

MEMORANDUM

DATE: October 23, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0101-A- Appeal Period Expired

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

/dlm

cc: Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(9613 Harford Road)
11th Election District
5th Council District
Carney Village LTD Partnership
Legal Owner
Petitioner

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BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2020-0101-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Carney Village LTD Partnership, legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 409.6 to allow a total of 244 off-street parking spaces in lieu of the required 337 parking spaces; BCZR § 409.8.A.4 to allow existing parking spaces in a surface parking facility as close as 3 ft. from the right-of-way line of a public street in lieu of the required 10 ft.; BCZR § 409.8.A.3 to allow light standards in a surface parking facility without curbing or landscaping; and for any relief necessary from strict compliance with the Baltimore County Landscape Manual.

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A site plan was marked and accepted into evidence as Petitioner’s Exhibit 1. Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and the Bureau of Development Plans Review (“DPR”). They did not oppose the requested relief, subject to proposed conditions.

Blake Dickinson appeared as a representative of the Petitioner. Chris Armstrong, from

ORDER RECEIVED FOR FILING

Date

9/22/20

By

D. Mignon

Bohler Engineering, the engineer who prepared the site plan, also appeared. Based on his credentials and experience he was accepted as an expert in land development, engineering, and the BCZR. David H. Karceski, Esq. appeared and represented the Petitioner. There were no protestants or interested citizens in attendance.

The site is approximately 5.405 acres in size and zoned BL-AS, BL, RO. Mr. Karceski explained that there are no proposed changes to the existing shopping center and parking field. He further explained that Petitioner has recently done extensive upgrading of the buildings and landscaping throughout the site. *See*, Petitioner's Exhibits 4A and 4B (pre and post renovation photos). He noted that the existing parking capacity and layout was in conformance with the BCZR when the shopping center was built in the seventies. Mr. Armstrong explained that he has had continuing discussions with Jim Herrman in the DPR concerning the landscape plan for the site and acknowledged that DPR will have final approval of the plan. He testified that the SHA is acquiring a substantial portion of the Harford Road frontage and is installing substantial landscaping improvements as part of storm water and other improvements they are making. These SHA landscaping plans were admitted as Petitioner's Exhibit 9. Mr. Karceski noted that Petitioner's revitalization of the shopping center furthers the goals of the Carney, Cub Hill, Parkville Community Plan and this was acknowledged by the DOP. Mr. Dickinson testified that the Petitioner owns and/or manages approximately 5,000,000 square feet of commercial real estate in Baltimore County and that in his experience there is more than adequate parking at this site to accommodate the anticipated retail uses.

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

ORDER RECEIVED FOR FILING

Date

9/22/2020

2

Bv

Dmagnon

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 with frontage on several public roads. Further, there are numerous "pinch points" at the site which limit the amount of parking spaces and landscaping that can be accommodated and there is no available adjoining property that could be purchased for these purposes. There is also a significant grade change from the front to the rear of the property.

Petitioner would suffer hardship and practical difficulty because they would be unable to lease and operate the vacant properties within the shopping center, and they have already made substantial investments and improvements there.

THEREFORE, IT IS ORDERED, this 22nd day of **September, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Baltimore County Zoning Regulations pursuant to § 409.6 to allow a total of 244 off-street parking spaces in lieu of the required 337 parking spaces and per § 409.8.A.4 to allow existing parking spaces in a surface parking facility as close as 3 ft. from the right-of-way line of a public street in lieu of the required 10 ft. and per § 409.8.A.3 to allow light standards in a surface parking facility without curbing or landscaping, and for any necessary modifications of the BCLM be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

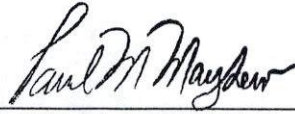
- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order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

ORDER RECEIVED FOR FILING

Date 9/22/20

By D. Mignon

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dlm

ORDER RECEIVED FOR FILING

Date

9/22/20

By

D. Mignon



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 9613 Harford Road which is presently zoned BL-AS, BL, RO

Deed References: 8388-752 10 Digit Tax Account # 1600014705

Property Owner(s) Printed Name(s) Carney Village LTD Partnership

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

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

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

2. 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 ATTACHED SHEET

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Carney Village LTD Partnership

Nick McCauley, P.R.

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

1427 Clarkview Road, Ste. 500, Baltimore, MD

Mailing Address City State

21209-2100,

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2020-0101-A Filing Date 4/1/2020 Do Not Schedule Dates: Reviewer gh

REV. 10/4/11

10 review mail

9613 HARFORD ROAD

ATTACHMENT TO PETITION FOR VARIANCE

1. VARIANCE FROM SECTION 409.6. OF THE BALTIMORE COUNTY ZONING REGULATIONS ("B.C.Z.R.") TO ALLOW A TOTAL OF 244 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 337 PARKING SPACES.
2. VARIANCE FROM B.C.Z.R. SECTION 409.8.A.4 TO ALLOW EXISTING PARKING SPACES IN A SURFACE PARKING FACILITY AS CLOSE AS 3 FEET FROM THE RIGHT-OF-WAY LINE OF A PUBLIC STREET IN LIEU OF THE REQUIRED 10 FEET.
3. VARIANCE FROM B.C.Z.R. SECTION 409.8.A.3 TO ALLOW LIGHT STANDARDS IN A SURFACE PARKING FACILITY WITHOUT CURBING OR LANDSCAPING.
4. ANY RELIEF NECESSARY FOR COMPLIANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL (2000).



BOHLERTM
ENGINEERING

901 Dulaney Valley Road, Suite 801
Towson, MD 21204
PHONE 410.821.7900
FAX 410.821.7987

ZONING DESCRIPTION
TAX MAP 71, PARCEL 449
THE LAND OF
CARNEY VILLAGE LTD PARTNERSHIP C/O CONTINENTAL REALTY
LIBER 8388 FOLIO 752
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE EASTERNLY RIGHT-OF-WAY LIMITS OF HARFORD ROAD (VARIABLE RIGHT-OF-WAY), WHICH IS 219.55 FEET NORTHEAST OF THE CENTER OF THE INTERSECTION OF SAID HARFORD ROAD AND EAST JOPPA ROAD. THENCE DEPARTING SAID EASTERNLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN THE HARFORD ROAD RIGHT-OF-WAY ON THE WEST AND THE LAND OF CARNEY VILLAGE LTD PARTNERSHIP C/O CONTINENTAL REALTY (LIBER 8388 FOLIO 752) ON THE EAST;

1. NORTH 27 DEGREES – 18 MINUTES – 44 SECONDS EAST, 236.22 FEET TO A POINT, THENCE;
2. CONTINUING NORTH 87 DEGREES – 15 MINUTES – 20 SECONDS EAST, 574.78 FEET TO A POINT, THENCE;
3. CONTINUING SOUTH 05 DEGREES – 00 MINUTES – 40 SECONDS EAST, 277.60 FEET TO A POINT, THENCE;
4. CONTINUING SOUTH 86 DEGREES – 48 MINUTES – 00 SECONDS WEST, 235.15 FEET TO A POINT, THENCE;
5. CONTINUING SOUTH 06 DEGREES – 47 MINUTES – 50 SECONDS EAST, 93.80 FEET TO A POINT, THENCE;
6. CONTINUING 101.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 747.00 FEET, A CENTRAL ANGLE OF 07 DEGREES – 46 MINUTES – 34 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 39 DEGREES – 40 MINUTES – 47 SECONDS WEST, 101.30 FEET TO A POINT, THENCE;
7. CONTINUING SOUTH 83 DEGREES – 23 MINUTES – 00 SECONDS WEST, 100.51 FEET TO A POINT, THENCE;
8. CONTINUING 96.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 687.00 FEET, A CENTRAL ANGLE OF 12 DEGREES – 15 MINUTES – 05 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 56 DEGREES – 08 MINUTES – 42.5 SECONDS WEST, 146.62 FEET TO A POINT, THENCE;
9. CONTINUING 49.95 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 758.48 FEET, A CENTRAL ANGLE OF 16 DEGREES – 87 MINUTES – 98 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 73 DEGREES – 07 MINUTES – 18 SECONDS WEST, 50.00 FEET TO A POINT, THENCE;
10. CONTINUING NORTH 06 DEGREES – 27 MINUTES – 00 SECONDS WEST, 210.00 FEET TO A POINT, THENCE;
11. CONTINUING SOUTH 86 DEGREES – 48 MINUTES – 00 SECONDS WEST, 30.06 FEET TO A POINT, THENCE;
12. CONTINUING NORTH 62 DEGREES – 06 MINUTES – 34 SECONDS WEST, 151.00 FEET TO A POINT, THENCE TO THE POINT OF THE BEGINNING

CONTAINING 235,442 SQUARE FEET OR 5.405 ACRES.



CIVIL AND CONSULTING ENGINEERS • PROJECT MANAGERS • SURVEYORS • ENVIRONMENTAL CONSULTANTS • LANDSCAPE ARCHITECTS

WWW.BOHLERENGINEERING.COM

No review made

2020-01-17

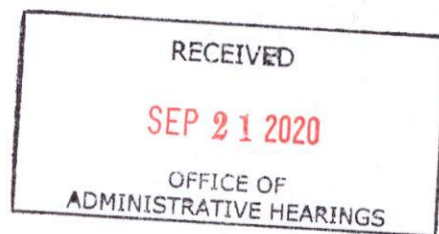
9/21
1:30 pm

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Sunday, September 20, 2020 9:49 PM
To: Barbara Lukasevich; CARobinson@Venable.com; DKarceski@Venable.com;
Administrative Hearings
Subject: Recertification's For 2020-0101-A AND 2020-0102-A
Attachments: Re-Cert 1 2020-0101-A.doc; Re-Cert 2 2020-0101-A.doc; Re-Cert 1 2020-0102-A.doc;
Re-Cert 2 2020-0102-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 9613 Harford Road and 2623 Rolling Road.



CERTIFICATE OF POSTING

2020-0101-A

RE: Case No.: _____

Petitioner/Developer: _____

Carney Village LTD Partnership

September 21, 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:

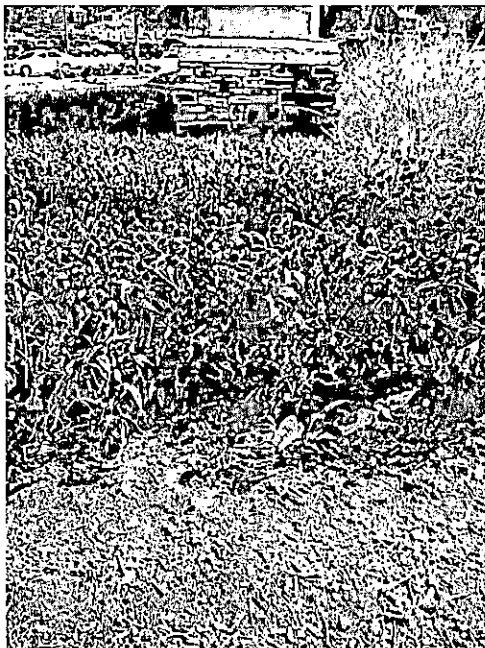
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

9613 Harford Road

SIGN 1 Recertification

September 1, 2020

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



Sincerely,

 **September 20, 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

2020-0101-A

RE: Case No.: _____

Petitioner/Developer: _____

Carney Village LTD Partnership

September 21, 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:

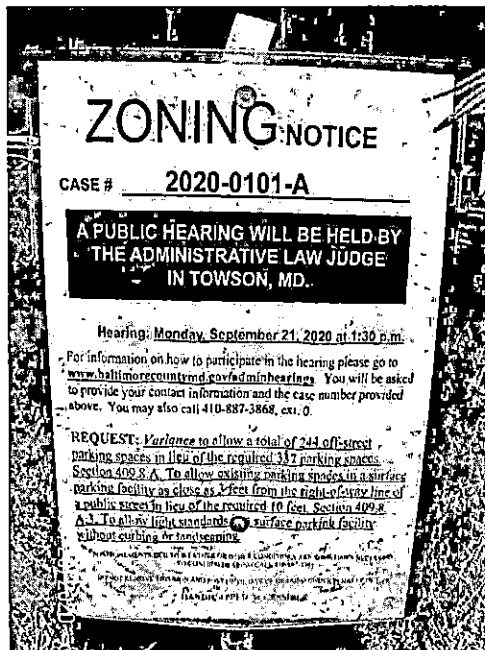
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

9613 Harford Road

SIGN 2 Recertification

September 1, 2020

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



Sincerely,

September 20, 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 24, 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: 2020-0101-A

9613 Harford Road

East side of Harford Road, north of Joppa Road

11th Election District – 5th Councilmanic District

Legal Owners: Carney Village LTD Partnership

Variance to allow a total of 244 off-street parking spaces in lieu of the required 337 parking spaces. Section 409.8.A.4. To allow existing parking spaces in a surface parking facility as close as 3 feet from the right-of-way line of a public street in lieu of the required 10 feet. Section 409.8.A.3. To allow light standards in a surface parking facility without curbing or landscaping.

Hearing: Monday, September 21, 2020 at 1:30 p.m.

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

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

Michael Mallinoff
Director

MM:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Carney Village LTD Partnership, 1427 Clarkview Road, Ste. 500, Baltimore 21209

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

CERTIFICATE OF POST GRADUATE

2020-0101-A

RE: Case No.: _____

Petitioner/Developer: _____

Carney Village LTD Partnership

September 21, 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:

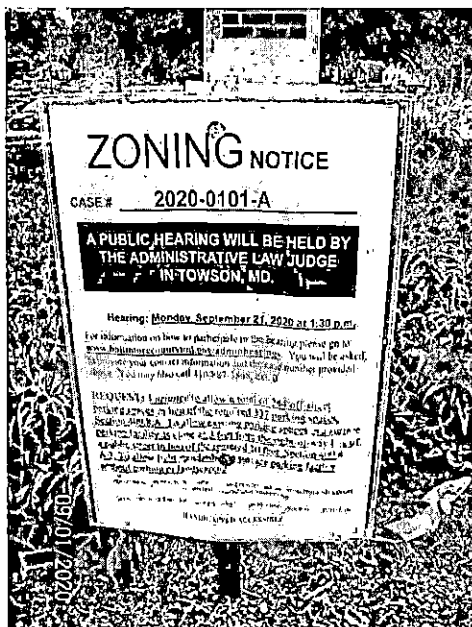
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

9613 Harford Road

SIGN 1

September 1, 2020

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



Sincerely,

~~September 1, 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

2020-0101-A

RE: Case No.: _____

Petitioner/Developer: _____

Carney Village LTD Partnership

September 21, 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:

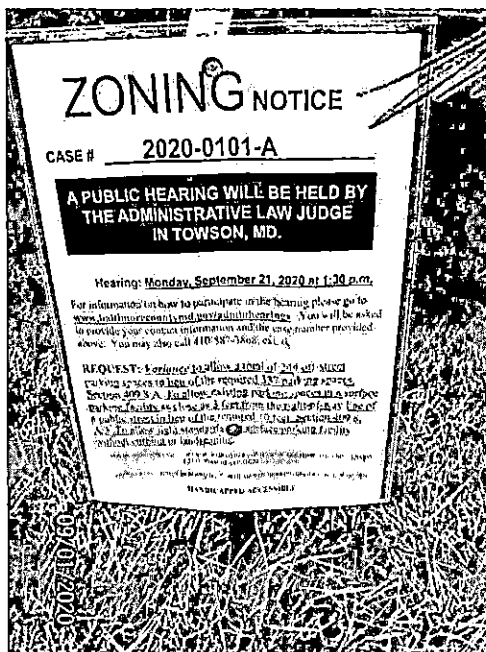
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

9613 Harford Road

SIGN 2

September 1, 2020

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



Sincerely,

September 1, 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

PUBLISHER'S AFFIDAVIT

Order #: 11914083
Case #: 2020-0101-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0101-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:

9/1/2020



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: 2020-0101-A

9613 Harford Road

East side of Harford Road, north of Joppa Road

11th Election District - 5th Councilmanic District

Legal Owners: Camey Village LTD Partnership

Variance to allow a total of 244 off-street parking spaces in lieu of the required 337 parking spaces. Section 400.8.A.4. To allow existing parking spaces in a surface parking facility as close as 3 feet from the right-of-way line of a public street in lieu of the required 10 feet. Section 400.8.A.3. To allow light standards in a surface parking facility without curbing or landscaping.

Hearing: Monday, September 21, 2020 at 1:30 p.m.

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Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

s1



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 24, 2020

NOTICE OF ZONING HEARING

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CASE NUMBER: 2020-0101-A

9613 Harford Road

East side of Harford Road, north of Joppa Road

11th Election District – 5th Councilmanic District

Legal Owners: Carney Village LTD Partnership

Variance to allow a total of 244 off-street parking spaces in lieu of the required 337 parking spaces. Section 409.8.A.4. To allow existing parking spaces in a surface parking facility as close as 3 feet from the right-of-way line of a public street in lieu of the required 10 feet. Section 409.8.A.3. To allow light standards in a surface parking facility without curbing or landscaping.

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Michael Mallinoff
Director

MM:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Carney Village LTD Partnership, 1427 Clarkview Road, Ste. 500, Baltimore 21209

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

TO: THE DAILY RECORD
Tues, September 1, 2020 - Issue

Please forward billing to:
Barbara Lukasevich
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6285

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:

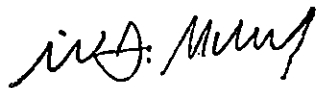
CASE NUMBER: 2020-0101-A

9613 Harford Road
East side of Harford Road, north of Joppa Road
11th Election District – 5th Councilmanic District
Legal Owners: Carney Village LTD Partnership

Variance to allow a total of 244 off-street parking spaces in lieu of the required 337 parking spaces. Section 409.8.A.4. To allow existing parking spaces in a surface parking facility as close as 3 feet from the right-of-way line of a public street in lieu of the required 10 feet. Section 409.8.A.3. To allow light standards in a surface parking facility without curbing or landscaping.

