

MEMORANDUM

DATE: April 21, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0230-SPHXA – Appeal Period Expired

The appeal period for the above-referenced cases expired on April 12, 2021. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

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

(8109 Liberty Road)
2nd Election District
4th Council District
House of Der, Inc.
Legal Owner

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY

Petitioner

Case No. 2020-0230-SPHXA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing, Special Exception and Variance filed on behalf of House of Der, Inc., legal owner (“Petitioner”). The Special Hearing was filed as follows: (1) Amend the zoning Order and approved site plan in Case No. 1984-0142-A in accordance with the relief granted herein. (2) To confirm that the use permits for commercial parking in a residential zone issued in Case Nos. 1974-236-SPHA and 1976-28-SPHA allow for the commercial parking in a residential zone as shown on the Plan to Accompany Petition for Zoning Hearing. (3) In the alternative to Special Hearing Request 2, and to the extent necessary, pursuant to the Baltimore County Zoning Regulations (“BCZR”) § 409.8.B to issue a use permit for commercial parking in a residential zone for 21 parking spaces in the D.R. 5.5 zone, as shown on the Plan to Accompany Petition for Zoning Hearing. (4) Pursuant to BCZR § 1B.01.1.B.1.C(1), determine that the amount of Residential Transition Area (“RTA”) provided is adequate, as shown on the Plan to Accompany Petition for Zoning Hearing. (5) In the alternative to Special Hearing Request 4 and Variance Requests 3 and 4, pursuant to BCZR § 1B.01.1.B.1.(2), to modify the RTA required under BCZR § 1B.01.1.B.1.e(3) and (5) to permit the storm-water management facilities, surface parking, drive

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Date

3/11/21
By *D. M. Magon*

aisles, and other improvements shown on the Plan to Accompany Petition for Zoning Hearing to be located within the 50-foot RTA Buffer and the 75-ft. RTA setback otherwise required. (6) To determine that the colored striped banding shown on the service station canopy is a decorative feature that does not contribute to the message of any sign and, in accordance with the definition of "Area" as provided in BCZR § 450.3 this decorative feature should not be included in the area of the canopy signs. (7) To determine whether a variance is required for the canopy signs as shown on the Plan to Accompany Petition for Zoning Hearing. (8) To approve the proposed location of the dumpster as shown on the Plan to Accompany Petition for Zoning Hearing. (9) Such further and other relief as the nature of this case may require.

A Petition for Special Exception was filed pursuant to BCZR §§ 405.2.B and 230.3, for a fuel service station (including a convenience store less than 6,000 sq. ft. as an ancillary use permitted by right under BCZR § 405.4.D in association therewith), as shown on the Plan to Accompany Petition for Zoning Hearing.

A Petition for a Variance (1) from the BCZR § 405.4.A.1 for a site area within the BL-CCC Zone of 28,460 sq. ft. in lieu of 35,000 sq. ft. required. (2) A variance from BCZR § 405.4.A.2.b, as follows: (a) For a Landscape Transition Area ("LTA") along a public right-of-way with a minimum width of 0 ft. in lieu of 10 ft. required, including the placement of freestanding enterprise sign within the required 10-ft. LTA, as shown on the Plan to Accompany Petition for Zoning Hearing. (b) For an LTA in a side and rear yard abutting non-residentially zoned land of 0 feet in lieu of 6 feet required, as shown on the Plan to Accompany Petition for Zoning Hearing. (c) For an LTA in a rear yard within 50 feet of a residentially zoned property of 9.3 feet in lieu of 15 feet required, as shown on the Plan to Accompany Petition for Zoning Hearing. (3) In the alternative to Special Hearing Requests 4 and 5, a variance from BCZR

§1B01.1.B.1e.3 to permit an RTA Buffer of zero (0) feet in lieu of 50 feet required in order to accommodate an LTA, stormwater management facilities, surface parking, drive aisles, and other improvements, all as shown on the Plan to Accompany Petition for Zoning Hearing. (4) In the alternative to Special Hearing Requests 4 and 5, a variance from BCZR § 1B01.1.B.1e.5 to permit an RTA Setback of zero (0) feet in lieu of 75 feet required in order to accommodate an LTA, stormwater management facilities, surface parking, drive aisles, and other improvements, all as shown on the Plan to Accompany Petition for Zoning Hearing. (5) If, pursuant to Special Hearing Request No. 7, the Zoning Commissioner determines that a variance is required for the canopy signs as shown on the Plan to Accompany the Petition for Zoning Hearing, then a variance from BCZR § 450.4 for canopy signs of 51 square feet, 51 square feet, 396 square feet, and 396 square feet respectively, in lieu of 25 square feet per sign otherwise permitted.

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") indicating that it "cannot recommend approval at this time as the site is located within the Liberty Road Commercial Revitalization District as well as the Liberty Road study boundary." The DOP recommended that Petitioner submit a revised plan whereby the fuel canopy area would be moved farther back from Liberty Road and which would provide a proper landscaping strip along Liberty Road, and, "[i]f setting back the fuel canopy is not feasible, staff recommends rotating the fuel canopy to face Millvale Lane and reducing the number of pumps." In addition, DOP made several other recommendations concerning landscaping, crosswalks and relocating the proposed dumpster enclosure. DOP also recommended reducing the number of proposed parking spaces "in an effort to reduce the number of commercial parking spaces in a residential zone."

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Finally, DOP also asked the Petitioner to submit a narrative explaining how the plan complies with the compatibility objectives prescribed by BCC Sec. 32-4-402.

A redlined site plan, which incorporates some of DOP's recommendations, was marked and accepted into evidence as Petitioner's Exhibit 13. The Petitioner, Michael Carp, appeared at the hearing but did not testify. Matt Bishop and Keith Koscher from Kimley Horn & Associates also attended. Their *curricula vitae* were admitted as Petitioner's Exhibits 6 and 9, respectively. Numerous community members, including representatives of community associations, attended to voice their opposition to the requested Special Hearing, Special Exception and Variance relief.

RECORD EVIDENCE

Mr. Bishop was accepted as an expert in landscape architecture, planning, and the BCZR. He explained that the subject property is approximately 1.35 acres and split zoned BL-CCC and DR 5.5. The site is approximately 2000 feet west of I-695 on the Liberty Road corridor. It is currently the site of the Golden Dragon restaurant. The portion of the tract zoned DR 5.5 is occupied by the residence at 3529 Millvale Avenue, and by a surface parking lot that serves the restaurant by virtue of a special use permit granted in Case No. 76-28-ASPH. He explained that the plan calls for the residential structure to be razed and replaced by a stormwater management ("SWM") area and landscape transition areas. He explained that the portion of the lot in the BL-CCC zone is only 28,460 sq. ft. and that there is supposed to be a minimum of 35,000 sq. ft. per BCZR § 405.4.A.1. However, he noted that if the DR portion of the lot is included then there is over 59,000 sq. ft. He identified Petitioner's Exhibit 10 as an aerial map of the Liberty Road Commercial Revitalization District coverage in the vicinity of the site, which includes all of the site's frontage on Liberty Road. Mr. Bishop identified Petitioner's Exhibit 13 as the redlined site plan. He explained that in response to DOP's comments certain revisions were made to the original site plan, including signage and

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By

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L. M. Magon

landscaping along Liberty Road. However, the fuel canopy was not moved further back off of Liberty Road as DOP had requested because, as Mr. Bishop explained, that would have left insufficient room for parking and aisle widths. Neither does the redlined plan reduce the number of fuel pumps. Further, as noted above, DOP recommended reducing the number of proposed parking spaces "in an effort to reduce the number of commercial parking spaces in a residential zone." However, the redlined plan only reduces the number of spaces from 39 to 37, leaving 21 spaces in the DR zone with no ("RTA") provided.¹ Mr. Bishop also explained the SWM facilities that are proposed and noted that there are currently no SWM facilities on site. He testified that these facilities and the proposed landscaping would greatly improve the environmental quality of the site.

Finally, Mr. Bishop stated that in his opinion the plan meets all of the factors of BCZR § 502.1. He explained that the plan provides for good traffic flow in and out of the site from Millvale Road, Liberty Road and Milford Mill Road. He noted that there are no failing intersections in the vicinity. He reiterated that the SWM facilities and plantings would improve the environmental impacts at the site and noted that there would be less impervious surface than is currently there since the existing site is 100% impervious. He further testified that as a commercial use it will have no adverse impact on school crowding. Nor, he said, would the proposed fuel station and 7-11 store have any detrimental impacts at this locations above and beyond those inherently associated with the special exception use. In sum, he opined that the proposed site plan is not in conflict with the zoning classifications or with the spirit and intent of the BCZR.

With respect to the variance relief Mr. Bishop testified that the subject property is unique because it is split-zoned, and that the 7-11 store could only be constructed within the BL-CCC

¹ Paragraph 4 of the Special Hearing request indicates that the RTA would be depicted on the site plan but it is not. Alternative variance relief seeks a complete exemption from the RTA regulations.

portion of the lot. He also noted that it is five separate parcels which creates an odd shape, and further, that it is bordered on three sides by public roads. He explained that the requested variances were necessitated by these factors and that the plan could not be built as proposed without the variance relief.

On cross-examination Mr. Bishop acknowledged that he is not a traffic engineer and that no traffic impact studies had been done. He further acknowledged that he had visited the site after the morning rush hour and during the time of Covid restrictions, so that he had not observed the normal levels of rush hour traffic. He further acknowledged that there are already a number of fuel station / convenience stores in the vicinity. He also acknowledged that his firm had not been asked to provide any alternative site designs other than the one depicted on the redlined site plan.

The community witnesses strongly oppose the proposed plan for a number of reasons. First and foremost they pointed to the proliferation of fuel/convenience stores along Liberty Road. They noted that a Royal Farms store and fuel station was recently built almost directly across the street. They testified that these businesses have attracted drug dealing and loitering and that they add nothing of value to the neighborhood. Derrick Burnett, a long-time neighborhood resident, noted that the County (DOP) is currently doing a study of the Liberty Road corridor to determine revitalization strategies. He testified that he was a member of the Design Review Panel during Jim Smith's administration, and he lamented the fact that the Liberty Road corridor has not been designated a design review area. Based on his knowledge and experience he does not believe another fuel/convenience store at this location is within the spirit and intent of the BCZR. He explained that one of the goals of the DOP study is to identify ways to attract other business uses to this corridor.

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D. M. Magon

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("CZMP") failed, and that the DR zoning was retained. He noted that the earlier variances allowing parking in a DR zone were based on a different use and should not be transferred to this proposed use.

SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. The Court of Appeals explained this as follows in *Schultz v. Pritts*, 291 Md. 1, 11 (1981):

The special exception use is a valid zoning mechanism that delegates to an administrative board a limited authority to allow enumerated uses which the legislature has determined to be permissible absent any fact or circumstance negating the presumption. The duties given the Board are to judge whether the neighboring properties in the general neighborhood would be adversely affected and whether the use in the particular case is in harmony with the general purpose and intent of the plan.

Whereas, the applicant has the burden of adducing testimony which will show that his use meets the prescribed standards and requirements, he does not have the burden of establishing affirmatively that his proposed use would be a benefit to the community. If he shows to the satisfaction of the Board that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest, he has met his burden. The extent of any harm or disturbance to the neighboring area and uses is, of course, material. If the evidence makes the question of harm or disturbance or the question of the disruption of the harmony of the comprehensive plan of zoning fairly debatable, the matter is one for the Board to decide. But if there is no probative evidence of harm or disturbance in light of the nature of the zone involved or of factors causing disharmony to the operation of the comprehensive plan, a denial of an application for a special exception use is arbitrary, capricious, and illegal.

The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

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The record evidence establishes that this is such a case. In my view it is clear that the construction of another fuel/convenience store at this location *would* have a greater adverse impact than that inherently associated with such a use. The DOP does not support the proposed plan because the site is located within the Liberty Road Commercial Revitalization District, and also within the Liberty Road study boundary. Their comments indicate that the proposed plan does not advance the revitalization goals. Further, and more importantly, the community passionately articulated the many reasons they are opposed to another fuel/convenience store in their neighborhood. I recognize that the proposed plan would enhance the storm water management at the site, and would otherwise clean up and modernize the site. But on balance these benefits do not offset the adverse impacts on the surrounding residences and the greater neighborhood. Of note, the redlined site plan does not even depict the RTA boundaries, and the variance relief requests a complete waiver of these provisions – although a 10' to 15' Landscape Transition Area is provided. Further, no compatibility narrative was provided by the Developer. Based on the record evidence I find that the plan is not compatible. The myriad forms and degrees of special hearing and variance relief requested in the Petition point this up.

Because the Special Exception cannot be granted the other requested relief is moot.

THEREFORE, IT IS ORDERED this 11th day of **March, 2021**, by this Administrative Law Judge, that the Petition for Special Exception is hereby **DENIED**.

IT IS FURTHER ORDERED, that the Petitions for Special Hearing and Variance relief are hereby **DISMISSED** as **MOOT**.

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By

3/11/21
D. H. Hannon

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

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Date

3/11/21

By





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 8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Millvale Road which is presently zoned BL-CCC & DR 3.5

Deed References: See attachment. 10 Digit Tax Account # See attachment.

Property Owner(s) Printed Name(s) See attachment.

(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.

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

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:

See attachment.

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Dino C. La Fiandra, Esquire
The Law Office of Dino C. La Fiandra, LLC

Name- Type or Print

Signature

100 W. Pennsylvania Avenue, Suite 305
Towson, Maryland 21204

Mailing Address City State

21204 / 443-204-3473 / dcl@lafiandralaw.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

See attachment.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Dino C. La Fiandra, Esquire
The Law Office of Dino C. La Fiandra, LLC

Name - Type or Print

Signature

100 W. Pennsylvania Avenue, Suite 305

Mailing Address City State

21204 / 443-204-3473 / dcl@lafiandralaw.com
Zip Code Telephone # Email Address

CASE NUMBER 2020-0230-SPHX-A Filing Date 9/10/2020

Do Not Schedule Dates: Reviewer JCM

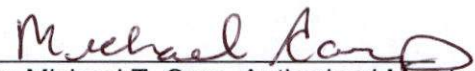
Petition for Zoning Hearing
8109 Liberty Road, 3546 Milford Mill Road and 3531 & 3529 Millvale Road
Continuation Sheet

Deed References, Tax Account Numbers and Ownership Information

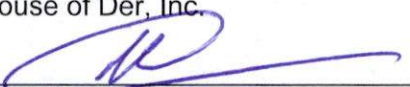
Address	Tax Map / Parcel	Owner	Deed Reference	Tax Account Number
8109 Liberty Road	77/778	House of Der, Inc.	4843/69	02-0208652585
3531 Millvale Road	77/515, Lot 37	House of Der, Inc.	4843/69	02-0208652583
3546 Milford Mill Road	77/515, Lot 2	House of Der, Inc.	5528/393	02-0208800280
3529 Millvale Road	77/515, Lot 36	Golden Dragon Inn, Inc.	5409/983	02-0212400240

Petitioner:

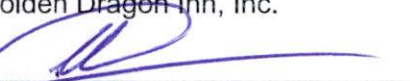
Windsor Mill Liberty, LLC


By: Michael T. Carp, Authorized Member
Contract Purchaser / Lessee of 8109 Liberty Road, 3546 Milford Mill Road and 3531 & 3529 Millvale Road

Legal Owner of 8109 Liberty Road, 3546 Milford Mill Road and 3531 Millvale Road:
House of Der, Inc.


By: Nikos Kapsis
Title: Vice President (print title)

Legal Owner of 3529 Millvale Road:
Golden Dragon Inn, Inc.


By: Nikos Kapsis
Title: Vice President (print title)

Petition for Zoning Hearing
8109 Liberty Road, 3546 Milford Mill Road and 3531 & 3529 Millvale Road
Continuation Sheet

Special Hearing:

- 1) To amend the zoning order and approved site plan in Case No. 1984-0142-A in accordance with the relief granted herein.
- 2) To confirm that the use permits for commercial parking in a residential zone issued in Cases No. 1974-236-SPHA and 1976-28-SPHA allow for the commercial parking in a residential zone as shown on the Plan to Accompany Petition for Zoning Hearing.
- 3) In the alternative to Special Hearing Request 2, and to the extent necessary, pursuant to BCZR §409.8.B to issue a use permit for commercial parking in a residential zone for 21 parking spaces in the D.R. 5.5 zone, as shown on the Plan to Accompany Petition for Zoning Hearing.
- 4) Pursuant to BCZR, § 1B.01.1.B.1.c(1), determine that the amount of Residential Transition Area (RTA) provided is adequate, as shown on the Plan to Accompany Petition for Zoning Hearing.
- 5) In the alternative to Special Hearing Request 4 and Variance Requests 3 and 4, pursuant to BCZR §1B.01.1.B.1.c (2), to modify the RTA required under BCZR §1B.01.1.B.1.e (3) and (5) to permit the stormwater management facilities, surface parking, drive aisles, and other improvements shown on the Plan to Accompany Petition for Zoning Hearing to be located within the 50-foot RTA Buffer and the 75-foot RTA Setback otherwise required.
- 6) To determine that the colored striped banding shown on the service station canopy is a decorative feature that does not contribute to the message of any sign and, in accordance with the definition of "Area" as provided in BCZR, §450.3 this decorative feature should not be included in the area of the canopy signs.
- 7) To determine whether a variance is required for the canopy signs as shown on the Plan to Accompany Petition for Zoning Hearing.
- 8) To approve the proposed location of the dumpster as shown on the Plan to Accompany Petition for Zoning Hearing.
- 9) Such further and other relief as the nature of this case may require.

Special Exception

Pursuant to BCZR, §405.2.B and §230.3, a special exception for a fuel service station (including a convenience store less than 6000 sq. ft. as an ancillary use permitted by right under BCZR, §405.4.D in association therewith), as shown on the Plan to Accompany Petition for Zoning Hearing.

Variance

- 1) A variance from BCZR, §405.4.A.1 for a site area within the BL-CCC zone of 28,460 square feet in lieu of 35,000 square feet required.
- 2) A variance from BCZR, §405.4.A.2.b, as follows:
 - a) For an LTA along a public right-of-way with a minimum width of 0 feet in lieu of 10 feet required, including the placement of a freestanding enterprise sign within the required 10-foot LTA, as shown on the Plan to Accompany Petition for Zoning Hearing.

Petition for Zoning Hearing
8109 Liberty Road, 3546 Milford Mill Road and 3531 & 3529 Millvale Road
Continuation Sheet

- b) For an LTA in a side and rear yard abutting nonresidentially zoned land of 0 feet in lieu of 6 feet required, as shown on the Plan to Accompany Petition for Zoning Hearing.
 - c) For an LTA in a rear yard within 50 feet of a residentially zoned property of 9.3 feet in lieu of 15 feet required, as shown on the Plan to Accompany Petition for Zoning Hearing.
- 3) In the alternative to Special Hearing Requests 4 and 5, a variance from BCZR §1B01.1.B.1.e.3 to permit an RTA Buffer of zero (0) feet in lieu of 50 feet required in order to accommodate an LTA, stormwater management facilities, surface parking, drive aisles, and other improvements, all as shown on the Plan to Accompany Petition for Zoning Hearing.
- 4) In the alternative to Special Hearing Requests 4 and 5, a variance from BCZR §1B01.1.B.1.e.5 to permit an RTA Setback of zero (0) feet in lieu of 75 feet required in order to accommodate an LTA, stormwater management facilities, surface parking, drive aisles, and other improvements, all as shown on the Plan to Accompany Petition for Zoning Hearing.
- 5) If, pursuant to Special Hearing Request No. 7, the Zoning Commissioner determines that a variance is required for the canopy signs as shown on the Plan to Accompany the Petition for Zoning Hearing, then a variance from BCZR, §450.4 for canopy signs of 51 square feet, 51 square feet, 396 square feet, and 396 square feet, respectively, in lieu of 25 square feet per sign otherwise permitted.



ZONING PROPERTY DESCRIPTION FOR 8109 LIBERTY ROAD BALTIMORE MD 21244

Beginning at a point at the south side of Liberty Road which is 82' wide at the distance 56.6 feet south of the centerline of the nearest improved intersecting street Millvale Lane which is 50 feet wide.

Thence the following courses and distances:

(1st Point of Call-"POC")) S.65° 33' 25" E. 42.04 feet,
(2nd POC) N.27° 56' 35" E.17.03 feet,
(3rd POC) S.65° 33' 25" E. 65.00 feet,
(4th POC) S.65° 33' 25" E. 70.00 feet,
(5th POC) S.27° 56' 55" W. 150.00 feet
(6th POC) N.65° 33' 25" W. 168.16 feet
(7th POC) N.45° 29' 30" E. 76.74 feet
(8th POC) L.8.41-ft, R=1700.00
(9th POC) S.50° 18' 45" E. 153.66 feet
(10th POC) N.39° 41' 15" E. 60.00 feet
(11th POC) N.39° 41' 15" E. 60.00 feet
(12th POC) S.50° 18' 45" E. 145.00 feet
(13th POC) N.39° 41' 15" E. 60.00 feet
(14th POC) N.39° 41' 15" E. 61.00 feet
(15th POC) N.39° 41' 15" E. 118.46 feet
16th POC L=32.62-ft, R=25.00

Back to the beginning as recorded in Deed Liber 04843 Folio 0069, Liber 04843 Folio 0069, Liber 04843 Folio 0069, Liber 05409 Folio 0983, and Liber 05528 Folio 0393 containing 1.35 acres (58,636-sf) more or less located in the 2nd election district and the 4th council district



CERTIFICATE OF POSTING

2020-0230-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

House of Der, Inc.

February 1, 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:

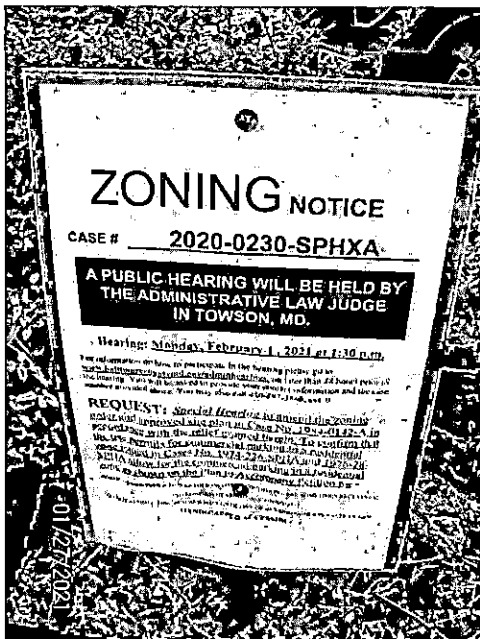
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Milvale Road

SIGN 1 Recertification

January 12, 2021

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



Sincerely,

January 27, 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

2020-0230-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

House of Der, Inc.

February 1, 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:

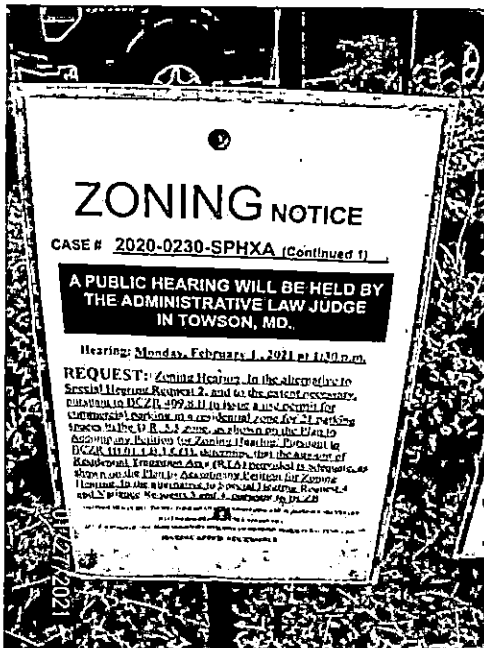
Ladies and Gentlemen:

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:

8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Milvale Road
SIGN 2 Recertification

January 12, 2021

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



Sincerely,

January 27, 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

2020-0230-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

House of Der, Inc.

February 1, 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:

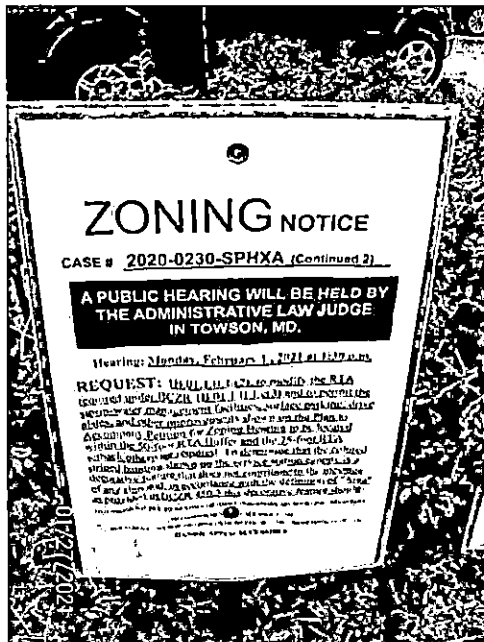
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Milvale Road

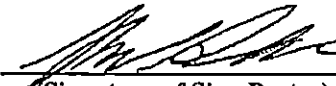
SIGN 3 Recertification

January 12, 2021

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



Sincerely,

 January 27, 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

2020-0230-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

House of Der, Inc.

