



AMENDED

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 5 W. Aylesbury Rd. which is presently zoned ML-IM, BL, BL CCC
Deed References: 38140/446 10 Digit Tax Account # 08-19-045090
Property Owner(s) Printed Name(s) Brands RE, 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

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

3. a **Variance** from Section(s) ~~255.1 and 238.2 to permit a one story warehouse addition to be built 4.25 feet from side yard in lieu of the required 30 feet~~

SEE ATTACHED AMENDMENT

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

Legal Owners (Petitioners):

Brands RE, LLC Ted Dumbauld - Chief Operating Officer
Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

One Olympic Place Suite 1210 Towson MD
Mailing Address City State

21204 / 703-622-2778 Ted.dumbauld@curiowellness.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

Christopher D. Mudd Venable LLP
Name - Type or Print

Signature

210 W. Pennsylvania Ave. Towson MD
Mailing Address City State

21204 / 410-494-6365 / CDMudd@Venable.com
Zip Code Telephone # Email Address

Representative to be contacted:

Dave Myers
Name - Type or Print

Signature

5 W. Aylesbury Rd. Timonium MD
Mailing Address City State

21093 / 410-847-4698 dave.myers@curiowellness.com
Zip Code Telephone # Email Address

CASE NUMBER 2020-0156-A Filing Date 9/25/20 Do Not Schedule Dates: _____ Reviewer JS

(AMENDED)
FILED
DATE

**AMENDMENT TO PETITION FOR ZONING HEARING(S)
CASE NO. 2020-156-A
5 W. AYLESBURY ROAD**

ATTACHMENT TO PETITION FOR VARIANCE

1. A variance from Baltimore County Zoning Regulation (BCZR) 409.6.A.3 to allow 49 parking spaces in lieu of the 75 parking spaces required, or the total then required for the number of employees on the largest shift; OR
2. In the alternative, a variance from BCZR 409.7.B to allow off-site parking spaces serving the subject site to be located 7 miles from the site's building entrance in lieu of the required 500 feet walking distance of the site's building entrance.

2020-0156-A

**5 W. AYLESBURY ROAD
ZONING DESCRIPTION**

Beginning for the same at a point located southwesterly 521.43 feet from the intersection of the East side of York Road with the West side of W. Aylesbury Road, thence running along said road from said point of beginning:

- 1) North 78° 59' 16" West 175.00 feet to a point, thence;
- 2) 105.13 feet along a curve to the right having a radius of 330.00 feet, said curve being subtended by a chord bearing of North 69° 51' 41" West a distance of 104.68 feet, thence leaving said road;
- 3) South 29° 15' 54" West 50.00 feet to a point, thence;
- 4) South 00° 08' 20" West 210.72 feet to a point, thence;
- 5) South 05° 03' 10" East 430.00 feet to a point, thence;
- 6) 160.18 feet along a curve to the right having a radius of 194.61 feet, said curve being subtended by a chord bearing of South 18° 31' 36" West a distance of 155.70 feet, thence;
- 7) North 65° 36' 33" East 493.53 feet to a point, thence;
- 8) North 19° 54' 23" West 480.00 feet to a point, thence;
- 9) North 11° 00' 44" East 107.68 feet to the place of beginning

Containing 231,287 square feet or 5.310 acres of land, more or less.

Being all of that parcel of land described in a deed dated September 30, 2016 conveyed by ERB, LLC to Brands RE, LLC, and recorded among the Land Records of Baltimore County, MD in Liber J.L.E. 38140 Folio 451.

Professional Certification

I hereby certify that this description was prepared by me or under my responsible charge in compliance with COMAR Regulation 09.13.06.12, and that I am a duly licensed Property Line Surveyor under the laws of the State of Maryland, License No. 358, Expiration Date October 19, 2020.

June 10, 2020



2020-0156-A

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2020-0156-A
Property Address: 5 W Aylesbury Rd
Property Description: _____

Legal Owners (Petitioners): Brands RE, LLC
Contract Purchaser/Lessee: n/a

PLEASE FORWARD ADVERTISING BILL TO:

Name: Brands RE LLC
Company/Firm (if applicable): Curio Wellness
Address: 5 W. Aylesbury Rd
Timonium, Md 21093
Att: Dave Myers
Telephone Number: 410-847-4698

**BALTIMORE COUNTY, YLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT**

No. 194607

Date: 7/8/20

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 500.00

Total: \$ 500.00

Rec From: BRANDS RE, ~~LLC~~ LLC

For: 2020-0156-A

**CASHIER'S
VALIDATION**

DISTRIBUTION

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

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.