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



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

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2020-0101-A
Property Address: 9613 Haford Road
Property Description: See attached

Legal Owners (Petitioners): Carry Village LTD Partnership
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barb Lukasevich
Company/Firm (if applicable): Venable 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

September 9, 2020

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

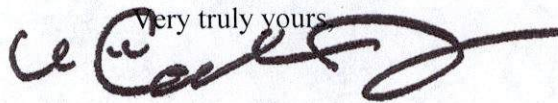
RE: Case Number: 2020-0101-A, 9613 Harford Road

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 April 06, 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,


W. Carl Richards, Jr.
Supervisor, Zoning Review

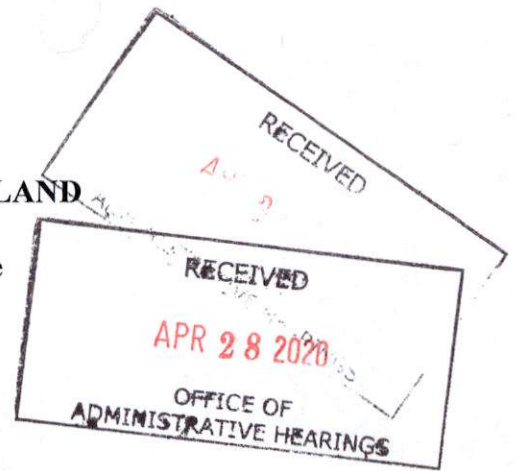
WCR/kl

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: April 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0101-A
Address 9613 Harford Road
(Carney Village LTD Partnership
Property)

Zoning Advisory Committee Meeting of **April 20, 2020**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 5/5/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-101

INFORMATION:

Property Address: 9613 Harford Road
Petitioner: Carney Village Ltd Partnership
Zoning: BL-AS, BL, RO
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance from Section 409.6 of the Baltimore County Zoning Regulations (BCZR) to allow a total of 244 off street parking spaces in lieu of the required 337 parking spaces, a variance from Section 409.8.A.4 to allow existing parking spaces in a surface parking facility as close as 3 feet from the right of way line of a public street in lieu of the required 10 feet, a variance from Section 409.8A.3 to allow light standards in a surface parking facility without curbing or landscaping, and any necessary relief from the Baltimore County Landscape Manual.

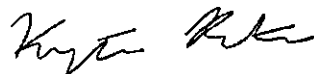
A site visit was conducted on 4/24/2020. The site is the Carney Village Shopping Center located on the northeast corner of Harford and Joppa Roads in the Carney community. A Weiss supermarket and a pediatric medical center anchor the shopping center. The center has recently had a face-lift with new signage, paint, and other cosmetic repairs.

The site is located within the boundaries of the Carney Cub Hill Parkville Community Plan, which encourages the revitalization of older shopping centers.

The Department of Planning has reviewed the requested variances and has no objection. The Department recommends that the amount of paving be softened by the planting of trees within the parking lot and would support the loss of additional parking spaces to accommodate that request.

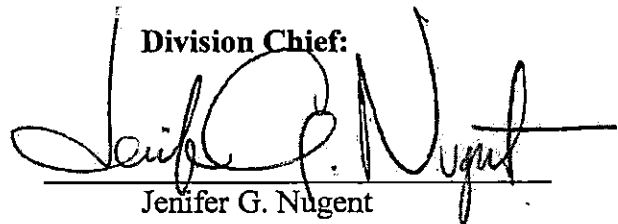
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

Date: 5/5/2020
Subject: ZAC # 20-101
Page 2

CPG/JGN/kma/

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

FROM: *EFC for VKD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 27, 2020
Item No. 2020 -0101-A

DATE: 06/01/2020

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

If Zoning Relief is granted, a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required

* * * * *

VKD: cen
cc: file

Date: May 12, 2020

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

Dear Ms. Lewis:

We have reviewed the site plan to accompany the petition for variance on the subject of the Case number referenced below, which was received on **5/11/20**. A field inspection and internal review reveals that an entrance onto **MD 147** consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for **Variance**, Case Number **2020-0101-A**.

Carney Village LTD Partnership
9613 Harford Road
MD 147

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

Sincerely,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor
EFC for VKD
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 27, 2020
Item No. 2020 -0101-A

DATE: 06/01/2020

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

If Zoning Relief is granted, a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required

*

*

*

*

*

VKD: cen
cc: file

April 14, 2020

T 410.494.6279
F 410.821.0147
CARobinson@Venable.com

Attention: W. Carl Richards, Jr., Supervisor
Zoning Review Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Variance
Petitioner: Carney Village LTD Partnership

Dear Mr. Richards:

Due to the current health crisis, I am drop filing the enclosed Petition for Variance for the four properties listed in the Attachment to Petition for Variance. I do not know of any violations of any zoning laws on the property. With this letter, I have enclosed the following documents:

1. Petition for Variance (3)
2. Zoning Description (3)
3. Site Plans (12)
4. Newspaper advertising form (1)
5. Check in the amount of \$500.00

If you have any questions or concerns regarding this filing, please contact me.

Sincerely,



C. Andrew Robinson Jr.

Enclosures

Order
It'r

✓
✓

9/21/20 5:30

CASE NO. 2020-0101-A

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

Comment

10/1

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

4/28

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

N/C

FIRE DEPARTMENT

5/5

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

Comment
w/conditions

5/12

STATE HIGHWAY ADMINISTRATION

N/C No obj.

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 9/1/20

by Sgt. Black

SIGN POSTING (2nd) Date: 9/20/20

by "

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☒

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☒

Comments, if any: _____

Debra Wiley

From: Robinson, Drew <CARobinson@Venable.com>
Sent: Sunday, September 20, 2020 8:36 PM
To: Administrative Hearings
Cc: Donna Mignon
Subject: Exhibits - Case No. 2020-101-A (Carney Village)

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,

I hope you had a nice weekend.

I emailed a link to the exhibits to your email address yesterday and wanted to check in to be sure you were able to download them. If you have any questions, or prefer that I transmit them a different way, please let me know. We have a total of 10 different exhibit files and I figured this would be the easiest way to get them over to you with the network file size constraints.

Could you also please check the file for any ZAC comments other than DPR and SHA? I have those two but wanted to make sure others haven't been received since we got them. Could you also please send any other correspondence in the file? Thanks!

Best,

Drew

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

CARobinson@Venable.com | www.Venable.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.

Donna Mignon

From: Donna Mignon
Sent: Tuesday, September 15, 2020 10:48 AM
To: 'Robinson, Drew'
Subject: Case No: 2020-0101-A 9613 Harford Road

Good Morning Drew,

Just a reminder that a hearing is scheduled for Monday, September 21, 2020 at 1:30 p.m.
Please email any exhibits that will be presented 48 hours prior to the hearing date.
Please email exhibits to: administrativehearings@baltimorecountymd.gov

Thank you so much 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

ZAC AGENDA

Case Number: 2020-0101-A

Reviewer: Gary Hucik

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

Type: VARIANCE

Legal Owner: Carney Village LTD Parthership

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 9613 HARFORD RD

Location: East side of Harford Road North 244 feet to the centerline of Joppa Road.

Existing Zoning: BL-AS, BL, RO

Area: 5.405 AC

Proposed Zoning:

VARIANCE:

Section 409.6. Of the Baltimore County Zoning Regulation (B.C.Z.R) To allow a total of 244 off-street parking spaces in lieu of the required 337 parking spaces.

Section 409.8.A.4 To allow existing parking spaces in a surface parking facility as close as 3 feet from the right-of-way line of a public street in lieu of the required 10 feet.

Section 409.8.A.3 To allow light standards in a surface parking facility without curbing or landscaping.

Attorney: David H. Karceski

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

No review made.

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 11 Account Number - 1600014705		
Owner Information		
Owner Name:	CARNEY VILLAGE LTD PARTNERSHIP C/O CONTINENTAL REALTY	Use: COMMERCIAL Principal Residence: NO
Mailing Address:	SUITE 500 1427 CLARKVIEW RD BALTIMORE MD 21209-2100	Deed Reference: /08388/ 00752
Location & Structure Information		
Premises Address:	9613 HARFORD RD BALTIMORE 21234-2150	Legal Description: 5.160 AC 9613 HARFORD RD CARNEY VILLAGE SHOPPING
Map:	Grid:	Parcel:
0071	0016	0449
Neighborhood:	Subdivision:	Section:
10000.04	0000	
Block:	Lot:	Assessment Year:
		2019
		Plat No:
		Plat Ref: 0037/ 0050
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
	51,924 SF	
Property Land Area	County Use	
5.1600 AC	14	
Stories	Basement	Type
		MARKET
Exterior	Quality	Full/Half Bath
/	C3	
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2019
Land:	2,548,000	2,548,000
Improvements	2,654,200	7,076,900
Total:	5,202,200	9,624,900
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
		8,150,667
		9,624,900
Transfer Information		
Seller: LUETKEMEYER, JOH N A, JR	Date: 12/03/1986	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08388/ 00752	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
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:		



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 9813 Harford Road which is presently zoned BL-AS, BL, RO
 Deed References: 8388-752 10 Digit Tax Account # 1600014705
 Property Owner(s) Printed Name(s) Carney Village LTD Partnership

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

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

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

SEE ATTACHED SHEET

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

TO BE PRESENTED AT HEARING

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

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

Legal Owners (Petitioners):

Carney Village LTD Partnership
 Name #1 - Type or Print Nick M. Scar V. P. Name #2 - Type or Print _____
 Signature #1 _____ Signature #2 _____
 1427 Clarkview Road, Ste. 500, Baltimore, MD
 Mailing Address _____ City _____ State _____
 21209-2100, _____
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

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

CASE NUMBER 2020-0101-A Filing Date 4/16/2020 Do Not Schedule Dates: _____ Reviewer g1

REV. 10/4/11

10 review made

Kristen L Lewis

From: Karceski, David H. <DKarceski@Venable.com>
Sent: Tuesday, August 25, 2020 9:43 AM
To: Kristen L Lewis
Cc: Robinson, Drew
Subject: RE: 9613 Harford Road

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.

Hi Kristen

Case No 2020-101 is for Carney Village Shopping Center. Here is a list of the expected hearing participants --

Chris Armstrong
carmstrong@bohlereng.com ✓

JD Brakefield
jbrakefield@crcrealty.com ✓

Cherene Keenan
ckeenan@crcrealty.com ✓

Blake Dickinson
bdickinson@crcrealty.com ✓

Drew Robinson
carobinson@venable.com ✓

David Karceski
dhkarceski@venable.com ✓

Thank you,

David

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Tuesday, August 25, 2020 9:33 AM
To: Karceski, David H. <DKarceski@Venable.com>
Subject: 9613 Harford Road

Caution: External Email

I am getting ready to send out the info for 2020-0101-A; do you have any names and emails of people that need to get a webex link sent to them to participate in the hearing?

Event Information

Event:	Zoning Hearing - 9613 Harford Road	Start Ev
Type:	Listed Event	You can
Event address for attendees:	https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e4926061b595d280b8f985e1017d498a6	event by
Event address for panelists:	https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ee9303f3b19f0c55c8702263671d21759	Start No
Date and time:	Monday, September 21, 2020 1:30 pm Eastern Daylight Time (New York, GMT-04:00)	Sta
Duration:	1 hour	
Description:	Zoning Hearing Case No: 2020-0101-A Address: 9613 Harford Road Owners: Carney Village LTD Partnership	Send Ev
Event number:	172 680 7227	You can
Event password:	1234	emails b
Host key:	419406	Send En
Alternate Host:	Debra Wiley, Henry Ayakwah	
Panelist Info:		Send
Panelist password:		
Panelist numeric password:	501364	
Video Address:	1726807227@baltimorecountymd.webex.com You can also dial 173.243.2.68 and enter your meeting number.	
Audio conference:	US Toll +1-415-655-0001 Show all global call-in numbers Access code: 172 680 7227	
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:

Edit Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

[Select Contacts...](#)
[Import Contacts...](#)

Panelists to Invite

	Name	Email address	Phone number	Language	Time Zone	Locale
☐	<u>Debra Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Blake Dickinson</u>	bdickinson@crcrealty.com	1-	English	New York Time	U.S.
☐	<u>Cherene Keenan</u>	ckeenan@crcrealty.com	1-	English	New York Time	U.S.
☐	<u>Chris Armstrong</u>	carmstrong@bohlereng.com	1-	English	New York Time	U.S.
☐	<u>David Karceski</u>	dhkarceski@venable.com	1-	English	New York Time	U.S.
☐	<u>Drew Robinson</u>	carobinson@venable.com	1-	English	New York Time	U.S.
☐	<u>JD Brakefield</u>	jbrakefield@crcrealty.com	1-	English	New York Time	U.S.
☐	<u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.

[Invite](#)
[Select All](#)
[Clear All](#)
[Delete](#)
[Cancel](#)

New Panelist

 Full name: (required)

 Email address: (required)

	Country/Region	Number (with area/city code)
Phone number:	1	

 Time Zone: ▼

 Language: ▼

 Locale: ▼

☐ Add new panelist in my address book

☐ Invite as alternate host

[Add to Invitation List](#)

Debra Wiley

From: Kristen L Lewis
Sent: Tuesday, August 25, 2020 12:21 PM
To: Donna Mignon; Debra Wiley
Subject: Webex
Attachments: 20200825115425653.pdf

Good afternoon,

Here is the start of the newly set cases needing a webex created. Thanks!

Kristen Lewis
PAI – Zoning Review
410-887-3391

Kristen L Lewis

From: Karceski, David H. <DKarceski@Venable.com>
Sent: Tuesday, August 25, 2020 9:43 AM
To: Kristen L Lewis
Cc: Robinson, Drew
Subject: RE: 9613 Harford Road

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Blake Dickinson
bdickinson@crcrealty.com

Drew Robinson
carobinson@venable.com

David Karceski
dhkarceski@venable.com

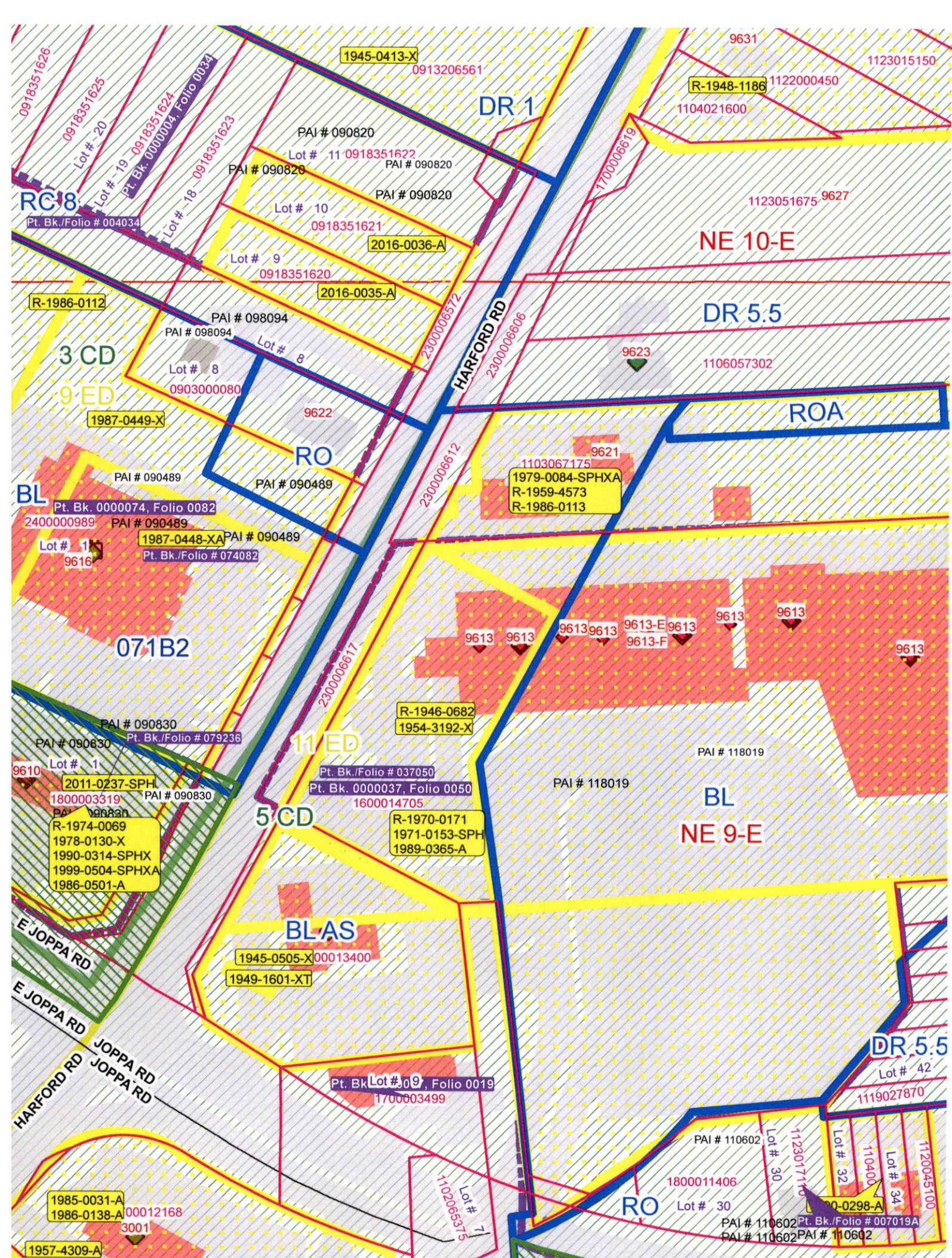
Thank you,

David

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
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To: Karceski, David H. <DKarceski@Venable.com>
Subject: 9613 Harford Road

Caution: External Email

I am getting ready to send out the info for 2020-0101-A; do you have any names and emails of people that need to get a webex link sent to them to participate in the hearing?



CERTIFICATE OF POSTING

2020-0101-A

RE: Case No.: _____

Petitioner/Developer: _____

Carney Village LTD Partnership

September 21, 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

RECEIVED

SEP 08 2020

Attn: Kristen Lewis:

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

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: _____

9613 Harford Road

SIGN 1

September 1, 2020

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



Sincerely,

 **September 1, 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

2020-0101-A

RE: Case No.: _____

Petitioner/Developer: _____

Carney Village LTD Partnership

September 21, 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

RECEIVED

SEP 08 2020

Attn: Kristen Lewis:

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

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: _____

9613 Harford Road

SIGN 2

September 1, 2020

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



Sincerely,

September 1, 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)

Case No.: 2020-0101-A – 9613 Harford Road– Sept. 21, 2020 @ 1:30 PM

Exhibit Sheet

Petitioner/Developer

Protestants

9/22
D. Mignone
10/23
D.M.

No. 1	Parking Variance Plan	
No. 2	Christopher Armstrong CV	
No. 3	Aerial	
No. 4A	Pre-Renovation Photos	
No. 4B	Post-Renovation Photos	
No. 5	Site Photos with Location Map	
No. 6	Onsite Landscape Areas	
No. 7	SHA Acquisitions	
No. 8	1973 Plat	
No. 9	SHA Landscape Plans	
No. 10	Carney Club Hill Parkville Area Community Plan	
No. 11		



PROJECT TEAM



CARMSTRONG@BOHLERENG.COM

EDUCATION

B.S. Civil Engineering
University of Delaware

PROFESSIONAL LICENSES

Maryland PE #36521

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers
Home Builders Association of Maryland
NAIOP
Urban Land Institute - Baltimore

Chris Armstrong, PE

Project Manager

Chris currently serves as a project manager in Bohler's Towson, MD office. With over 13 years of civil engineering design and project management experience, he brings a wealth of knowledge and problem solving abilities to each project.

