

MEMORANDUM

DATE: 1/7/2021
TO: ZONING REVIEW
FROM: Office of Administrative Hearings
RE: Case No. 2020-0186-A-SPH

The appeal period for the above-referenced cases expired on January 6, 2021. There being no appeal filed, the subject file is ready for return to the Development Processing Office and is placed in the 'pick up box.'

/dlm

c: ✓ Case File
Office of Administrative Hearings

IN RE: **PETITION FOR VARIANCE**

(8601 Belair Road)
11th election District
5th Council District
AZ Nottingham, LLC

Legal Owner

Petitioner

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BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2020-0186-A

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OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for consideration of Petitions for Variance filed on behalf of AZ Nottingham, LLC, Legal Owner ("Petitioner"). The Variance was filed to approve shared parking as part of a modified parking plan pursuant to Baltimore County Zoning Regulations ("BCZR") § 409.6.A.2 to permit 27 parking spaces in lieu of the required 30 parking spaces for 6,000 sq. ft. auto parts store. For such other relief as the nature of this cause may require.

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1.

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

Petitioner Jay Lustig, appeared in support of the requested relief. Timothy Kotroco, Esq., represented the Petitioner. Charles Mitchell of RK & K the engineer who prepared and sealed the site plan also appeared. Several neighboring property owners also attended the hearing and

ORDER RECEIVED FOR FILING

Date

12/7/20

By

[Signature]

voiced concerns about potential traffic impacts from the proposed AutoZone store, and about the aesthetics of the proposed structure.

The property is approximately 39,647 sq. ft. and is zoned BLR. The engineer, Mr. Mitchell explained that the lot has fairly steep topography and that the State Highway Administration (SHA) has a right of way that pinches the site and impacts the number of possible parking spaces. He also testified that the parking area is impacted by the extra wide driveway needed to accommodate the tractor-trailer delivery trucks' turning radius into the site from Necker Avenue. This will be the sole ingress-egress point for the store because the SHA was opposed to access from Belair Road due to traffic safety concerns.

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 explained above, the property is unique in several respects, and these unique features necessitate the requested variance. Further, the petitioner would experience practical difficulty and hardship if the variance were denied because they would be unable to meet the parking requirements. I find that the variance can be granted within the spirit and intent of the BCZR and without causing harm to the public health, safety, or welfare. Specifically, I do not believe this minor variance of three less parking spaces will have any negative impact on the surrounding neighborhood, and that is the only issue before me. I understand the neighbors' concerns about potential traffic impacts but that issue is unrelated to the variance request and is beyond the scope

ORDER RECEIVED FOR FILING

Date

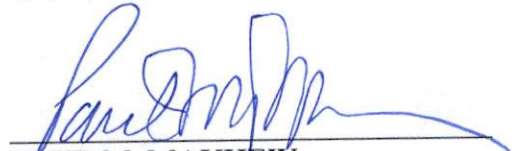
of this case. As discussed at the hearing, traffic calming measures may be appropriate on Necker Avenue but those concerns must be discussed with the Councilman.

THEREFORE, IT IS ORDERED this 7th day of **December, 2020**, by this Administrative Law Judge, that the Petition for Variance from the Baltimore County Zoning Regulations ("BCZR") § 409.6.A.2 to permit 27 parking spaces in lieu of the required 30 parking spaces for 6,000 sq. ft. auto parts store and for such other relief as the nature of this cause may require 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 and DEPS ZAC 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

ORDER RECEIVED FOR FILING

Date 12/7/20

By [Signature]



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 8601 Belair Road

which is presently zoned BLR

Deed References: 42448/0440

10 Digit Tax Account # 1123035225 1123035226; 1123035227

Property Owner(s) Printed Name(s) AZ NOTTINGHAM LLC

1104035025

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

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

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

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

3. ☒ a **Variance** from Section(s)

SEE ATTACHMENT

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Timothy M. Kotroco, Esq.

Name- Type or Print

Signature

305 Washington Ave, Ste 502 Towson, MD

Mailing Address

City

State

21204

410-299-2943

tkotroco@gmail.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

AZ NOTTINGHAM LLC, By: *Jay Lustig*

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

P.O. Box 1908

Media

PA.

Mailing Address

City

State

19063

804-357-7998

jay@wrightld.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Same as attorney for Petitioner

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0186-A

Filing Date 7/27/20

Do Not Schedule Dates:

Reviewer JS

ATTACHMENT TO VARIANCE PETITION

The Petitioner, requests the following zoning relief:

Variance relief is requested from Section 409.6.A.2 of the B.C.Z.R to permit 27 parking spaces in lieu of the required 30 parking spaces for a 6,000 sq. ft. auto parts store.

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

2020-0186.1

CERTIFICATE OF POSTING

RECERTIFY 11/27/20
Date: NOVEMBER 11, 2020

RE: Project Name: 8601 BELAIR ROAD # 1
Case Number /PAI Number: 2020-0186-A
Petitioner/Developer: JAY LUSTIG
Date of Hearing/Closing: DECEMBER 1, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at BELAIR ROAD FRONTAGE AND NECKER ROAD FRONTAGE

The sign(s) were posted on _____

RECERTIFY 11/27/20
NOVEMBER 11, 2020
(Month, Day, Year)

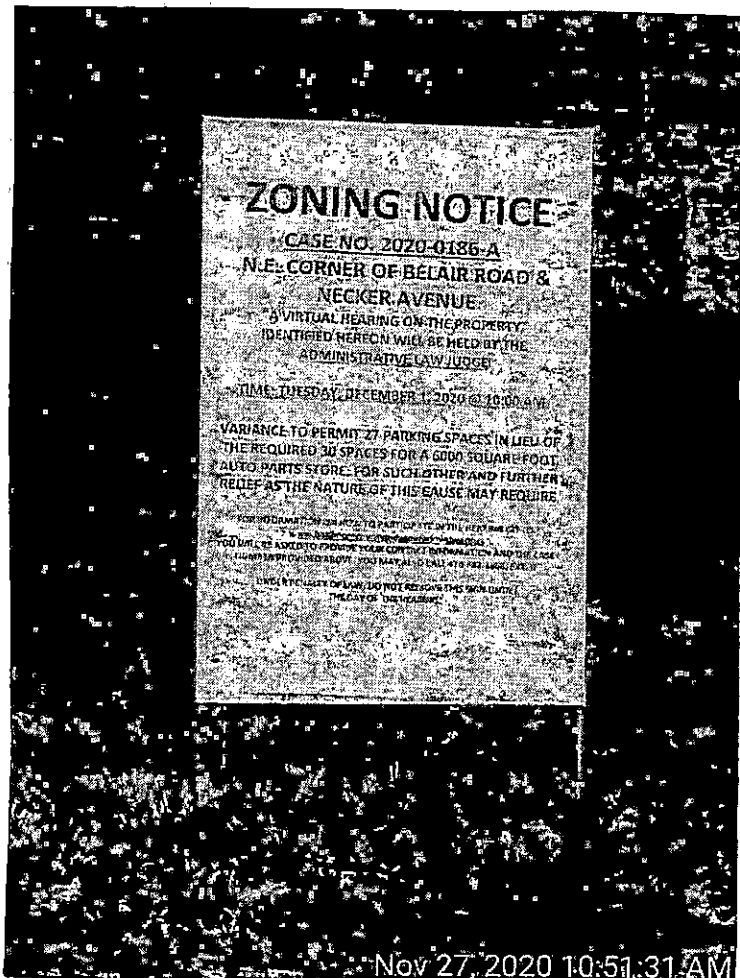
David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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



CERTIFICATE OF POSTING

RECEIPTIFY 11/27/20
Date: NOVEMBER 11, 2020

RE: Project Name: 8601 BELAIR ROAD # 2
Case Number /PAI Number: 2020-0186-A
Petitioner/Developer: JAY LUSTIG
Date of Hearing/Closing: DECEMBER 1, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at BELAIR ROAD FRONTAGE AND NECKER ROAD FRONTAGE

The sign(s) were posted on

RECEIPTIFY 11/27/20
NOVEMBER 11, 2020

(Month, Day, Year)