BRANDS RE, LLC
5 W Aylesbury Road
Timonium, MD 21093

Severn Savings Bank FSB
Annapolis, MD 21401

1905

65-7144/2550

5/14/2020

PAY TO THE ORDER OF Baltimore County, MD

\$ ****500.00

FIVE HUNDRED AND XX/100*****

DOLLARS

Baltimore County, MD
400 Washington Ave
Courthouse Room 150
Towson, MD 21204-4665



[Handwritten Signature]
AUTHORIZED SIGNATURE MP

MEMO

⑈001905⑈ ⑆255071444⑆

0044072250⑈

BRANDS RE, LLC
5/14/2020

Baltimore County, MD

1905

Date	Doc Type	Reference	Original Amt.	Balance Due	Payment
5/14/2020	Bill	05142020	500.00	500.00	500.00
				Check Amount	500.00

Security features included. Details on back.

CZMP DEVELOPMENT HOLD (ISSUE # 3-056)

CZMP DEVELOPMENT HOLD (ISSUE # 3-063)



081606104

2002-0434-A

0816061510

BUSINESS PARK DR
BUSINESS PARK DR

W AYLESBURY RD

2010-0216-SPHX

1974-0034-A
1999-0156-A

0803025630

BM

1962-5864-SPHA
2020-0080-A
1958-4449-SPH

Pt. Bk./Folio # 0070
PAI # 080004

2000-0024-A
0816061511

YORK RD
YORK RD
DR1
PAI # 080001
1909

BL

1981-0014-SPH
1957-4076-SPH
1997-0188-A
1986-0436-A

R-1966-0195

0813042980
1984-0057-SPHA
1998-0002-SPHA
1959-4820-SPH

BLR

MLIM

3 CD
8 ED
060C2
NW 13-A

0816061514

ROAD

0819045090

1965-0185-X
R-1975-0199-XA
1976-0259-SPH
1980-0226-SPH
R-1993-0306

BMIM

1850
0802024020
1850
1850
1850
1850
1850

1840
1840
1830
1830
1840
1840
1840
1840

0818037830
R-1966-0214
R-1970-0070

PAI # 088034
Pt. Bk./Folio # 077095
2013-0101-A 01013450

PAI # 088034
2005-0107-A
1996-0481-A

BL

CZMP DEVELOPMENT HOLD (ISSUE # 3-063)