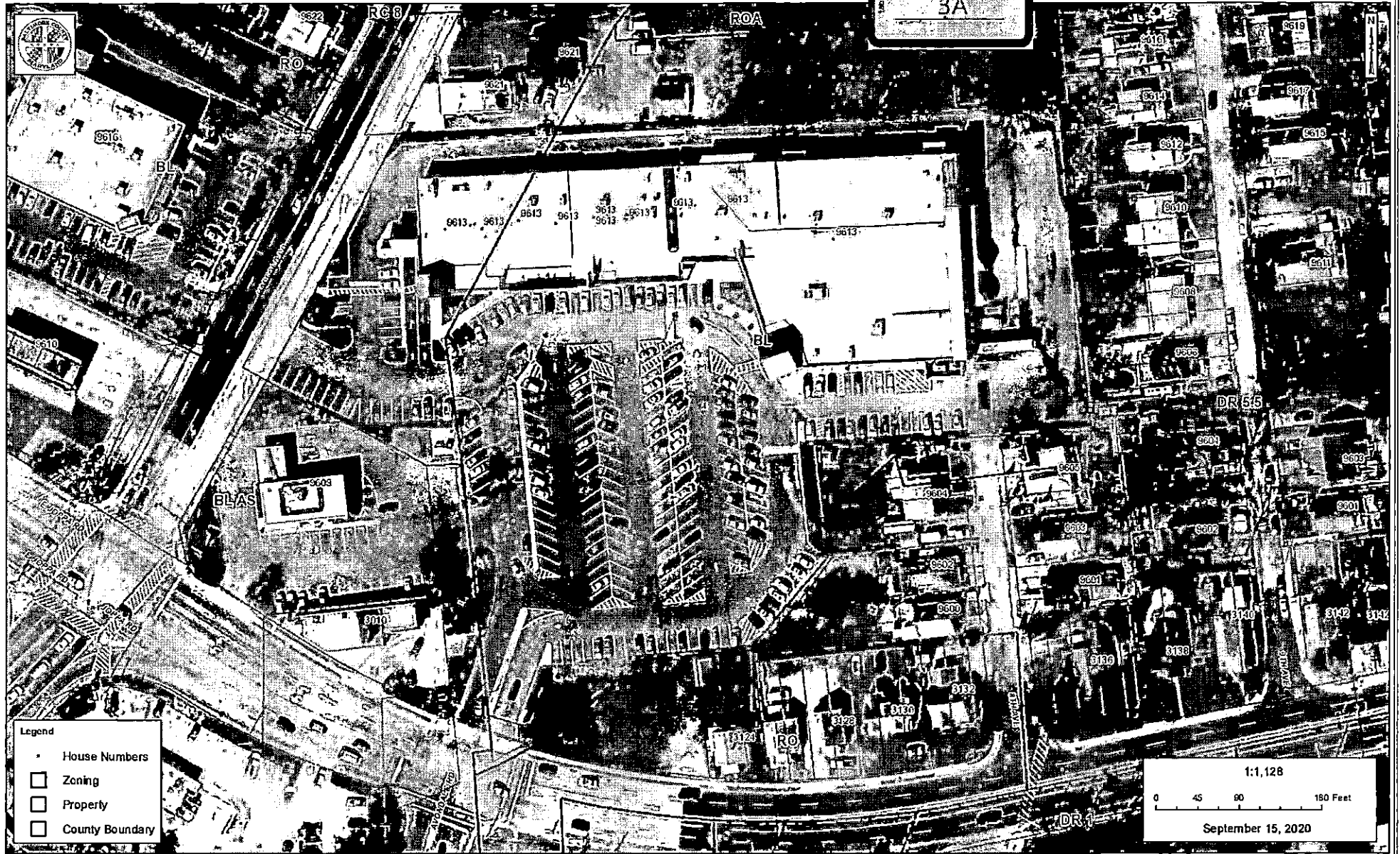
Chris has expert knowledge in stormwater management, roadway design, commercial site layout, construction inspections, site meetings, cost estimating, plan review and agency coordination, and various other aspects of civil engineering.

SELECT PROJECT EXPERIENCE

- + Circle East Development, Towson, MD
- + Flats at 703, Towson, MD
- + Goucher College, Froelicher Hall, Towson, MD
- + YMCA, Towson, MD
- + Reisterstown Road Plaza, Baltimore, MD
- + Silver Diner, Frederick, MD
- + CVS, Parkville, MD
- + Oak Crest Village, Parkville, MD
- + CVS, Nottingham, MD
- + Walgreens, Nottingham, MD
- + Brightview Senior Living, Catonsville, MD
- + YMCA, Catonsville, MD
- + Federal Realty, Shoppes II, Nottingham, MD
- + Lidl, Nottingham, MD
- + Rock Creek, Rosedale, MD

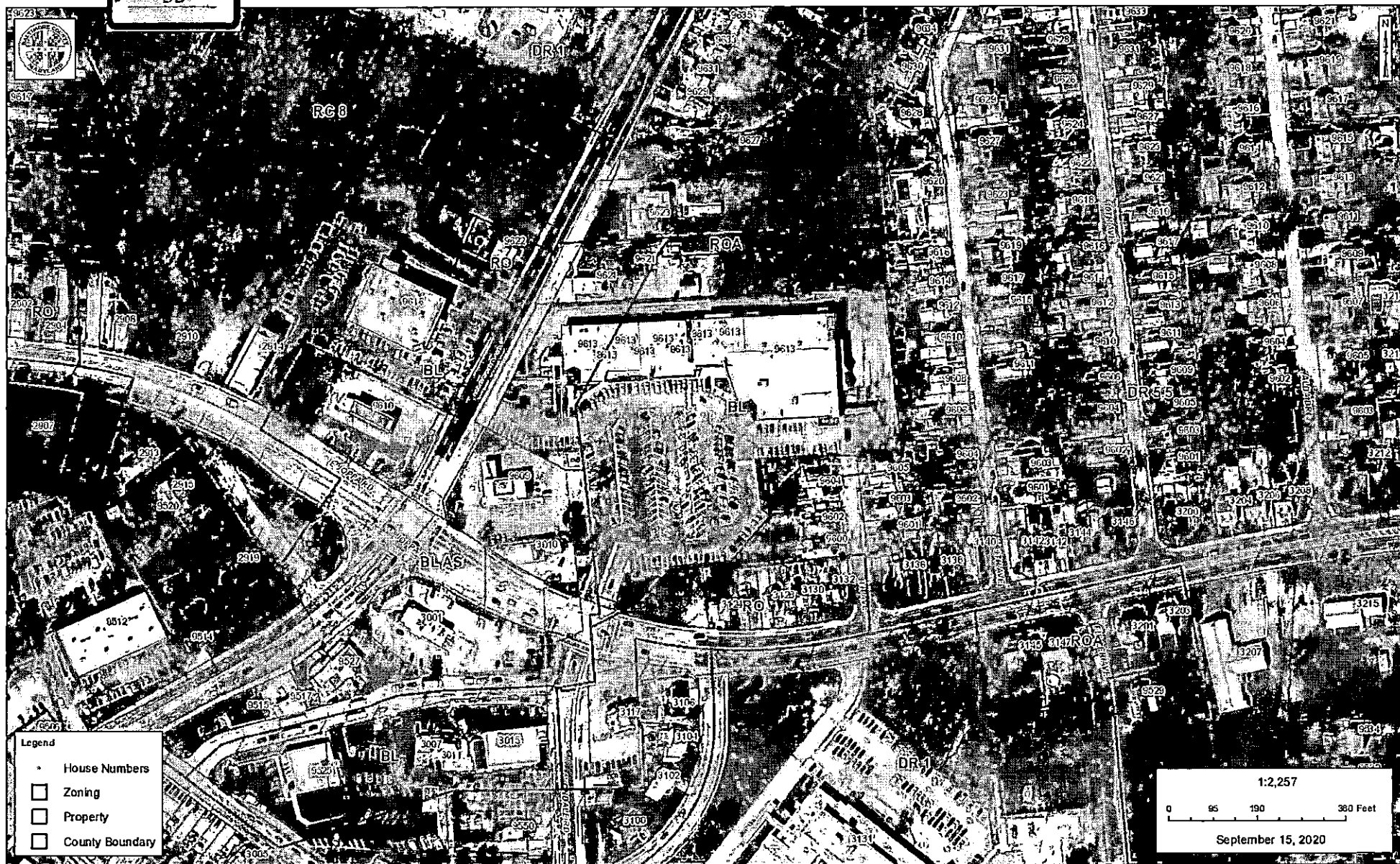
9613 Harford Road Aerial

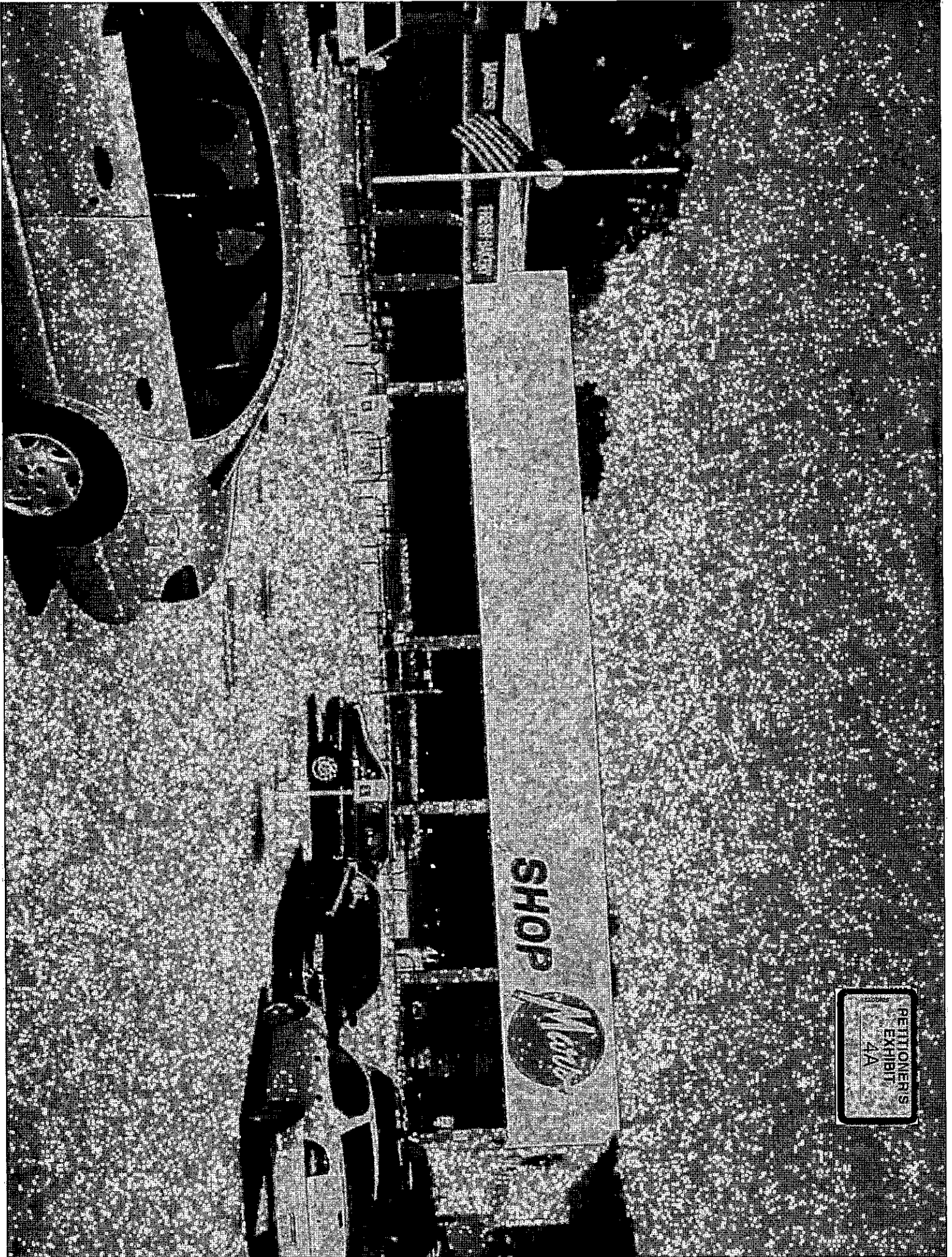
PETITIONER'S
EXHIBIT
3A



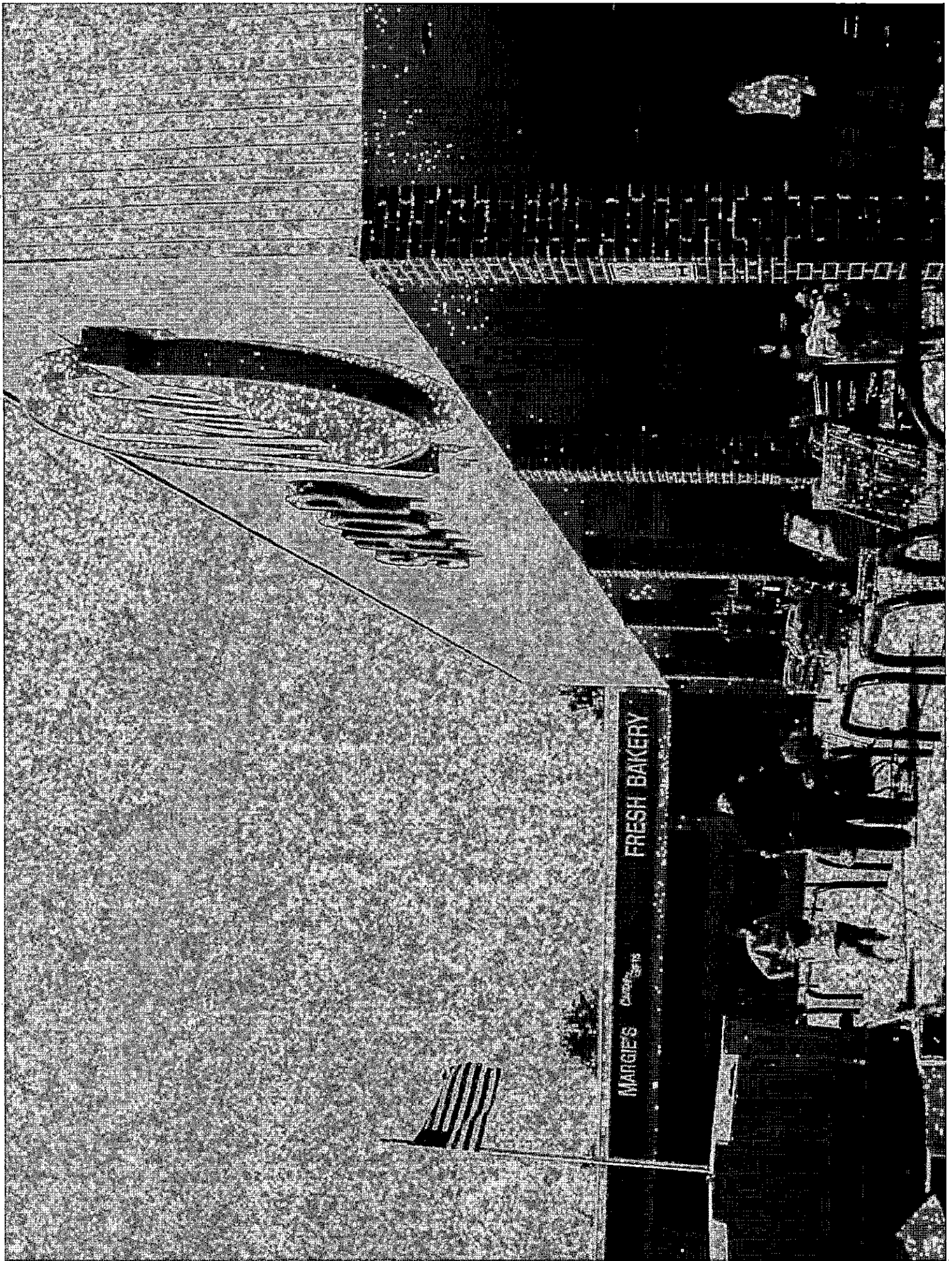
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3B

9613 Harford Road Aerial (Wide)





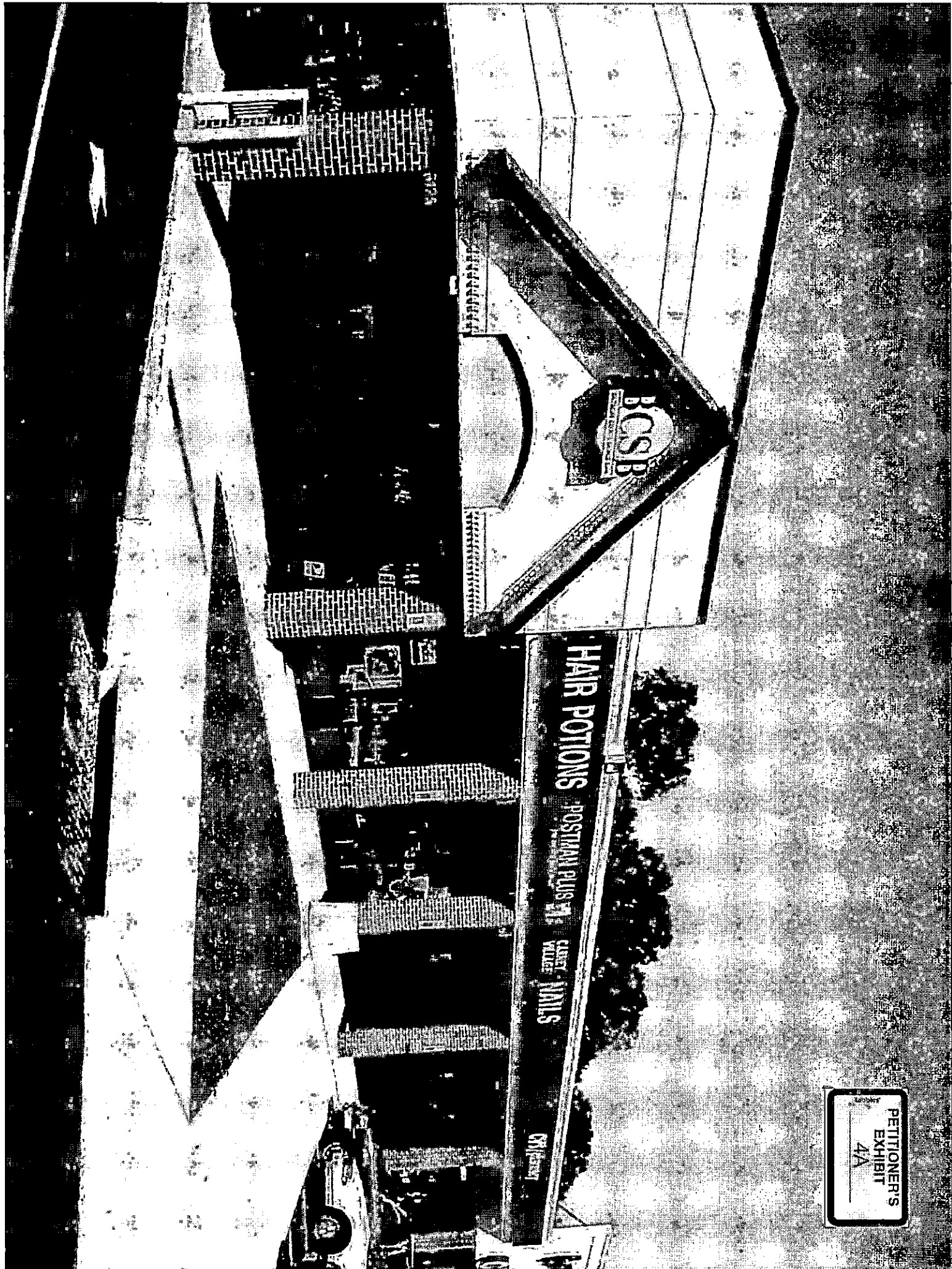
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EXHIBIT
4A