February 1, 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:

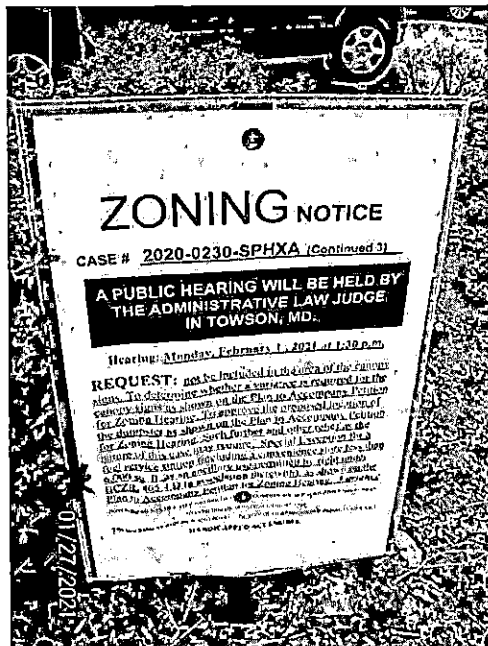
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Milvale Road

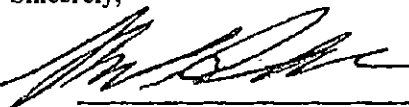
SIGN 4 Recertification

January 12, 2021

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



Sincerely,

 January 27, 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

2020-0230-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

House of Der, Inc.

February 1, 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:

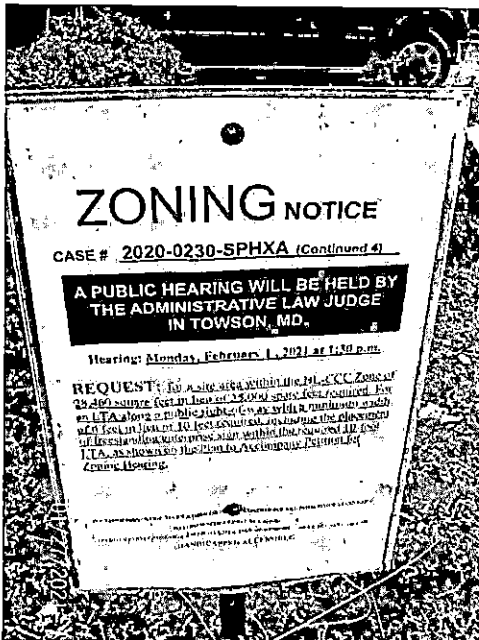
Ladies and Gentlemen:

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: _____

8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Milvale Road
SIGN 5 Recertification

January 12, 2021

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



Sincerely,

 January 27, 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

2020-0230-SPHXA

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Petitioner/Developer: _____

House of Der, Inc.

February 1, 2021

Date of Hearing/Closing: _____

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Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attn: Kristen Lewis:

Ladies and Gentlemen:

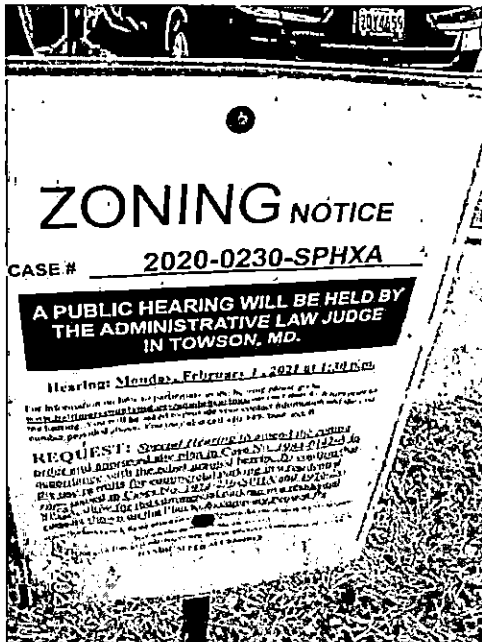
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8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Milvale Road

SIGN 6 Recertification

January 12, 2021

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



Sincerely,

 January 27, 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

2020-0230-SPHXA

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Petitioner/Developer: _____

House of Der, Inc.

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Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attn: Kristen Lewis:

Ladies and Gentlemen:

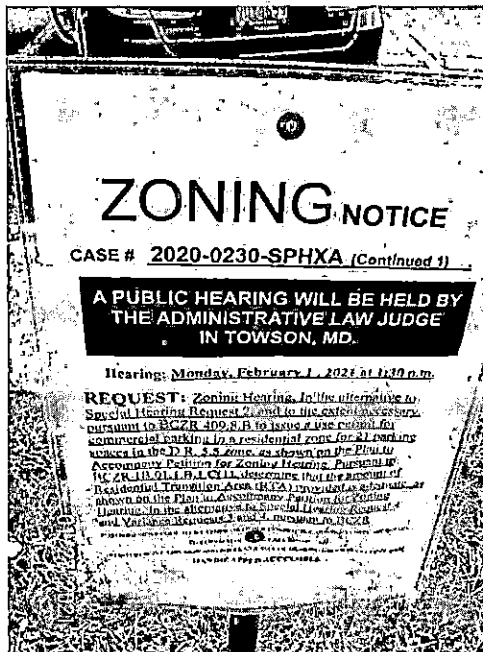
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Milvale Road

SIGN 7 Recertification

January 12, 2021

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



Sincerely,

January 27, 2021
(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

2020-0230-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

House of Der, Inc.

February 1, 2021

Date of Hearing/Closing: _____

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Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

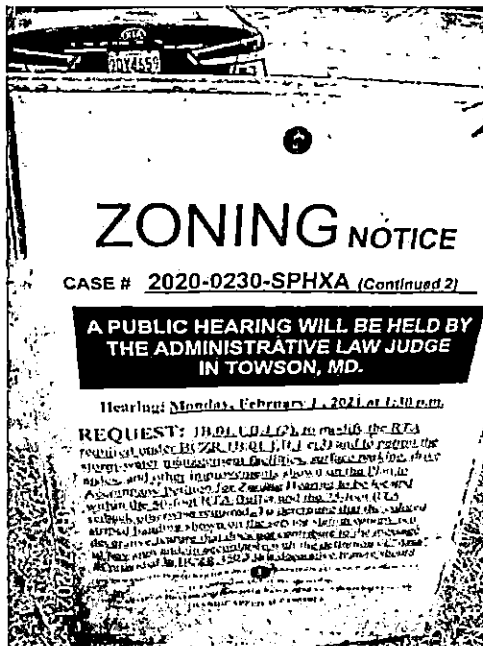
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Milvale Road

SIGN 8 Recertification

January 12, 2021

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



Sincerely,

January 27, 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

2020-0230-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

House of Der, Inc.

February 1, 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: _____

8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Milvale Road

SIGN 9 Recertification

January 12, 2021

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

Sincerely,

Sincerely,

 January 27, 2021

(Signature of Sign Poster) _____ (Date) _____

SSG Robert Black

(Print Name)

1508 Leslie Road

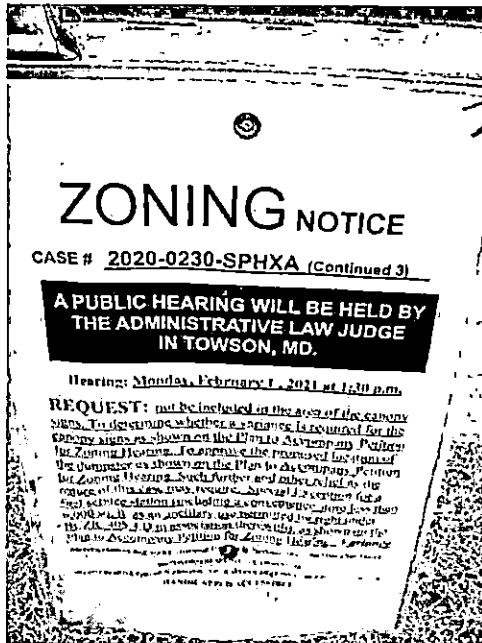
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2020-0230-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

House of Der, Inc.

February 1, 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:

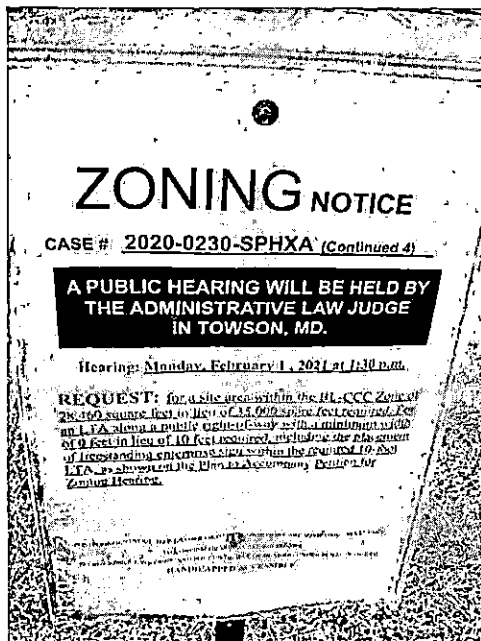
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Milvale Road

SIGN 10 Recertification

January 12, 2021

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



Sincerely,

 January 27, 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

2020-0230-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

House of Der, Inc.

February 1, 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: _____

8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Milvale Road
Groups 1 & 2 Recertification

January 12, 2021

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



Sincerely,

 January 27, 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

2020-0230-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

House of Der, Inc.

February 1, 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: _____

8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Milvale Road

SIGN Groups 1 & 2

January 12, 2021

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



Sincerely,

January 412 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 POSTIN

2020-0230-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

House of Der, Inc.

February 1, 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:

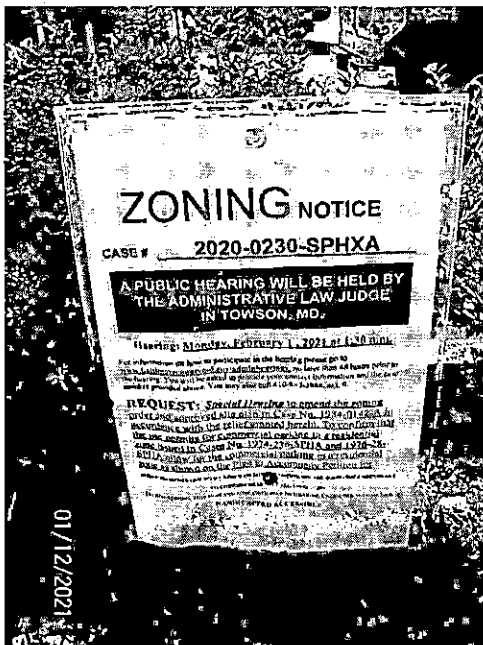
Ladies and Gentlemen:

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: _____

8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Milvale Road
SIGN 1

January 12, 2021

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



Sincerely,

 January 412 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

2020-0230-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

House of Der, Inc.

February 1, 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: _____

8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Milvale Road

SIGN 2

January 12, 2021

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

Sincerely,

~~January 412 2021~~

(Signature of Sign Poster) _____ (Date) _____

SSG Robert Black

(Print Name)

1508 Leslie Road

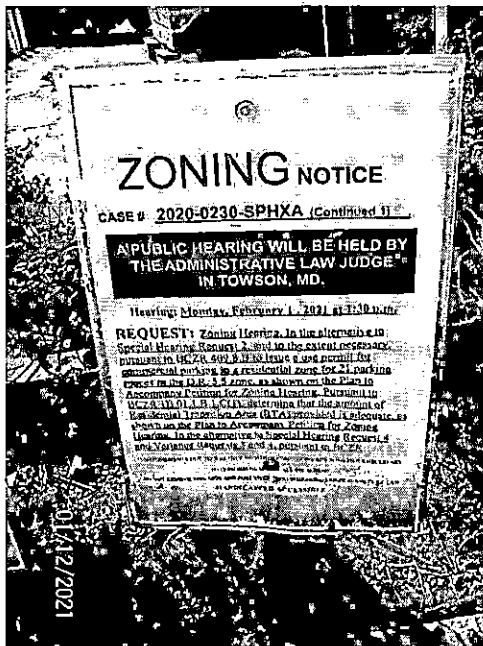
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2020-0230-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

House of Der, Inc.

February 1, 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:

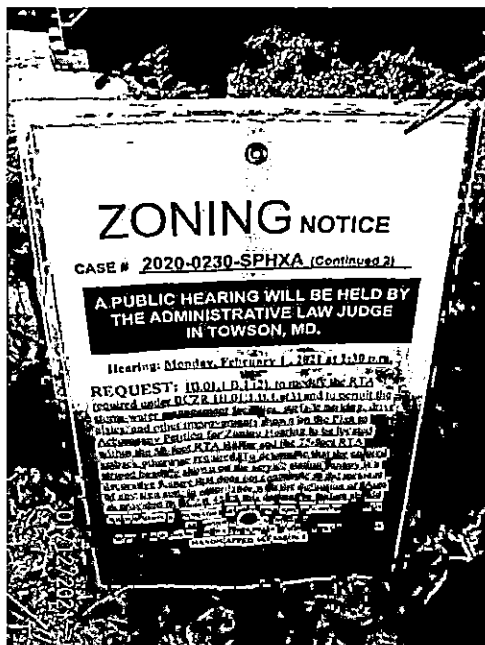
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Milvale Road

SIGN 3

January 12, 2021

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



Sincerely,

~~January 412 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

2020-0230-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

House of Der, Inc.

February 1, 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:

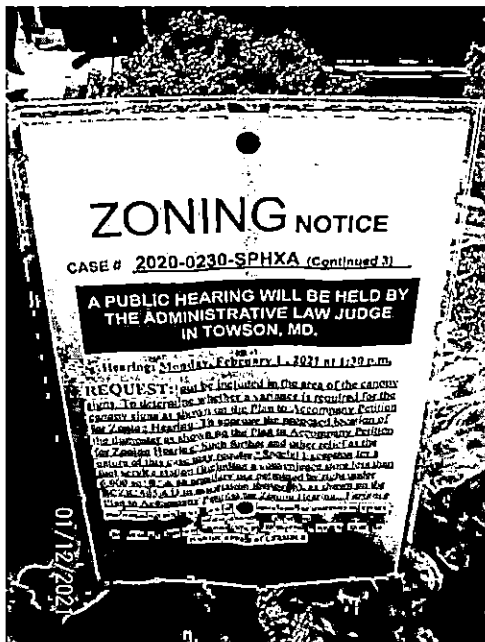
Ladies and Gentlemen:

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: _____

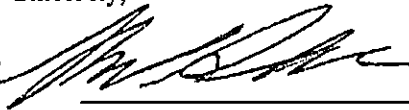
8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Milvale Road
SIGN 4

January 12, 2021

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



Sincerely,

 January 12, 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

2020-0230-SPHXA

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Petitioner/Developer: _____

House of Der, Inc.

February 1, 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:

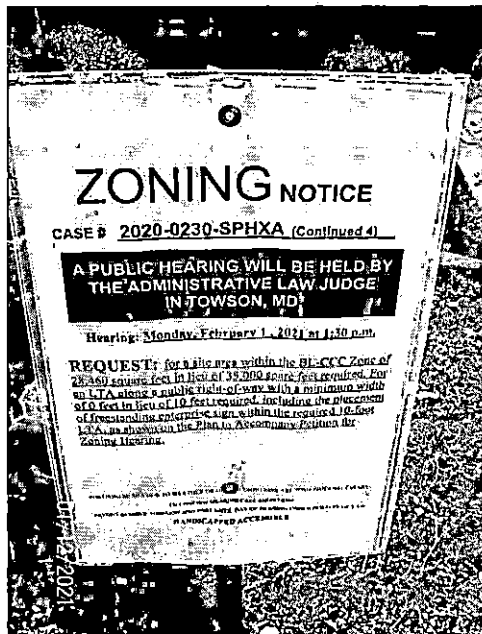
Ladies and Gentlemen:

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: _____

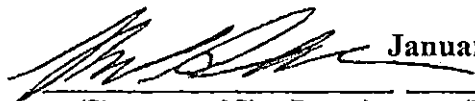
8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Milvale Road
SIGN 5

January 12, 2021

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



Sincerely,


(Signature of Sign Poster)

January 412 2021

(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

2020-0230-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

House of Der, Inc.

February 1, 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:

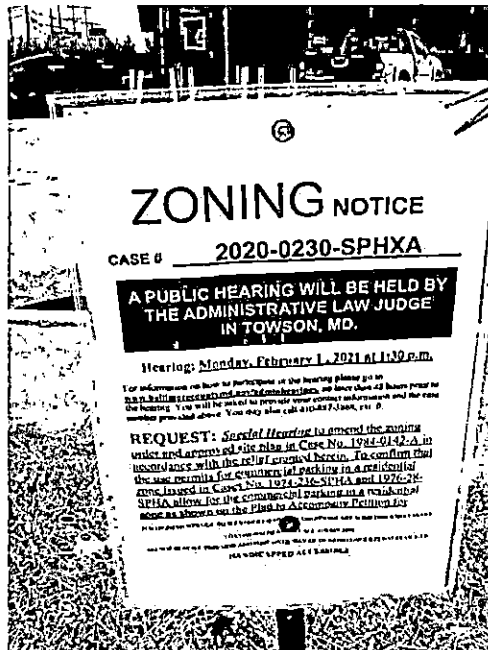
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8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Milvale Road

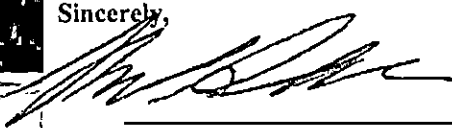
SIGN 6

January 12, 2021

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



Sincerely,

 January 12, 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

2020-0230-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

House of Der, Inc.

February 1, 2021

Date of Hearing/Closing: _____

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Towson, Maryland 21204**

Attn: Kristen Lewis:

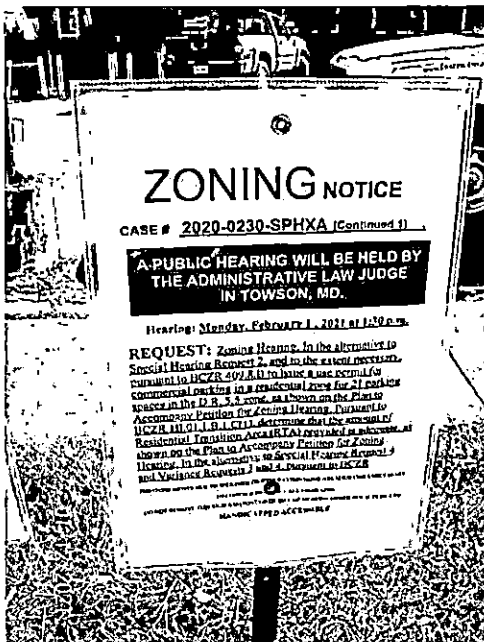
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8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Milvale Road
SIGN 7

January 12, 2021

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



Sincerely,

January 412 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

2020-0230-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

House of Der, Inc.

February 1, 2021

Date of Hearing/Closing: _____

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Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attn: Kristen Lewis:

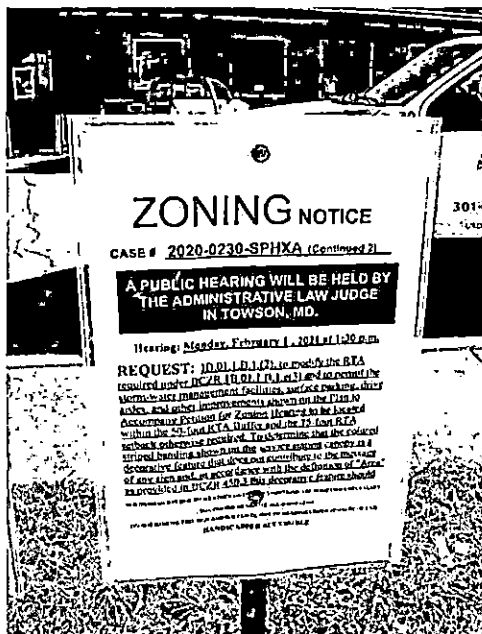
Ladies and Gentlemen:

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:

8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Milvale Road
SIGN 8

January 12, 2021

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



Sincerely,

 January 412 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

2020-0230-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

House of Der, Inc.

February 1, 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: _____

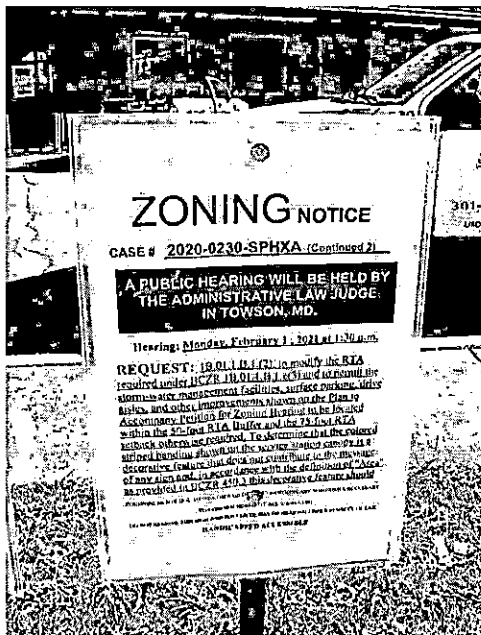
8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Milvale Road

SIGN 8

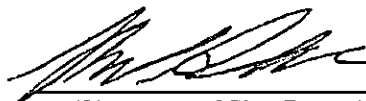
January 12, 2021

The sign(s) were posted on _____

(Month, Day, Year)



Sincerely,

 January 12, 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

2020-0230-SPHXA

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Petitioner/Developer: _____

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Attn: Kristen Lewis:

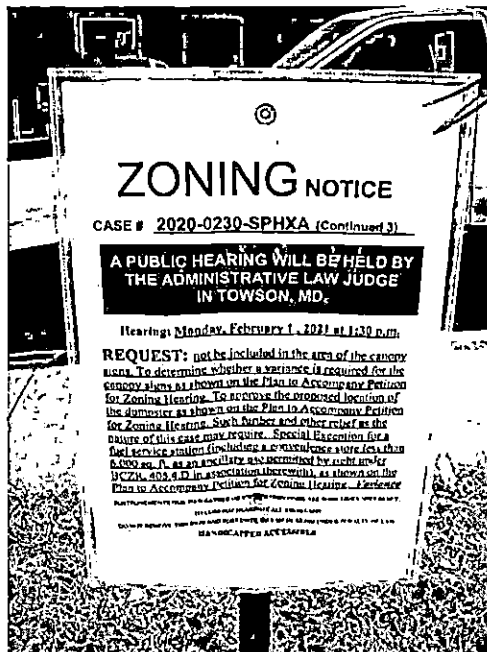
Ladies and Gentlemen:

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: _____

8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Milvale Road
SIGN 9

January 12, 2021

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



Sincerely,

January 412 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

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CERTIFICATE OF POSTING

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Petitioner/Developer: _____

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February 1, 2021

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8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Milvale Road
SIGN 10

January 12, 2021

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

Sincerely,

~~January 412 2021~~

(Signature of Sign Poster) _____ (Date) _____

SSG Robert Black

(Print Name)

1508 Leslie Road

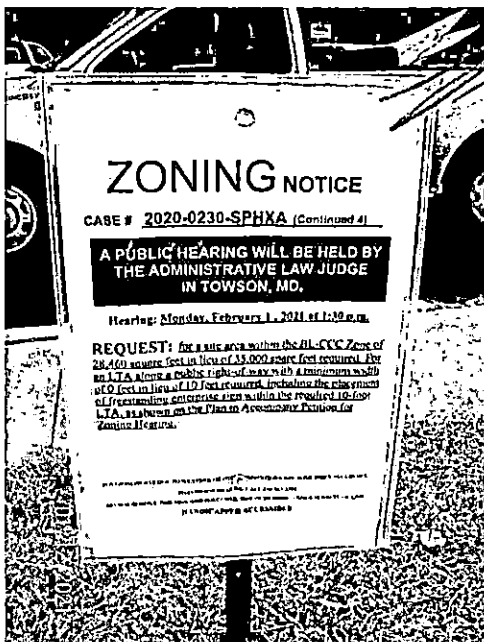
(Address)

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

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:

1/12/2021

Order #: 11950758
Case #: 2020-0230-SPHXA
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2020-0230-SPHXA



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 on the property identified herein as follows:

CASE NUMBER: 2020-0230-SPHXA

8109 Liberty Road, 3510 Milford Mill Road, 3529 & 3531 Millvale Road

South east corner of Millvale Road and Liberty Road

2nd Election District - 4th Councilmanic District

Legal Owners: House of Der, Inc.

Special Hearing to amend the zoning order and approved site plan in Case No. 1984-0142-A in accordance with the relief granted herein. To confirm that the use permits for commercial parking in a residential zone issued in Cases No. 1974-236-SPHA and 1976-28-SPHA allow for the commercial parking in a residential zone as shown on the Plan to Accompany Petition for Zoning Hearing. In the alternative to Special Hearing Request 2, and to the extent necessary, pursuant to BCZR 409.8B to issue a use permit for commercial parking in a residential zone for 21 parking spaces in the D.R. 5.5 zone, as shown on the Plan to Accompany Petition for Zoning Hearing. Pursuant to BCZR 1B.01.1.B.1.C(1), determine that the amount of Residential Transition Area (RTA) provided is adequate, as shown on the Plan to Accompany Petition for Zoning Hearing. In the alternative to Special Hearing Request 4 and Variance Requests 3 and 4, pursuant to BCZR 1B.01.1.B.1.(2), to modify the RTA required under BCZR 1B.01.1.B.1.e(3) and to permit the storm-water management facilities, surface parking, drive aisles and other improvements shown on the Plan to Accompany Petition for Zoning Hearing to be located within the 50-foot RTA Buffer and the 75-foot RTA setback otherwise required. To determine that the colored striped banding shown on the service station canopy is a decorative feature that does not contribute to the message of any sign and, in accordance with the definition of "Area" as provided in BCZR 450.3 this decorative feature should not be included in the area of the canopy signs. To determine whether a variance is required for the canopy signs as shown on the Plan to Accompany Petition for Zoning Hearing. To approve the proposed location of the dumpster as shown on the Plan to Accompany Petition for Zoning Hearing. Such further and other relief as the nature of this case may require. Special Exception for a fuel service station (including a convenience store less than 6,000 sq. ft. as an ancillary use permitted by right under BCZR 405.4.D in association therewith), as shown on the Plan to Accompany Petition for Zoning Hearing. Variance for a site area within the BL-CCC Zone of 28,460 square feet in lieu of 35,000 square feet required. For an LTA along a public right-of-way with a minimum width of 0 feet in lieu of 10 feet required, including the placement of freestanding enterprise sign within the required 10-foot LTA, as shown on the Plan to Accompany Petition for Zoning Hearing.