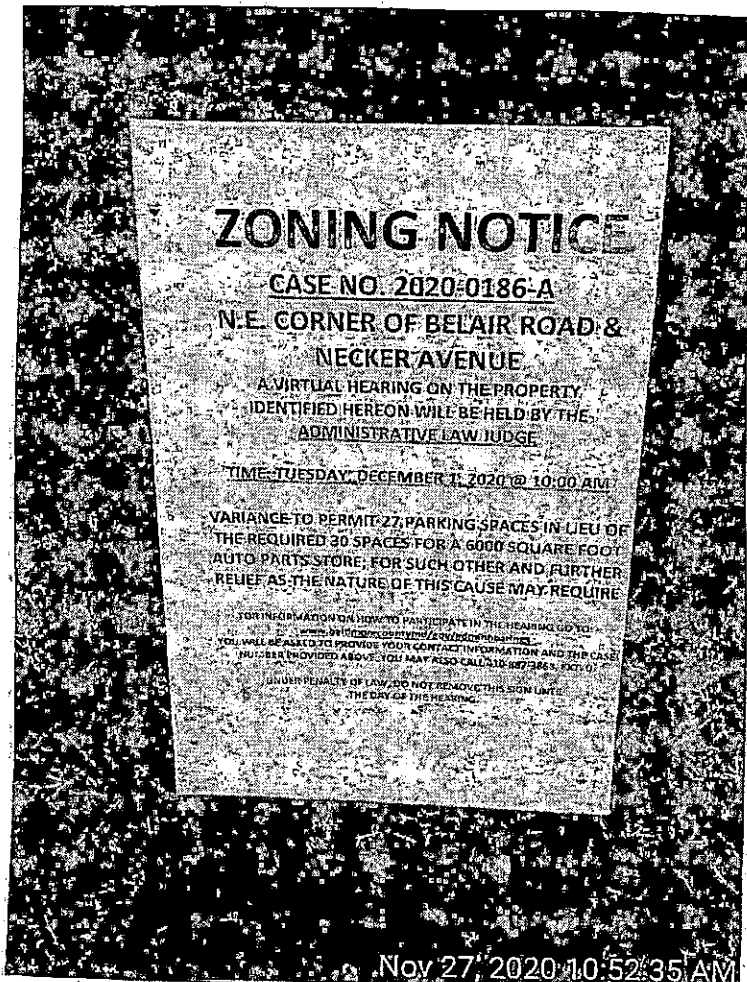
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David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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





JOHN A. OLSZEWSKI, JR.
County Executive

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

November 5, 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: 2020-0186-A

8601 Belair Road

North east corner of Belair Road and Necker Avenue

11th Election District – 5th Councilmanic District

Legal Owners: AZ Nottingham, LLC

Variance to permit 27 parking spaces in lieu of the required 30 parking spaces for 6,000 sq. ft. auto parts store; for such other and further relief as the nature of this cause may require.

Hearing: Tuesday, December 1, 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.

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

Michael Mallinoff
Director

MM:kl

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
Jay Lustig, AZ Nottingham, LLC, P.O. Box 1908, Media PA 19063

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., NOVEMBER 11, 2020



JOHN A. OLSZEWSKI, JR.
County Executive

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

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Director

MM:kl

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NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., NOVEMBER 11, 2020

TO: THE DAILY RECORD
Wednesday, November 11, 2020 - Issue

Please forward billing to:

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

410-299-2943

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

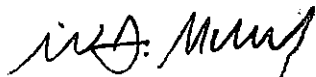
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Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

Kristen L Lewis

From: Tim Kotroco <tkotroco@gmail.com>
Sent: Thursday, November 05, 2020 12:42 PM
To: Kristen L Lewis
Cc: Jay Lustig; Charles Mitchell
Subject: Case No 20-186-A

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

Kristen,

Our participants for this hearing, which is scheduled for November 1 at 10am are as follows:

Timothy Kotroco tkotroco@gmail.com

Jay Lustig Jay@wrightld.com

Charles Mitchell cmitchell@rkk.com

Thank you.

Tim K.

Timothy M. Kotroco, Esq.

Kotroco & Associates, LLC

305 Washington Ave, Suite 502

Towson, Maryland 21204

Cell: 410-299-2943

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

The Daily Record

200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

Order #: 11934265

Case #:

Description:

ZONING HEARING - CASE NUMBER: 2020-0186-A

PUBLISHER'S AFFIDAVIT

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:

11/10/2020



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:

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8601 Belair Road

North east corner of Belair Road and Necker Avenue

11th Election District - 5th Councilmanic District

Legal Owners: AZ Nottingham, LLC

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Hearing: Tuesday, December 1, 2020 at 10:00 a.m.

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Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

n10

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Petitioner/Developer: JAY LUSTIG
Date of Hearing/Closing: DECEMBER 1, 2020

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The sign(s) were posted on NOVEMBER 11, 2020
(Month, Day, Year)

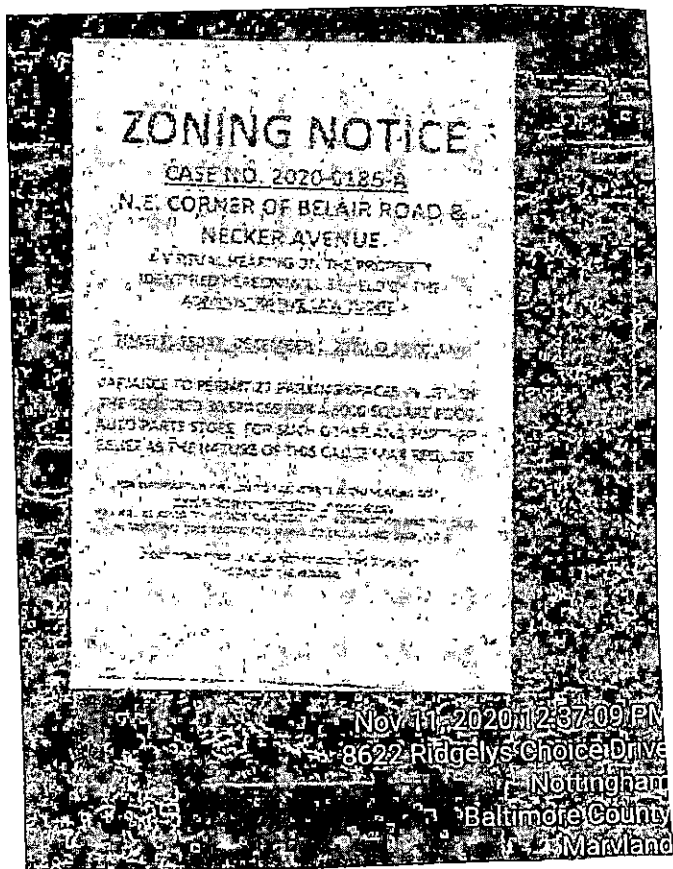
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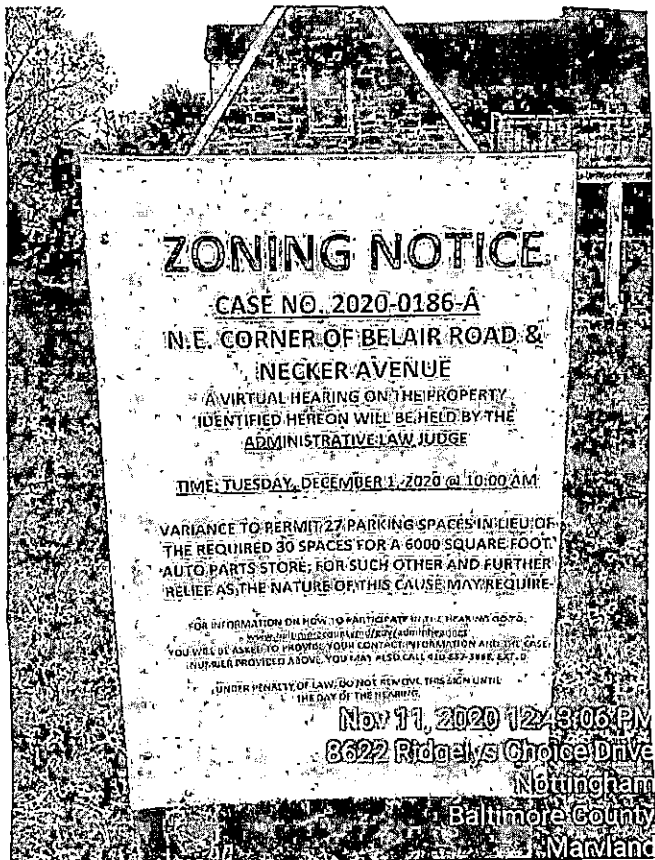
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The sign(s) were posted on NOVEMBER 11, 2020
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David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2020-0186-1

Property Address: 8601 BELAIR ROAD

Property Description: NE CORNER OF BELAIR ROAD + NECKER AVE.