MARGIE'S FRESH BAKERY

PETITIONER'S
EXHIBIT
4A





PETITIONER'S
EXHIBIT
4A

PETITIONER'S
EXHIBIT
4B



BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
PLANNING SERVICES
TRADING AND INVESTMENT
PROPERTY MANAGEMENT

NOT APPROVED FOR CONSTRUCTION
PROJECT NO. 118
ALWAYS CALL 611
ST. MARY'S COUNTY, MD

CARNEY VILLAGE
FOR
CONTINENTAL REALTY CORPORATION
12000000 SITE
8613 HARROD ROAD
PARKVILLE, MD 21224
BALTIMORE COUNTY

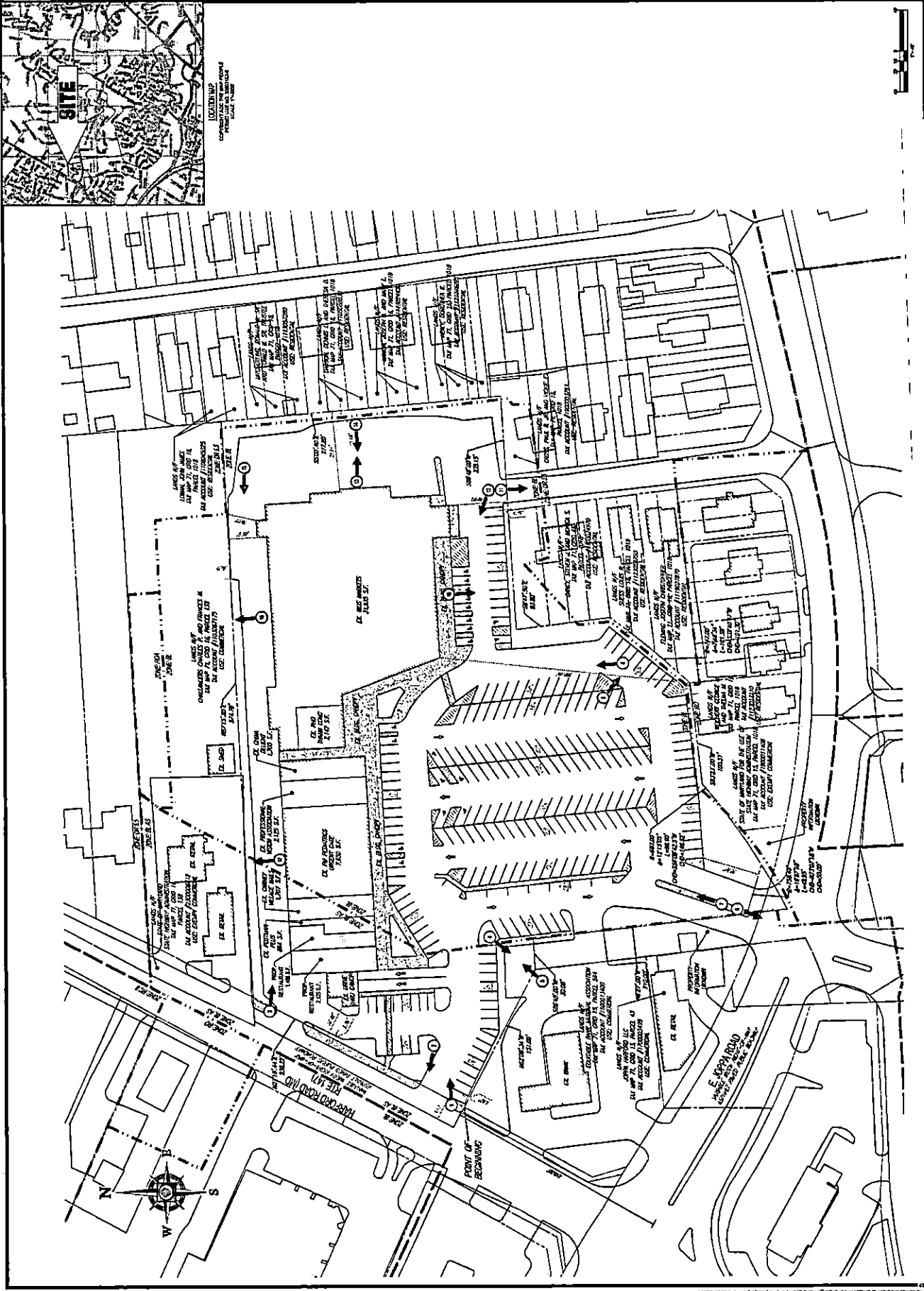
BOHLER ENGINEERING
11000 VALLEY ROAD, SUITE 100
TOWSON, MD 21204
Tel: (410) 521-1800
Fax: (410) 521-1801
MD@bohlereng.com

DATE: _____
REVISION: _____

PROJECT: _____
SHEET NO. _____

PHOTO LOCATION MAP

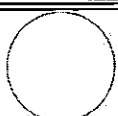
REVISION: 0. 01/10/00



PETITIONER'S
EXHIBIT NO. 5

[illegible]

PHOTO LOCATION
MAP



BOHLER ENGINEERING
101 OLNEY VALLEY ROAD, SUITE 201
TOWSON, MARYLAND 21204
Phone: (410) 521-7300
Fax: (410) 521-7807
HDBOHLE@aol.com

LOCATION OF SITE
6013 HARFORD ROAD
PARKVILLE, MD 21234
BALTIMORE COUNTY

CONTINENTAL
REALTY
CORPORATION

CARNEY VILLAGE

PROJECT NO. 1012277
DRAWN BY: [illegible]
CHECKED BY: [illegible]
DATE: [illegible]
CADD: [illegible]
REV: [illegible]

NOT APPROVED FOR
CONSTRUCTION

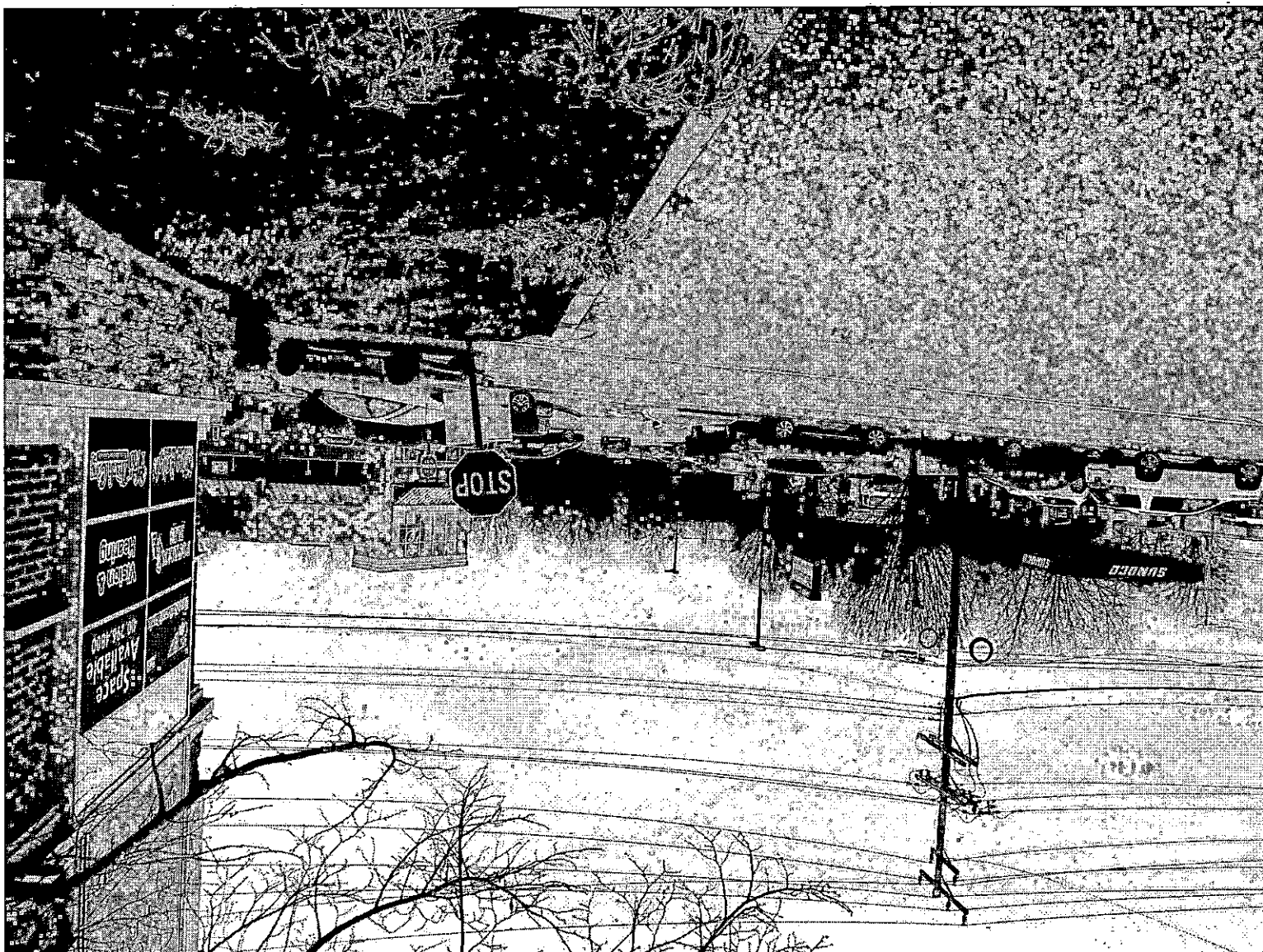
ALWAYS CALL 611

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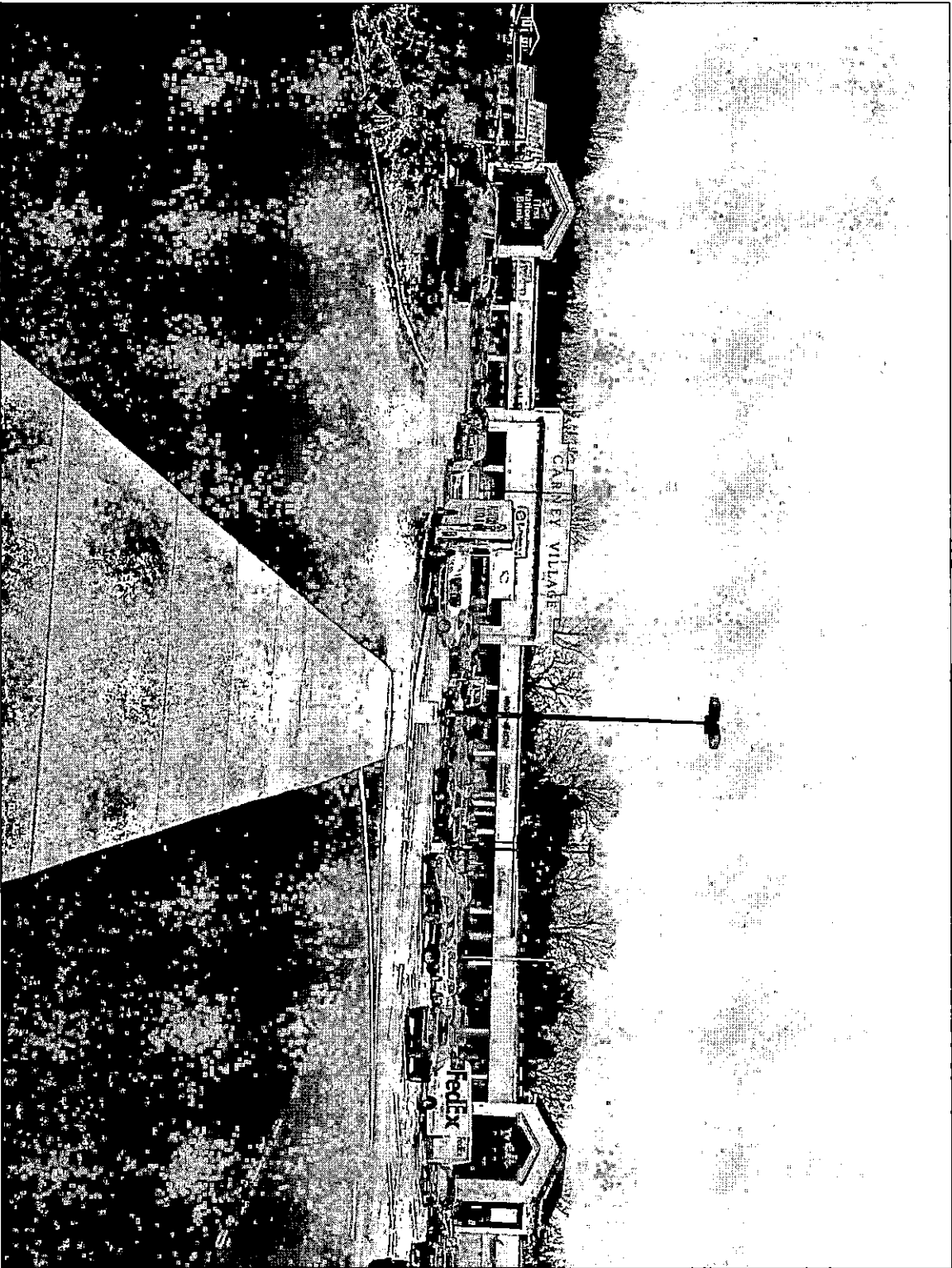
BOHLER
ENGINEERING

