

MEMORANDUM

DATE: October 7, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0077-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

(2816 Old North Point)

15th Election District

7th Council District

2816 Old North Point, LLC

Legal Owner

Petitioner

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2020-0077-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Timothy M. Kotroco, Esq., on behalf of 2816 Old North Point, LLC, legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from § 238.2 of the Baltimore County Zoning Regulations (“BCZR”) to allow a one-story building to be constructed 5 ft. from a rear property line and 5 ft. from the side property line, in lieu of the required 30 ft. For such other and further as the nature of this cause may require. A site plan was marked as Petitioner’s Exhibit 7.

Due to the COVID-19 pandemic, a WebEx hearing was conducted remotely by computer and/or phone participation. Woodrow Nash appeared in support of the petition. Timothy M. Kotroco, Esq. appeared and represented the Petitioner. Paul Ratych, the property line surveyor who prepared the site plan also attended. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR.

The site is approximately 1.0484 acres in size and zoned BL-AS, BR-AS, BR. Mr. Nash owns and operates a tavern on the site known as the Grey Manor Inn. He is currently using several shipping containers at the rear of the site for storage and received a Code citation as a result. The citation was held in abeyance in order for Mr. Nash to petition for the variance relief requested

ORDER RECEIVED FOR FILING

Date 9-4-2020

By [Signature]

in this case. Mr. Kotroco explained that at the request of the zoning office they are locating the proposed storage building entirely within the BR zone on the property. The proposed storage building would enable Mr. Nash to move the contents from the shipping containers into this building and dispose of the containers. This will enhance the appearance of the property.

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

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

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

The subject property is split into several zones and has a utility easement running through the center. It is therefore unique. Petitioner would suffer practical difficulty and hardship if the variance relief were denied because he would be unable to construct this necessary storage building. The structure will enhance the appearance of the property and will not adversely impact any neighboring properties. The variance can be granted within the spirit and intent of the BCZR and without causing harm to the public health, safety, or welfare.

THEREFORE, IT IS ORDERED, this 4th day of **September, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Baltimore County Zoning Regulations pursuant to § 238.2 of the Baltimore County Zoning Regulations ("BCZR") to allow a one-story building to be constructed 5 ft. from a rear property line and 5 ft. from the side property line, in lieu of the required 30 ft. For such other and further as the nature of this cause may require be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

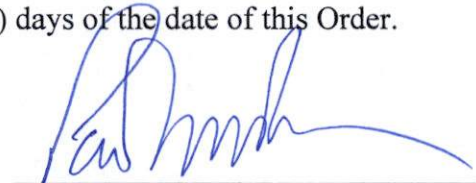
Date 9-4-2020

By RSW

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dlm

ORDER RECEIVED FOR FILING

Date 9-4-2020

By 12W



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 2816 OLD NORTH POINT ROAD which is presently zoned BR; BR-AS, BL-AS

Deed References: 25417/00727 10 Digit Tax Account # 1520000240

Property Owner(s) Printed Name(s) 2816 OLD NORTH POINT, LLC

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

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

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

SEE ATTACHMENT

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

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

SEE ATTACHMENT

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Timothy M. Kotroco, Esq.

Name- Type or Print

Signature

305 Washington Ave, Ste 502 Towson, MD

Mailing Address

City

State

21204 / 410-299-2943 / tkotroco@gmail.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

2816 OLD NORTH PT LLC, By: WOODROW NASH, Member

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

7106 River Drive Road Baltimore, MD

Mailing Address

City

State

21219 / 443-604-8787 / tkotroco@gmail.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Same as attorney for Petitioner

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0077-A Filing Date 3/12/20

Do Not Schedule Dates: _____

Reviewer gr

REV. 10/4/11

Drop-off

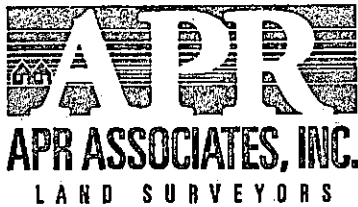
ATTACHMENT TO VARIANCE PETITION

The Petitioner, requests the following zoning relief:

VARIANCE RELIEF from section 238.2 of the BCZR to allow a one story building to be constructed 5 feet from a rear property line and 5 feet from the side property line, in lieu of the required 30 feet.

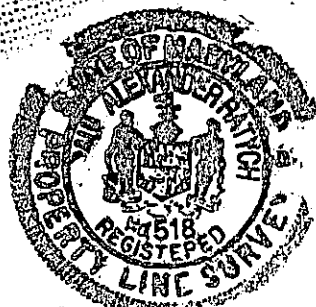
AND For such other and further relief as the nature of this cause may require.

2020-0077-A



ZONING PROPERTY DESCRIPTION FOR 2816 OLD NORTH POINT ROAD

Beginning at a point at the intersection of the north side of Old North Point Road, which right of way width is 40' feet, and the east side of Pinewood Road, which right of way is 60' feet, thence the following courses and distances 1) North $56^{\circ} 23' 17''$ East 258.63' feet 2) South $33^{\circ} 36' 43''$ East 170.86' feet 3) South $63^{\circ} 11' 47''$ West 161.61' feet 4) North $66^{\circ} 31' 00''$ West 180.69' feet to the point of beginning as recorded in Deed Liber 2633, Folio 451 and Deed Liber 25417, Folio 727. Containing 33,326 square feet or 0.7651 acres. Located in the 15th election district and 7th councilmanic district.



Paul Ratzel 3-2-2020
LICENSE EXPIRES 2-10-2021

7427 Harford Road
Baltimore, MD 21234
Phone (410) 444-4312
Fax (410) 444-1647
Email apr444@verizon.net

Drop off



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: 2020-0077-A

2816 Old North Point Road

North side corner of North Point Road and Pinewood Road

15th Election District – 7th Councilmanic District

Legal Owners: 2816 Old North Point, LLC

Variance to allow a one story building to be constructed 5 feet from a rear property line and 5 feet from the side property line, in lieu of the required 30 ft.; and for such other and further relief as the nature of this cause may require.

Hearing: Tuesday, September 3, 2020 at 11:00 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: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
Woodrow Nash, 7106 River Drive Road, Baltimore 21219

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

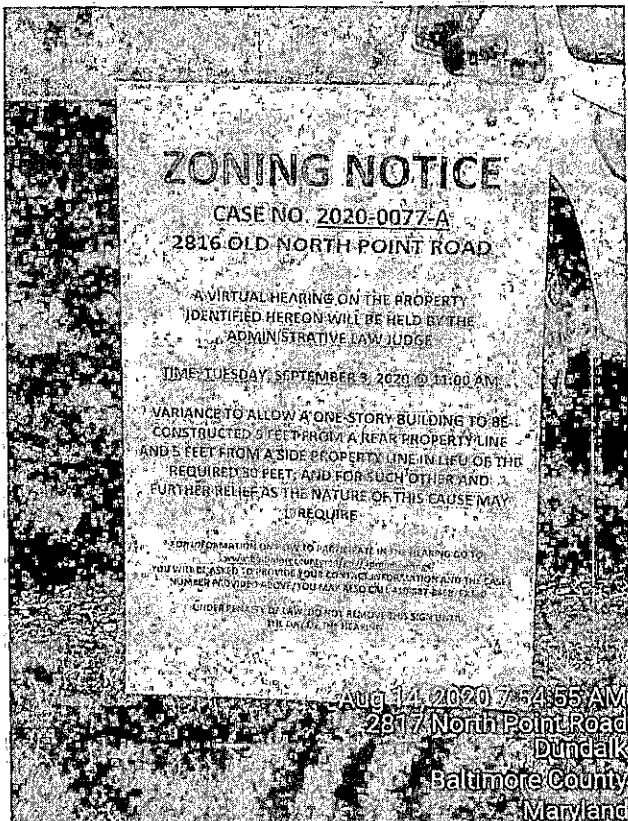
CERTIFICATE OF POSTING

Date: AUGUST 14, 2020

RE: Project Name: 2816 OLD NORTH POINT RD. #1
Case Number /PAI Number: 2020-0077-A
Petitioner/Developer: 2816 OLD NORTH POINT LLC
Date of Hearing/Closing: SEPTEMBER 3, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2816 OLD NORTH POINT ROAD
(ONE POSTED ON OLD NORTH POINT RD. & ONE ON PINEWOOD ROAD)

The sign(s) were posted on AUGUST 14, 2020
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

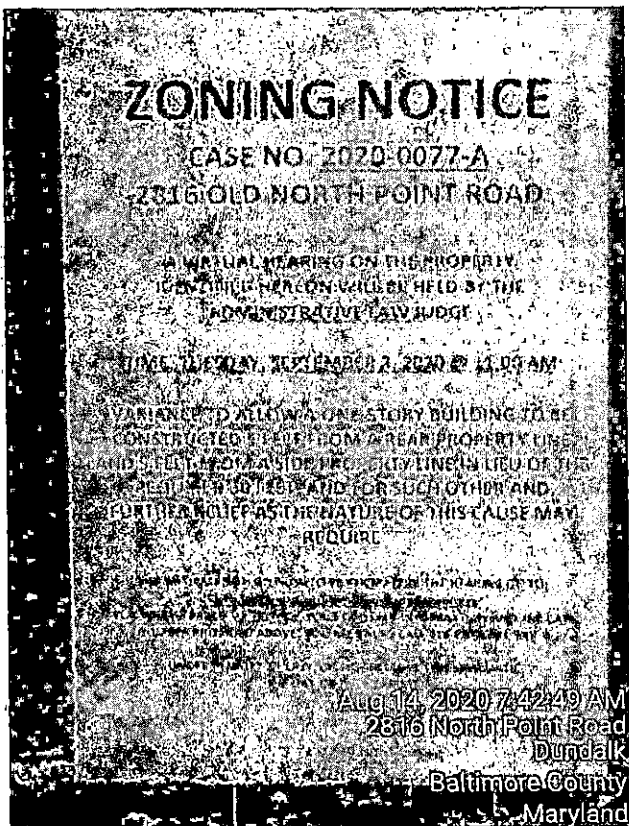
CERTIFICATE OF POSTING

Date: AUGUST 14, 2020

RE: Project Name: 2816 OLD NORTH POINT RD. #2
Case Number /PAI Number: 2020-0077-A
Petitioner/Developer: 2816 OLD NORTH POINT LLC
Date of Hearing/Closing: SEPTEMBER 3, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2816 OLD NORTH POINT ROAD
(ONE POSTED ON OLD NORTH POINT RD. & ONE ON PINEWOOD ROAD)

The sign(s) were posted on AUGUST 14, 2020
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

The Daily Record

200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 584-7000
www.thedailyrecord.com

JOHN A. OLSZEWSKI, JR.
County Executive

PUBLISHER'S AFFIDAVIT

Order #: MICHAEL D. MALLINOFF, Director
Case #: 2020-0077-A, Agent of Permits,
Description: Approvals & Inspections

ZONING HEARING - CASE NUMBER: 2020-0077-A

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

8/14/2020



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: 2020-0077-A

2816 Old North Point Road

North side corner of North Point Road and Pinewood Road

15th Election District - 7th Councilmanic District

Legal Owners: 2816 Old North Point, LLC

Variance to allow a one story building to be constructed 5 feet from a rear property line and 5 feet from the side property line, in lieu of the required 30 ft.; and for such other and further relief as the nature of this cause may require.

