



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

April 26, 2021

Arnold Jablon, Esquire – aejablon@venable.com
John Gontrum, Esquire – jgontrum@wtplaw.com

RE: **AMENDED ORDER ON MOTION FOR RECONSIDERATION**
Petitions for Special Hearing and Variance
Case No. 2020-0179-SPHA
Property: 7020 Reisterstown Road

Dear Sirs:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul M. Mayhew".

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

c: Brian Dietz – brian@dietzsurveying.net
Kathleen Coakley – kcoakley@mlsdevelopment.com
Steve Venick – steve@framounumnet.com
Yoni Adler – yadler@mlsdevelopment.com

ORDER RECEIVED FOR FILING

Date

By

4/26/21
A handwritten signature in blue ink, appearing to read "J. M. M." or similar.

IN RE: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(7020 Reisterstown Road) *

3rd Election District *

2nd Council District *

Yahrzeit Memorials Inc. *

Legal Owner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Petitioner

Case No. 2020-0179-SPHA

* * * * *

AMENDED ORDER ON MOTION FOR RECONSIDERATION

This matter comes before the Office of Administrative Hearings ("OAH") for reconsideration of the Opinion and Order entered on the 13th of April, 2021 in the above-captioned case, which considered Petitions for Special Hearing and Variance filed on behalf of Yahrzeit Memorials, Inc. ("Petitioner"). The Special Hearing was filed under § 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve the setback from the northeast corner of the proposed addition to Reisterstown Road is a side yard, not a front yard, therefore no Variance is required. A Petition for Variance was filed to permit 7 parking spaces in lieu of the required 14 parking spaces. To permit a front yard setback of 16 ft. in lieu of the required 25.3 ft.

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.

Substantive Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP"). They did not oppose the requested relief, subject to proposed conditions. As will be explained below, these conditions are no longer relevant.

Petitioner Steve Venick appeared in support of the requested relief. Drew Robinson and Arnold Jablon, Esq. represented the Petitioner. Brian Dietz of Dietz Surveying, Co. the engineer who prepared and sealed the site plan also appeared. John Gontrum, Esq. appeared on behalf of

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Asheville Partners LLC, the owners of the adjacent Colonial Plaza Shopping Center. There were no protestants or interested persons in attendance. However, Mr. Robinson submitted e-mail correspondence between Mr. Venick and Ms. Kristin Zeminski of the Colonial Village Pikesville Community Association stating the association's support for the project. (Petitioner's Exhibit 11). Mr. Robinson also explained that after the original Petition was filed Mr. Gontrum entered his appearance and counsel requested a postponement of the hearing in order to attempt to negotiate a modification of the site plan. As a result of those negotiations the proposed office space addition was moved from the southeast corner of the lot to the northwest corner. The redlined site plan was admitted as Petitioner's Exhibit 9. Mr. Robinson further explained that based on this modification the petitioner no longer needs the special hearing or front yard setback relief. As a result, the only remaining relief sought at the hearing was the variance from BCZR Sec. 409.6 to allow 7 parking spaces in lieu of the required 14 spaces. Mr. Gontrum confirmed the accuracy of Mr. Robinson's proffer.

Variance

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

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

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

As Mr. Robinson explained, the property is unique in several respects. It is approximately a third of an acre. It is an irregular triangular shape and is bordered by two public roads. The existing structure is a former gas station that is set in the far back of the site. The two access points on Reisterstown road eat up much of the potential area for parking spaces. Mr. Venick testified

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By

4/26/21
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that his family has operated Fram Monuments at this location for over 40 years. He explained that it is not a typical retail business in that most of their business is conducted on-line or over the phone. There are few "walk in" customers so the 7 existing parking spaces have proven to be more than adequate. He further explained that the proposed addition will simply expand the office space for the business and should not generate any additional need for parking. Finally, Mr. Venick noted that he owns the adjoining properties on Colonial Road that will back to the proposed office addition.

I therefore find that the subject property is unique and that if the parking variance is denied the petitioner would suffer practical difficulty and hardship because they would be unable to construct the office space they need. I further find that the variance relief is within the spirit and intent of the BCZR and that it will not harm the public health, safety, and welfare. This finding is buttressed by the lack of community opposition or any county agency opposition.

THEREFORE, IT IS ORDERED this 26th day of **April 2021**, by this Administrative Law Judge, that the Petition for Special Hearing under BCZR § 500.7 to confirm that the setback from the northeast corner of the proposed addition to Reisterstown Road is a side yard, not a front yard, and that therefore no Variance is required be and is hereby DISMISSED WITHOUT PREJUDICE, as MOOT; and,

IT IS FURTHER ORDERED that the variance to permit a front yard setback of 16 ft. in lieu of the required 23 ft. is hereby DISMISSED WITHOUT PREJUDICE, as MOOT; and,

IT IS FURTHER ORDERED that the variance from BCZR § 409.6 to permit 7 parking spaces in lieu of the required 14 parking spaces 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

4/26/21
J. Venick

time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

- Petitioner shall not plant any landscaping, or allow any existing landscaping to grow above the existing fence between Petitioner's and Asheville Partner's adjoining property.

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 4/26/21
By D. Mignone

Donna Mignon

From: Donna Mignon
Sent: Wednesday, April 21, 2021 6:07 PM
To: Arnold Jablon; 'Gontrum, John'
Cc: 'Robinson, C. Andrew'; 'brian@dietzsurveying.net'; 'kcoakley@mlsdevelopment.com'; Steve Venick; 'yadler@mlsdevelopment.com'; Debra Wiley; County Council (countycouncil@baltimorecountymd.gov); Henry Ayakwah; Jeffery Livingston (jlivingston@baltimorecountymd.gov); Jenifer G. Nugent; Peter Max Zimmerman (pzimmerman@baltimorecountymd.gov); Rebecca Wheatley (rwheatley@baltimorecountymd.gov); Vishnubhai K Desai (vdesai@baltimorecountymd.gov)
Subject: Order on Motion for Reconsideration - Case No: 2020-0179-SPHA 7020 Reisterstown Road
Attachments: 2020-0179-SPHA- Motion for Reconsideration.pdf

Good Evening,

Please find attached ALJ Mayhew's Opinion and Order on the Motion for Reconsideration in reference to the above matter.

Have a great and safe day.

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



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

April 22, 2021

Arnold Jablon, Esquire – aejablon@venable.com
John Gontrum, Esquire – jgontrum@wtplaw.com

RE: **ORDER ON MOTION FOR RECONSIDERATION**
Petitions for Special Hearing and Variance
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PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

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Kathleen Coakley – kcoakley@mlsdevelopment.com
Steve Venick – steve@framounumnet.com
Yoni Adler – yadler@mlsdevelopment.com

IN RE: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(7020 Reisterstown Road)
3rd Election District
2nd Council District
Yahrzeit Memorials Inc.
Legal Owner

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Petitioner

Case No. 2020-0179-SPHA

* * * * *

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This matter comes before the Office of Administrative Hearings ("OAH") for reconsideration of the Opinion and Order entered on the 13th of April, 2021 in the above-captioned case, which considered Petitions for Special Hearing and Variance filed on behalf of Yahrzeit Memorials, Inc. ("Petitioner"). The Special Hearing was filed under § 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve the setback from the northeast corner of the proposed addition to Reisterstown Road is a side yard, not a front yard, therefore no Variance is required. A Petition for Variance was filed to permit 7 parking spaces in lieu of the required 14 parking spaces. To permit a front yard setback of 16 ft. in lieu of the required 25.3 ft.

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Substantive Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP"). They did not oppose the requested relief, subject to proposed conditions, which will be incorporated into the Order.

Petitioner Steve Venick appeared in support of the requested relief. Drew Robinson and Arnold Jablon, Esq. represented the Petitioner. Brian Dietz of Dietz Surveying, Co. the engineer who prepared and sealed the site plan also appeared. John Gontrum, Esq. appeared on behalf of

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4/22/21

By

J. Mignon

Asheville Partners LLC, the owners of the adjacent Colonial Plaza Shopping Center. There were no protestants or interested persons in attendance. However, Mr. Robinson submitted e-mail correspondence between Mr. Venick and Ms. Kristin Zeminski of the Colonial Village Pikesville Community Association stating the association's support for the project. (Petitioner's Exhibit 11). Mr. Robinson also explained that after the original Petition was filed Mr. Gontrum entered his appearance and counsel requested a postponement of the hearing in order to attempt to negotiate a modification of the site plan. As a result of those negotiations the proposed office space addition was moved from the southeast corner of the lot to the northwest corner. The redlined site plan was admitted as Petitioner's Exhibit 9. Mr. Robinson further explained that based on this modification the petitioner no longer needs the special hearing or front yard setback relief. As a result, the only remaining relief sought at the hearing was the variance from BCZR Sec. 409.6 to allow 7 parking spaces in lieu of the required 14 spaces. Mr. Gontrum confirmed the accuracy of Mr. Robinson's proffer.

Variance

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

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

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

As Mr. Robinson explained, the property is unique in several respects. It is approximately a third of an acre. It is an irregular triangular shape and is bordered by two public roads. The existing structure is a former gas station that is set in the far back of the site. The two access points on Reisterstown road eat up much of the potential area for parking spaces. Mr. Venick testified

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D. Mignon

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I therefore find that the subject property is unique and that if the parking variance is denied the petitioner would suffer practical difficulty and hardship because they would be unable to construct the office space they need. I further find that the variance relief is within the spirit and intent of the BCZR and that it will not harm the public health, safety, and welfare. This finding is buttressed by the lack of community opposition or any county agency opposition.

THEREFORE, IT IS ORDERED this 22nd day of **April 2021**, by this Administrative Law Judge, that the Petition for Special Hearing under BCZR § 500.7 to confirm that the setback from the northeast corner of the proposed addition to Reisterstown Road is a side yard, not a front yard, and that therefore no Variance is required be and is hereby DISMISSED WITHOUT PREJUDICE, as MOOT; and,

IT IS FURTHER ORDERED that the variance to permit a front yard setback of 16 ft. in lieu of the required 23 ft. is hereby DISMISSED WITHOUT PREJUDICE, as MOOT; and,

IT IS FURTHER ORDERED that the variance from BCZR § 409.6 to permit 7 parking spaces in lieu of the required 14 parking spaces 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

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Date 4/22/21
By D. M. Magon

time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

- Petitioner shall not plant any landscaping, or allow any existing landscaping to grow above the existing fence between Petitioner's and Asheville Partner's adjoining property.

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

By

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 7020 Reisterstown Road which is presently zoned BL and DR 5.5

Deed References: 21945/00611 10 Digit Tax Account # 2400009396

Property Owner(s) Printed Name(s) Yahrzeit Memorials, Inc.

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

SEE ATTACHMENT 2

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

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

SEE ATTACHMENT 2

*NOTE: THE ONLY AMENDMENT TO THE RELIEF REQUESTED IS CHANGING THE REQUIRED FRONT YARD SETBACK FROM "23" TO "25.3" AS SHOWN ON ATTACHMENT 2. THE REST OF THE REQUESTED RELIEF REMAINS THE SAME. NO CHANGES TO SITE PLAN OR ANY OTHER FILING MATERIALS.

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)

SEE ATTACHMENT 1

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:

Arnold Jablon

Name Type or Print

Signature

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

Mailing Address City State

21204 4104946284 aejablon@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Yahrzeit Memorials, Inc.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature # 2

7020 Reisterstown Road MD

Mailing Address City State

21215 / Telephone # Email Address

Representative to be contacted:

Arnold Jablon

Name - Type or Print

Signature

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

Mailing Address City State

21204 4104946284 aejablon@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2020-0179-SPHA Filing Date 7/22/2020

Do Not Schedule Dates: _____

Reviewer JNP

REV. 10/4/11

AMENDED

AFFIDAVIT IN SUPPORT OF VARIANCES

Attachment 1

The Petitioner's property is located at the corner of Reisterstown Road and Colonial Road, at 7020 Reisterstown Road. The property consists of a one-story building, originally constructed in or about 1951. There has never been any addition or modification to the existing building. The property is principally zoned BL with a strip of DR 5.5 to the west property line, adjacent to residential properties facing Alden Road, which is perpendicular to Colonial Road. Petitioner's business is retail, providing graveside markers and monuments. The existing business has been located at this site for approximately 30 years. The Petitioner purchased the property and the business in or about 2005. The front of the property faces Reisterstown Road and Colonial Road. The northeast property line is to Reisterstown Road and with Colonial Plaza Shopping Center (hereinafter referred to as "Center"), which is located to the actual rear of the property. The west property line is toward the residential properties, which border Alden Road to the south. The rear of the property, to the southeast, is to Colonial Plaza Shopping Center. The property consists of approximately 12,279 sf. The existing one-story building is 2053 sf +/- . The petitioner proposes to construct 2 one-story additions to the existing building: one is approximately 340 sf and would be to the northeast side of the building, toward Reisterstown Road and the Center; the second would be to the rear, the southeast, of the existing building, toward the shopping center, and would be approximately 247 sf. Both are more particularly described on the site plan accompanying this request for variances. Currently, the property has 7 parking spaces.

Section 409.6, BCZR, requires 5 parking spaces per 1000 sf of gross floor area. The total floor area with the additions would be 2,640 sf, thus requiring 14 parking spaces. The Petitioner requests a variance to permit the 7 parking spaces in lieu of the required 14.

In addition, as this is a corner lot, Colonial Road and Reisterstown Rd, the zoning office considers the northeast side yard of the addition to be a front yard. Section 302, BCZR, requires in the Bl zone, "...the front yard depth of any building shall be the average of the front yard depths of lots immediately adjoining on each side, providing the adjoining lots are improved with permanent commercial buildings..." The proposed addition will have a setback of 16' and the setback for the Center is 36', thus the average is 23'. The request is to permit a setback of 16' in lieu of the required 23'.

The property is unique due to its size and location. There is extremely limited area in which to add to the existing building, much less to provide additional parking. The only areas available for additions are those proposed by the Petitioner. Its uniqueness is underscored by the location of the existing building on the site, at an angle with its front toward Reisterstown Road, and its east side to both Reisterstown Road and to the Center.

There are no active Code Enforcement violation cases on this site.

[AMENDED] Attachment 2

*Note: The only amendment to the requested relief is the bolded material in the front yard setback variance request below. The rest of the requested relief and petition materials, including the site plan, remains the same as originally filed.

Special Hearing to Confirm

The setback from the northeast corner of the proposed addition to Reisterstown Road is a side yard, not a front yard, therefore no variance is required.

Variances Requested

To permit 7 parking spaces in lieu of the required 14 parking spaces

To permit a front yard setback of 16' in lieu of the required **average of 25.3'**

A MENDED

Attachment 3

General Notes

1. Area of property: 12,279 SF
2. Existing Zoning of Property: BL and DR 3.5
3. Existing Use of Property: commercial
4. Proposed zoning of property: BL and DR 5.5
5. Proposed Use of Property: commercial
6. Property served by public water and sewer
7. Proposed additions: 20' x 17' and 19' x 13''
8. Petitioner's requesting variance to permit 7 parking spaces in lieu of required 14
9. Existing structure constructed on or about 1951
10. Existing property's zoning history: 1951-1908x and special hearing to use property as gasoline service station, granted 2/27/51

Brian R. Dietz
Professional Land Surveyor #21080
8119 Oakleigh Road, Baltimore, MD 21237
Phone 410-661-3160 Fax 410-661-3163

Zoning Description
For
7020 Reisterstown Road
July 10, 2020

Beginning on the Southwest side of Reisterstown Road (66' R/W), distant 175.5 feet +/- from the center of Colonial Road (50' R/W), thence running with and binding on the Southwest side of Reisterstown Road

1. North 47 degrees 43 minutes 11 seconds West 129.84 feet,
2. By a curve to the left, having a radius of 25.00 feet for an arc length of 32.35 feet the chord of said arc bearing North 82 degrees 44 minutes 52 seconds West 30.14 feet, to the Southwest side of Colonial Road, thence running with and binding on said Road
3. By a curve to the right, having a radius of 200.00 feet for an arc length of 5.18 feet the chord of said arc bearing South 60 degrees 55 minutes 26 seconds West 5.18 feet,
4. By a curve to the right, having a radius of 200.00 feet for an arc length of 20.64 feet the chord of said arc bearing South 64 degrees 37 minutes 21 seconds West 20.63 feet,
5. South 11 degrees 12 minutes 12 seconds East 36.46 feet,
6. North 78 degrees 29 minutes 16 seconds East 20.18 feet,
7. South 11 degrees 26 minutes 47 seconds East 152.38 feet, and
8. North 42 degrees 15 minutes 36 seconds East 136.86 feet, to the place of beginning.

Containing 3.51 Ac. or 152,896 sq.ft. of land more or less. Being known as 7020 Reisterstown Road and located in the 3rd Election District, 2nd Councilmanic District.



Brian R. Dietz

2020-0179-

Brian R. Dietz
Professional Land Surveyor #21080
8119 Oakleigh Road, Baltimore, MD 21237
Phone 410-661-3160 Fax 410-661-3163

Zoning Description
For
7020 Reisterstown Road
July 10, 2020

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Brian R. Dietz

2020-0179-SPHA

AMENDED



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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 7020 Reisterstown Road which is presently zoned BL and DR 5.5

Deed References: 21945/00611 10 Digit Tax Account # 2400009396

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

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*NOTE: THE ONLY AMENDMENT TO THE RELIEF REQUESTED IS CHANGING THE REQUIRED FRONT YARD SETBACK FROM "23" TO "25.3" AS SHOWN ON ATTACHMENT 2. THE REST OF THE REQUESTED RELIEF REMAINS THE SAME. NO CHANGES TO SITE PLAN OR ANY OTHER FILING MATERIALS.

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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:

Arnold Jablon

Name- Type or Print

Signature

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

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Legal Owners (Petitioners):

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Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

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Representative to be contacted:

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Name - Type or Print

Signature

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CASE NUMBER 2020-0179-SPHA Filing Date 7/23/2020 Do Not Schedule Dates: Reviewer JNP

AMENDED

REV. 10/4/11

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The Petitioner's property is located at the corner of Reisterstown Road and Colonial Road, at 7020 Reisterstown Road. The property consists of a one-story building, originally constructed in or about 1951. There has never been any addition or modification to the existing building. The property is principally zoned BL with a strip of DR 5.5 to the west property line, adjacent to residential properties facing Alden Road, which is perpendicular to Colonial Road. Petitioner's business is retail, providing graveside markers and monuments. The existing business has been located at this site for approximately 30 years. The Petitioner purchased the property and the business in or about 2005. The front of the property faces Reisterstown Road and Colonial Road. The northeast property line is to Reisterstown Road and with Colonial Plaza Shopping Center (hereinafter referred to as "Center"), which is located to the actual rear of the property. The west property line is toward the residential properties, which border Alden Road to the south. The rear of the property, to the southeast, is to Colonial Plaza Shopping Center. The property consists of approximately 12,279 sf. The existing one-story building is 2053 sf +/- . The petitioner proposes to construct 2 one-story additions to the existing building: one is approximately 340 sf and would be to the northeast side of the building, toward Reisterstown Road and the Center; the second would be to the rear, the southeast, of the existing building, toward the shopping center, and would be approximately 247 sf. Both are more particularly described on the site plan accompanying this request for variances. Currently, the property has 7 parking spaces.

Section 409.6, BCZR, requires 5 parking spaces per 1000 sf of gross floor area. The total floor area with the additions would be 2,640 sf, thus requiring 14 parking spaces. The Petitioner requests a variance to permit the 7 parking spaces in lieu of the required 14.

In addition, as this is a corner lot, Colonial Road and Reisterstown Rd, the zoning office considers the northeast side yard of the addition to be a front yard. Section 302, BCZR, requires in the Bl zone, "...the front yard depth of any building shall be the average of the front yard depths of lots immediately adjoining on each side, providing the adjoining lots are improved with permanent commercial buildings..." The proposed addition will have a setback of 16' and the setback for the Center is 36', thus the average is 23'. The request is to permit a setback of 16' in lieu of the required 23'.

The property is unique due to its size and location. There is extremely limited area in which to add to the existing building, much less to provide additional parking. The only areas available for additions are those proposed by the Petitioner. Its uniqueness is underscored by the location of the existing building on the site, at an angle with its front toward Reisterstown Road, and its east side to both Reisterstown Road and to the Center.

There are no active Code Enforcement violation cases on this site.

[AMENDED] Attachment 2

*Note: The only amendment to the requested relief is the bolded material in the front yard setback variance request below. The rest of the requested relief and petition materials, including the site plan, remains the same as originally filed.

Special Hearing to Confirm

The setback from the northeast corner of the proposed addition to Reisterstown Road is a side yard, not a front yard, therefore no variance is required.

Variances Requested

To permit 7 parking spaces in lieu of the required 14 parking spaces

To permit a front yard setback of 16' in lieu of the required **average of 25.3'**

AMENDED

Attachment 3

General Notes

1. Area of property: 12,279 SF
2. Existing Zoning of Property: BL and DR 3.5
3. Existing Use of Property: commercial
4. Proposed zoning of property: BL and DR 5.5
5. Proposed Use of Property: commercial
6. Property served by public water and sewer
7. Proposed additions: 20' x 17' and 19' x 13''
8. Petitioner's requesting variance to permit 7 parking spaces in lieu of required 14
9. Existing structure constructed on or about 1951
10. Existing property's zoning history: 1951-1908x and special hearing to use property as gasoline service station, granted 2/27/51

CERTIFICATE OF POSTING



2020-0179-SPHA

JOHN A. OLSZEWSKI, JR.
County Executive

Case No.: _____
C. PETE GUTWALD, AICP, Director
Petitioner/Developer: Department of Permits,
Approvals & Inspections

Yahrzeit Memorials, Inc.

January 11, 2021
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:

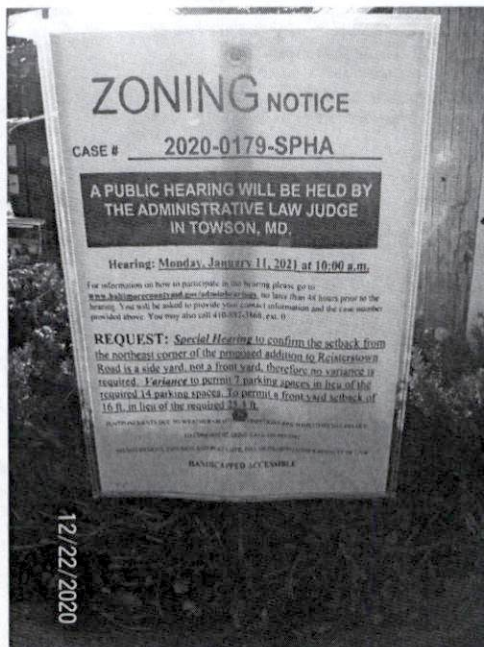
Ladies and Gentlemen:

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: _____

7020 Reisterstown Road **SIGN 1**

December 22, 2020

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



Sincerely,

December 22, 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



2020-0179-SPHA

JOHN A. OLSZEWSKI, JR.
County Executive

Case No.: _____
C. PETE GUTWALD, AICP, Director
Petitioner/Developer: Department of Permits,
Approvals & Inspections

Yahrzeit Memorials, Inc.

January 11, 2021
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:

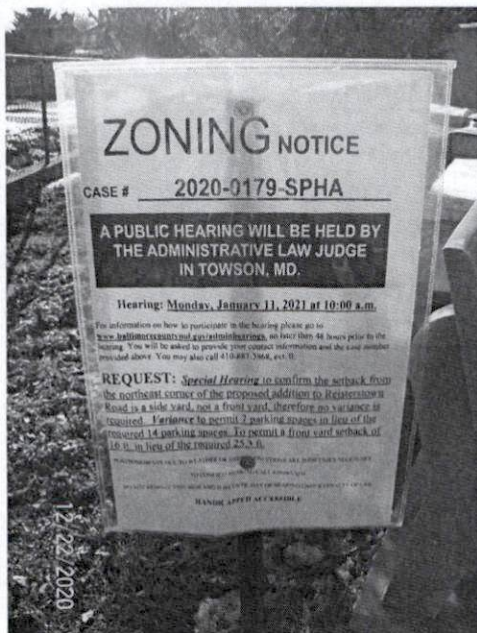
Ladies and Gentlemen:

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: _____

7020 Reisterstown Road **SIGN 2**

December 22, 2020

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



Sincerely,

 December 22, 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)

* Kristen *

MEMORANDUM

DATE: January 11, 2021
TO: Kristen Lewis - Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0179-SPHA

Kristen,

A request for postponement was filed by Drew Robinson and Judge Mayhew granted the postponement on 1/8/2021. On 1/11/2021, Judge Mayhew put this on the record.