PROJECT AND CONSULTING ENGINEERING
LAND PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

10000 Highway 100, Suite 100, Dallas, TX 75243
Tel: 972.346.4400 Fax: 972.346.4401
www.bohler-engineering.com

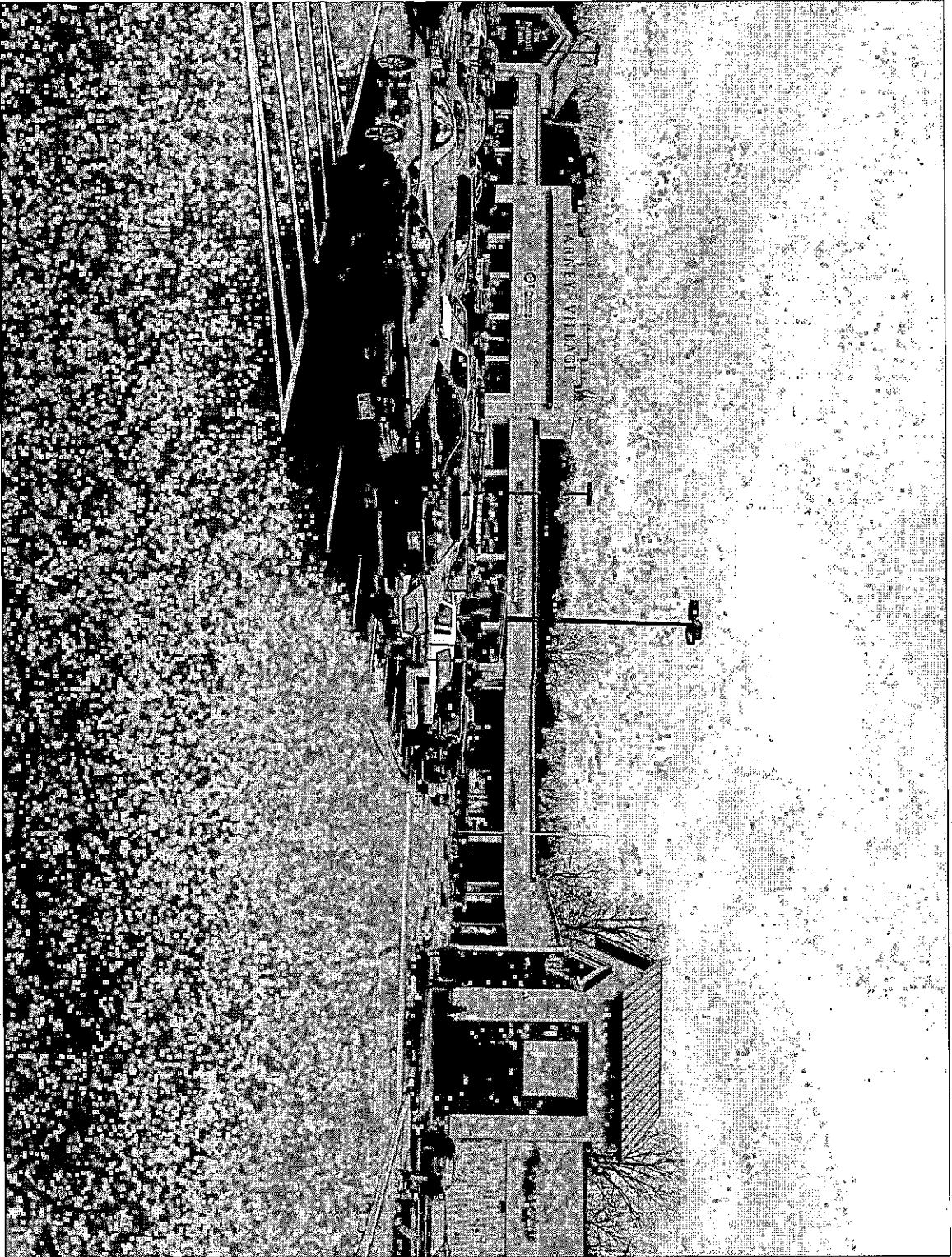






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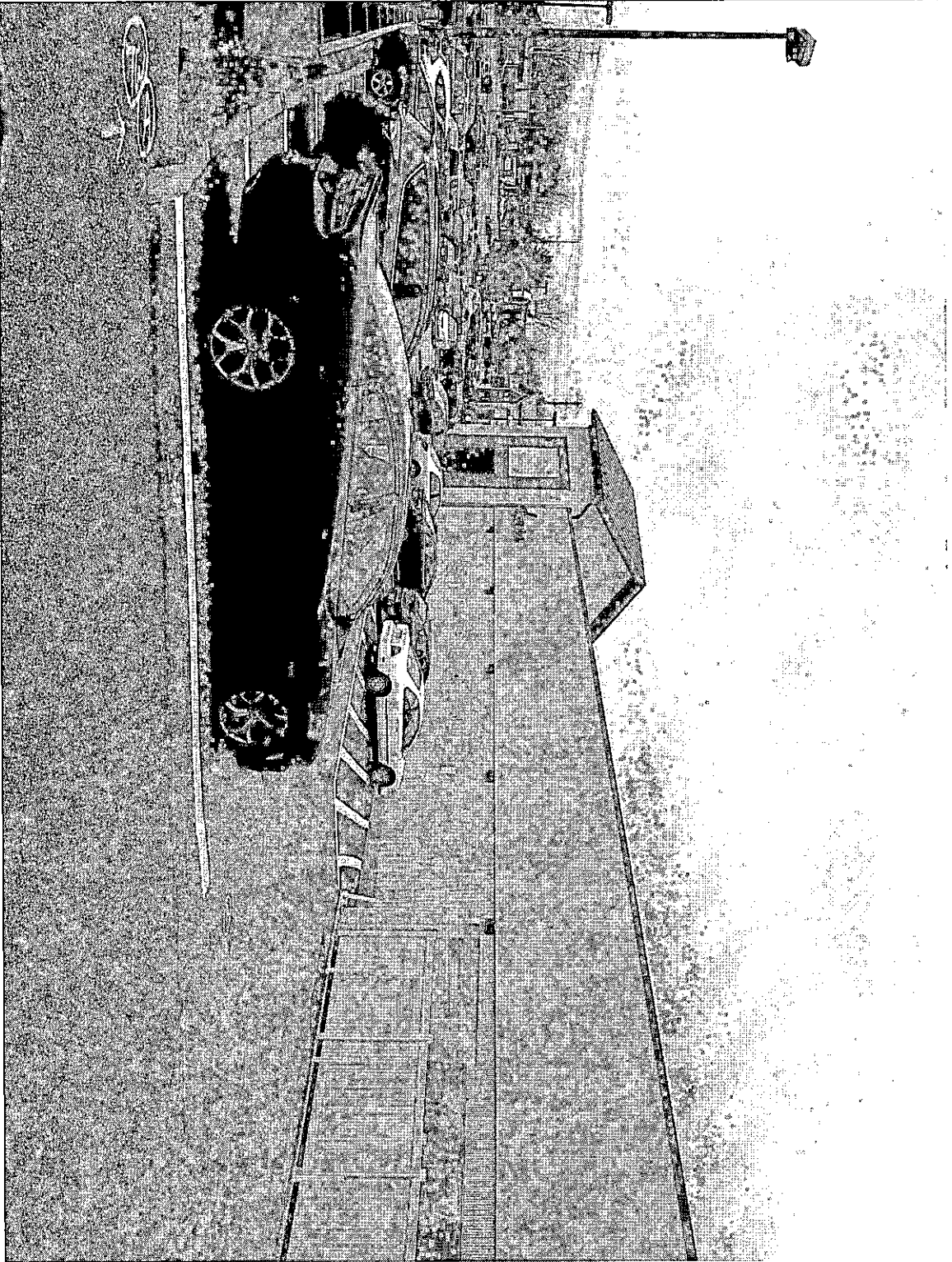
BOHLER ENGINEERING SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES		PROJECT: CARNEY VILLAGE CLIENT: CONTINENTAL REALTY CORPORATION LOCATION: 10000 W. 100th Ave., Suite 100, Westminster, CO 80020 DRAWN BY: [blank] CHECKED BY: [blank] DATE: [blank] SCALE: [blank]	NOT APPROVED FOR CONSTRUCTION PROJECT: CARNEY VILLAGE CLIENT: CONTINENTAL REALTY CORPORATION LOCATION: 10000 W. 100th Ave., Suite 100, Westminster, CO 80020 DRAWN BY: [blank] CHECKED BY: [blank] DATE: [blank] SCALE: [blank]	BOHLER ENGINEERING 10000 W. 100th Ave., Suite 100 Westminster, CO 80020 Phone: (303) 441-1000 Fax: (303) 441-1001 Web: www.bohlereng.com	PHOTO LOCATION MAP [blank]	REVISIONS NO. DATE COMMENTS [blank]
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BOHLER ENGINEERING SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES		REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DATE	REVISION																														
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BOHLER ENGINEERING 10000 W. 10TH AVE., SUITE 100 DENVER, CO 80231 (303) 733-1234 WWW.COMMERCIALREALTYCORP.COM		PHOTO LOCATION MAP 																																		
REVISIONS NO. DATE REVISION		BOHLER ENGINEERING 10000 W. 10TH AVE., SUITE 100 DENVER, CO 80231 (303) 733-1234 WWW.COMMERCIALREALTYCORP.COM																																		

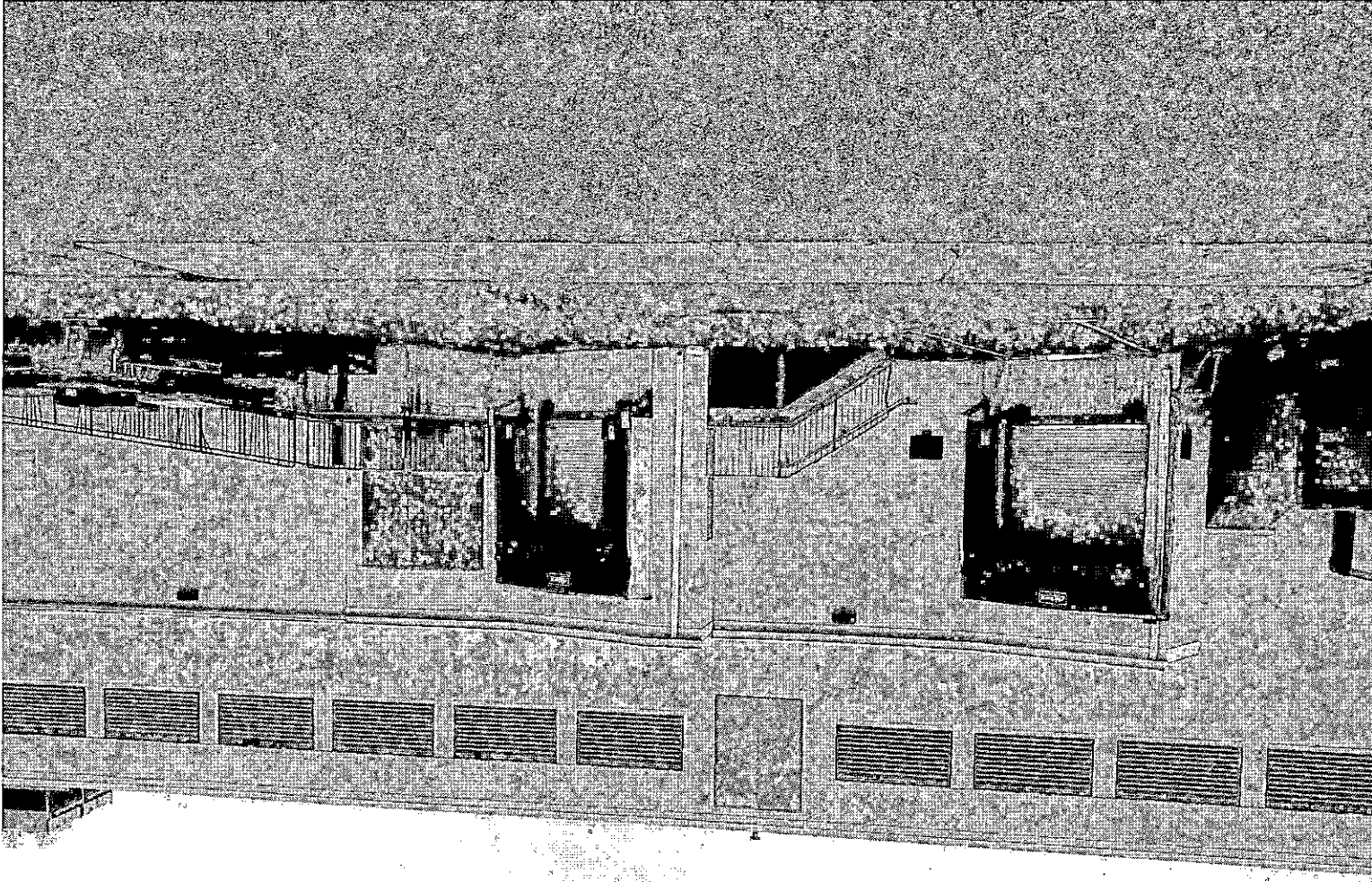
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12

BOHLER ENGINEERING SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES		REVIEWED DATE COMMENTS
PROJECT CARNEY VILLAGE FOR COMMERCIAL REALTY CORPORATION LOCATION 10013 HARTFORD ROAD BIRMINGHAM, AL 35224 BIRMINGHAM COUNTY		NOT APPROVED FOR CONSTRUCTION DATE
BOHLER ENGINEERING 10013 HARTFORD ROAD, SUITE 100 BIRMINGHAM, AL 35224 TEL: (205) 913-2827 WWW.BOHLENGEERING.COM		811 ALWAYS CALL 811 BEFORE YOU DIG
PHOTO LOCATION MAP		REVISIONS NO. DATE COMMENTS
REVISIONS NO. DATE COMMENTS		REVISIONS NO. DATE COMMENTS



[illegible]



[illegible]



BOHLER

BOHLER AND ASSOCIATES, INC.
 10000 WILLOW CREEK DRIVE
 SUITE 100
 WILLOW CREEK, MARYLAND 21152
 TEL: 410-271-1100
 FAX: 410-271-1101
 WWW.BOHLELANDASSOCIATES.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	01/11/11	ISSUED FOR PERMIT
2	01/11/11	ISSUED FOR PERMIT
3	01/11/11	ISSUED FOR PERMIT
4	01/11/11	ISSUED FOR PERMIT
5	01/11/11	ISSUED FOR PERMIT
6	01/11/11	ISSUED FOR PERMIT
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8	01/11/11	ISSUED FOR PERMIT
9	01/11/11	ISSUED FOR PERMIT
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811

Call before you dig
 1-800-4-A-DAWG
 1-800-4-2629

FOR CONCEPT PURPOSES ONLY

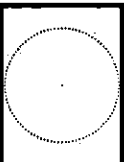
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 DATE: 01/11/11
 DRAWN BY: J. BOHLER
 CHECKED BY: J. BOHLER
 SCALE: AS SHOWN

CARNET VILLAGE

CONTINENTAL REALTY CORPORATION
 10000 WILLOW CREEK DRIVE
 SUITE 100
 WILLOW CREEK, MARYLAND 21152
 TEL: 410-271-1100
 FAX: 410-271-1101
 WWW.CARNETVILLAGE.COM

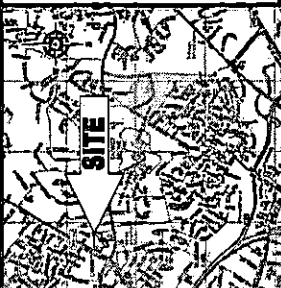
BOHLER

BOHLER AND ASSOCIATES, INC.
 10000 WILLOW CREEK DRIVE
 SUITE 100
 WILLOW CREEK, MARYLAND 21152
 TEL: 410-271-1100
 FAX: 410-271-1101
 WWW.BOHLELANDASSOCIATES.COM



LANDSCAPE MODIFICATION EXHIBIT

1



MODIFICATIONS

- TO REVEAL EXISTING LANDSCAPE WITHIN THE EXISTING LOT LINE.
- TO REVEAL EXISTING LANDSCAPE WITHIN THE EXISTING LOT LINE.
- TO REVEAL EXISTING LANDSCAPE WITHIN THE EXISTING LOT LINE.
- TO REVEAL EXISTING LANDSCAPE WITHIN THE EXISTING LOT LINE.

NOTES

1. ALL EXISTING LANDSCAPE TO BE REVEALED AND MAINTAINED.

2. ALL EXISTING LANDSCAPE TO BE REVEALED AND MAINTAINED.

3. ALL EXISTING LANDSCAPE TO BE REVEALED AND MAINTAINED.

4. ALL EXISTING LANDSCAPE TO BE REVEALED AND MAINTAINED.

LEGEND

1. EXISTING LANDSCAPE

2. EXISTING LANDSCAPE

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PROPOSED LANDSCAPE

1. EXISTING LANDSCAPE

2. EXISTING LANDSCAPE

3. EXISTING LANDSCAPE

4. EXISTING LANDSCAPE

PROPOSED LANDSCAPE

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PROPOSED LANDSCAPE

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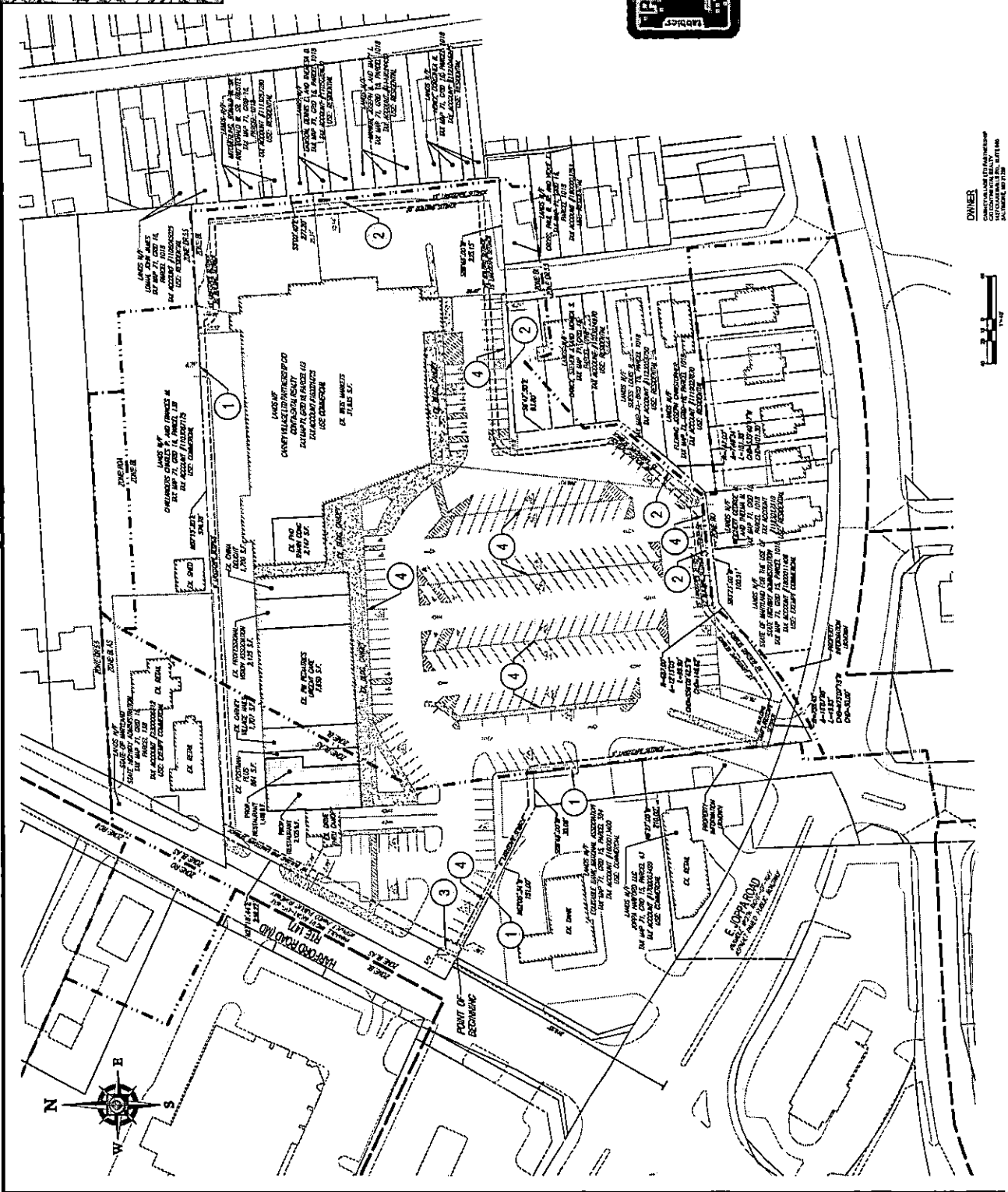
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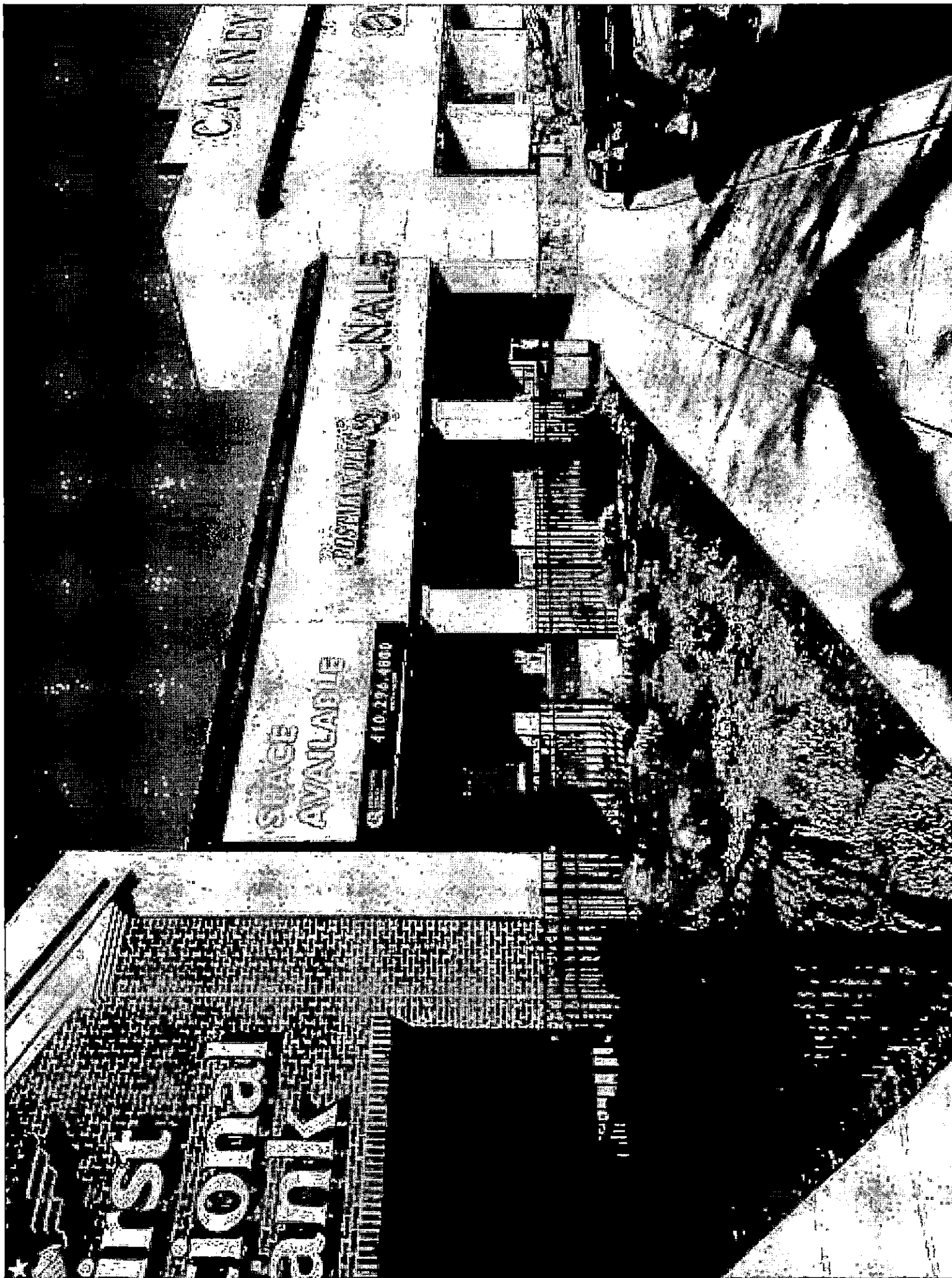
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CARNEY