BL CCC

0825045300
R-1953-2556

Pt. Bk./Folio # 077096
PAI # 088021

R-1963-0116
1964-0177-A
2012-0082-A
2013-0104-SPHA
2013-0105-A
2002-0103-SPH
2002-0168-A
2005-0259-A
2002-0102-SPH

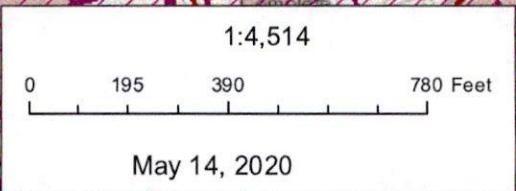
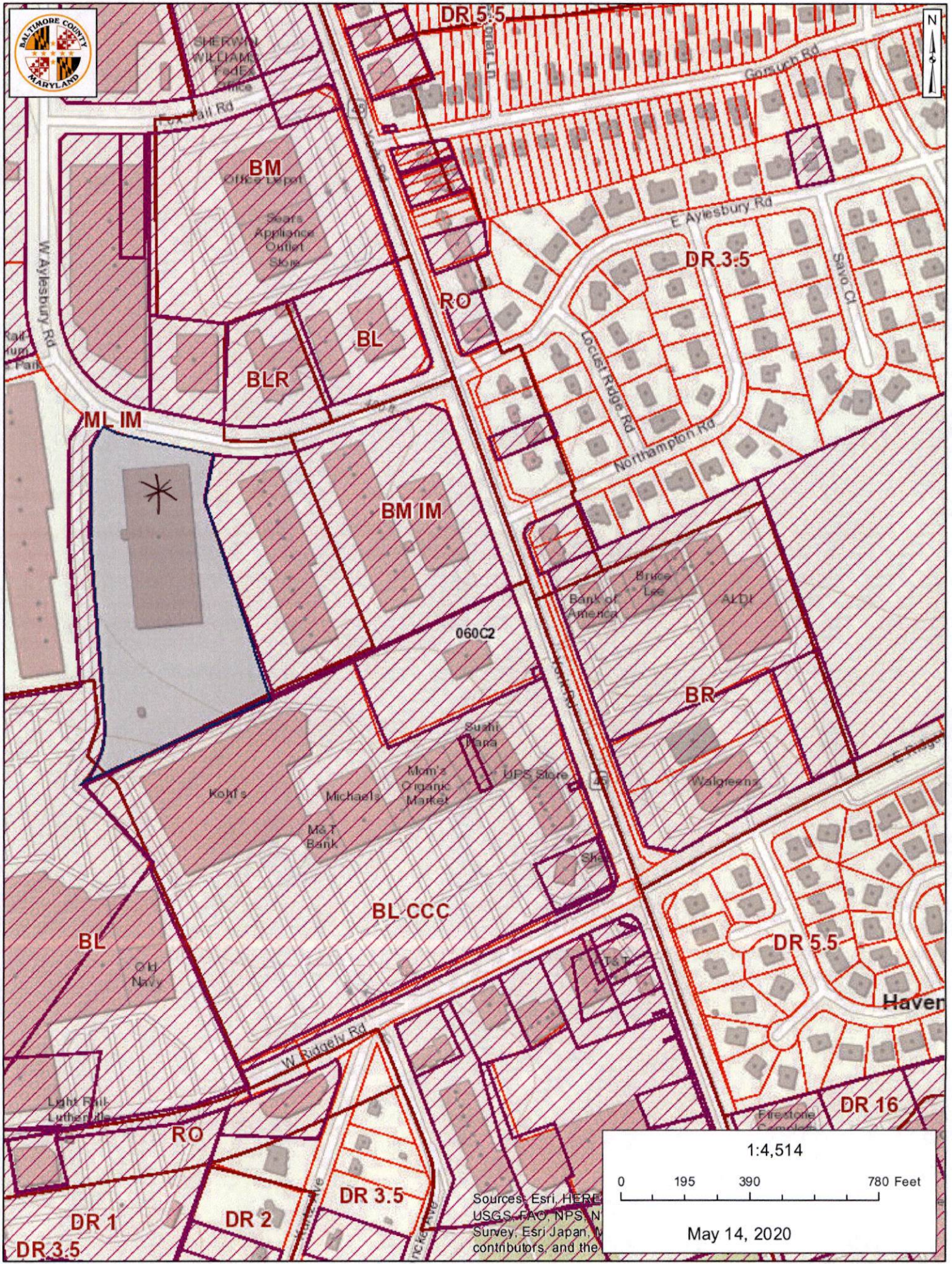
PARKING