We are returning this file so you can reschedule a new date and time that works with all counsel.

Thank you.

c: Case File
Office of Administrative Hearings

Per Paul they do
not have to
repost.

* Kristen *

My first book is
about a boy who
loves to read

100

MEMORANDUM

DATE: January 11, 2021
TO: Kristen Lewis - Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0179-SPHA

Kristen,

A request for postponement was filed by Drew Robinson and Judge Mayhew granted the postponement on 1/8/2021. On 1/11/2021, Judge Mayhew put this on the record.

We are returning this file so you can reschedule a new date and time that works with all counsel.

Thank you.

c: ✓ Case File
Office of Administrative Hearings

Per Paul they do
not have
to re-post.

CERTIFICATE OF POSTING

2020-0179-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Yahrzeit Memorials, Inc.

January 11, 2021
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:

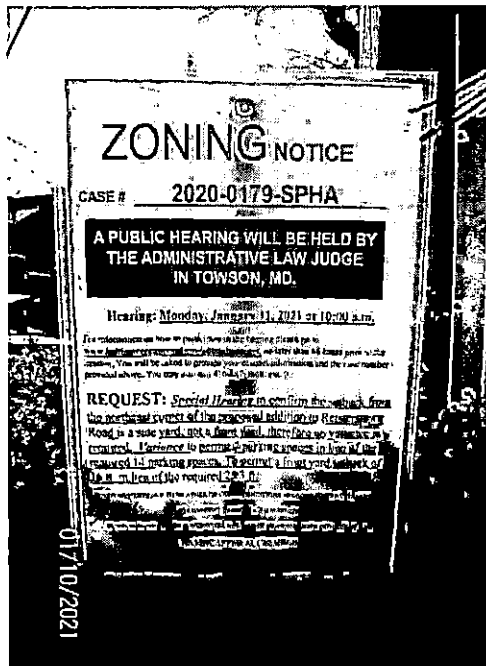
Ladies and Gentlemen:

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: _____

7020 Reisterstown Road **SIGN 1 Recertification**

December 22, 2020

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



Sincerely,

January 10, 2021

(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

2020-0179-SPHA

RE: Case No.:

Petitioner/Developer:

Yahrzeit Memorials, Inc.

January 11, 2021

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:

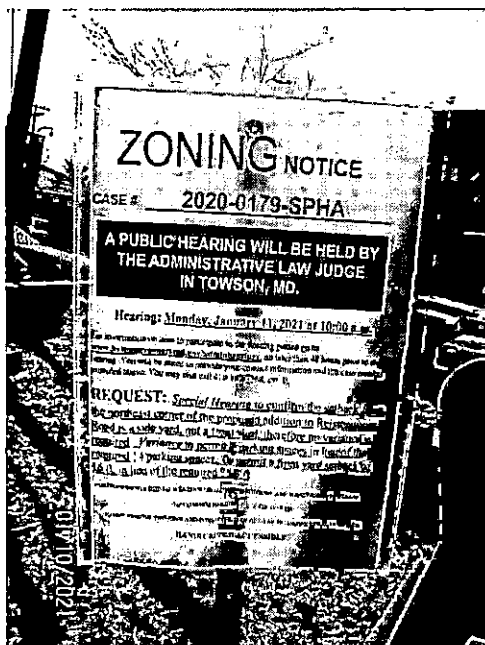
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

7020 Reisterstown Road

SIGN 2 Recertification

December 22, 2020

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



Sincerely,

 January 10, 2021
(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 #: 11945311
Case #: 2020-0179-SPHA
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2020-0179-SPHA

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:

12/22/2020



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: 2020-0179-SPHA

7020 Reisterstown Road

South West side of Reisterstown Road 175.5 feet South East of Colonial Road.

3rd Election District - 2nd Councilmanic District

Legal Owners: Yahrzeit Memorials, Inc.

Special Hearing to confirm the setback from the northeast corner of the proposed addition to Reisterstown Road is a side yard, not a front yard, therefore no variance is required. Variance to permit 7 parking spaces in lieu of the required 14 parking spaces. To permit a front yard setback of 16 ft. in lieu of the required average of 25.3 ft.

Hearing: Monday, January 11, 2021 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-837-3868, ext. 0.

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

d22

CERTIFICATE OF POSTING

2020-0179-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Yahrzeit Memorials, Inc.

January 11, 2021

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: _____

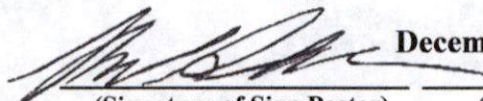
7020 Reisterstown Road **SIGN 1**

December 22, 2020

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



Sincerely,

 December 22, 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

2020-0179-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Yahrzeit Memorials, Inc.

January 11, 2021

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: _____

7020 Reisterstown Road **SIGN 2**

December 22, 2020

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



Sincerely,

December 22, 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

2020-0179-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Yahrzeit Memorials, Inc.

January 11, 2021
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:

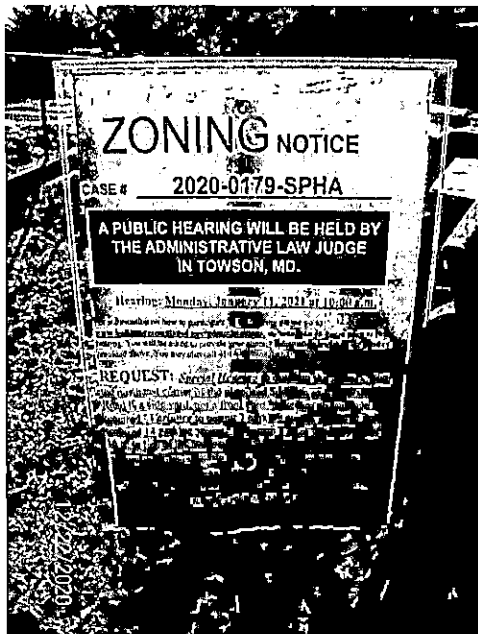
Ladies and Gentlemen:

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: _____

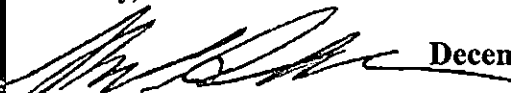
7020 Reisterstown Road **SIGN 2**

December 22, 2020

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



Sincerely,

 December 22, 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

2020-0179-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Yahrzeit Memorials, Inc.

January 11, 2021

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:

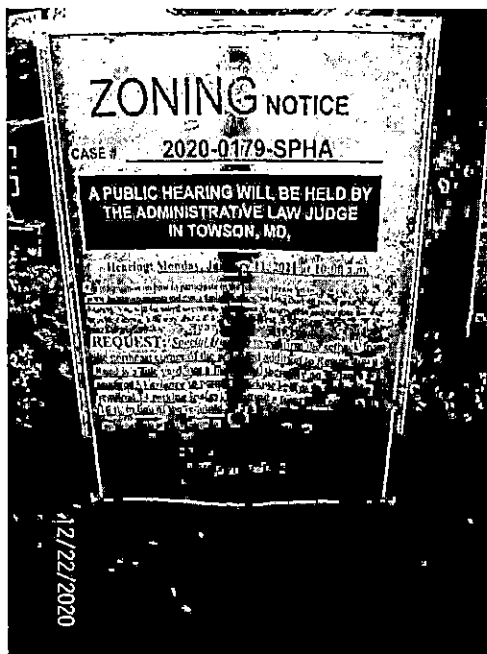
Ladies and Gentlemen:

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: _____

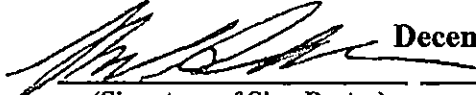
7020 Reisterstown Road **SIGN 1**

December 22, 2020

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



Sincerely,


(Signature of Sign Poster)

December 22, 2020

(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

December 10, 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: 2020-0179-SPHA

7020 Reisterstown Road

South West side of Reisterstown Road 175.5 feet South East of Colonial Road.

3rd Election District - 2nd Councilmanic District

Legal Owners: Yahrzeit Memorials, Inc.

Special Hearing to confirm the setback from the northeast corner of the proposed addition to Reisterstown Road is a side yard, not a front yard, therefore no variance is required. Variance to permit 7 parking spaces in lieu of the required 14 parking spaces. To permit a front yard setback of 16 ft. in lieu of the required 23 ft.

Hearing: Monday, January 11, 2020 at 10:00 a.m.

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

Michael Mallinoff
Director

MM:kl

C: Arnold Jablon, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Yahrzeit Memorials, Inc., 7020 Reisterstown Road, Baltimore 21215

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 22, 2020

TO: THE DAILY RECORD
Tuesday, December 22, 2020 - Issue

Please forward billing to:

Arnold Jablon

410-494-6284

Venable

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

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: 2020-0179-SPHA

7020 Reisterstown Road

South West side of Reisterstown Road 175.5 feet South East of Colonial Road.

3rd Election District - 2nd Councilmanic District

Legal Owners: Yahrzeit Memorials, Inc.

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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: 2020-0179-SPHA

Property Address: 7020 REISTERSTOWN ROAD, BALTIMORE, MD 21115

Property Description: SW 1/4 OF REISTERSTOWN ROAD, 175.5 FT. SE OF
COLONIAL ROAD

Legal Owners (Petitioners): YAHREZEL MEMORIALS INC

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: FRANCIS LABLON

Company/Firm (if applicable): VENABLE, LLC

Address: 210 US, PENNSYLVANIA AVE
TOWSON, MD 21204

Telephone Number: 410 494-6284

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

No. **199773**

Date: **7/22/2020**

PAID RECEIPT

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					1,000.00

Total: **1,000.00**

Rec From:

Arnold Jablon - Venable

For:

**Special Hearing/Variance-7020 Reisterstown Rd
2020-0179-SPHA (Yahrzeit Memorials, Inc)**

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

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

No. **199773**

Date: **7/22/2020**

PAID RECEIPT

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					1,000.00

Total: **1,000.00**

Rec From:

Arnold Jablon - Venable

For:

**Special Hearing/Variance-7020 Reisterstown Rd
2020-0179-SPHA (Yahrzeit Memorials, Inc)**

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

BALTIMORE COUNTY, MD AND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 199113
Date: 7/22/2020

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				1000.00

Total: 1000.00

Rec From: Arnold Jablon - Venable

For: Special Hearing/Variance-7020 Reisterstown Rd.
2020-0179-SPHA (Yahrzeit Memorials, Inc.)

DISTRIBUTION

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

CASHIER'S
VALIDATION

Arnold Jablon
3717 Lanamer Road
Randallstown, MD 21133
(443) 250-6455

5029

DATE 7/22/20

65-320/0550

PAY

TO THE ORDER OF Baltimore County

\$ 850 w/100

eight hundred fifty dollars

DOLLARS 6 SECURITY FEATURES INCLUDED

WELLS FARGO BANK, NA

FOR Yahrzeit memorial

[Signature]

MP

⑈005029⑈ ⑆055003201⑆2200264055893⑈

Arnold Jablon
3717 Lanamer Road
Randallstown, MD 21133
(443) 250-6455

5028

DATE 7/21/20

65-320/0550

PAY

TO THE ORDER OF Baltimore County

\$ 150 w/100

one hundred fifty dollars

DOLLARS 6 SECURITY FEATURES INCLUDED

WELLS FARGO BANK, NA

FOR Yahrzeit Memorials variance + split

[Signature]

MP

⑈005028⑈ ⑆055003201⑆2200264055893⑈

No. 190, 73
Date: 7/22/2020

[illegible]

Total: 1000.00

Rec
From: Arnold Jablon-Venable

For: Special Hearing/Variance-7020 Reisterstown Rd
2020-0179-SPHA (Yahrzeit Memorials, Inc.)

**CASHIER'S
VALIDATION**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

5029

DATE 7/22/20

65-320/0550

PAY
TO THE
ORDER OF

Baltimore County

1 \$ 850 w/100

eight hundred fifty dollars

DOLLARS  SECURITY
FEATURES
INCLUDED

WELLS FARGO BANK, NÅ

FOR Joseph memorial

[Handwritten signature]

005029 1:055003.20 1:2200264055893

5028

DATE 7/21/20

65-32070550

PAY
TO THE
ORDER

OF Baltimore County

1 \$ 1.50 ⁰⁰/₁₀₀

one hundred fifty dollars

DOLLARS SECURIX
FEATURES INCLUDE:

WELLS FARGO BANK, NA

FOR Yahya's Memorial service & sp/H



11 00 50 28 11 1: 0 5 5 0 0 3 2 0 1: 2 2 0 0 2 6 4 0 5 5 8 9 3 11



JOHN A. OLSZEWSKI, JR.
County Executive

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

January 4, 2021

Arnold Jablon,
210 W. Pennsylvania Ave Ste 500
Towson MD 21204

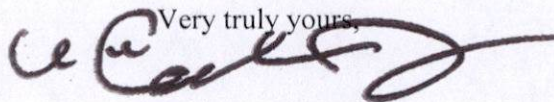
RE: Case Number: 2020-0179-A, 7020 Reisterstown Road

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 July 22, 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



RECEIVED

JUL 31 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

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: July 31, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0179-SPHA
Address 7020 Reisterstown Road
(Yahrzeit Memorials, Inc. Property)

Zoning Advisory Committee Meeting of **August 3, 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: 9/2/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-179



INFORMATION:

Property Address: 7020 Reisterstown Road
Petitioner: Jahrzeit Memorials, Inc.
Zoning: BL, DR 5.5
Requested Action: Special Hearing, Variance

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

1. Special Hearing – To confirm the setback from the northeast corner of the proposed addition to Reisterstown Road is a side yard, not a front yard, therefore no variance is required.
2. Variance – To permit 7 parking spaces in lieu of the required 14 parking spaces; and to permit a front yard setback of 16' in lieu of the required 23'

A site visit was conducted on August 6, 2020. The property is located within the Pikesville Commercial Design Review Panel (DRP) area. The proposed additions may be subject to DRP review. The petitioner's representative should contact Ms. Jenifer Nugent, Chief of Development Review for DRP guidance.

The existing building is uniquely situated on a corner lot, making it difficult to expand and/or improve the property. The property is directly along Reisterstown Road and within the Pikesville Commercial Revitalization District (CRD). Any site improvements within the Pikesville CRD are encouraged.

It should be noted that the property was subject to the 2020 Comprehensive Zoning Map Process (CZMP). CZMP Issue 2-001 rezoned the rear portion of Lots #230 and #231 from D.R. 5.5 to BL.

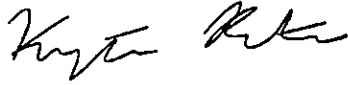
The Department of Planning has no objections to the requested relief conditioned upon the following:

- Provide a landscape plan to the Baltimore County Landscape Architect for review. The landscape plan should be approved prior to the issuance of any building permits.
- The existing dumpster (not shown on site plan) should be relocated to a less visible area of the property. Any dumpster on-site should be screened as per Condition H of the Baltimore County Landscape Manual.
- No temporary freestanding signs shall be permitted on the property. Any proposed signage shall comply with BCZR Section 450 and the Pikesville Commercial Revitalization Design Guidelines.

Date: 9/2/2020
Subject: ZAC # 20-179
Page 2

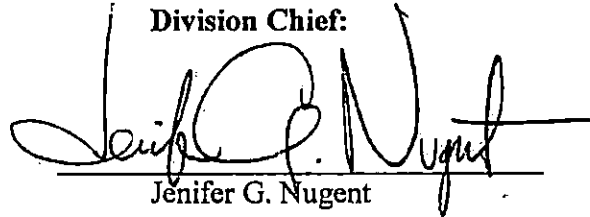
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Bill Skibinski
Arnold Jablon, Venable LLP
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Office of the Administrative Hearings
People's Counsel for Baltimore County

BL
~~DR~~
5-5

3-51
AC

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: July 31, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0179-SPHA
Address 7020 Reisterstown Road
(Yahrzeit Memorials, Inc. Property)

Zoning Advisory Committee Meeting of **August 3, 2020**.

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

Reviewer: Steve Ford



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

March 31, 2021

Arnold Jablon,
210 W. Pennsylvania Ave Ste 500
Towson MD 21204

RE: Case Number: 2020-0179-A, 7020 Reisterstown 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 July 22, 2020. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink that reads "Jeffrey Perlow". The signature is written in a cursive, flowing style.

Jeff Perlow
Acting Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GIOVANNARONI, Chief
Department of Permits,
Approvals & Inspections

January 14, 2021

To: Zoning Advisory Committee
Baltimore County Office Building
111 W. Chesapeake Avenue, Room 123
Towson, Maryland 21204
Attention: Zoning Review

Distribution Meeting of: January 4, 2021

Formal or Informal Response Due: January 11, 2021

Item No.:

Administrative Variance: 2020-0307-A, 2020-0308-A, 2021-0002-A, 2021-0005-A.

Variance: 2020-0179-SPHA, 2020-0300-A, 2020-0304-SPHXA, 2020-0305-A,
2020-0309-SPHA, 2021-0003-A.

Special Hearing: 2020-0179-SPHA, 2020-0306-SPH, 2021-0001-SPH.

Comments:

The Baltimore County Fire Marshal's Office has no comments at this time on the above listed case numbers.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3rd Floor

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: January 28, 2021

SUBJECT: DEPS Comment for Zoning Item # 2020-0179-SPHA
Address 7020 Reisterstown Road
(Yahrzeit Memorials, Inc. Property)

Zoning Advisory Committee Meeting of **January 11, 2021**

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

Reviewer: Steve Ford

December 16, 2020

T 410.494.6279
F 410.821.0147
CARobinson@Venable.com

Attention: Jenae Johnson
Zoning Review Office
County Office Building
111 West Chesapeake Avenue, Room 124
Towson, Maryland 21204

Re: Amended Petition: 7020 Reisterstown Road

Dear Jenae:

Enclosed please find three copies of the amended Petition for Zoning Hearing (with three attachments) for the property located at 7020 Reisterstown Road. As Arnold and I discussed with Kristen, the only substantive change that has been made is to the language in the front yard setback relief request. No other substantive changes – including to the site plan or any other previously filed materials – have been made. I have also included a check in the amount of \$250.00 for the amendment fee. Please let me know if you have any questions.

Sincerely,



Clifford A. Robinson

ZAC AGENDA

Case Number: 2020-0179-SPHA **Reviewer:** Jeffrey Perlow

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

Type: SPECIAL HEARING, VARIANCE

Legal Owner: Yahrzeit Memorials Inc

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 7020 REISTERTOWN RD

Location: South West side of Reisterstown Road 175.5 feet South East of Colonial Road.

Existing Zoning: BL, DR 5.5

Area: 3.51 AC

Proposed Zoning:

SPECIAL HEARING:

The setback from the northeast corner of the proposed addition to Reisterstown Road is a side yard, not a front yard, therefore no Variance is required.

VARIANCE:

To permit 7 parking spaces in lieu of the required 14 parking spaces. To permit a front yard setback of 16' in lieu of the required 23'.

Attorney: Arnold Jablon

Prior Zoning Cases: 1951-1908-X

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

CHECKLIST

1/11/21
@ 10-
✓ 1tr
✓ Order

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

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

DEPS

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

FIRE DEPARTMENT

PLANNING

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

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

12/22/20

SIGN POSTING (1st)

Date:

12/22/20

by

Sgt. Black

SIGN POSTING (2nd)

Date:

1/10/21

by

" "

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

ZAC AGENDA

Case Number: 2020-0179-SPHA **Reviewer:** Jeffrey Perlow
Existng Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL HEARING, VARIANCE
Legal Owner: Yahrzeit Memorials Inc
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 7020 REISTERSTOWN RD

Location: South West side of Reisterstown Road 175.5 feet South East of Colonial Road.

Existing Zoning: BL, DR 5.5

Area: 3.51 AC

Proposed Zoning:

SPECIAL HEARING:

The setback from the northeast corner of the proposed addition to Reisterstown Road is a side yard, not a front yard, therefore no Variance is required.

VARIANCE:

To permit 7 parking spaces in lieu of the required 14 parking spaces. To permit a front yard setback of 16' in lieu of the required 25.3'.

Attorney: Arnold Jablon

Prior Zoning Cases: 1951-1908-X

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

This petition was amendment and will be recirculated to the Baltimore County agencies.

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Sunday, January 10, 2021 6:32 PM
To: Barbara Lukasevich; CARobinson@Venable.com; Jablon, Arnold E.; Administrative Hearings
Subject: Recertification's For 2020-0179-SPHA
Attachments: Re-Cert 1 2020-0179-SPHA.doc; Re-Cert 2 2020-0179-SPHA.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 7020 Reisterstown Road. Thanks.

Donna Mignon

From: Paul Mayhew
Sent: Friday, January 8, 2021 3:19 PM
To: CARobinson@Venable.com
Cc: jgontrum@wtplaw.com; Kristen L Lewis; Debra Wiley; Donna Mignon; Henry Ayakwah
Subject: Case No. 2020-0179-SPHA

Counsel:

I have received and reviewed Petitioner's Motion for Continuance. The Motion is granted. I will call the case at 10 a.m. Monday and put the continuance on the record. Counsel need not appear.

Thank you,

Paul M. Mayhew
Managing Administrative Law Judge
105 West Chesapeake Ave., Suite 103
Towson, Maryland 21204
410-887-3868
pmayhew@baltimorecountymd.gov

Donna Mignon

From: Robinson, Drew <CARobinson@Venable.com>
Sent: Friday, January 8, 2021 2:51 PM
To: Donna Mignon
Cc: Administrative Hearings; Steve Venick; jgontrum@wtplaw.com; Jablon, Arnold E.; Debra Wiley
Subject: Postponement Request - 2020-0179-SPHA
Attachments: Postponement Request Letter.pdf

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,

Please find attached the postponement request for this Monday's hearing. Should you have any questions please let us know.

Thanks,

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 | http://secure-web.cisco.com/1fxzCeqRJmK3ll4zIFNTaSqrbym8TW_d8GPFb4LjSfhF1Ni6iretCZOstq7YiHvdu1Pg8eyHB6m_gHa8XqcrN_vmNBvgvnHCygHqzQg_x2dqqO6CgCu7J51DmGmfu4I1AAct94xp7VGKPkVgQRDEE1MvtP3ySx80PGZ4QZIBRhmsyEQaX0xTJN6ZvirJ40zEovndMupgycJDVnpx1lqZ9ulrP9JTVmb4d_BJ2W0d7bMIN8L4aJAD-ArwXxHy_R7TtoBevSmWeUfNopf3CWB5dq0QF8BYQM2NlxPKlww3_6OAOwzNZ_neaDFtp_2RzUEcYIWx7r2mPRlbf07P7azVal3StzDmXjsY1OWN4jYi3OkQFck5GXbMV0mTzfJfIsrOiuoFHpnm2UNswvUs7k57Jhi-gAOjkU9FllTQEecBw2D5hmR0TFChY0XE5SvGD/http%3A%2F%2Fwww.Venable.com

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January 8, 2021

T 410.494.6279
F 410.821.0147
CARobinson@Venable.com

VIA EMAIL

Judge Paul M. Mayhew
Managing Administrative Law Judge
Jefferson Building
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: Yahrzeit Memorials, Inc. (Petitioner)
7020 Reisterstown Road
Case No. 2020-0179-SPHA

Dear Judge Mayhew:

This firm represents Petitioner, Yahrzeit Memorials, Inc., in the above-referenced matter. At issue is zoning relief related to the proposed addition to an existing building in the Reisterstown area of Baltimore County. The hearing is currently set for this Monday, January 11, 2021 at 10:00am. The Petitioner would like to request a postponement to the next earliest hearing date for the reasons below.

The reason for Petitioner's request to postpone Monday's hearing is twofold. First, Petitioner was informed by opposing counsel, John Gontrum, by email at 1:20pm yesterday, Thursday, January 7, 2021, that he was entering his appearance and would be opposing Petitioner's requested relief. Petitioner would like time to meet with Mr. Gontrum in an attempt to resolve the issues his client has with Petitioner's requested relief. Second, and more importantly, the owner of Yahrzeit Memorials, Inc., Steve Venick, suffered the loss of his mother this week.

It is for the above reasons that Petitioner, at this time and by way of this letter, wishes to respectfully request the above-referenced hearing be postponed. Mr. Gontrum informed Mr. Arnold Jablon (undersigned's co-counsel) via email that he does not oppose this postponement request. Should you have any questions please do not hesitate to contact me.

Sincerely,



C. Andrew Robinson

CC: John Gontrum, Esq. (via email)

Donna Mignon

From: Gontrum, John <JGontrum@wtplaw.com>
Sent: Thursday, January 7, 2021 1:41 PM
To: Donna Mignon
Subject: RE: Case No. 2020-0179-SPHA/Yahrzeit Memorials

CAUTION: This message from prvs=2641690517=jgontrum@wtplaw.com originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

I believe that Ms. Coakley and Mr. Adler, who represent my client have already been issued invitations.