Hearing: Monday, February 1, 2021 at 1:30 p.m.

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

ja12



January 6, 2021

JOHN A. OLSZEWSKI, JR.
County Executive

NOTICE OF ZONING HEARING

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

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: 2020-0230-SPHXA

8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Millvale Road
South east corner of Millvale Road and Liberty Road
2nd Election District – 4th Councilmanic District
Legal Owners: House of Der, Inc.

Special Hearing to amend the zoning order and approved site plan in Case No. 1984-0142-A in accordance with the relief granted herein. To confirm that the use permits for commercial parking in a residential zone issued in Cases No. 1974-236-SPHA and 1976-28-SPHA allow for the commercial parking in a residential zone as shown on the Plan to Accompany Petition for Zoning Hearing. In the alternative to Special Hearing Request 2, and to the extent necessary, pursuant to BCZR 409.8.B to issue a use permit for commercial parking in a residential zone for 21 parking spaces in the D.R. 5.5 zone, as shown on the Plan to Accompany Petition for Zoning Hearing. Pursuant to BCZR 1B.01.1.B.1.C(1), determine that the amount of Residential Transition Area (RTA) provided is adequate, as shown on the Plan to Accompany Petition for Zoning Hearing. In the alternative to Special Hearing Request 4 and Variance Requests 3 and 4, pursuant to BCZR 1B.01.1.B.1.(2), to modify the RTA required under BCZR 1B.01.1.B.1.e(3) and to permit the storm-water management facilities, surface parking, drive aisles, and other improvements shown on the Plan to Accompany Petition for Zoning Hearing to be located within the 50-foot RTA Buffer and the 75-foot RTA setback otherwise required. To determine that the colored striped banding shown on the service station canopy is a decorative feature that does not contribute to the message of any sign and, in accordance with the definition of "Area" as provided in BCZR 450.3 this decorative feature should not be included in the area of the canopy signs. To determine whether a variance is required for the canopy signs as shown on the Plan to Accompany Petition for Zoning Hearing. To approve the proposed location of the dumpster as shown on the Plan to Accompany Petition for Zoning Hearing. Such further and other relief as the nature of this case may require. Special Exception for a fuel service station (including a convenience store less than 6,000 sq. ft. as an ancillary use permitted by right under BCZR, 405.4.D in association therewith), as shown on the Plan to Accompany Petition for Zoning Hearing. Variance for a site area within the BL-CCC Zone of 28,460 square feet in lieu of 35,000 square feet required. For an LTA along a public right-of-way with a minimum width of 0 feet in lieu of 10 feet required, including the placement of freestanding enterprise sign within the required 10-foot LTA, as shown on the Plan to Accompany Petition for Zoning Hearing.

Hearing: Monday, February 1, 2021 at 1:30 p.m.

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

Michael Mallinoff
Director

MM:kl

C: Dino LaFiandra, 100 W. Pennsylvania Avenue, Ste. 305, Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 12, 2021.**

TO: THE DAILY RECORD
Tuesday, January 12, 2021 - Issue

Please forward billing to:

Dino LaFiandra
100 W. Pennsylvania Avenue, Ste. 305
Towson, MD 21204

443-204-3473

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: 2020-0230-SPHXA

8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Millvale Road
South east corner of Millvale Road and Liberty Road
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Legal Owners: House of Der, Inc.

Special Hearing to amend the zoning order and approved site plan in Case No. 1984-0142-A in accordance with the relief granted herein. To confirm that the use permits for commercial parking in a residential zone issued in Cases No. 1974-236-SPHA and 1976-28-SPHA allow for the commercial parking in a residential zone as shown on the Plan to Accompany Petition for Zoning Hearing. In the alternative to Special Hearing Request 2, and to the extent necessary, pursuant to BCZR 409.8.B to issue a use permit for commercial parking in a residential zone for 21 parking spaces in the D.R. 5.5 zone, as shown on the Plan to Accompany Petition for Zoning Hearing. Pursuant to BCZR 1B.01.1.B.1.C(1), determine that the amount of Residential Transition Area (RTA) provided is adequate, as shown on the Plan to Accompany Petition for Zoning Hearing. In the alternative to Special Hearing Request 4 and Variance Requests 3 and 4, pursuant to BCZR 1B.01.1.B.1.(2), to modify the RTA required under BCZR 1B.01.1.B.1.e(3) and to permit the storm-water management facilities, surface parking, drive aisles, and other improvements shown on the Plan to Accompany Petition for Zoning Hearing to be located within the 50-foot RTA Buffer and the 75-foot RTA setback otherwise required. To determine that the colored striped banding shown on the service station canopy is a decorative feature that does not contribute to the message of any sign and, in accordance with the definition of "Area" as provided in BCZR 450.3 this decorative feature should not be included in the area of the canopy signs. To determine whether a variance is required for the canopy signs as shown on the Plan to Accompany Petition for Zoning Hearing. To approve the proposed location of the dumpster as shown on the Plan to Accompany Petition for Zoning Hearing. Such further and other relief as the nature of this case may require. Special Exception for a fuel service station (including a convenience store less than 6,000 sq. ft. as an ancillary use permitted by right under BCZR, 405.4.D in association therewith), as shown on the Plan to Accompany Petition for Zoning Hearing. Variance for a site area within the BL-CCC Zone of 28,460 square feet in lieu of 35,000 square feet required. For an LTA along a public right-of-way with a minimum width of 0 feet in lieu of 10 feet required, including the placement of freestanding enterprise sign within the required 10-foot LTA, as shown on the Plan to Accompany Petition for Zoning Hearing.

Hearing: Monday, February 1, 2021 at 1:30 p.m.



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: 2020-0230-SPHXA

Property Address: 8109 Liberty Road, 3546 Milford Mill Road and 3531 & 3529 Millvale Road

Property Description: 1.35 Acres at the SW Corner of Millvale Road and Liberty Road

Legal Owners (Petitioners): House of Der, Inc. and Golden Dragon Inn, Inc.

Contract Purchaser/Lessee: Windsor Mill Liberty, LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: Dino C. La Fiandra, Esquire

Company/Firm (if applicable): The Law Office of Dino C. La Fiandra, LLC

Address: 100 W. Pennsylvania Avenue, Suite 305

Towson, Maryland 21204

Telephone Number: 443-204-3473

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

January 26, 2021

Dion C. La Fiandra LLC,
100 W Pennsylvania Ave Suite 305
Towson MD 21204

RE: Case Number: 2020-0230-SPHXA, 8109 Liberty Road 3546 Milford Mill Road 3529 & 3531

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 September 10, 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, appearing to read "C. Gutwald", is written over a horizontal line.

C. PETE GUTWALD, AICP

PCG

Enclosures

CC: People's Counsel
CC: Jeff Perlow

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: September 18, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0230-SPHXA
Address 8109 Liberty Road
(House of Der, Inc. Property)

Zoning Advisory Committee Meeting of **September 14, 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: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 1/28/2021

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-230

INFORMATION:

Property Address: 8109 Liberty Rd, 3546 Milford Mill Rd, 3529 & 3531 Millvale Rd
Petitioner: Windsor Mill Liberty, LLC
Zoning: BL CCC, DR 3.5
Requested Action: Special Hearing, Special Exception, Variance

The Department of Planning has reviewed the petition for Special Hearing, Special Exception and Variance as listed on the attachment submitted in support of the petition.

The site is located in the Randallstown area and is known as the "Golden Dragon Bar and Grill". The applicant is proposing to raise all existing structures and build a fuel service station and convenience store (7-Eleven) with accessory parking. The property is split zoned BL CCC and DR 5.5 and is adjacent to residential uses to the south.

The Department of Planning cannot recommend approval at this time as the site is located within the Liberty Road Commercial Revitalization District as well as the Liberty Road study boundary. One of the top concerns from the community during this study period is the aesthetic look of the corridor. The study is recommending enhancement of the corridor with landscape improvement projects. Therefore the Department of Planning cannot support a zero foot landscaping strip along Liberty Rd.

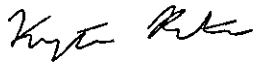
The Department of Planning recommends that the applicant resubmit a new plan that will address the following:

- Re-examine the location of the proposed fuel canopy area. The proposed fuel canopy area appears too close to the right-of-way. Study setting back the fuel canopy area and placing a landscaping strip along Liberty Road. The Department of Planning will not support a 0 ft landscaping strip along Liberty Road. If setting back the fuel canopy is not feasible, staff recommends rotating the fuel canopy to face Millvale Lane and reducing the number of pumps.
- Incorporate special features or focal points at the corner of Liberty Road and Millvale Lane.
- Provide a fence along the southern and south-eastern boundary of the property, in addition to the proposed vegetative buffer to screen from the adjacent residential use. The Department of Planning recommends evergreen trees or similar trees that grow fast and screen well.
- Relocate the proposed dumpster enclosure in an effort to eliminate the variance request. Dumpster enclosure should meet condition H of the Baltimore County Landscape Manual. Materials used on the proposed dumpster enclosure should match those on the principal building.

- Provide crosswalks for pedestrian connection from the fuel canopy area to the proposed convenience store.
- Provide architectural elevations of the proposed convenience store and fuel canopy to the Department of Planning for review and approval.
- Provide landscaping and lighting plan to be approved by the Baltimore County Landscape Architect. A landscaping strip of at least 10 feet should be proposed along Liberty Road. Lighting should be provided in consideration to adjacent properties and should meet the height and intensity conditions listed under Section 1B01.1.B.1.e (4) of the BCZR.
- Provide details of the proposed pylon sign and all proposed canopy signs to the Department of Planning prior to approval.
- Show on the plan the stacking space requirement for the fuel service spaces.
- The project requires 25 parking spaces, the applicant is proposing 39 parking spaces. Reduce the number of parking spaces in an effort to reduce the number of commercial parking spaces in a residential zone.
- Demonstrate to the satisfaction of the Administrative Law Judge that conditions determining granting of special exception are met (Section 502.1 of the BCZR)
- Submit a narrative of compatibility objectives as described in Section 32-4-402 (d) of the BCC to the Department of Planning to confirm that the proposed project will not adversely impact the residential community and/or the adjacent residential property to the South.

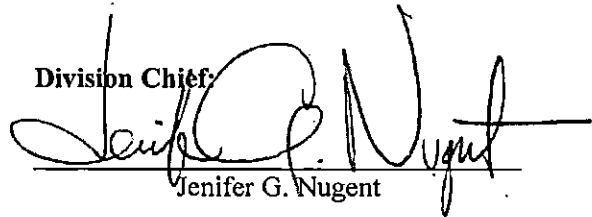
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP/

c: Ngone Seye Diop
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Dino C. La Fiandra, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

2/1/20 P.m.
@ 1:30

CASE NO. 2020-

0230 SPHXA

CHECKLIST

Comment
Received

✓/tr
✓order
Department

Support/Oppose/
Conditions/
Comments/
No Comment

12/18

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

MC

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

1/28

FIRE DEPARTMENT

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

Object -
see
comments

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: _____

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.
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Vecchionia Dixon	vecchioniadixon@gmail.com	1-	New York Time	English	U.S.
William Harris	wnts@comcast.net	1-	New York Time	English	U.S.
Willie Dash	wdash@verizon.net	1-	New York Time	English	U.S.
Yvonne Sims	bon624@gmail.com	1-	New York Time	English	U.S.
Zulma Santiago	zoom49@msn.com	1-	New York Time	English	U.S.

A rectangular button with a thin black border and the text "OK" centered inside.

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, January 29, 2021 5:04 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Leya
Last Name	Miatudila
Email	Lmiatudila@gmail.com
Phone	3013774510
Address	12 papago court
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	February 1, 2021

Edit Panelist Invitation List

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

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

Panelists to Invite

	Name	Email address	Phone number	Language	Time Zone	Locale
☐	<u>Deb Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
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☐	<u>Barrington Branch</u>	bacbranch@verizon.net	1-	English	New York Time	U.S.
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☐	<u>Concerned Resident</u>	mygbcoinfo@yahoo.com	1-	English	New York Time	U.S.
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☐	<u>Dr. Marco Clark</u>	drmarcoclarck@gmail.com	1-	English	New York Time	U.S.
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☐	<u>Willie Dash</u>	wdash@verizon.net	1-	English	New York Time	U.S.
☐	<u>Yvonne Sims</u>	bon624@gmail.com	1-	English	New York Time	U.S.
☐	<u>Zulma Santiago</u>	zoom49@msn.com	1-	English	New York Time	U.S.

New Panelist

Full name: (required)

Email address: (required)

Country/Region Number (with area/city code)

Phone number:

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

2-1-21 how
2-9-21
10 AM

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Thursday, January 28, 2021 7:33 PM
To: Dino La Fiandra; Administrative Hearings
Subject: Recertification's For 2020-0230-SPHXA
Attachments: Re-Cert 1 2020-0230-SPHXA.doc; Re-Cert 2 2020-0230-SPHXA.doc; Re-Cert 3 2020-0230-SPHXA.doc; Re-Cert 4 2020-0230-SPHXA.doc; Re-Cert 5 2020-0230-SPHXA.doc; Re-Cert 6 2020-0230-SPHXA.doc; Re-Cert 7 2020-0230-SPHXA.doc; Re-Cert 8 2020-0230-SPHXA.doc; Re-Cert 9 2020-0230-SPHXA.doc; Re-Cert 10 2020-0230-SPHXA.doc; Re-Cert Groups 1 & 2 2020-0230-SPHXA.doc

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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 8109 Liberty Road, 3546 Milford Mill Road 3529 & 3531 Milvale Road. Thanks.

Edit Panelist Invitation List

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

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

Panelists to Invite

	Name	Email address	Phone number	Language	Time Zone	Locale
☐	<u>Deb Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Maureen Murphy</u> (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Aaron Plymouth</u>	aplymouth907@gmail.com	1-	English	New York Time	U.S.
☐	<u>Allen Pettaway</u>	pettaway2@comcast.net	1-	English	New York Time	U.S.
☐	<u>Aretha Davis-Cure</u>	arethadaviscure@msn.com	1-	English	New York Time	U.S.
☐	<u>Ashley McKinney</u>	amac529@outlook.com	1-	English	New York Time	U.S.
☐	<u>Ashton Brown</u>	anb_hash@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Bertha Boyd</u>	boydwbirt@msn.com	1-	English	New York Time	U.S.
☐	<u>Carol Moorefield</u>	caldron@verizon.net	1-	English	New York Time	U.S.
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☐	<u>DeVonne Parks</u>	stoneybrookcommunity@gmail.com	1-	English	New York Time	U.S.
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☐	<u>Dr. Deborah Carter</u>	dcarter348@aol.com	1-	English	New York Time	U.S.
☐	<u>Dr. Marco Clark</u>	drmarcoclarck@gmail.com	1-	English	New York Time	U.S.
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2/19 10AM
2020-02-30
Sara

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☐	Willie Dash	wdash@verizon.net	1-	English	New York Time	U.S.
☒	Daryl Pertee	dpertee01@msn.com	1-	English	New York Time	U.S.

New Panelist

Full name: (required)
 Email address: (required)
 Country/Region: Number (with area/city code):
 Phone number:
 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: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 1:34 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Daryl
Last Name	Pertee
Email	dpertee01@msn.com
Phone	4104964585
Address	3715 Pikeswood Drive
City	RANDALLSTOWN
State	Maryland
ZIP Code	21133
Case Number	case#: 2020-0230-SPHXA
Scheduled Hearing Date	February 1 2021

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☐	<u>Aaron Plymouth</u>	aplymouth907@gmail.com	1-	English	New York Time	U.S.
☐	<u>Aretha Davis-Cure</u>	arethadaviscure@msn.com	1-	English	New York Time	U.S.
☐	<u>Ashley McKinney</u>	amac529@outlook.com	1-	English	New York Time	U.S.
☐	<u>Ashton Brown</u>	anb_hash@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Bertha Boyd</u>	boydwbirt@msn.com	1-	English	New York Time	U.S.
☐	<u>Carol Moorefield</u>	caldron@verizon.net	1-	English	New York Time	U.S.
☐	<u>Chantelle Crawford</u>	cmcrawford09@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Concerned Resident</u>	mygbcoinfo@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Cynthia Horton</u>	djuice9@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Damien Sharp</u>	damienbsharp@msn.com	1-	English	New York Time	U.S.
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☐	<u>Dino C. La Fiandra</u>	dcl@lafiantralaw.com	1-	English	New York Time	U.S.
☐	<u>Dr. Deborah Carter</u>	dcarter348@aol.com	1-	English	New York Time	U.S.
☐	<u>Dr. Marco Clark</u>	drmarcoclarck@gmail.com	1-	English	New York Time	U.S.
☐	<u>Ed Scott</u>	eds@atlasrealestateco.com	1-	English	New York Time	U.S.
☐	<u>Ellen Polston</u>	epolston1@verizon.net	1-	English	New York Time	U.S.
☐	<u>Ernestine Jolivet</u>	ejj122@aol.com	1-	English	New York Time	U.S.
☐	<u>Etoy Hamlin</u>	etoyhmln@yahoo.com	1-	English	New York Time	U.S.

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9020-0230-
SPRIN
104M

☐	<u>Evelyn Wilson</u>	ewilson0398@gmail.com	1-	English	New York Time	U.S.
☐	<u>G James</u>	nyspock@aol.com	1-	English	New York Time	U.S.
☐	<u>Gloria Shelton</u>	glorria6272@comcast.net	1-	English	New York Time	U.S.
☐	<u>Gloria Sherman</u>	gloriasherman102@aol.com	1-	English	New York Time	U.S.
☐	<u>Gloria Swepson</u>	gloria4860@verizon.net	1-	English	New York Time	U.S.
☐	<u>Gwen Braxton</u>	gwen.braxton@cms.hhs.gov	1-	English	New York Time	U.S.
☐	<u>Jacqueline Richardson</u>	jacquelinrichardson@msn.com	1-	English	New York Time	U.S.
☐	<u>Jeri Buster</u>	jeribuster@gmail.com	1-	English	New York Time	U.S.
☐	<u>Joyce Sica</u>	joycersica@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Kathleen Styles</u>	kastyles1@verizon.net	1-	English	New York Time	U.S.
☐	<u>Keishauna Banks</u>	keishaunabanks@gmail.com	1-	English	New York Time	U.S.
☐	<u>Keith Koscher</u>	keith.koscher@kimley-yorn.com	1-	English	New York Time	U.S.
☐	<u>Keith Koscher</u>	keith.koscher@kimley-horn.com	1-	English	New York Time	U.S.
☐	<u>Kellie Gourdine</u>	k.gourdine20@gmail.com	1-	English	New York Time	U.S.
☐	<u>Kimberly Bailey-James</u>	kbaileyjames@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Lavera Wilson</u>	chasingsaturday247@gmail.com	1-	English	New York Time	U.S.
☐	<u>Lydia Pettie</u>	laptan1714@gmail.com	1-	English	New York Time	U.S.
☐	<u>Marc Wright</u>	marcwrightcompany@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Mary Williams</u>	smwpangels@verizon.net	1-	English	New York Time	U.S.
☐	<u>Matt Bishop</u>	matt.bishop@kimley-horn.com	1-	English	New York Time	U.S.
☐	<u>Michael Carp</u>	mtcarp@kennedycompanies.com	1-	English	New York Time	U.S.
☐	<u>Michelle Crawford</u>	mlcrawford123@hotmail.com	1-	English	New York Time	U.S.
☐	<u>Michelle Wedderburn</u>	michellewedder@gmail.com	1-	English	New York Time	U.S.
☐	<u>Mildred Owens</u>	mildredowens6@gmail.com	1-	English	New York Time	U.S.
☐	<u>Monica Anderson</u>	mandersonmail@gmail.com	1-	English	New York Time	U.S.
☐	<u>Monique Robinson</u>	robinson.monique@gmail.com	1-	English	New York Time	U.S.
☐	<u>Natasha Werts</u>	ndwerts@gmail.com	1-	English	New York Time	U.S.
☐	<u>Nichelle McGirt</u>	tnnsforever@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Nigeri Rolling-Ford</u>	nrollingford@gmail.com	1-	English	New York Time	U.S.
☐	<u>Norita Phillips</u>	norita68@msn.com	1-	English	New York Time	U.S.
☐	<u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Rachel Brunson</u>	profbrunson@gmail.com	1-	English	New York Time	U.S.

☐	<u>Rasheed Ragin</u>	rjragin@gmail.com	1-	English	New York Time	U.S.
☐	<u>Ray Moseley</u>	raymoseley@aol.com	1-	English	New York Time	U.S.
☐	<u>Rosemary Pierre</u>	rola48@gmail.com	1-	English	New York Time	U.S.
☐	<u>Ryan Coleman</u>	ryanmcoleman@hotmail.com	1-	English	New York Time	U.S.
☐	<u>Sharissa Epps</u>	sharissasbg@hotmail.com	1-	English	New York Time	U.S.
☐	<u>Shelena Sanderson</u>	shelena721@icloud.com	1-	English	New York Time	U.S.
☐	<u>Sonia Young</u>	youngsoniap@icloud.com	1-	English	New York Time	U.S.
☐	<u>Vecchionia Dixon</u>	vecchioniadixon@gmail.com	1-	English	New York Time	U.S.
☐	<u>William Harris</u>	wnts@comcast.net	1-	English	New York Time	U.S.
☐	<u>Willie Dash</u>	wdash@verizon.net	1-	English	New York Time	U.S.
☒	<u>Cathy Wolfson</u>	oakknob@comcast.net	1-	English	New York Time	U.S.
☒	<u>Corena Bridges</u>	corbrid@gmail.com	1-	English	New York Time	U.S.
☒	<u>Allen Pettaway</u>	pettaway2@comcast.net	1-	English	New York Time	U.S.
☒	<u>Roland Wilson</u>	evapevadeva@outlook.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: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 2:10 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Roland
Last Name	Wilson
Email	Evapevadeva@outlook.com
Phone	4104868084
Address	7121 N Alter St
City	GwynnOak
State	Maryland
ZIP Code	21207
Case Number	2020-0230
Scheduled Hearing Date	02/01/21

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 2:07 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Allen
Last Name	Pettaway
Email	pettaway2@comcast.net
Phone	4436000173
Address	3430 Lynne Haven Drive
City	Milford Mill
State	Maryland
ZIP Code	21244
Case Number	20200230SPHXA
Scheduled Hearing Date	2/1/21

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 2:06 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Corena
Last Name	Bridges,
Email	corbrid@gmail.com
Phone	4104845345
Address	3708 Croydon Road
City	Gwynn Oak
State	Maryland
ZIP Code	21207-3850
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	2/1/2021

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 2:01 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Cathy
Last Name	Wolfson
Email	oakknob@comcast.net
Phone	410-245-8708
Address	8434 Dogwood Road
City	Windsor Mill
State	Maryland
ZIP Code	21244
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	2/1/2021

☐	<u>Sheila C. Bennett</u>	sheilacas@verizon.net	1-	English	New York Time	U.S.
☐	<u>Sheila Lewis</u>	msheather12@hotmail.com	1-	English	New York Time	U.S.
☐	<u>Shelena Sanderson</u>	shelena721@icloud.com	1-	English	New York Time	U.S.
☐	<u>Sonia Young</u>	youngsoniap@icloud.com	1-	English	New York Time	U.S.
☐	<u>Stephanie Hobmann</u>	steffy.hobmann@gmail.com	1-	English	New York Time	U.S.
☐	<u>Susan Ellerbee</u>	susanellerbee@msn.com	1-	English	New York Time	U.S.
☐	<u>Vecchionia Dixon</u>	vecchioniadixon@gmail.com	1-	English	New York Time	U.S.
☐	<u>William Harris</u>	wnts@comcast.net	1-	English	New York Time	U.S.
☐	<u>Willie Dash</u>	wdash@verizon.net	1-	English	New York Time	U.S.
☐	<u>Yvonne Sims</u>	bon624@gmail.com	1-	English	New York Time	U.S.
☐	<u>Zulma Santiago</u>	zoom49@msn.com	1-	English	New York Time	U.S.
☒	<u>Lawrence White</u>	nmeantime1@aol.com	1-	English	New York Time	U.S.