Legal Owners (Petitioners): AZ NOTTINGHAM, LLC

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Timothy Kotroco

Company/Firm (if applicable): Kotroco & Associates, LLC

Address: 305 Washington Ave Suite 502
Towson, MD 21204

Telephone Number: 410 299 2943

Revised 7/9/2015

LEGAL DESCRIPTION

File No.: NCS-969925-MICH

The Land referred to herein below is situated in the County of Baltimore, State of Maryland, and is described as follows:

BEING FOR THE FIRST THEREOF AT AN IRON PIPE DRIVEN IN THE GROUND ON THE SOUTHEAST SIDE OF THE BELAIR ROAD AT A POINT DISTANT SOUTH 45 DEGREES WEST 220.05 FEET FROM A STONE SITUATE AT THE INTERSECTION OF THE SAID SOUTHEAST SIDE OF THE SAID BELAIR ROAD AND THE FIRST LINE OF THE LAND DESCRIBED IN A DEED FROM WM. B. PERINE, TRUSTEE, TO PETER DAUSCH AND RUNNING THENCE FROM SAID PLACE OF BEGINNING SOUTH 49 DEGREES EAST PARALLEL TO THE FIRST LINE ABOVE REFERRED TO 190 FEET TO AN IRON PIPE THENCE SOUTH 45 DEGREES WEST 50 FEET TO AN IRON PIPE THENCE NORTH 49 DEGREES WEST PARALLEL TO THE FIRST LINE OF THIS DESCRIPTION 190 FEET TO AN IRON PIPE AND TO THE SOUTHEAST AIDE OF AFOREMENTIONED BELAIR ROAD THENCE NORTH 45 DEGREES EAST BINDING ON THE SOUTHEAST SIDE OF SAID BELAIR ROAD 50 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

BEGINNING FOR THE SECOND THEREOF AT AN IRON PIPE DRIVEN IN THE GROUND ON THE SOUTHEAST SIDE OF THE BELAIR ROAD AT A POINT DISTANT SOUTH 45 DEGREES WEST 270.05 FEET FROM A STONE SITUATE AT THE INTERSECTION OF THE SAID SOUTHEAST AIDE OF SAID BELAIR ROAD AND THE FIRST LINE OF THE LAND DESCRIBED IN A DEED FROM WM. B. PERINE, TRUSTEE, TO PETER DAUSCH AND RUNNING THENCE FROM SAID PLACE OF BEGINNING SOUTH 49 DEGREES EAST PARALLEL TO THE FIRST LINE ABOVE REFERRED TO 190 FEET TO AN IRON PIPE THENCE SOUTH 45 DEGREES WEST 65.69 FEET TO THE NORTHEAST SIDE OF NECKER AVENUE THENCE NORTH 44 DEGREES 30 MINUTES WEST BINDING ON THE NORTHEAST SIDE OF NECKER AVENUE 189.55 FEET TO AN IRON PIPE AND TO THE CORNER FORMED BY THE INTERSECTION OF THE SAID NORTHEAST SIDE OF SAID NECKER AVENUE AND THE SAID SOUTHEAST SIDE OF BELAIR ROAD THENCE NORTH 45 DEGREES EAST BINDING ON THE SOUTHEAST SIDE OF SAID BELAIR ROAD 50 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 8601 BELAIR ROAD.

BEGINNING FOR THE THIRD THEREOF AT AN IRON PIPE DRIVEN IN THE GROUND ON THE SOUTHEAST SIDE OF BELAIR ROAD AT A POINT DISTANT SOUTH 45 DEGREES WEST 170.05 FEET FROM A STONE SITUATED AT THE INTERSECTION OF THE SOUTHEAST SIDE OF BELAIR ROAD AND THE FIRST LINE OF LAND DESCRIBED IN A DEED FROM WILLIAM B. PERINE, TRUSTEE, TO PETER DAUACH, AND RUNNING THENCE FROM SAID PLACE OF BEGINNING SOUTH 49 DEGREES EAST PARALLEL TO THE FIRST WEST TO AN IRON PIPE, THENCE SOUTH 45 DEGREES WEST TO AN IRON PIPE, THENCE NORTH 49 DEGREES WEST PARALLEL TO THE 1ST LINE OF THIS DESCRIPTION 190 FEET TO AN IRON PIPE AND TO SOUTHEAST SIDE OF AFOREMENTIONED BELAIR ROAD, THENCE NORTH 45 DEGREES EAST BINDING ON THE SOUTHEAST SIDE OF SAID BELAIR ROAD 50 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING - NOW KNOWN AS NO. 8603 BELAIR ROAD.

BEGINNING FOR THE FOURTH AT A POINT ON THE SOUTHEAST SIDE OF BELAIR ROAD, 70 FEET WIDE, AS LAID OUT AND SHOWN ON THE STATE ROADS COMMISSION OF MARYLAND RIGHT OF WAY PLAT NO. 1133 AT A POINT DISTANT 149.10 FEET MEASURED NORTHEASTERLY ALONG SAID SOUTHEAST SIDE OF BELAIR ROAD FROM ITS INTERSECTION WITH THE NORTHEAST SIDE OF NECKER AVENUE, 35 FEET WIDE, SAID PLACE OF BEGINNING ALSO BEING AT THE BEGINNING OF THE 10TH OR NORTH 42 DEGREES 54 MINUTES EAST 100.00 FOOT LINE OF THE LAND WHICH BY DEED DATED MARCH 20, 1951 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER G.L.B. NO. 1938 FOLIO 448, WAS CONVEYED BY AMELIA H. SOMMER TO WM. E. DIXON, ETAL, THENCE LEAVING SAID PLACE OF BEGINNING AND RUNNING AND BINDING ON SAID SOUTHEAST SIDE OF BELAIR ROAD AND ON THE 10TH LINE OF THE ABOVE MENTIONED DEED, REFERRING ALL COURSES OF THIS DESCRIPTION TO THE TRUE MERIDIAN AS ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT, THE 2 FOLLOWING COURSES AND DISTANCES, VIZ: (1) NORTH 44 DEGREES 04 MINUTES 00 SECONDS EAST 20.04 FEET TO A POINT OF CURVE AND THENCE (2) NORTHEASTERLY BY A CURVE TO THE LEFT HAVING A RADIUS OF 11,494.16 FEET FOR A DISTANCE OF 80.19 FEET (THE ARC OF SAID CURVE BEING SUB TENDED BY A CHORD BEARING NORTH 43 DEGREES 52 MINUTES EAST BINDING ON THE 11TH LINE OF SAID DEED, (3) SOUTH 51 DEGREES 24 MINUTES 10 SECONDS EAST 191.81 FEET TO THE END OF SAID 11TH LINE AND TO INTERSECT THE NORTHWEST OUTLINE OF PARCEL "A" AS LAID OUT AND SHOWN ON PLAT NO. 3, "SOMMER'S HEIGHTS" RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK R.R.G. NO. 30 FOLIO 67, THENCE RUNNING AND BINDING ON A PART OF THE NORTHWEST OUTLINE OF SAID PARCEL, (4) SOUTH 42 DEGREES 00 MINUTES 50 SECONDS WEST 100.00 FEET TO THE BEGINNING OF THE 9TH LINE OF THE AFOREMENTIONED DEED, THENCE RUNNING AND BINDING ON SAID 9TH LINE (5) NORTH 51 DEGREES 24 MINUTES 10 SECONDS WEST 195.13 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.4431 ACRES OF LAND, MORE OR LESS.

SAVING AND EXCEPTING, FROM ALL OF THE FOREGOING, ALL OF THOSE LOTS AND PARCELS OF LAND DESCRIBED IN THAT CERTAIN DEED GRANTED IN FAVOR OF THE STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION FOR THE STATE OF MARYLAND, RECORDED MARCH 11, 1993 IN LIBER 9653, FOLIO 670 AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND.