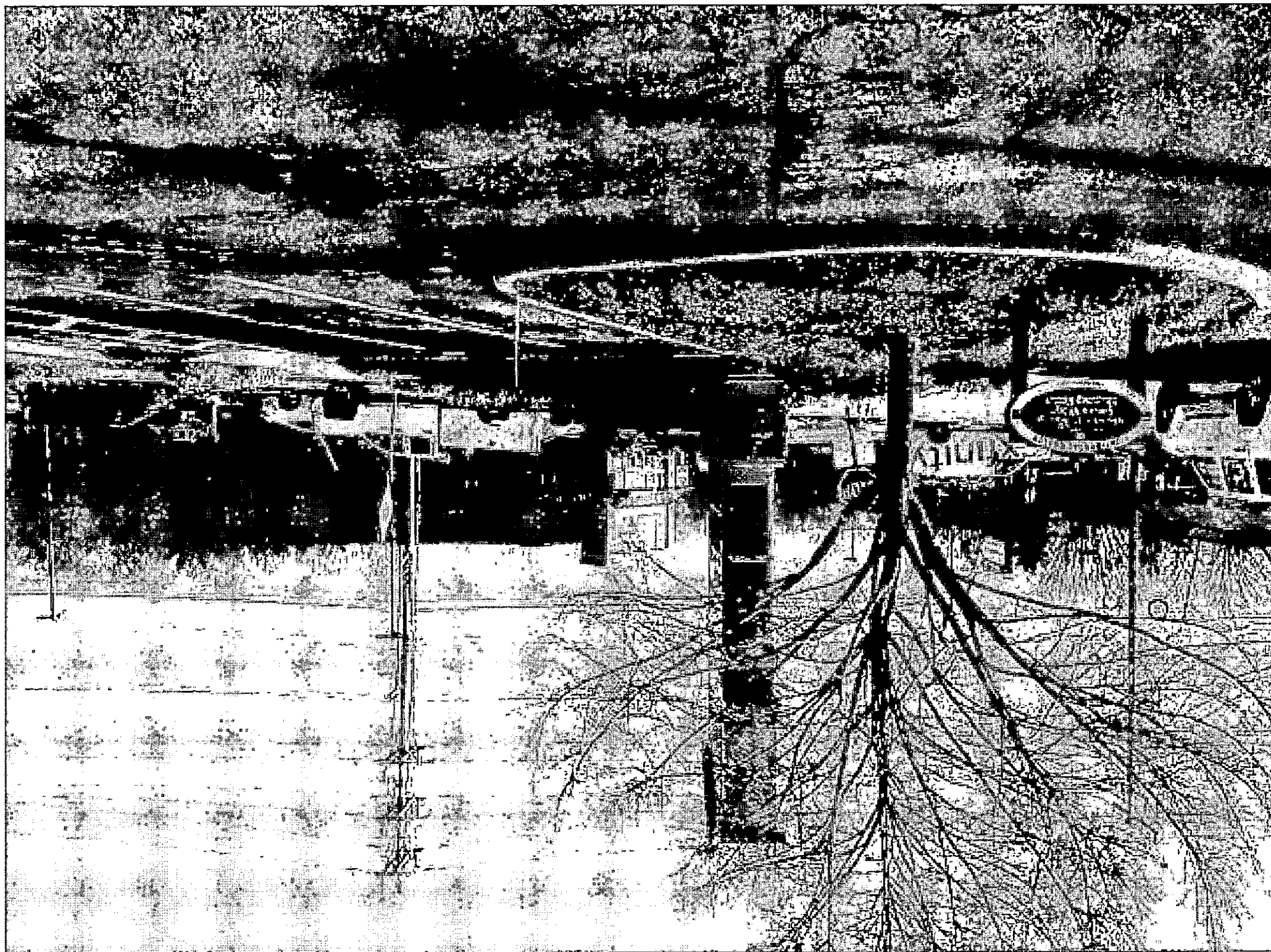
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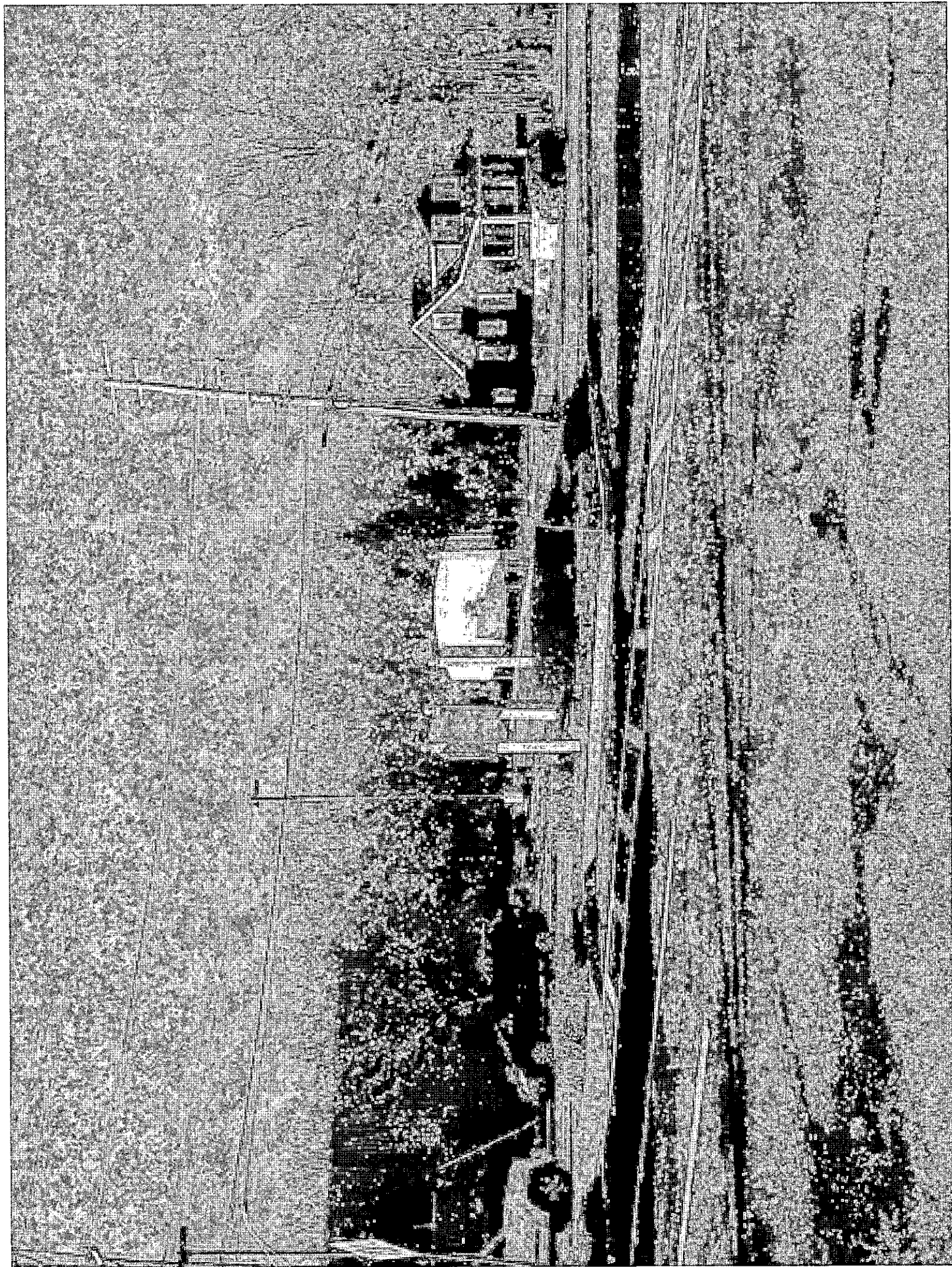
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AVAILABLE

