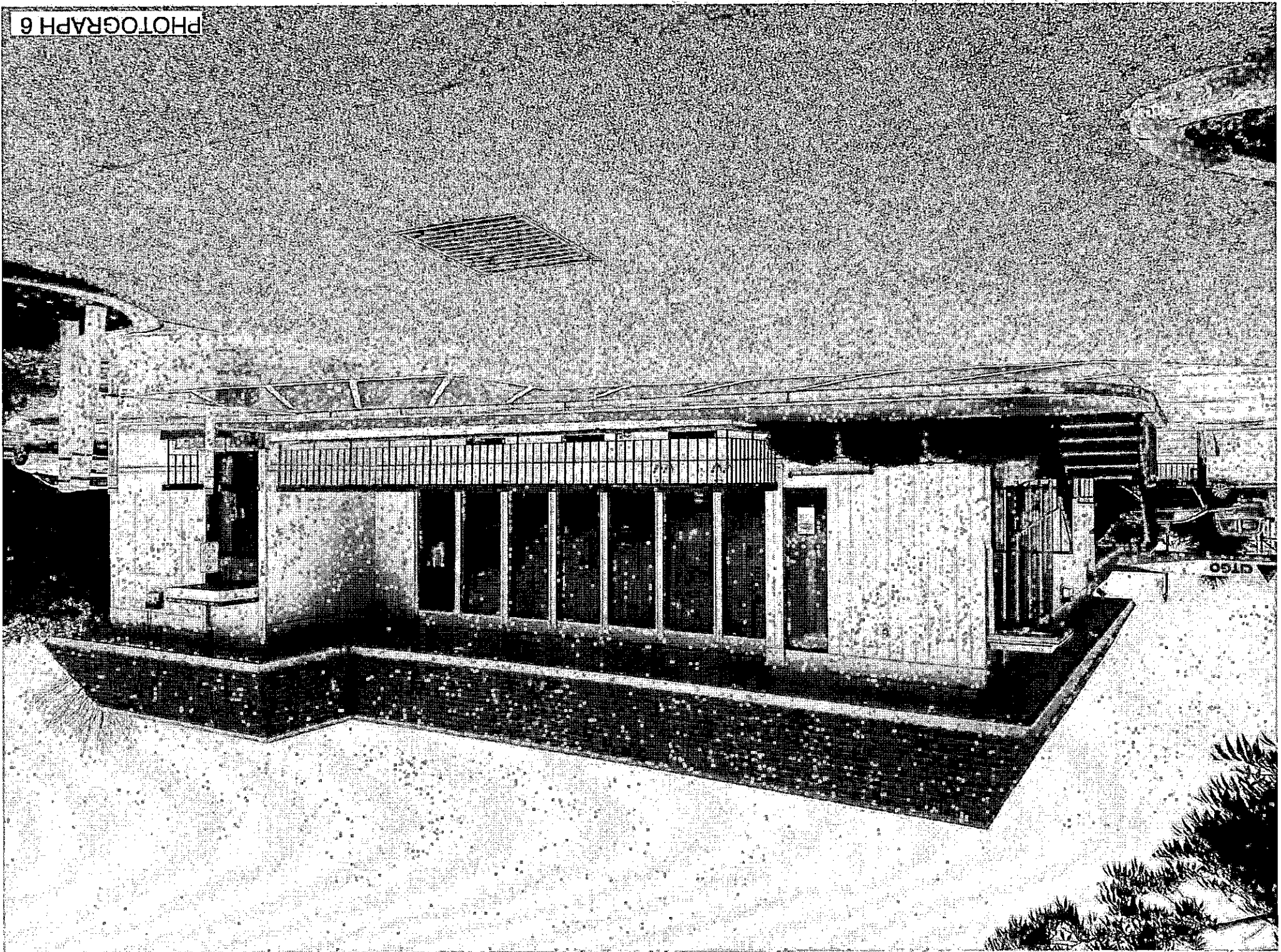


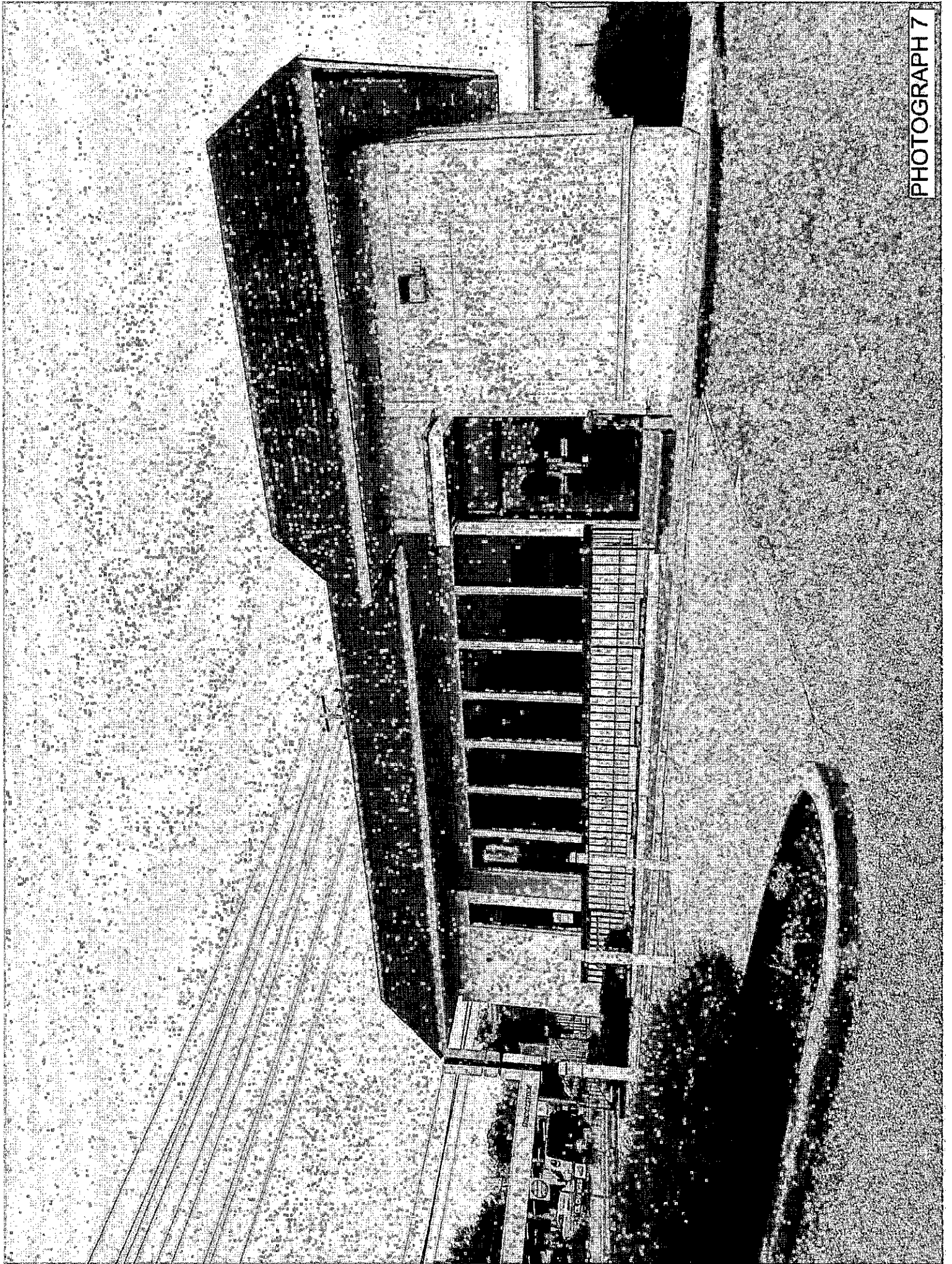
PHOTOGRAPH 4



PHOTOGRAPH 5

PHOTOGRAPH 6





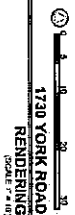
PHOTOGRAPH 7

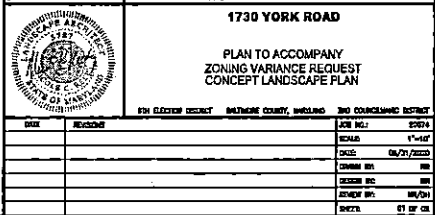


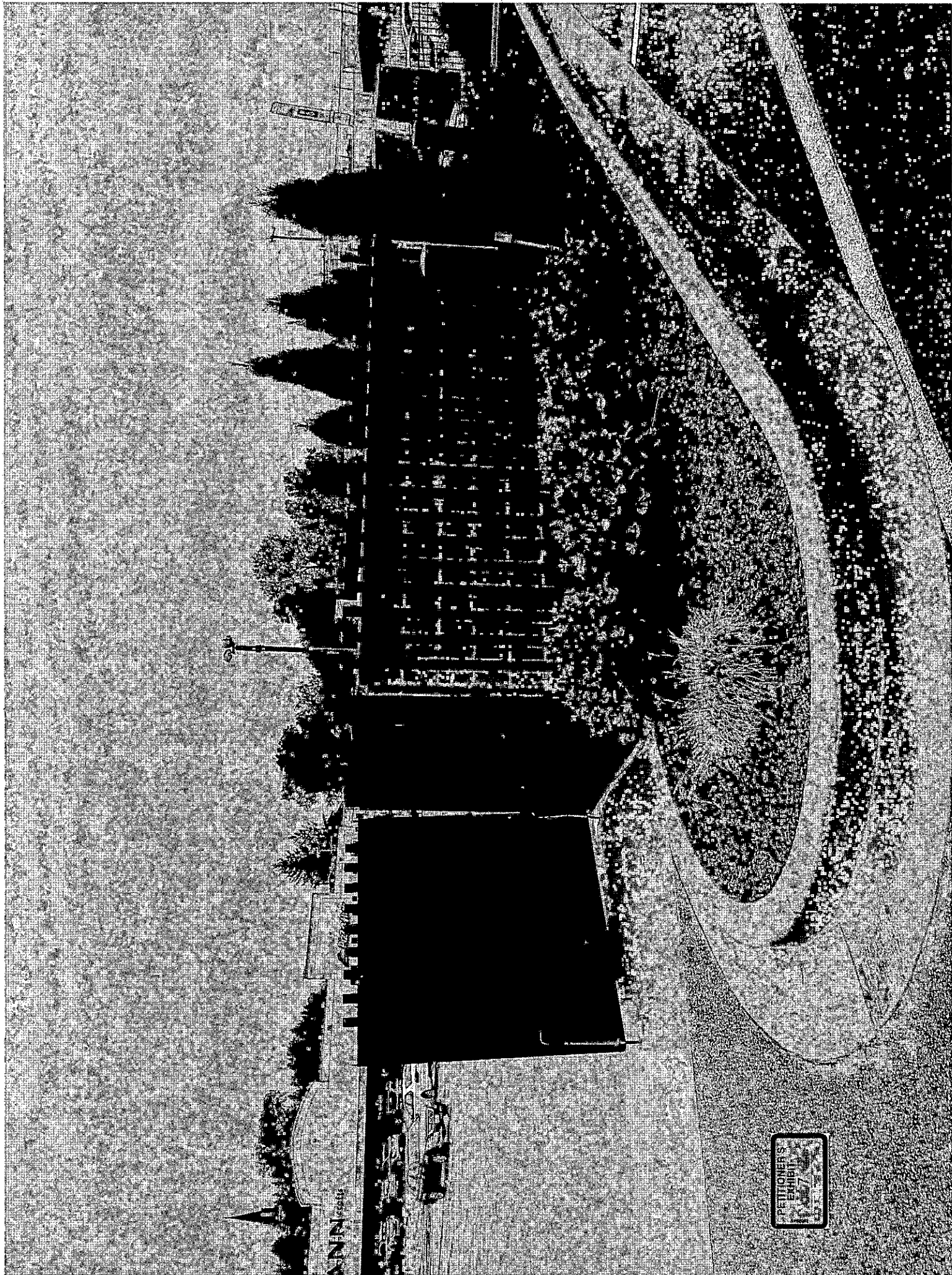
PHOTOGRAPH 8



PHOTOGRAPH 9







J. MARK KEELEY, PTP

6533 Green Mount Drive

Elkridge, MD 21075

410-615-0067 (Cell)

410-670-2911 (Office)



Professional Summary:

Traffic/Transportation Planner with 27 years of experience.

Skills:

Traffic Operations Analysis

Traffic Impact Studies

Intersection Analysis

Transportation Planning Studies

Transportation Management Studies

Speed & Sight Distance Studies

Intersection Delay Studies

Parking Studies

Trip Generation Analyses

Computer software Packages: Microsoft software packages, TP +, MINUTP, Highway Capacity Software (HCS), SIDRA, Critical Lane Volume Analysis

Professional Associations:

Certifications

- PTP (Professional Transportation Planner Certification), ITE
2008 – Present Certificate Number 122

Inactive Certifications

- AICP (American Institute of Certified Planners)
2006 – 2010 Certificate Number 020927

Professional Experience:

TRAFFIC CONCEPTS, INC

7525 Connelley Drive, Suite B Hanover, Maryland 21076

Project Manager/Transportation Planner, July 2005-Present

- Project Manager for Traffic Impact Studies/Traffic Engineering Services Division.
- Develop price proposals and budgets for the preparation of traffic studies.
- Provide expert testimony at public hearings.
- Develop master planning studies, traffic impact studies, and parking studies for private and public sector clients.
- Address technical comments received from reviewing agencies and provide traffic mitigation strategies and solutions for clients.
- Represent clients at project Scoping Meetings, Planning Commission Meetings, Board of Appeals Hearings, and Community Input Meetings.