FURTHER SAVING AND EXCEPTING, FROM THE ALL OF THE FOREGOING, ALL OF THOSE LOTS AND PARCELS OF LAND DESCRIBED IN THAT CERTAIN CONFIRMATORY DEED RECORDED JANUARY 3, 2018 IN LIBER 39809, FOLIO 386 AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND, PURSUANT TO THAT CERTAIN COURT ORDER-ADVERSE POSSESSION FILED NOVEMBER 20, 2017 UNDER CASE NUMBER 03-C-16-002926 IN THE CIRCUIT COURT FOR BALTIMORE COUNTY, MARYLAND.

Being the same tract of land described in a Title Commitment provided by First American Title Insurance Company, Commitment no. NCS-969925-MICH, dated June 28, 2019

2020-0186-A

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 20 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: August 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0186-A
Address 8601 Belair Road
(AZ Nottingham, LLC Property)

Zoning Advisory Committee Meeting of **August 17, 2020.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

- 1. This project will require presentation to the Development Review Committee (DRC) for determination of plan process prior to issuance of any permits for Grading or Construction.**

Reviewer: Steve Ford

ORDER RECEIVED FOR FILING

Date 12/7/20

By [Signature]

BALTIMORE COUNTY, MARYLAND

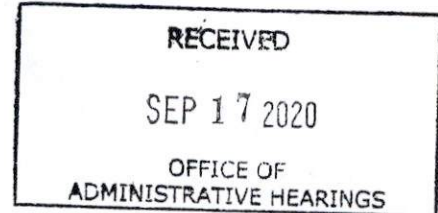
INTER-OFFICE MEMORANDUM

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

DATE: 8/31/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-186



INFORMATION:

Property Address: 8601 Belair Road
Petitioner: AZ Nottingham, LLC
Zoning: BLR
Requested Action: Variance

The Department of Planning has reviewed the petition for a Variance from Section 409.6.A.2 of the Baltimore County Zoning Regulations (BCZR) to permit 27 parking spaces in lieu of the required 30 parking spaces for a 6,000 square foot auto parts store.

A site visit was conducted on 8/25/2020. The site is currently improved with a small stone house that has functioned as an animal boarding and hospital site for several years. It is part of the Comprehensive Zoning Map Process (CZMP) 2020 Issue 5-054 in which the current BLR zoning was maintained on this parcel.

The proposal for the site is to raze the existing dwelling and construct an Auto Zone store. Access to the facility will be off of Necker Avenue. The building will be oriented to Necker Avenue with parking to the south of the building.

The Department of Planning has no objection to this request. Prior to issuance of permit, it is requested that the petitioners submit for review and approval the following:

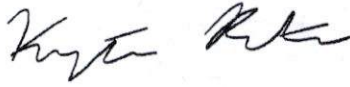
1. Building elevations
2. Signage details
3. Lighting plan
4. Landscape plan - Particular attention should be paid to screening of the proposed facility in relation to the adjacent residential community.

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

ORDER RECEIVED FOR FILING

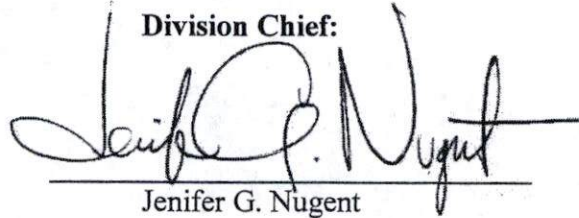
Date 12/7/20
By [Signature]

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

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

ORDER RECEIVED FOR FILING

Date

12/7/20

By

DRUGMAN

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 20 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: August 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0186-A
Address 8601 Belair Road
(AZ Nottingham, LLC Property)

Zoning Advisory Committee Meeting of **August 17, 2020.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. **This project will require presentation to the Development Review Committee (DRC) for determination of plan process prior to issuance of any permits for Grading or Construction.**

Reviewer: Steve Ford

RECEIVED
SEP 11 1964
U.S. DEPARTMENT OF AGRICULTURE
WASHINGTON, D.C.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 8/31/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-186



INFORMATION:

Property Address: 8601 Belair Road
Petitioner: AZ Nottingham, LLC
Zoning: BLR
Requested Action: Variance

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A site visit was conducted on 8/25/2020. The site is currently improved with a small stone house that has functioned as an animal boarding and hospital site for several years. It is part of the Comprehensive Zoning Map Process (CZMP) 2020 Issue 5-054 in which the current BLR zoning was maintained on this parcel.

The proposal for the site is to raze the existing dwelling and construct an Auto Zone store. Access to the facility will be off of Necker Avenue. The building will be oriented to Necker Avenue with parking to the south of the building.

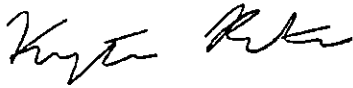
The Department of Planning has no objection to this request. Prior to issuance of permit, it is requested that the petitioners submit for review and approval the following:

1. Building elevations
2. Signage details
3. Lighting plan
4. Landscape plan - Particular attention should be paid to screening of the proposed facility in relation to the adjacent residential community.

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

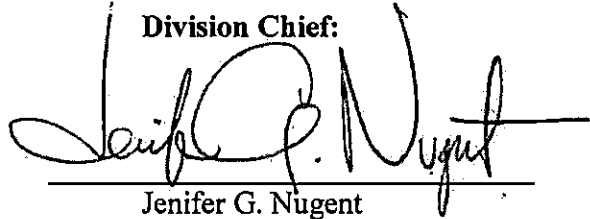
Date: 8/31/2020
Subject: ZAC # 20-186
Page 2

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Laurie Hay

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

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen E Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Angela McDonough	timandangiemcd@verizon.net	1-	New York Time	English	U.S.
Charlene Baumgardner	charzrevolution@aol.com	1-	New York Time	English	U.S.
Charles Mitchell	cmitchell@rkk.com	1-	New York Time	English	U.S.
Jay Lustig	jay@wrightld.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Tim McDonough	tim.mcdonough@verizon.net	1-	New York Time	English	U.S.
Timothy M. Kotroco, Esq.	tkotroco@gmail.com	1-	New York Time	English	U.S.

Printed 11/30
DW

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Sunday, November 29, 2020 11:28 AM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Charlene
Last Name	Baumgardner
Email	charzrevolution@aol.com
Phone	14102560009
Address	4206 Necker Ave
City	Nottingham
State	Maryland
ZIP Code	21236-2922
Case Number	2020-0186-A
Scheduled Hearing Date	December 1, 2020



11/30
Signed
DW

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Saturday, November 28, 2020 11:49 AM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Tim
Last Name	McDonough
Email	tim.mcdonough@verizon.net
Phone	410-598-8732
Address	8501 Hanf Avenue
City	Perry Hall
State	Maryland
ZIP Code	21236
Case Number	2020-0186-A
Scheduled Hearing Date	12/01/2020

✓ 11/30 JW

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Saturday, November 28, 2020 11:46 AM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Angela
Last Name	McDonough
Email	timangiemcd@verizon.net
Phone	4105989301
Address	8501 Hanf Avenue
City	Nottingham
State	Maryland
ZIP Code	21236
Case Number	2020-0186-A
Scheduled Hearing Date	12/01/2020

✓ 11/30
DW

Kristen L Lewis

From: Tim Kotroco <tkotroco@gmail.com>
Sent: Thursday, November 05, 2020 12:42 PM
To: Kristen L Lewis
Cc: Jay Lustig; Charles Mitchell
Subject: Case No 20-186-A

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

Kristen,

Our participants for this hearing, which is scheduled for November 1 at 10am are as follows:

Timothy Kotroco tkotroco@gmail.com

Jay Lustig Jay@wrightld.com

Charles Mitchell cmitchell@rkk.com

Thank you.

Tim K.

Timothy M. Kotroco, Esq.

Kotroco & Associates, LLC

305 Washington Ave, Suite 502

Towson, Maryland 21204

Cell: 410-299-2943

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

Debra Wiley

From: Kristen L Lewis
Sent: Friday, November 6, 2020 9:14 AM
To: Debra Wiley; Donna Mignon
Subject: Webex
Attachments: 20201106084010332.pdf

3rd one

Kristen Lewis
PAI – Zoning Review
410-887-3391

Edit Panelist Invitation List

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

Panelists to Invite

Name	Email address	Phone number	Language	Time Zone	Locale
☐ <u>Donna Mignon</u> (Alternate Host)	dmignon@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Charles Mitchell</u>	cmitchell@rkk.com	1-	English	New York Time	U.S.
☐ <u>Jay Lustig</u>	jay@wrightld.com	1-	English	New York Time	U.S.
☐ <u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Timothy M. Kotroco, Esq.</u>	tkotroco@gmail.com	1-	English	New York Time	U.S.