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Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

aul4



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 11, 2020

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CASE NUMBER: 2020-0077-A

2816 Old North Point Road

North side corner of North Point Road and Pinewood Road

15th Election District – 7th Councilmanic District

Legal Owners: 2816 Old North Point, LLC

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Michael Mallinoff
Director

MM:kl

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
Woodrow Nash, 7106 River Drive Road, Baltimore 21219

NOTES: (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:

Timothy Kotroco
305 Washington Avenue, Ste. 502
Towson, MD 21204

410-299-2943

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: 2020-0077-A

2816 Old North Point Road

North side corner of North Point Road and Pinewood Road

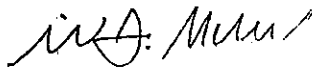
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Variance to allow a one story building to be constructed 5 feet from a rear property line and 5 feet from the side property line, in lieu of the required 30 ft.; and for such other and further relief as the nature of this cause may require.

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

RE: PETITION FOR VARIANCE
2816 Old North Point Road; N/S corner
of North Point Road & Pinewood Road
15th Election & 7th Councilmanic Districts
Legal Owner(s): 2816 Old North Point LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2020-077-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

MAR 17 2020

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 Timothy Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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.

For Newspaper Advertising:

Contract Purchaser/Lessee: _____

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 24, 2020

Timothy M. Kotroco,
305 Washington Ave Ste 502
Towson MD 21204

RE: Case Number: 2020-0077-A, 2816 Old North 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 12, 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 a horizontal line.

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 # 2020-0077-A
Address 2816 Old North Point Road
(2816 Old North Point, LLC
Property)

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

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

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

Date: 3/23/20

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2020-0077A

Variance
2816 Old North Point Road, LLC
2816 Old North Point Road

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

Sincerely,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 4/3/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-077

INFORMATION:

Property Address: 2816 Old North Point Road
Petitioner: 2816 Old North Point Road LLC, Woodrow Nash
Zoning: BR, BR-AS, BL-AS
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance from section 238.2 of the Baltimore County Zoning Regulations (BCZR) to allow a one-story building to be constructed 5 feet from a rear property line and 5 feet from the side property line, in lieu of the required 30 feet.

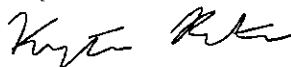
A site visit was conducted on 3/23/2020. The subject site is improved with a bar and package goods store – the Gray Manor Inn. Surrounding the structure is a large parking area, which is in substantial disrepair. The applicant wishes to construct a pole barn behind the bar and the area designated for horseshoes. The site plan indicates that the parking lot will be improved and striped to designate approximately 40 parking spaces with two handicapped spaces.

The Department of Planning does not object to this variance provided the following conditions are met:

1. Provide a landscape plan to the Baltimore County landscape architect for review and approval. - The parking area should be landscaped to screen from the street and trees shall be located throughout the paved area to soften the appearance of the parking lot
2. Provide a dumpster enclosure that meets the requirements of the Landscape Manual Section III, H.
3. Provide elevations of the pole barn for review prior to issuance of permit

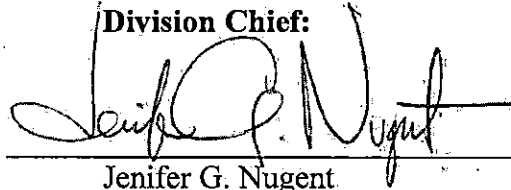
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:


Jenifer G. Nugent

Date: 4/3/2020
Subject: ZAC # 20-077
Page 2

CPG/JGN/kma/

c: Laurie Hay

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

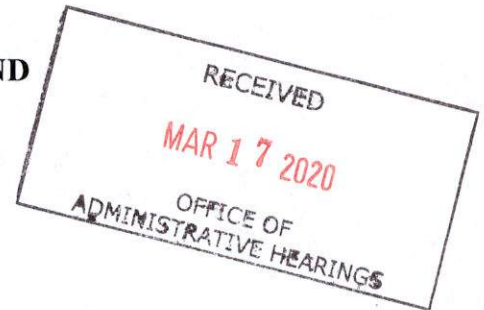
Timothy Kotroco

Office of the Administrative Hearings

People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

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Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

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

DATE: 4/3/2020

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Director, Department of Planning

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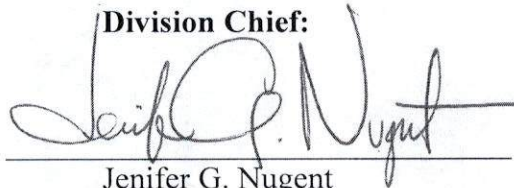
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Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

Date: 4/3/2020
Subject: ZAC # 20-077
Page 2

CPG/JGN/kma/

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

Date: May 11, 2020

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

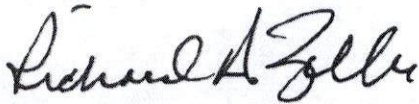
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. **2020-0077-A**

Variance
2816 Old North Point, LLC
2816 Old North Point Road

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

Sincerely,



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

WW/RAZ

TIMOTHY M. KOTROCO, Esq.

305 Washington Avenue, Suite 502

Towson, Maryland 21204

410-299-2943

Tkotreco@gmail.com

DW 10-4-2020
DW 9-4-2020

EXHIBIT LIST FOR: Case No. 2020-077-A

Pet Ex #1: Aerial View from My Neighborhood showing our site and surrounding properties

Pet Ex #2: Aerial View showing our site and location of our new building

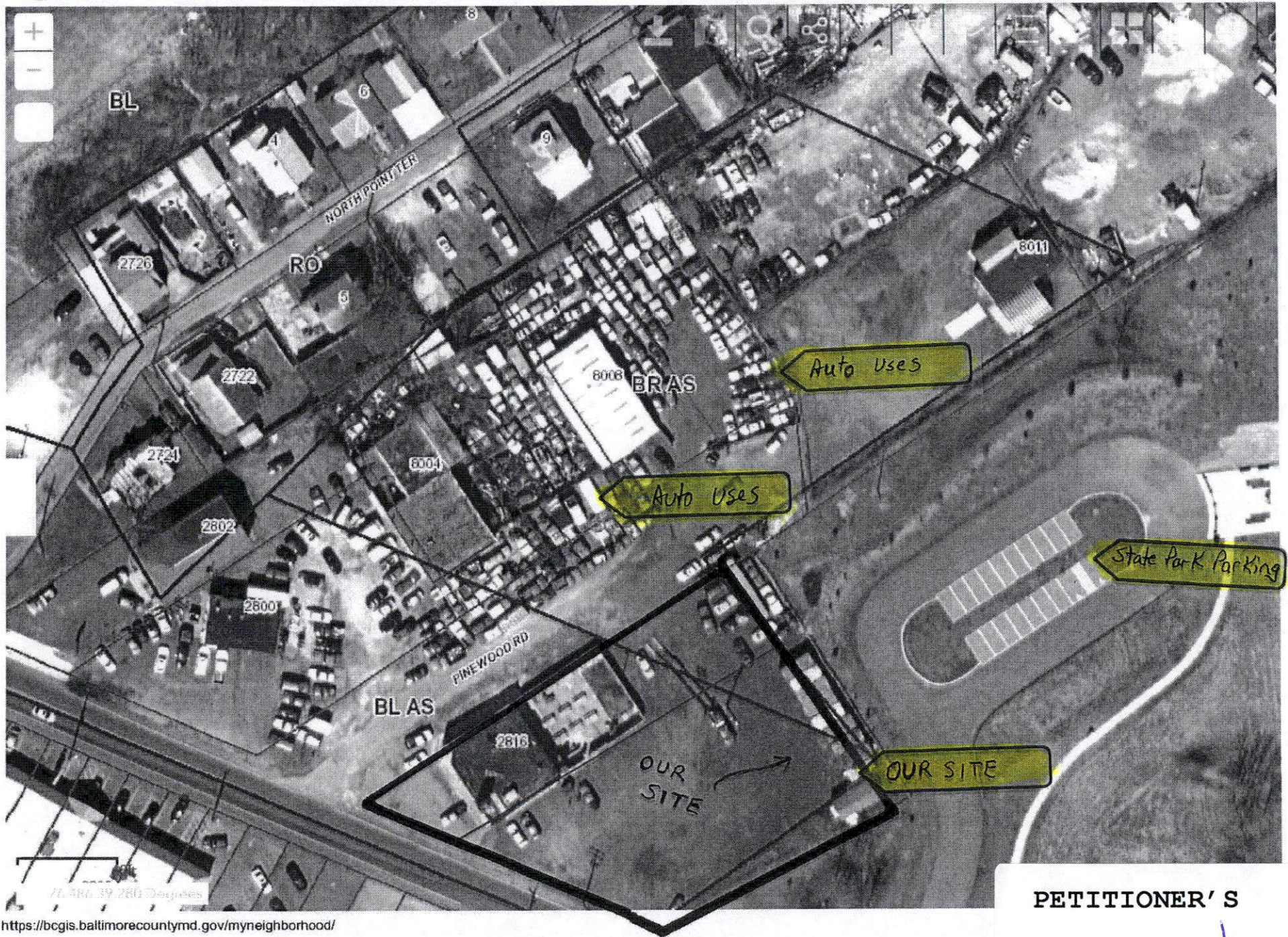
Pet Ex #3A & B: Two aerial views showing proposed building location