New Panelist

Full name: (required)

Email address: (required)

Country/Region
 Number (with area/city code)

Phone number:

Time Zone: ▼

Language: ▼

Locale: ▼

☐ Add new panelist in my address book
☐ Invite as alternate host

☐	<u>Keith Koscher</u>	keith.koscher@kimley-horn.com	1-	English	New York Time	U.S.
☐	<u>Kellie Gourdine</u>	k.gourdine20@gmail.com	1-	English	New York Time	U.S.
☐	<u>Kimberly Bailey-James</u>	kbaileyjames@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Krystal Myers</u>	krystallmyers@gmail.com	1-	English	New York Time	U.S.
☐	<u>Laura Blanks</u>	lauraslane222@aol.com	1-	English	New York Time	U.S.
☐	<u>Lavera Wilson</u>	chasingsaturday247@gmail.com	1-	English	New York Time	U.S.
☐	<u>Lydia Pettie</u>	laptten1714@gmail.com	1-	English	New York Time	U.S.
☐	<u>Marc Wright</u>	marcwrightcompany@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Mary Williams</u>	smwpangels@verizon.net	1-	English	New York Time	U.S.
☐	<u>Matt Bishop</u>	matt.bishop@kimley-horn.com	1-	English	New York Time	U.S.
☐	<u>Michael Carp</u>	mtcarp@kenedycompanies.com	1-	English	New York Time	U.S.
☐	<u>Michelle Crawford</u>	mlcrawford123@hotmail.com	1-	English	New York Time	U.S.
☐	<u>Michelle Creek</u>	michelehaynes@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Michelle Wedderburn</u>	michellewedder@gmail.com	1-	English	New York Time	U.S.
☐	<u>Mike Olawal</u>	pastor@dominionwonders.org	1-	English	New York Time	U.S.
☐	<u>Mildred Owens</u>	mildredowens6@gmail.com	1-	English	New York Time	U.S.
☐	<u>Monica Anderson</u>	mandersonmail@gmail.com	1-	English	New York Time	U.S.
☐	<u>Monique Robinson</u>	robinson.monique@gmail.com	1-	English	New York Time	U.S.
☐	<u>Natasha Werts</u>	ndwerts@gmail.com	1-	English	New York Time	U.S.
☐	<u>Nichelle McGirt</u>	tnnsforever@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Nigeri Rolling-Ford</u>	nrollingford@gmail.com	1-	English	New York Time	U.S.
☐	<u>Norita Phillips</u>	norita68@msn.com	1-	English	New York Time	U.S.
☐	<u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Paula Guest</u>	paulabrooks07@outlook.com	1-	English	New York Time	U.S.
☐	<u>Rachel Brunson</u>	profbrunson@gmail.com	1-	English	New York Time	U.S.
☐	<u>Rasheed Ragin</u>	rjragin@gmail.com	1-	English	New York Time	U.S.
☐	<u>Ray Moseley</u>	raymoseley@aol.com	1-	English	New York Time	U.S.
☐	<u>Roland Wilson</u>	evapevadeva@outlook.com	1-	English	New York Time	U.S.
☐	<u>Rosemary Pierre</u>	rola48@gmail.com	1-	English	New York Time	U.S.
☐	<u>Ryan Coleman</u>	ryanmcoleman@hotmail.com	1-	English	New York Time	U.S.
☐	<u>Sandra Harney</u>	harneysandra@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Sharissa Epps</u>	sharissasbg@hotmail.com	1-	English	New York Time	U.S.

☐	<u>Daryl Pertee</u>	dpertee01@msn.com	1-	English	New York Time	U.S.
☐	<u>Deborah Peaks Coleman</u>	dpcsankofa@gmail.com	1-	English	New York Time	U.S.
☐	<u>Debra Hnat</u>	koala171@verizon.net	1-	English	New York Time	U.S.
☐	<u>Denise Rubin</u>	darubin2@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Derrick Burnett</u>	daburnett777@gmail.com	1-	English	New York Time	U.S.
☐	<u>DeVonne Parks</u>	stonebrookcommunity@gmail.com	1-	English	New York Time	U.S.
☐	<u>Dino C. La Fiandra</u>	dcl@lafialandralaw.com	1-	English	New York Time	U.S.
☐	<u>Donna Clayton</u>	villageoftwelveetrees@gmail.com	1-	English	New York Time	U.S.
☐	<u>Dr. Deborah Carter</u>	dcarter348@aol.com	1-	English	New York Time	U.S.
☐	<u>Dr. Marco Clark</u>	drmarcoclarck@gmail.com	1-	English	New York Time	U.S.
☐	<u>Ed Scott</u>	eds@atlasrealestateco.com	1-	English	New York Time	U.S.
☐	<u>Ellen Polston</u>	epolston1@verizon.net	1-	English	New York Time	U.S.
☐	<u>Ernestine Edwards</u>	ernestine8507@verizon.net	1-	English	New York Time	U.S.
☐	<u>Ernestine Jolivet</u>	ejj122@aol.com	1-	English	New York Time	U.S.
☐	<u>Etoy Hamlin</u>	etoyhmln@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Evelyn Wilson</u>	ewilson0398@gmail.com	1-	English	New York Time	U.S.
☐	<u>G James</u>	nyspock@aol.com	1-	English	New York Time	U.S.
☐	<u>Gloria Shelton</u>	glorria6272@comcast.net	1-	English	New York Time	U.S.
☐	<u>Gloria Sherman</u>	gloriasherman102@aol.com	1-	English	New York Time	U.S.
☐	<u>Gloria Swepson</u>	gloria4860@verizon.net	1-	English	New York Time	U.S.
☐	<u>Gwen Braxton</u>	gwen.braxton@cms.hhs.gov	1-	English	New York Time	U.S.
☐	<u>Jacqueline Richardson</u>	jacquelinrichardson@msn.com	1-	English	New York Time	U.S.
☐	<u>Jeri Buster</u>	jeribuster@gmail.com	1-	English	New York Time	U.S.
☐	<u>Jerome Guest</u>	jeromeguest1942@hotmail.com	1-	English	New York Time	U.S.
☐	<u>Joan Stukes-Maurice</u>	joan.stukesmaurice8@gmail.com	1-	English	New York Time	U.S.
☐	<u>John Fitts</u>	jfitts@verizon.net	1-	English	New York Time	U.S.
☐	<u>Joyce Sica</u>	joycersica@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Karen Vaden</u>	kavaden7@gmail.com	1-	English	New York Time	U.S.
☐	<u>Kathleen Skullney</u>	ksskullney@verizon.net	1-	English	New York Time	U.S.
☐	<u>Kathleen Styles</u>	kastyles1@verizon.net	1-	English	New York Time	U.S.
☐	<u>Keishauna Banks</u>	keishaunabanks@gmail.com	1-	English	New York Time	U.S.
☐	<u>Keith Koscher</u>	keith.koscher@kimley-yorn.com	1-	English	New York Time	U.S.

Edit Panelist Invitation List

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

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

Panelists to Invite

	Name	Email address	Phone number	Language	Time Zone	Locale
☐	<u>Deb Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Maureen Murphy</u> (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Aaron Plymouth</u>	aplymouth907@gmail.com	1-	English	New York Time	U.S.
☐	<u>Aletheia McCaskill</u>	tendertots@verizon.net	1-	English	New York Time	U.S.
☐	<u>Allen Pettaway</u>	pettaway2@comcast.net	1-	English	New York Time	U.S.
☐	<u>Anaya Smith</u>	anayasmith@aol.com	1-	English	New York Time	U.S.
☐	<u>Angie Daniel</u>	adaniel9099@gmail.com	1-	English	New York Time	U.S.
☐	<u>Aretha Davis-Cure</u>	arethadaviscure@msn.com	1-	English	New York Time	U.S.
☐	<u>Ashley McKinney</u>	amac529@outlook.com	1-	English	New York Time	U.S.
☐	<u>Ashton Brown</u>	anb_hash@yahoo.com	1-	English	New York Time	U.S.
☐	<u>barrington branch</u>	bacbranch@verizon.net	1-	English	New York Time	U.S.
☐	<u>Bertha Boyd</u>	boydwburt@msn.com	1-	English	New York Time	U.S.
☐	<u>Beverly Grace</u>	lovetosingbevo@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Bill Brooks</u>	billmbrookssjr@gmail.com	1-	English	New York Time	U.S.
☐	<u>Carol Moorefield</u>	caldron@verizon.net	1-	English	New York Time	U.S.
☐	<u>Cathy Wolfson</u>	oakknob@comcast.net	1-	English	New York Time	U.S.
☐	<u>Chantelle Crawford</u>	cmcrawford09@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Concerned Resident</u>	mygbcoinfo@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Corena Bridges</u>	corbrid@gmail.com	1-	English	New York Time	U.S.
☐	<u>Cynthia Horton</u>	djuice9@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Damien Sharp</u>	damienbsharp@msn.com	1-	English	New York Time	U.S.
☐	<u>Dara Gry</u>	mr.mrs.graysus@gmail.com	1-	English	New York Time	U.S.
☐	<u>Darnell Larkins</u>	darnellmlarkins@yahoo.com	1-	English	New York Time	U.S.

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, January 29, 2021 9:50 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Beverly
Last Name	Grace
Email	lovetosingbevo@yahoo.com
Phone	4436225981
Address	2 Coachman Ct Apt T1
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	20200230SPHXA
Scheduled Hearing Date	2/1/2021

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Sunday, January 31, 2021 9:33 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Lawrence
Last Name	White
Email	nmeantime1@aol.com
Phone	4104939198
Address	16 Sunrise Court
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	February 1, 2021

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 5:46 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Ernestine
Last Name	Edwards
Email	ernestine8507@verizon.net
Phone	410-922-8507
Address	17 Pima Court
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	8109
Scheduled Hearing Date	February 1, 2021

2020-
230-5PHXA

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 4:39 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Susan
Last Name	Ellerbee
Email	susanellerbee@msn.com
Phone	410-206-4349
Address	8710 Church Lane
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	February 1, 2021

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 5:07 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Joan
Last Name	Stukes-Maurice
Email	joan.stukesmaurice8@gmail.com
Phone	4106551395
Address	8702 Stephanie Rd
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHRA
Scheduled Hearing Date	February 1, 2021

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 5:26 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	barrington
Last Name	branch
Email	bacbranch@verizon.net
Phone	410 922 4752
Address	3500 rockdale court
City	windsor mill
State	Maryland
ZIP Code	21244
Case Number	20200230-SPHXA
Scheduled Hearing Date	FEBRUARY 1, 2021

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 5:37 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Laura
Last Name	Blanks
Email	lauraslane222@aol.com
Phone	14109222771
Address	9807 Southall Road 9807 Southa
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	Feb.1,2021

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 6:20 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Karen
Last Name	Vaden
Email	kavaden7@gmail.com
Phone	4106088934
Address	3937 Tiverton
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	February 1

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 7:53 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Darnell
Last Name	Larkins
Email	darnellmlarkins@yahoo.com
Phone	4102983717
Address	7401 Marston Road
City	Gwynn Oak
State	Maryland
ZIP Code	21207
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	02-01-2021

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 8:14 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Sheila
Last Name	Lewis
Email	MsHeather12@hotmail.com
Phone	4106532498
Address	3907 Buckingham Rd
City	Pikesville
State	Maryland
ZIP Code	21207
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	scheduled for 2/1 1:30 p.m.

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 9:25 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Krystal
Last Name	Myers
Email	krystallmyers@gmail.com
Phone	4437397441
Address	1030 Campbell Meadow
City	Owings Mills
State	Maryland
ZIP Code	21117
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	02/01/2020

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 11:15 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Paula
Last Name	Guest
Email	Paulabrooks07@outlook.com
Phone	410-922-5560
Address	3412 Wild Cherry Rd
City	Windsor Mill
State	Maryland
ZIP Code	21244
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	February 1 2021

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 11:18 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Jerome
Last Name	Guest
Email	Jeromeguest1942@hotmail.com
Phone	410-922-5560
Address	3412 Wild Cherry Rd
City	Windsor Mill
State	Maryland
ZIP Code	21244
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	February 1, 2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, January 29, 2021 9:50 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Beverly
Last Name	Grace
Email	lovetosingbevo@yahoo.com
Phone	4436225981
Address	2 Coachman Ct Apt T1
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	20200230SPHXA
Scheduled Hearing Date	2/1/2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 11:31 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

 Request to Testify

Label	Value
First Name	Sharissa
Last Name	Epps
Email	sharissasbg@hotmail.com
Phone	4105210711
Address	9817 Plowline Road
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	Monday, February 1, 2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 11:35 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Willie
Last Name	Dash
Email	Wdash@verizon.net
Phone	4437424403
Address	4359 Chapeldale Road
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	Feb 1 2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 11:45 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify



Label	Value
First Name	Kimberly
Last Name	Bailey-James
Email	kbaileyjames@yahoo.com
Phone	4103035233
Address	3443 Barkley Woods Road
City	Windsor Mill
State	Maryland
ZIP Code	21244-3600
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	February 1, 2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 11:47 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
✓ First Name	Evelyn
Last Name	Wilson
Email	Ewilson0398@gmail.com
Phone	410-521-4199
Address	4113 Springsleigh Rd
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-Sphxa
Scheduled Hearing Date	02/01/2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 12:02 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Dr. Deborah
Last Name	Carter
Email	dcarter348@aol.com
Phone	4103633623
Address	9828 Bridle Brook Dr
City	Owings Mills
State	Maryland
ZIP Code	21117
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	02/01/2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 12:05 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Ray
Last Name	Moseley
Email	raymoseley@aol.com
Phone	4439568956
Address	10004l Village Green Dr
City	WOODSTOCK, MD, 21163
State	Maryland
ZIP Code	21163
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	February 1, 2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 12:12 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Monique
Last Name	Robinson
Email	robinson.monique@gmail.com
Phone	4434201999
Address	2101 Ramona Lane
City	Woodstock
State	Maryland
ZIP Code	21163
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	02/01/21

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 12:16 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Joyce
Last Name	Sica
Email	joycersica@yahoo.com
Phone	410-922-5210
Address	5607 Northgreen Rd
City	Windsor Mill
State	Maryland
ZIP Code	21244
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	02/1/2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 12:27 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

✓

Label	Value
First Name	Michelle
Last Name	Wedderburn
Email	Michellewedder@gmail.com
Phone	(410) 977-3755
Address	7 Leafydale Court
City	Pikesville
State	Maryland
ZIP Code	21208
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	February 1, 2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 12:43 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	carol
Last Name	moorefield
Email	caldron@verizon.net
Phone	4109603236
Address	7916 Dogwood RD
City	Windsor mill
State	Maryland
ZIP Code	21244
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	Feb 1 2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 12:43 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

✓

Label	Value
First Name	carol
Last Name	moorefield
Email	caldron@verizon.net
Phone	4109603236
Address	7916 Dogwood RD
City	Windsor mill
State	Maryland
ZIP Code	21244
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	Feb 1 2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 12:56 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label ✓	Value
First Name	Marc
Last Name	Wright
Email	marcwrightcompany@yahoo.com
Phone	4432710461
Address	3515 Millvale Rd
City	Windsor Mill
State	Maryland
ZIP Code	21244
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	February 1, 2020

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 12:57 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Derrick
Last Name	Burnett
Email	daburnett777@gmail.com
Phone	4439850742
Address	8627 WINDMILL RD, Randallstown, Randallstown
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	02/01/2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 1:13 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Bertha
Last Name	Boyd
Email	Boydwbert@msn.com
Phone	410-802-7018
Address	7413 Digby Road
City	Gwynn Oak
State	Maryland
ZIP Code	21207
Case Number	20200230SPHXA
Scheduled Hearing Date	February 1

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 2:44 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Kathleen
Last Name	Skullney
Email	ksskullney@verizon.net
Phone	4104659116
Address	10813 Davis Avenue
City	Granite
State	Maryland
ZIP Code	21163
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	February 1, 2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, January 27, 2021 6:44 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Ashton
Last Name	Brown
Email	Anb_hash@yahoo.com
Phone	4434138059
Address	4602 Hawksbury Rd
City	Pikesville
State	Maryland
ZIP Code	21208
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	2/1/2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, January 27, 2021 6:38 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

✓

Label	Value
First Name	Nathasa
Last Name	Werts
Email	Ndwerts@gmail.com
Phone	4435386705
Address	21 Bannock Court
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	1/21/2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, January 27, 2021 6:17 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Michelle
Last Name	Crawford
Email	mlcrawford123@hotmail.com
Phone	4438505235
Address	3517 Millvale Rd
City	Windsor Mill
State	Maryland
ZIP Code	21244
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	February 1, 2020

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, January 27, 2021 5:32 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Aaron
Last Name	Plymouth
Email	aplymouth907@gmail.com
Phone	4109224124
Address	8546 Stevenswood Road
City	Windsor Mill
State	Maryland
ZIP Code	21244
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	February 1, 2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, January 27, 2021 5:36 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Keishauna
Last Name	Banks
Email	keishaunabanks@gmail.com
Phone	410-302-9995
Address	3509 Milford Mill RD
City	Windsor Mill
State	Maryland
ZIP Code	21244
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	02/01/2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, January 27, 2021 5:40 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

✓ Label	Value
First Name	DeVonne
Last Name	Parks
Email	stonebrookcommunity@gmail.com
Phone	4102581968
Address	3904 Zurich Road
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	02/1/2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, January 27, 2021 5:56 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Ellen
Last Name	Polston
Email	epolston1@verizon.net
Phone	4109224410
Address	9706 Tulsemere Rd
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	01-29-2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, January 27, 2021 6:01 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Mildred
Last Name	Owens
Email	mildredowens6@gmail.com
Phone	4105214089
Address	3321 Greenmead Road
City	Windsor Mill
State	Maryland
ZIP Code	21244
Case Number	20200230SPHXA
Scheduled Hearing Date	February 3, 2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, January 27, 2021 6:03 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

✓

Label	Value
First Name	Cynthia
Last Name	Horton
Email	djuice9@yahoo.com
Phone	4105215245
Address	3422 Carriage Hill Circle
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	February 1, 2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 9:23 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

✓ Request to Testify

Label	Value
First Name	Mary
Last Name	Williams
Email	smwpangels@verizon.net
Phone	410.458.5189
Address	1915 Gwynn Oak Avenue
City	Gwynn Oak
State	Maryland
ZIP Code	21207
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	Monday, February 1, 2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 9:17 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

✓ Request to Testify

Label	Value
First Name	Vecchionia
Last Name	Dixon
Email	Vecchioniadixon@gmail.com
Phone	4109220015
Address	4706 Parmelee Rd
City	Pikesville
State	Maryland
ZIP Code	21208
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	02/01/2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 9:15 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	ETOY
Last Name	HAMLIN
Email	ETOYHMLN@YAHOO.COM
Phone	4438577315
Address	3905 Amy Ln
City	Randallstown
State	Maryland
ZIP Code	21133-3609
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	February 1, 2021

Edit Panelist Invitation List

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

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

Panelists to Invite

	Name	Email address	Phone number	Language	Time Zone	Locale
☐	<u>Deb Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Maureen Murphy</u> (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Aaron Plymouth</u>	aplymouth907@gmail.com	1-	English	New York Time	U.S.
☐	<u>Ashton Brown</u>	anb_hash@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Cynthia Horton</u>	djuice9@yahoo.com	1-	English	New York Time	U.S.
☐	<u>DeVonne Parks</u>	stoneybrookcommunity@gmail.com	1-	English	New York Time	U.S.
☐	<u>Dino C. La Fiandra</u>	dcl@lafiandralaw.com	1-	English	New York Time	U.S.
☐	<u>Dr. Marco Clark</u>	drmarcoclarck@gmail.com	1-	English	New York Time	U.S.
☐	<u>Ed Scott</u>	eds@atlasrealestateco.com	1-	English	New York Time	U.S.
☐	<u>Ellen Polston</u>	epolston1@verizon.net	1-	English	New York Time	U.S.
☐	<u>Keishauna Banks</u>	keishaunabanks@gmail.com	1-	English	New York Time	U.S.
☐	<u>Keith Koscher</u>	keith.koscher@kimley-yorn.com	1-	English	New York Time	U.S.
☐	<u>Matt Bishop</u>	matt.bishop@kimley-horn.com	1-	English	New York Time	U.S.
☐	<u>Michael Carp</u>	mtcarp@kennedycompanies.com	1-	English	New York Time	U.S.
☐	<u>Michelle Crawford</u>	mlcrawford123@hotmail.com	1-	English	New York Time	U.S.
☐	<u>Mildred Owens</u>	mildredowens6@gmail.com	1-	English	New York Time	U.S.
☐	<u>Natasha Werts</u>	ndwerts@gmail.com	1-	English	New York Time	U.S.
☐	<u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.

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

New Panelist

Full name: (required)

Email address: (required)

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

Phone number:

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

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 3:13 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Sheila C.
Last Name	Bennett
Email	sheilacas@verizon.net
Phone	4104049414
Address	9811 Tolworth Circle
City	Randallstown
State	Maryland
ZIP Code	21133-2023
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	Monday, February 1, 2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 3:01 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Debra
Last Name	Hnat
Email	koala171@verizon.net
Phone	4439292157
Address	19 Millstone Road
City	RANDALLSTOWN
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	2/1/2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 3:01 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

✓ Label	Value
First Name	Yvonne
Last Name	Sims
Email	bon624@gmail.com
Phone	4105913498
Address	Yvonne Sims
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	FEBRUARY 1, 2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 2:51 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

✓

Label	Value
First Name	Zulma
Last Name	Santiago
Email	zoom49@msn.com
Phone	410.750.7279
Address	1 Park Vista ct
City	Woodstock
State	Maryland
ZIP Code	21163
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	FEB 1

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, January 29, 2021 2:15 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify



Label	Value
First Name	Diksha
Last Name	Robinson
Email	diksha@icloud.com
Phone	4104964113
Address	2 Papago Court
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	02/01/2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, January 29, 2021 1:49 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Aletheia
Last Name	McCaskill
Email	tendertots@verizon.net
Phone	4436774539
Address	3203 Mayfair Road
City	Gwynn Oak
State	Maryland
ZIP Code	21207
Case Number	20200230SPHXA
Scheduled Hearing Date	02/01/2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, January 29, 2021 12:43 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Dara
Last Name	Gray
Email	mr.mrs.graysrus@gmail.com
Phone	7174877990
Address	3009 EDRICH WAY
City	RANDALLSTOWN
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	2/1/2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, January 29, 2021 12:04 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	John
Last Name	Fitts
Email	jfitts@verizon.net
Phone	4437424297
Address	10010 Village Green Drive
City	Woodstock
State	Maryland
ZIP Code	21163
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	Monday, February 1, 2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, January 29, 2021 9:25 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

✓ Request to Testify

Label	Value
First Name	Bill
Last Name	Brooks
Email	billmbrooksjr@gmail.com
Phone	4104962262
Address	8640 Glen Hannah Ct
City	Windsor Mill
State	Maryland
ZIP Code	21244
Case Number	Golden Dragon
Scheduled Hearing Date	Feb 1

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, January 29, 2021 8:01 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

✓

Label	Value
First Name	Angie
Last Name	Daniel
Email	adaniel9099@gmail.com
Phone	410-581-2989
Address	9099 Sylvan Dell Rd
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	February 1, 2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 3:29 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

✓

Label	Value
First Name	Sandra
Last Name	Harney
Email	harneysandra@yahoo.com
Phone	4105210635
Address	3418 Joann Drive
City	Baltimore
State	Maryland
ZIP Code	21244
Case Number	SPHXA-LIBERTY RD. owners
Scheduled Hearing Date	february 1 at 1;30

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, January 29, 2021 2:42 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify



Label	Value
First Name	Donna
Last Name	Clayton
Email	Villageoftwelvetrees@gmail.com
Phone	4432263381
Address	26 Papago Ct
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	2/1/21

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, January 29, 2021 7:16 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

✓

Label	Value
First Name	Michele
Last Name	Creek
Email	Micheledhaynes@yahoo.com
Phone	4109482570
Address	30 ojibway road
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	February 1, 2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, January 29, 2021 3:30 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

✓ Request to Testify

Label	Value
First Name	Anaya
Last Name	Smith
Email	Anayasmith@aol.com
Phone	6503358139
Address	10005 Mill Centre Dr. unit 587
City	Owings Mills
State	Maryland
ZIP Code	08081
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	2/1/2021



Webex Events

New User Reference
(<https://help.webex.com>)

Attend an Event

List of Events
(/ec3300/eventcenter/eventcenter.do?theAction=listevents_date)

Unlisted Events
(</ec3300/eventcenter/eventcenter.do?siteurl=baltimorecountymd>)

Event Recordings
(</ec3300/eventcenter/eventcenter.do?theAction=archive>)

Search

Edit Event

Basic Information:

* Event type:

* Event name:

☒ Listed on public calendar

Registration: ☒ Required

* Event password:  The password must

Date & Time:

* Start date: 

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.
Aaron Plymouth	aplymouth907@gmail.com	1-	New York Time	English	U.S.
Aretha Davis-Cure	arethadaviscure@msn.com	1-	New York Time	English	U.S.
Ashton Brown	anb_hash@yahoo.com	1-	New York Time	English	U.S.
Concerned Resident	mygbcoinfo@yahoo.com	1-	New York Time	English	U.S.
Cynthia Horton	djuice9@yahoo.com	1-	New York Time	English	U.S.
Denise Rubin	darubin2@yahoo.com	1-	New York Time	English	U.S.
DeVonne Parks	stonebrookcommunity@gmail.com	1-	New York Time	English	U.S.
Dino C. La Fiandra	dcl@lafiandralaw.com	1-	New York Time	English	U.S.
Dr. Marco Clark	drmarcoclarck@gmail.com	1-	New York Time	English	U.S.
Ed Scott	eds@atlasrealestateco.com	1-	New York Time	English	U.S.
Ellen Polston	epolston1@verizon.net	1-	New York Time	English	U.S.
Ernestine Jolivet	ejj122@aol.com	1-	New York Time	English	U.S.
Gwen Braxton	gwen.braxton@cms.hhs.gov	1-	New York Time	English	U.S.
Jeri Buster	jeribuster@gmail.com	1-	New York Time	English	U.S.
Kathleen Styles	kastyles1@verizon.net	1-	New York Time	English	U.S.
Keishauna Banks	keishaunabanks@gmail.com	1-	New York Time	English	U.S.
Keith Koscher	keith.koscher@kimley-yorn.com	1-	New York Time	English	U.S.
Kellie Gourdine	k.gourdine20@gmail.com	1-	New York Time	English	U.S.
Lydia Pettie	laptten1714@gmail.com	1-	New York Time	English	U.S.
Matt Bishop	matt.bishop@kimley-horn.com	1-	New York Time	English	U.S.
Michael Carp	mtcarp@kenedycorpanies.com	1-	New York Time	English	U.S.
Michelle Crawford	mlcrawford123@hotmail.com	1-	New York Time	English	U.S.
Mildred Owens	mildredowens6@gmail.com	1-	New York Time	English	U.S.