New Panelist

Full name: (required)

Email address: (required)

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

Time Zone: New York (Eastern Standard Time, GMT-05:00)

Language: English

Locale: U.S.

☐ Add new panelist in my address book

☐ Invite as alternate host

Debra Wiley

From: Debra Wiley
Sent: Friday, November 6, 2020 9:36 AM
To: Kristen L Lewis
Cc: Donna Mignon
Subject: Link - Case No. 2020-0186-A - 8601 Belair Rd.

Event Information

Event: Zoning Hearing - 8601 Belair Road - Case No. 2020-0186-A - AZ Nottingham, LLC
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e4>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e7>
Date and time: Tuesday, December 1, 2020 10:00 am
Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Zoning Hearing
8601 Belair Road
Case No. 2020-0186-A
AZ Nottingham, LLC
Event number: 172 940 7119
Event password: 1234
Host key: 813571
Alternate Host: Donna Mignon, Henry Ayakwah
Panelist Info:
Panelist password:
Panelist numeric password: 188203
Video Address: 1729407119@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 172 940 7119
Maximum number of registrants: 10000

Debra Wiley

From: messenger@webex.com
Sent: Friday, November 6, 2020 9:35 AM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Zoning Hearing - 8601 Belair Road - Case No. 2020-0186-A - AZ Nottingham, LLC

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: 2

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

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

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Debra Wiley

Subject: Web seminar scheduled: Zoning Hearing - 8601 Belair Road - Case No. 2020-0186-A - AZ Nottingham, LLC
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e71a2d2868f2730e06045064d0e52fa0e>
Start: Tue 12/1/2020 10:00 AM
End: Tue 12/1/2020 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: Debra Wiley (dwiley@baltimorecountymd.gov)

Event number (access code): 172 940 7119

Tuesday, December 1, 2020 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e71a2d2868f2730e06045064d0e52fa0e>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ed63b5ae7784cfe70569df4167fdf>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1729407119@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 188203

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

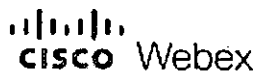
<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e07e54cb5b85a07d38b352bd3b57a4883>

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

Debra Wiley

From: messenger@webex.com
Sent: Friday, November 6, 2020 9:35 AM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Zoning Hearing - 8601 Belair Road - Case No. 2020-0186-A - AZ Nottingham, LLC

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: 4

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

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

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ZAC AGENDA

Case Number: 2020-0185-A **Reviewer:** Jason Seidelman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Patricia Smith
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** Yes **Historic:** No **Election Dist:** 11 **Council Dist:** 3

Property Address: 13230 LONG GREEN PIKE
Location: North West side of Long Green Pike (40') 870' South West of Church Lane (50').

Existing Zoning: RC 2 **Area:** 4.6 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 & 400.3 To permit an accessory structure (garage) to be built in front yard with a height of 17 feet in lieu of the required rear yard placement and maximum height of 15 feet.

Attorney: Not Available

Prior Zoning Cases: 2003-0232-SPH; 2017-0244-SPH

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/24/2020

Miscellaneous Notes:

Case Number: 2020-0186-A **Reviewer:** Jason Seidelman
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: AZ Nottingham LLC
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 8601 BELAIR ROAD
Location: North East corner of intersection of Belair Road (90') and Necker Ave (30').

Existing Zoning: BLR **Area:** 39,647 SQ FT

Proposed Zoning:

VARIANCE:

Section 409.6.A.2 of the BCZR To permit 27 parking spaces in lieu of the required 30 parking spaces for 6,000 sq ft auto parts store. For such other relief as the nature of this cause may require.

Attorney: Timothy M. Kotroco

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

TIMOTHY M. KOTROCO, Esq.

305 Washington Avenue, Suite 502

Towson, Maryland 21204

410-299-2943

Tkotreco@gmail.com

12/7/20
Dm

EXHIBIT LIST FOR: CASE NO. 2020-0186-A

Pet Ex #1:	Site Plan of the Property to be developed
Pet Ex #2A & 2B:	Aerial Photographs of the property to be developed
Pet Ex #3A, 3B & 3C	Photographs of the property
Pet Ex #4	Landscaping Plan
Pet Ex #5	Photograph of typical AutoZone store

11/7/21
Dm



Baltimore County - My Neighborhood

+

-

PETITIONER'S

EXHIBIT NO.