Pet Ex #4A, B & C Street views of our bar building and Pinewood Road

Pet Ex #5A, B & C Street views of our parking lot and storage containers

Pet Ex #6A & B Engineered site plan, one with color rendering

Pet. Ex 7 - Site Plan



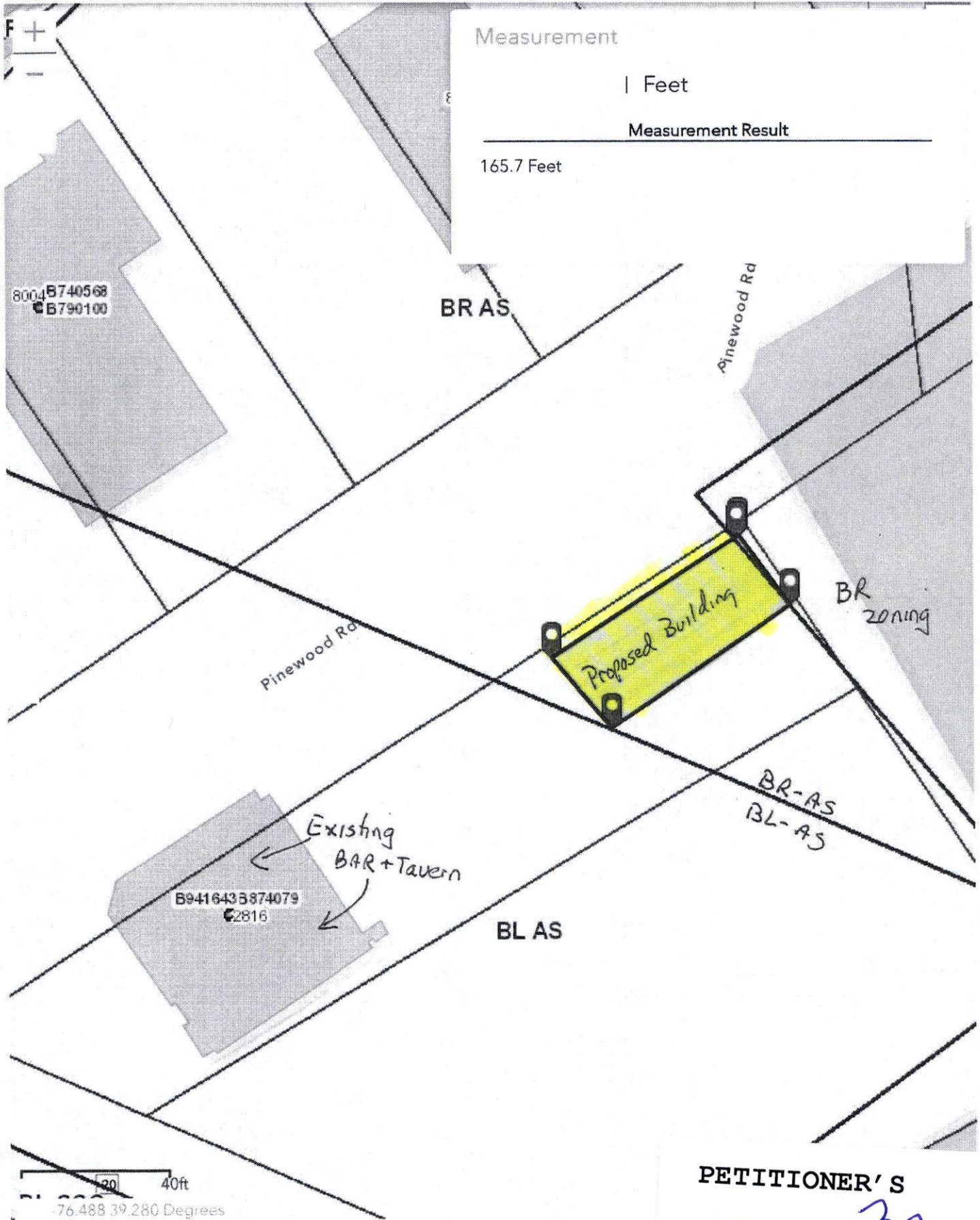
PETITIONER' S

EXHIBIT NO. 1





Baltimore County - My Neighborhood



PETITIONER'S

EXHIBIT NO.

3a



Baltimore County - My Neighborhood



PETITIONER'S

EXHIBIT NO.

310

Google Maps 2815 North Point Rd

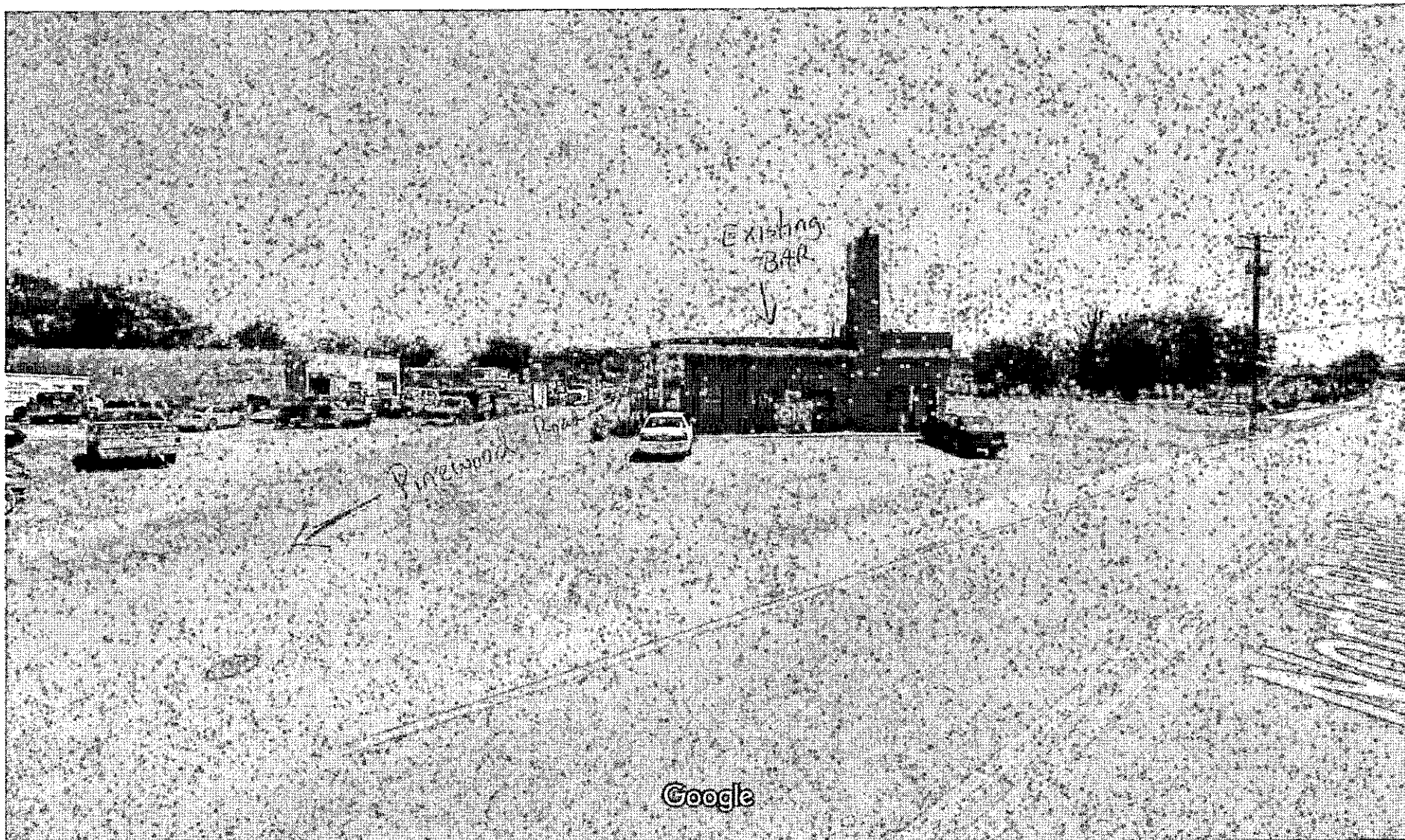


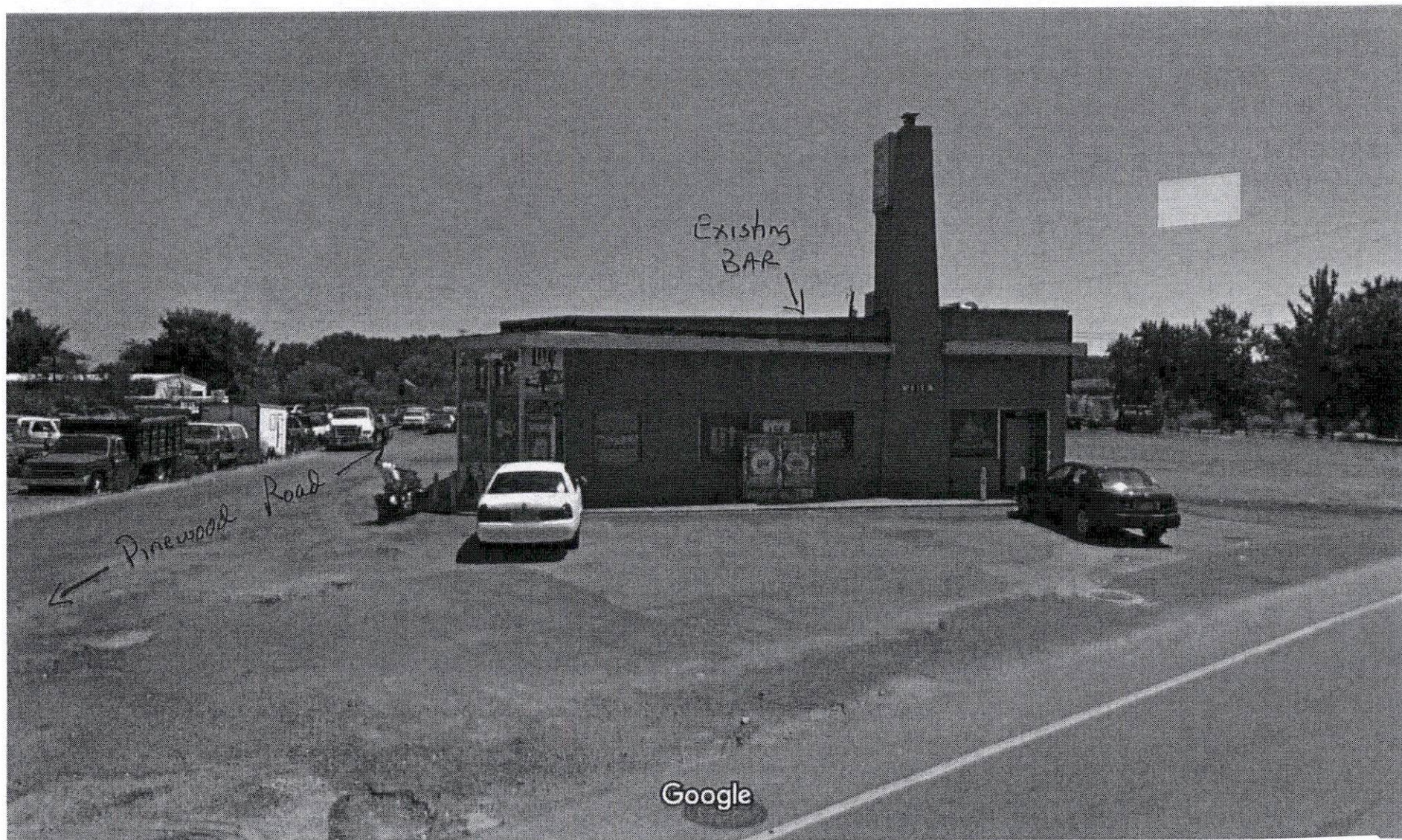
Image capture: Jul 2018 © 2020 Google

PETITIONER'S

EXHIBIT NO.

4a

Google Maps 2815 North Point Rd



PETITIONER'S

EXHIBIT NO. 4b

Google Maps 2804 North Point Rd



Image capture: Jul 2018 © 2020 Google

PETITIONER'S

EXHIBIT NO.