John

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Thursday, January 07, 2021 1:24 PM
To: Gontrum, John <JGontrum@wtplaw.com>
Subject: [EXTERNAL] RE: Case No. 2020-0179-SPHA/Yahrzeit Memorials

Thank you. I will send you invitation. Please advise if you have anyone else that needs to be invited. Thank you.

From: Gontrum, John <JGontrum@wtplaw.com>
Sent: Thursday, January 7, 2021 1:21 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Cc: aejablon@venable.com; kcoakley@mlsdevelopment.com
Subject: Case No. 2020-0179-SPHA/Yahrzeit Memorials

CAUTION: This message from prvs=2641690517=jgontrum@wtplaw.com originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

Dear Ms. Mignon:

Please enter my appearance in the above-referenced matter representing the adjoining property owner Ashville Partners, LLC on the above-referenced matter scheduled for this coming Monday, January 11 at 10 a.m. My client only became aware of this matter late last week or earlier this week.

I will forward over a set of photos this afternoon for use as possible exhibits.

Thank you,

JOHN B. GONTRUM
WHITEFORD | TAYLOR | PRESTON
DIRECT: 410-832-2055
FAX: 410-339-4058

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Practice social distancing and wear a mask in public places.

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www.baltimorecountymd.gov [\[baltimorecountymd.gov\]](https://www.facebook.com/baltimorecountymd)

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Arnold Jablon	aejablon@venable.com	1-	New York Time	English	U.S.
Brian Dietz	brian@dietzsurveying.net	1-	New York Time	English	U.S.
Drew Robinson	carobinson@venable.com	1-	New York Time	English	U.S.
John Gontrum	jgontrum@wtplaw.com	1-	New York Time	English	U.S.
Kathleen Coakley	kcoakley@mlsdevelopment.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Steve Venick	steve@frammonument.com	1-	New York Time	English	U.S.
Yoni Adler	yadler@mlsdevelopment.com	1-	New York Time	English	U.S.

OK

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, January 6, 2021 2:33 PM
To: Administrative Hearings
Subject: Request to Testify

*Invited
1/7/21*

Results of Form Submission

Request to Testify

Label	Value
First Name	Yoni
Last Name	Adler
Email	yadler@mlsdevelopment.com
Phone	845-304-2375
Address	1777 Reisterstown Road Suite 275
City	Baltimore
State	Maryland
ZIP Code	21209
Case Number	2020179
Scheduled Hearing Date	1/11/2021

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Arnold Jablon	aejablon@venable.com	1-	New York Time	English	U.S.
Brian Dietz	brian@dietzsurveying.net	1-	New York Time	English	U.S.
Drew Robinson	carobinson@venable.com	1-	New York Time	English	U.S.
Kathleen Coakley	kcoakley@mlsdevelopment.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Steve Venick	steve@frammonument.com	1-	New York Time	English	U.S.
Yoni Adler	yadler@mlsdevelopment.com	1-	New York Time	English	U.S.

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, January 6, 2021 2:56 PM
To: Administrative Hearings
Subject: Request to Testify

Invited
1/7/21

Results of Form Submission

Request to Testify

Label	Value
First Name	Kathleen
Last Name	Coakley
Email	kcoakley@mlsdevelopment.com
Phone	410-908-5723
Address	1777 Reisterstown Road Suite 275
City	Baltimore
State	Maryland
ZIP Code	21209
Case Number	2020179
Scheduled Hearing Date	1/11/2021

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Arnold Jablon	aejablon@venable.com	1-	New York Time	English	U.S.
Brian Dietz	brian@dietzsurveying.net	1-	New York Time	English	U.S.
Drew Robinson	carobinson@venable.com	1-	New York Time	English	U.S.
Kathleen Coakley	kcoakley@mlsdevelopment.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Steve Venick	steve@frammonument.com	1-	New York Time	English	U.S.

OK

Donna Mignon

From: Donna Mignon
Sent: Wednesday, January 6, 2021 9:43 AM
To: 'Robinson, Drew'
Subject: Case No: 2020-0179-SPHA 7020 Reisterstown Road

Good Morning Drew,

As you are aware, a virtual webex hearing has been scheduled for January 11, 2021 at 10:00 a.m. You should have received an invitation in an email that invited you to this hearing.

Please note that all hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at least **two business days** in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov. Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit.

If you have any questions or concerns, please feel free to contact our office.

Thank you so much.

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



✓
JOHN A. OLSZEWSKI, JR.
County Executive

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

December 10, 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: 2020-0179-SPHA

7020 Reisterstown Road

South West side of Reisterstown Road 175.5 feet South East of Colonial Road.

3rd Election District - 2nd Councilmanic District

Legal Owners: Yahrzeit Memorials, Inc.

Special Hearing to confirm the setback from the northeast corner of the proposed addition to Reisterstown Road is a side yard, not a front yard, therefore no variance is required. Variance to permit 7 parking spaces in lieu of the required 14 parking spaces. To permit a front yard setback of 16 ft. in lieu of the required 23 ft.

Hearing: Monday, January 11, 2020 at 10:00 a.m.

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

Michael Mallinoff
Director

MM:kl

C: Arnold Jablon, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Yahrzeit Memorials, Inc., 7020 Reisterstown Road, Baltimore 21215

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 22, 2020**

Event Information

Event: Zoning Hearing - Case No: 2020-0179-SPHA - 7020 Reisterstown Road
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e6851ae3acce8a2376f6b0d33504bf296>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ecbd7bae03b4789aef8a285120d50db54>
Date and time: Monday, January 11, 2021 10:00 am
 Eastern Standard Time (New York, GMT-05:00) Start Ev. You can event by Start No
Duration: 1 hour
Description: Zoning Hearing
 Case No: 2020-0179-SPHA
 Address: 7020 Reisterstown Road
 Legal Owners: Yahrzeit Memorials, Inc.
Event number: 180 992 6380 Send Ev
Event password: 1234 You can emails by
Host key: 811259 Send Err
Alternate Host: Deb Wiley, Henry Ayakwah, Maureen Murphy
Panelist Info:
Panelist password:
Panelist numeric password: 492254
Video Address: 1809926380@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: 180 992 6380
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:

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Arnold Jablon	aejablon@venable.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.



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:

Add 7020 Reistertown Road which is presently zoned BL and DR 5.5
Deed References: 21945/00611 10 Digit Tax Account# 2400009386
Property Owner(s) Printed Name(s) Yahrzeit Memorials, Inc.

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

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

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

See ATTACHMENT 4

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

3 ☒ a Variance from Section(s)

SEE ATTACHMENT 2

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)

SEE ATTACHMENT 1

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:

Arnold Jablon
Name- Type or Print _____
Signature _____
Venable LLP
210 W. Pennsylvania Ave., Ste. 500 Towson MD
Mailing Address _____
City _____ State _____
21204 410-494-6284 aejablon@venable.com
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Yahrzeit Memorials, Inc.

Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
7020-Reistertown Road Md
Mailing Address _____
City _____ State _____
21215/1 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Arnold Jablon
Name- Type or Print _____
Signature _____
Venable LLP
210 W. Pennsylvania Ave., Ste. 500 Towson MD
Mailing Address _____
City _____ State _____
21204 410 494 6284 aejablon@venable.com
Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2020-0179-SPHA Filing Date 7/22/2020 Do Not Schedule Dates: _____ Reviewer JNP

REV. 10/4/11

Donna Mignon

From: Kristen L Lewis
Sent: Friday, December 11, 2020 10:07 AM
To: Debra Wiley; Donna Mignon
Subject: FW: Hearing Notice

Please also send Drew an invite for 2020-0179-SPHA..Thank you.

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: Jablon, Arnold E. [mailto:AEJablon@Venable.com]
Sent: Friday, December 11, 2020 10:06 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: FW: Hearing Notice

CAUTION: This message from AEJablon@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.

Oops, I'm wrong on Drew's email! It's CARobinson@venable.com.

Sent with BlackBerry Work
(www.blackberry.com)

From: Jablon, Arnold E. <AEJablon@Venable.com>
Date: Friday, Dec 11, 2020, 10:03 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: RE: Hearing Notice

Kristen, also add Drew Robinson of my office, who will be my co-counsel. His email address is drobinson@venable.com.

Sent with BlackBerry Work
(www.blackberry.com)

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Date: Friday, Dec 11, 2020, 9:40 AM
To: Jablon, Arnold E. <AEJablon@Venable.com>
Subject: Hearing Notice

Caution: External Email

Good morning,

Per our conversation, attached is a copy of the hearing notice. Thank you and have a great day!

Kristen Lewis
PAI - Zoning Review
410-887-3391

[<http://www.baltimorecountymd.gov/sebin/g/i/signature-covid-mask.gif>] <<https://www.baltimorecountymd.gov/news/coronavirus.html>>

<<http://www.baltimorecountymd.gov>>

Connect with Baltimore County

[<http://www.baltimorecountymd.gov/sebin/x/g/social-icon-facebook.png>] <<https://www.facebook.com/baltcogov>> [<http://www.baltimorecountymd.gov/sebin/p/o/social-icon-twitter.png>] <<https://twitter.com/BaltCoGov>> [<http://www.baltimorecountymd.gov/sebin/z/n/social-icon-news.png>]
<<http://www.baltimorecountymd.gov/News/BaltimoreCountyNow>> [<http://www.baltimorecountymd.gov/sebin/b/d/social-icon-youtube.png>]
<<https://www.youtube.com/user/BaltimoreCounty>> [<http://www.baltimorecountymd.gov/sebin/l/y/social-icon-flickr.png>]
<<https://www.flickr.com/photos/baltimorecounty>> [<http://www.baltimorecountymd.gov/sebin/t/q/social-icon-linkedin.png>] <<https://www.linkedin.com/company/baltimore-county-government>>

www.baltimorecountymd.gov <<http://www.baltimorecountymd.gov>>

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3

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - Case No: 2020-0179-SPHA - 7020
Reisterstown Road

Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ee0ab9ac022cf0404a52d20180151877a>

Start: Mon 1/11/2021 10:00 AM

End: Mon 1/11/2021 11:00 AM

Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: webex

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

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

Host: Donna Mignon (dmignon@baltimorecountymd.gov)

Event number (access code): 180 992 6380

Monday, January 11, 2021 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ee0ab9ac022cf0404a52d20180151877a>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ef09f98ad01912c8bb804ce71d88>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1809926380@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 492254

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MT.ID=e20447c8b326e8b70ff4c667aa40b1250>

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

Donna Mignon

From: messenger@webex.com
Sent: Friday, December 11, 2020 9:48 AM
To: Donna Mignon
Subject: Email delivery status for Web seminar: Zoning Hearing - Case No: 2020-0179-SPHA - 7020 Reisterstown Road

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



Webex sent the email message "Invitation for Alternate Host" for your event.

Number of email addresses the message was sent to successfully: 3

Number of email addresses the message could not be sent to: 0

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

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Donna Mignon

From: messenger@webex.com
Sent: Friday, December 11, 2020 9:48 AM
To: Donna Mignon
Subject: Email delivery status for Web seminar: Zoning Hearing - Case No: 2020-0179-SPHA - 7020 Reisterstown Road

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



Webex sent the email message "Panelist Invitation" for your event.

Number of email addresses the message was sent to successfully: 2

Number of email addresses the message could not be sent to: 0

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

4/8/21
②
10-

CASE NO. 2020-0179-SPHA

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

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

DEPS

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

FIRE DEPARTMENT

PLANNING

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

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)

Date: _____ by _____

SIGN POSTING (2nd)

Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE

Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes ☐ No ☐

Comments, if any: _____

do not have to repost
see note in file

Donna Mignon

From: Robinson, C. Andrew <CARobinson@Venable.com>
Sent: Monday, April 19, 2021 3:44 PM
To: Administrative Hearings
Cc: Gontrum, John; Jablon, Arnold E.; Arnold Jablon; Steve Venick; Jenifer G. Nugent; Krysundra Cannington; Tammy Zahner
Subject: Motion for Reconsideration - Case No: 2020-0179-SPHA - 7020 Reisterstown Road
Attachments: Motion for Reconsideration (Yahrzeit).pdf

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.

Good afternoon. Please find attached Petitioner's Motion for Reconsideration in Case No. 2020-0179-SPHA. Should you have any questions or require anything further – such as a hard copy of this filing – please don't hesitate to reach out. Thank you.

All the best,

Drew Robinson

C. Andrew Robinson, Esq. | Venable LLP
t 202.344.4883 | f 202.344.8300 | m 443.600.0302
600 Massachusetts Avenue, NW, Washington, DC 20001

CARobinson@Venable.com | www.Venable.com

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**IN RE: PETITION FOR SPECIAL
HEARING AND VARIANCE**

(7020 Reisterstown Road)
3rd Election District
2nd Council District

Yahrzeit Memorials, Inc.
Legal Owner
Petitioner

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* Case No.: 2020-0179-SPHA

* * * * *

MOTION FOR RECONSIDERATION

Petitioner Yahrzeit Memorials, Inc., by and through Arnold E. Jablon and C. Andrew Robinson with Venable LLP, his attorneys, who submit this Motion for Reconsideration, as follows:

1. The Office of Administrative Hearings (“OAH”) for Baltimore County issued an Opinion and Order on April 13, 2021 (the “Order”) granting certain relief requested in a Petition for Variance and Special Hearing (the “Petition”) filed by Petitioner, Yahrzeit Memorials, Inc. (*see* attached Exhibit 1).

2. Specifically, a variance was granted from Baltimore County Zoning Regulations (“BCZR”) Section 409.6 to permit 7 parking spaces in lieu of the required 14 parking spaces.

3. The Order granted the relief subject to a condition that, “Petitioner must comply with the DOP comments, copies of which are attached hereto and make a part thereof” [*sic*] (*see id.*, p. 4).

4. The Department of Planning comments dated September 2, 2020 (the “DOP Comment”) states that the Department of Planning does not object to the requested relief, conditioned upon the following: (1) a landscape plan shall be approved prior to the issuance of building permits; (2) the existing dumpster shall be relocated; and (3) no temporary freestanding signs shall be permitted on the property. The DOP Comment also contemplated that the proposed addition “may be subject to DRP review” (*see id.*, p. 6).

5. The DOP Comment was premised on a review of the site plan originally submitted in this case, Petitioner’s Exhibit 1. However, due to negotiations with Ashville Partners, LLC (“Ashville”), the adjacent property owner, the proposed addition was relocated from Reisterstown Road to the interior of the property, as shown on Petitioner’s Exhibit 9. The negotiations also included an agreement that the Petitioner would not plant any new landscaping higher than the top of the existing fence between the Petitioner’s and Ashville’s properties.

6. With the relocation of the addition, Petitioner believes the conditions in the DOP Comment are no longer appropriate.

7. There is no available space to relocate the dumpster or further landscape the subject property, and any significant landscaping on the property line between the Petitioner’s property and Ashville’s could breach the agreement described in Paragraph 5 above. The uniqueness of this

instant property mitigates against any additional landscaping. The property fronts, with its access from, Reisterstown Road, the adjacent residential properties are owned by the Petitioner and the Petitioner has entered into an agreement with its other neighbor, as described above. Any additional landscaping just will not survive the Reisterstown Road traffic.

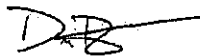
8. The possibility of DRP review, as suggested in the DOP comments, is not contemplated in the clear language of the statute. The DRP was established by Section 32-4-203 of the Baltimore County Code, and that section lists the factors that trigger DRP review. The change in location of the proposed addition mitigates against the requirement of DRP review under Section 32-4-203.

9. The proposed addition was also reviewed by Kristin Zeminski, President of the Colonial Village Neighborhood Improvement Association, and Ms. Zeminski expressed the support of that association's board for the proposed addition as shown in Petitioner's Exhibit 11. The support of the local community association, as well as the fact that Petitioner is a small business operating on a unique lot further supports this motion. The property has minimal area to utilize and Petitioner has a need to expand the existing building for office use, but no where to do it without dramatically further limiting the use of the existing outside land area.

10. The rules of the Zoning Commissioner give the Administrative Law Judge broad authority to reconsider and reissue orders upon request within thirty days. In light of the relocated addition, the agreement between Petitioner and Ashville, community and neighbor support, and the uniqueness of the subject property, we request that you exercise that authority to replace the second condition of your order with the landscaping fence line agreement described in Paragraph 4 above.

WHEREFORE, Petitioner respectfully requests that the Office of Administrative Hearings for Baltimore County reconsider its April 13, 2021 Opinion and Order and revise the conditions therein.

Respectfully Submitted,



Arnold E. Jablon
C. Andrew Robinson
Venable LLP
210 W. Pennsylvania Avenue
Suite 500
Towson, Maryland 21204
(410) 494-6200
Attorneys for Petitioner

Exhibit 1

Opinion and Order dated April 13, 2021



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

April 13, 2021

Arnold Jablon, Esquire – aejablon@venable.com
John Gontrum, Esquire – jgontrum@wtplaw.com

RE: Petitions for Special Hearing and Variance
Case No. 2020-0179-SPHA
Property: 7020 Reisterstown Road

Dear Sirs:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul M. Mayhew".

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

c: Brian Dietz – brian@dietzsurveying.net
Kathleen Coakley – kcoakley@mlsdevelopment.com
Steve Venick – steve@frammounumnet.com
Yoni Adler – yadler@mlsdevelopment.com

IN RE: PETITIONS FOR SPECIAL HEARING *	BEFORE THE
AND VARIANCE	
(7020 Reisterstown Road) *	OFFICE OF
3 rd Election District	
2 nd Council District *	ADMINISTRATIVE HEARINGS
Yahrzeit Memorials Inc.	
<i>Legal Owner</i> *	FOR BALTIMORE COUNTY
 Petitioner	 Case No. 2020-0179-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed on behalf of Yahrzeit Memorials, Inc. (“Petitioner”). The Special Hearing was filed under § 500.7 of the Baltimore County Zoning Regulations (“BCZR”) to approve the setback from the northeast corner of the proposed addition to Reisterstown Road is a side yard, not a front yard, therefore no Variance is required. A Petition for Variance was filed to permit 7 parking spaces in lieu of the required 14 parking spaces. To permit a front yard setback of 16 ft. in lieu of the required 25.3 ft.

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.

Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”). They did not oppose the requested relief, subject to proposed conditions, which will be incorporated into the Order.

Petitioner Steve Venick appeared in support of the requested relief. Drew Robinson and Arnold Jablon, Esq. represented the Petitioner. Brian Dietz of Dietz Surveying, Co. the engineer who prepared and sealed the site plan also appeared. John Gontrum, Esq. appeared on behalf of Asheville Partners LLC, the owners of the adjacent Colonial Plaza Shopping Center. There were

no protestants or interested persons in attendance. However, Mr. Robinson submitted e-mail correspondence between Mr. Venick and Ms. Kristin Zeminski of the Colonial Village Pikeeseville Community Association stating the association's support for the project. (Petitioner's Exhibit 11). Mr. Robinson also explained that after the original Petition was filed Mr. Gontrum entered his appearance and counsel requested a postponement of the hearing in order to attempt to negotiate a modification of the site plan. As a result of those negotiations the proposed office space addition was moved from the southeast corner of the lot to the northwest corner. The redlined site plan was admitted as Petitioner's Exhibit 9. Mr. Robinson further explained that based on this modification the petitioner no longer needs the special hearing or front yard setback relief. As a result, the only remaining relief sought at the hearing was the variance from BCZR Sec. 409.6 to allow 7 parking spaces in lieu of the required 14 spaces. Mr. Gontrum confirmed the accuracy of Mr. Robinson's proffer.

Variance

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

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

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

As Mr. Robinson explained, the property is unique in several respects. It is approximately a third of an acre. It is an irregular triangular shape and is bordered by two public roads. The existing structure is a former gas station that is set in the far back of the site. The two access points on Reisterstown road eat up much of the potential area for parking spaces. Mr. Venick testified that his family has operated Fram Monuments at this location for over 40 years. He explained that

it is not a typical retail business in that most of their business is conducted on-line or over the phone. There are few “walk in” customers so the 7 existing parking spaces have proven to be more than adequate. He further explained that the proposed addition will simply expand the office space for the business and should not generate any additional need for parking. Finally, Mr. Venick noted that he owns the adjoining properties on Colonial Road that will back to the proposed office addition.

I therefore find that the subject property is unique and that if the parking variance is denied the petitioner would suffer practical difficulty and hardship because they would be unable to construct the office space they need. I further find that the variance relief is within the spirit and intent of the BCZR and that it will not harm the public health, safety, and welfare. This finding is buttressed by the lack of community opposition or any county agency opposition.

THEREFORE, IT IS ORDERED this 13th day of **April 2021**, by this Administrative Law Judge, that the Petition for Special Hearing under BCZR § 500.7 to confirm that the setback from the northeast corner of the proposed addition to Reisterstown Road is a side yard, not a front yard, and that therefore no Variance is required be and is hereby **DISMISSED WITHOUT PREJUDICE**, as MOOT; and,

IT IS FURTHER ORDERED that the variance to permit a front yard setback of 16 ft. in lieu of the required 23 ft. is hereby **DISMISSED WITHOUT PREJUDICE**, as MOOT; and,

IT IS FURTHER ORDERED that the variance from BCZR § 409.6 to permit 7 parking spaces in lieu of the required 14 parking spaces 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 their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is

reversed, Petitioner would be required to return the subject property to its original condition.

- Petitioner must comply with the DOP comments, copies of which are attached hereto and make a part thereof.

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

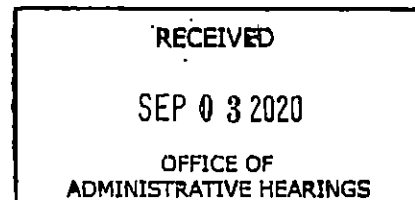
BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 9/2/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-179



INFORMATION:

Property Address: 7020 Reisterstown Road
Petitioner: Jahrzeit Memorials, Inc.
Zoning: BL, DR 5.5
Requested Action: Special Hearing, Variance

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

1. Special Hearing – To confirm the setback from the northeast corner of the proposed addition to Reisterstown Road is a side yard, not a front yard, therefore no variance is required.
2. Variance – To permit 7 parking spaces in lieu of the required 14 parking spaces; and to permit a front yard setback of 16' in lieu of the required 23'

A site visit was conducted on August 6, 2020. The property is located within the Pikesville Commercial Design Review Panel (DRP) area. The proposed additions may be subject to DRP review. The petitioner's representative should contact Ms. Jenifer Nugent, Chief of Development Review for DRP guidance.

The existing building is uniquely situated on a corner lot, making it difficult to expand and/or improve the property. The property is directly along Reisterstown Road and within the Pikesville Commercial Revitalization District (CRD). Any site improvements within the Pikesville CRD are encouraged.

It should be noted that the property was subject to the 2020 Comprehensive Zoning Map Process (CZMP). CZMP Issue 2-001 rezoned the rear portion of Lots #230 and #231 from D.R. 5.5 to BL.

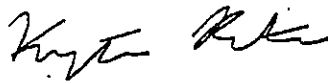
The Department of Planning has no objections to the requested relief conditioned upon the following:

- Provide a landscape plan to the Baltimore County Landscape Architect for review. The landscape plan should be approved prior to the issuance of any building permits.
- The existing dumpster (not shown on site plan) should be relocated to a less visible area of the property. Any dumpster on-site should be screened as per Condition H of the Baltimore County Landscape Manual.
- No temporary freestanding signs shall be permitted on the property. Any proposed signage shall comply with BCZR Section 450 and the Pikesville Commercial Revitalization Design Guidelines.

Date: 9/2/2020
Subject: ZAC # 20-179
Page 2

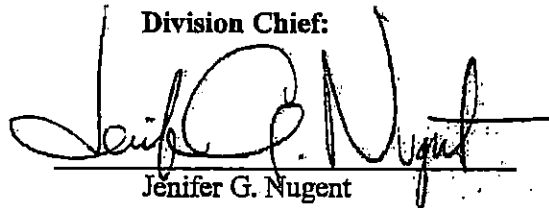
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Bill Skibinski
Arnold Jablon, Venable LLP
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Office of the Administrative Hearings
People's Counsel for Baltimore County

Donna Mignon

From: Donna Mignon
Sent: Tuesday, March 30, 2021 9:26 AM
To: jgontrum@wtplaw.com; Arnold Jablon
Subject: Case No: 2020-0179-SPHA 7020 Reisterstown Road

Good Morning:

As you are aware, a virtual Webex hearing has been scheduled for April 8, 2021. You should have received an invitation in an email which invited you to this hearing.