J. MARK KEELEY, PTP

Page 2 of 3

**QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS /
DEPARTMENT OF PLANNING & ZONING**

312 Safety Dr Centreville MD 21617/160 Coursevall Dr. Centreville, MD 21617

Transportation/Land Use Planner IV, September 2002 – July 2005

- Managed the County Adequate Public Facilities Ordinance (Traffic)
- Provided staff support to the Planning Commission and County Council on transportation issues.
- Reviewed approximately 100 traffic impact studies for Queen Anne's County and recommended traffic mitigation measures to meet the APFO requirements.
- Reviewed major and minor subdivision/site plans for compliance with the County's Zoning Ordinance and the Comprehensive Plan.
- Generated technical subdivision/site plan comments and made presentations at County Council and Planning Commission Meetings.
- Initiated and directed general and specialized land use studies, which included vacant land inventories, site impact analysis and transportation corridor studies.
- Appointed liaison to Federal and State Agencies for Maryland's Smart Growth initiatives and the Federal Clean Air Act Amendment (Air Quality Conformity).

HARFORD COUNTY DEPARTMENT OF PLANNING AND ZONING

220 South Main Street Bel Air, Maryland 21014

Administrator, Office of Transportation, July 1999 – September 2002

- Developed the 2000 Transportation Plan, An Element of the Harford County Master Plan.
- Reviewed of more than 400 traffic impact studies and recommended traffic mitigation measures.
- Initiated and directed planning studies relating to land use and transportation planning, which included computer modeling, transit planning, and traffic impact analysis.
- Developed Transportation Demand Management Strategies for the County.
- Managed the County Traffic Count Program.
- Managed the County Rideshare Program.
- Developed the Unified Planning Work Program for each fiscal year.
- Developed the Transportation Improvement Program (TIP).
- Baltimore Metropolitan Council's Transportation Technical Committee Member.
- Baltimore Metropolitan Council's Bicycle and Pedestrian Advisory Group Member.
- Baltimore Metropolitan Council's Travel Analysis Advisory Group Member.

J. MARK KEELEY, PTP

Page 3 of 3

HARFORD COUNTY DEPARTMENT OF PLANNING AND ZONING **220 South Main Street Bel Air, Maryland 21014**

Transportation Planner I & II, September 1993 – July 1999

- Planner assigned to the Edgewood Community Planning Council.
- Conducted transit-planning studies and rider-ship surveys for Harford Transit.
- Coordinated with the Harford Transit to develop new rural transit routes.
- Organized a Bicycle and Pedestrian Task Force to select bike routes and to promote non-motorized transportation.
- Managed the Commuter Assistance Grant for MTA.
- Developed a Regional Employees Commuter Option (ECO) Program for both the public sector and private sector businesses as mandated by the MDE.
- Prepared and reviewed Traffic Impact Studies for the County.
- Managed the Regional Travel Demand Model.
- Performed intersection analysis and recommended traffic mitigation measures.

Master Plan Writings:

- Co-author: 2000 Transportation Plan, Element of the Harford County Master Plan.

Expert Witness Experience:

Baltimore County, MD

Carroll County, MD

Harford County, MD

Howard County, MD

Queen Anne's County, MD

Montgomery County, MD

Town of Denton, MD

City of Easton, MD

City of Elkton, MD

City of Salisbury, MD

Town of Bel Air, MD

Town of Centreville, MD

City of Frederick, MD

Westminster, MD



Education:

TOWSON UNIVERSITY

Towson, MD 21252

M.A. Degree - Geography and Planning, 1993

SALISBURY UNIVERSITY

Salisbury, MD 21801

B.A. Degree - Political Science, 1987

MT. ST. JOSEPH HIGH SCHOOL

4403 Frederick Avenue

Baltimore, MD 21229

Graduated 1983



R-1953-2556

1954-2844-X

W RIDGELY RD

R-1952-2411

0808055554

1983-0157-SPHXA
1997-0102-X

1966-0017-SPHA

1738

NW 13-A

0802004540

1987-0513-A

0804051540

0802024000

1953-2617-SPH

1954-2995-X

1978-0262-A

1954-2995-X

BL CCC

R-1955-3307-X

2013-0022-A

2010-0259-A

2011-0221-XA

0807030300

1995-0207-A

1734

3 CD

8 ED

060C2

2200005659

0805074402
1730

YORK RD

DR 5.5

Lot # 4

0808081150

Pt. Bk. 0000020, Folio 0047

Lot # 10

0802068860

Lot # 11

0813077314

PAI # 080031

PAI # 080031

0813077311

Lot # 3

0813077312

Lot # 2

0813077341

Lot # 1

0805010250

Lot # 12

0822035180

Lot # 13

DR 16

1737

Lot # 2

1971-0212-X 00004037

BL

R-1959-4572
R-1959-4763-X
R-1958-4326-A
R-1967-0164
R-1952-2325
R-1959-4596

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PAI # 080700

080700

PAI # 080700

070138

1998-0063-SPH

1998-0244-SPHXA

Lot # 1

2300004036

Pt. Bk. 0000070, Folio 0138

PARKING

PARKING

NW 12-A

0819087311

R-1965-030-1726
2011-0169-A

DR 3.5

1980-0177-X

1600013409

LUTHERVILLE
ELEMENTARY
SCHOOL

WEST LUTHERVILLE PARK

WEST LUTHERVILLE PARK

1946-0598-X

1965-0034-X

0808081260



LEGEND

EX. GAS VALVE	EX. SIGN
EX. GAS METER	EX. DRAIN YARD
EX. HANDICAP PARKING SPACE	EX. FIRE HYDRANT
EX. WATER METER	EX. LIGHT POLE
EX. VAULT	EX. TELEPHONE PED.
EX. TELEPHONE VAULT	EX. CONCRETE
EX. UNDERGROUND GAS	EX. BOLARD
EX. UNDERGROUND COMMUNICATIONS	PR. SIGN
EX. UNDERGROUND ELECTRIC	
EX. OVERHEAD UTILITY LINES	
EX. WATER LINE	
EX. EASEMENT	
EX. ZONING LINE	
EX. PROJECT PROPERTY LINE	
EX. ADJACENT PROPERTY LINE	
EX. RIGHT OF WAY	
EX. EASEMENT	
EX. BUILDING	
EX. CURB	
EX. EDGE OF CONCRETE	
EX. GAS LINE	
EX. WATER LINE	
EX. SANITATION LINE	
EX. ROAD CENTERLINE	
EX. PAVEMENT MARKING	
EX. CONCRETE	
EX. RAILING	
PR. CONCRETE	
PR. CURB	
PR. BOLARD	
PR. PARKING LOT STRIPE	
PR. ACCESSIBLE VAN PARKING SPACE	
PR. PARKING SPACE QUANTITY	
PR. DIRECTIONAL TRAFFIC	
PR. PARKING LOT STRIPING	