4C

Google Maps 2840 North Point Rd

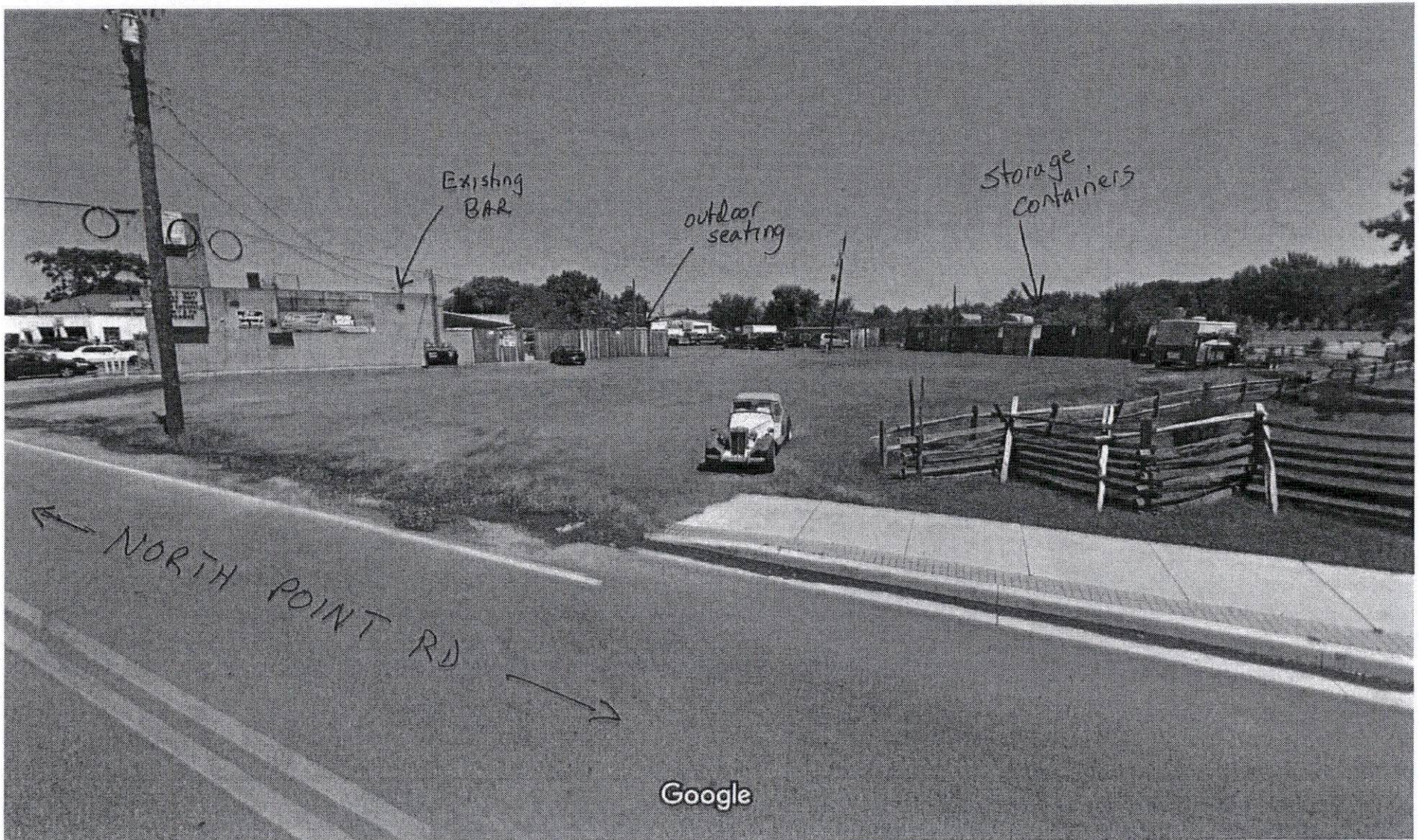


Image capture: Jul 2018 © 2020 Google

PETITIONER'S

EXHIBIT NO.

5a

Google Maps 2840 North Point Rd

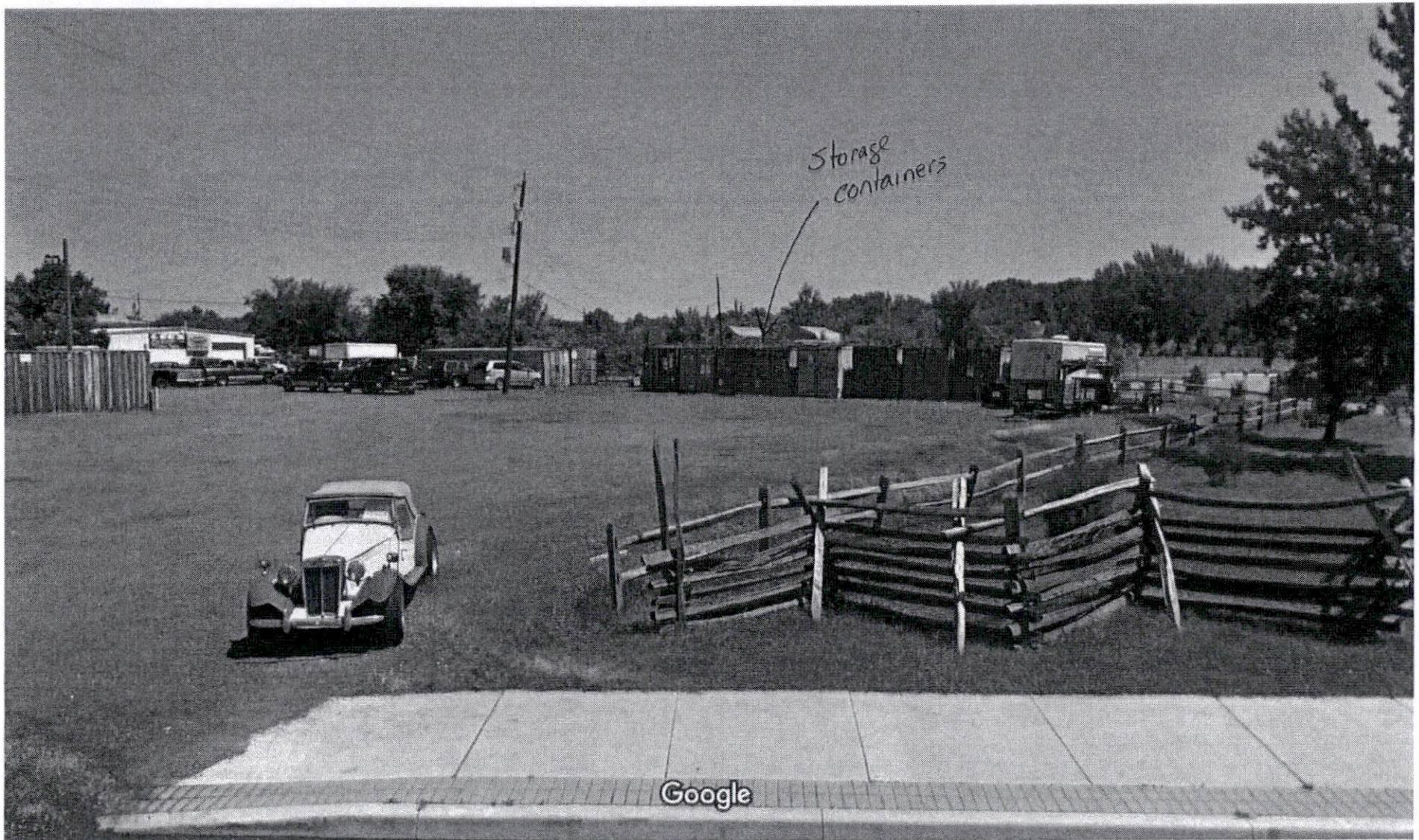


Image capture: Jul 2018 © 2020 Google

PETITIONER'S

EXHIBIT NO.