Please note that all electronic hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at **least two business days** in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov

Any exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit. **Please bring a hard copy of all exhibits and drop them off in our lobby before the hearing date. Thank you.**

If you have any questions or concerns, please feel free to contact our office.
Thank you so much.

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

Debra Wiley

PM 4-8-21
10 AM
2020-0179-SPHA All Day

From: Kristen L Lewis
Sent: Thursday, March 11, 2021 8:42 AM
To: Debra Wiley; Donna Mignon
Subject: Webex

Good morning ladies,

Please create a webex link for 2020-0179-SPHA. The case was put on the record by Judge Mayhew on 1/11 and per the memo, it does not have to be re-advertised or reposted. The hearing date is 4/8/21 at 10 a.m. to go all day. The attorneys involved are Arnold Jablon and John Gontrum. Thank you,

Kristen Lewis-Coles
PAL - Zoning Review
410-887-3391

Debra Wiley

From: Debra Wiley
Sent: Thursday, March 11, 2021 8:59 AM
To: Kristen L Lewis
Cc: Donna Mignon
Subject: Link - 2020-0179-SPHA - 4/8/21 @ 10 AM

Event Information

Event: Zoning Hearing - Case No: 2020-0179-SPHA - 7020 Reisterstown Road
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e6>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ec>
Date and time: Thursday, April 8, 2021 10:00 am
Eastern Daylight Time (New York, GMT-04:00)
Duration: 1 hour
Description: Zoning Hearing
Case No: 2020-0179-SPHA
Address: 7020 Reisterstown Road
Legal Owners: Yahrzeit Memorials, Inc.
Event number: 180 992 6380
Event password: 1234
Host key: 989251
Alternate Host: Deb Wiley, Maureen Murphy
Panelist Info:
Panelist password:
Panelist numeric password: 492254
Video Address: 1809926380@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: 180 992 6380
Maximum number of registrants: 10000

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Arnold Jablon	aejablon@venable.com	1-	New York Time	English	U.S.
Brian Dietz	brian@dietzsurveying.net	1-	New York Time	English	U.S.
Drew Robinson	carobinson@venable.com	1-	New York Time	English	U.S.
John Gontrum	jgontrum@wtplaw.com	1-	New York Time	English	U.S.
Kathleen Coakley	kcoakley@mlsdevelopment.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Steve Venick	steve@frammonument.com	1-	New York Time	English	U.S.
Yoni Adler	yadler@mlsdevelopment.com	1-	New York Time	English	U.S.

Donna Mignon

Subject: Web seminar updated: Zoning Hearing - Case No: 2020-0179-SPHA - 7020
Reisterstown Road

Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ee0ab9ac022cf0404a52d20180151877a>

Start: Thu 4/8/2021 10:00 AM

End: Thu 4/8/2021 11:00 AM

Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: webex

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

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

Event number: 180 992 6380

Event password: 1234

Panelist password: The Event has no Panelist Password

Thursday, April 8, 2021 10:00 am, Eastern Daylight Time (New York, GMT-04:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ee0ab9ac022cf0404a52d20180151877a>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ef09f98ad01912c8bb804ce71d88a>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1809926380@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 492254

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

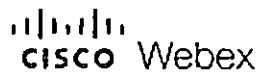
<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e20447c8b326e8b70ff4c667aa40b1250>

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

Donna Mignon

From: messenger@webex.com
Sent: Thursday, March 11, 2021 8:58 AM
To: Donna Mignon
Subject: Email delivery status for Web seminar: Zoning Hearing - Case No: 2020-0179-SPHA - 7020 Reisterstown Road

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



Webex sent the email message
"Registrant Event Updated" for
your event.

Number of email addresses the message was sent to successfully: 2

Number of email addresses the message could not be sent to: 0

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

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Donna Mignon

From: Debra Wiley
Sent: Thursday, March 11, 2021 8:59 AM
To: Kristen L Lewis
Cc: Donna Mignon
Subject: Link - 2020-0179-SPHA - 4/8/21 @ 10 AM

Event Information

Event: Zoning Hearing - Case No: 2020-0179-SPHA - 7020 Reisterstown Road
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e6>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ec>
Date and time: Thursday, April 8, 2021 10:00 am
Eastern Daylight Time (New York, GMT-04:00)
Duration: 1 hour
Description: Zoning Hearing
Case No: 2020-0179-SPHA
Address: 7020 Reisterstown Road
Legal Owners: Yahrzeit Memorials, Inc.
Event number: 180 992 6380
Event password: 1234
Host key: 989251
Alternate Host: Deb Wiley, Maureen Murphy
Panelist Info:
Panelist password:
Panelist numeric password: 492254
Video Address: 1809926380@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: 180 992 6380
Maximum number of registrants: 10000



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP
*Director, Department of Permits,
Approvals and Inspections*

January 12, 2022

RE: Spirit and Intent Request
Zoning Case 2020-0179-A
7020 Reisterstown Rd

Dear Brian Dietz:

This response refers to your January 4, 2022 letter to Mr. Jeffery Perlow, Chief of Zoning. You requested in your letter, to have building permit C21-01097 approved under Zoning Case # 2020-0179-SPHA. The amended order dated April 26, 2021, granted 7 parking spaces in lieu of the required 14. Also, dismissed without prejudice, a front yard setback of 16 ft in lieu of 23 ft and confirm the side setback from the northeast corner of the proposed addition with Reisterstown Rd is the side yard and not a front yard, therefore, not needing a Variance.

Please be advised that the documents and your request have been reviewed. Based on the final order, Colonial Rd is the front yard. The request to approve the building permit can only be completed if the front setback is shown on the site plan from the front of the proposed addition to the closest point of the property line on Colonial Rd. The required 10 ft side setback is already met by the noted 12 ft setback on the plan. Once the front setback is shown on the plan and determined to be 25 ft or less, the permit can be approved.

This letter is strictly limited to the application of the BCZR as applied to the S&I request presented in your letter and does not represent verification or approvals for any other Local, State or other Regulations that may apply to this property. The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

We trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact us at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "Christina Frink", is written over a light blue horizontal line.

Christina Frink
Planner II, Zoning Review

22-0012/CF

fm 4-8-21
10am

Case No. 2020-179-SPHA

Petitioner's Exhibits

1. Signed and Sealed Site Plan
2. Amended Site Plan
3. Aerials
4. MyNeighborhood Aerial
5. Site Photo Exhibit
6. SDAT Report (7020 Reisterstown Rd)
7. Brian Dietz Resume
8. Zoning Commissioners Policy Manual – Corner Lots
- * 9. Signed and Sealed Plat w Relocated Prop Addition
10. Case No 1951-1908-X
11. Community Association Correspondence

4/13/2021

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
7020 Reisterstown Road; SW/S of Reisterstown*		OF ADMINISTRATIVE
Road, 175.5' SE of Colonial Road		
3 rd Election & 2 nd Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Yahrzeit Memorials Inc		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2020-179-SPHA

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of August, 2020, a copy of the foregoing Entry of Appearance was emailed to Arnold Jablon, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, aejablon@venable.com, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
6400 & 6402 Falls Road; W of Falls Road S,	*	OF ADMINSTRATIVE
148' to c/line of Old Pimlico Road	*	HEARINGS FOR
3 rd Election & 2 nd Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Maddiemack LLC	*	
Contract Purchaser: Northpoint Development LLC	*	
Petitioner(s)	*	2020-182-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of August, 2020, a copy of the foregoing Entry of Appearance was emailed to Adam Baker, Esquire, 25 S. Charles Street, 21st Floor, Baltimore, Maryland 21201, abaker@rosenbergmartin.com, Attorney for Petitioner(s).

Peter Max Zimmerman

 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Arnold Jablon	aejablon@venable.com	1-	New York Time	English	U.S.
Brian Dietz	brian@dietzsurveying.net	1-	New York Time	English	U.S.
Drew Robinson	carobinson@venable.com	1-	New York Time	English	U.S.
John Gontrum	jgontrum@wtplaw.com	1-	New York Time	English	U.S.
Kathleen Coakley	kcoakley@mlsdevelopment.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Steve Venick	steve@frammonument.com	1-	New York Time	English	U.S.
Yoni Adler	yadler@mlsdevelopment.com	1-	New York Time	English	U.S.

OK

10:00 a.m.
4/8/21 -
Case No: 2020-0179 SPHA
7020
Reistertown Road

Donna Mignon

From: Gontrum, John <JGontrum@wtplaw.com>
Sent: Thursday, January 7, 2021 1:21 PM
To: Donna Mignon
Cc: aejablon@venable.com; kcoakley@mlsdevelopment.com
Subject: Case No. 2020-0179-SPHA/Yahrzeit Memorials

CAUTION: This message from prvs=2641690517=jgontrum@wtplaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Dear Ms. Mignon:

Please enter my appearance in the above-referenced matter representing the adjoining property owner Ashville Partners, LLC on the above-referenced matter scheduled for this coming Monday, January 11 at 10 a.m. My client only became aware of this matter late last week or earlier this week.

I will forward over a set of photos this afternoon for use as possible exhibits.

Thank you,

JOHN B. GONTRUM
WHITEFORD | TAYLOR | PRESTON
DIRECT: 410-832-2055
FAX: 410-339-4058

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Entry of
Appearance &
Exhibits

Donna Mignon

From: Martin, Tammy <TMartin@wtplaw.com>
Sent: Thursday, January 7, 2021 2:54 PM
To: Administrative Hearings
Subject: FW: HEARING EXHIBITS
Attachments: CopitrakScan.PDF

CAUTION: This message from prvs=26418959a7=tmartin@wtplaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Sending on behalf of John Gontrum:

Attached are Exhibits A-1 through A-11 for the Hearing on Monday, July 11, 2021, at 10:00 a.m. (Case No. 2020-0179-SPHA).

Please acknowledge receipt and let me know if you need anything else. Thanks so much.



Tammy D. Martin, Legal Administrative Assistant to
George S. Lawler, Esq.
John B. Gontrum, Esq.
Jennifer R. Busse, Esq.
Brenda Price, Paralegal
Whiteford, Taylor & Preston LLP
One W. Pennsylvania Avenue, Suite 300
Towson, MD 21204
Direct Dial - 410-832-2122
Direct Fax -- 410-339-4016
tmartin@wtplaw.com

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PANGEA NET

From: Martin, Tammy <TMartin@wtplaw.com>
Sent: Thursday, January 7, 2021 2:52 PM
To: Martin, Tammy <TMartin@wtplaw.com>
Subject: HEARING EXHIBITS

Copitrak Scan Notification



Your Scan File Is Attached



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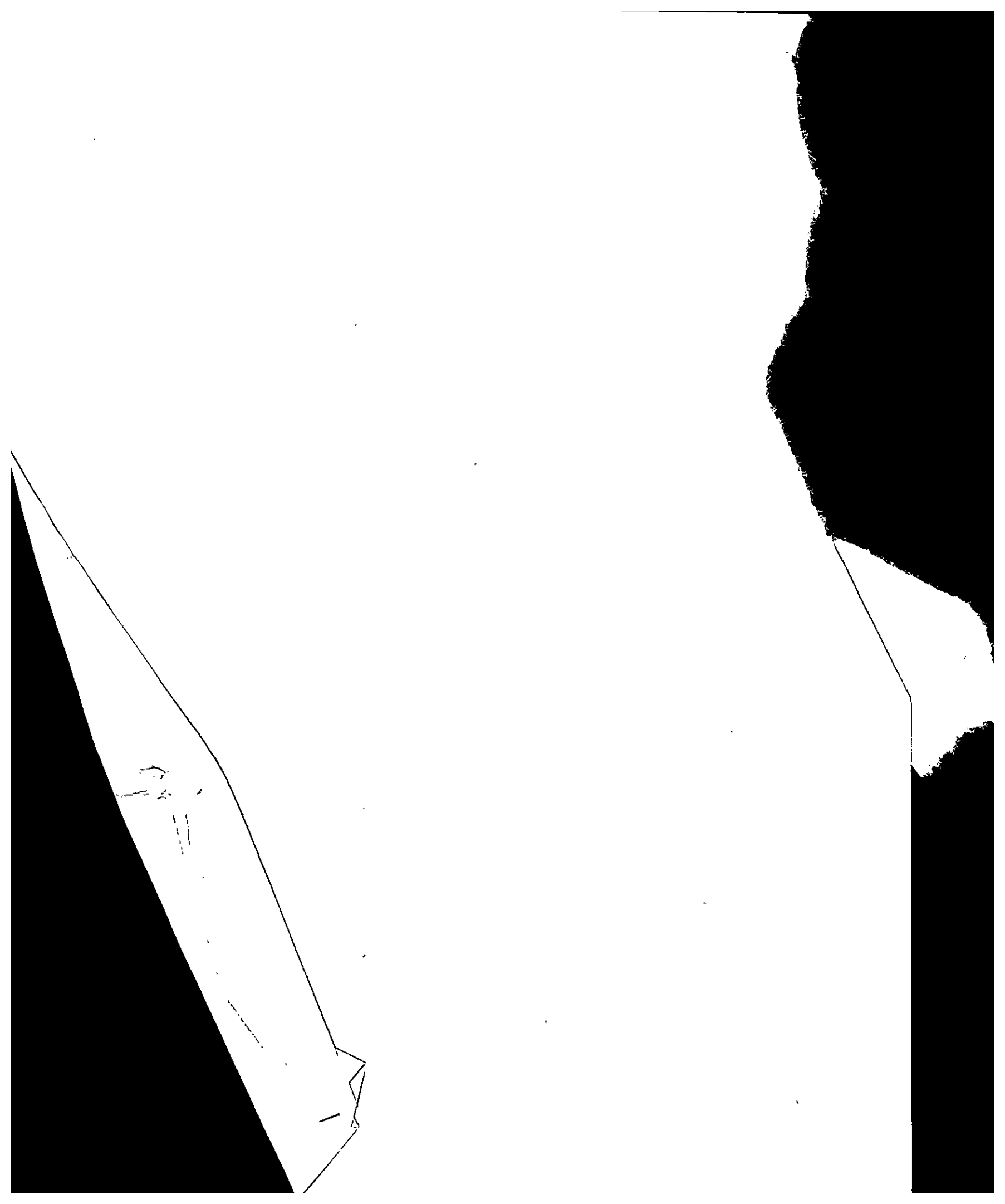
LIST OF EXHIBITS

CASE NO. 2020-0179-SPHA

**Hearing Date: Monday, January 11, 2021.
10:00 a.m.**

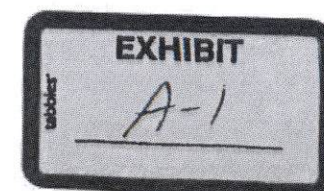
EXHIBITS A-1 through A-11 – Photos of Site

EX

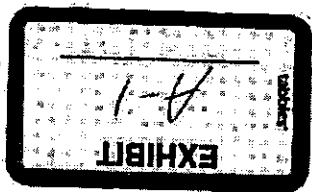




Intersection of Reisterstown + Colonial Road
- Colonial Road view





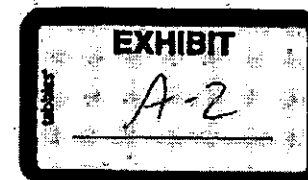


Intersection of Rte 101 + Colonial Road
- Colonial Road view



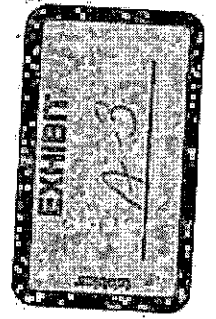


VIEW FROM INTERSECTION OF REISTERSTOWN & COLONIAL ROAD
NORLUND ON REISTERSTOWN - SITE ON RIGHT





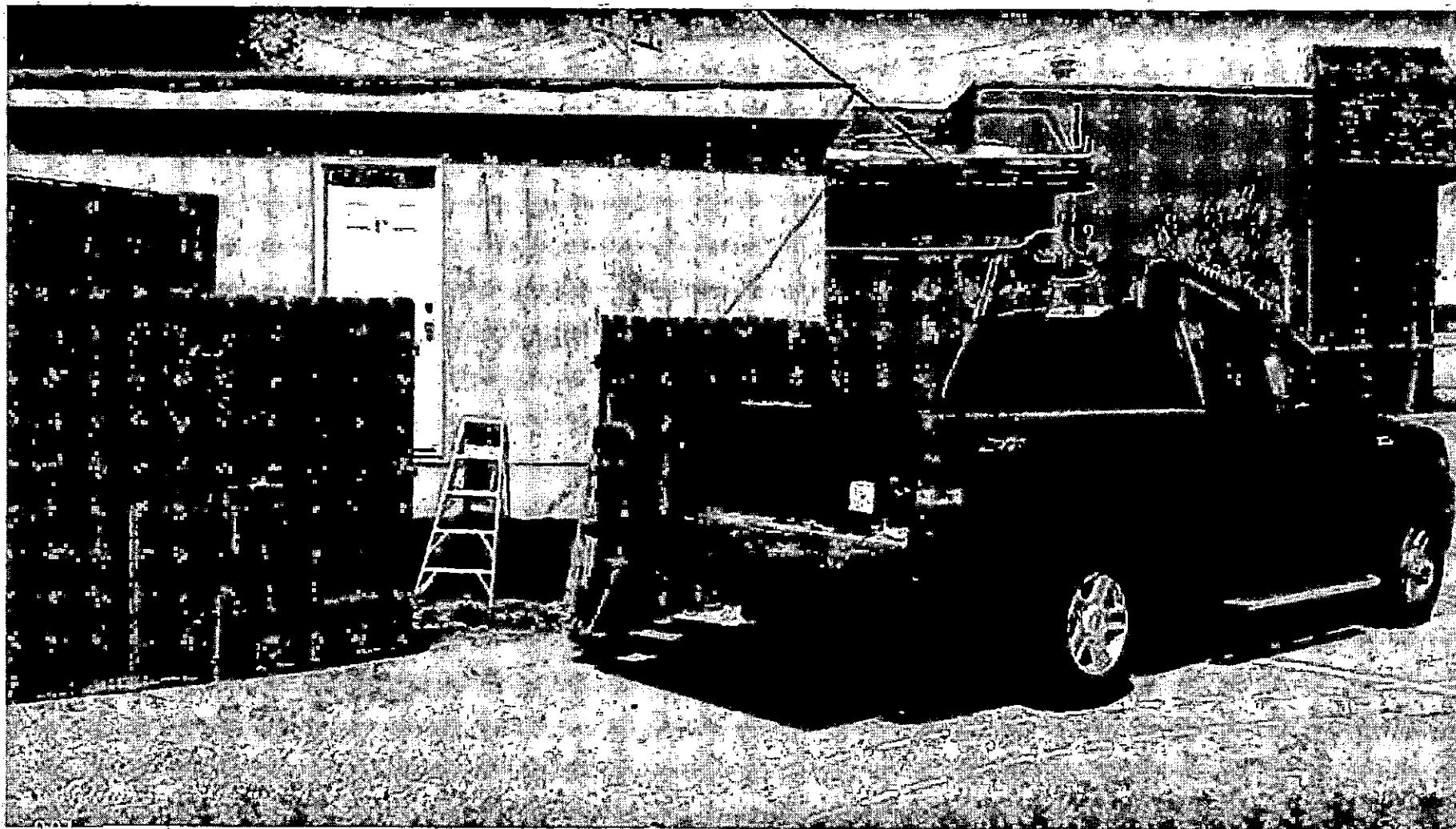
from REISTERSTOWN ROAD



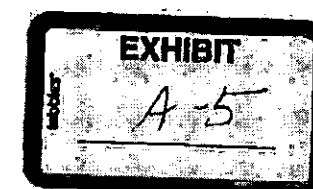


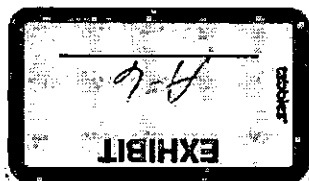
Source and building on site. Pickup on shopping center lot.



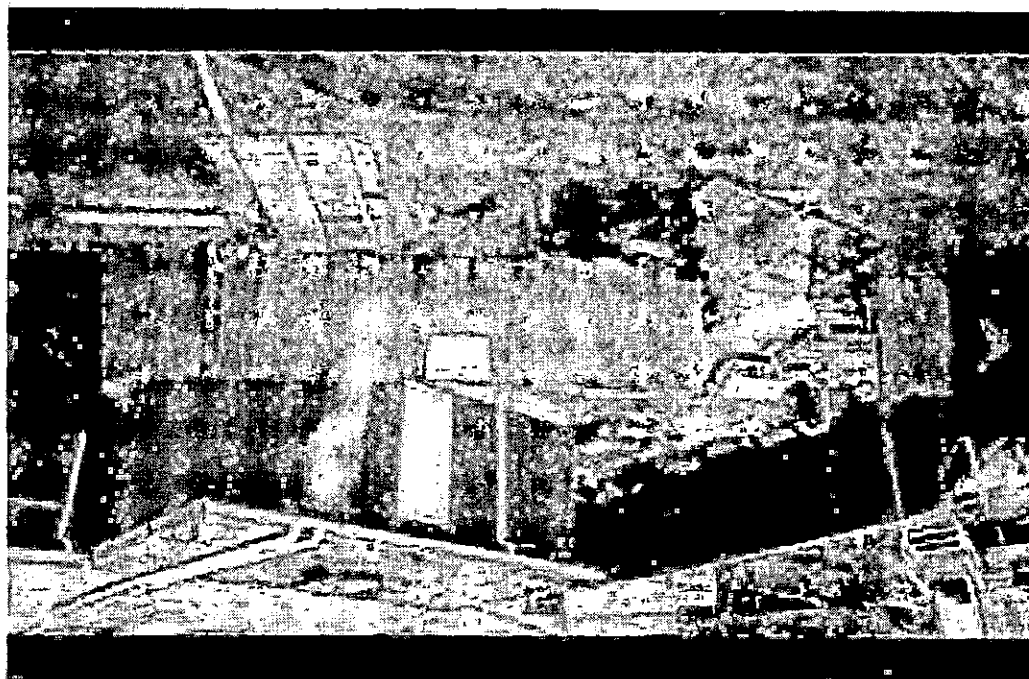


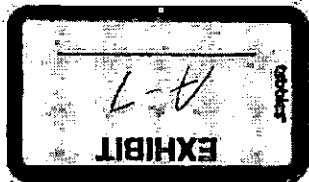
*fence and building on site in rear
truck on shopping center property*