2A

8511

BL

HEATHROW CT

BLR

8507

8601

8603

4201

420

4200

4202

4204

4206

4208

4210

8513

DR 1 NC

NECKER AVE

4209

DR 1

4213

4215

60ft

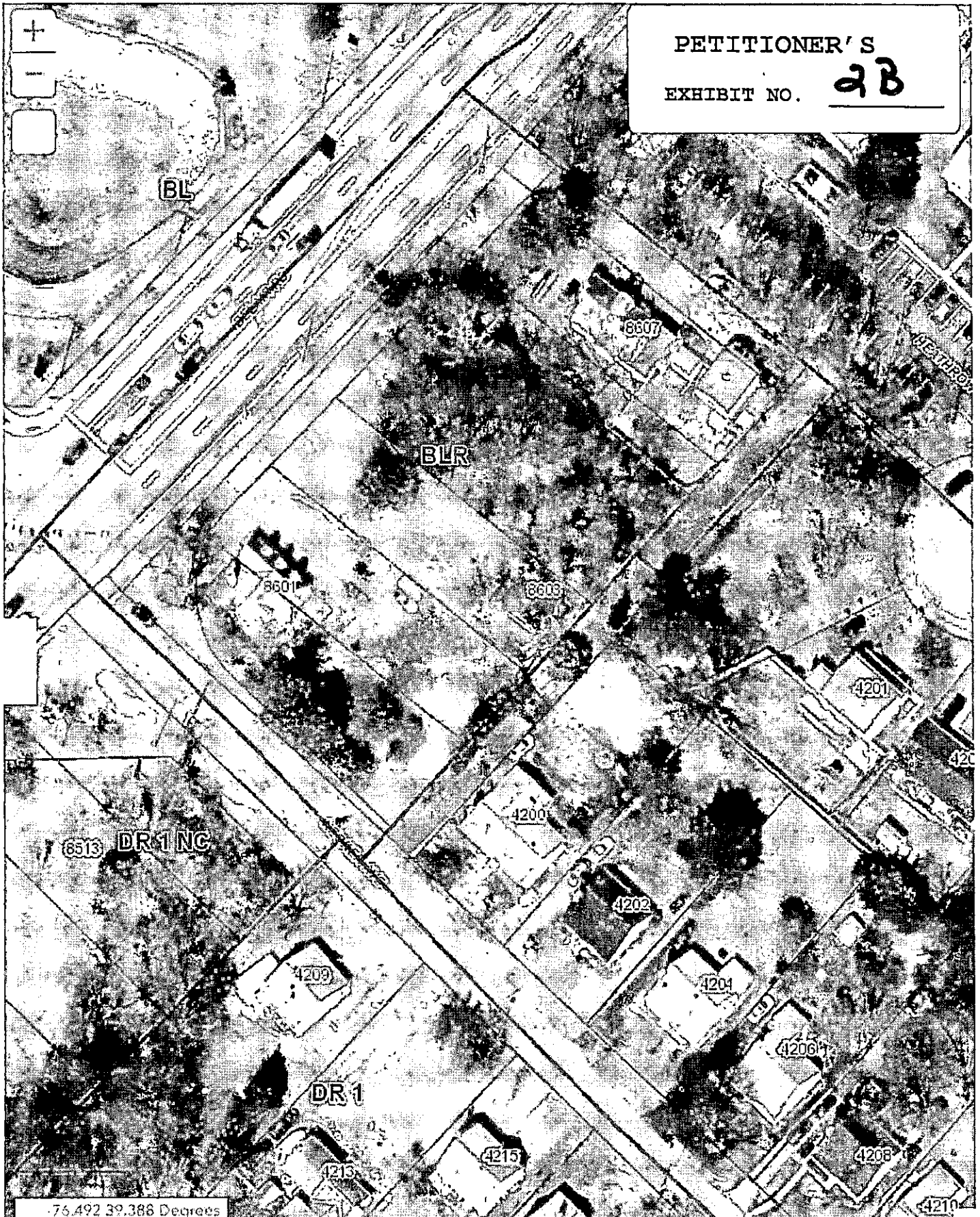
-76.491 39.389 Degrees



PETITIONER'S

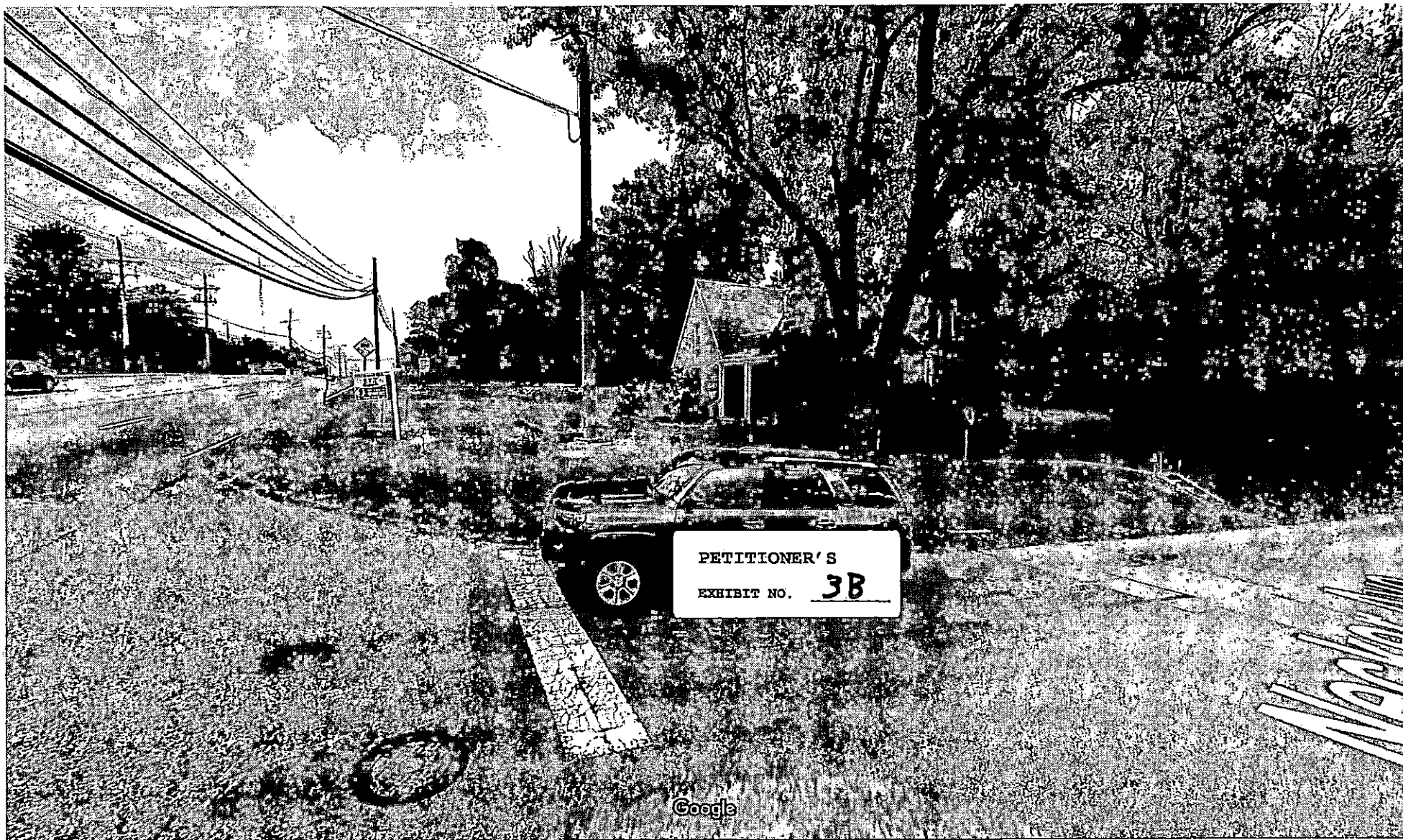
EXHIBIT NO.

23









Google





PETITIONER'S

EXHIBIT NO.

5

Donna Mignon

12-1
2020-0186-A

From: webmaster@baltimorecountymd.gov
Sent: Monday, November 30, 2020 3:02 PM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Dickson
Last Name	Ortiz
Email	dickson.ortiz@exeloncorp.com
Phone	4434633747
Address	4225 Necker Ave
City	Nottingham
State	Maryland
ZIP Code	21236
Case Number	2020-0186-A ✓
Scheduled Hearing Date	December 1, 2020

Amixed 11-30-20
DW

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen E Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Angela McDonough	timandangiemcd@verizon.net	1-	New York Time	English	U.S.
Charlene Baumgardner	charzrevolution@aol.com	1-	New York Time	English	U.S.
Charles Mitchell	cmitchell@rkk.com	1-	New York Time	English	U.S.
✓ Dickson Ortiz	dickson.ortiz@exeloncorp.cpm	1-	New York Time	English	U.S.
Jay Lustig	jay@wrightld.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Tim McDonough	tim.mcdonough@verizon.net	1-	New York Time	English	U.S.
Timothy M. Kotroco, Esq.	tkotroco@gmail.com	1-	New York Time	English	U.S.

Donna Mignon

From: David Billingsley <dwb0209@yahoo.com>
Sent: Friday, November 27, 2020 2:39 PM
To: Administrative Hearings
Cc: Timothy M Kotroco
Subject: 8601 Belair Road Case 2020-0186-A
Attachments: Scan_1506.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Now they are attached

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

Donna Mignon

From: Donna Mignon
Sent: Friday, November 20, 2020 10:26 AM
To: 'tkotroco@gmail.com'
Cc: Debra Wiley
Subject: Case No: 2020-0186-A - 8601 Belair Road

Good Morning,

As you are aware, a virtual webex hearing has been scheduled for December 1, 2020 at 10:00 a.m. You should have received an invitation in an email around November 6, 2020, 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.

PLEASE NOTE OUR OFFICE IS CLOSED NOVEMBER 26, 2020 AND NOVEMBER 27, 2020

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

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Spec Tax Recapture: None					
Account Identifier:		District - 11 Account Number - 1123035225			
Owner Information					
Owner Name:		AZ NOTTINGHAM LLC		Use:	RESIDENTIAL
Mailing Address:		STE 203 20 S OLIVE ST MEDIA PA 19063-		Principal Residence:	NO
				Deed Reference:	/42448/ 00440
Location & Structure Information					
Premises Address:	8601 BELAIR RD BALTIMORE 21236-		Legal Description: 8601 BELAIR RD NE COR NECKER AVE		
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0071	5024	0119	11020011.04		
					Block:
					Lot:
					Assessment Year:
					Plat No:
					Plat Ref:
Town Name					
Primary Structure Built	Above Grade Living Area		Finished Basement Area		Property Land Area
1948	1,971 SF				10,773 SF
					County Use
					06
Historic	Basement	Type	Exterior	Quality	Full/Half Bath
1 1/2	YES	STANDARD UNIT	STONE/	4	2 full
					Garage
					Last Notice of Major Improvements
Value Information					
	Base Value		Value		Phase-in Assessments
			As of		As of
			01/01/2018		07/01/2020
					As of
					07/01/2021
Land	83,600		83,600		
Improvements	130,600		130,600		
Total	214,200		214,200		214,200
Preferred Land:	0				
Transfer Information					
Seller	WINCASTER JOANN		Date: 02/10/2020		Price: \$400,000
Type	VARS LENGTH MULTIPLE		Deed1: /42448/ 00440		Deed2:
Seller	MILL ROBERT		Date: 06/06/2006		Price: \$0
Type	JO ARMS LENGTH OTHER		Deed1: /23948/ 00561		Deed2:
Seller	MILL ROBERT		Date: 12/12/1995		Price: \$0
Type	JO ARMS LENGTH OTHER		Deed1: /11344/ 00265		Deed2:
Exemption Information					
Partial Expt Assessments:	Class		07/01/2020		07/01/2021
County	000		0.00		
State	000		0.00		
Municipal	000		0.00		0.00
Spec	Recapture: None				
Homestead Application Information					
Homestead	Application Status: No Application				
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application	Status: No Application		Date:		