5b

Google Maps 2840 North Point Rd

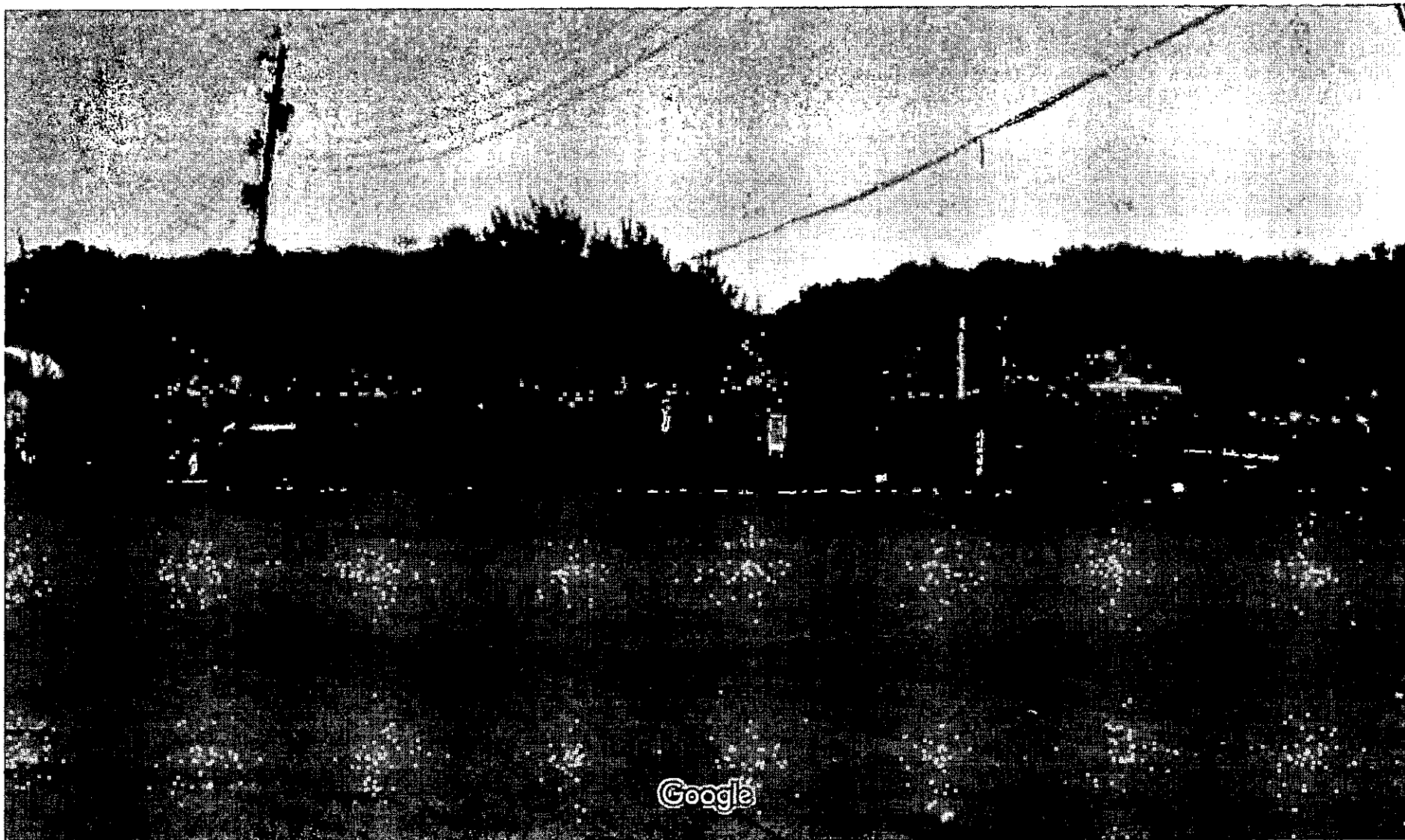


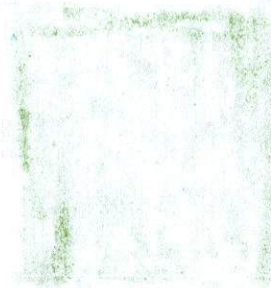
Image capture: Jul 2018 © 2020 Google

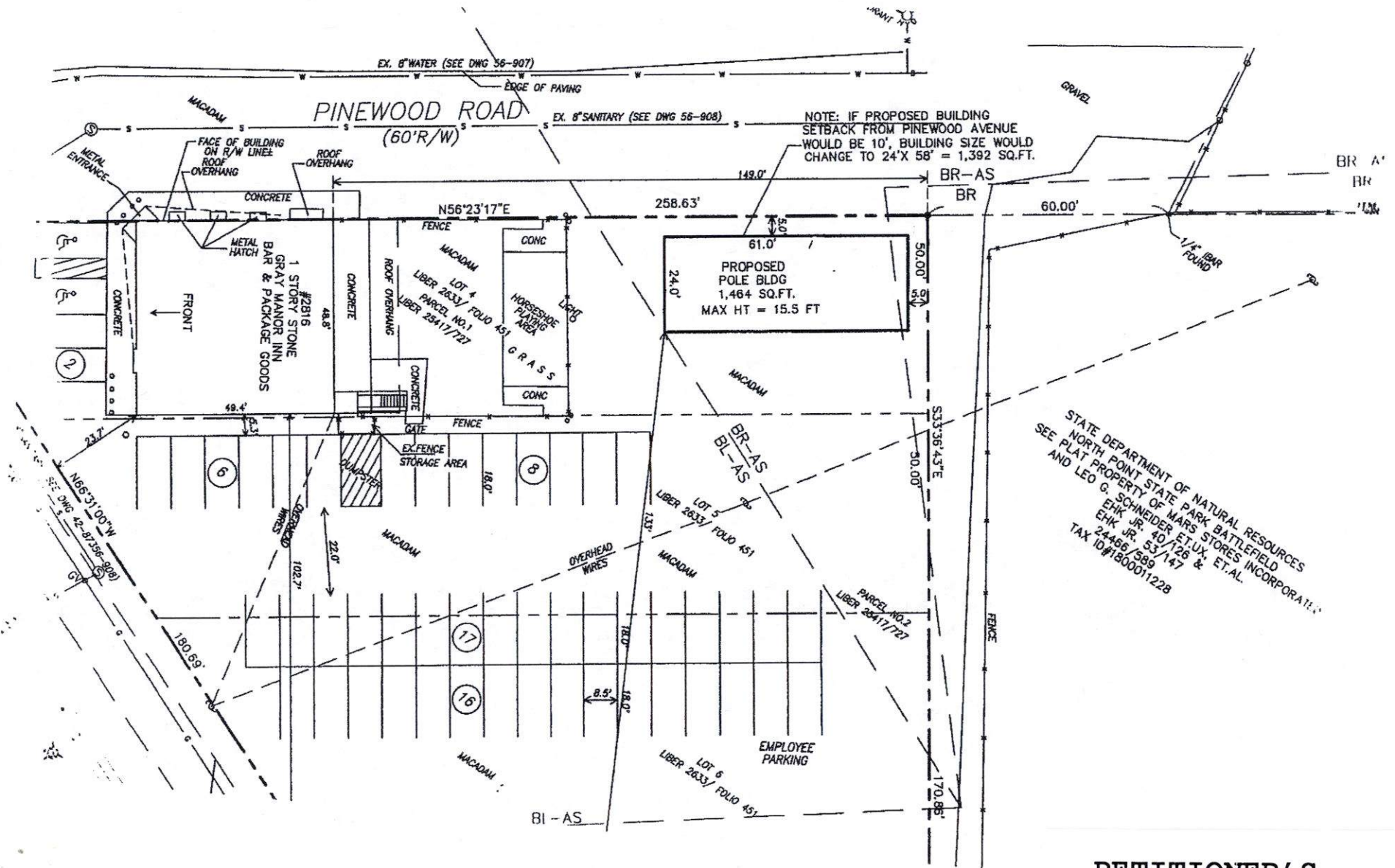
PETITIONER'S

EXHIBIT NO.

5C

11

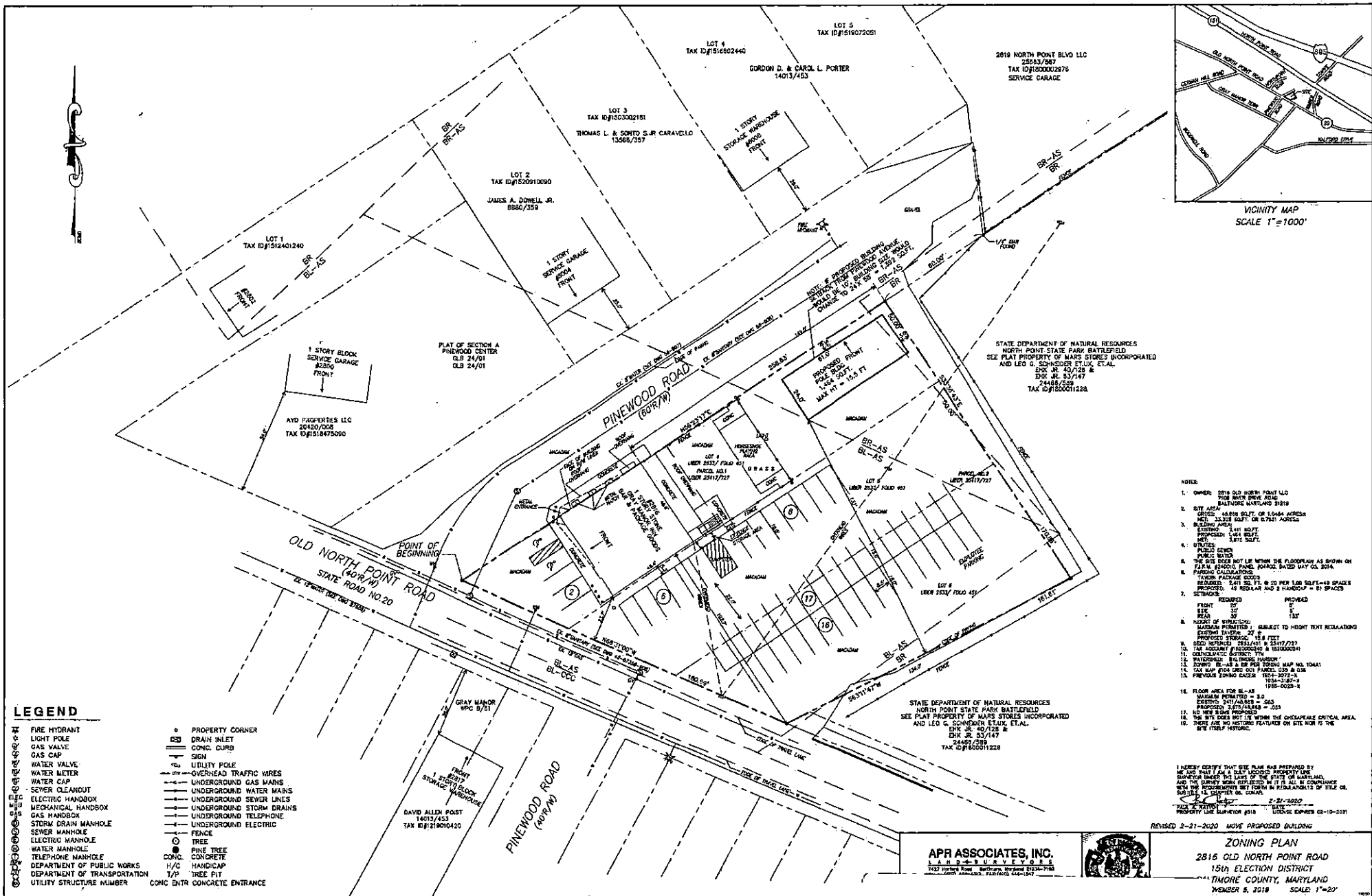




PETITIONER'S

EXHIBIT NO.

660



PETITIONER'S

EXHIBIT NO. 7

✓ Ord'r
✓ ltr.

9/3/20, 20

CASE NO. 2020-

0077-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>3/17</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
	DEPS (if not received, date e-mail sent _____)	
<u>4/3</u>	FIRE DEPARTMENT	
<u>3/23</u>	PLANNING (if not received, date e-mail sent _____)	<u>Comments No objection N/C</u>
	STATE HIGHWAY ADMINISTRATION	
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. <u>1954-3072x</u> <u>1965-0028-x</u> <u>1954-3187x</u>)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>8/14/20</u>	by <u>D. Billingsley</u>
SIGN POSTING (2 nd)	Date: <u>8/31/20</u>	by <u>"</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☒	

Comments, if any: _____

9/3
11Am

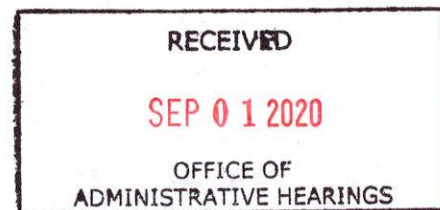
Debra Wiley

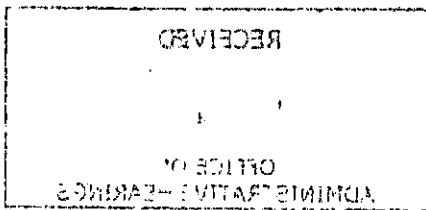
From: David Billingsley <dwb0209@yahoo.com>
Sent: Monday, August 31, 2020 4:56 PM
To: Administrative Hearings
Cc: Timothy M Kotroco; Craig Rodgers
Subject: Case No. 2020-0077-A 2816Old North Point Road
Attachments: Scan_1279.pdf

CAUTION: This message from dwb0209@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertifications attached
Thanks

Dave Billingsley
Central Drafting and Design
410-679-8719 OFFICE
410-458-1401 CELL





CERTIFICATE OF POSTING

RECEIVED 8/31/20
Date: AUGUST 14, 2020

RE: Project Name: 2816 OLD NORTH POINT RD. #1

Case Number /PAI Number: 2020-0077-A

Petitioner/Developer: 2816 OLD NORTH POINT LLC

Date of Hearing/Closing: SEPTEMBER 3, 2020

RECEIVED

SEP 01 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2816 OLD NORTH POINT ROAD
(ONE POSTED ON OLD NORTH POINT RD. & ONE ON PINEWOOD ROAD)

The sign(s) were posted on AUGUST 14, 2020

(Month, Day, Year)

David Billingsley

David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

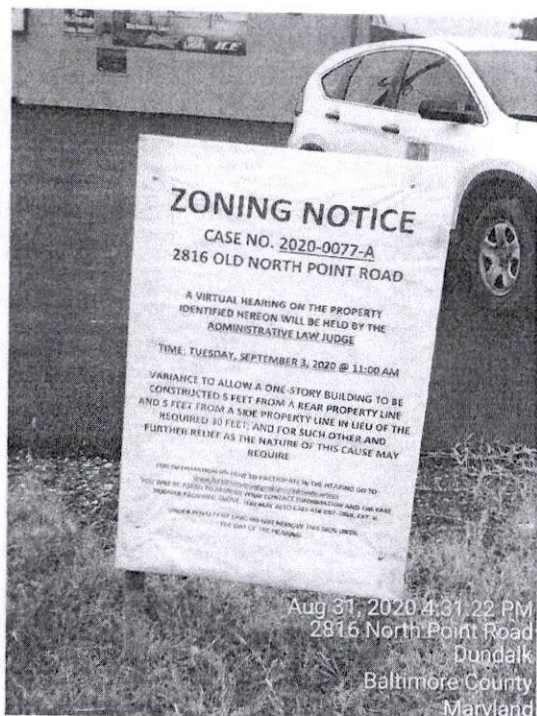
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)