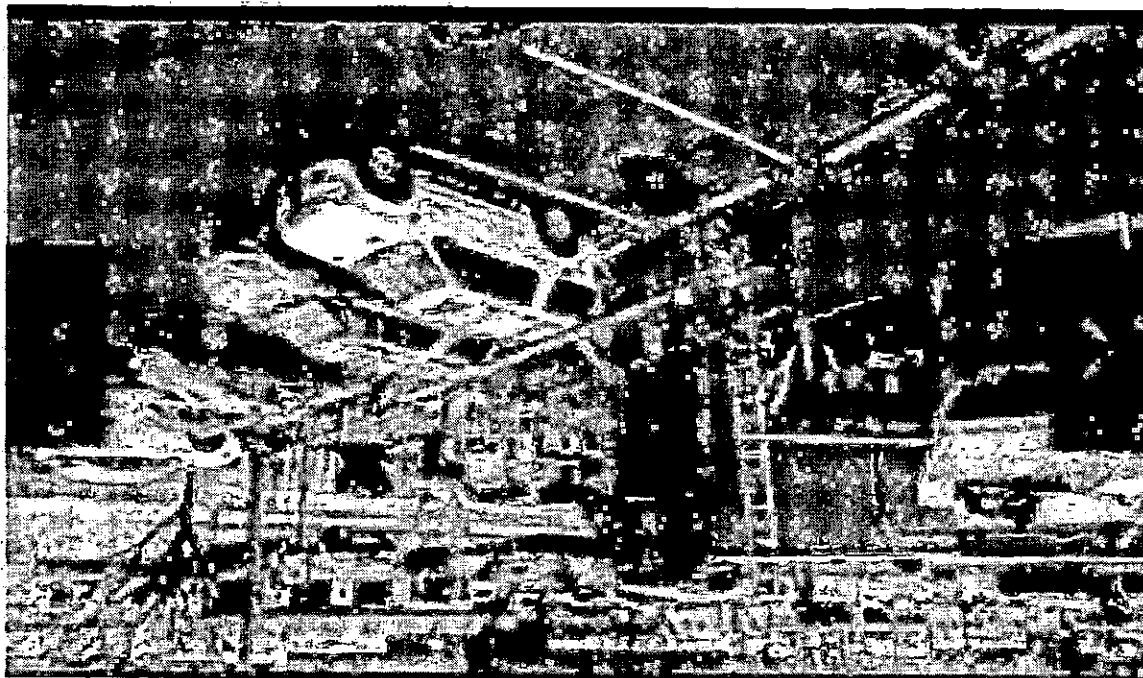


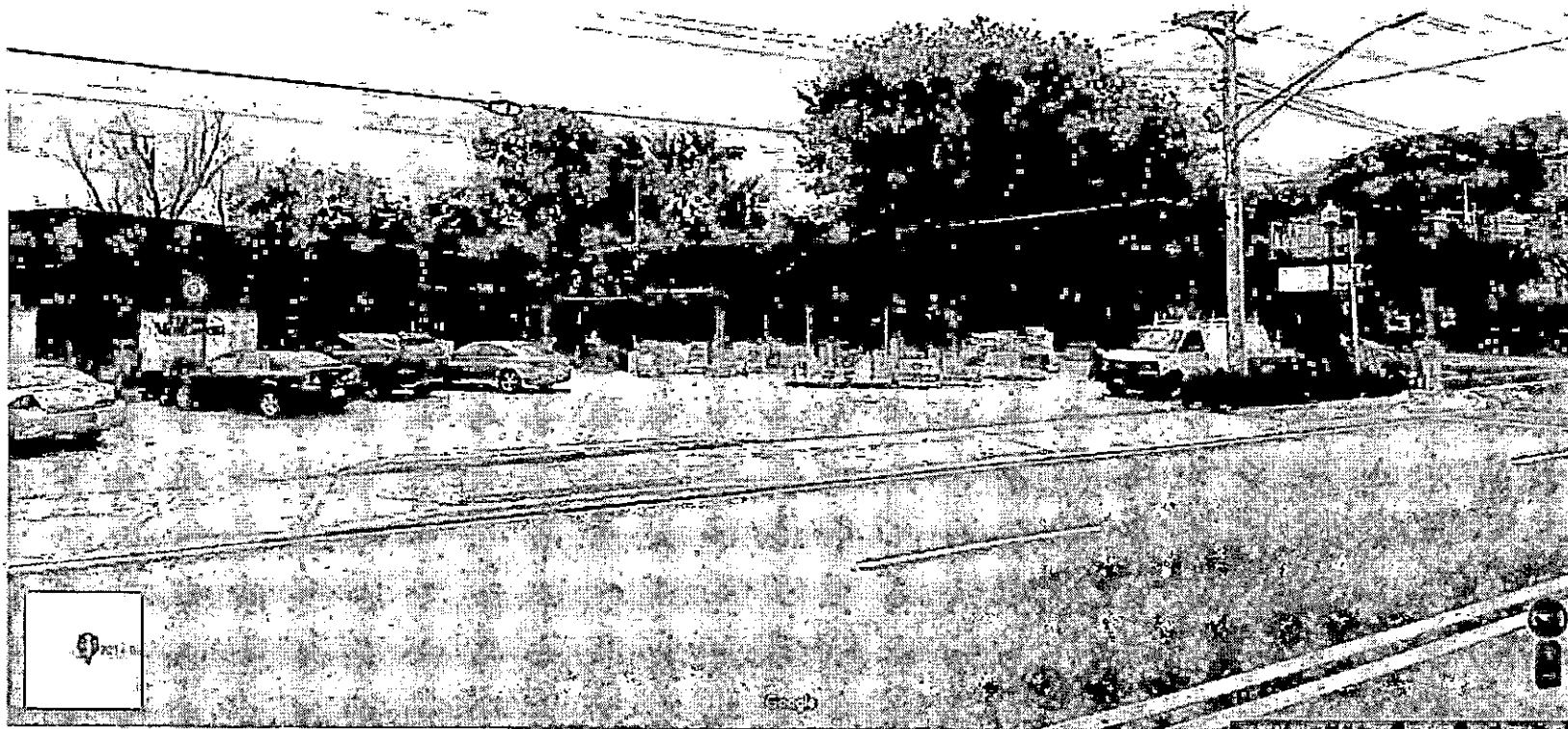
REAR OF SUBJECT SITE



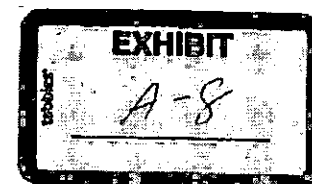


near of subject site



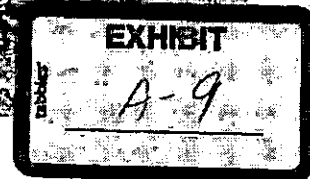


Looking into site from Reisterstown Road





Taken Jan. 2021 looking into site from shopping center





Taken Jan. 2021 looking into site from RESTORATION ROAD

EXHIBIT

A-10



Taken Jan 2000 looking into site for restoration road

EXHIBIT

A-11

Donna Mignon

From: Robinson, Drew <CARobinson@Venable.com>
Sent: Thursday, January 7, 2021 9:42 AM
To: Administrative Hearings
Subject: Petitioner's Exhibits - 2020-179-SPHA
Attachments: Exhibit 1 - Signed and Sealed Plat.pdf; Exhibit 2 - Redline Signed and Sealed Plat.pdf; Exhibit 3 - Aerials.pdf; Exhibit 4 - MyNeighborhood Zoning Map.pdf

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.

Good morning. Please find attached Petitioner's Exhibits 1 – 4 in the above-referenced case. Exhibits 5 – 8 will be sent in a follow-up email. The full list of exhibits follows:

Exhibits

1. Signed and Sealed Site Plan
2. Amended Site Plan
3. Aerials
4. MyNeighborhood Aerial
5. Site Photo Exhibit
6. SDAT Report (7020 Reisterstown Rd)
7. Brian Dietz Resume
8. Zoning Commissioners Policy Manual – Corner Lots

Thanks,

Drew

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

CARobinson@Venable.com | www.Venable.com

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4/13/2021



Scale: 1" = 2000'

1. Owner: Yahzeal Memorials Inc.
Steve Venick
7020 Reisterstown Road
Baltimore MD. 21215
2. Tax # 0302037316, 1400010414
3. Zoned: BL and DR 55
4. This site is not in the Chesapeake Bay Critical Area.
5. This site is not in the 100 year flood plain.
6. There are no underground fuel tanks.
7. This is not a historic property/building.
8. This site is serviced by public sewer and water.
9. Prior Zoning Hearings: H51-H08-X Special Hearing to use this property as a Gasoline Service Station.
Granted February 27, 1951

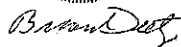


7020 Relsterstown Road
Baltimore County, Maryland

3rd Election District 2nd Councilmanic District
Scale: 1"=30' Date: July 10, 2020

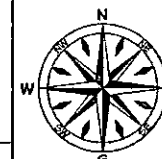
RETAIL SPACE 5 PER 1,000 SQ.FT.
5 x 2640 = 14 SPACES REQUIRED

6 REGULAR SPACES PROVIDED
1 HANDICAP SPACE PROVIDED
7 TOTAL SPACES PROVIDED



ADD DISTANCE TO CENTER OF RD

3-5-2020

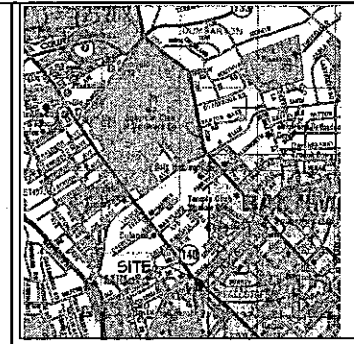
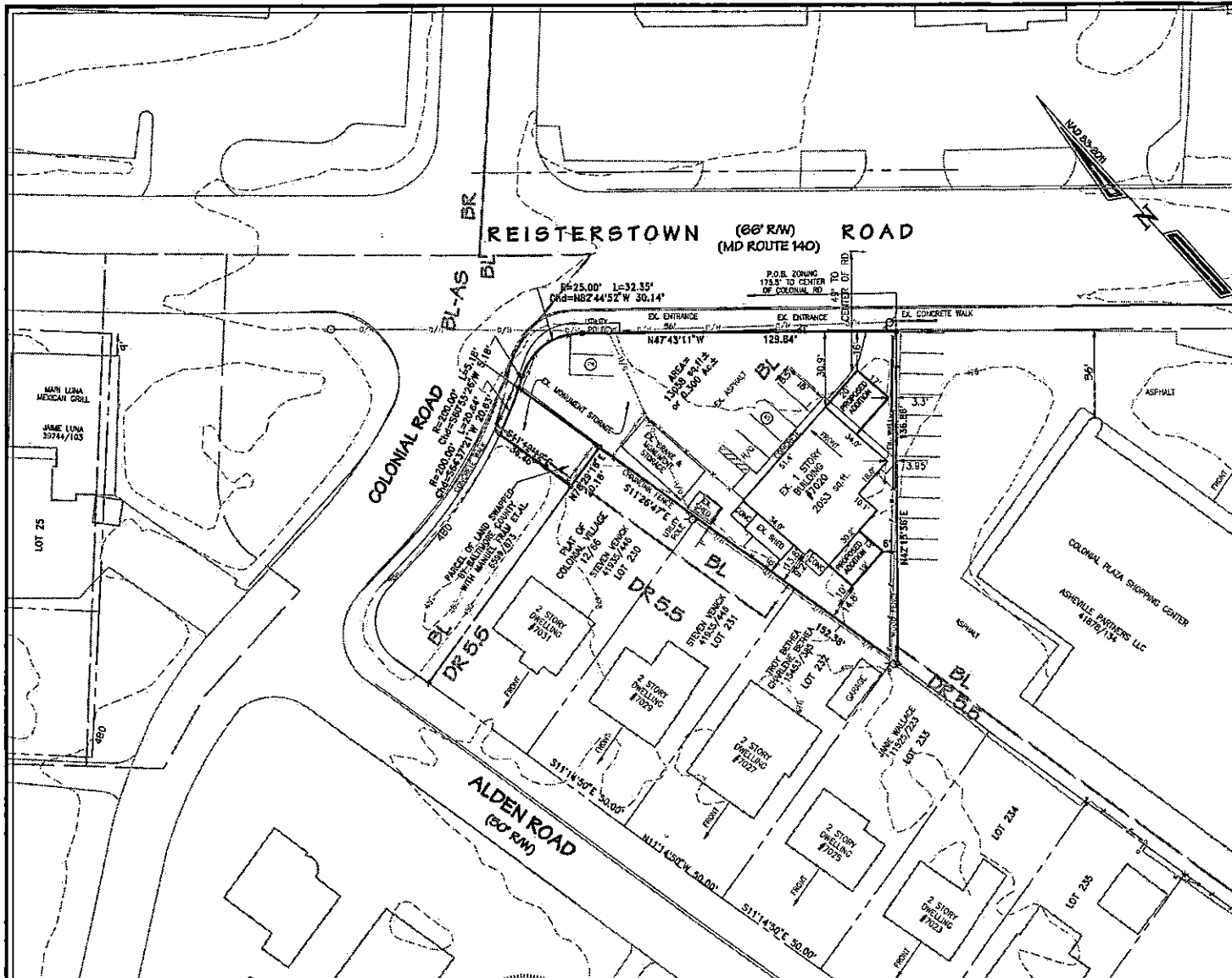


Dietz Surveying, Co.
Land Surveying and Land Planning

8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.com

Plot Date: 1/4/2021

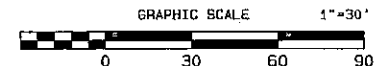
Job No. 20033



Vicinity Map Scale: 1" = 2000'

Notes

1. Owner: Yahrzelt Memorials Inc.
Steve Varick
7020 Reisterstown Road
Baltimore MD, 21215
2. Tax # 0302037316, 1900010419
3. Zoned: BL
4. This site is not in the Chesapeake Bay Critical Area.
5. This site is not in the 100 year flood plain.
6. There are no underground fuel tanks.
7. This is not a historic property/building.
8. This site is serviced by public sewer and water.
9. Prior Zoning Hearings: 1951-1908-X, Special Hearing to use the property as a Gasoline Service Station. Granted February 27, 1951



Plat to Accompany a Petition for a Zoning Variance

Yahrzelt Memorials Inc.

7020 Reisterstown Road
Baltimore County, Maryland

3rd Election District 2nd Councilmanic District
Scale: 1"=30' Date: July 10, 2020

PARKING CALCULATIONS

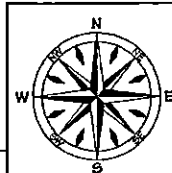
RETAIL SPACE 5 PER 1000 SQ.FT.
5 x 2,640 = 14 SPACES REQUIRED

6 REGULAR SPACES PROVIDED
1 HANDICAP SPACE PROVIDED
1 TOTAL SPACES PROVIDED



UPDATE ZONING LINE AND CLASSIFICATION
ADD DISTANCE TO CENTER OF RD

1-6-2021
7-8-2020



Dietz Surveying, Co.
Land Surveying and Land Planning

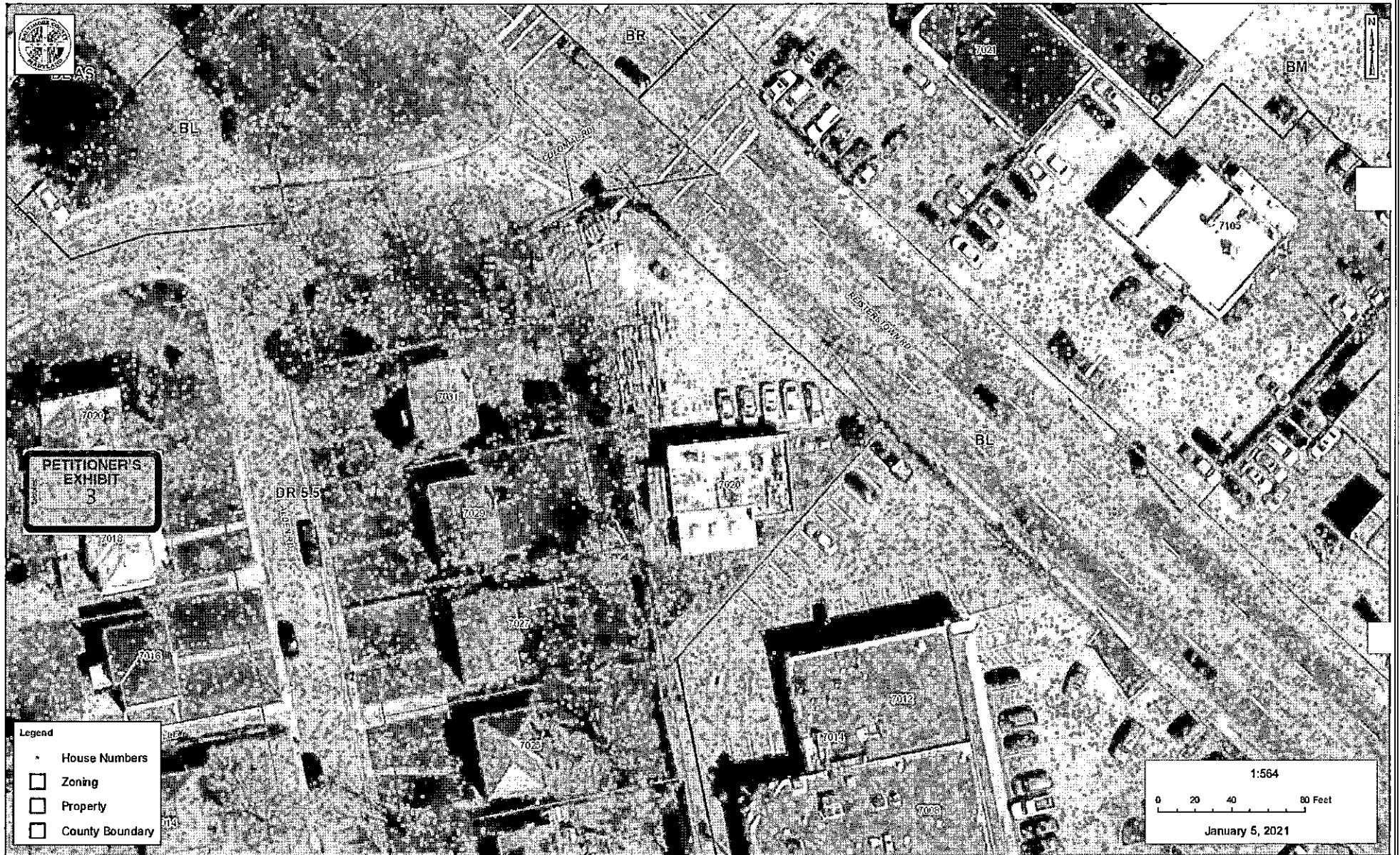
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3180, Fax 410-661-3183
www.dietzsurveying.com

Plot Date: 1/8/2021

Job No. 20083

File Name: J:\Reisterstown Rd 7020\Reisterstown.prt

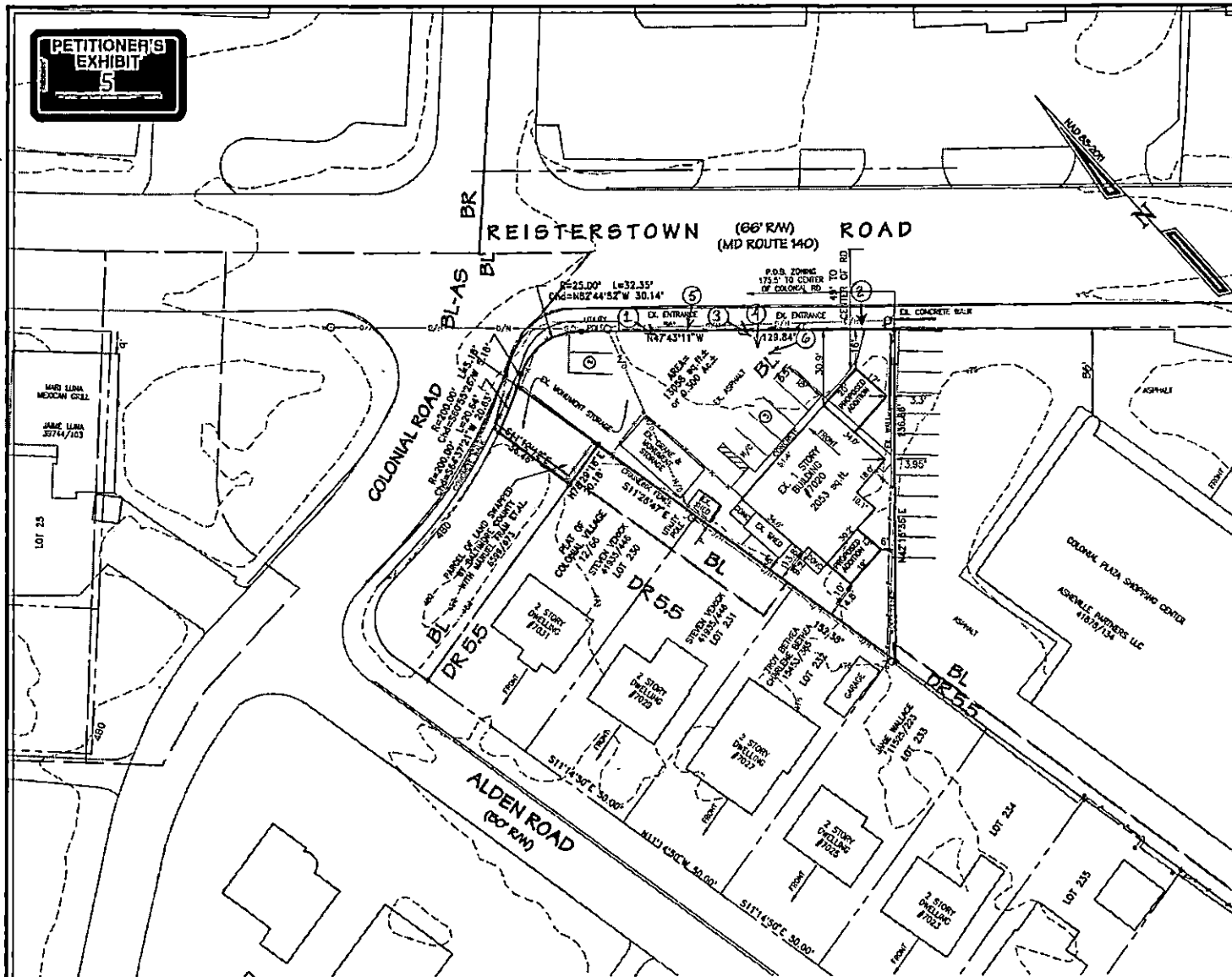
Aerial



Aerial (Wide)



**PETITIONER'S
EXHIBIT
5**



Vicinity Map

Scale: 1" = 200'

Notes

1. Owner: Yahrzeit Memorials Inc.
Steve Verick
7020 Reisterstown Road
Baltimore MD, 21234
2. Tax # G302037376, H00010914
3. Zoned: BL
4. This site is not in the Chesapeake Bay Critical Area.
5. This site is not in the 100 year flood plain.
6. There are no underground fuel tanks.
7. This is not a historic property/building.
8. This site is serviced by public sewer and water.
9. Prior Zoning Hearings: 1951-1905-X, Special Hearing to use the property as a Gasoline Service Station. Granted February 27, 1951

GRAPHIC SCALE 1"=30'

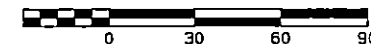


PHOTO EXHIBIT

Plat to Accompany
a Petition for a
Zoning Variance

Yahrzeit Memorials Inc.