Monica Anderson	mandersonmail@gmail.com	1-	New York Time	English	U.S.
Natasha Werts	ndwerts@gmail.com	1-	New York Time	English	U.S.
Nichelle McGirt	tnnsforever@yahoo.com	1-	New York Time	English	U.S.
Nigeri Rolling-Ford	nrollingford@gmail.com	1-	New York Time	English	U.S.
Norita Phillips	norita68@msn.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Rachel Brunson	profbrunson@gmail.com	1-	New York Time	English	U.S.
Rasheed Ragin	rjragin@gmail.com	1-	New York Time	English	U.S.
Shelena Sanderson	shelena721@icloud.com	1-	New York Time	English	U.S.
Sonia Young	youngsoniap@icloud.com	1-	New York Time	English	U.S.
William Harris	wnts@comcast.net	1-	New York Time	English	U.S.

A rectangular button with a thin black border and the text "OK" centered inside.

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 8:51 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

 Label	Value
First Name	Chantelle
Last Name	Crawford
Email	Cmcrawford09@yahoo.com
Phone	4434133970
Address	3517 Millvale Road
City	Windsor Mill
State	Maryland
ZIP Code	21244
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	February 1, 2020

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 8:06 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

✓ Request to Testify

Label	Value
First Name	Gloria
Last Name	Swepson
Email	gloria4860@verizon.net
Phone	4105214439
Address	8111 Subet Rd.
City	Baltimore
State	Maryland
ZIP Code	21244
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	February 1 2021

From: webmaster@baltimorecountymd.gov
Sent: Thursday, January 28, 2021 2:36 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

✓

Label	Value
First Name	Michelle
Last Name	Crawford
Email	mlcrawford123@hotmail.com
Phone	4438505235
Address	3517 Millvale Rd
City	Windsor Mill
State	Maryland
ZIP Code	21244
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	February 1, 2020

Edit Panelist Invitation List

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

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

Panelists to Invite

	Name	Email address	Phone number	Language	Time Zone	Locale
☐	<u>Deb Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Maureen Murphy</u> (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Aaron Plymouth</u>	aplymouth907@gmail.com	1-	English	New York Time	U.S.
☐	<u>Allen Pettaway</u>	pettaway2@comcast.net	1-	English	New York Time	U.S.
☐	<u>Aretha Davis-Cure</u>	arethadaviscure@msn.com	1-	English	New York Time	U.S.
☐	<u>Ashley McKinney</u>	amac529@outlook.com	1-	English	New York Time	U.S.
☐	<u>Ashton Brown</u>	anb_hash@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Bertha Boyd</u>	boydwbirt@msn.com	1-	English	New York Time	U.S.
☐	<u>Carol Moorefield</u>	caldron@verizon.net	1-	English	New York Time	U.S.
☐	<u>Cathy Wolfson</u>	oakknob@comcast.net	1-	English	New York Time	U.S.
☐	<u>Chantelle Crawford</u>	cmcrawford09@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Concerned Resident</u>	mygbcoinfo@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Corena Bridges</u>	corbrid@gmail.com	1-	English	New York Time	U.S.
☐	<u>Cynthia Horton</u>	djuice9@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Damien Sharp</u>	damienbsharp@msn.com	1-	English	New York Time	U.S.
☐	<u>Daryl Pertee</u>	dpertee01@msn.com	1-	English	New York Time	U.S.
☐	<u>Deborah Peaks Coleman</u>	dpcsankofa@gmail.com	1-	English	New York Time	U.S.
☐	<u>Denise Rubin</u>	darubin2@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Derrick Burnett</u>	daburnett777@gmail.com	1-	English	New York Time	U.S.
☐	<u>DeVonne Parks</u>	stoneybrookcommunity@gmail.com	1-	English	New York Time	U.S.
☐	<u>Dino C. La Fiandra</u>	dcl@lafiantralaw.com	1-	English	New York Time	U.S.
☐	<u>Dr. Deborah Carter</u>	dcarter348@aol.com	1-	English	New York Time	U.S.
☐	<u>Dr. Marco Clark</u>	drmarcoclarck@gmail.com	1-	English	New York Time	U.S.

☐	<u>Ed Scott</u>	eds@atlasrealestateco.com	1-	English	New York Time	U.S.
☐	<u>Ellen Polston</u>	epolston1@verizon.net	1-	English	New York Time	U.S.
☐	<u>Ernestine Jolivet</u>	ejj122@aol.com	1-	English	New York Time	U.S.
☐	<u>Etoy Hamlin</u>	etoyhmln@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Evelyn Wilson</u>	ewilson0398@gmail.com	1-	English	New York Time	U.S.
☐	<u>G James</u>	nyspock@aol.com	1-	English	New York Time	U.S.
☐	<u>Gloria Shelton</u>	glorria6272@comcast.net	1-	English	New York Time	U.S.
☐	<u>Gloria Sherman</u>	gloriasherman102@aol.com	1-	English	New York Time	U.S.
☐	<u>Gloria Swepson</u>	gloria4860@verizon.net	1-	English	New York Time	U.S.
☐	<u>Gwen Braxton</u>	gwen.braxton@cms.hhs.gov	1-	English	New York Time	U.S.
☐	<u>Jacqueline Richardson</u>	jacquelinrichardson@msn.com	1-	English	New York Time	U.S.
☐	<u>Jeri Buster</u>	jeribuster@gmail.com	1-	English	New York Time	U.S.
☐	<u>Joyce Sica</u>	joycersica@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Kathleen Styles</u>	kastyles1@verizon.net	1-	English	New York Time	U.S.
☐	<u>Keishauna Banks</u>	keishaunabanks@gmail.com	1-	English	New York Time	U.S.
☐	<u>Keith Koscher</u>	keith.koscher@kimley-yorn.com	1-	English	New York Time	U.S.
☐	<u>Keith Koscher</u>	keith.koscher@kimley-horn.com	1-	English	New York Time	U.S.
☐	<u>Kellie Gourdine</u>	k.gourdine20@gmail.com	1-	English	New York Time	U.S.
☐	<u>Kimberly Bailey-James</u>	kbaileyjames@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Lavera Wilson</u>	chasingaturday247@gmail.com	1-	English	New York Time	U.S.
☐	<u>Lydia Pettie</u>	laptten1714@gmail.com	1-	English	New York Time	U.S.
☐	<u>Marc Wright</u>	marcwrightcompany@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Mary Williams</u>	smwpangels@verizon.net	1-	English	New York Time	U.S.
☐	<u>Matt Bishop</u>	matt.bishop@kimley-horn.com	1-	English	New York Time	U.S.
☐	<u>Michael Carp</u>	mtcarp@kennedycompanies.com	1-	English	New York Time	U.S.
☐	<u>Michelle Wedderburn</u>	michellewedder@gmail.com	1-	English	New York Time	U.S.
☐	<u>Mildred Owens</u>	mildredowens6@gmail.com	1-	English	New York Time	U.S.
☐	<u>Monica Anderson</u>	mandersonmail@gmail.com	1-	English	New York Time	U.S.
☐	<u>Monique Robinson</u>	robinson.monique@gmail.com	1-	English	New York Time	U.S.
☐	<u>Natasha Werts</u>	ndwerts@gmail.com	1-	English	New York Time	U.S.
☐	<u>Nichelle McGirt</u>	tnnsforever@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Nigeri Rolling-Ford</u>	nrollingford@gmail.com	1-	English	New York Time	U.S.

☐	<u>Norita Phillips</u>	norita68@msn.com	1-	English	New York Time	U.S.
☐	<u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Rachel Brunson</u>	profbrunson@gmail.com	1-	English	New York Time	U.S.
☐	<u>Rasheed Ragin</u>	rjragin@gmail.com	1-	English	New York Time	U.S.
☐	<u>Ray Moseley</u>	raymoseley@aol.com	1-	English	New York Time	U.S.
☐	<u>Roland Wilson</u>	evapevadeva@outlook.com	1-	English	New York Time	U.S.
☐	<u>Rosemary Pierre</u>	rola48@gmail.com	1-	English	New York Time	U.S.
☐	<u>Ryan Coleman</u>	ryanmcoleman@hotmail.com	1-	English	New York Time	U.S.
☐	<u>Sharissa Epps</u>	sharissasbg@hotmail.com	1-	English	New York Time	U.S.
☐	<u>Shelena Sanderson</u>	shelena721@icloud.com	1-	English	New York Time	U.S.
☐	<u>Sonia Young</u>	youngsoniap@icloud.com	1-	English	New York Time	U.S.
☐	<u>Vecchionia Dixon</u>	vecchioniadixon@gmail.com	1-	English	New York Time	U.S.
☐	<u>William Harris</u>	wnts@comcast.net	1-	English	New York Time	U.S.
☐	<u>Willie Dash</u>	wdash@verizon.net	1-	English	New York Time	U.S.
☒	<u>Michelle Crawford</u>	mlcrawford123@hotmail.com	1-	English	New York Time	U.S.

New Panelist

Full name: (required)

Email address: (required)

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

Phone number:

Time Zone: ▼

Language: ▼

Locale: ▼

☐ Add new panelist in my address book
☐ Invite as alternate host

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, January 29, 2021 12:04 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

✓

Label	Value
First Name	John
Last Name	Fitts
Email	jfitts@verizon.net
Phone	4437424297
Address	10010 Village Green Drive
City	Woodstock
State	Maryland
ZIP Code	21163
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	Monday, February 1, 2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, January 29, 2021 2:15 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
✓ First Name	Diksha
Last Name	Robinson
Email	diksha@icloud.com
Phone	4104964113
Address	2 Papago Court
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	02/01/2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, January 29, 2021 12:43 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

✓ Request to Testify

Label	Value
First Name	Dara
Last Name	Gray
Email	mr.mrs.graysrus@gmail.com
Phone	7174877990
Address	3009 EDRICH WAY
City	RANDALLSTOWN
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	2/1/2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, January 29, 2021 2:42 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

✓

Label	Value
First Name	Donna
Last Name	Clayton
Email	Villageoftwelveetrees@gmail.com
Phone	4432263381
Address	26 Papago Ct
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	2/1/21

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, January 29, 2021 3:30 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

✓

Label	Value
First Name	Anaya
Last Name	Smith
Email	Anayasmith@aol.com
Phone	6503358139
Address	10005 Mill Centre Dr. unit 587
City	Owings Mills
State	Maryland
ZIP Code	08081
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	2/1/2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, January 29, 2021 7:16 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify



Label	Value
First Name	Michele
Last Name	Creek
Email	Micheledhaynes@yahoo.com
Phone	4109482570
Address	30 ojibway road
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	February 1, 2021

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Thursday, February 4, 2021 7:10 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Grace
Last Name	Snowden
Email	Gosnow2@yahoo.com
Phone	4102994752
Address	9600 Groveton Circle
City	Owings Mills
State	Maryland
ZIP Code	21117
Case Number	Golden dragon
Scheduled Hearing Date	February 9

Donna Mignon

From: Donna Mignon
Sent: Tuesday, January 26, 2021 9:30 AM
To: 'Dino La Fiandra'
Subject: Case No: 2020-0230-SPHXA - 8109 Liberty Road - House of Der, Inc.

Good Morning,

As you are aware, a virtual webex hearing has been scheduled for February 1, 2021 at 1:30 p.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

Donna Mignon

From: Kristen L Lewis
Sent: Thursday, January 7, 2021 4:21 PM
To: Debra Wiley; Donna Mignon
Subject: FW: Participants for 2020-230-SPHXA - February 1, 2021 @ 1:30 pm

8109

Below is the information needed for case 202-0230-SPHXA, set for 2/1 at 1:30 p.m., Address is ~~8901~~ Liberty Road, Owners are House of Der, Inc. and Golden Dragon.

Kristen Lewis-Colles
PAI – Zoning Review
410-887-3391

From: Dino La Fiandra [mailto:dcl@lafiandralaw.com]
Sent: Thursday, January 07, 2021 4:17 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Participants for 2020-230-SPHXA - February 1, 2021 @ 1:30 pm

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

Address of the Property: 8901 Liberty Road

Please send a webex link to the following individuals for the above-referenced hearing:

Michael Carp - mtcarp@kennedycompanies.com
Matt Bishop - Matt.Bishop@kimley-horn.com
Keith Koscher - Keith.Koscher@kimley-horn.com
Ed Scott - EDS@atlasrealestateco.com
Dino C. La Fiandra - dcl@lafiandralaw.com

Thank you very much for your assistance.

Regards,
Dino



Dino C. La Fiandra, Esquire
The Law Office of Dino C. La Fiandra, LLC
100 W. Pennsylvania Avenue, Suite 305
Towson, Maryland 21204
Tel: 443-204-3473

LaFiandralaw.com
[vCard](#)

Donna Mignon

From: Dino La Fiandra <dcl@lafiandalaw.com>
Sent: Thursday, January 7, 2021 4:17 PM
To: Administrative Hearings; Kristen L Lewis
Subject: Participants for 2020-230-SPHXA - February 1, 2021 @ 1:30 pm

Follow Up Flag: Follow up
Flag Status: Flagged

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

Address of the Property: 8901 Liberty Road

Please send a webex link to the following individuals for the above-referenced hearing:

Michael Carp - mtcarp@kenedycompanies.com
Matt Bishop - Matt.Bishop@kimley-horn.com
Keith Koscher - Keith.Koscher@kimley-horn.com
Ed Scott - EDS@atlasrealestateco.com
Dino C. La Fiandra - dcl@lafiandalaw.com

Thank you very much for your assistance.

Regards,
Dino



Dino C. La Fiandra, Esquire
The Law Office of Dino C. La Fiandra, LLC
100 W. Pennsylvania Avenue, Suite 305
Towson, Maryland 21204
Tel: 443-204-3473

LaFiandalaw.com
[vCard](#)

Donna Mignon

From: Dino La Fiandra <dcl@lafiandralaw.com>
Sent: Thursday, January 7, 2021 4:22 PM
To: Administrative Hearings; Kristen L Lewis
Subject: Re: Participants for 2020-230-SPHXA - February 1, 2021 @ 1:30 pm

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

Minor correction: The address of the property is 8109 Liberty Road (not 8901). Sorry for the confusion.
Dino



On Thu, Jan 7, 2021 at 4:16 PM Dino La Fiandra <dcl@lafiandralaw.com> wrote:
Address of the Property: 8901 Liberty Road

Please send a webex link to the following individuals for the above-referenced hearing:

Michael Carp - mtcarp@kennedycompanies.com

Matt Bishop - Matt.Bishop@kimley-horn.com

Keith Koscher - Keith.Koscher@kimley-horn.com

Ed Scott - EDS@atlasrealestateco.com

Dino C. La Fiandra - dcl@lafiandralaw.com

Thank you very much for your assistance.

Regards,
Dino



Dino C. La Fiandra, Esquire
The Law Office of Dino C. La Fiandra, LLC
100 W. Pennsylvania Avenue, Suite 305
Towson, Maryland 21204
Tel: 443-204-3473

LaFiandralaw.com
[vCard](#)

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - Case No: 2020-0230-SPHXA - 8109 Liberty Road- Owners: House of Der, Inc. & Golden Dragon
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ead9f437aef80a7e8b597f0b71f9bc9ed>
Start: Mon 2/1/2021 1:30 PM
End: Mon 2/1/2021 2:30 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: webex

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

Host: Donna Mignon (dmignon@baltimorecountymd.gov)
Event number (access code): 180 624 9866

Monday, February 1, 2021 1:30 pm, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ead9f437aef80a7e8b597f0b71f9b>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e264847aea3d97c9543e2c12796>

Start event

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You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 342202

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Event Information

Event: Zoning b

Type: Listed E

Event address for attendees: <https://b...>

Event address for panelists: <https://b...>

Date and time: Monday, Eastern

Duration: 1 hour

Description: Zoning Map
Case No.
Address
Owners:

Event number: 180 624

Event password: 1234

Host key: 776403

Alternate Host: Deb Wilder

Panelist Info:

Panelist password:

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A rectangular button with a black border and the text "OK" in the center.

ZAC AGENDA

Case Number: 2020-0230-SPHXA **Reviewer:** Joseph Merrey
Existng Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL HEARING, SPECIAL EXCEPTION, VARIANCE
Legal Owner: House of Der Inc,
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 2 **Council Dist:** 4

Property Address: 8109 LIBERTY RD

Location: The property located on the South East corner of Millvale Lane and Liberty Road.
(Address: 3546 Milford Mill Road, 3529 & 3531 Millvale Road)

Existing Zoning: BL -CCC, DR 5.5 **Area:** 1.35 AC

Proposed Zoning:

SPECIAL HEARING:

To amend the zoning order and approved site plan in Case No. 1984-0142-A in accordance with the relief granted herein.

To confirm that the use permits for commercial parking in a residential zone issued in Cases No. 1974-236-SPHA and 1976-28-SPHA allow for the commercial parking in a residential zone as shown on the Plan to Accompany Petition for Zoning Hearing. In the alternative to Special Hearing Request 2, and to the extent necessary, pursuant to BCZR 409.8.B to issue a use permit for commercial parking in a residential zone for 21 parking spaces in the D.R. 5.5 zone, as shown on the Plan to Accompany Petition for Zoning Hearing.

Pursuant to BCZR 1B.01.1.B.1.C(1), determine that the amount of Residential Transition Area (RTA) provided is adequate, as shown on the Plan to Accompany Petition for Zoning Hearing.

In the alternative to Special Hearing Request 4 and Variance Requests 3 and 4, pursuant to BCZR 1B.01.1.B.1.(2), to modify the RTA required under BCZR 1B.01.1.B.1.e(3) and to permit the storm-water management facilities, surface parking, drive aisles, and other improvements shown on the Plan to Accompany Petition for Zoning Hearing to be located within the 50-foot RTA Buffer and the 75-foot RTA setback otherwise required.

To determine that the colored striped banding shown on the service station canopy is a decorative feature that does not contribute to the message of any sign and, in accordance with the definition of "Area" as provided in BCZR 450.3 this decorative feature should not be included in the area of the canopy signs.

To determine whether a variance is required for the canopy signs as shown on the Plan to Accompany Petition for Zoning Hearing.

To approve the proposed location of the dumpster as shown on the Plan to Accompany Petition for Zoning Hearing. Such further and other relief as the nature of this case may require.

SPECIAL EXCEPTION:

Pursuant to BCZR 405.2.B and 230.3, a special exception for a fuel service station (including a convenience store less than 6,000 sq ft as an ancillary use permitted by right under BCZR, 405.4.D in association therewith), as shown on the Plan to Accompany Petition for Zoning Hearing.

VARIANCE:

BCZR 405.4.A.1 for a site area within the BL-CCC Zone of 28,460 square feet in lieu of 35,000 spare feet required. For an LTA along a public right-of-way with a minimum width of 0 feet in lieu of 10 feet required, including the placement of freestanding enterprise sign within the required 10-foot LTA, as shown on the Plan to Accompany Petition for Zoning Hearing.

Attorney: Dino C. La Fiandra

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

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: September 18, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0230-SPHXA
Address 8109 Liberty Road
(House of Der, Inc. Property)

Zoning Advisory Committee Meeting of **September 14, 2020**.

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

Reviewer: Steve Ford

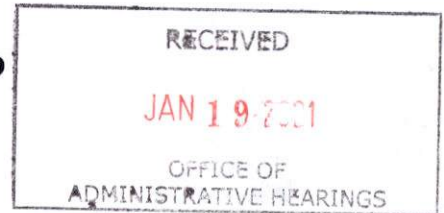
Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 02 Account Number - 0208652585		
Owner Information		
Owner Name:	HOUSE OF DER INC	Use: COMMERCIAL
Mailing Address:	8109 LIBERTY RD BALTIMORE MD 21244-3041	Principal Residence: NO Deed Reference: /04843/ 00069
Location & Structure Information		
Premises Address:	8109 LIBERTY RD BALTIMORE 21244-3041	Legal Description: PT LT 38 SE COR MILLVALE RD MILLVALE
Map: 0077	Grid: 0023	Parcel: 0778
Neighborhood: 10000.04	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2019
		Plat No: 0017/ 0058
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1979	9,799 SF	28,401 SF
Property Land Area	County Use	
23		
Stories	Basement	Type
		RESTAURANT
Exterior	Quality	Full/Half Bath
/	C4	
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2019
Land:	408,400	408,400
Improvements	491,600	491,600
Total:	900,000	900,000
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
		900,000
		900,000
Transfer Information		
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

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
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Reviewer: Steve Ford

2/9 10 AM

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New Panelist

Full name: (required)

Email address: (required)

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

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Sunday, February 7, 2021 8:34 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Lisa
Last Name	Charyszyn
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Phone	4437630850
Address	2614 ridge road
City	Windsor mill
State	Maryland
ZIP Code	21244
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	2/9/2021

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Sunday, February 7, 2021 7:15 AM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Edwin
Last Name	Momanyi
Email	edwin@blckd.co
Phone	4432045899
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City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	Feb 9th

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Sunday, February 7, 2021 5:24 AM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

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City	Rabndallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	Tuesday February 9 2021

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Saturday, February 6, 2021 10:28 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Danyell
Last Name	Smith
Email	danyellps@hotmail.com
Phone	4104997875
Address	16 Pine Hill Ct
City	Woodstock
State	Maryland
ZIP Code	21163
Case Number	case#: 2020-0230-SPHXA).
Scheduled Hearing Date	February 9, 2021

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Saturday, February 6, 2021 10:00 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Andrea
Last Name	Campbell
Email	brianandandreacampbell@gmail.com
Phone	4072308161
Address	6866 Parsons Avenue
City	Gwynn Oak
State	Maryland
ZIP Code	21207
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	February 9, 2021

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Saturday, February 6, 2021 9:23 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Essie
Last Name	Gross
Email	keycia691@gmail.com
Phone	410-922-7132
Address	3940 Lumo Circle
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	02/09/2021

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Saturday, February 6, 2021 8:45 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Traci
Last Name	Harris
Email	Tlharris646@gmail.com
Phone	6462675797
Address	2214 live oak
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	02/09/2021

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Saturday, February 6, 2021 6:58 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Derrick
Last Name	Burnett
Email	daburnett777@gmail.com
Phone	4439850742
Address	8627 WINDMILL RD, Randallstown, Randallstown
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	02/09/2021

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Saturday, February 6, 2021 6:42 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Nicole
Last Name	Weedon
Email	Nikisluv77@aol.com
Phone	4104932901
Address	46 Cheviot Court
City	Baltimore
State	Maryland
ZIP Code	21244
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	2/9/2021

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Saturday, February 6, 2021 3:20 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Darnell
Last Name	Larkins
Email	DARNELLMLARKINS@YAHOO.COM
Phone	14102983717
Address	7401 Marston Road
City	Gwynn Oak
State	Maryland
ZIP Code	21207
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	02/09/2021

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Saturday, February 6, 2021 1:32 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	India
Last Name	Artis
Email	Indiaaartis@gmail.com
Phone	4102582228
Address	4105 Villa Nova Rd
City	Pikesville
State	Maryland
ZIP Code	21207
Case Number	20200230SPHXA
Scheduled Hearing Date	02/09/2021

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Saturday, February 6, 2021 12:44 PM.
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Janie
Last Name	Williams
Email	jaybe4114@verizon.net
Phone	4105210080
Address	3412 Offutt rd
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-2030-SPHXA
Scheduled Hearing Date	February 9th

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Saturday, February 6, 2021 12:03 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Mark
Last Name	Compton
Email	dettecomp@gmail.com
Phone	4105984170
Address	3947 Lumo Cir
City	Randallstown
State	Maryland
ZIP Code	21133-____
Case Number	202-0230-SPHXA
Scheduled Hearing Date	2/9/2021

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Saturday, February 6, 2021 4:15 AM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Allen
Last Name	Pettaway
Email	pettaway2@comcast.net
Phone	4436000173
Address	3430 Lynne Haven Drive
City	Milford Mill
State	Maryland
ZIP Code	21244
Case Number	20200230SPHXA
Scheduled Hearing Date	2/9/21

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Saturday, February 6, 2021 4:14 AM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Allen
Last Name	Pettaway
Email	pettaway2@comcast.net
Phone	4436000173
Address	3430 Lynne Haven Drive
City	Milford Mill
State	Maryland
ZIP Code	21244
Case Number	20200230SPHXA
Scheduled Hearing Date	2/9/21

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Saturday, February 6, 2021 12:32 AM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	bre
Last Name	jack
Email	sunshinebdj@yahoo.com
Phone	4436080286
Address	3613 Waterwheel Square
City	Randallstown
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	02/09/2021

From: webmaster@baltimorecountymd.gov
Sent: Friday, February 5, 2021 11:58 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Dara
Last Name	Gray
Email	mr.mrs.graysrus@gmail.com
Phone	7174877990
Address	3009 EDRICH WAY
City	RANDALLSTOWN
State	Maryland
ZIP Code	21133
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	2/9/2021

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Friday, February 5, 2021 8:36 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Darnell
Last Name	Larkins
Email	darnellmlarkins@yahoo.com
Phone	4102983717
Address	7401 Marston Road
City	Gwynn Oak
State	Maryland
ZIP Code	21207
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	02-09-2021

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Friday, February 5, 2021 7:52 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Joyce
Last Name	Sica
Email	joycersica@yahoo.com
Phone	443-540-0226
Address	5607 Northgreen RD
City	Windsor Mill
State	Maryland
ZIP Code	21244
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	2/9/2021

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Sunday, February 7, 2021 11:55 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Kelli
Last Name	Waters
Email	Kelli.waters@yahoo.com
Phone	443-932-9188
Address	8052 Milton Avenue
City	Windsormill
State	Maryland
ZIP Code	21244
Case Number	2020-0230-SPHXA- 8109
Scheduled Hearing Date	2-9-2021

Panelist List

Name	Email address	Phone number	Time Zone	Language	Local e
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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.
Aaron Plymouth	aplymouth907@gmail.com	1-	New York Time	English	U.S.
Aletheia McCaskill	tendertots@verizon.net	1-	New York Time	English	U.S.
Allen Pettaway	pettaway2@comcast.net	1-	New York Time	English	U.S.
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barrington branch	bacbranch@verizon.net	1-	New York Time	English	U.S.
Bertha Boyd	boydwburt@msn.com	1-	New York Time	English	U.S.
Beverly Grace	lovetosingbevo@yahoo.com	1-	New York Time	English	U.S.
Bill Brooks	billmbrookssjr@gmail.com	1-	New York Time	English	U.S.
Carol Moorefield	caldron@verizon.net	1-	New York Time	English	U.S.
Cathy Wolfson	oakknob@comcast.net	1-	New York Time	English	U.S.
Chantelle Crawford	cmcrawford09@yahoo.com	1-	New York Time	English	U.S.
Concerned Resident	mygbcoinfo@yahoo.com	1-	New York Time	English	U.S.
Corena Bridges	corbrid@gmail.com	1-	New York Time	English	U.S.
Cynthia Horton	djuice9@yahoo.com	1-	New York Time	English	U.S.
Damien Sharp	damienbsharp@msn.com	1-	New York Time	English	U.S.