0802002469

DR1
Pt. Bk./Folio # 013071

PAI # 080034

Baltimore County - My Neighborhood



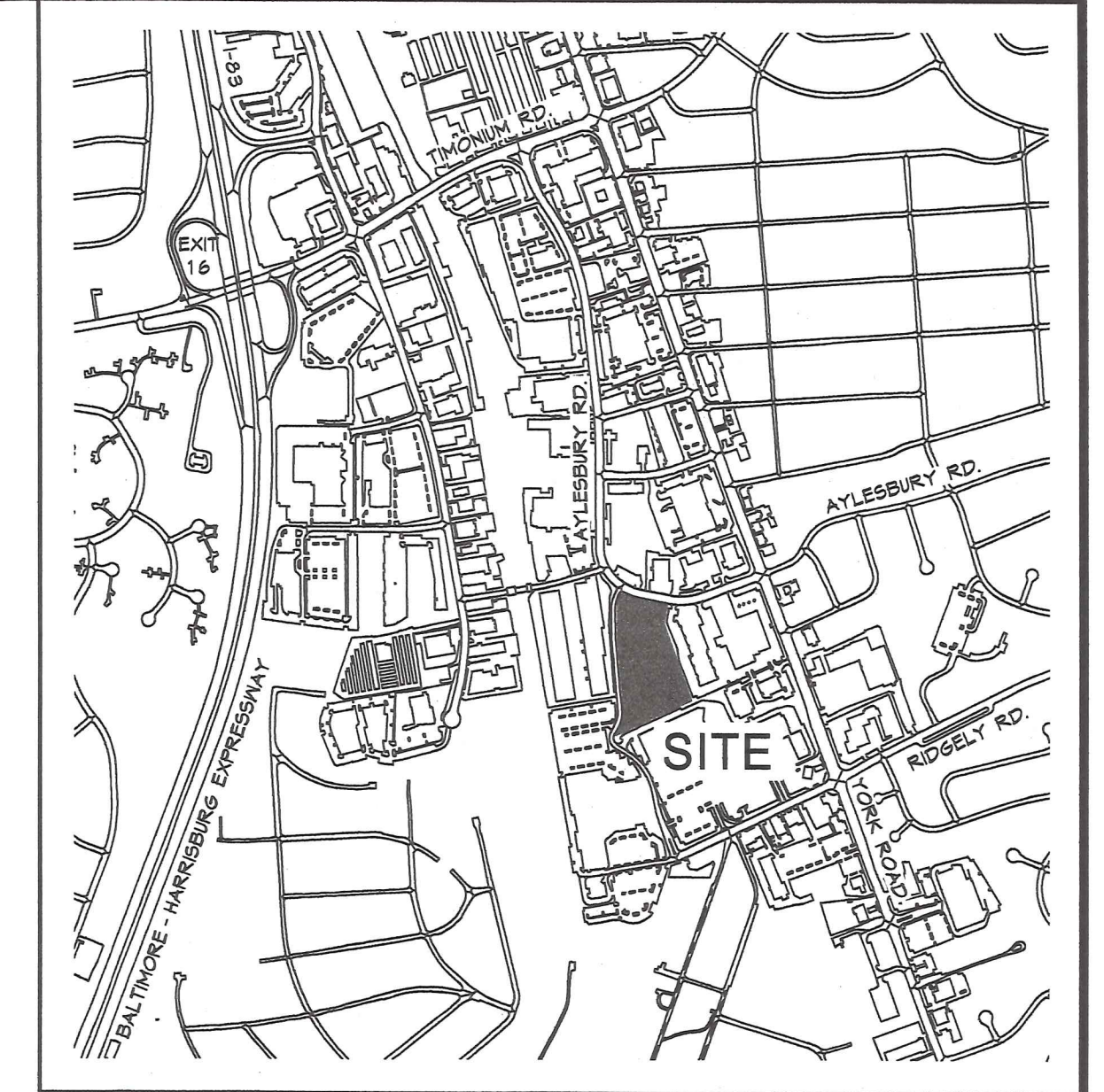