7020 Reisterstown Road
Baltimore County, Maryland

3rd Election District 2nd Councilmanic District
Scale: 1"=30' Date: July 10, 2020

PARKING CALCULATIONS

RETAIL SPACE 5 PER 1000 SQ.FT.
5 x 2640 = 14 SPACES REQUIRED

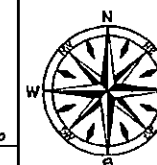
6 REGULAR SPACES PROVIDED
1 HANDICAP SPACE PROVIDED
7 TOTAL SPACES PROVIDED

UPDATE ZONING LINE AND CLASSIFICATION
ADD DISTANCE TO CENTER OF RD

Revisions

1-6-2021
7-6-2020

Date



Dietz Surveying, Co.
Land Surveying and Land Planning

8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsveying.com

Plot Date: 10/6/2021

Job No. 20005

File Name: J:\Reisterstown Rd 7020\Reisterstown.prp



ZONING NOTICE

CASE 2020-0179-SPHA

A PUBLIC HEARING WILL BE HELD
THE ADMINISTRATIVE LAW JUDGE
ON THURSDAY, 01/06/2021

01/06/2021

Page 4
2020-07-15

324
A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD.

THE UNIVERSITY OF CHICAGO

100

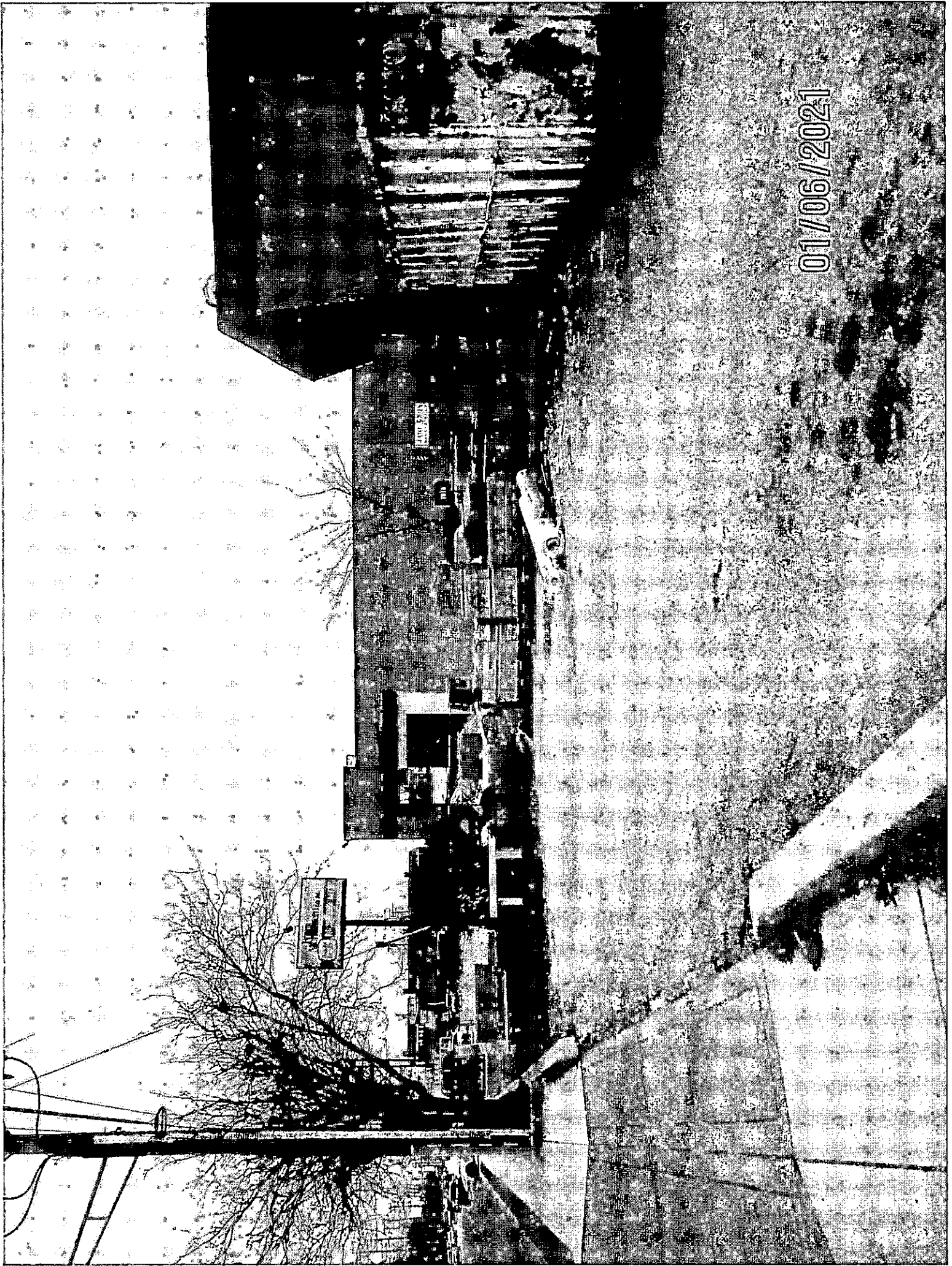
REQUEST: *See above.*

10

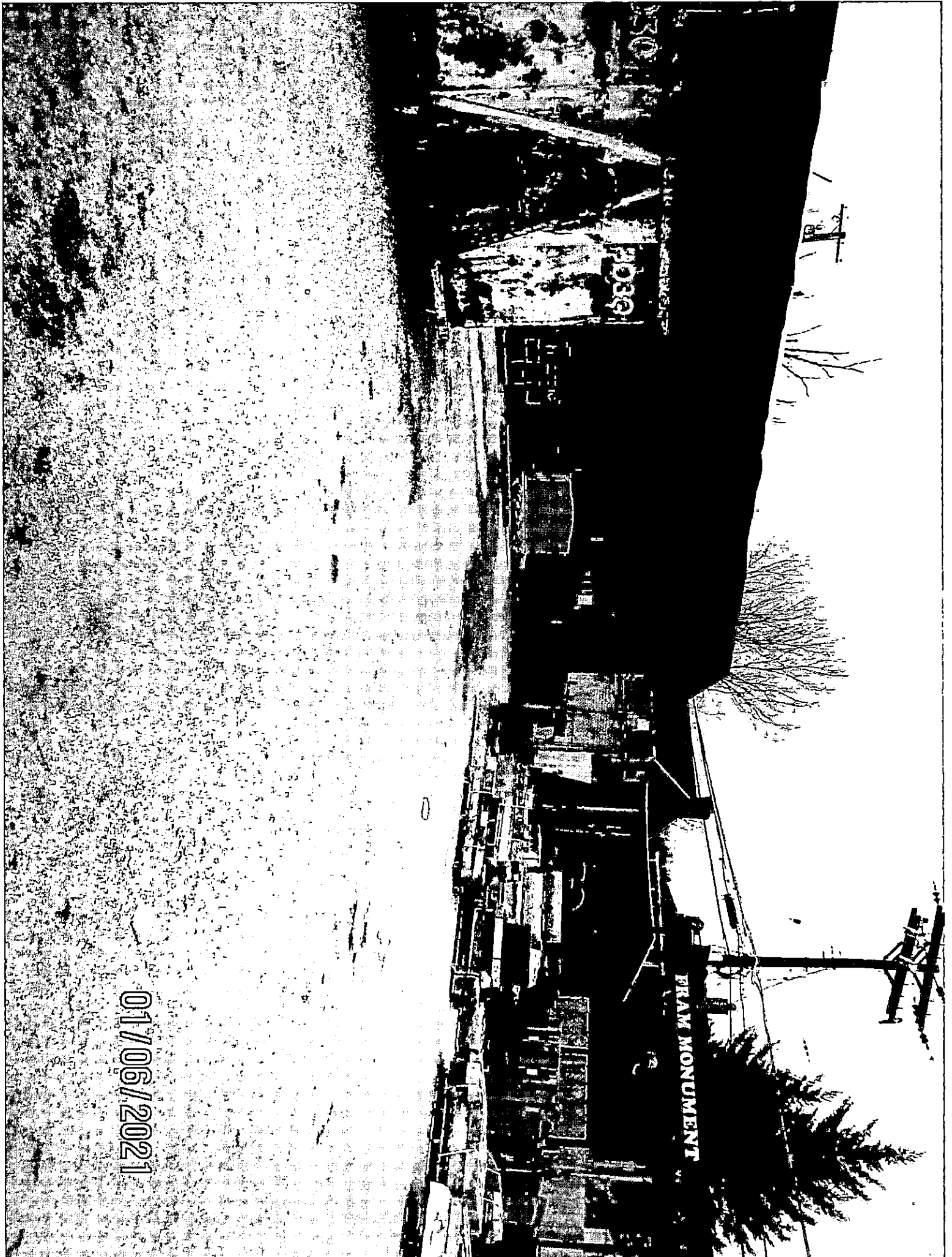
11-10-11

10

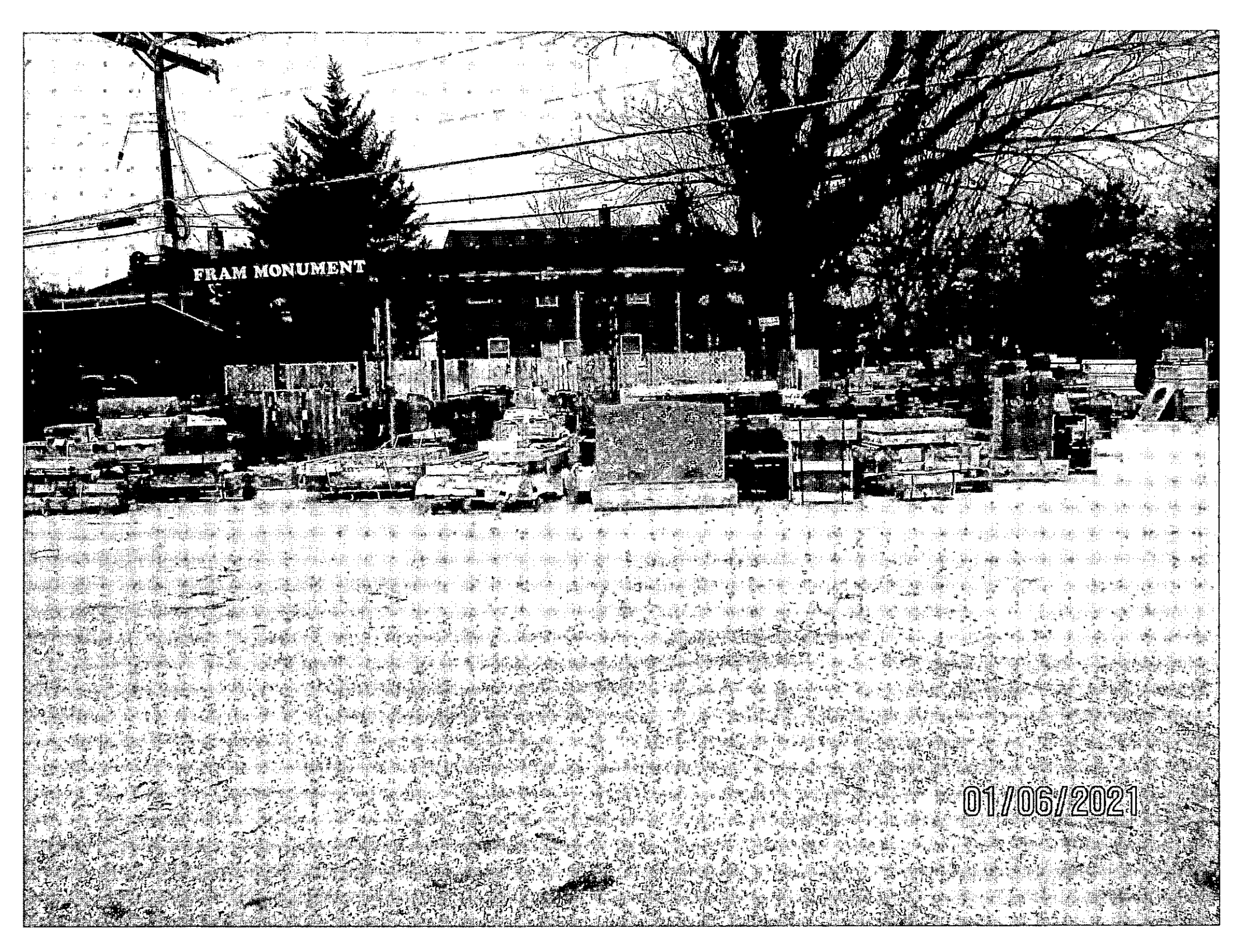
01/106/2021



01/06/2021



01/06/2021

A black and white photograph of a stone yard. In the background, a dark building with a sign that reads "FRAM MONUMENT" is visible. The yard is filled with various stone slabs and monuments, some stacked on pallets. A large evergreen tree is on the left, and bare trees are on the right. The foreground is a gravel or dirt area.

FRAM MONUMENT

01/06/2021





Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 03 Account Number - 0302037376			
Owner Information					
Owner Name:	YHRZEIT MEMORIALS INC		Use:	COMMERCIAL	
Mailing Address:	7020 REISTERSTOWN RD BALTIMORE MD 21215-1423		Principal Residence:	NO	
			Deed Reference:	/21945/ 00611	
Location & Structure Information					
Premises Address:	7020 REISTERSTOWN RD 0-0000		Legal Description:	.280 AC 7020 REISTERSTOWN RD 329 NW W LINE BALT CITY	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0078	0016	0293	10000.04	0000	
			Block:	Lot:	Assessment Year:
					2019
					Plat No:
					Plat Ref:
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1951		1,986 SF		12,196 SF	
				County Use	
				06	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
		RETAIL STORE	/	C3	
Garage					
Last Notice of Major Improvements					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2019	07/01/2020	07/01/2021
Land:		196,900	196,900		
Improvements:		120,000	127,800		
Total:		316,900	324,700	322,100	324,700
Preferential Land:		0	0		
Transfer Information					
Seller: FRAM SANDRA M, TRUSTEE		Date: 05/31/2005		Price: \$300,000	
Type: ARMS LENGTH IMPROVED		Deed1: /21945/ 00611		Deed2:	
Seller: FRAM SANDRA M		Date: 06/12/1998		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /12935/ 00482		Deed2:	
Seller: FRAM MANUEL S		Date: 02/08/1991		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08711/ 00196		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2020	07/01/2021
County:	000			0.00	
State:	000			0.00	
Municipal:	000			0.00 0.00	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:	

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.



Brian R. Dietz
brian@dietzsurveying.net
8119 Oakleigh Road, Parkville, Maryland 21234
Phone: 410-661-3160, Fax 410-661-3163

LICENSING

State of Maryland, Department of Labor, Licensing and Regulation
Board of Professional Land Surveyors:
License Received, January 17, 2001. Lic. #21080

EDUCATION

Catonsville Community College: Baltimore, MD
Associated Arts Degree, Engineering-May 21, 1995

CONTINUING EDUCATION

Maryland Society of Surveyors Sponsored Seminars Continuing Education Studies:
24 credits required every 2 years; 1997-Present,
Drainage design, Fundamentals of Storm Water Management and Water Quality, Control
Networks, Baltimore City Boundary Retracement, Principals and Practices, SurCADD
XML Training, Conveyance of Real Property, Baltimore County Land Division.

EXPERIENCE

Dietz Surveying: Baltimore, MD January 2002-Present
Principal and Land Surveyor performing residential and commercial surveying
services. Including; Subdivisions, Plats to Accompany Zoning Petitions, Site Plans,
Development Plans, Easement Plats and descriptions, Lot Line Adjustments.

ACTIVITIES & INTEREST

Past Chairman of the Howard County Chapter of the Maryland Society of Surveyors, 2004 to
2008

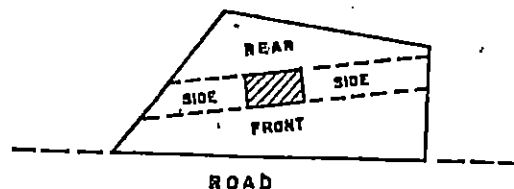
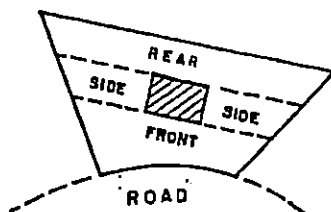
PUBLICATIONS

The Maryland Surveyor, Surveying and Maryland Law, May 2004

METHOD OF DETERMINING YARD AREAS

All yard areas are determined by extending the foundation walls to the property lines for delineation

.....ALL ZONES



RTA vs non-RTA SETBACKS

Within Residential Transition Area: Facing Residential

Front.....75'
Side.....75'
Rear.....150'
Parking.....75'

Buffer Width:

Building Front.....50'
Building Side.....50'
Building Rear.....75'
Facing Parking.....75'
Note: (For all other setbacks,
use Out of Transition requirements)

Building Height.....35' maximum
Building Length.....130' maximum

Distance between facing elevations is
1-1/2 x the height of the highest
building. (See Policy on Next Page)

Outside Residential Transition Area:

Window to Window.....40'
Window to Street R/W.....25'
Window to Tract Boundary.....35'
Window to Property Line.....15'
Building to Ex. R/W.....25'
Building to Ex. R/W C/L.....50'
Building to Proposed R/W.....0'
Building to Tract Boundary.....30'

"Height to Height" Requirements (Distances between facing elevation) (See Policy on Next Page)

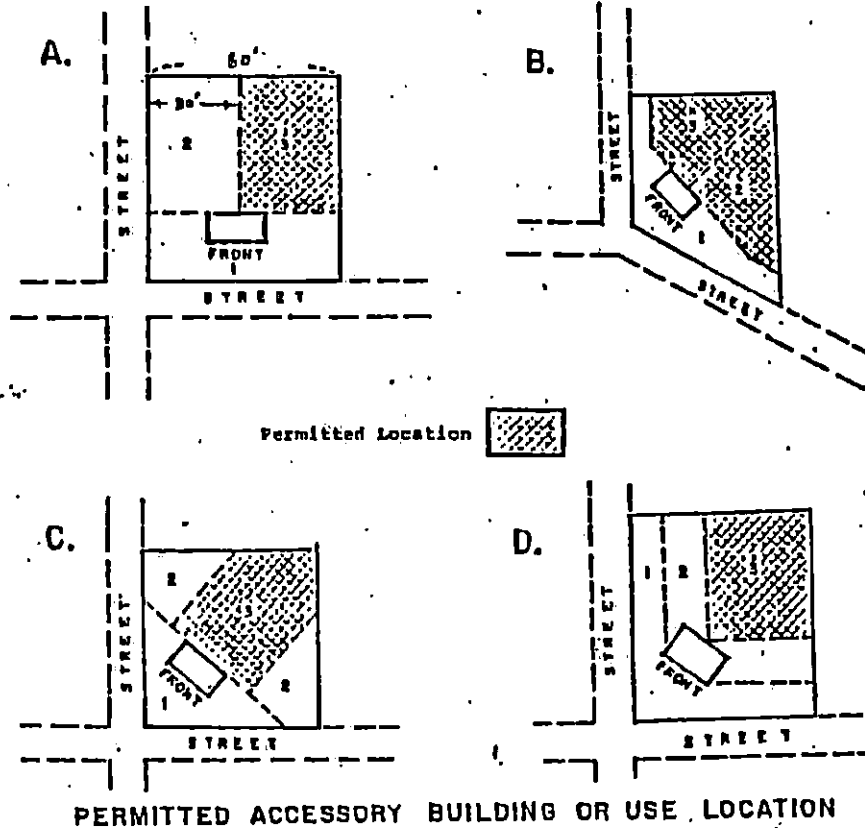
0-20'.....16' separation
20-25'.....25' separation
25-30'.....30' separation
30-40'.....40' separation
40-50'.....60' separation
50-60'.....75' separation

Building Length.....300' maximum

ZONING COMMISSIONER'S POLICY MANUAL

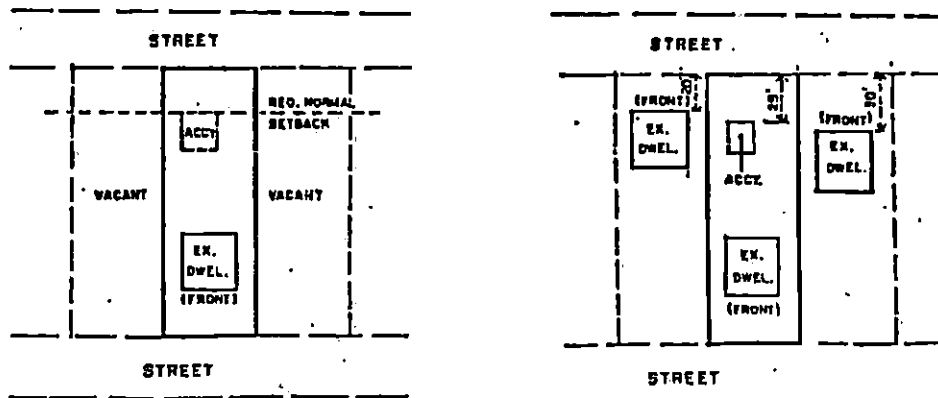
SECTION
400.1.d ACCESSORY STRUCTURES/USES

(1) Corner Lots - Location Diagrams:



(2) Double Frontage Lots

- (A) Accessory structures/uses on double-frontage lots shall not be closer to a street right-of-way line than the setback required for a principal dwelling.
- (B) Where street setbacks have been established by existing dwellings on adjoining properties, Section 303.1 shall be utilized to determine the average setback.



Case No. 2020-179-SPHA

Petitioner's Exhibits

1. Signed and Sealed Site Plan
2. Amended Site Plan
3. Aerials
4. MyNeighborhood Aerial
5. Site Photo Exhibit
6. SDAT Report (7020 Reisterstown Rd)
7. Brian Dietz Resume
8. Zoning Commissioners Policy Manual – Corner Lots
9. Signed and Sealed Plat w Relocated Prop Addition
10. Case No 1951-1908-X
11. Community Association Correspondence

4/13/21

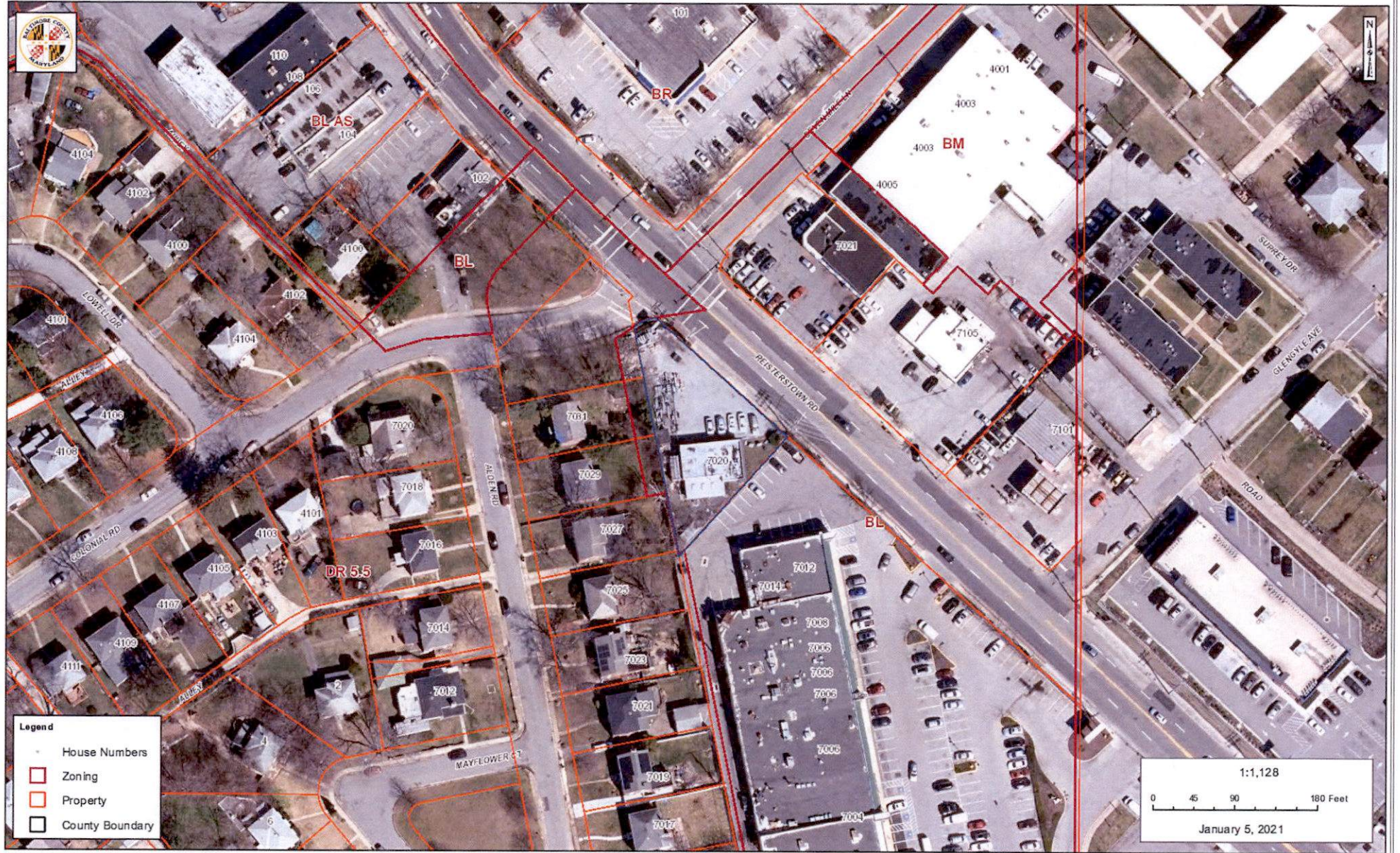


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www.kleer-fax.com

Aerial



Aerial (Wide)



PETITIONER'S
EXHIBIT
5

REISTERSTOWN (66' RW) ROAD
(MD ROUTE 140)

COLONIAL ROAD
(66' RW)

ALDEN ROAD
(66' RW)

PARKING CALCULATIONS

RETAIL SPACE 5 PER 1,000 SQ.FT.
5 x 2,640 = 14 SPACES REQUIRED

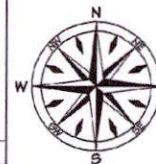
6 REGULAR SPACES PROVIDED
1 HANDICAP SPACE PROVIDED
7 TOTAL SPACES PROVIDED

UPDATE ZONING LINE AND CLASSIFICATION
ADD DISTANCE TO CENTER OF RD

Reference

1-8-2021
7-9-2020

Date



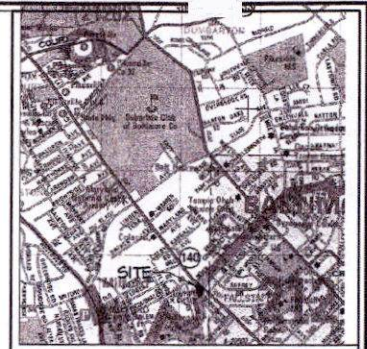
Dietz Surveying, Co.
Land Surveying and Land Planning

8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsveying.com

Plot Date: 1/8/2021

Job No. 20035

File Name: J:\Reisterstown Rd 7020\Reisterstown.pro

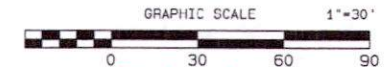


Vicinity Map

Scale: 1" = 2000'

Notes

1. Owner: Yahrzeit Memorials Inc.
Steve Venick
7020 Reisterstown Road
Baltimore MD. 21215
2. Tax # 0302037376, 900010919
3. Zoned: BL
4. This site is not in the Chesapeake Bay Critical Area.
5. This site is not in the 100 year flood plain.
6. There are no underground fuel tanks.
7. This is not a historic property/building.
8. This site is serviced by public sewer and water.
9. Prior Zoning Hearings: 1951-1958-X, Special Hearing to use the property as a Gasoline Service Station. Granted February 27/1951



**Plat to Accompany
a Petition for a
Zoning Variance**

Yahrzeit Memorials Inc.