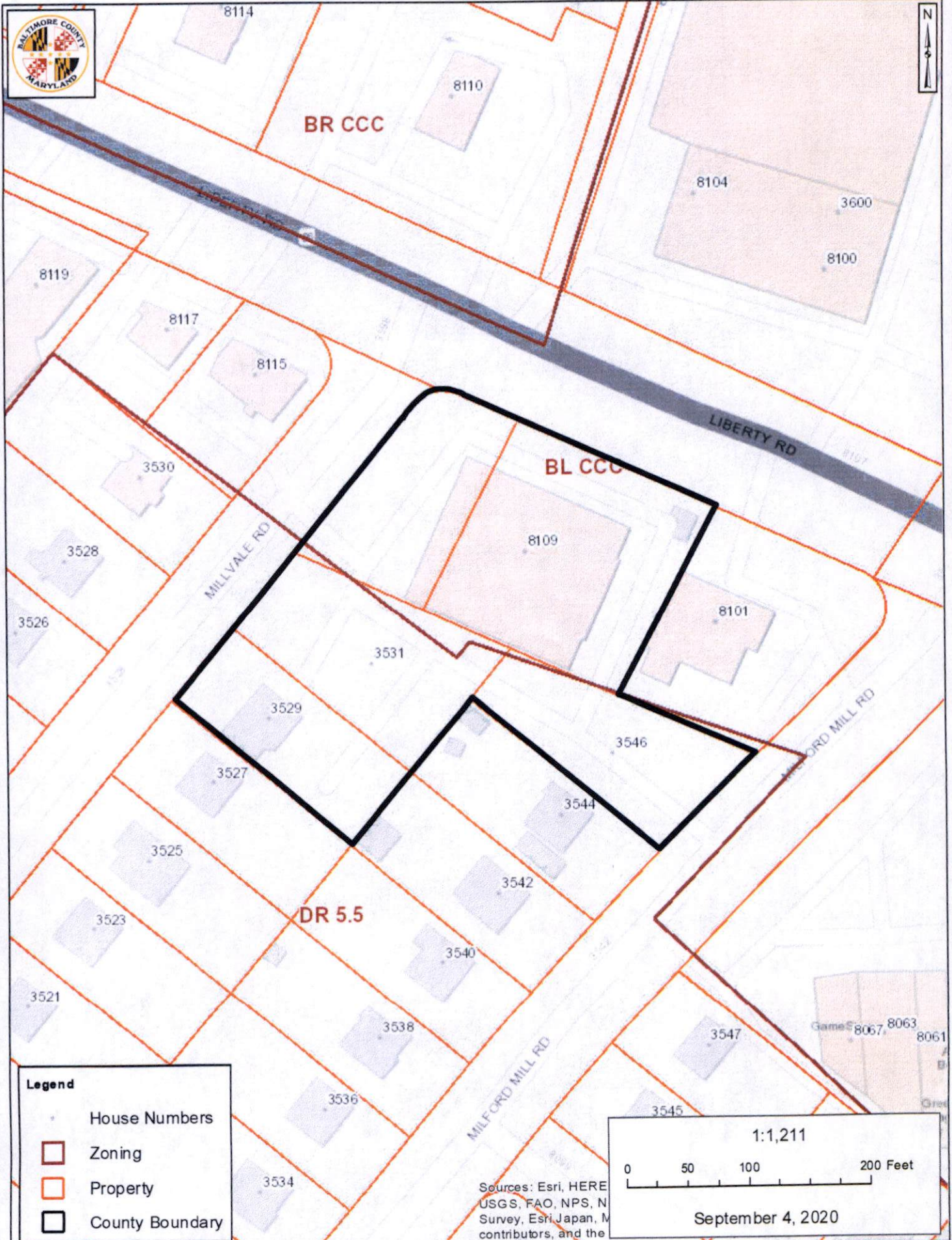
Dara Gry	mr.mrs.graysus@gmail.com	1-	New York Time	English	U.S.
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John Fitts	jfitts@verizon.net	1-	New York Time	English	U.S.
Joyce Sica	joycersica@yahoo.com	1-	New York Time	English	U.S.
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Marc Wright	marcwrightcompany@yahoo.com	1-	New York Time	English	U.S.
Mary Williams	smwpangels@verizon.net	1-	New York Time	English	U.S.
Matt Bishop	matt.bishop@kimley-horn.com	1-	New York Time	English	U.S.
Michael Carp	mtcarp@kennedycompanies.com	1-	New York Time	English	U.S.
Michelle Crawford	mlcrawford123@hotmail.com	1-	New York Time	English	U.S.

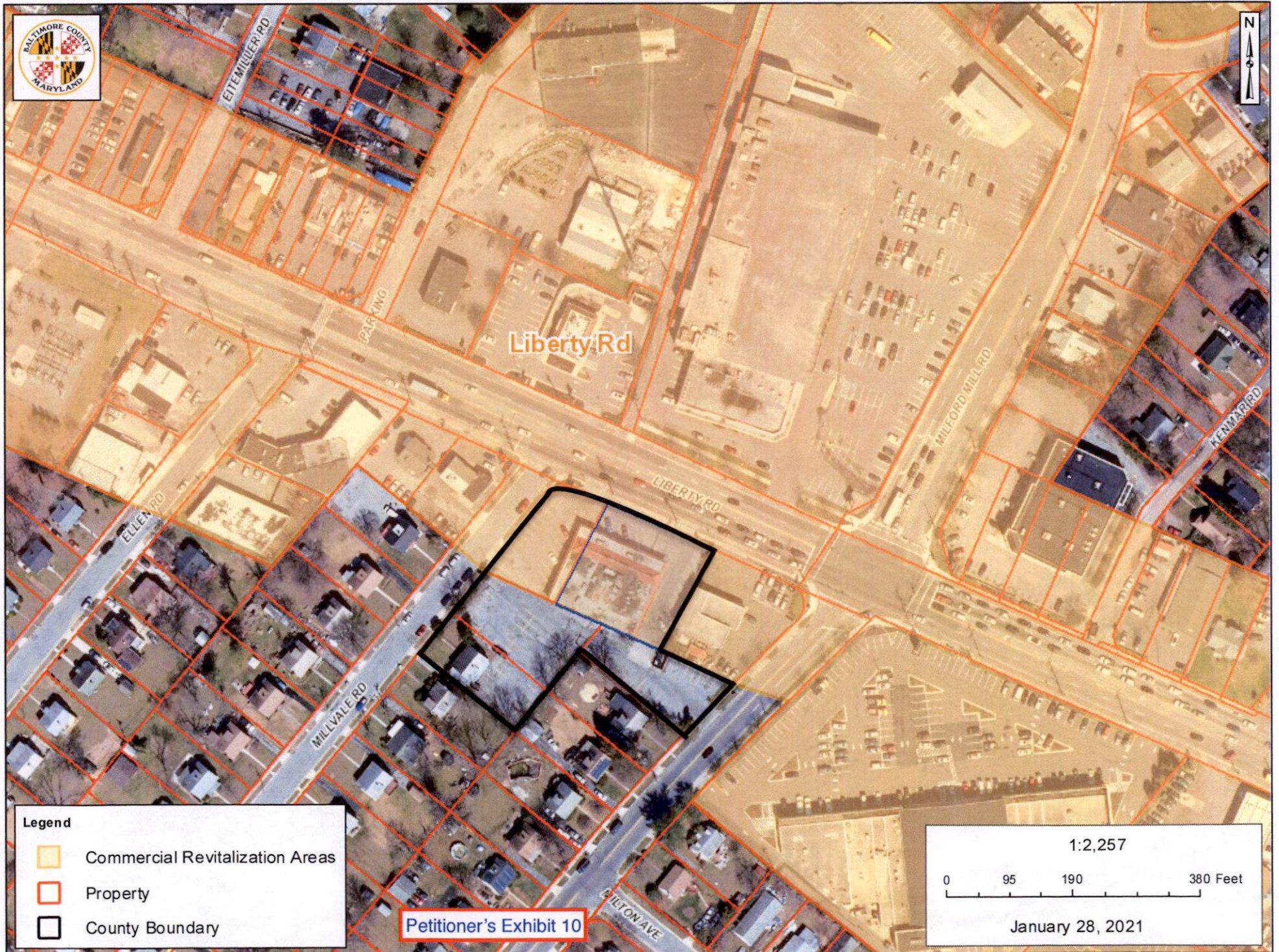
Michelle Wedderburn	michellewedder@gmail.com	1-	New York Time	English	U.S.
Mildred Owens	mildredowens6@gmail.com	1-	New York Time	English	U.S.
Monica Anderson	mandersonmail@gmail.com	1-	New York Time	English	U.S.
Monique Robinson	robinson.monique@gmail.com	1-	New York Time	English	U.S.
Natasha Werts	ndwerts@gmail.com	1-	New York Time	English	U.S.
Nichelle McGirt	tnnsforever@yahoo.com	1-	New York Time	English	U.S.
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Norita Phillips	norita68@msn.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Paula Guest	paulabrooks07@outlook.com	1-	New York Time	English	U.S.
Rachel Brunson	profbrunson@gmail.com	1-	New York Time	English	U.S.
Rasheed Ragin	rjragin@gmail.com	1-	New York Time	English	U.S.
Ray Moseley	raymoseley@aol.com	1-	New York Time	English	U.S.
Roland Wilson	evapevadeva@outlook.com	1-	New York Time	English	U.S.
Rosemary Pierre	rola48@gmail.com	1-	New York Time	English	U.S.
Ryan Coleman	ryanmcoleman@hotmail.com	1-	New York Time	English	U.S.
Sandra Harney	harneysandra@yahoo.com	1-	New York Time	English	U.S.
Sharissa Epps	sharissasbg@hotmail.com	1-	New York Time	English	U.S.
Sheila C. Bennett	sheilacas@verizon.net	1-	New York Time	English	U.S.
Sheila Lewis	msheather12@hotmail.com	1-	New York Time	English	U.S.
Shelena Sanderson	shelena721@icloud.com	1-	New York Time	English	U.S.
Sonia Young	youngsoniap@icloud.com	1-	New York Time	English	U.S.
Stephanje Hobmann	steffy.hobmann@gmail.com	1-	New York Time	English	U.S.

Susan Ellerbee	susanellerbee@msn.com	1-	New York Time	English	U.S.
Vecchionia Dixon	vecchioniadixon@gmail.com	1-	New York Time	English	U.S.
William Harris	wnts@comcast.net	1-	New York Time	English	U.S.
Willie Dash	wdash@verizon.net	1-	New York Time	English	U.S.
Yvonne Sims	bon624@gmail.com	1-	New York Time	English	U.S.
Zulma Santiago	zoom49@msn.com	1-	New York Time	English	U.S.

8109 Liberty Road and Associated Parcels



Liberty Road Commercial Revitalization District



Liberty Rd

Legend

-  Commercial Revitalization Areas
-  Property
-  County Boundary

Petitioner's Exhibit 10

1:2,257

0 95 190 380 Feet

January 28, 2021

Keith Koscher, PE

Project Manager
Kimley-Horn
1801 Porter Street, Suite 401
Baltimore, MD 21230
864-575-2831 - cell
keith.koscher@kimley-horn.com

EDUCATION

B.S./2013/Civil Engineering
The Citadel, Military College of South Carolina

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers

REGISTRATION

Professional Engineer, Maryland, MD#51977
Maryland Forest Qualified Professional

EXPERIENCE

Project Manager and Professional Engineer with over eight years of experience. Provide site-engineering services for numerous residential and commercial projects of various size and scope. Expertise in the design of storm drains, stormwater management systems including the latest MDE manual for ESDv and proprietary devices, roadways, utilities, site grading, erosion and sediment control and project management. Responsibilities include, planning, and oversight of plan preparation, specifications, shop drawing review, engineering design, cost estimating, permit processing, final plan review, and construction inspection services.

EMPLOYMENT

Kimley-Horn, Baltimore, MD employed November 2019-present
Bowman Consulting, Annapolis, MD employed June 2013-November 2019

RESIDENTIAL DEVELOPMENT (Sample of past projects within Maryland)

- **Tanyard Cove South**, Anne Arundel County, MD; Project Manager responsible for design services for 1200+ unit development within 6 phases located in Glen Burnie, MD. Responsible for design of roads, onsite & offsite water and forcemains, onsite gravity sanitary sewer, road widening, outfall restoration plan, ESD and stormwater management systems, clubhouse and marina amenities. Responsibilities included submittal of preliminary, final plans, and grading permit for 300 acre site.
- **Glebe Heights**, Anne Arundel County, MD; Project Manager responsible for design and survey services for construction of a 42 unit single family development including Stormwater management pond, roads, utilities and permitting.
- **Turnbull Estates**, Anne Arundel County, MD; Project Manager responsible for design and survey services for construction of a 12 unit single family development including Stormwater management pond, roads, utilities and permitting.
- **Creeside**, Anne Arundel County, MD; Project Manager responsible for design services for 800+ unit development within 5 phases located in Glen Burnie, MD. Responsible for design of roads, onsite & offsite water, onsite gravity sanitary sewer, road widening, ESD and stormwater management systems and clubhouse. Responsibilities included submittal of preliminary, final plans, and grading permit for 200 acre site.
- **Childress Property**, Anne Arundel County, MD; Design Engineer responsible for design and survey services for construction of a 7 unit single family development including Stormwater management pond, roads, utilities and permitting
- **Concorde Circle**, Anne Arundel County, MD; Design Engineer responsible for design services for 700+ unit development within 2 phases located in Lithicum, MD. Responsible for design of roads, onsite & offsite water, onsite gravity sanitary sewer, ESD and stormwater management systems and clubhouse. Responsibilities included submittal of preliminary, final plans, and grading permit for 40 acre site.
- **Tallyn Ridge**, Frederick County, MD; Design Engineer responsible for design services for 440 unit development located in Frederick, MD. Responsible for design of 3 ponds (378 classification), roads, onsite & offsite water and forcemains, onsite gravity sanitary sewer, road widening, ESD and stormwater management systems. Responsibilities included submittal of preliminary and improvement plans for 150 acre site.

COMMERCIAL DEVELOPMENT (Sample of past projects within Maryland)

- **Clean Water Partnership**, Prince George's County, MD. Design Engineer for Corvias Solutions and Prince George's County to retrofit up to 2000 acres of impervious area within the County. Plans include retrofits for existing ponds, new bio-retention and micro-bio, gravel wetlands, etc.
- **Project ROOK (Amazon Site)**, Baltimore City, MD. Project manager on 360,000 sf industrial/warehouse facility. Design of parking lot layout, grading, storm water management facility including profiles, sediment and erosion control. Check shop drawings for contractor and inspected facility in order to certify site was built in accordance with approved plans.
- **Various 7-11 Sites**, Baltimore County, MD. Project manager on multiple 7-11 sites in Baltimore County. Design of parking lot layout, fueling area, grading, storm water management facility including profiles, sediment and erosion control, demolition plan, and fueling details. Coordinated bonds & agreements with the county in order to complete permitting process.
- **Royal Farms**, Washington County, MD. Project manager for a 5,000 sf gas station. Design of parking lot layout, fueling area, grading, storm water management facility including profiles, sediment and erosion control, demolition plan, and fueling details. Coordinated bonds & agreements with the county in order to complete permitting process.

RE: PETITION FOR VARIANCE AND : BEFORE THE
SPECIAL HEARING :
SE/5 of Millvale Road, 146' S of Lib- : ZONING COMMISSIONER
erty Road - 2nd Election District :
House of Der, Inc. - Petitioner : OF
NO. 74-236-ASPH (Item No. 147) : BALTIMORE COUNTY

... ..

... ..

This matter comes before the Zoning Commissioner as a result of a Petition filed by House of Der, Inc., requesting a Variance from Section 409.2b. (3) to permit a total of 81 parking spaces in lieu of the required 145 spaces, for a parcel of property containing 1.11 acres of land, more or less, and herein known as Parcel A, and a Special Hearing for a use permit for off-street parking in a residential zone, for a parcel of property containing 0.38 of an acre of land, more or less, and herein known as Parcel B.

Evidence, on behalf of the Petitioner, indicated that a Chinese cuisine restaurant is operated on Parcel A and that, over the last several years, business has been increasing and expansion is now necessary.

Under Case No. 65-373-A, the subject property was granted a Variance to permit 34 parking spaces in lieu of the required 88 spaces and, at the present time, an additional 10 space Variance is being requested.

Expert testimony indicated that adequate water and sewer facilities are available on the subject property. Further testimony indicated that the granting of said Petition would not create a detrimental affect upon the property value or be harmful to the welfare and safety of the community.

Several residents of the area, in protest of the subject Petition, indicated that they felt that the granting of this request would be detrimental to the health, safety, and general welfare of the community.

UNDER REC'D

DATE August 13, 1974

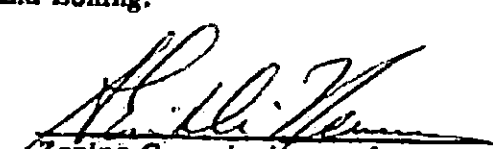
BY *John P. Lavery, Jr.*

Petitioner's Ex. 7

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

There has been no change in circumstances since the granting of the original Petition for Variance, Case No. 65-373-A, and the Zoning Commissioner feels compelled to grant the requested Variance. Also, the availability of parking to the rear of the subject property would afford this establishment more parking, tend to help eliminate parking along the streets, and enhance the properties in question.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of August, 1974, that the Variance from Section 409.2b.(3), to permit a total of 81 parking spaces in lieu of the required 145 spaces on Parcel A; should be and the same is GRANTED, and a Special Hearing for a use permit for off-street parking in a residential zone on Parcel B, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.


Zoning Commissioner of
Baltimore County

D:TE August 13, 1974

BY 
Zoning Commissioner

Matt Bishop, PLA, LEED AP

Project Manager and Senior Landscape Architect

Matt has 19 years of landscape architecture, land planning, and project management experience and has dedicated 14 years of that experience to building, partnering, and developing Baltimore County, MD. As a project manager and landscape architect, he has a solid understanding of various types of developments and redevelopments, including retail, residential, office, hospitality, and mixed-use. He specializes in land development entitlements, plan approvals, and permitting process and has become a trusted advisor to developers in and the jurisdiction of Baltimore County. Matt prides himself on working closely and collaborating effectively with clients and stakeholders, guiding them through county regulations to move their projects from plans to the built environment. Supervising and managing projects with construction budgets from \$50,000 to \$60 million, Matt is a proven project leader and partner.

BALTIMORE COUNTY EXPERIENCE

Southwest Physicians Pavilion PUD, Baltimore County, Maryland -

Located in Catonsville this project was for the development of a new medical office building. The project followed the Planned Unit Development Process. Responsibilities included preparation and oversight of the PUD Concept Plan, the PUD development plan, pattern book, and landscape plans. Also provided expert witness testimony at the Administrative Law Judge Hearing.

101 York PUD, Baltimore County, Maryland - Located in Towson this project was for the development of a new student housing building. The project followed the Planned Unit Development Process. Responsibilities included preparation and oversight of the PUD Concept Plan, presentation at two community input meetings, the PUD development plan, pattern book, landscape plans, construction drawings, and permit processing. Also provided expert witness testimony at the Administrative Law Judge Hearing.

10540 Philadelphia Road, Baltimore County, Maryland - Located in the Whitmarsh area of Baltimore County, this project included the development of a new Holiday Inn Express, pad site for a second hotel, and pad site for a future retail/restaurant. Consulting services included the preparation of a limited exemption development plan, SHA access permit, forest conservation plans, stormwater management plans, grading plans, erosion and sediment control plans, record plat, and landscape plans. Services also included public agreements, permitting, construction administration, and closeout services.

Rosedale Federal Headquarters, Perry Hall, Maryland - Located on Belair Road in Perry Hall, this project consisted of an approximately 10,000 square foot addition to the bank's corporate headquarters. Consulting services



Professional Credentials

Master of Science,
Plant Science,
University of
Connecticut, 2006

Bachelor of Science,
Landscape
Architecture,
University of
Connecticut, 2001

Professional
Landscape Architect
in Maryland — #3365

Leadership in Energy
and Environmental
Design Accredited
Professional (LEED
AP)

Professional Affiliations

Maryland Building
Industry Association,
Baltimore County
Chapter

Baltimore County
Engineers Association

included special hearing process, expert witness testimony, Board of Appeals testimony, Baltimore County DRC, limited exemption development plan, construction documents, construction administration, and close-out services.

Rosedale Federal Philadelphia Road Branch, Perry Hall, Maryland - Located at the corner of Philadelphia Road and Golden Ring Road in Perry Hall, this project consisted of the razing of an existing home and replacing it with a new branch bank. Consulting services included Maryland SHA access and utility permits, Baltimore County DRC process including a limited exemption development plan, grading permit, stormwater management permit, utility, right of way, and environmental agreements.

Firestone Auto Care Center, Baltimore County, Maryland - Located in Perry Hall on the east side of Belair Road, this commercial auto care facility included 5,000 sf of service and retail space with associated parking, signage, and landscape improvements. Served as project manager in the preparation of all Baltimore County required plans including a special exception plan, development plan, grading plan, site plan, ESC plan, utility plans, and landscape plans. Served as expert witness at the special exception hearing.

Starbucks, 6900 York Road Baltimore County, Maryland - Located on York Road south of downtown Towson this redevelopment project included the razing of an existing 2-story commercial building and replacing it with a new Starbucks building with drive-through. Served as project manager in the preparation of all Baltimore County required plans and approval processes including Development Review Committee (DRC), stormwater management variance, landscape plan, grading plan (<20,000 sf LOD), permitting, construction administration, and close-out services.

Foundry Station PUD, Baltimore County, Maryland – Located in Dundalk this project was for the redevelopment of the Seagram's Brewery site. The project followed the Planned Unit Development Process and included 189 new townhomes centered around two common open space areas and two historic landmarks. Responsibilities included preparation and oversight of the PUD Concept Plan, presentation at two community input meetings, the PUD development plan, pattern book, and landscape plans. Also provided expert witness testimony at the Administrative Law Judge Hearing.

Hillshire Overlook, Baltimore County, Maryland – Located in the Dundalk Community of Baltimore County, this project consisted of the infill of 18 new single-family detached dwellings on a previously undeveloped site. Consulting services included the preparation of a concept plan, presentation at the community input meeting, development plan, and pattern book.

RE: PETITION FOR SPECIAL HEARING AND VARIANCE
SW/corner of Liberty and Mill-
vale Roads, NW/S of Milford
Mill Road, 172' SW of Liberty
Road - 2nd Election District
House of Der, Inc. - Petitioner
NO. 76-28-ASPH (Item No. 237)

: BEFORE THE
: ZONING COMMISSIONER
: OF
: BALTIMORE COUNTY

::: :::

::: :::

This matter comes before the Zoning Commissioner as a result of a Petition filed by House of Der, Inc., requesting a Variance from Section 409.2b.(3) to permit a total of 100 parking spaces in lieu of the required 200 spaces, on a parcel of property containing 1.23 acres of land, more or less. Additionally, a Special Hearing for a use permit for off-street parking in a residential zone, on a portion of the total tract, that portion containing 0.12 of an acre of land, more or less, was requested. The subject properties are contiguous and located on the southwest corner of Liberty and Millvale Roads, northwest side of Milford Mill Road, 172 feet southwest of Liberty Road, in the Second Election District of Baltimore County.