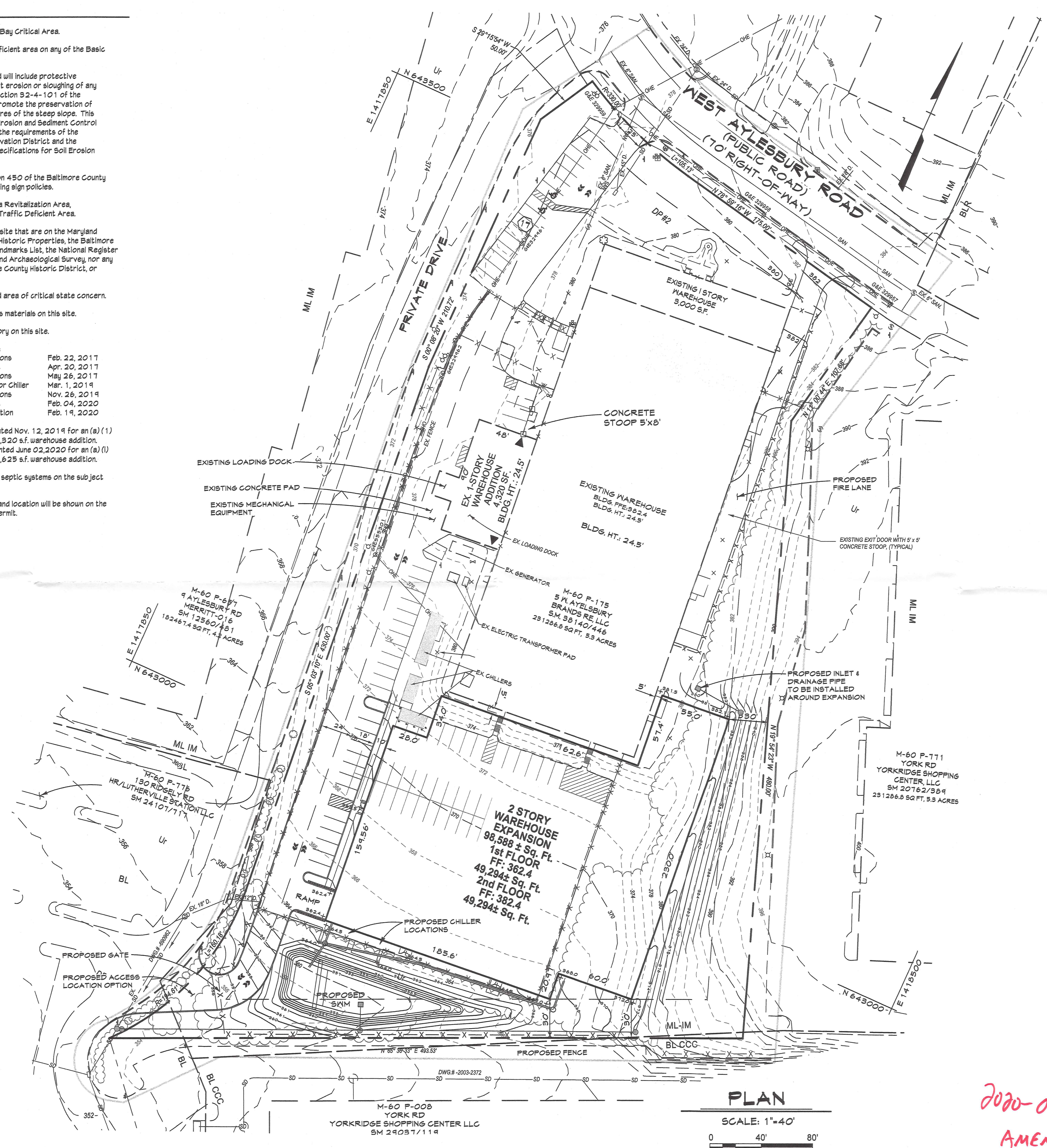
Sources: Esri, HERE, USGS, FAO, NPS, N Survey, Esri Japan, M contributors, and the