- ### GENERAL NOTES
- PROPERTY INFORMATION:
 - A. PROPERTY ADDRESS: 1730 YORK ROAD LUTHERVILLE, MD 21093
 - B. SITE AREA: 21,344 SF / 0.49 Ac.±
 - C. DEED REFERENCE: 11111/00206
 - D. ELECTION DISTRICT: 8
 - E. COUNCILMANIC DISTRICT: 3
 - F. OLD ADC MAP: 2721
 - G. NEW ADC MAP: 4579A2
 - H. ZONING MAP GRID: 080C2
 - I. TAX MAP: 60
 - J. GRID: 18
 - K. TAX ACCOUNT NO.: 0720
 - L. PARCEL: 0805074402
 - M. WATERSHED: JONES FALLS
 - N. RIVER BASIN: PATAPSCO RIVER
 - O. SUBSID: ROLAND RUN
 - ZONING: BL (BUSINESS LOCAL) BL CCC (BUSINESS LOCAL COMMERCIAL COMMUNITY CORE)
 - BUILDING AREA: ±2,140 SF (FIRST FLOOR) GROSS FLOOR AREA 1ST FLOOR: ±2,790 SF GROSS FLOOR AREA BASEMENT: ±2,262 SF TOTAL GROSS FLOOR AREA: ±5,052 SF (INCLUDES FIRST FLOOR AND BASEMENT) PARKING CALCULATIONS CARRIED OUT IN THE "PARKING TABULATIONS" TABLE
 - BUILDING HEIGHT: ±18.89 FEET
 - FLOOR AREA RATIO: PERMITTED IN BL = 3.0 PERMITTED IN BL CCC = 4.0 PROVIDED = 0.24 (5,052 S.F. / 21,344 S.F.)
 - EXISTING LAND USE: COMMERCIAL (BANK) PROPOSED LAND USE/USES: BANK, CARRY-OUT RESTAURANT, MEDICAL OFFICE OR CLINIC, GENERAL OFFICE AND RETAIL
 - BL ZONE SETBACKS:

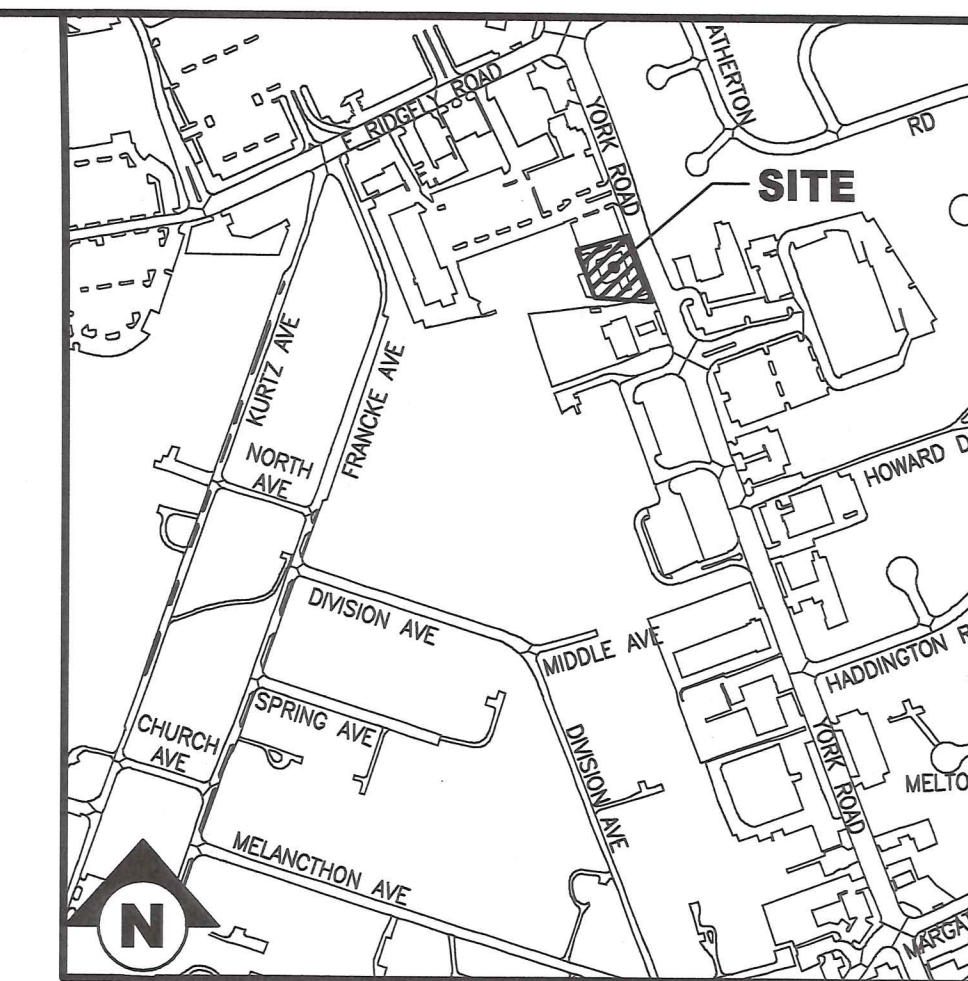
	REQUIRED	PROVIDED
FRONT BUILDING LINE SHALL BE NOT LESS THAN TEN FEET FROM THE FRONT PROPERTY LINE	10'	37'
FRONT BUILDING LINE TO CL OF STREET	40'	69'
SIDE REAR	NONE	45'
		39'
 - EXISTING BUILDING HEIGHT: MAX BUILDING HEIGHT PERMITTED - PER HEIGHT TENT DIMENSIONS ALLOWED BY BCZR SECTION 231.1. ALL EXISTING BUILDINGS COMPLY.
 - THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
 - THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). ON FLOOD INSURANCE RATE MAP NO. 24010-025, WITH A DATE OF IDENTIFICATION OF 09/28/2008 COMMUNITY NUMBER 240100285F IN BALTIMORE COUNTY, MARYLAND.
 - THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ACTIVE ON THIS PROPERTY.
 - THERE ARE NO HISTORIC BUILDINGS ON SITE.
 - ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS
 - SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450, OR A VARIANCE WILL BE REQUESTED.
 - THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
 - THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE MAP AREAS. THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
 - SITE AND BOUNDARY INFORMATION WAS GENERATED BY ALTA/NSPS LAND TITLE SURVEY CREATED BY BRUCE C. LANDES, L.S. ON 01/30/2017.
 - SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL AND IF NEEDED MODIFICATIONS WILL BE REQUESTED.