Evidence on behalf of the Petitioner indicated that a Chinese cuisine restaurant, known as the Golden Dragon, has been in operation for seven years and that, in order to facilitate and serve its customers in a more efficient manner, the restaurant wishes to expand. The existing restaurant is 4,629 square feet and is proposed to increase from 136 seats to 275 seats.

Under Case No. 74-237-ASPH, the subject property was granted a Variance to permit 81 parking spaces in lieu of the required 145 spaces, by Order of the Zoning Commissioner on August 13, 1974. That 1.11 acre parcel did not include the aforementioned parcel, which is now the subject of the request for off-street parking in a residential zone.

ORDER RECEIVED FOR FILING

DATE October 22 1975

BY James L. [Signature]

ADMINISTRATIVE ASSISTANT

Petitioner's Ex 8

Mr. Richard Smith, an engineer of M. C. A., testified that the present Variance request is essentially the same proportionally as that previously granted. He testified that the limited acreage of the site created a practical difficulty and unreasonable hardship upon the Petitioner and that a Variance is necessary in order to increase the square footage and afford the restaurant operator the opportunity to service its customers. Furthermore, he testified that the request for a use permit for off-street parking in a residential zone would help alleviate any parking problems that may exist in the area at the present time.

Residents of the area, in protest to the subject Petition, were fearful that the granting of the Variance and Special Hearing would cause an entrance to be located on Milford Mill Road. They were also fearful that the granting would cause traffic congestion at the intersection of Milford Mill Road and Liberty Road.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and, therefore, the Variance should be granted. Furthermore, as the Petitioner's plans meet the prerequisites of Section 409.4 and are in accordance with the plat, dated May 26, 1975 and approved October 27, 1975, by John L. Wimbley, Planning Specialist II, Project and Development Planning Division, Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding and which is incorporated by reference hereto as a part of this Order, a use permit for off-street parking in a residential zone should also be granted.

COPIES RECEIVED FOR FILING

DATE October 22, 1975

BY John L. P. Long

NOTICE TO THE PUBLIC

It should be noted from the aforementioned plat that a portion of the property along Millford Mill Road is currently zoned B. L. and, as a matter of right, the Petitioner could install an entrance onto said road. The use permit for parking, together with the Variance, would not be a contingency enabling the Petitioner to do so.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of October, 1975, that the Variance from Section 409.2b.(3) to permit a total of 100 parking spaces in lieu of the required 200 spaces, should be and the same is GRANTED, and a Special Hearing for a use permit for off-street parking in a residential zone should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

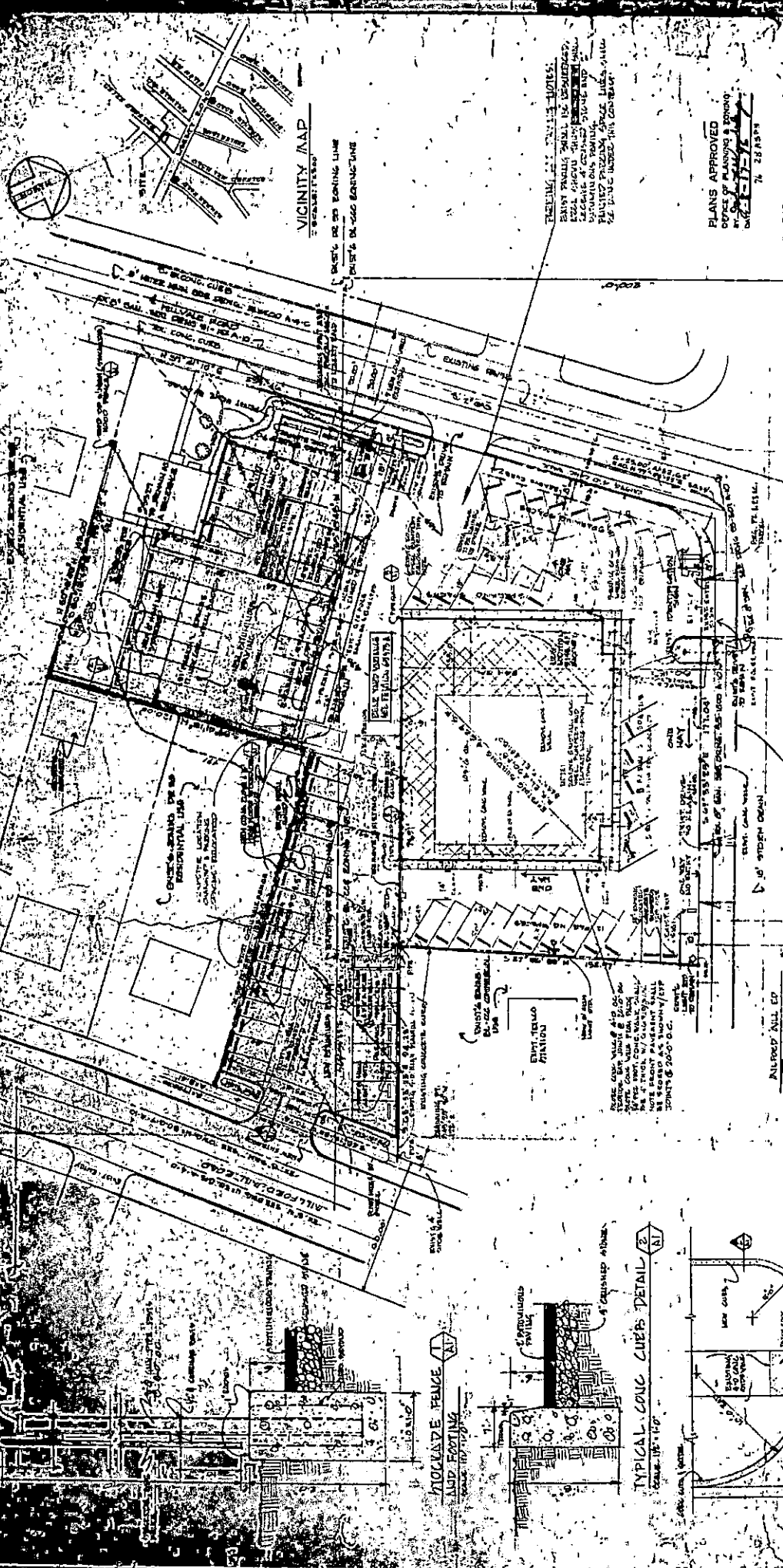

Zoning Commissioner of
Baltimore County

UNION RECEIVED FOR FILING

DATE October 28, 1975

BY Debra P. Lavy, etc.

ADMINISTRATIVE ASSISTANT



VICINITY MAP

1. NORTH OF 100' BOUNDARY LINE
2. SOUTH OF 100' BOUNDARY LINE

THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE PLANS AND SPECIFICATIONS. THEY ARE NOT TO BE USED AS A SUBSTITUTE THEREFOR.

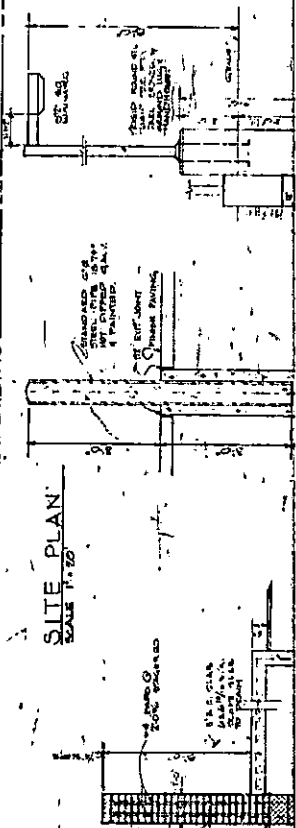
PLANS APPROVED
DATE OF RECORDING: 1/10/67
BY: [Signature]

GENERAL NOTES

1. THE PROPERTY IS LOCATED IN THE CITY OF [City Name], COUNTY OF [County Name], STATE OF [State Name].
2. THE PROPERTY IS BOUND BY [Street Name] TO THE NORTH, [Street Name] TO THE SOUTH, [Street Name] TO THE EAST, AND [Street Name] TO THE WEST.
3. THE PROPERTY IS ZONED [Zoning Code] AND IS SUBJECT TO THE [Zoning Ordinance].
4. THE PROPERTY IS TO BE DEVELOPED AS A [Property Type].
5. THE PROPERTY IS TO BE DEVELOPED IN ACCORDANCE WITH THE [Zoning Ordinance] AND THE [Local Ordinance].
6. THE PROPERTY IS TO BE DEVELOPED IN ACCORDANCE WITH THE [Local Ordinance] AND THE [Local Ordinance].
7. THE PROPERTY IS TO BE DEVELOPED IN ACCORDANCE WITH THE [Local Ordinance] AND THE [Local Ordinance].
8. THE PROPERTY IS TO BE DEVELOPED IN ACCORDANCE WITH THE [Local Ordinance] AND THE [Local Ordinance].
9. THE PROPERTY IS TO BE DEVELOPED IN ACCORDANCE WITH THE [Local Ordinance] AND THE [Local Ordinance].
10. THE PROPERTY IS TO BE DEVELOPED IN ACCORDANCE WITH THE [Local Ordinance] AND THE [Local Ordinance].

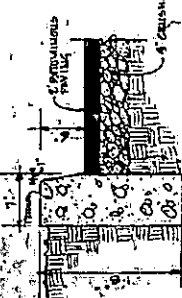
SITE PLAN

SCALE: 1"=20'



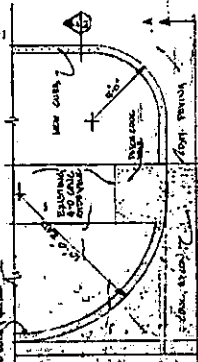
WALKWAY FENCE

SCALE: 1"=10'



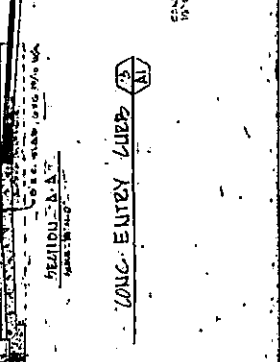
TYPICAL CONC CURB DETAIL

SCALE: 1"=10'



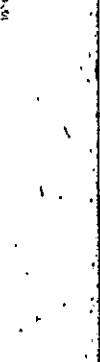
PLAN SECTION AT ALIGNED RAIL EX

SCALE: 1"=10'



LONG ENTRY CURB

SCALE: 1"=10'



Panelist List

2/9/21
a 9:20

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Zulma Santiago	zoom49@msn.com	1-	New York Time	English	U.S.



Transmittal

DATE: February 3, 2021
TO: Office of Administrative Hearings
FROM: Dino La Fiandra
SUBJECT: Hearing Exhibits - Case 2020-230-SPHXA

Enclosed herewith please find a hard copy of each of the exhibits that was previous supplied digitally in advance of the hearing. Please let me know if you need any additional information. Thank you.



2/9
10 Am

Transmittal

DATE: February 5, 2021
TO: Office of Administrative Hearings
FROM: Dino La Fiandra
SUBJECT: Case 2020-230-SPHXA

Enclosed herewith please find copies of Petitioner's Exhibits 13, 14, and 15 along with a revised exhibit list. I have asked the engineer to deliver a full sized copy of Exhibit 13 directly to the drop box as soon as possible on Monday, February 8, and to let you know by email that it has been delivered.

Please let me know if you have any questions or require any additional information.



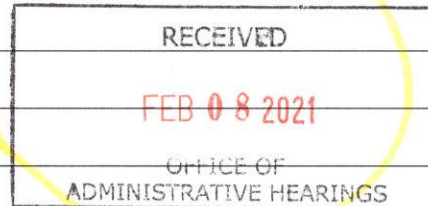
TRANSMITTAL

Date:	2/5/2021	Project Name / Number:	8109 Liberty Road – 2020-230-SPHXA		
Name:	Office of Administrative Hearings			Phone:	
Company Name:					
Address:	105 W. Chesapeake Ave				
City:	Towson	State:	MD	Zip	21204

We are sending you via ☐ FedEx ☐ Courier ☐ Hand Delivery ☐ Street Mail the following items:

☐ Shop Drawings ☐ Prints/Plans ☐ Specifications ☐ Change Orders ☐ Samples ☐ CD/DVD

Item #	# of Copies	Item Description
1	1	Zoning Hearing Exhibit



- | | | | |
|---------------------------------------|---|--|--|
| ☐ For Your Use | ☐ Returned for Corrections | ☐ Corrected Prints | ☐ For Your Review & Comment |
| ☐ As Requested | ☐ Approved as Noted | ☐ Copies for Distribution | ☐ Approved as Submitted |
| ☐ Return | ☐ Submit | ☐ Resubmit | ☐ Copies for Approval |

Remarks:	Attached, please find the redline exhibit for 2020-230-SPHXA.

Copy To:		Sender:	Keith Koscher, PE
----------	--	---------	-------------------



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 8109 Liberty Road, 3546 Milford Mill Road, 3529 & 3531 Millvale Road which is presently zoned BL-CCC & DR 3.5

Deed References: See attachment. 10 Digit Tax Account # See attachment.

Property Owner(s) Printed Name(s) See attachment.

(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.

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

See attachment.

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:

See attachment.

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Dino C. La Fiandra, Esquire
The Law Office of Dino C. La Fiandra, LLC

Name- Type or Print

Dino C. La Fiandra
Signature
100 W. Pennsylvania Avenue, Suite 305
Towson, Maryland 21204

Mailing Address City State

21204 / 443-204-3473 / dcl@lafiandralaw.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

See attachment.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Dino C. La Fiandra, Esquire
The Law Office of Dino C. La Fiandra, LLC

Name - Type or Print

Dino C. La Fiandra
Signature
100 W. Pennsylvania Avenue, Suite 305

Mailing Address City State

21204 / 443-204-3473 / dcl@lafiandralaw.com
Zip Code Telephone # Email Address

CASE NUMBER 2020-0230-SPAXA Filing Date / / Do Not Schedule Dates: Reviewer Jem

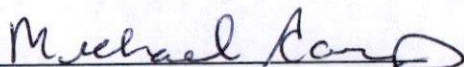
Petition for Zoning Hearing
8109 Liberty Road, 3546 Milford Mill Road and 3531 & 3529 Millvale Road
Continuation Sheet

Deed References, Tax Account Numbers and Ownership Information

Address	Tax Map / Parcel	Owner	Deed Reference	Tax Account Number
8109 Liberty Road	77/778	House of Der, Inc.	4843/69	02-0208652585
3531 Millvale Road	77/515, Lot 37	House of Der, Inc.	4843/69	02-0208652583
3546 Milford Mill Road	77/515, Lot 2	House of Der, Inc.	5528/393	02-0208800280
3529 Millvale Road	77/515, Lot 36	Golden Dragon Inn, Inc.	5409/983	02-0212400240

Petitioner:

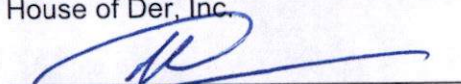
Windsor Mill Liberty, LLC



By: Michael T. Carp, Authorized Member

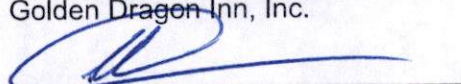
Contract Purchaser / Lessee of 8109 Liberty Road, 3546 Milford Mill Road and 3531 & 3529 Millvale Road

Legal Owner of 8109 Liberty Road, 3546 Milford Mill Road and 3531 Millvale Road:
House of Der, Inc.


By: Nikos Kapsis

Title: Vice President (print title)

Legal Owner of 3529 Millvale Road:
Golden Dragon Inn, Inc.


By: Nikos Kapsis

Title: Vice President (print title)

Petition for Zoning Hearing
8109 Liberty Road, 3546 Milford Mill Road and 3531 & 3529 Millvale Road
Continuation Sheet

Special Hearing:

- 1) To amend the zoning order and approved site plan in Case No. 1984-0142-A in accordance with the relief granted herein.
- 2) To confirm that the use permits for commercial parking in a residential zone issued in Cases No. 1974-236-SPHA and 1976-28-SPHA allow for the commercial parking in a residential zone as shown on the Plan to Accompany Petition for Zoning Hearing.
- 3) In the alternative to Special Hearing Request 2, and to the extent necessary, pursuant to BCZR §409.8.B to issue a use permit for commercial parking in a residential zone for 21 parking spaces in the D.R. 5.5 zone, as shown on the Plan to Accompany Petition for Zoning Hearing.
- 4) Pursuant to BCZR, § 1B.01.1.B.1.c(1), determine that the amount of Residential Transition Area (RTA) provided is adequate, as shown on the Plan to Accompany Petition for Zoning Hearing.
- 5) In the alternative to Special Hearing Request 4 and Variance Requests 3 and 4, pursuant to BCZR §1B.01.1.B.1.c (2), to modify the RTA required under BCZR §1B.01.1.B.1.e (3) and (5) to permit the stormwater management facilities, surface parking, drive aisles, and other improvements shown on the Plan to Accompany Petition for Zoning Hearing to be located within the 50-foot RTA Buffer and the 75-foot RTA Setback otherwise required.
- 6) To determine that the colored striped banding shown on the service station canopy is a decorative feature that does not contribute to the message of any sign and, in accordance with the definition of "Area" as provided in BCZR, §450.3 this decorative feature should not be included in the area of the canopy signs.
- 7) To determine whether a variance is required for the canopy signs as shown on the Plan to Accompany Petition for Zoning Hearing.
- 8) To approve the proposed location of the dumpster as shown on the Plan to Accompany Petition for Zoning Hearing.
- 9) Such further and other relief as the nature of this case may require.

Special Exception

Pursuant to BCZR, §405.2.B and §230.3, a special exception for a fuel service station (including a convenience store less than 6000 sq. ft. as an ancillary use permitted by right under BCZR, §405.4.D in association therewith), as shown on the Plan to Accompany Petition for Zoning Hearing.

Variance

- 1) A variance from BCZR, §405.4.A.1 for a site area within the BL-CCC zone of 28,460 square feet in lieu of 35,000 square feet required.
- 2) A variance from BCZR, §405.4.A.2.b, as follows:
 - a) For an LTA along a public right-of-way with a minimum width of 0 feet in lieu of 10 feet required, including the placement of a freestanding enterprise sign within the required 10-foot LTA, as shown on the Plan to Accompany Petition for Zoning Hearing.

Petition for Zoning Hearing
8109 Liberty Road, 3546 Milford Mill Road and 3531 & 3529 Millvale Road
Continuation Sheet

- b) For an LTA in a side and rear yard abutting nonresidentially zoned land of 0 feet in lieu of 6 feet required, as shown on the Plan to Accompany Petition for Zoning Hearing.
 - c) For an LTA in a rear yard within 50 feet of a residentially zoned property of 9.3 feet in lieu of 15 feet required, as shown on the Plan to Accompany Petition for Zoning Hearing.
- 3) In the alternative to Special Hearing Requests 4 and 5, a variance from BCZR §1B01.1.B.1.e.3 to permit an RTA Buffer of zero (0) feet in lieu of 50 feet required in order to accommodate an LTA, stormwater management facilities, surface parking, drive aisles, and other improvements, all as shown on the Plan to Accompany Petition for Zoning Hearing.
- 4) In the alternative to Special Hearing Requests 4 and 5, a variance from BCZR §1B01.1.B.1.e.5 to permit an RTA Setback of zero (0) feet in lieu of 75 feet required in order to accommodate an LTA, stormwater management facilities, surface parking, drive aisles, and other improvements, all as shown on the Plan to Accompany Petition for Zoning Hearing.
- 5) If, pursuant to Special Hearing Request No. 7, the Zoning Commissioner determines that a variance is required for the canopy signs as shown on the Plan to Accompany the Petition for Zoning Hearing, then a variance from BCZR, §450.4 for canopy signs of 51 square feet, 51 square feet, 396 square feet, and 396 square feet, respectively, in lieu of 25 square feet per sign otherwise permitted.

Zoning Case 2020-230-SPHXA

8109 Liberty Road

Hearing Date: Monday February 1, 2021 @ 1:30 p.m.

Petitioner's Exhibit List

1. Existing Conditions (1-A through 1-S)
2. Proposed Conditions (2-A through 2-D)
3. Conceptual Landscape Plan
4. Building Elevations
5. Canopy Signage Elevations
6. CV of Matt Bishop, PLA
7. Zoning Case 74-236-ASPH
8. Zoning Case 76-28-ASPH
9. CV of Keith Koscher, PE
10. Liberty Road Commercial Revitalization District
11. Zoning Case 2020-0002-SPHXA
12. Zoning Case 2010-0110-SPHXA
13. Redlined Plan to Accompany Zoning Petition (Proposed Conditions - 2/4/2021)
14. Liberty Road Study Survey Results
15. Liberty Road Study Potential Projects List

Paul Mayhew

From: Jeffrey N Perlow
Sent: Friday, March 5, 2021 2:07 PM
To: Paul Mayhew
Subject: RE: Fuel Station Stacking question

Paul,
The stacking configuration does "technically" comply with the Section 405.4.A.3.c requirement of 1 stacking space, but how are they going to enter and exit the property? The circulation pattern suggests that cars will enter from Millvale Road, but what if someone enters from Liberty Road? That could cause an aisle width and circulation issue with the cars backing out of the convenience store spaces. Aisle widths should be 22 feet for two way traffic, but some aisle widths are shown as 10 feet and 18 feet wide. Also, are there cross access and circulation easements with adjacent property owners, allowing the cars at the fuel service station to exit (and enter) from adjacent properties?
Jeff

-----Original Message-----

From: Paul Mayhew
Sent: Friday, March 05, 2021 12:37 PM
To: Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>
Subject: FW: Fuel Station Stacking question

Jeff,
Can you take a look at this site plan and tell me if this stacking configuration (the area I've circled) is acceptable? I haven't seen stacking done like this before. Thanks

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

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Friday, March 5, 2021 12:39 PM
To: Paul Mayhew <pmayhew@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 03.05.2021 12:39:07 (-0500)
Queries to: adminhearingscpr@baltimorecountymd.gov

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Scan Date: 03.05.2021 12:39:07 (-0500)
Queries to: adminhearingscpr@baltimorecountymd.gov