CERTIFICATE OF POSTING

RECEIVED 8/31/20
Date: AUGUST 14, 2020

RE: Project Name: 2816 OLD NORTH POINT RD. #2
Case Number /PAI Number: 2020-0077-A
Petitioner/Developer: 2816 OLD NORTH POINT LLC
Date of Hearing/Closing: SEPTEMBER 3, 2020



This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2816 OLD NORTH POINT ROAD
(ONE POSTED ON OLD NORTH POINT RD. & ONE ON PINEWOOD ROAD)

The sign(s) were posted on AUGUST 14, 2020
(Month, Day, Year)



David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

Donna Mignon

From: tkotroco@gmail.com
Sent: Monday, August 31, 2020 1:56 PM
To: Administrative Hearings
Cc: woodrownash@gmail.com; tkotroco@gmail.com
Subject: Exhibits for Case No. 2020-077-A, 2816 Old North Point Road Hearing Date Thursday, Sept 3 @11am
Attachments: 2020-077-A-2816 Old North Point PET EX #1.pdf; 2020-077-A-2816 Old North Point PET EX #2.pdf; 2020-077-A-2816 Old North Point PET EX #3a & 3b.pdf; 2020-077-A-2816 Old North Point PET EX #4A, 4B, & 4C.pdf

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

Dear ALJ Office,

I have attached to this email the exhibits I intend to offer into evidence at my hearing which is scheduled for this Thursday at 11 AM. I will be sending these exhibits in two separate emails as I do not believe they can all be attached to one email. Thank you.

Tim K.

Timothy M. Kotroco, Esq.
Kotroco & Associates, LLC
305 Washington Avenue, Ste. 502
Towson, Maryland 21204
Cell/Text: 410-299-2943

This communication is from a law firm and may contain confidential or privileged information. Unauthorized retention, disclosure, or use of this information is prohibited and may be unlawful under 18 U.S.C. §§ 2510-2521. Accordingly, if this email has been sent to you in error, please contact the sender by reply email or by phone at 410-299-2943.



Donna Mignon

From: tkotroco@gmail.com
Sent: Monday, August 31, 2020 1:58 PM
To: Administrative Hearings
Cc: woodrownash@gmail.com; tkotroco@gmail.com
Subject: Case No. 2020-077-A
Attachments: 2020-077-A-2816 Old North Point PET EX #5A, 5B & 5C.pdf; 2020-077-A-2816 Old North Point PET EX #6A & 6B.pdf

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

Dear ALJ Office,

I have attached to this email the remaining exhibits I intend to offer into evidence at my hearing which is scheduled for this Thursday at 11 AM. Thank you.

Tim K.
Timothy M. Kotroco, Esq.
Kotroco & Associates, LLC
305 Washington Avenue, Ste. 502
Towson, Maryland 21204
Cell/Text: 410-299-2943

This communication is from a law firm and may contain confidential or privileged information. Unauthorized retention, disclosure, or use of this information is prohibited and may be unlawful under 18 U.S.C. §§ 2510-2521. Accordingly, if this email has been sent to you in error, please contact the sender by reply email or by phone at 410-299-2943.

Donna Mignon

From: tkotroco@gmail.com
Sent: Monday, August 31, 2020 2:11 PM
To: Administrative Hearings
Subject: RE: Case No. 2020-077-A

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

Thank you Donna!

Timothy M. Kotroco, Esq.
Kotroco & Associates, LLC
305 Washington Avenue, Ste. 502
Towson, Maryland 21204
Cell/Text: 410-299-2943

This communication is from a law firm and may contain confidential or privileged information. Unauthorized retention, disclosure, or use of this information is prohibited and may be unlawful under 18 U.S.C. §§ 2510-2521. Accordingly, if this email has been sent to you in error, please contact the sender by reply email or by phone at 410-299-2943.

From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Sent: Monday, August 31, 2020 2:05 PM
To: tkotroco@gmail.com
Subject: RE: Case No. 2020-077-A

Hi Tim,
We received both emails.
Thank you.

Donna

From: tkotroco@gmail.com <tkotroco@gmail.com>
Sent: Monday, August 31, 2020 1:58 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Cc: woodrownash@gmail.com; tkotroco@gmail.com
Subject: Case No. 2020-077-A

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

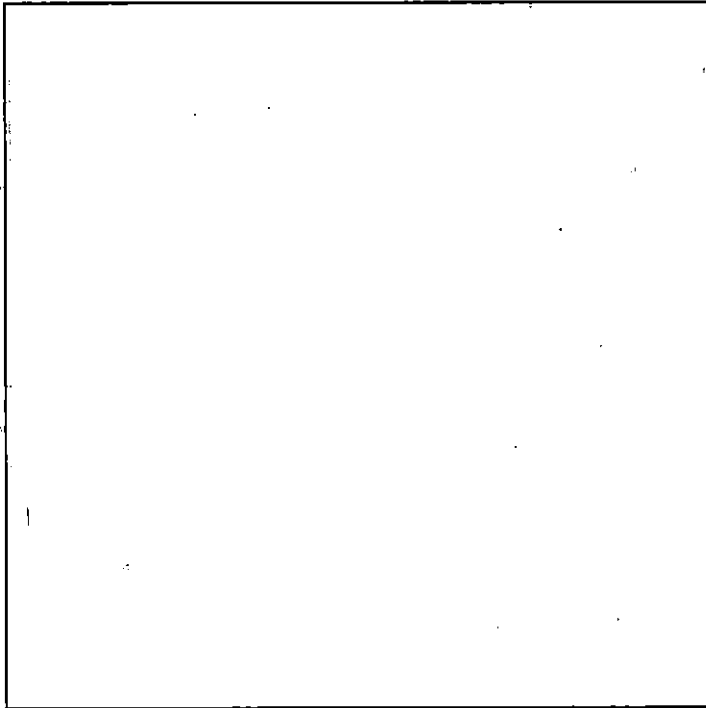
Dear ALJ Office,

I have attached to this email the remaining exhibits I intend to offer into evidence at my hearing which is scheduled for this Thursday at 11 AM. Thank you.

Tim K.

Timothy M. Kotroco, Esq.
Kotroco & Associates, LLC
305 Washington Avenue, Ste. 502
Towson, Maryland 21204
Cell/Text: 410-299-2943

This communication is from a law firm and may contain confidential or privileged information. Unauthorized retention, disclosure, or use of this information is prohibited and may be unlawful under 18 U.S.C. §§ 2510-2521. Accordingly, if this email has been sent to you in error, please contact the sender by reply email or by phone at 410-299-2943.



CONNECT WITH BALTIMORE COUNTY

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www.baltimorecountymd.gov

Donna Mignon

From: Donna Mignon
Sent: Monday, August 31, 2020 9:31 AM
To: 'tkotroco@gmail.com'
Subject: 2816 Old North Point Road - Hearing 9/3/2020 at 11:00 a.m. - Case No: 2020-0077-A

Hi Tim,

I hope things are well with you. This is just a reminder.

Please email any exhibits you wish to present within 48 hours of the hearing date to:
administrativehearings@baltimorecountymd.gov

Thank you so much. 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

Donna Mignon

From: Donna Mignon
Sent: Monday, August 31, 2020 9:19 AM
To: 'David' Billingsley
Subject: 2816 Old North Point Boulevard.- Hearing 9/3/2020 at 11:00 - Case No: 2020-0077-A

Good Morning,

Please email the second recertification posting to our office within 48 hours of the hearing date.

Please send to administrativehearings@baltimorecountymd.gov

Thank you so much. 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

Donna Mignon

From: Donna Mignon
Sent: Monday, August 31, 2020 9:19 AM
To: 'David Billingsley'
Subject: 2816 Old North Point Boulevard - Hearing 9/3/2020 at 11:00 - Case No: 2020-0077-A

Good Morning,

Please email the second recertification posting to our office within 48 hours of the hearing date.

Please send to administrativehearings@baltimorecountymd.gov

Thank you so much. 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

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 15 Account Number - 1520000240			
Owner Information					
Owner Name:	2816 OLD NORTH POINT LLC		Use:	COMMERCIAL	
Mailing Address:	7106 RIVER DRIVE RD BALTIMORE MD 21219-1134		Principal Residence:	NO	
			Deed Reference:	/25417/ 00727	
Location & Structure Information					
Premises Address:	2816 OLD NORTH POINT RD 0-0000		Legal Description:	.309 AC 2816 OLD NORTH PT RD COR PINWOOD RD	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0104	0001	0035	31504.04	0000	
			Block:	Lot:	Assessment Year:
					2021
			Plat No:		
			Plat Ref:		
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1956		2,424 SF		13,460 SF	
				Property Land Area	
				23	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
		RESTAURANT	/	C3	
Garage					
Last Notice of Major Improvements					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2018	07/01/2020	07/01/2021
Land:		170,900	170,900		
Improvements		201,300	201,300		
Total:		372,200	372,200	372,200	
Preferential Land:		0			
Transfer Information					
Seller: TAYLORSON EDWARD A		Date: 01/16/2007		Price: \$410,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /25417/ 00727		Deed2:	
Seller: SCHNEIDER LEO G		Date: 09/17/1954		Price: \$3,500	
Type: ARMS LENGTH IMPROVED		Deed1: /02556/ 00176		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2020		07/01/2021	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

ZAC AGENDA

Case Number: 2020-0077-A

Reviewer: Gary Hucik

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

Type: VARIANCE

Legal Owner: 2816 Old North Point LLC

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 2816 OLD NORTH POINT

Location: Northh side corner of North Point Road and Pinewood Road.

Existing Zoning: BL-AS, BR-AS, BR

Area: 1.0484 AC

Proposed Zoning:

VARIANCE:

From section 238.2 of the BCZR to allow a one story building to be constructed 5 feet from a rear property line and 5 feet from the side property line, in lieu of the required 30 feet. For such other and further as the nature of this cause may require.