OWNER

ROBERT S. PARDON
VICE PRESIDENT - REAL ESTATE TRANSACTION MANAGER
MID ATLANTIC RETAIL - WELLS FARGO CORPORATE PROPERTIES GROUP
4340 INSLAKE DRIVE - 1ST FLOOR
MAIL CODE R3458-012
GLEN ALLEN, VA 23060
PHONE: (804) 398-7889

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3787, EXPIRATION DATE: 06/30/2020



ZONING HISTORY

1. CASE NO. R-1965-0304-X: PROPERTY RECLASSIFIED FROM AN R-6 ZONE TO A BL ZONE AND A SPECIAL EXCEPTION FOR A FILLING STATION WAS GRANTED ON MAY 17, 1965.

2. CASE NO. R-1955-3307-X: GRANTED RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE AND FOR A SPECIAL PERMIT FOR A GASOLINE SERVICE STATION ON MARCH 4, 1955.

COMMERCIAL PERMIT HISTORY

PERMIT #0057360: INSTALL NEW WINDOW IN WOOD FRAME EXT. WALL FOR TELLERS. INSTALL (8) BOLLARDS IN RAISED CONCRETE.

PERMIT #0221820: TO REMOVE WALL AND INSTALL NEW WALL FOR HANDICAPPED BOOTH AND NEW HANDICAPPED TELLER STATION

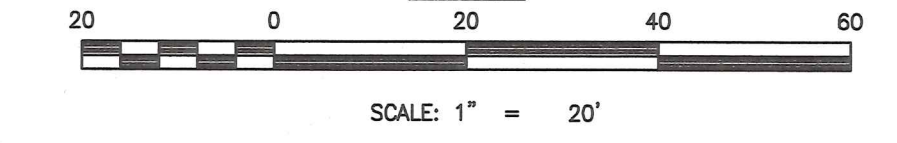
PERMIT #0806888: GRADING AND PAVING OF 2480 SF DISTURBED AREA FOR HANDICAP PARKING ACCESS

PARKING TABULATIONS

SINGLE BUILDING PARKING TABULATIONS				
PROPOSED LAND USE (TO BE DETERMINED PRIOR TO ISSUANCE OF USE & OCCUPANCY CERTIFICATE):	GROSS SF.	PARKING RATE	PARKING REQUIRED	TOTAL PARKING PROVIDED
ABOVE GRADE (1ST FLOOR)				
BANK	2,790	3.3 / 1,000 SF.	10	6
CARRY-OUT RESTAURANT	2,790	5 / 1,000 SF.	14	
MEDICAL OFFICE OR CLINIC	2,790	4.5 / 1,000 SF.	13	
OFFICE GENERAL	2,790	3.3 / 1,000 SF.	10	
RETAIL	2,790	5 / 1,000 SF.	14	
BASEMENT				
BANK	2,262	3.3 / 1,000 SF.	8	
MEDICAL OFFICE OR CLINIC	2,262	4.5 / 1,000 SF.	11	
OFFICE GENERAL	2,262	3.3 / 1,000 SF.	8	
RETAIL	2,262	5 / 1,000 SF.	12	

*NOTE: FOR FUTURE COMMERCIAL USE (SEE PARKING TABULATIONS CHART)

PLAN



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWNSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
MRA@GTA.COM
Copyright 2020 Morris & Ritchie Associates, Inc.

1730 YORK ROAD

PLAN TO ACCOMPANY
ZONING VARIANCE REQUEST

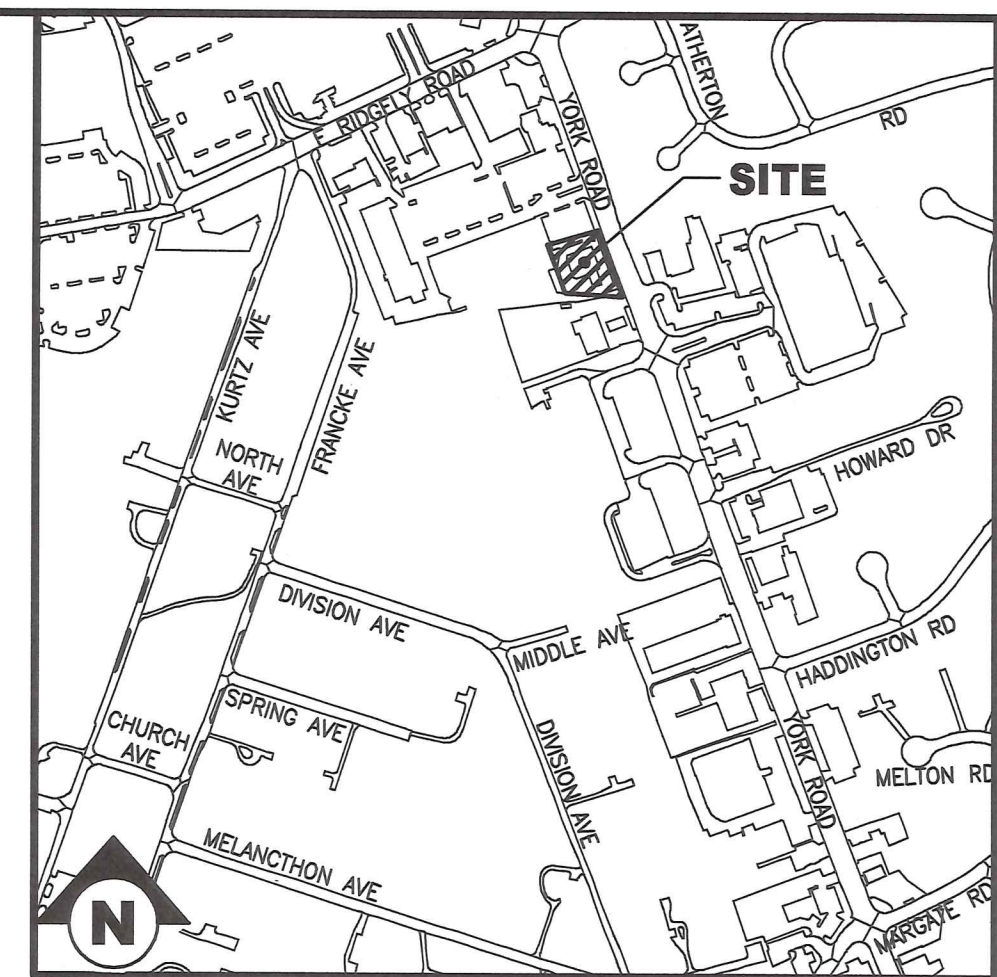
8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 3RD COUNCILMANIC DISTRICT

DATE	REVISIONS	JOB NO.:
		20674
		SCALE: 1"=20'
		DATE: 02/25/2020
		DRAWN BY: NR
		DESIGN BY: NR
		REVIEW BY: NR/DH
		SHEET: 01 OF 02