GENERAL NOTES

- Site Address: 5 W. Aylesbury Road Timonium, Maryland 21093
- Owner/Developer: Brands RE, LLC 1 Olympic Place, Suite 1210 Towson, Maryland 21204 410-525-6420
- Tax Account No.: 08-19-045090 Tax Map: 0060 Parcel: 0175 Deed Reference: S.M. 38 140/446 Census Tract: 40880 Watershed: Jones Falls
- Gross Area: 5.3095 Acres (231,281.82 S.F.)
- Existing Zoning: ML-IM, BL, BL CCC Zoning Map: 6002
- Existing Use: Industrial
- Proposed Use: Industrial
- Existing Building Area: 65,033 S.F. a. Existing Warehouse: 3,000 S.F. b. Existing Warehouse: 62,033 S.F.
- Proposed: 163,621 S.F. a. Existing Warehouse: 3,000 S.F. b. Existing Warehouse: 62,033 S.F. c. Proposed Warehouse: 98,588 S.F.* * 75 Employees per largest shift.
- Parking Calculations: a. Parking Required: 75 spaces b. Existing Parking: 151 spaces c. Parking Spaces Removed: 107 spaces d. Parking Proposed: 19 spaces e. Total Parking Provided: 49 spaces** 1. Standard: 41 2. Handicap: 2 ** 26 Offsite parking spaces will be procured prior to construction completion, or a parking variance will be required.
- Floor Area Ratio Calculations: 0.69
- Setbacks: a. Front: 15 feet b. Side & Rear: 30 feet
- Site is within the URDL.
- Site is within the Metropolitan District.
- Site is not in a Design Review Panel Area.
- Site is not in the Chesapeake Bay Critical Area.
- The site is not located in a deficient area on any of the Basic Services Maps.
- The development as proposed will include protective measures adequate to prevent erosion or sloughing of any steep slopes as defined by Section 92-4-101 of the Baltimore County Code and promote the preservation of the natural topographic features of the steep slope. This will be achieved by providing Erosion and Sediment Control measures in accordance with the requirements of the Baltimore County Soil Conservation District and the current State of Maryland Specifications for Soil Erosion and Sediment Control.
- Signage to comply with Section 450 of the Baltimore County Zoning Regulations and all zoning sign policies.
- The site is not located within a Revitalization Area, Area of Special Concern, or Traffic Deficient Area.
- There are no buildings on this site that are on the Maryland Historical Trust Inventory of Historic Properties, the Baltimore County Preliminary or Final Landmarks List, the National Register of Historic Places, the Maryland Archaeological Survey, nor any identification of any Baltimore County Historic District, or National Register District.
- This site is not in a designated area of critical state concern.
- There are no known hazardous materials on this site.
- There is no known zoning history on this site.
- Previous Commercial Permits: B931485 Interior Alterations Feb. 22, 2011 B934001 Sprinkler Permit Apr. 20, 2011 B935046 Interior Alterations May 26, 2011 B956313 Concrete Pad for Chiller Mar. 1, 2019 B965985 Interior Alterations Nov. 26, 2019 B967527 Sprinkler Permit Feb. 04, 2020 B967906 Warehouse Addition Feb. 19, 2020
- DRC Number 111219B, Granted Nov. 12, 2019 for an (a) (1) (vi) Limited Exemption for a 4,920 sf. warehouse addition. DRC Number 060220C, Granted June 02, 2020 for an (a) (1) (vi) Limited Exemption for a 1,625 sf. warehouse addition.
- There are no existing wells or septic systems on the subject property.
- Final building square footage and location will be shown on the Plan to Accompany Building Permit.

LEGEND

- Existing Minor Contour
- Existing Major Contour
- Existing Edge of Paving
- Existing Storm Drain and Inlet
- Existing Water and Fire Hydrant
- Existing Sewer
- Existing Curb and Gutter
- Existing Underground Electric
- Existing Overhead Electric
- Existing Fiber Optic
- Existing Cable Television
- Existing Gas and Valve
- Existing BGE Light Pole
- Existing Sign
- Existing Electric Structure
- Existing Fence Line
- Existing Retaining Wall
- Existing Tree Line
- Existing Drive
- Existing Building
- Tract Boundary
- Utility Easement Line
- Proposed Grades
- Proposed Sewer
- Proposed Water and Fire Hydrant
- Proposed Storm Drain and Inlets
- Proposed Curb & Gutter
- Proposed Tree Line
- Proposed Fence
- Proposed Concrete Sidewalk
- Proposed Retaining Wall



VICINITY MAP
SCALE: 1"=1000'

CALL "MISS UTILITY" AT 1-800-257-7777 72 Hours Before Start Of Construction

DATA SOURCES: The topographic information shown on this plan is from a field run survey performed by Century Engineering, Inc. dated August, 2015.

DATE	BY	REVISIONS

CENTURY ENGINEERING
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401
www.centuryeng.com

Amended Plan to Accompany Zoning Variance Petition
5 W. Aylesbury Road
Election District: 8 Councilmanic District: 3
Timonium, Maryland 21093

NORTH (North Arrow)
Seal of the State of Maryland

DRAWN BY: M.S.S.	REVIEW BY: M.J.P.
DESIGN BY: M.J.P.	REVIEW DATE: 9.23.2020
SCALE: 1"=40'	DRAWING: 1 of 1
PROJECT No: 151127.01	

2020-0156-A
AMENDED

PLAN
SCALE: 1"=40'
0 40' 80'

T:\2015\Facilities\151127.00 5 Aylesbury Road\CIVIL\CADD\Drawings\151127.01 (ZVP-02) Plan to Accompany Zoning Variance Petition.dwg Sep 23, 2020 11:57am msmith