7020 Reisterstown Road
Baltimore County, Maryland

3rd Election District 2nd Councilmanic District
Scale: 1"=30' Date: July 10, 2020



ZONING NOTICE

CASE # 2020-0179-SPHA

A PUBLIC HEARING WILL BE HELD AT THE ADMINISTRATIVE LAW JUDICIAL IN TOWSON, MD.

01/06/2021

REQUEST: Special Hearing

ZONING NOTICE

CASE # 2020-0179-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD.

Hearing: Monday, January 11, 2021 at 10:00 a.m.

For information on how to participate in the hearing, go to
www.towsonmd.gov/development or call 410-326-6000 for more information.
Hearings are held in person and are subject to change without notice. Hearings are held in person and are subject to change without notice.

REQUEST: Special Hearing to confirm the setback from
the northeast corner of the proposed addition to Reisterstown
Road is a side yard, not a front yard, therefore no variance is
required. Variance to permit 7 parking spaces in lieu of the
required 14 parking spaces. To permit a front and setback of
10 ft. in lieu of the required 25.3 ft.

FOR MORE INFORMATION, CONTACT THE TOWSON PLANNING DEPARTMENT AT 410-326-6000 OR VISIT www.towsonmd.gov/development

HANDICAPPED ACCESSIBLE

01/06/2021



01/06/2021



01/06/2021



01/06/2021

FRAM MONUMENT

FORMANT
JOHN C.
BORN 1914
DIED 1984

ROGERS



01/06/2021



Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 03 Account Number - 0302037376		
Owner Information		
Owner Name:	Yahrzeit Memorials Inc	Use: COMMERCIAL
Mailing Address:	7020 REISTERSTOWN RD BALTIMORE MD 21215-1423	Principal Residence: NO Deed Reference: /21945/ 00611
Location & Structure Information		
Premises Address:	7020 REISTERSTOWN RD 0-0000	Legal Description: .280 AC 7020 REISTERSTOWN RD 329 NW W LINE BALT CITY
Map: 0078	Grid: 0016	Parcel: 0293
Neighborhood: 10000.04	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2019
Town: None		Plat No:
		Plat Ref:
Primary Structure Built 1951	Above Grade Living Area 1,986 SF	Finished Basement Area
		Property Land Area 12,196 SF
		County Use 06
Stories	Basement	Type RETAIL STORE
		Exterior /
		Quality C3
		Full/Half Bath
		Garage
		Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of 01/01/2019
Land:	196,900	196,900
Improvements	120,000	127,800
Total:	316,900	324,700
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
		322,100
		324,700
Transfer Information		
Seller: FRAM SANDRA M, TRUSTEE	Date: 05/31/2005	Price: \$300,000
Type: ARMS LENGTH IMPROVED	Deed1: /21945/ 00611	Deed2:
Seller: FRAM SANDRA M	Date: 06/12/1998	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /12935/ 00482	Deed2:
Seller: FRAM MANUEL S	Date: 02/08/1991	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08711/ 00196	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		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:		

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brian@dietzsurveying.net
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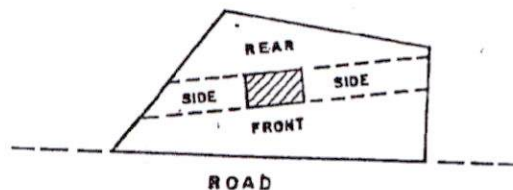
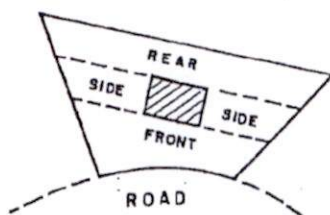
PUBLICATIONS

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.....ALL ZONES



RTA vs non-RTA SETBACKS

Within Residential Transition Area:
Facing Residential

Front.....75'
Side.....75'
Rear.....150'
Parking.....75'

Buffer Width:

Building Front.....50'
Building Side.....50'
Building Rear.....75'
Facing Parking.....75'
Note: (For all other setbacks,
use Out of Transition requirements)

Building Height.....35' maximum
Building Length.....130' maximum

Distance between facing elevations is
1-1/2 x the height of the highest
building. (See Policy on Next Page)

Outside Residential Transition Area:

Window to Window.....40'
Window to Street R/W.....25'
Window to Tract Boundary.....35'
Window to Property Line.....15'
Building to Ex. R/W.....25'
Building to Ex. R/W C/L.....50'
Building to Proposed R/W.....0'
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"Height to Height" Requirements
(Distances between facing elevation)
(See Policy on Next Page)

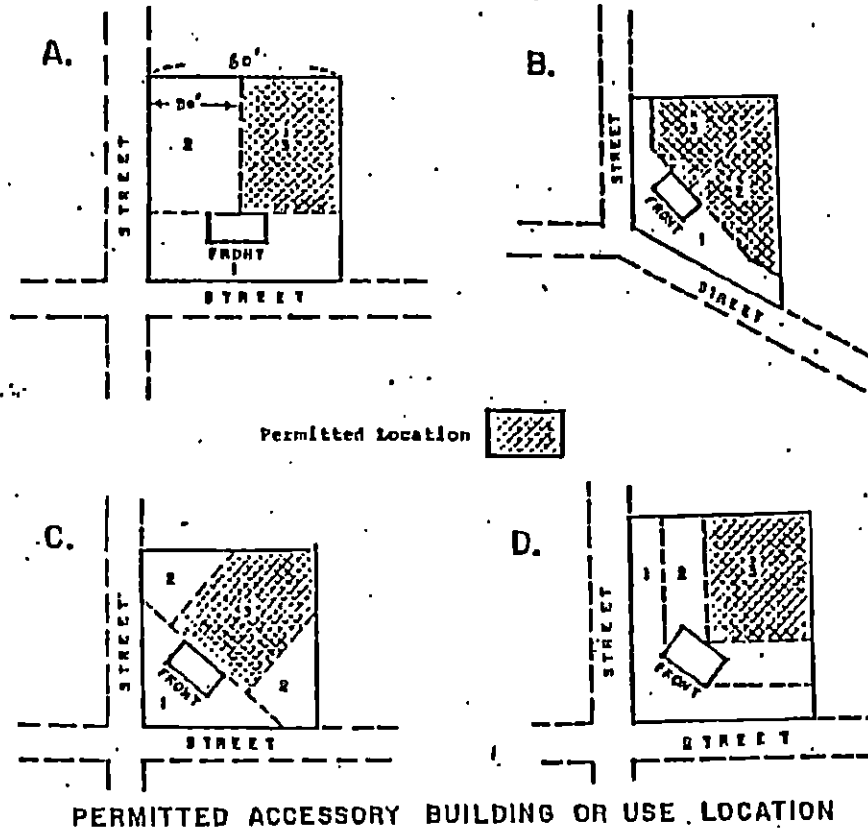
0-20'.....16' separation
20-25'.....25' separation
25-30'.....30' separation
30-40'.....40' separation
40-50'.....60' separation
50-60'.....75' separation

Building Length.....300' maximum

ZONING COMMISSIONER'S POLICY MANUAL

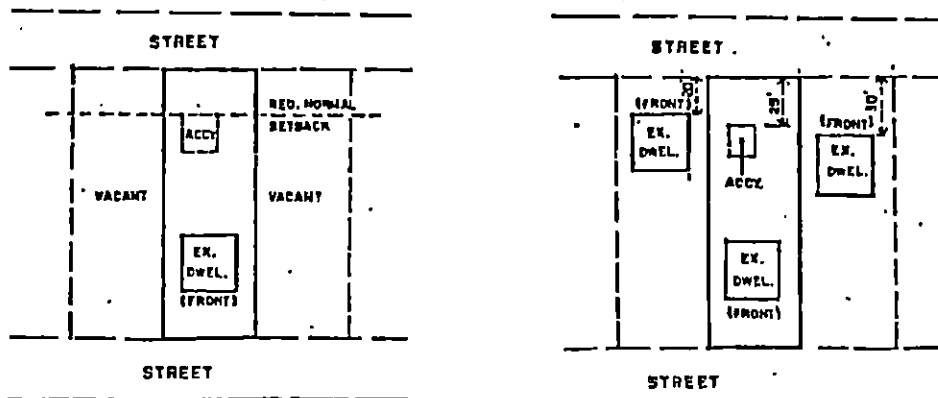
SECTION
400.1.d ACCESSORY STRUCTURES/USES

(1) Corner Lots - Location Diagrams:



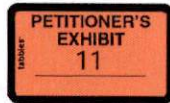
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- (B) Where street setbacks have been established by existing dwellings on adjoining properties, Section 303.1 shall be utilized to determine the average setback.





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www.kleer-fax.com



Arnold Jablon

From: Steve Venick
<steve@frammonument.com>
Sent: Tuesday, March 16, 2021 7:50 PM
To: Arnold Jablon
Subject: Fwd: Fram Monument
Categories: Red Category

FYI

----- Forwarded message -----

From: Kristin Zeminski <colonialvillagepikesville@gmail.com>
Date: Tue, Mar 16, 2021 at 7:49 PM
Subject: Re: Fram Monument
To: Steve Venick <steve@frammonument.com>

Hi Steve,

I checked with the board and they are completely fine with the project. Good luck on your extra office space! We really appreciate that you brought that to our attention.

A quick question we would like to bring to your attention. ... As you may know, one of our board members, Eric Addison, is a diligent neighborhood cleaner. He is constantly doing the rounds and picking up litter and trash. He knows there is loitering sometimes in the greenspace area near Fram and your rental house and tries to keep that area clean. Would you be interested in installing a night light or motion-detection light on your property and/or the house next to the greenspace to shine on the greenspace in an effort to help deter night loitering? We spoke to Officer Stallings about this issue, and he suggested lights are a great deterrent. Thanks so much for your consideration!

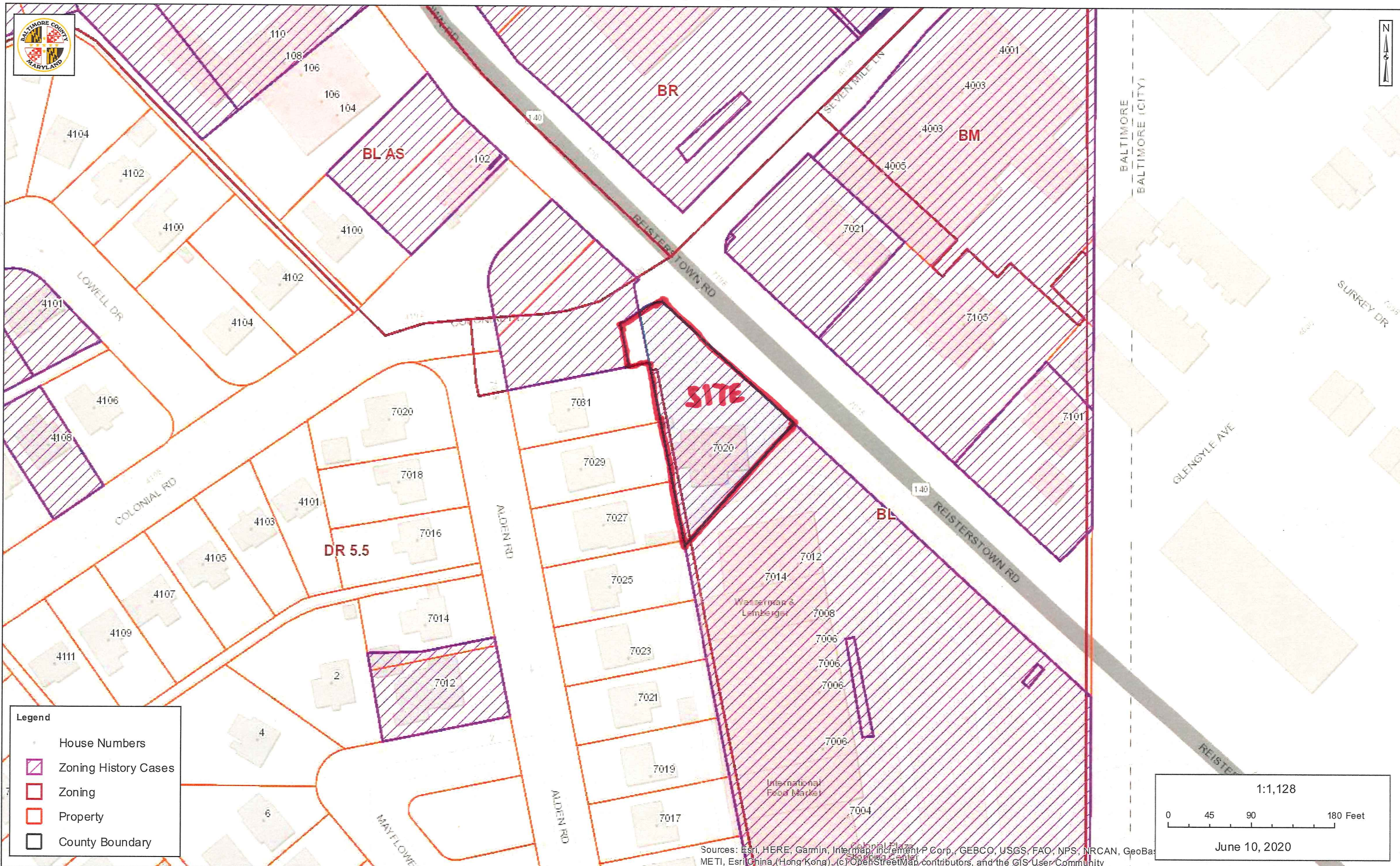
Kristin

On Fri, Mar 12, 2021 at 12:01 PM Steve Venick <steve@frammonument.com> wrote:

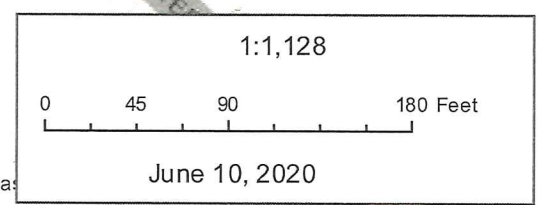
Hi Kristin, hope all is well. Just want to follow up to see if the board had any feedback about the drawing I emailed you. Let me know at your earliest convenience. Thanks and have a great weekend!

On Sat, Mar 6, 2021 at 7:22 PM Steve Venick <steve@frammonument.com> wrote:

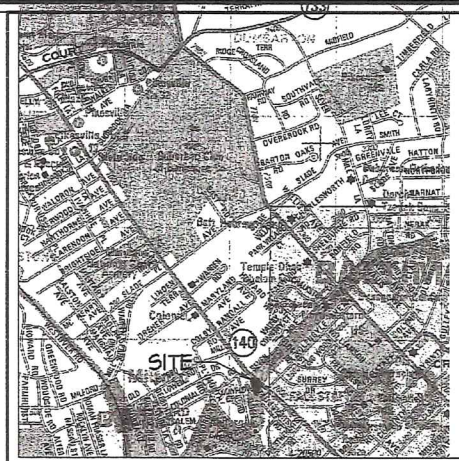
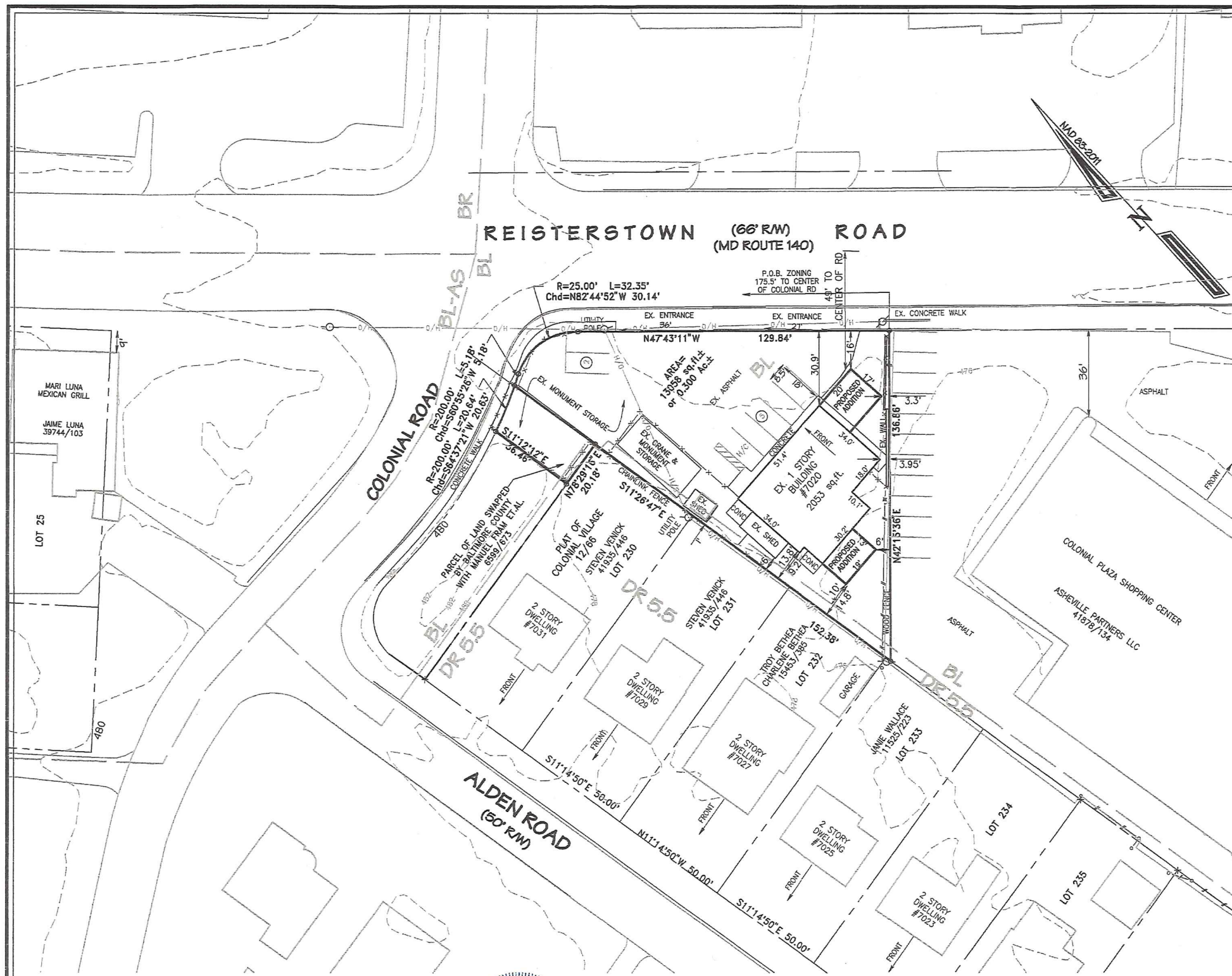
Baltimore County - My Neighborhood



- Legend**
- House Numbers
 - Zoning History Cases
 - Zoning
 - Property
 - County Boundary



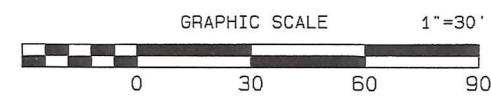
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Vicinity Map Scale: 1" = 2000'

Notes

1. Owner: Yahrzeit Memorials Inc.
Steve Venick
7020 Reisterstown Road
Baltimore MD. 21215
2. Tax # 0302037376, 1900010919
3. Zoned: BL and DR 5.5
4. This site is not in the Chesapeake Bay Critical Area.
5. This site is not in the 100 year Flood plain.
6. There are no underground fuel tanks.
7. This is not a historic property/building.
8. This site is serviced by public sewer and water.
9. Prior Zoning Hearings: 1951-1908-X, Special Hearing to use the property as a Gasoline Service Station. Granted February 27, 1951



**Plat to Accompany
a Petition for a
Zoning Variance**

Yahrzeit Memorials Inc.

**7020 Reisterstown Road
Baltimore County, Maryland**

**3rd Election District 2nd Councilmanic District
Scale: 1"=30' Date: July 10, 2020**

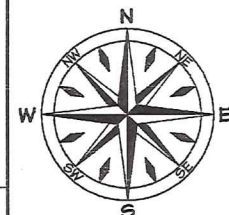
PARKING CALCULATIONS

RETAIL SPACE 5 PER 1,000 SQ.FT.
5 x 2,640 = 14 SPACES REQUIRED

6 REGULAR SPACES PROVIDED
1 HANDICAP SPACE PROVIDED
7 TOTAL SPACES PROVIDED



Brian R. Dietz

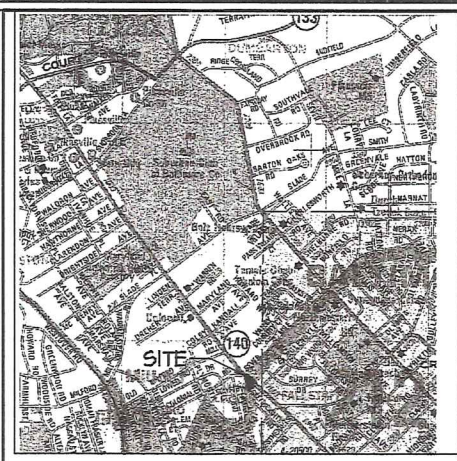
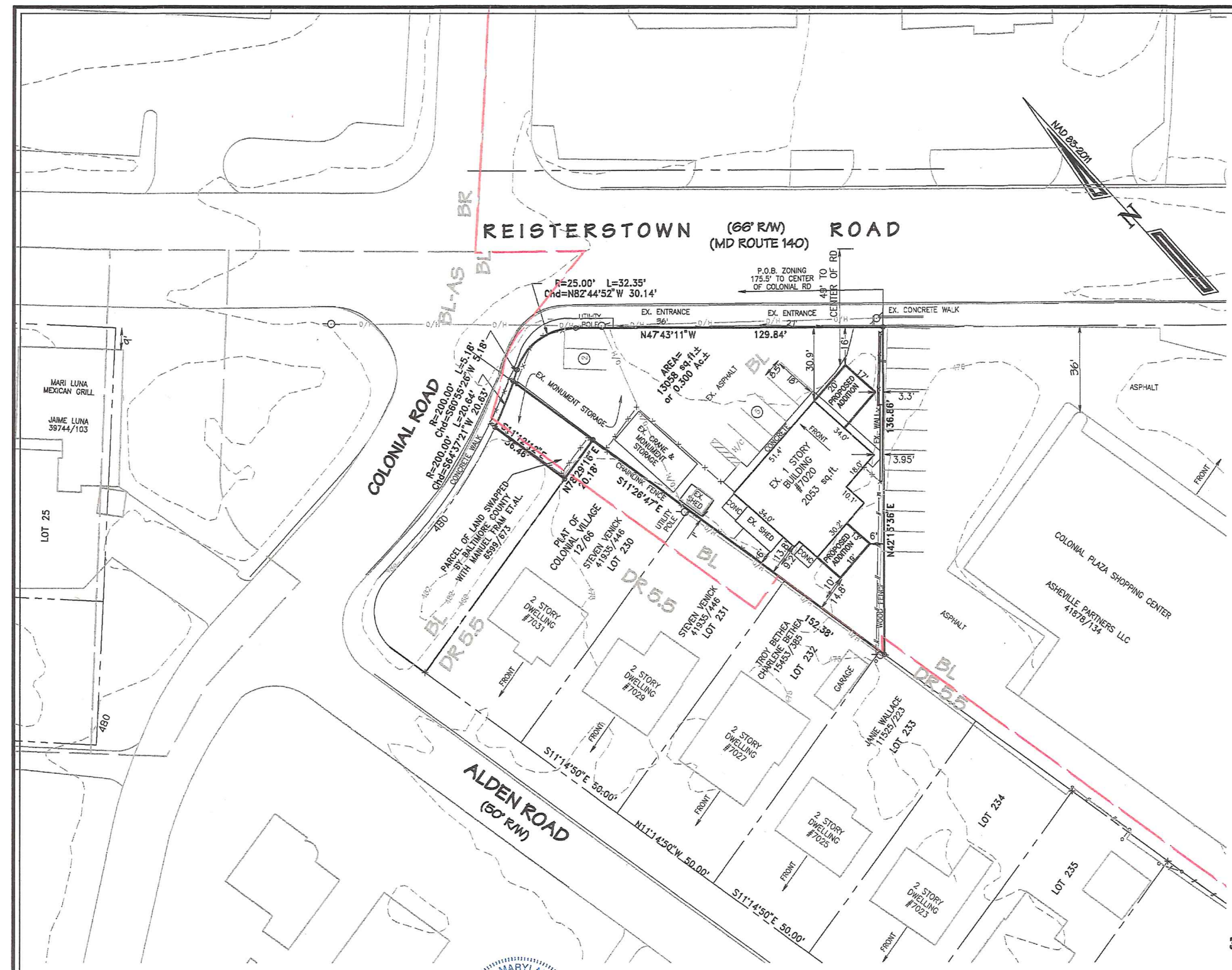


Dietz Surveying, Co.
Land Surveying and Land Planning

8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.com

Plot Date: 1/4/2021 Job No. 20033

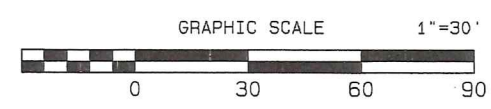
ADD DISTANCE TO CENTER OF RD
Revisions Date 7-8-2020



Vicinity Map Scale: 1" = 2000'

Notes

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Steve Venick
7020 Reisterstown Road
Baltimore MD. 21215
2. Tax # 0302037376, 1900010919
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8. This site is serviced by public sewer and water.
9. Prior Zoning Hearings: 1951-1908-X, Special Hearing to use the property as a Gasoline Service Station. Granted February 27, 1951



Plat to Accompany
a Petition for a
Zoning Variance
Yahrzeit Memorials Inc.