Wright Partners LLC
PO Box 1908
Media, PA 19063
610-566-0270

WSFS Bank

5271
Date: 06/30/2020

Memo: AZ Nottingham - Petition for Zoning Variance Fee

Pay To
The Order Of Baltimore County, MD

Five Hundred Dollars

\$**500.00**

Baltimore County, MD
United States

Carol Wright

⑈005271⑈ ⑆236075689⑆

72810411⑈

Wright Partners LLC
VEN0679--Baltimore County, MD
Print As: Baltimore County, MD

5271
WSFS Bank
Beneficial - 1WPLLC 0411
Date: 06/30/2020

Date	Bill #	Reference Number	Amount Due	Amount Paid/Applied
06/30/2020	AZN - 06302020		\$500.00	\$500.00
Net Amount				\$500.00

Page 1 of 1

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Page 1 of 1

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

No. 199782

Date: 7/27/20

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

Rec

From: AZ NOTTINGHAM, LLC

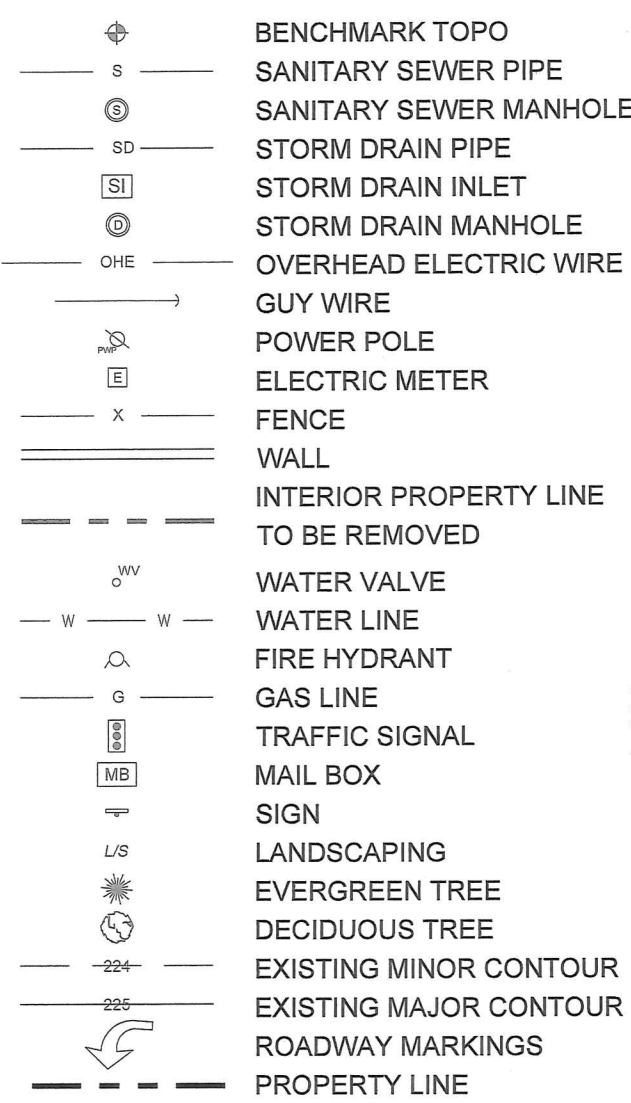
For: 2020-0186-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

LEGEND



ZONING RELIEF REQUESTS

VARIANCE RELIEF IS REQUESTED FROM SECTION 409.6.A2 OF THE B.C.Z.R TO PERMIT 27 PARKING SPACES IN LIEU OF THE REQUIRED 30 PARKING SPACES FOR A 6,000 SQ. FT. AUTO PARTS STORE.

ZONING HISTORY:

THE PROPERTY IS ZONED BLR "BUSINESS LOCAL RESTRICTED"

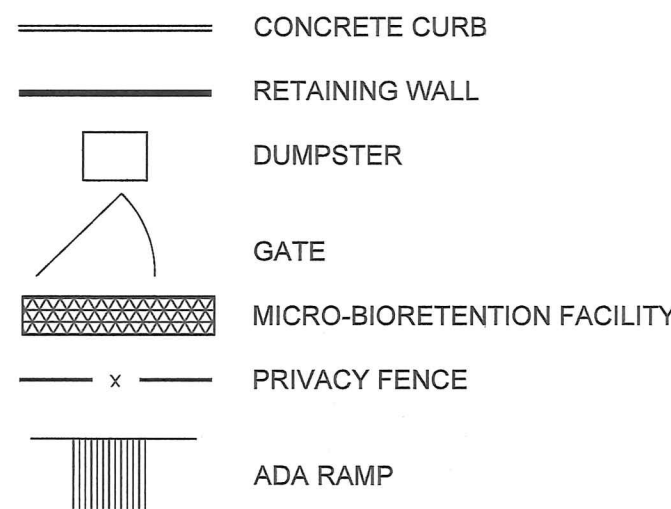
ZONING CASE NUMBER: 5-054 (PENDING)

SITE KEY NOTES

KEY C-1

- PROPOSED 6,000 SF ± BUILDING
- PROPOSED PARKING LOT
- 2 ADA PARKING SPACES GRADED AT A MAX 2% SLOPE WITH 1 VAN ACCESSIBLE SPACE
- 2 DUMPSTERS (8' 8" W X 5' L) ON HEAVY DUTY CONCRETE
- SIDEWALK ON REGULAR DUTY CONCRETE
- MICRO-BIORETENTION FACILITY
- PERMANENT MONUMENT SIGN
- FENCED-IN ENCLOSURE WITH GATES
- 8' PRIVACY FENCE, MAINTAIN 5' CLEARANCE BETWEEN FENCE POSTS AND CENTER OF TREE TRUNKS
- INTERIOR PROPERTY LINE TO BE REMOVED

PROPOSED LEGEND



COUNTY ADOPTED PLANS

EXISTING	NOT EXISTING	IN CONFORMANCE	
			BALTIMORE COUNTY MASTER PLAN 1989-2010
			COMMUNITY OR REVITALIZATION PLAN(S)
			RECREATION AND PARKS PLAN
			STREETSCAPE PLAN
			GREENWAYS PLAN
			OTHER

SITE DATA

ZONE	SQ. FT.	ACRES	UNIT SIZE ALLOWED	UNIT SIZE PROPOSED
BLR	39,647	0.910	80,000 SF	6,000 SF

SITE DEVELOPMENT PROPOSAL

PARKING REQUIRED	PARKING PROVIDED	AVERAGE DAILY TRIPS	PHASE
30	27	332	1

BENCH MARK

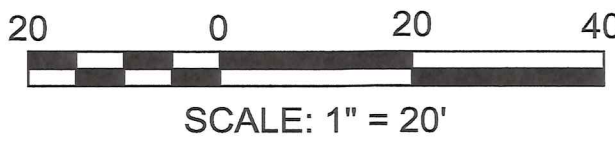
ELEVATIONS ARE BASED ON NAVD 88 DATUM PER BALTIMORE COUNTY CONTROL POINT(S):
MAG NAIL ALONG NECKERMAN AVE ACROSS FROM UTILITY POLE 6103 - 365053
N:42.6409633°, E: -064.1099671° ELEVATION: 207.25