410-296-4800

First
National
Bank



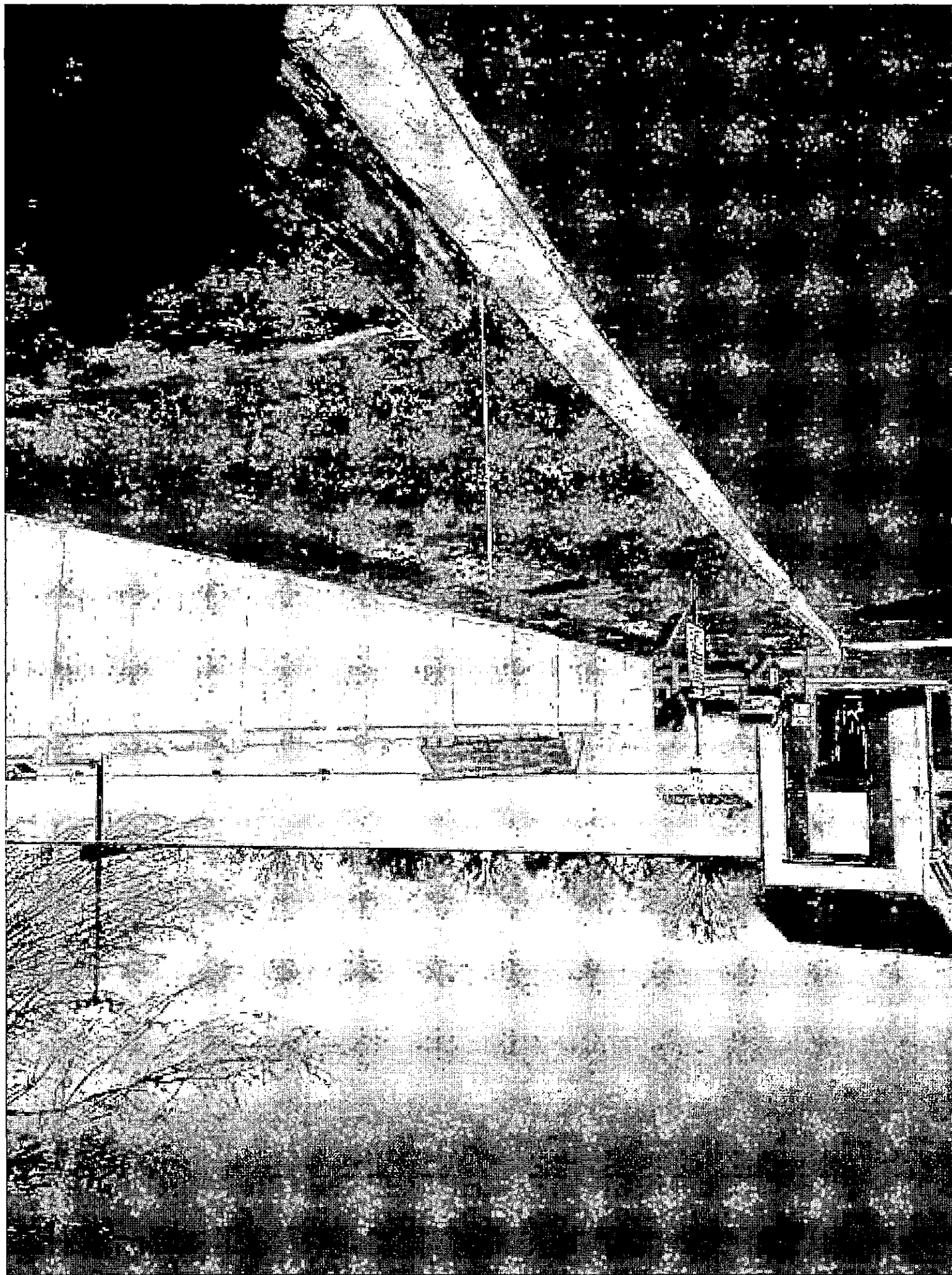


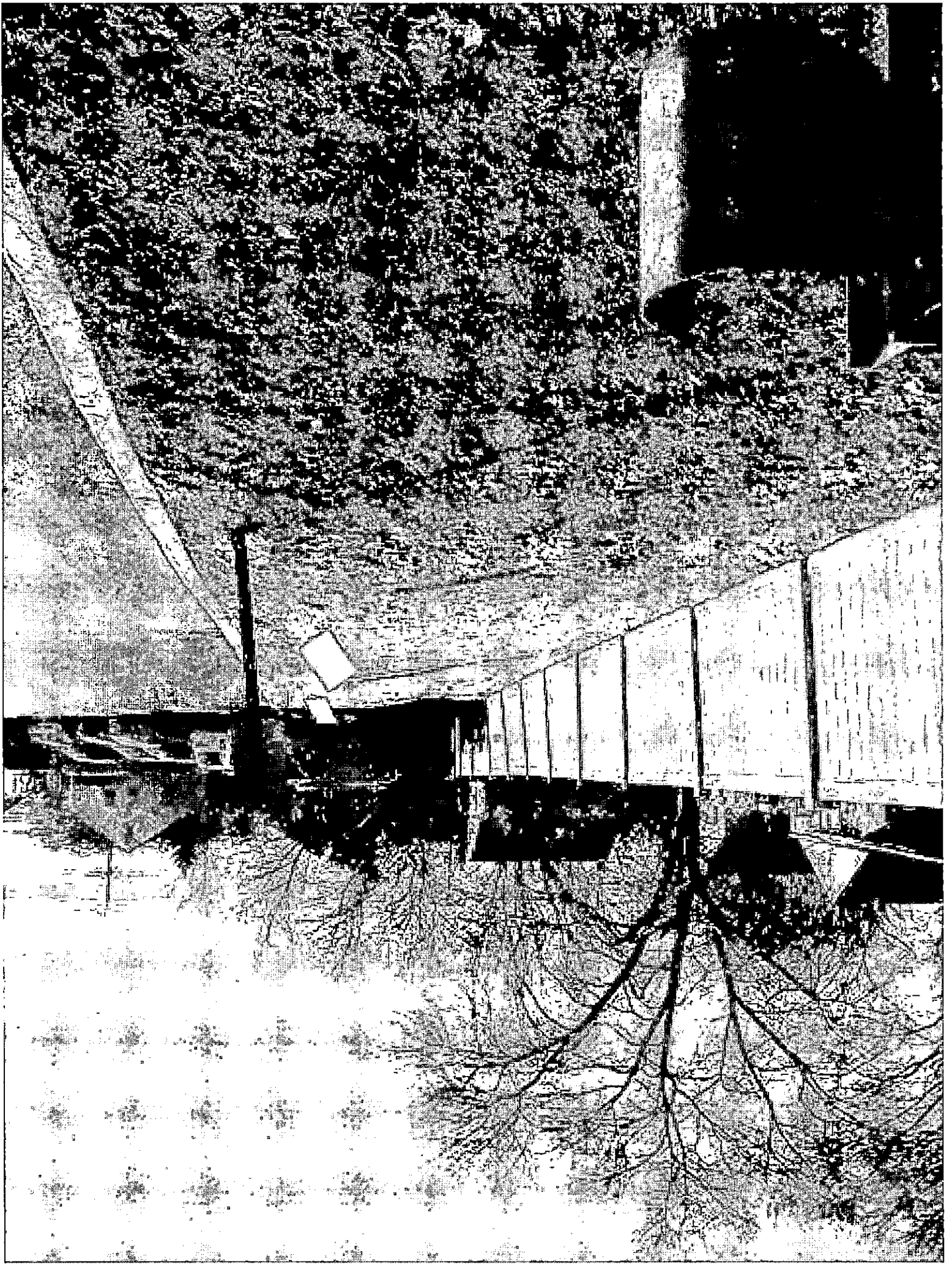


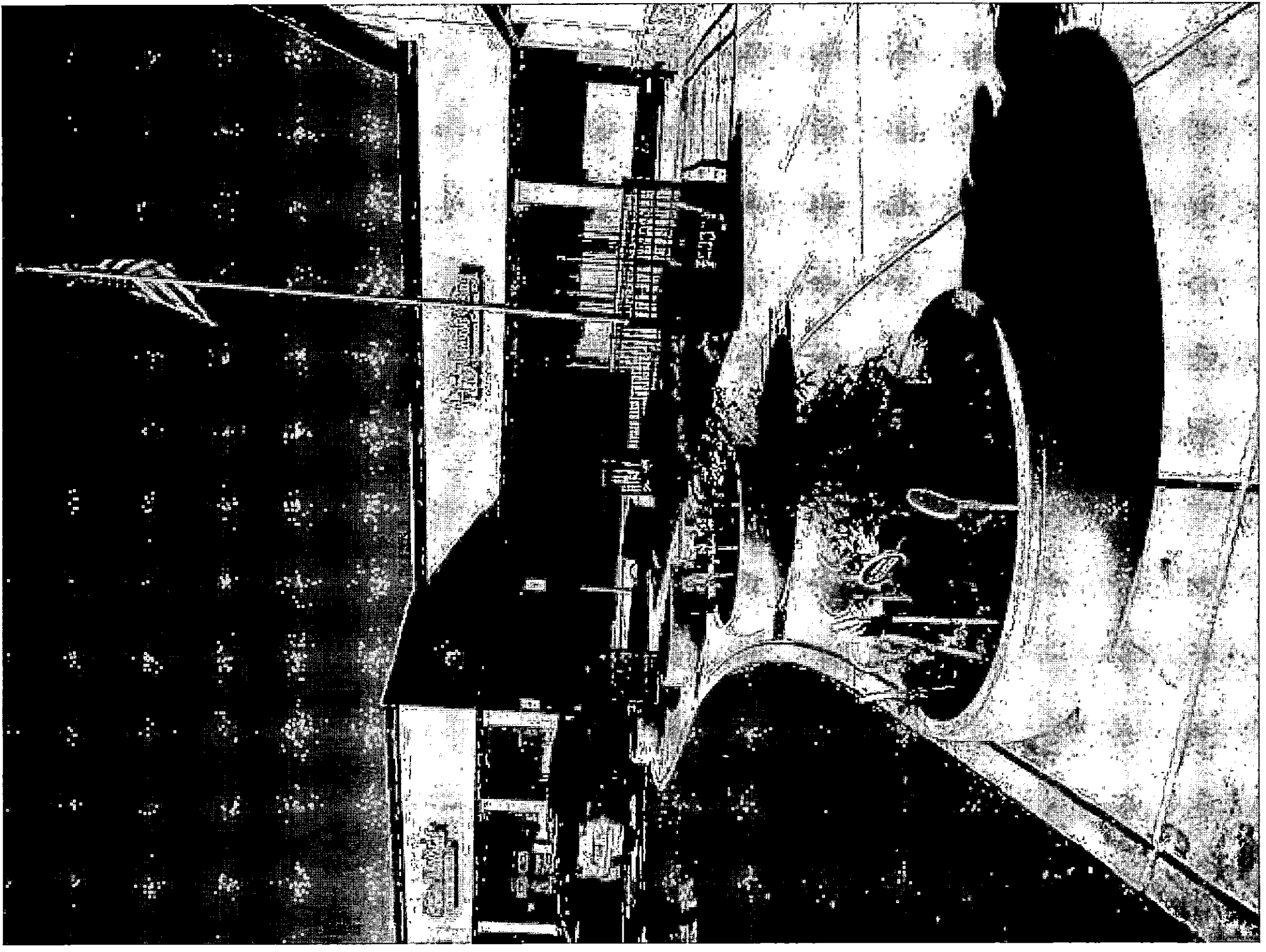














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LEGEND

	REALLY CRAZY PEOPLE DEVILATED TO BAN
	OTHER PEOPLE TO BAN

COMMENTS ARE THE PROPERTY
OF THE PEOPLE WHO
MAKE THEM

LEGEND

	REALLY CRAZY PEOPLE DEVILATED TO BAN
	OTHER PEOPLE TO BAN

FOR CONCEPT PURPOSES
ONLY

1004

CARNEY VILLAGE

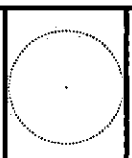
FOR

**CONTINENTAL
REALTY
CORPORATION**

LOCATION OF SITE

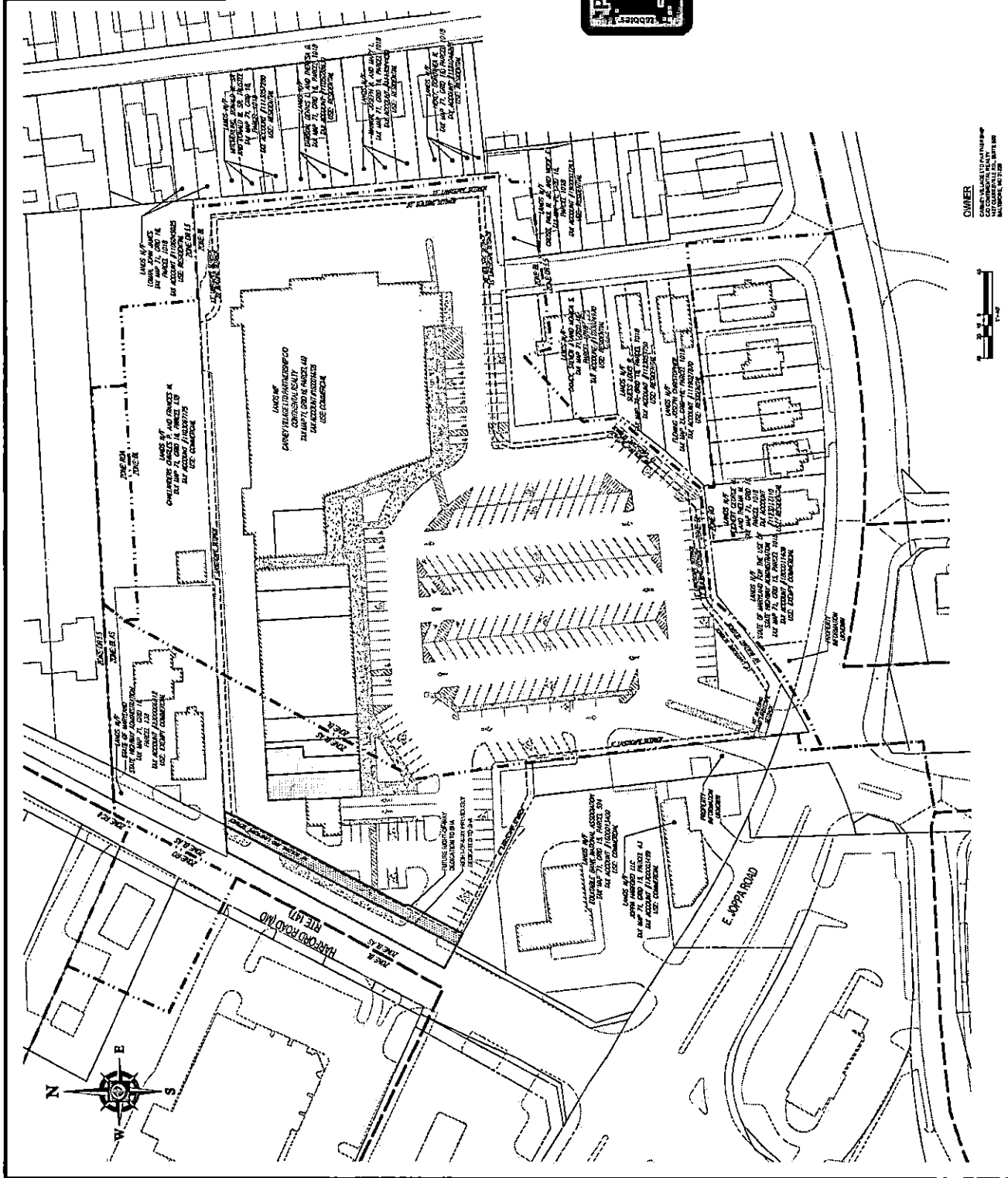
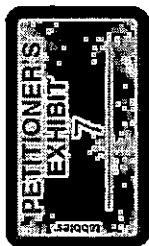
5613 HARRISON ROAD
PARKVILLE, MD 21244
BALTIMORE COUNTY

BOHLER //
801 DULANEY VALLEY ROAD, SUITE 204
TOMBALL, MARYLAND 21064
Phone: 410.821-7900
Fax: 410.821-7907
MD@BohlerInc.com



**SHA
DEDICATION
EXHIBIT**

1	ORIG. DATE - 09/02/09
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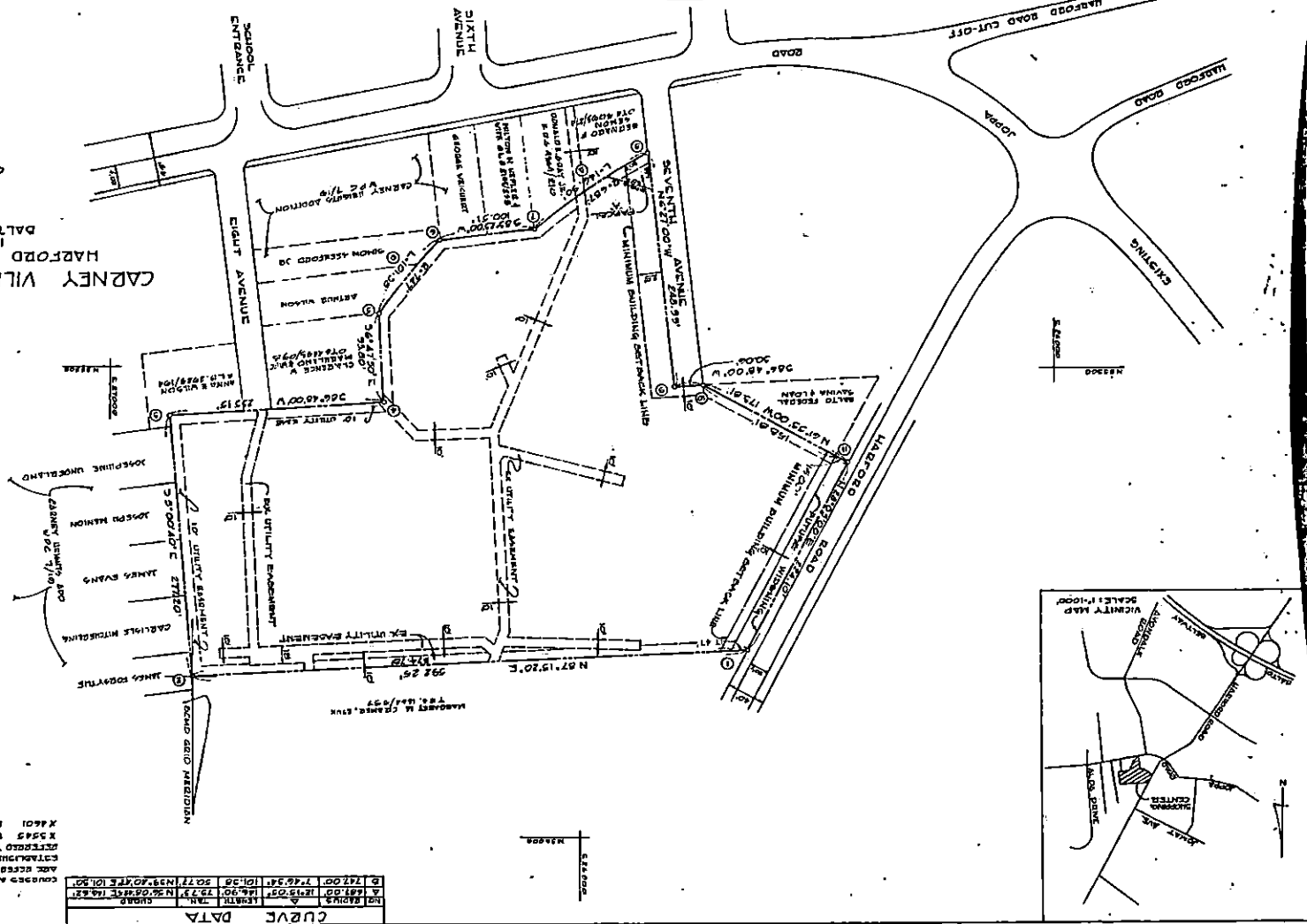


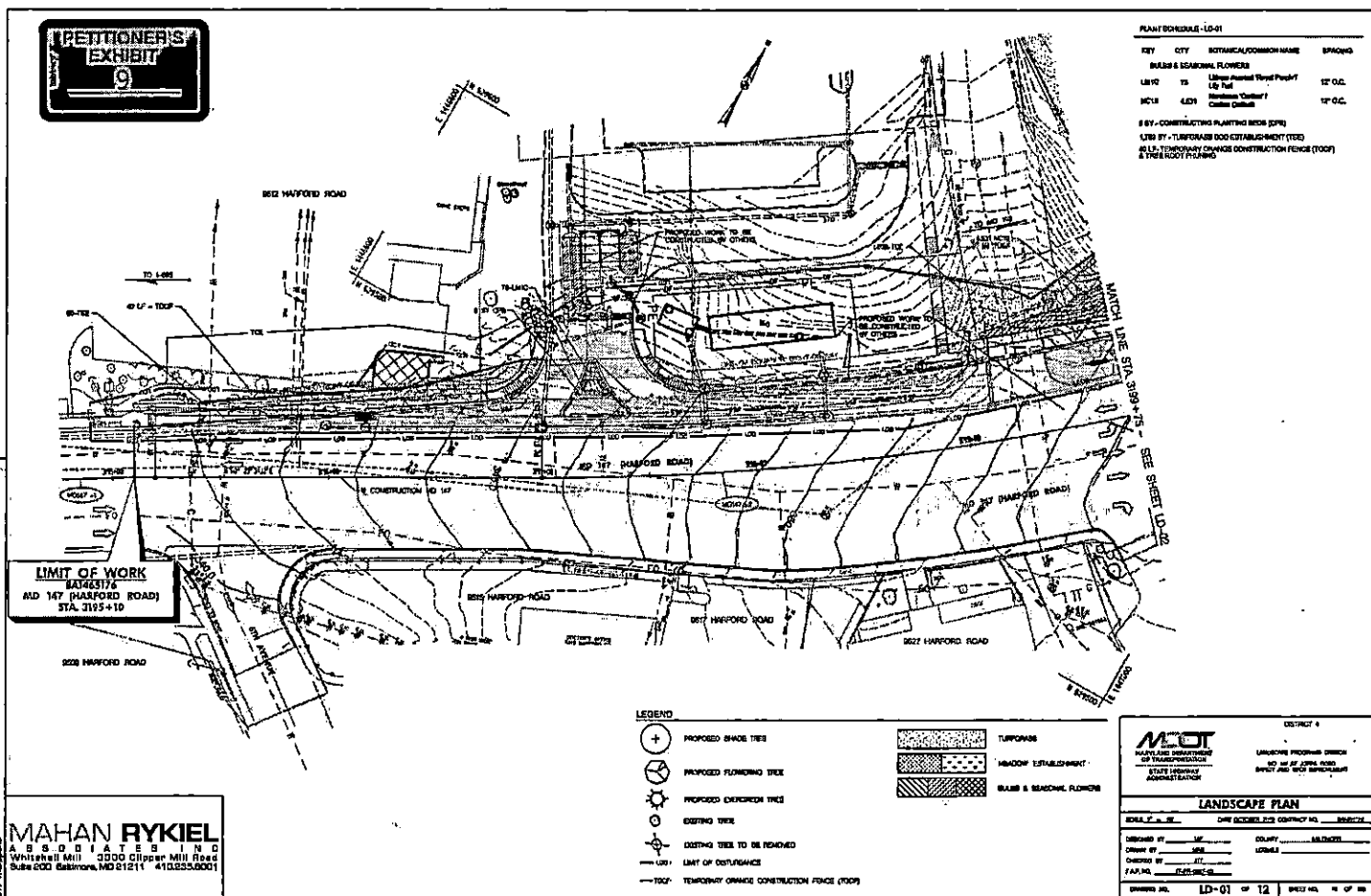
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DATE 6/2/99
NOTED & APPROVED
ADMINISTRATIVE

APPROVED FOR ENTRY TO PLANNING BOARD
JERRY E. JENNIS
DATE 6/12/72

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WOOD PLANKS & GILLS	
WOOD COMPOSITE	
TRIMMINGS	

MATCH LINE STA 206+50 - SEE SHEET LD-03
 MATCH LINE STA 209+75 - SEE SHEET LD-01
 MATCH LINE STA 208+50 - SEE SHEET LD-04