7020 Reisterstown Road
Baltimore County, Maryland

3rd Election District 2nd Councilmanic District
Scale: 1"=30' Date: July 10, 2020

PARKING CALCULATIONS

RETAIL SPACE 5 PER 1,000 SQ.FT.
5 x 2,640 = 14 SPACES REQUIRED

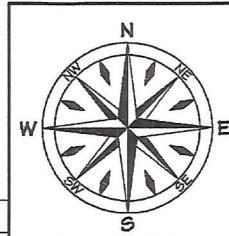
6 REGULAR SPACES PROVIDED
1 HANDICAP SPACE PROVIDED
7 TOTAL SPACES PROVIDED



Bryan R. Dietz
1-6-2021
Lic. Exp. 2-12-24

UPDATE ZONING LINE AND CLASSIFICATION
ADD DISTANCE TO CENTER OF RD
Revisions

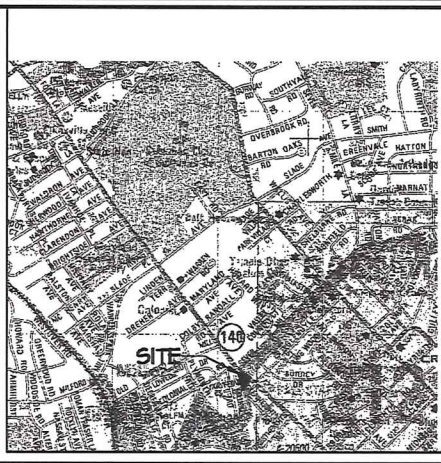
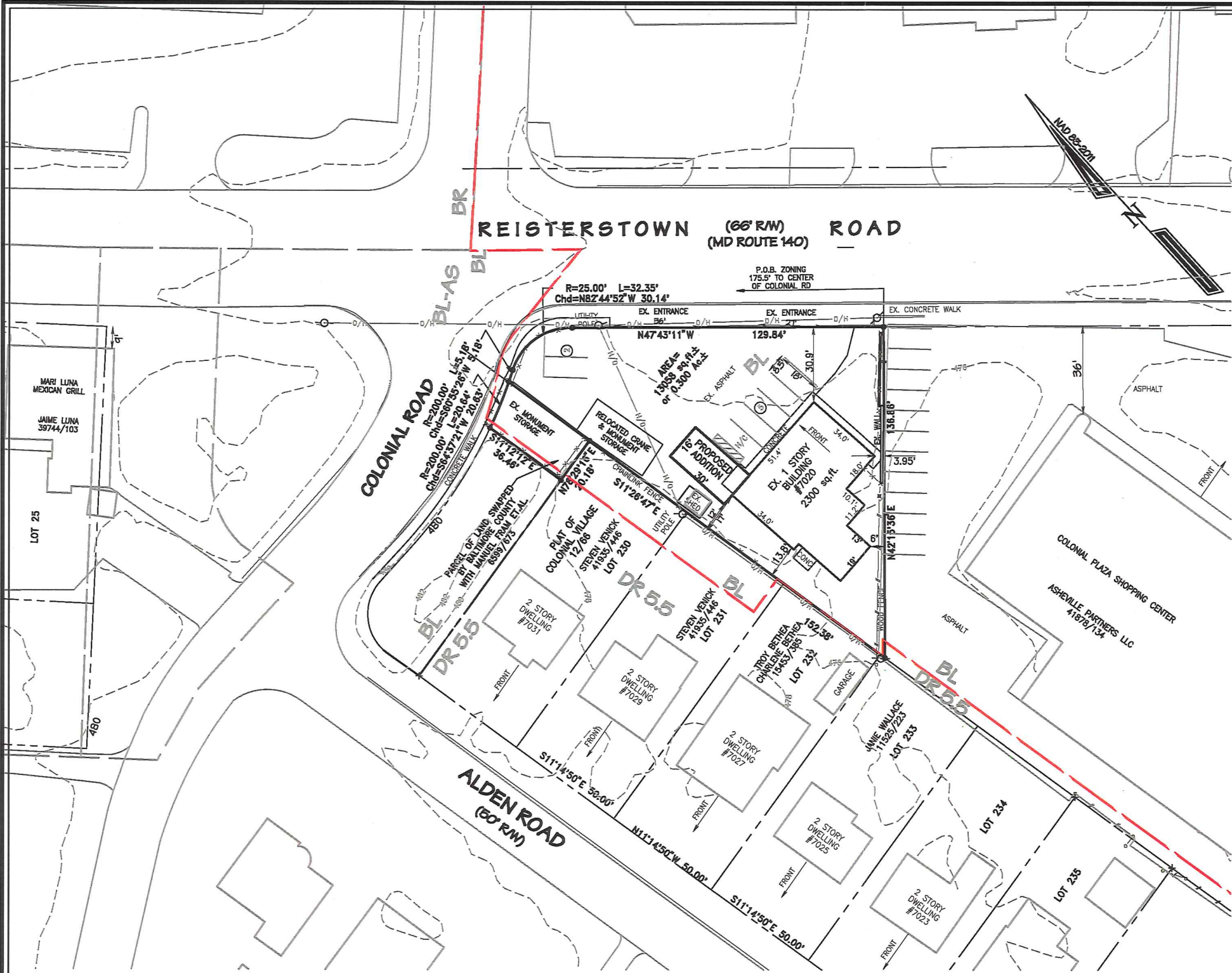
1-6-2021
7-9-2020
Date



Dietz Surveying, Co.
Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.com

Plot Date: 1/6/2021 Job No. 20033

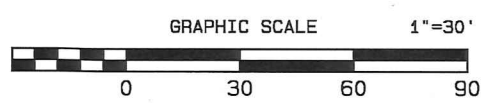
File Name: J:\Reisterstown Rd 7020\Reisterstown.pro



Vicinity Map Scale: 1" = 2000'

Notes

- Owner: Yahrzeit Memorials Inc.
Steve Venick
7020 Reisterstown Road
Baltimore MD. 21215
- Tax # 0302037376, 1900010919
- Zoned: BL
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**Plat to Accompany
a Petition for a
Zoning Variance**

Yahrzeit Memorials Inc.

**7020 Reisterstown Road
Baltimore County, Maryland**

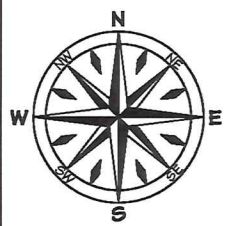
3rd Election District 2nd Councilmanic District
Scale: 1"=30' Date: July 10, 2020

PARKING CALCULATIONS

RETAIL SPACE 5 PER 1,000 SQ.FT.
5 x 2,780 = 14 SPACES REQUIRED

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1 HANDICAP SPACE PROVIDED
7 TOTAL SPACES PROVIDED

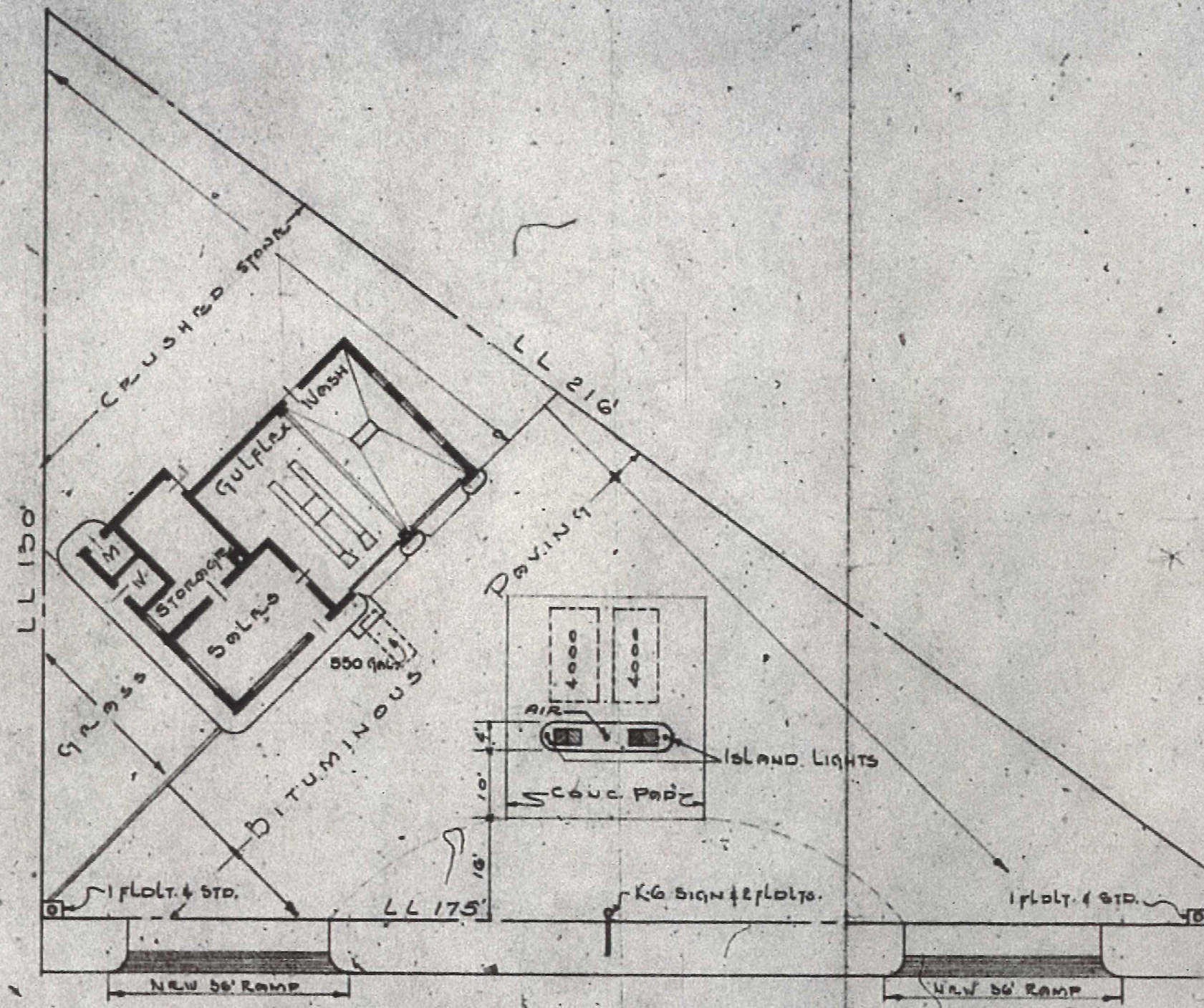
MOVE ADDITION TO WEST SIDE	5-29-21
Revisions	Date



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Plot Date: 5/29/2021 Job No. 20033



REISTERSTOWN ROAD

STD. A-42-E BLDG. RE. COMPLETE.
 2-DUAL GASOLINE PUMPS.
 2-4000 GAL. U.S. TANKS.
 1-550 GAL. WASTE OIL TANK.
 1-K6 SIGN-4 FLDTS. & STD.
 2-ISLAND LIGHTS.

Scale 1"=20'

LB-55- REISTERSTOWN ROAD- BALTIMORE, MARYLAND					
MADE	DROWN		REV.	NO.	
DATE	11-29-49		BY		
APPRD.			APPD.		
DATE					
GULF OIL CORP. GULF REFINING CO. ENGINEERING, CONSTRUCTION AND PROCESS DEPARTMENT PITTSBURGH, PA.				SKETCH No. PHL-1404	

1908
County this _____ day of _____, 1951.
and the subject matter of said petition be a violation in
violation of general circulation laws. Most Baltimore
County and that the property be located, as required by the
Zoning, Regulations and Act of Assembly of Baltimore County, and that
a public hearing be held in the office of the Zoning
Commissioner of Baltimore County, Maryland, on the _____
day of _____, 1951, at _____ o'clock
P.M.

Upon hearing on petition for a special permit
to use the property described therein for a Gasoline
Service Station, and it appearing that by reason of
location, being in a commercial zone, and also that the
granting of this special permit will not be detrimental
to the health, safety and the general welfare of the
community, the said petition should be granted.

It is this _____ day of February, 1951,
ORDERED by the Zoning Commission of Baltimore County
that the above petition for special permit is hereby
granted, subject, however, to the provision that the
service station to be erected and the island for the
gasoline pumps shall be as shown on plot plan accompanying
the petition.

Zoning Commission
of Baltimore County

THE SUBURBAN SHOPPING CENTER
31151 Reisterstown Road, 329.80
ft. N.W. Eastern Boundary Easement.

1908
The Zoning Commission of Baltimore County, Maryland, do hereby certify that the above is a true and correct copy of the original as the same appears in the files of the Zoning Commission of Baltimore County, Maryland.

Witness my hand and the seal of the Zoning Commission of Baltimore County, Maryland, this _____ day of _____, 1951.

Robert L. Lohr, Zoning Commissioner

1908
The Zoning Commission of Baltimore County, Maryland, do hereby certify that the above is a true and correct copy of the original as the same appears in the files of the Zoning Commission of Baltimore County, Maryland.

Witness my hand and the seal of the Zoning Commission of Baltimore County, Maryland, this _____ day of _____, 1951.

Robert L. Lohr, Zoning Commissioner

1908
The Zoning Commission of Baltimore County, Maryland, do hereby certify that the above is a true and correct copy of the original as the same appears in the files of the Zoning Commission of Baltimore County, Maryland.

Witness my hand and the seal of the Zoning Commission of Baltimore County, Maryland, this _____ day of _____, 1951.

Robert L. Lohr, Zoning Commissioner

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1908-5

3
Gasoline Service Station
The Suburban Shopping Center, Inc.
S.W. side of Reisterstown Road
329.80 feet N.W. of Balto. City line
S.W. side of Reisterstown Road
400 feet N.W. of Balto. City line
H. L. Lohr, Jr.
Feb 9/51

PETITIONER'S
EXHIBIT
10

January 31, 1951

\$20.00 ✓

RECEIVED of The Suburban Shopping Center, Inc.,
the sum of Twenty (\$20.00) Dollars, being cost of
petition for a special permit, advertising and posting
of property, southwest side of Reisterstown Road,
329.80 feet northwest of Boundary Line of Baltimore
City.

Zoning Commission

Hearing:
Monday, Feb. 19, 1951
at 2:00 p.m.

PAID
JAN 21 1951
[Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD., FEBRUARY 19, 1951

THIS IS TO CERTIFY That the annexed advertisement
was published in THE UNION NEWS, a weekly newspaper
printed and published in Towson, Baltimore County, Md., once
in each of _____ successive weeks before the _____
day of _____, 1951, the first publication
appearing on the _____ day of _____,
1951.

The UNION NEWS

Manager

Vicinity Map
Scale: 1" = 2000'

Notes

1. Owner: Yahrzeit Memorials Inc.
Steve Venick
7020 Reisterstown Road
Baltimore MD. 21215
2. Tax # 0302037376, 1900010919
3. Zoned: BL
4. This site is not in the Chesapeake Bay Critical Area.
5. This site is not in the 100 year flood plain.
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**Plat to Accompany
a Petition for a
Zoning Variance**
Yahrzeit Memorials Inc.

**7020 Reisterstown Road
Baltimore County, Maryland**
3rd Election District 2nd Councilmanic District
Scale: 1"=30' Date: July 10, 2020

PARKING CALCULATIONS

RETAIL SPACE 5 PER 1,000 SQ.FT.
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1 HANDICAP SPACE PROVIDED
7 TOTAL SPACES PROVIDED

STATE OF MARYLAND
BRIAN R. DIETZ
No. 21030
PROFESSIONAL LAND SURVEYOR
LIC. EXP. 2-2-23
3-28-21

REVISE LAYOUT	3-29-20
Revisions	Date

Dietz Surveying, Co.
Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsveying.com

Plot Date: 3/29/2021 Job No. 20033

File Name: J:\Reisterstown Rd 7020\Reisterstown.pro



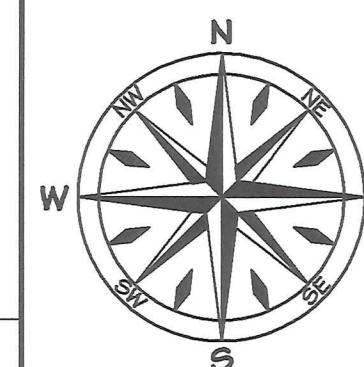
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Granted February 27, 1951



7020 Reisterstown Road
Baltimore County, Maryland

STATE OF MARYLAND
BRIAN R. DIETZ
No. 21030
PROFESSIONAL LAND SURVEYOR
LIC. EXP. 2-12-23
Brian Dietz
3-29-21

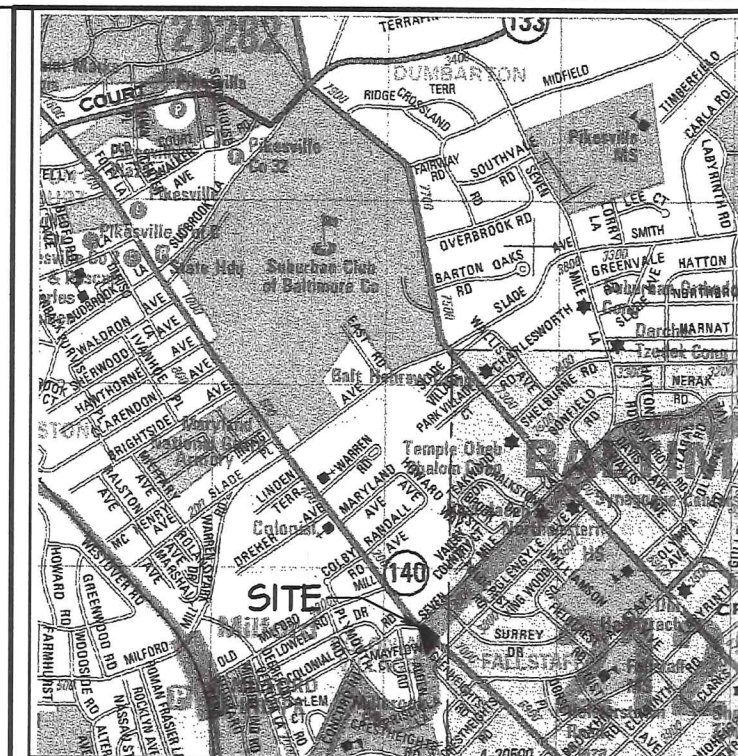
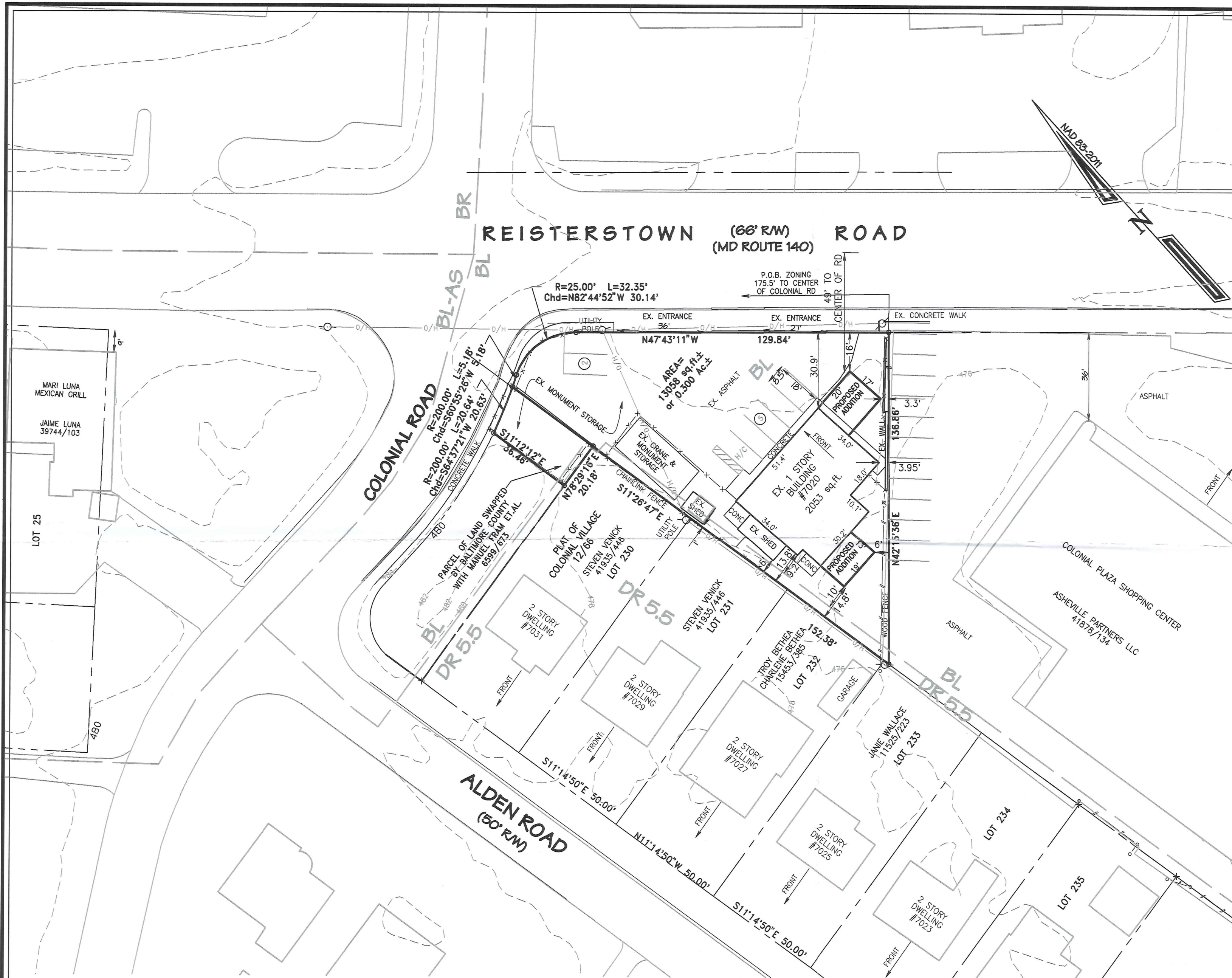
	3-29-20
	Date



8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.com

Job No. 20033

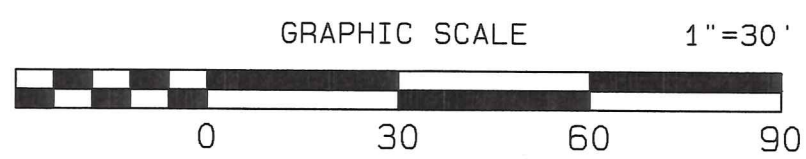
File Name: J:\Relsterstown Rd 7020\Relsterstown.pro



Vicinity Map Scale: 1" = 2000'

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**Plat to Accompany
a Petition for a
Zoning Variance**

Yahrzeit Memorials Inc.

**7020 Reisterstown Road
Baltimore County, Maryland**

**3rd Election District 2nd Councilmanic District
Scale: 1"=30' Date: July 10, 2020**

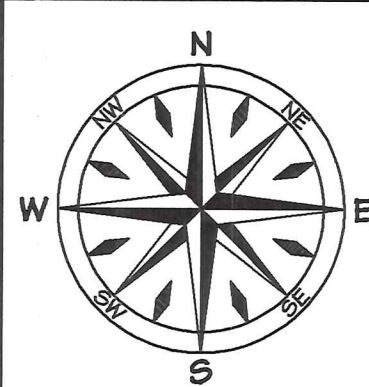
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ADD DISTANCE TO CENTER OF RD
Revisions
Date 7-8-2020



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Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
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Plot Date: 7/13/2020 Job No. 20033