SITE DATA

- NET AREA OF TRACT: 39,647 SF OR .910 AC
- OWNER:
AZ NOTTINGHAM LLC
20 S. OLIVER ST, SUITE 203
MEDIA PENNSYLVANIA 19063

DEVELOPER:
WRIGHT PARTNERS
20 S. OLIVER ST SUITE 203
MEDIA PENNSYLVANIA 19063
- TAX MAP REFERENCES:
T.M. 0071; G.0024; P.0119; TAX ID *1123035225 DEED: 42448 / 00440
T.M. 0071; G.0024; P.0119; TAX ID *1104035025 DEED: 42448 / 00440
T.M. 0071; G.0024; P.0119; TAX ID *1123035227 DEED: 42448 / 00440
T.M. 0071; G.0024; P.0119; TAX ID *1123035226 DEED: 42448 / 00440
- PLAT REFERENCE: NONE
- ELECTION DISTRICT: 4; COUNCILMAN DISTRICT: 5
- EXISTING ZONING: BLR (BUSINESS LOCAL RESTRICTED) , TAX MAP 0071
- EXISTING USE: RETAIL STORE
CENSUS TRACT ID: 411306
TRANSPORTATION ZONE: 794
ZIP CODE: 21238
WATERSHED: GUNPOWDER RIVER
- MINIMUM SETBACK REQUIREMENTS PER SECTIONS 229.6 OF BCZR:
FRONT SETBACK = 25' OR AVERAGE OF FRONT SETBACKS OF ADJACENT BUILDINGS, WHICHEVER IS LESS. HOWEVER, IF A RESIDENTIAL ZONE LINE IS IN A PUBLIC RIGHT-OF-WAY, SHALL NOT BE LESS THAN 10' FROM THE ULTIMATE RIGHT-OF-WAY. (25' SETBACK ALONG NECKER AVE SHOWN). REAR AND SIDE YARD SETBACKS = 20' IF ADJOINING PROPERTY IS RESIDENTIAL; 10' IF ADJOINING PROPERTY IS NON-RESIDENTIAL. (NOTE - LANDS N/F FROST, ADJOINING PROPERTY TO EAST, IS ZONED BLR. THE 10' SETBACK IS SHOWN).
- BUILDING HEIGHT:
PERMITTED: 2 STORIES OR 35 FT
PROPOSED: 20 FT
- F.A.R. ALLOWED = 3.0 MAX
PROPOSED F.A.R. 6,000 / 39,647 = 0.15
- LANDSCAPE REQUIREMENTS:
LANDSCAPING WILL BE PROVIDED ON SHEET C-201 AS PER THE MOST RECENT BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.
- PUBLIC WATER AND SANITARY SEWER FACILITIES EXIST.
- THERE ARE NO KNOWN WETLANDS REQUIRING REGULATION, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON SITE.
- FOREST CONSERVATION IS NOT REQUIRED ON THIS SITE.
- ANY SIGNS SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL SIGN POLICIES.
- THERE ARE NO HISTORIC BUILDING ON THIS PROPERTY.
- FLOOD MAP INFORMATION:
PREMISES IS SHOWN ON MAP ENTITLED "NATIONAL FLOOD HAZARD LAYER FIRMette, BALTIMORE COUNTY, MARYLAND UNINCORPORATED AREA, PANEL 290 OF 580, COMMUNITY PANEL NUMBER 2400100290F, MAP REVISED SEPTEMBER 26, 2008" AND IS LOCATED IN ZONE X (AREAS DETERMINED TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- LIGHTING SHALL BE ERECTED AS NOT TO REFLECT INTO ANY ADJOINING RESIDENTIAL AREAS AND PUBLIC ROADS.
- THE BOUNDARY SHOWN HEREON WAS TAKEN FROM TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED ON AUGUST 8, 2019 BY FIRST ORDER, LLC.
- "BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING" HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
- THE SITE HAS 12% IMPERVIOUS LAND COVER IN ITS EXISTING CONDITION, THEREFORE THE PROJECT IS CONSIDERED NEW DEVELOPMENT. THE PROPOSED 25,760 SQUARE FEET OF IMPERVIOUS AREA AND 4,200 CUBIC FEET OF ESD VOLUME WILL BE TREATED BY PRACTICES OUTLINED IN THE MARYLAND DEPARTMENT OF THE ENVIRONMENT'S STORMWATER DESIGN MANUAL. THE FOLLOWING PRACTICES ARE BEING CONSIDERED: MICRO-BIORETENTION FACILITIES, PERMEABLE PAVEMENTS, GREEN ROOF, BIO-SWALE, AND DRY WELLS.

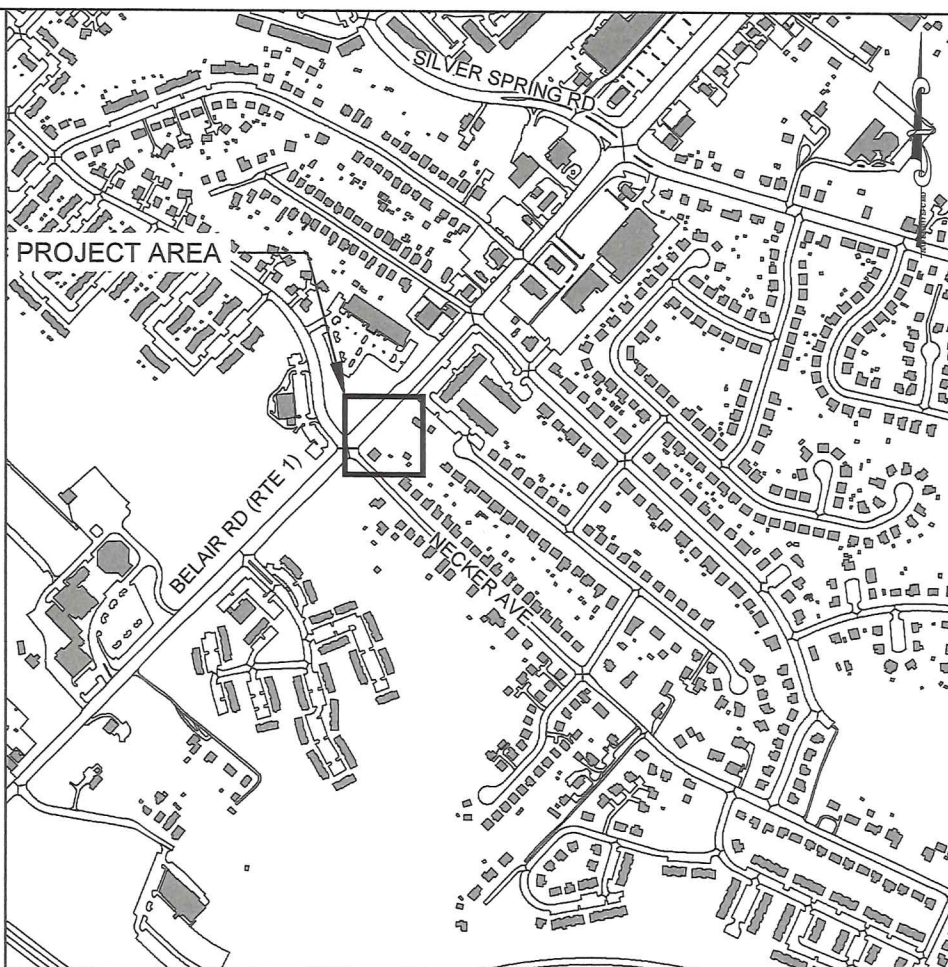
SINCE THE FULL REDUCTION OF EX. IMPERVIOUS AREA COULD NOT BE ACHIEVED FOR PROPOSED DEVELOPMENT, THEREFORE ESD PRACTICE, MICRO-BIORETENTION OR EQUIVALENT WILL BE PROVIDED TO MEET SWM REQUIREMENTS.



THE COORDINATES SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988
HORIZ: NAD 83 / 91; VERT: NAVD 88

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NOT FOR CONSTRUCTION - PLAN TO ACCOMPANY DRC REQUEST

VICINITY MAP
SCALE: 1" = 1000'

AutoZone STORE DEVELOPMENT

PREPARED FOR:
Store No.:

SCALE: AS SHOWN

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
7.	

DESIGN BY: CWWMM

DRAWN BY: ZWB/JPS

CHECKED BY: MBT

DATE: 07/15/2020



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 41798, EXPIRATION DATE: APRIL 12, 2021.

V-100

ZONING PLAN TO
ACCOMPANY
PARKING VARIANCE

SHEET 1 OF 2

OWNER:

AZ Nottingham LLC
20 S. OLIVER ST,
SUITE 203
MEDIA, PENNSYLVANIA 19063

DEVELOPER:

Wright Partners
20 S. OLIVER ST,
SUITE 203
MEDIA, PENNSYLVANIA 19063MAP: 0071 PARCEL: 0119 GRID: 0024 ZONED: BLR
COUNCILMAN DISTRICT: 5 ELECTION DISTRICT: 11
BALTIMORE COUNTY, MARYLAND

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20 0 20 40

SCALE: 1" = 20'

PROPOSED LEGEND

LANDSCAPE LEGEND

SHEET 2 OF 2