2020-0074-A



- | | | | |
|---|----------------------------------|---|--------------------|
|  | EX. GAS VALVE |  | EX. SIGN |
|  | EX. GAS METER |  | EX. DRAIN YARD |
|  | EX. HANDICAP PARKING SPACE |  | EX. FIRE HYDRANT |
|  | EX. WATER METER |  | EX. LIGHT POLE |
|  | EX. VAULT |  | EX. TELEPHONE PED. |
|  | EX. TELEPHONE VAULT |  | EX. CONCRETE |
| | EX. UNDERGROUND GAS |  | EX. BOLLARD |
| | EX. UNDERGROUND COMMUNICATIONS | | PR. SIGN |
| | EX. UNDERGROUND ELECTRIC | | |
| | EX. OVERHEAD UTILITY LINES | | |
| | EX. WATER LINE | | |
| | EX. EASEMENT | | |
| | EX. ZONING LINE | | |
| | EX. PROJECT PROPERTY LINE | | |
| | EX. ADJACENT PROPERTY LINE | | |
| | EX. RIGHT OF WAY | | |
| | EX. EASEMENT | | |
| | EX. BUILDING | | |
| | EX. CURB | | |
| | EX. EDGE OF CONCRETE | | |
| | EX. GAS LINE | | |
| | EX. WATER LINE | | |
| | EX. SANITATION LINE | | |
| | EX. ROAD CENTERLINE | | |
| | EX. PAVEMENT MARKING | | |
| | EX. CONCRETE | | |
| | EX. RAILING | | |
| | PR. CONCRETE | | |
| | PR. CURB | | |
| | PR. BOLLARD | | |
| | PR. PARKING LOT STRIPE | | |
| | PR. ACCESSIBLE VAN PARKING SPACE | | |
| | PR. PARKING SPACE QUANTITY | | |
| | PR. DIRECTIONAL TRAFFIC | | |
| | PR. PARKING LOT STRIPING | | |



SCALE : 1" = 500'

1. CASE NO. R-1965-0304-X: PROPERTY RECLASSIFIED FROM AN R-6 ZONE TO A BL ZONE AND A SPECIAL EXCEPTION FOR A FILLING STATION WAS GRANTED ON MAY 17, 1965.
2. CASE NO. R-1955-3307-X: GRANTED RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE AND FOR A SPECIAL PERMIT FOR A GASOLINE SERVICE STATION ON MARCH 4, 1955.

- PERMIT #B057360: INSTALL NEW WINDOW IN WOOD FRAME EXT. WALL FOR TELLERS. INSTALL
(8) BOLLARDS IN RAISED CONCRETE.

- PERMIT #B221820: TO REMOVE WALL AND INSTALL NEW WALL FOR HANDICAPPED BOOTH AND
NEW HANDICAPPED TELLER STATION

- PERMIT #BB06988: GRADING AND PAVING OF 2480 SF DISTURBED AREA FOR HANDICAP
PARKING ACCESS

SINGLE BUILDING PARKING TABULATIONS				TOTAL PARKING PROVIDED <
-------------------------------------	--	--	--	---

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM (MCS):
HORIZONTAL NAD 83 (1991)
NAVD 88 - VERTICAL



ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
MRAGTA.COM
Copyright 2020 Morris & Ritchie Associates, Inc.

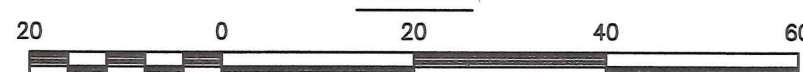
1730 YORK ROAD

PLAN TO ACCOMPANY
BIDDING VARIANCE REQUEST
ALTERNATE CONCEPT PLAN

DATE	REVISIONS	JOB NO.: 20674
		SCALE: 1"=20'
		DATE: 02/25/2020
		DRAWN BY: NR
		DESIGN BY: NR
		REVIEW BY: NR/DH
		SHEET: 02 OF 02

*NOTE: FOR FUTURE FAST FOOD AND STANDARD RESTAURANT USE (SEE PARKING TABULATIONS CHART)

PLAN



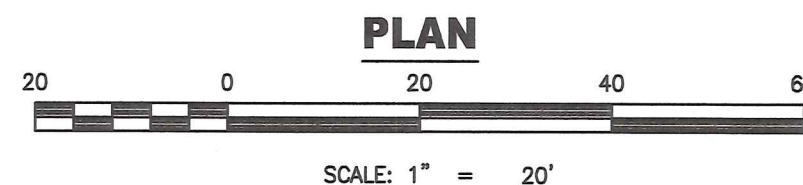
SCALE: 1" = 20'

1. PROPERTY INFORMATION:
A. PROPERTY ADDRESS: 1730 YORK ROAD
LUTHERVILLE, MD 21093
- B. SITE AREA: 21,344 SF/ 0.49 Ac.±
GROSS SITE AREA: 27,165 SF/ 0.62 Ac.±
- C. DEED REFERENCE: 11111/00206
D. ELECTION DISTRICT: 8
E. COUNCILMANIC DISTRICT: 3
F. OLD ADC MAP: 2741
G. NEW ADC MAP: 4579A2
H. ZONING MAP GRID: 060C2
I. TAX MAP: 60
J. GRID: B
K. PARCEL: 0720
L. TAX ACCOUNT NO.: 0805074402
M. WATERSHED: JONES FALLS
N. RIVER BASIN: PATAPSCO RIVER
O. SUBSD: ROLAND RUN
2. ZONING: BL (BUSINESS LOCAL)
BL CDD (BUSINESS LOCAL COMMUNITY CORE)
3. BUILDING AREA: ±2,140 SF (FIRST FLOOR)
GROSS FLOOR AREA 1ST FLOOR: ±2,790 SF
GROSS FLOOR AREA BASEMENT: ±2,262 SF
TOTAL FLOOR AREA: ±5,052 SF (INCLUDES FIRST FLOOR AND BASEMENT)
PARKING CALCULATIONS CARRIED OUT IN THE "PARKING TABULATIONS" TABLE
4. PARKING HEIGHT: ±16.89 FEET
5. FLOOR AREA RATIO: PERMITTED IN BL = 3.0
PERMITTED IN BL CDD = 4.0
PROVIDED = 0.24 (5,052 S.F. / 21,344 S.F.)
6. EXISTING LAND USE: COMMERCIAL (BANK)
PROPOSED LAND USE/USES: BANK, CARRY-OUT RESTAURANT, FAST FOOD AND STANDARD RESTAURANT, MEDICAL OFFICE OR CLINIC, GENERAL OFFICE, AND RETAIL.
7. BL ZONE SETBACKS:
- | | REQUIRED | PROVIDED |
|--|----------|----------|
| FRONT BUILDING LINE SHALL BE NOT LESS THAN TEN FEET FROM THE FRONT PROPERTY LINE | 10' | 37' |
| FRONT BUILDING LINE TO CL OF STREET | 40' | 69' |
| SIDE | NONE | 45' |
| REAR | NONE | 39' |
8. EXISTING BUILDING HEIGHT: MAX BUILDING HEIGHT PERMITTED – PER HEIGHT TENT DIMENSIONS ALLOWED BY BCZR SECTION 231.1. ALL EXISTING BUILDINGS COMPLY.
9. THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
10. THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 240010-0255, WITH A DATE OF IDENTIFICATION OF 08/26/2008 COMMUNITY NUMBER 2400100265F IN BALTIMORE COUNTY, MARYLAND.
11. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ACTIVE ON THIS PROPERTY.
12. THERE ARE NO HISTORIC BUILDINGS ON SITE.
13. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS
14. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450, OR A VARIANCE WILL BE REQUESTED.
15. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
16. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE MAP AREAS, THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
17. SITE AND BOUNDARY INFORMATION WAS GENERATED BY AVALI/NSPS LAND TITLE SURVEY CREATED BY BRUCE C. LANDES, L.S. ON 01/30/2017.
18. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL AND IF NEEDED MODIFICATIONS WILL BE REQUESTED.