10' 20' 30' 40' 50' 60' 70' 80' 90' 100' 110' 120' 130' 140' 150' 160' 170' 180' 190' 200' 210' 220' 230' 240' 250' 260' 270' 280' 290' 300' 310' 320' 330' 340' 350' 360' 370' 380' 390' 400' 410' 420' 430' 440' 450' 460' 470' 480' 490' 500' 510' 520' 530' 540' 550' 560' 570' 580' 590' 600' 610' 620' 630' 640' 650' 660' 670' 680' 690' 700' 710' 720' 730' 740' 750' 760' 770' 780' 790' 800' 810' 820' 830' 840' 850' 860' 870' 880' 890' 900' 910' 920' 930' 940' 950' 960' 970' 980' 990' 1000' 1010' 1020' 1030' 1040' 1050' 1060' 1070' 1080' 1090' 1100' 1110' 1120' 1130' 1140' 1150' 1160' 1170' 1180' 1190' 1200' 1210' 1220' 1230' 1240' 1250' 1260' 1270' 1280' 1290' 1300' 1310' 1320' 1330' 1340' 1350' 1360' 1370' 1380' 1390' 1400' 1410' 1420' 1430' 1440' 1450' 1460' 1470' 1480' 1490' 1500' 1510' 1520' 1530' 1540' 1550' 1560' 1570' 1580' 1590' 1600' 1610' 1620' 1630' 1640' 1650' 1660' 1670' 1680' 1690' 1700' 1710' 1720' 1730' 1740' 1750' 1760' 1770' 1780' 1790' 1800' 1810' 1820' 1830' 1840' 1850' 1860' 1870' 1880' 1890' 1900' 1910' 1920' 1930' 1940' 1950' 1960' 1970' 1980' 1990' 2000' 2010' 2020' 2030' 2040' 2050' 2060' 2070' 2080' 2090' 2100' 2110' 2120' 2130' 2140' 2150' 2160' 2170' 2180' 2190' 2200' 2210' 2220' 2230' 2240' 2250' 2260' 2270' 2280' 2290' 2300' 2310' 2320' 2330' 2340' 2350' 2360' 2370' 2380' 2390' 2400' 2410' 2420' 2430' 2440' 2450' 2460' 2470' 2480' 2490' 2500' 2510' 2520' 2530' 2540' 2550' 2560' 2570' 2580' 2590' 2600' 2610' 2620' 2630' 2640' 2650' 2660' 2670' 2680' 2690' 2700' 2710' 2720' 2730' 2740' 2750' 2760' 2770' 2780' 2790' 2800' 2810' 2820' 2830' 2840' 2850' 2860' 2870' 2880' 2890' 2900' 2910' 2920' 2930' 2940' 2950' 2960' 2970' 2980' 2990' 3000' 3010' 3020' 3030' 3040' 3050' 3060' 3070' 3080' 3090' 3100' 3110' 3120' 3130' 3140' 3150' 3160' 3170' 3180' 3190' 3200' 3210' 3220' 3230' 3240' 3250' 3260' 3270' 3280' 3290' 3300' 3310' 3320' 3330' 3340' 3350' 3360' 3370' 3380' 3390' 3400' 3410' 3420' 3430' 3440' 3450' 3460' 3470' 3480' 3490' 3500' 3510' 3520' 3530' 3540' 3550' 3560' 3570' 3580' 3590' 3600' 3610' 3620' 3630' 3640' 3650' 3660' 3670' 3680' 3690' 3700' 3710' 3720' 3730' 3740' 3750' 3760' 3770' 3780' 3790' 3800' 3810' 3820' 3830' 3840' 3850' 3860' 3870' 3880' 3890' 3900' 3910' 3920' 3930' 3940' 3950' 3960' 3970' 3980' 3990' 4000' 4010' 4020' 4030' 4040' 4050' 4060' 4070' 4080' 4090' 4100' 4110' 4120' 4130' 4140' 4150' 4160' 4170' 4180' 4190' 4200' 4210' 4220' 4230' 4240' 4250' 4260' 4270' 4280' 4290' 4300' 4310' 4320' 4330' 4340' 4350' 4360' 4370' 4380' 4390' 4400' 4410' 4420' 4430' 4440' 4450' 4460' 4470' 4480' 4490' 4500' 4510' 4520' 4530' 4540' 4550' 4560' 4570' 4580' 4590' 4600' 4610' 4620' 4630' 4640' 4650' 4660' 4670' 4680' 4690' 4700' 4710' 4720' 4730' 4740' 4750' 4760' 4770' 4780' 4790' 4800' 4810' 4820' 4830' 4840' 4850' 4860' 4870' 4880' 4890' 4900' 4910' 4920' 4930' 4940' 4950' 4960' 4970' 4980' 4990' 5000' 5010' 5020' 5030' 5040' 5050' 5060' 5070' 5080' 5090' 5100' 5110' 5120' 5130' 5140' 5150' 5160' 5170' 5180' 5190' 5200' 5210' 5220' 5230' 5240' 5250' 5260' 5270' 5280' 5290' 5300' 5310' 5320' 5330' 5340' 5350' 5360' 5370' 5380' 5390' 5400' 5410' 5420' 5430' 5440' 5450' 5460' 5470' 5480' 5490' 5500' 5510' 5520' 5530' 5540' 5550' 5560' 5570' 5580' 5590' 5600' 5610' 5620' 5630' 5640' 5650' 5660' 5670' 5680' 5690' 5700' 5710' 5720' 5730' 5740' 5750' 5760' 5770' 5780' 5790' 5800' 5810' 5820' 5830' 5840' 5850' 5860' 5870' 5880' 5890' 5900' 5910' 5920' 5930' 5940' 5950' 5960' 5970' 5980' 5990' 6000' 6010' 6020' 6030' 6040' 6050' 6060' 6070' 6080' 6090' 6100' 6110' 6120' 6130' 6140' 6150' 6160' 6170' 6180' 6190' 6200' 6210' 6220' 6230' 6240' 6250' 6260' 6270' 6280' 6290' 6300' 6310' 6320' 6330' 6340' 6350' 6360' 6370' 6380' 6390' 6400' 6410' 6420' 6430' 6440' 6450' 6460' 6470' 6480' 6490' 6500' 6510' 6520' 6530' 6540' 6550' 6560' 6570' 6580' 6590' 6600' 6610' 6620

ATCH LINE STA 2008+50 - SEE SHEET LD-04

MATCH LINE STA 329+75 - SEE SHEET LD-0

THE UNIVERSITY OF CHICAGO

THREE MORE BOMBS
- CESSANOWSKI JO INFLUENCE
LAWYER

10-01

SHEET 1

- SEE

439 + 75

STATION 3

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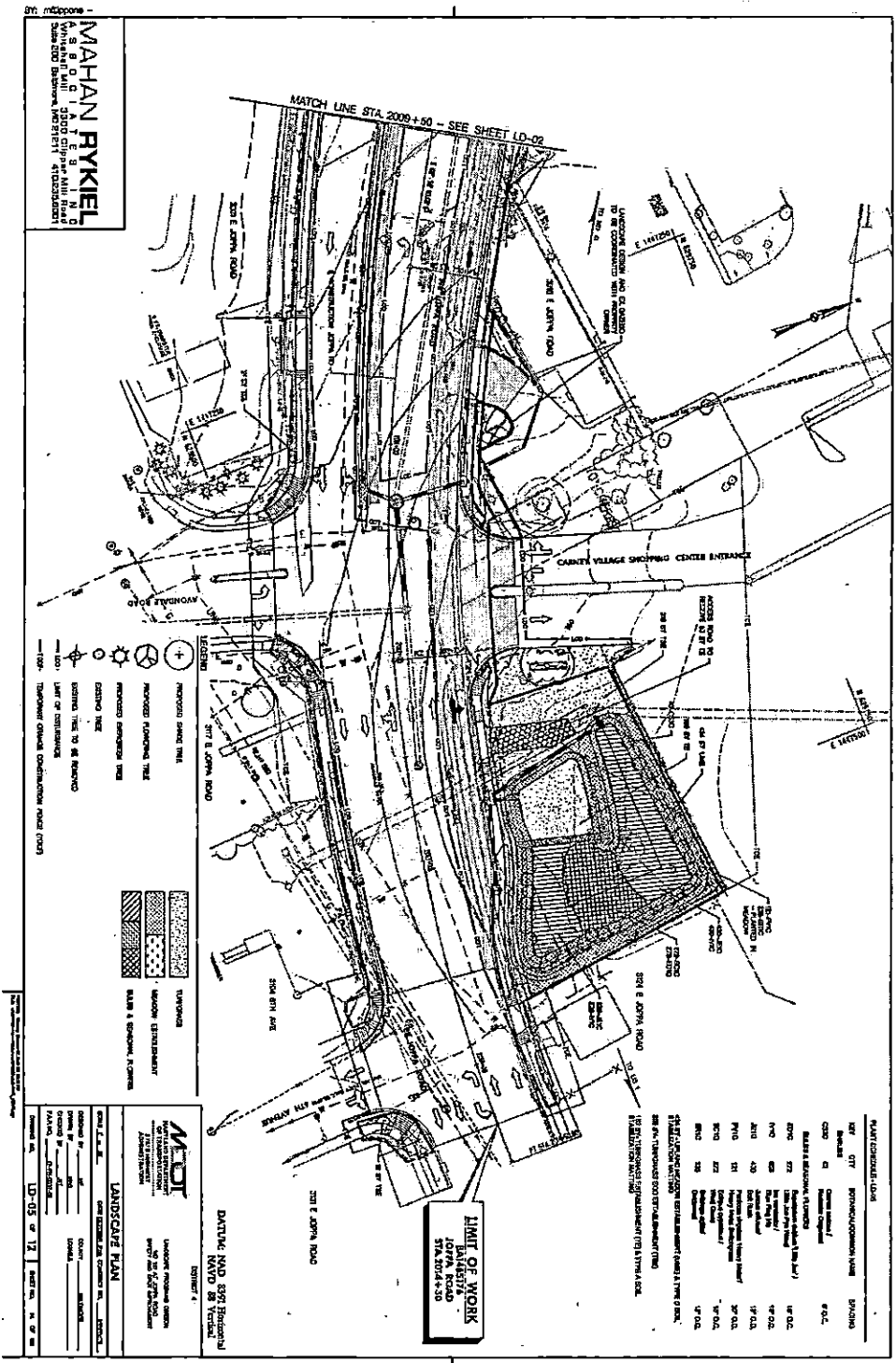
JOHN E. JOYCE

1

SHAN R

DO NOT WRITE IN THESE SPACES

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BY: millipero -

MAHAN RYKIEL
ASSOCIATES INC
Whitehall Mill 3300 Clipper Mill Road
Suite 200 Baltimore, MD 21211 410.295.6001

MASTER PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	BLB	REMARKS
TREES					
AR23	11	Acer rubrum 'Red Sunset' Red Sunset Red Maple	2.5" Cal.	B&B	
MYB1	3	Magnolia virginiana/ Sweetbay Magnolia	8" Ht.	B&B	
SHRUBS					
CS3C	40	Cornus sericea / Redosier Dogwood	#3 / 30" Ht.	Cont.	Plant 6" O.C.
FG3C	24	Fothergilla gardenii/ Dwarf Fothergilla	#3 / 24" Ht.	Cont.	Plant 3' O.C.
HC3C	324	Hypoxis calycium St. John's Wort	#3 / 18" Ht.	Cont.	Plant 2' O.C.
RA3C	186	Rhus aromatica 'Gro Low' Gro Low Sumac	#3 / 18" Ht.	Cont.	Plant 3' O.C.
BULBS & SEASONAL FLOWERS					
CP1C	246	Cuscuta patens / Yellow Flax	#1	Cont.	Plant 18" O.C.
ED1C	272	Eupatorium dubium 'Little Joe' / Little Joe Pye Weed	#1	Cont.	Plant 18" O.C.
EP1C	104	Eudorhis purpurea/ Joe Pye Weed	#1	Cont.	Plant 24" O.C.
IV1C	430	Iris versicolor / Blue Flag Iris	#1	Cont.	Plant 18" O.C.
JE1C	678	Juncus effusus/ Soft Rush	#1	Cont.	Plant 18" O.C.
LM1C	2,638	Lilyphe caerulea 'Royal Purple' Lily Turf	#1	Cont.	Plant 12" O.C.
NC1B	4,031	Nardissia 'Carlton' / Carlton Daffodil	Topaz	Bulb	Plant 12" O.C.
PV1C	187	Pennisetum virginicum Heavy Metal/ Heavy Metal Switchgrass	#1	Cont.	Plant 30" O.C.
SC1C	272	Scilla cypripetris / Wood Grass	#1	Cont.	Plant 18" O.C.
SR1C	618	Solidago rigida/ Goldenrod	#1	Cont.	Plant 18" O.C.

- 434 SY - UPLAND MEADOW ESTABLISHMENT (UMS) & TYPE D SOIL STABILIZATION MATTING
658 SY - LOWLAND MEADOW ESTABLISHMENT (LMS) & TYPE D SOIL STABILIZATION MATTING
475 SY - CONSTRUCTING PLANTING BEDS (CPB)
373 SY - TURFGRASS ESTABLISHMENT (TE) & TYPE A SOIL STABILIZATION MATTING
4,213 SY - TURFGRASS SOD ESTABLISHMENT (TSE)
389 LF - TEMPORARY ORANGE CONSTRUCTION FENCE (TOCF) & TREE ROOT PRUNING

DATUM: NAD 83/91 Horizontal
NAVD 88 Vertical

MDOT MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION		DISTRICT 4 LANDSCAPE PROGRAMS DIVISION MD 102 AT JOWA ROAD SAFETY AND SPOT IMPROVEMENT	
PLANT SCHEDULE			
SCALE: 1" = 100'		DATE: 02/08/2012 CONTRACT NO.: 84500101	
DESIGNED BY: JTB	COUNTY: BALTIMORE		
DRAWN BY: JTB	LOGSHEET		
CHECKED BY: JTB			
F.A.P. NO.: 17-001-001-001			
DRAWING NO.: LD-06	OF 12	SHEET NO.: 75	OF 122

NOTED: Please check the size of the soil
and the amount of the soil to be used.



11. Stewardship: Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection; and
12. Implementation: Strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, state, and interstate levels to achieve these visions.

C. Maryland Smart Growth Act of 1997

The 1997 Smart Growth and Neighborhood Conservation Act directs State funding for growth-related infrastructure to Priority Funding Areas (PFAs), providing a geographic focus for State investment in growth. PFAs are existing communities and places where local governments want State funding for future growth. Growth-related projects covered by the legislation include most State programs that encourage or support growth and development such as highways, sewer and water construction, economic development assistance, and State leases or construction of new office facilities.

The Act authorized counties to designate PFAs that meet guidelines for intended use, sewer and water availability, and residential density. Pursuant to the Act, Baltimore County has identified its PFAs. The vast majority of the Carney-Cub Hill-Parkville planning area is located in a designated PFA.

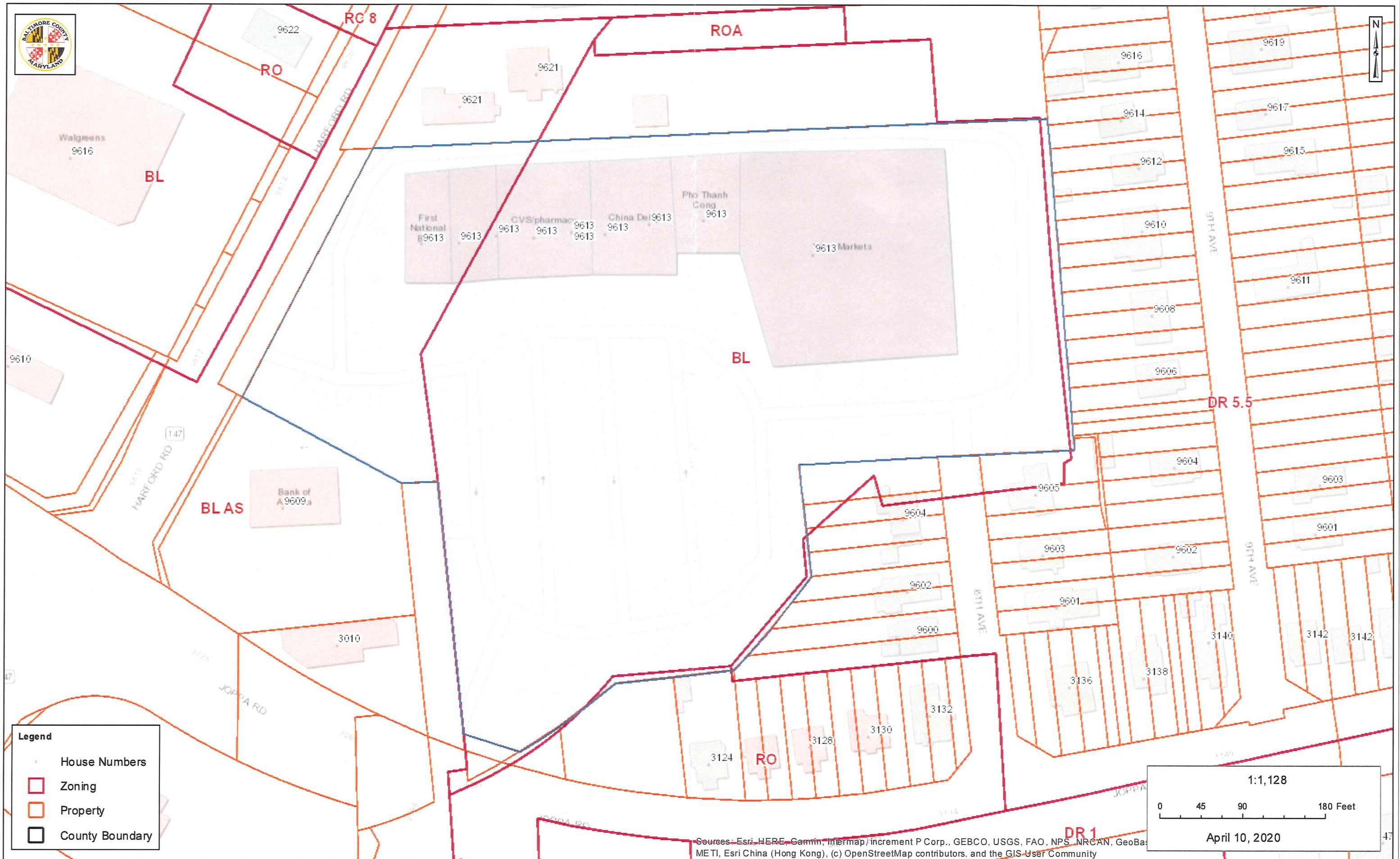
D. Vision Statement for the East Joppa Road Corridor

The Baltimore County Council adopted the East Joppa Road Corridor Community Plan on May 3, 2004. The corridor study area extends along Joppa Road from Perring Parkway to Belair Road. The vast majority of the corridor study area lies within the Carney-Cub Hill- Parkville planning area. Through the process of developing the corridor plan, the following vision statement was adopted.

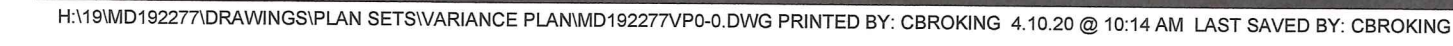
The East Joppa Road Corridor should reflect the well-managed residential communities and preserve the close-knit, family-oriented environment of the area. The predominant housing type for new construction should consist of single family detached homes. Efforts will be made to enhance the appeal and value of residential properties along the corridor and within the study area. Enhancement projects will instill a sense of pride and strengthen community cohesiveness. Recreation and open space requirements for the area residents should be met by preserving remaining green spaces and parks. Safe pedestrian and vehicle access will be provided along the Joppa Road corridor and surrounding communities.

Commercial development should consist of businesses that serve the daily shopping and service needs of nearby residents. It should be concentrated within existing commercial zones identified in this plan. Priority should be given to revitalize these areas by creating a sense of place, making them more attractive and inviting.

Baltimore County - My Neighborhood



2020-0101-0



ZONING HISTORY

CASE NO. R-1986-0113
PETITION FOR ZONING RE-CLASSIFICATION FROM A D.R. 16 AND D.R. 5.5
ZONE TO A B.L. ZONE.

10. THIS SITE IS SERVICED BY A PUBLIC WATER AND SEWER SYSTEM.
11. EXISTING SCREENING AND LANDSCAPING WILL REMAIN.
12. THE SITE IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN PER FEMA MAP 2400100270F, REVISED SEPTEMBER 26, 2008.
13. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS.
14. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE SITE.
15. 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.
16. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
17. THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.
18. ZONING LINES ARE BASED ON BALTIMORE COUNTY GIS AND IT IS ANTICIPATED THAT ZONING LINES ADJACENT TO RESIDENTIAL ZONES ARE ACTUALLY LOCATED ON THE PROPERTY LINE.

SHEET TITLE:	
PLAN TO ACCOMPANY VARIANCE REQUEST	
SHEET NUMBER:	
1	
REVISION 0 - 04/10/20	



THE BOHLER
ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PORTAL DESIGN

TRANSPORTATION SERVICES

THE REPUTATION AND CREDIBILITY OF BOHLER ENGINEERING HAS BEEN ESTABLISHED THROUGH THE RECOGNITION OF THE QUALITY OF OUR WORK AND THE COMMITMENT OF OUR PERSONNEL TO EXCELLENCE. CONTACT US TODAY TO DISCUSS YOUR PROJECTS.

BOHLER ENGINEERING, INC. 10000 BOHLER DRIVE, SUITE 100, BOHLER, OHIO 44606-1000
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