Attorney: Timothy M. Kotroco

Prior Zoning Cases: 1954-3072-X; 1954-3187-X; 1965-0028-X

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - 2816 Old North Point Road
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e9cf046a15db38bacd4b916a698d1a0a6>
Start: Thu 9/3/2020 11:00 AM
End: Thu 9/3/2020 12:00 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: webex

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

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

Host: Donna Mignon (dmignon@baltimorecountymd.gov)
Event number (access code): 160 879 7363

Thursday, September 3, 2020 11:00 am, Eastern Daylight Time (New York, GMT-04:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e9cf046a15db38bacd4b916a698>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e2da3db3170a5a7b0461fb5492c>



Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1608797363@baltimorecountymd.webex.com

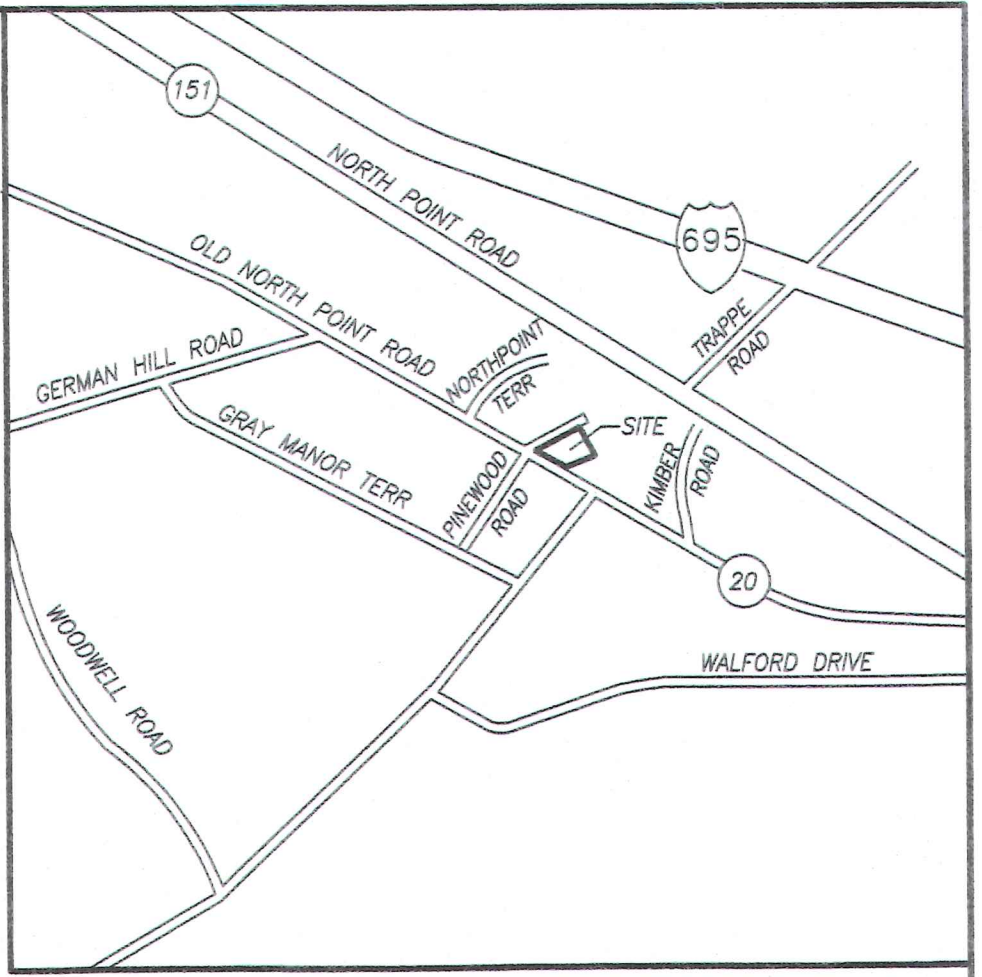
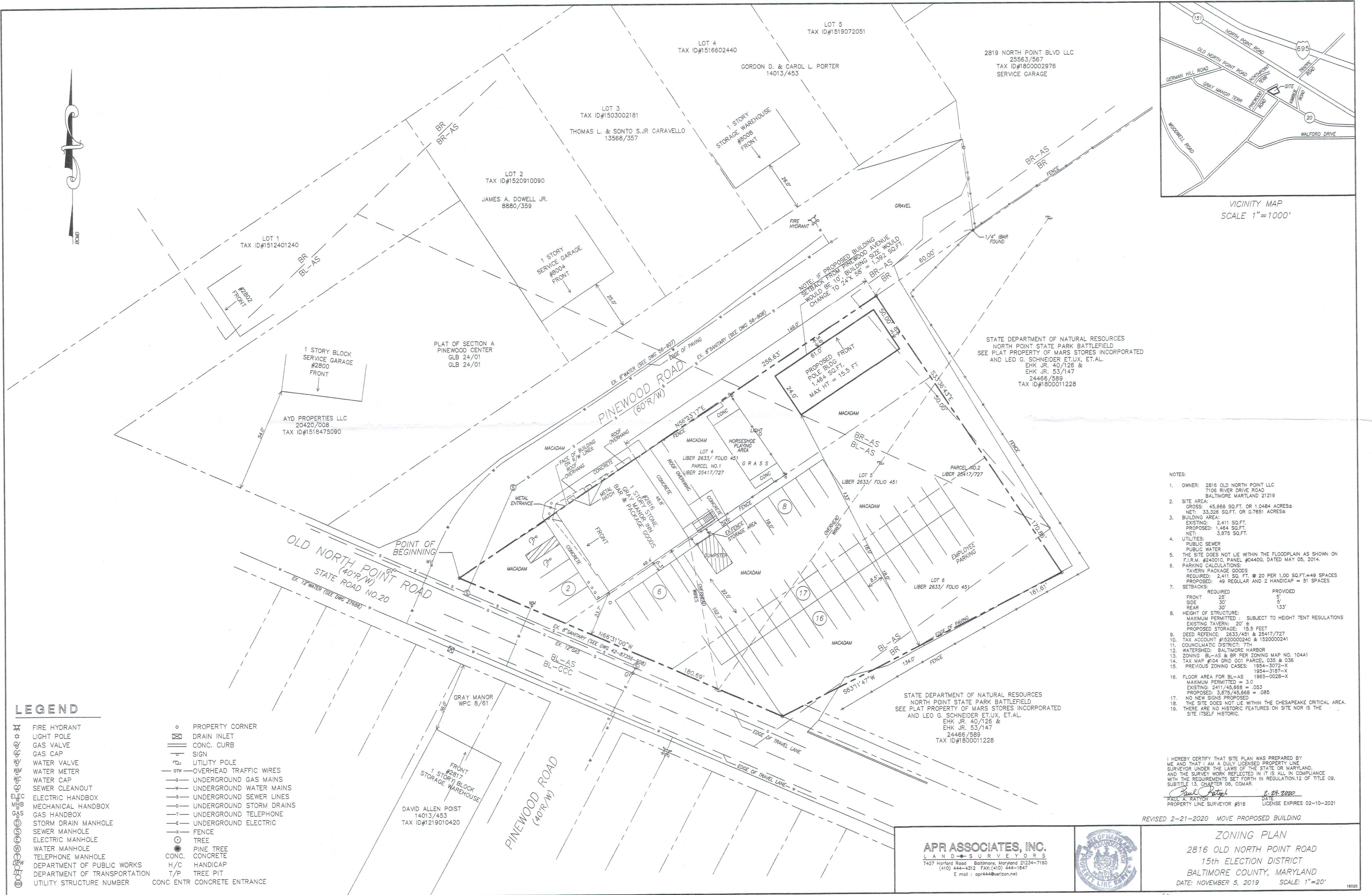
You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 637282

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e355cc3db8f377499374caf6114b6faa1>

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



VICINITY MAP
SCALE 1"=1000'

- LEGEND**
- FIRE HYDRANT
 - LIGHT POLE
 - GAS VALVE
 - GAS CAP
 - WATER VALVE
 - WATER METER
 - WATER CAP
 - SEWER CLEANOUT
 - ELECTRIC HANDBOX
 - MECHANICAL HANDBOX
 - GAS HANDBOX
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - ELECTRIC MANHOLE
 - WATER MANHOLE
 - TELEPHONE MANHOLE
 - DEPARTMENT OF PUBLIC WORKS
 - DEPARTMENT OF TRANSPORTATION
 - UTILITY STRUCTURE NUMBER
 - PROPERTY CORNER
 - DRAIN INLET
 - CONC. CURB
 - SIGN
 - UTILITY POLE
 - OVERHEAD TRAFFIC WIRES
 - UNDERGROUND GAS MAINS
 - UNDERGROUND WATER MAINS
 - UNDERGROUND SEWER LINES
 - UNDERGROUND STORM DRAINS
 - UNDERGROUND TELEPHONE
 - UNDERGROUND ELECTRIC
 - FENCE
 - TREE
 - PINE TREE
 - CONC. CONCRETE
 - H/C HANDICAP
 - T/P TREE PIT
 - CONC ENTR CONCRETE ENTRANCE

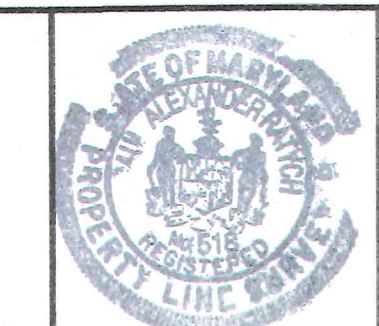
- NOTES:
- OWNER: 2816 OLD NORTH POINT LLC
7106 RIVER DRIVE ROAD
BALTIMORE MARYLAND 21219
 - SITE AREA:
GROSS: 45,668 SQ.FT. OR 1.0484 ACRES±
NET: 33,326 SQ.FT. OR 0.7651 ACRES±
 - BUILDING AREA:
EXISTING: 2,411 SQ.FT.
PROPOSED: 1,464 SQ.FT.
NET: 3,875 SQ.FT.
 - UTILITIES:
PUBLIC SEWER
PUBLIC WATER
 - THE SITE DOES NOT LIE WITHIN THE FLOODPLAIN AS SHOWN ON F.I.R.M. #240010, PANEL #04405, DATED MAY 05, 2014.
 - PARKING CALCULATIONS:
TAVERN PACKAGE GOODS
REQUIRED: 2,411 SQ. FT. @ 20 PER 1,000 SQ.FT.=49 SPACES
PROPOSED: 49 REGULAR AND 2 HANDICAP = 51 SPACES
 - SETBACKS:
REQUIRED PROVIDED
FRONT 25' 5'
SIDE 30' 5'
REAR 30' 133'
 - HEIGHT OF STRUCTURE:
MAXIMUM PERMITTED: SUBJECT TO HEIGHT TENT REGULATIONS
EXISTING TAVERN: 20' ±
PROPOSED TAVERN: 15.5 FEET
 - DEED REFERENCE: 2633/451 & 25417/727
 - TAX ACCOUNT #1520000240 & 1520000241
 - COUNCILMANIC DISTRICT: 7TH
 - WATERSHED: BALTIMORE HARBOR
 - ZONING: BL-AS & BR PER ZONING MAP NO. 104A1
 - TAX MAP #104 GRID 001 PARCEL 035 & 036
 - PREVIOUS ZONING CASES: 1954-3072-X
1954-3187-X
1985-0028-X
 - FLOOR AREA FOR BL-AS
MAXIMUM PERMITTED = 3.0
EXISTING: 2411/45,668 = .053
PROPOSED: 3,875/45,668 = .085
NO NEW SIGNS PROPOSED
 - THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE CRITICAL AREA.
 - THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.

I HEREBY CERTIFY THAT SITE PLAN WAS PREPARED BY ME AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND AND THE SURVEY WORK REFLECTED IN IT IS ALL IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 OF TITLE 09, SUBTITLE 13, CHAPTER 06, COMAR.