ROBERT S. PARDON
VICE PRESIDENT - REAL ESTATE TRANSACTION MANAGER
MID ATLANTIC RETAIL - WELLS FARGO CORPORATE
PROPERTIES GROUP
4340 INNSLAKE DRIVE - 1ST FLOOR
MAIL CODE R3458-012
GLEN ALLEN, VA 23060
PHONE: (804) 398-7889

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 3787, EXPIRATION DATE: 06/30/2020

*NOTE: FOR FUTURE COMMERCIAL USE (SEE PARKING TABULATIONS CHART)



LEGEND

- | | | | |
|---|----------------------------------|---|--------------------|
|  | EX. GAS VALVE |  | EX. SIGN |
|  | EX. GAS METER |  | EX. DRAIN YARD |
|  | EX. HANDICAP PARKING SPACE |  | EX. FIRE HYDRANT |
|  | EX. WATER METER |  | EX. LIGHT POLE |
|  | EX. VAULT |  | EX. TELEPHONE PED. |
|  | EX. TELEPHONE VAULT |  | EX. BOLLARD |
| _____ UG _____ | EX. UNDERGROUND GAS | | PR. SIGN |
| _____ UGT _____ | EX. UNDERGROUND COMMUNICATIONS | | |
| _____ UGE _____ | EX. UNDERGROUND ELECTRIC | | |
| _____ OH _____ | EX. OVERHEAD UTILITY LINES | | |
| _____ _____ | EX. WATER LINE | | |
| _____ _____ | EX. EASEMENT | | |
| ===== | EX. ZONING LINE | | |
| ----- | EX. PROJECT PROPERTY LINE | | |
| ----- | EX. ADJACENT PROPERTY LINE | | |
| ----- | EX. RIGHT OF WAY | | |
| ----- | EX. EASEMENT | | |
| ----- | EX. BUILDING | | |
| ----- | EX. CURB | | |
| ----- | EX. EDGE OF CONCRETE | | |
| _____ UG _____ UG _____ | EX. GAS LINE | | |
| ----- | EX. WATER LINE | | |
| ----- | EX. SANITATION LINE | | |
| ----- | EX. ROAD CENTERLINE | | |
| ----- | EX. PAVEMENT MARKING | | |
|  | EX. CONCRETE | | |
| ----- | EX. RAILING | | |
|  | PR. CONCRETE | | |
| ----- | PR. CURB | | |
| ----- | PR. BOLLARD | | |
|  | PR. PARKING LOT STRIPE | | |
|  | PR. ACCESSIBLE VAN PARKING SPACE | | |
| ----- | PR. PARKING SPACE QUANTITY | | |
|  | PR. DIRECTIONAL TRAFFIC | | |
|  | PR. PARKING LOT STRIPING | | |

GENERAL NOTES

1. PROPERTY INFORMATION:
A. PROPERTY ADDRESS: 1730 YORK ROAD
LUTHERVILLE, MD 21093
- B. SITE AREA: 21,344 SF/ 0.49 Ac.±
GROSS SITE AREA: 27,165 SF/ 0.62 Ac.±
- C. DEED REFERENCE: 11111/00206
- D. ELECTION DISTRICT: 9
- E. COUNCILMANIC DISTRICT: 5
- F. OLD ADC MAP: 2741
- G. NEW ADC MAP: 45782
- H. TAXING MAP GRID: 060C2
- I. ZONING MAP: 80
- J. GRID: 18
- K. PARCEL: 0720
- L. TAX ACCOUNT NO.: 0805074402
- M. WATERSHED: JONES FALLS
- N. RIVER BASIN: PATAPSCO RIVER
- O. SUBSED: ROLAND RUN
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GROSS FLOOR AREA 1ST FLOOR: ±2,790 SF
GROSS FLOOR AREA BASEMENT: ±2,262 SF
TOTAL GROSS FLOOR AREA: ±5,052 SF (INCLUDES FIRST FLOOR AND BASEMENT)
PARKING CALCULATIONS CARRIED OUT IN THE "PARKING TABULATIONS" TABLE
4. BUILDING HEIGHT: ±16.8 FEET
5. FLOOR AREA RATIO: PERMITTED IN BL C-3.0
PERMITTED IN BL CCC = 4.0
PROVIDED = 0.24 (5,052 S.F. / 21,344 S.F.)
6. EXISTING LAND USE: COMMERCIAL (BANK)
PROPOSED LAND USE/USES: BANK, CARRY-OUT RESTAURANT, MEDICAL OFFICE OR CLINIC, GENERAL OFFICE AND RETAIL.
7. BL ZONE SETBACKS:

