



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 10550 Reisterstown Road which is presently zoned B.M.

Deed References: 35199/382

10 Digit Tax Account # 1600000865

Property Owner(s) Printed Name(s) MC Owings Mills LLC; JC Owings Mills 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. X a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

FUEL SERVICE STATION AND CONVENIENCE STORE

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

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:

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:

N/A

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

John B. Gontrum, Esquire

Name – Type or Print

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address City State

21204 410-832-2055 jgontrum@wtplaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

MC Owings Mills LLC/JC Owings Mills LLC

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

1195 Route 70 East, Suite 2000, Lakewood, NJ

Mailing Address City State

08701 732-961-8146 jmizrahi@paramountrealty.com

Zip Code Telephone # Email Address

Representative to be contacted:

John B. Gontrum, Esquire

Name – Type or Print

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Suite 300, Towson, MD

Mailing Address City State

21204 410-832-2055 jgontrum@wtplaw.com

Zip Code Telephone # Email Address

CASE NUMBER 2020-0170X Filing Date 7 / 17 / 20

Do Not Schedule Dates: _____

Reviewer gh

REV. 10/4/11

THEORY OF THE EARTH

The theory of the earth is a branch of geology which deals with the origin and development of the earth and its various parts. It is a science which seeks to explain the processes which have shaped the earth and its features, and to predict the future changes which it will undergo.

The theory of the earth is based on the study of the earth's history, and on the principles of geology. It is a science which is constantly developing, and which is of great importance to the human race.

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ZONING DESCRIPTION
TAX MAP 58, GRID 21, PARCEL 482, PROP. LOT 2
THE LANDS OF
MC OWINGS MILLS LLC AND JC OWINGS MILLS LLC
LIBER 35199 FOLIO 382
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE SOUTHERNLY RIGHT-OF-WAY LIMITS OF REISTERSTOWN ROAD (MD ROUTE 140) (66' WIDE PUBLIC RIGHT-OF-WAY), WHICH IS 92.73 FEET SOUTH OF THE CENTER LINE INTERSECTION OF SAID REISTERSTOWN ROAD (MD ROUTE 140) AND TOLLGATE ROAD, THENCE DEPARTING SAID SOUTHERNLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN REISTERSTOWN ROAD (MD ROUTE 140) ON THE NORTH AND THE LANDS OF MC OWINGS MILLS LLC AND JC OWINGS MILLS LLC ON THE SOUTH.

1. SOUTH 44 DEGREES – 34 MINUTES – 40 SECONDS EAST, 263.23 FEET TO A POINT, THENCE;
2. CONTINUING SOUTH 28 DEGREES – 50 MINUTES – 59 SECONDS WEST, 75.03 FEET TO A POINT, THENCE;
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4. CONTINUING SOUTH 44 DEGREES – 35 MINUTES – 08 SECONDS EAST, 00.41 FEET TO A POINT, THENCE;
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6. CONTINUING NORTH 40 DEGREES – 16 MINUTES – 56 SECONDS WEST, 303.14 FEET TO A POINT, THENCE;
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8. CONTINUING 39.45 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES – 24 MINUTES – 17 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 89 DEGREES – 46 MINUTES – 38 SECONDS EAST, 35.48 FEET TO A POINT, THENCE;
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CONTAINING 117,633 SQUARE FEET OR 2.70 ACRES.





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CASE NUMBER 2020-0170-X Filing Date 7/17/20

Do Not Schedule Dates: _____ Reviewer gh

REV. 10/4/11

REPORT OF THE AIRCRAFT RESEARCH BOARD

FOR THE YEAR 1944

THE BOARD OF AIRCRAFT RESEARCH, NATIONAL AERONAUTICS AND SPACE ADMINISTRATION

WASHINGTON, D. C.

1945

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**CASHIER'S
VALIDATION**

WHITEFORD, TAYLOR & PRESTON L.L.P.

JOHN B. GONTRUM
DIRECT LINE (410) 832-2055
DIRECT FAX (410) 339-4058
JGontrum@wtplaw.com

TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5025
MAIN TELEPHONE (410) 832-2000
FACSIMILE (410) 832-2015

DELAWARE*
DISTRICT OF COLUMBIA
KENTUCKY
MARYLAND
MICHIGAN
NEW YORK
PENNSYLVANIA
VIRGINIA

WWW.WTPLAW.COM
(800) 987-8705

September 14, 2020

VIA HAND DELIVERY

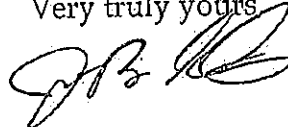
Michael D. Malinoff, Director
Baltimore County Department of Permits,
Approvals & Inspections
111 W. Chesapeake Avenue #105
Towson, MD 21204

Re: Paramount Realty
Case No. 2020-0179-X

Dear Mr. Malinoff:

We wish to withdraw our Petition for Special Exception, without prejudice, in the above-referenced case. There is no need to process this any further.

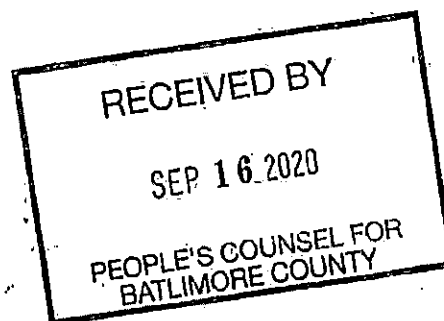
Very truly yours



John B. Gontrum

JBG:tdm

cc: People's Counsel
G. Macy Nelson, Esq.
11513099



LAW OFFICE OF
G. MACY NELSON, LLC

G. MACY NELSON*
(410) 296-8166 EXT. 290
gmacynelson@gmacynelson.com

*Also admitted in D.C.

SUITE 803
401 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
www.gmacynelson.com

GRANT AMADEUS GIEL**
(410) 296-8166 EXT. 113
grant@gmacynelson.com

** Also admitted in New York

August 24, 2020

Lawrence M. Stahl, Administrative Law Judge
Office of Administrative Hearings
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

RECEIVED

AUG 27 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

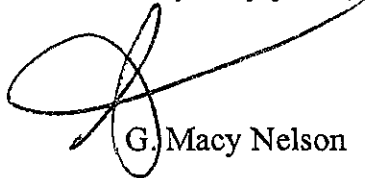
Re: Case No.: 2020-0176-X
Wawa
10500 Reisterstown Road
Property Owners: MC Owings Mills, LLC; JC Owings Mills, LLC

Dear Judge Stahl:

Please enter my appearance on behalf of Afshin Attar. Please keep me informed as to your office's efforts to schedule the case for a hearing.

Thank you very much for your assistance.

Very truly yours,



G. Macy Nelson

GMN:ldr
cc: John B. Gontrum, Esquire

**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: 2020-0171-X

Property Address: 10550 REISTERSTOWN ROAD

Property Description: 2.27 acres SW CORNER REISTERSTOWN
and Tollgate Roads

Legal Owners (Petitioners): MC OWINGS MILLS LLC / MC OWINGS MILLS LLC

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOEY MIZRAHI

Company/Firm (if applicable): MC OWINGS MILLS LLC / MC OWINGS MILLS LLC

Address: 1195 ROUTE 70 EAST, SUITE 2000
LAKEWOOD, N.Y. 08701

Telephone Number: 732-961-8146