PAUL A. RAYCH
PROPERTY LINE SURVEYOR #518
DATE: 2-29-2020
LICENSE EXPIRES 02-10-2021

REVISED 2-21-2020 MOVE PROPOSED BUILDING

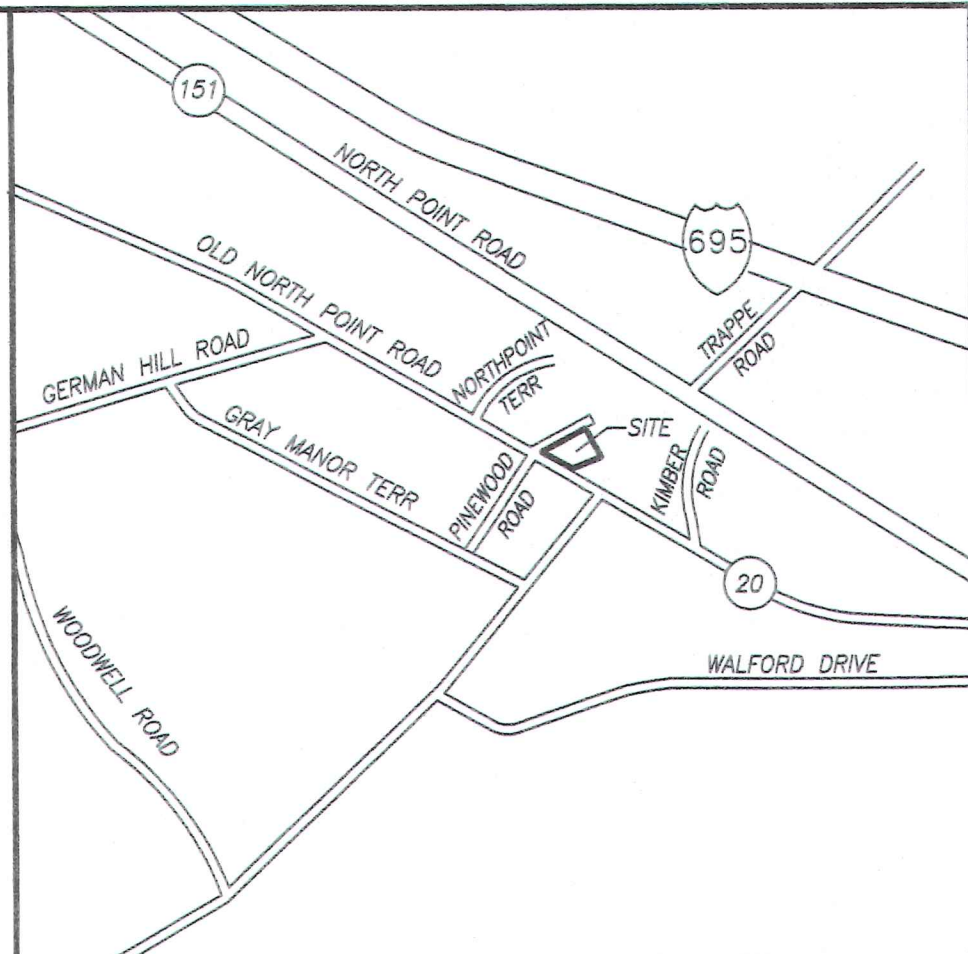
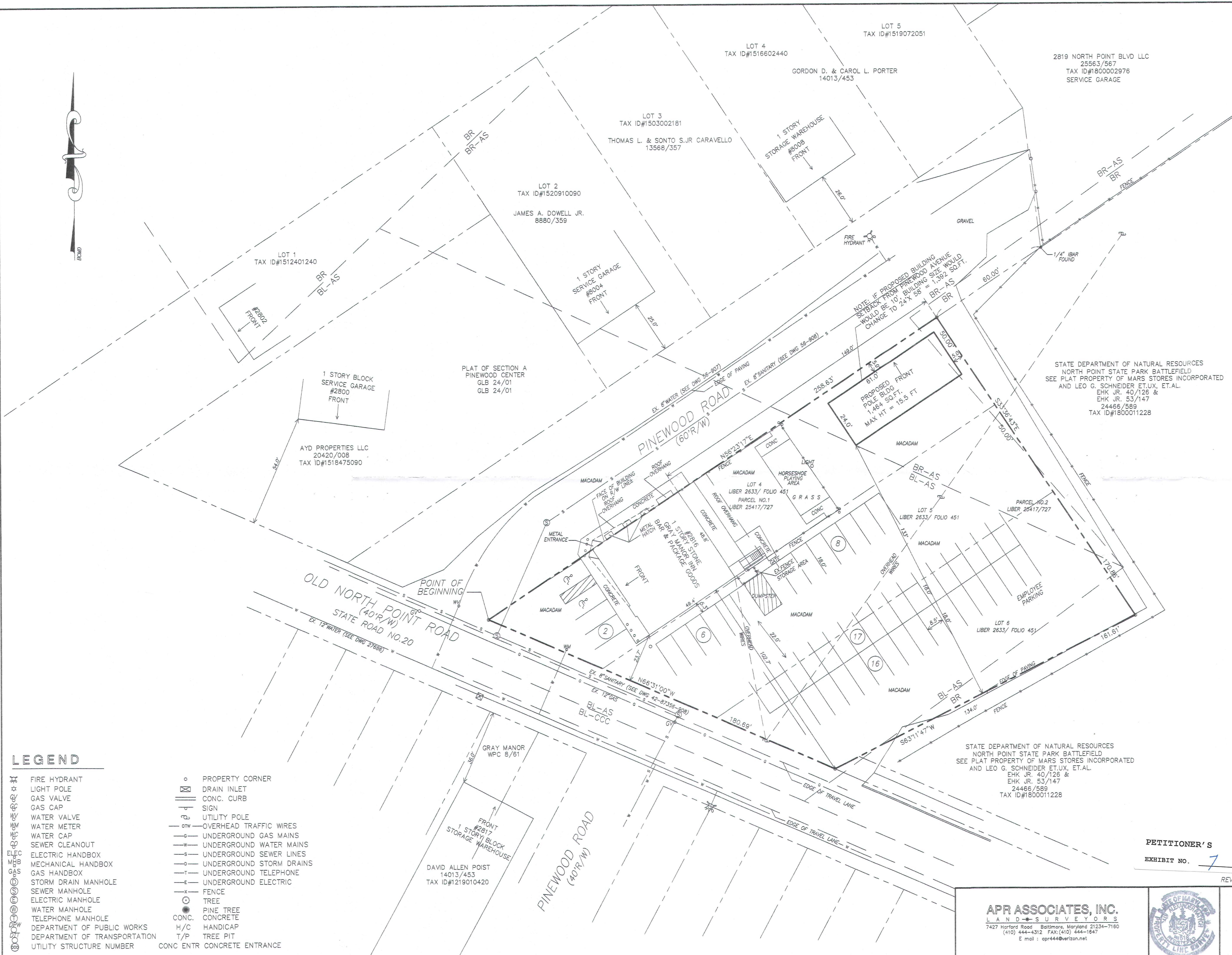
APR ASSOCIATES, INC.
LAND SURVEYORS
7427 Hartford Road, Baltimore, Maryland 21234-7160
(410) 444-4312 FAX: (410) 444-1647
E mail: apr444@verizon.net



ZONING PLAN
2816 OLD NORTH POINT ROAD
15th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
DATE: NOVEMBER 5, 2019 SCALE: 1"=20'

Dep-of

2020-0072-A



VICINITY MAP
SCALE 1"=1000'

- LEGEND**
- PROPERTY CORNER
 - ⊠ DRAIN INLET
 - CONC. CURB
 - SIGN
 - UTILITY POLE
 - OVERHEAD TRAFFIC WIRES
 - UNDERGROUND GAS MAINS
 - UNDERGROUND WATER MAINS
 - UNDERGROUND SEWER LINES
 - UNDERGROUND STORM DRAINS
 - UNDERGROUND TELEPHONE
 - UNDERGROUND ELECTRIC
 - FENCE
 - TREE
 - PINE TREE
 - CONC. CONCRETE
 - H/C HANDICAP
 - T/P TREE PIT
 - CONC ENTR CONCRETE ENTRANCE
 - ★ FIRE HYDRANT
 - ★ LIGHT POLE
 - ★ GAS VALVE
 - ★ GAS CAP
 - ★ WATER VALVE
 - ★ WATER METER
 - ★ WATER CAP
 - ★ SEWER CLEANOUT
 - ★ ELECTRIC HANDBOX
 - ★ MECHANICAL HANDBOX
 - ★ GAS HANDBOX
 - ★ STORM DRAIN MANHOLE
 - ★ SEWER MANHOLE
 - ★ ELECTRIC MANHOLE
 - ★ WATER MANHOLE
 - ★ TELEPHONE MANHOLE
 - ★ DEPARTMENT OF PUBLIC WORKS
 - ★ DEPARTMENT OF TRANSPORTATION
 - ★ UTILITY STRUCTURE NUMBER

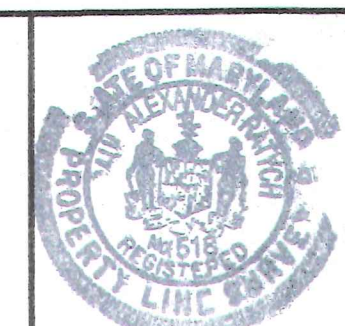
- NOTES:**
- OWNER: 2816 OLD NORTH POINT LLC
7106 RIVER DRIVE ROAD
BALTIMORE MARYLAND 21219
 - SITE AREA:
GROSS: 45,868 SQ. FT. OR 1.0484 ACRES±
NET: 33,326 SQ. FT. OR 0.7651 ACRES±
 - BUILDING AREA:
EXISTING: 2,411 SQ. FT.
PROPOSED: 1,464 SQ. FT.
NET: 3,875 SQ. FT.
 - UTILITIES:
PUBLIC SEWER
PUBLIC WATER
 - THE SITE DOES NOT LIE WITHIN THE FLOODPLAIN AS SHOWN ON
F.I.R.M. #240010, PANEL #0440G, DATED MAY 05, 2014.
 - PARKING CALCULATIONS:
TAVERN PACKAGE GOODS
REQUIRED: 2,411 SQ. FT. @ 20 PER 1,000 SQ. FT. = 48 SPACES
PROPOSED: 49 REGULAR AND 2 HANDICAP = 51 SPACES
 - SETBACKS:
REQUIRED PROVIDED
FRONT 25' 5'
SIDE 30' 5'
REAR 30' 133'
 - HEIGHT OF STRUCTURE:
MAXIMUM PERMITTED: SUBJECT TO HEIGHT TENT REGULATIONS
EXISTING TAVERN: 20' ±
PROPOSED STORAGE: 15.5 FEET
 - DEED REFERENCE: 2633/451 & 25417/727
 - TAX ACCOUNT #1520000240 & 1520000241
 - COUNCILMANIC DISTRICT: 7TH
 - WATERSHED: BALTIMORE HARBOR
 - ZONING: BL-AS & BR PER ZONING MAP NO. 10441
 - TAX MAP #104 GRID 001 PARCEL 035 & 036
 - PREVIOUS ZONING CASES: 1954-3072-X
1954-3167-X
1955-0028-X
 - FLOOR AREA FOR BL-AS
MAXIMUM PERMITTED = 3.0
EXISTING: 2411/45,868 = .053
PROPOSED: 3,875/45,868 = .085
 - NO NEW SIGNS PROPOSED
 - THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE CRITICAL AREA.
 - THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.

PETITIONER'S

EXHIBIT NO. 7

REVISED 2-21-2020 MOVE PROPOSED BUILDING

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Dup-off 2020-0077A