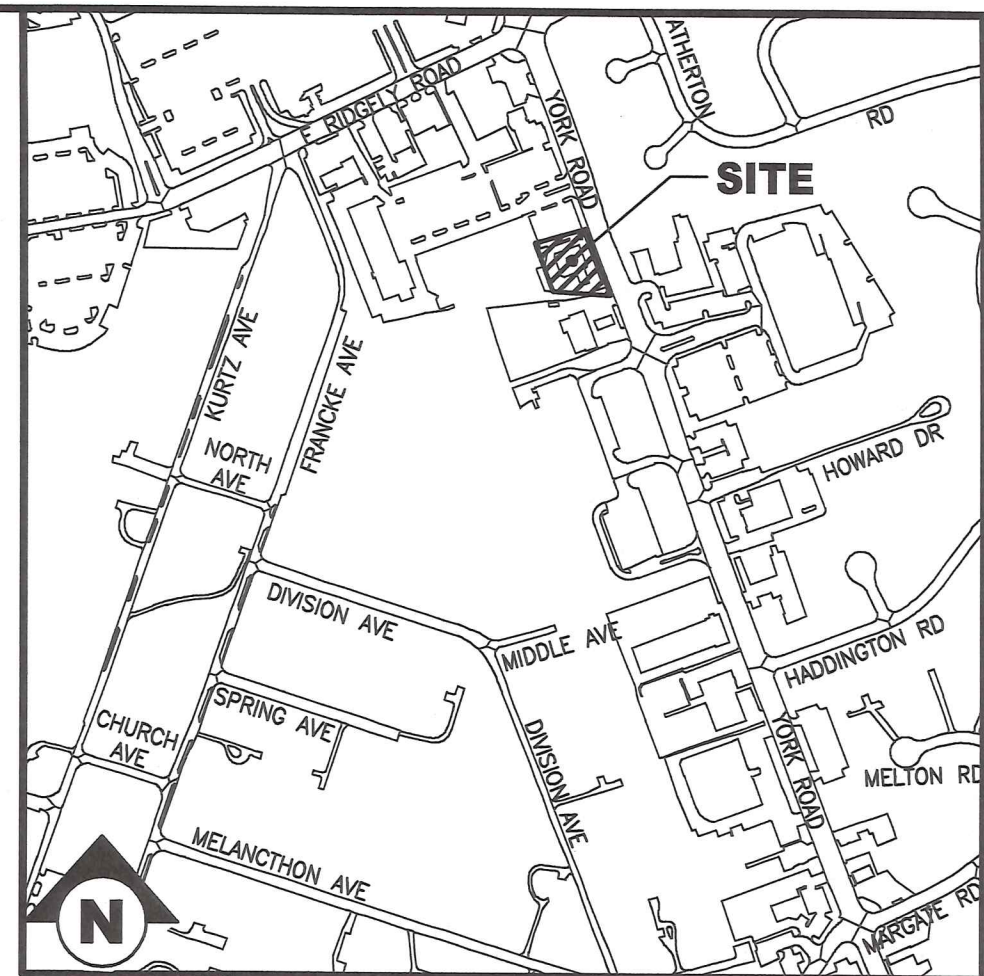
	REQUIRED	PROVIDED
FRONT BUILDING LINE SHALL BE NOT LESS	10'	37'
THAN TEN FEET FROM THE FRONT PROPERTY LINE		39'
FRONT BUILDING LINE TO CL OF STREET	40'	39'
SIDE	NONE	45'
REAR	NONE	39'
8. EXISTING BUILDING HEIGHT: MAX BUILDING HEIGHT PERMITTED = PER HEIGHT TENT DIMENSIONS ALLOWED BY BCZR SECTION 231.1. ALL EXISTING BUILDINGS COMPLY.
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11. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ACTIVE ON THIS PROPERTY.
12. THERE ARE NO HISTORIC BUILDINGS ON SITE.
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PHONE: (804) 398-7889

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3787, EXPIRATION DATE: 06/30/2020



VICINITY MAP

SCALE : 1" = 500'

ZONING HISTORY

1. CASE NO. R-1965-0304-X: PROPERTY RECLASSIFIED FROM AN R-6 ZONE TO A BL ZONE AND A SPECIAL EXCEPTION FOR A FILLING STATION WAS GRANTED ON MAY 17, 1965.
2. CASE NO. R-1955-3307-X: GRANTED RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE AND FOR A SPECIAL PERMIT FOR A GASOLINE SERVICE STATION ON MARCH 4, 1955.

COMMERCIAL PERMIT HISTORY

PERMIT #B057360: INSTALL NEW WINDOW IN WOOD FRAME EXT. WALL FOR TELLERS. INSTALL
(8) BOLLARDS IN RAISED CONCRETE.

PERMIT #B221820: TO REMOVE WALL AND INSTALL NEW WALL FOR HANDICAPPED BOOTH AND
NEW HANDICAPPED TELLER STATION

PERMIT #B806988: GRADING AND PAVING OF 2480 SF DISTURBED AREA FOR HANDICAP PARKING ACCESS

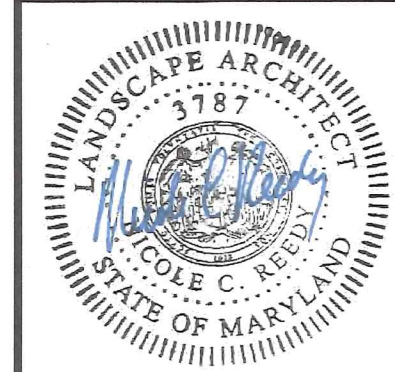
PARKING TABULATIONS

SINGLE BUILDING PARKING TABULATIONS				TOTAL PARKING PROVIDED
PROPOSED LAND USE (TO BE DETERMINED PRIOR TO ISSUANCE OF USE & OCCUPANCY CERTIFICATE):	GROSS SF.	PARKING RATE	PARKING REQUIRED	
ABOVE GRADE (1ST FLOOR)				6
BANK	2,790	3.3 / 1,000 SF.	10	
CARRY-OUT RESTAURANT	2,790	5 / 1,000 SF.	14	
MEDICAL OFFICE OR CLINIC	2,790	4.5 / 1,000 SF.	13	
OFFICE GENERAL	2,790	3.3 / 1,000 SF.	10	
RETAIL	2,790	5 / 1,000 SF.	14	
BASEMENT				
BANK	2,262	3.3 / 1,000 SF.	8	
MEDICAL OFFICE OR CLINIC	2,262	4.5 / 1,000 SF.	11	
OFFICE GENERAL	2,262	3.3 / 1,000 SF.	8	
RETAIL	2,262	5 / 1,000 SF.	12	

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM (MCS):
HORIZONTAL NAD 83 (1991)
NAVD 88 - VERTICAL



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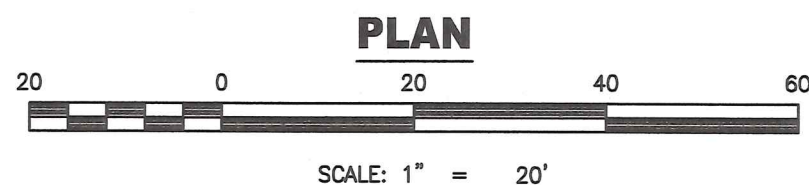
1730 YORK ROAD

PLAN TO ACCOMPANY ZONING VARIANCE REQUEST

8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 3RD COUNCILMANIC DISTRICT

DATE	REVISIONS	JOB NO.: 20674
		SCALE: 1"=30'
		DATE: 02/25/2020
		DRAWN BY: NR
		DESIGN BY: NR
		REVIEW BY: NR/DH
		SHEET: 01 OF 02

2020-0074-A



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Baltimore County - My Neighborhood