ZONING PROPERTY DESCRIPTION FOR 8109 LIBERTY ROAD BALTIMORE MD 21244

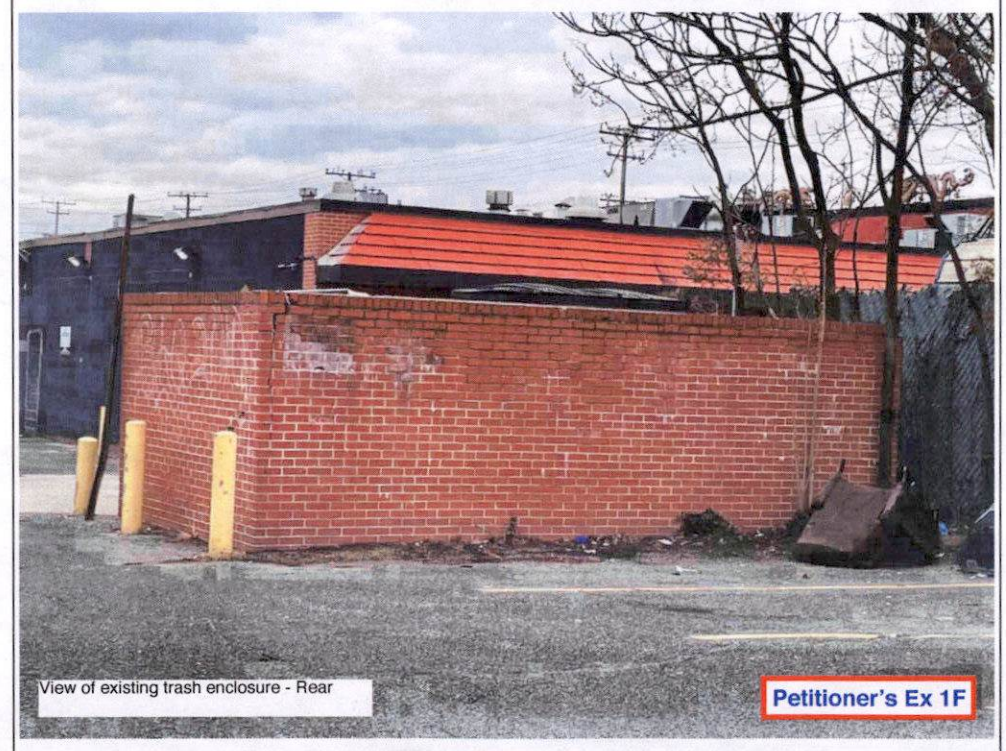
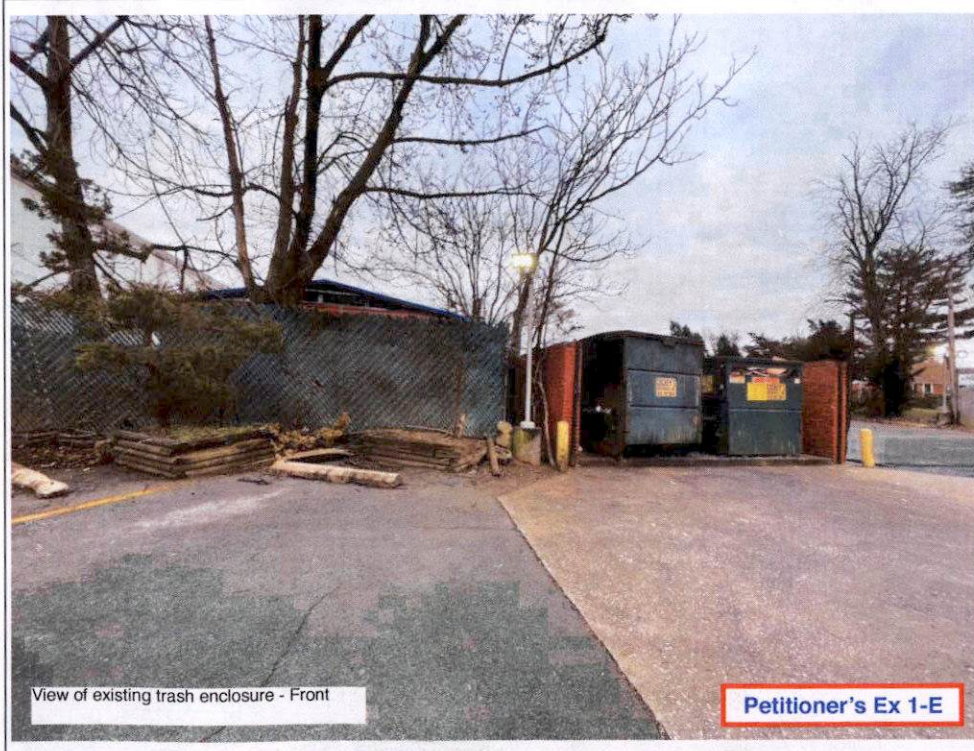
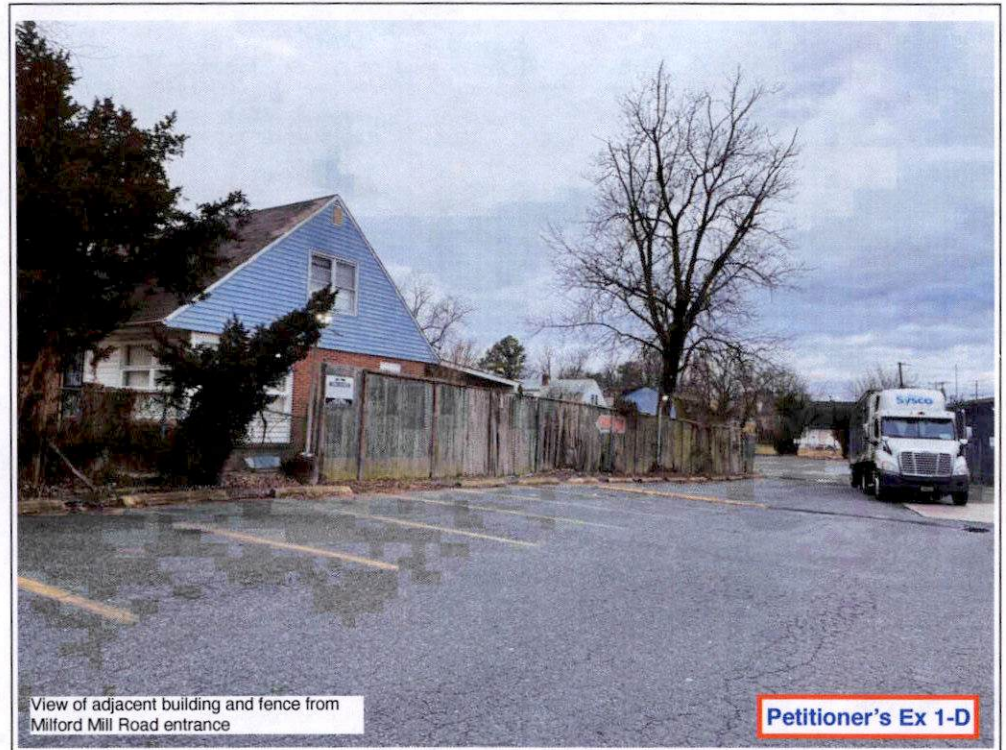
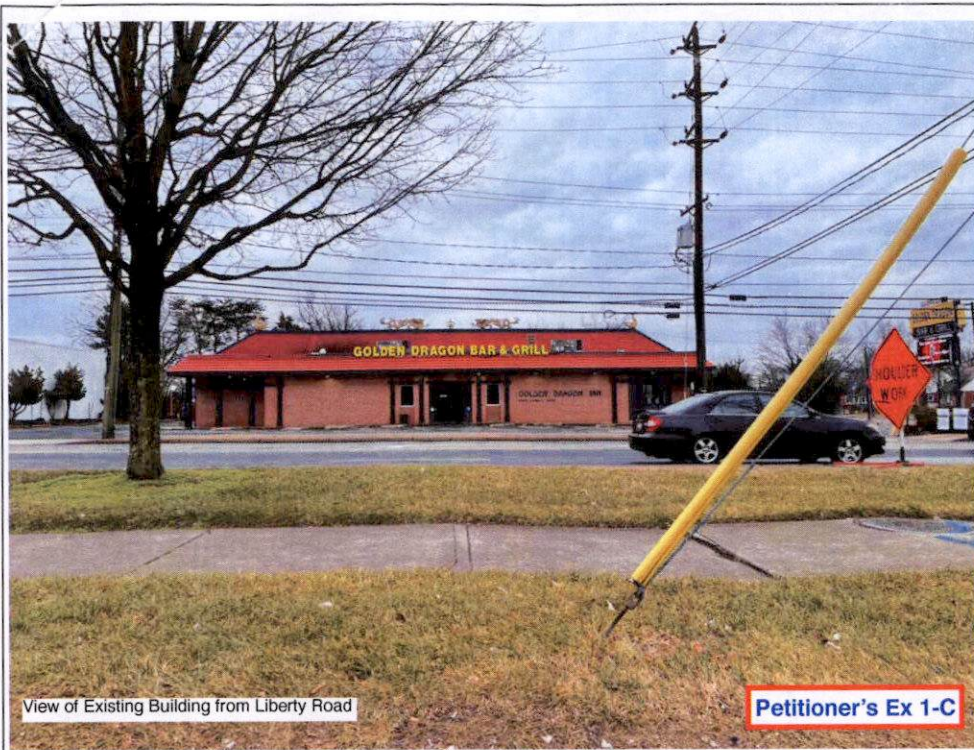
Beginning at a point at the south side of Liberty Road which is 82' wide at the distance 56.6 feet south of the centerline of the nearest improved intersecting street Millvale Lane which is 50 feet wide.

Thence the following courses and distances:

(1st Point of Call-"POC")) S.65° 33' 25" E. 42.04 feet,
(2nd POC) N.27° 56' 35" E.17.03 feet,
(3rd POC) S.65° 33' 25" E. 65.00 feet,
(4th POC) S.65° 33' 25" E. 70.00 feet,
(5th POC) S.27° 56' 55" W. 150.00 feet
(6th POC) N.65° 33' 25" W. 168.16 feet
(7th POC) N.45° 29' 30" E. 76.74 feet
(8th POC) L.8.41-ft, R=1700.00
(9th POC) S.50° 18' 45" E. 153.66 feet
(10th POC) N.39° 41' 15" E. 60.00 feet
(11th POC) N.39° 41' 15" E. 60.00 feet
(12th POC) S.50° 18' 45" E. 145.00 feet
(13th POC) N.39° 41' 15" E. 60.00 feet
(14th POC) N.39° 41' 15" E. 61.00 feet
(15th POC) N.39° 41' 15" E. 118.46 feet
16th POC L=32.62-ft, R=25.00

Back to the beginning as recorded in Deed Liber 04843 Folio 0069, Liber 04843 Folio 0069, Liber 04843 Folio 0069, Liber 05409 Folio 0983, and Liber 05528 Folio 0393 containing 1.35 acres (58,636-sf) more or less located in the 2nd election district and the 4th council district

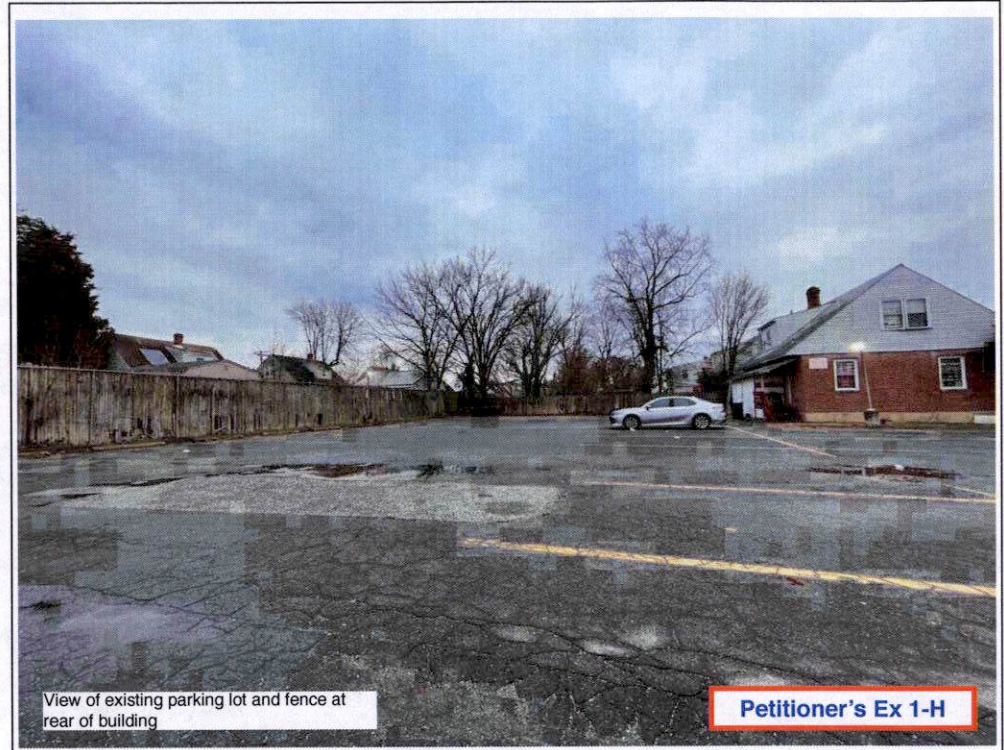






View of existing parking lot and fence at rear of building

Petitioner's Ex 1-G



View of existing parking lot and fence at rear of building

Petitioner's Ex 1-H



View of existing parking lot looking toward Millvale Road

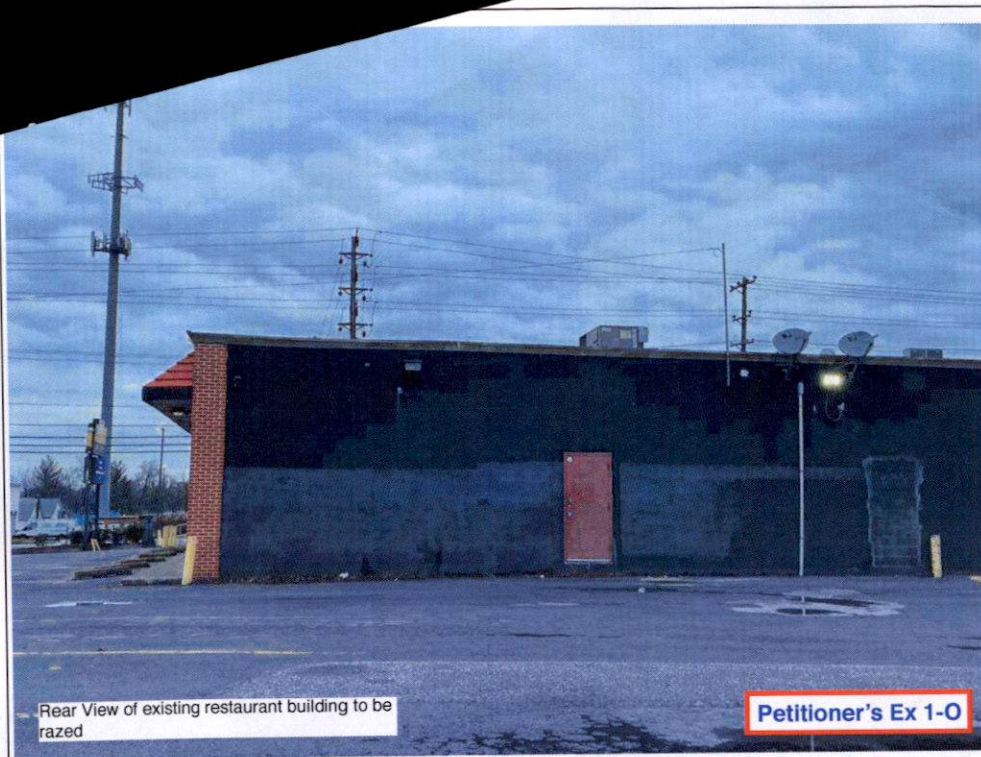
Petitioner's Ex 1-I



View from existing building looking toward Millvale Road

Petitioner's Ex 1-J





Rear View of existing restaurant building to be razed

Petitioner's Ex 1-O



West side View of existing restaurant building to be razed

Petitioner's Ex 1-P



Front View of existing residential building to be razed

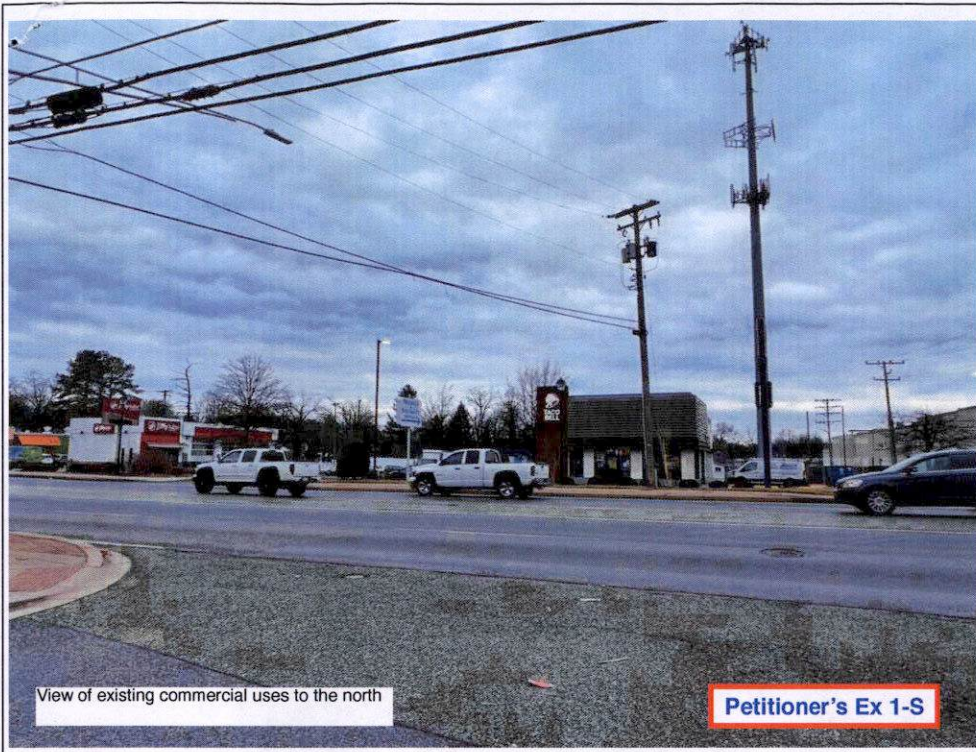
Petitioner's Ex 1-Q



View of existing commercial uses to the west

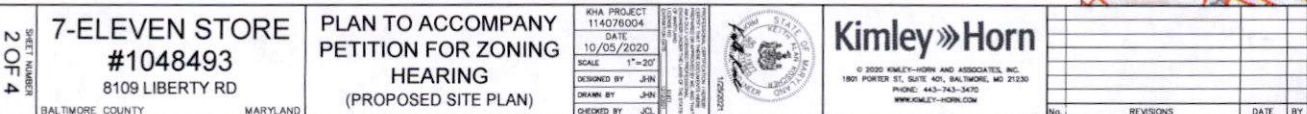
Petitioner's Ex 1-R





View of existing commercial uses to the north

Petitioner's Ex 1-S



IN RE: PETITIONS FOR SPECIAL HEARING, *
SPECIAL EXCEPTION & VARIANCE
(201 North Point Blvd.) *
15th Election District
7th Council District *
Balaji, LLC *
Legal Owner *
Dundalk North Point, LLC
Contract Purchaser *
Petitioners

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2020-0002-SPHXA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of Petitions for Special Hearing, Special Exception and Variance filed on behalf of Balaji, LLC, legal owner, and Dundalk North Point, LLC, contract purchaser ("Petitioners").

The Petition for Special Hearing was filed pursuant to the Baltimore County Zoning Regulations ("BCZR") to determine whether a Special Exception pursuant to §§ 405.2 and 236.2 is required in order: (1) to approve additional fuel service and ancillary uses permitted under BCZR § 405.4.D (convenience store less than 6,000 square feet, ATM, self-service vacuum and compressed air) at a legally existing fuel service station; (2) to approve the expansion and reconstruction of a fuel service station legally existing on the effective date of Bill 172-1993, including the provision of additional fuel service and ancillary uses permitted by BCZR §405.4.D (convenience store less than 6,000 square feet, ATM, self-service vacuum and compressed air); (3) to determine that the colored striped banding shown on the service station canopy is a decorative feature that does not contribute to the message of any sign and, in accordance with the definition of "Area" as provided in BCZR § 450.3 and Zoning Case 2002-399-SPHA, this decorative feature should not be included in the area of the canopy signs; (4) to determine whether

a variance is required for the canopy signs as shown on the Plan to Accompany Petition ; and (5) to amend the previously approved zoning site plan in cases 2002-399-SPHA and 1990-392-SPHA. A Petition for Variance was filed pursuant to § 238.2 for a side yard setback of 21 feet in lieu of 30 feet required and a rear yard setback of 6 feet in lieu of 30 feet required. If, pursuant to Special Hearing Request No. 4, the Zoning Commissioner determines that a variance is required for the canopy sign as shown on the Plan to accompany the Petition for Special Hearing, then a variance from BCZR § 450.4 for canopy signs of 96 square feet, 96 square feet, 246 square feet and 246 square feet, respectively, in lieu of 25 square feet per sign otherwise permitted. Finally, a Petition for Special Exception was filed pursuant to Special Hearing Request No. 1, the Zoning Commissioner determines that a Special Exception is required in order to approve additional fuel service and ancillary uses permitted under BCZR § 405.4.D (convenience store less than 6,000 square feet, ATM, self-service vacuum and compressed air) at a legally existing fuel service station in accordance with the Plan to Accompany Petition for Zoning Hearing in this case, then a Special Exception for the same under BCZR §§405.2 and 236.2.

Appearing at the public hearing in support of the requests were the Petitioners, Michael Carp and Ed Scott. The engineers, Jennifer Leonard, and Keith Koscher of Kimley Horn also attended. Dino C. La Fiandra, Esq. represented the Petitioners. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee (ZAC) comments were submitted by the Department of Planning ("DOP"), the Bureau of Development Plans Review ("DPR"), the Department of Environmental Protection and Sustainability ("DEPS") and the State Highway Administration ("SHA").

Record Evidence

Mr. La Fiandra proffered the following evidence. The subject property is approximately 39,976 square feet in size and is split-zoned BR-IM. An expertly prepared five sheet site plan was admitted as Petitioner's Exhibit 1. Sheet 1, showing the existing site conditions was admitted separately as Petitioner's Exhibit 1A. Sheet 2, showing the proposed conditions was admitted separately as Exhibit 1B, and Sheet 4, showing the parking stacking plan was admitted separately as Exhibit 1C. Mr. La Fiandra briefly explained the somewhat lengthy zoning history pertaining to the site and submitted the prior zoning Orders as Exhibits 2A thru 2E.

The site is at the corner of Baltimore Street and North Point Blvd. in Dundalk. There is presently a three pump Shell gas station and convenience store there with two access points on both adjoining roads. The plan proposes to raze all the existing structures and to construct: six fuel stations under a canopy; a self-service vacuum machine; and a 3010 sq. ft. 7-11 convenience store with an ATM. They will have a maximum of three employees there. In the interest of improving traffic flow the access points will be reduced from four to two – one on Baltimore Street and one on North Point Blvd. In addition, these access points will be moved farther back from the intersections than the current access points. Counsel noted that the property does not have any basic services issues. As depicted on Exhibit 1B, the plan meets or exceeds the minimum square lot area, parking, and stacking requirements. The plan also meets all setback requirements except for the rear and one side of the convenience store. A rendering depicting the store's elevations and the canopy design and signage was admitted as Exhibit 4. A schematic landscape plan was admitted as Exhibit 5.

Counsel noted that, under the Order in Case No. 90-392-SPHA (Petitioner's Exhibit 2C) there was a legally existing "gas and go" and convenience store on this site as of the effective date

of Bill No. 172-93 (Petitioner's Exhibit 3), which Counsel proffered was January 13, 1994. Accordingly, Counsel urges that the "expansion and reconstruction" provisions of BCZR § 405.6 are applicable in this case because all of the proposed improvements will be within the site limits of that pre-existing use, and the site plan otherwise meets all the requirements of §§ 405.6 and 405.4.

Counsel further urged that the Deputy Zoning Commissioner's Order in Case No. 02-399-SPHA (Petitioner's Exhibit 2E) should also be controlling here with respect to the signage measurement issue. In that case the DZC held that the painted façade and decorative trim surrounding the word "Shell" on the sign should not be included when measuring the sign's dimensions under BCZR § 450.3 because the paint and trim are not part of the sign's "message."

Finally, in response to comments from the DOP regarding sidewalks, Counsel submitted a redlined site plan showing sidewalks along the entire site frontage on both Baltimore Street and North Point Blvd. This was admitted as Petitioner's Exhibit 8. Counsel called the engineer, Jennifer Leonard who testified that from a planning perspective a sidewalk along North Point Blvd. is not necessary and may even create an increased hazard for pedestrians who would potentially use this new sidewalk along this busy commercial highway rather than the existing sidewalk on North Point Road, which is only one block south and which currently provides connectivity for the adjacent residential area. Ms. Leonard submitted an aerial photo of the neighborhood to illustrate this point (Petitioner's Exhibit 6), as well as a series of street level photos showing that there are currently no sidewalks along North Point Blvd. in this area. (Petitioner's Exhibit 7).

Finally, Mr. La Fiandra urged that the rear and side variance requests should be granted because of the uniqueness of the property and the hardship that would otherwise result, in that they would have to reconfigure the entire site. He noted that several of the photos in Petitioner's Exhibit

7 show that there are no residential uses that would be impacted by the reduced setbacks, and that the property to the rear is a commercial trucking operation that would likewise not be adversely impacted.

In closing Mr. La Fiandra stated that he had spoken with People's Counsel about this proposal and that People's Counsel believes that the proposed site plan should be approved, if at all, as a special exception use, rather than under BCZR § 405.6.A because People's Counsel does not believe that special hearing relief has ever been granted under that section of the zoning regulations. Mr. La Fiandra urged that the Petitioner is in fact entitled to the special hearing relief requested, but alternatively, that Petitioner is also entitled to a special exception because all the factors of BCZR § 502.1 have been met, as have the elements in *Schultz v. Pritts*, 291 Md. 1 (1981).

Special Hearing

Based on the record evidence and legal argument discussed above, I find that the Petitioner is entitled to proceed with their proposed site plan under BCZR § 405.6. Specifically, I find that there was a legally existing fuel service station on this site as of January 13, 1994, the effective date of Bill No. 172-1993. I further find that this proposed renovation and expansion is permitted in this B.R. – I.M. zone, and that the site plan conforms in all respects to the requirements of BCZR § 405.4., that it has been properly reviewed by all the relevant County agencies, and that subject to various comments, these agencies do not oppose the special hearing relief. I also concur with Counsel on the issue of the signage. Under principles of *stare decisis* I believe I should follow the reasoning and decision in Case No. 2002-399-SPHA. Accordingly, I find that the background and trim on the proposed signage in this case do not contribute to the message conveyed by the “7-11” on the signage. Therefore, the background and trim of the signage should not be included in the “area” measurements under BCZR § 450.3 and no variance

relief is necessary for the signage. Finally, I will also grant the request to amend the previously approved site plans in Case Nos. 2002-399-SPHA, and 1990-392-SPHA.

Special Exception

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272, (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use. As an alternative to the special hearing relief under BCZR § 405.6, I also find that the proposed site plan should be approved as a special exception.

I am satisfied that the requirements of BCZR § 502.1 are met. Specifically, I find that the revised ingress and egress points depicted on the site plan will actually improve traffic safety and flow. I further note that there are no basic services map issues associated with this site. In sum, I find that the special exception is within the spirit and intent of the BCZR and will not result in harm to the general health, safety, and welfare of the public.

Variances

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).

The property is split-zoned and irregularly shaped and is bordered at odd angles by two roads. As such the property is unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to proceed with their razing and renovation plans as depicted on the site plan. I am convinced that the adjoining properties will not be adversely impacted by the two small setback variances requested. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare.

THEREFORE, IT IS ORDERED this 16th day of **March, 2020** , by this Administrative Law Judge, that the Petition for Special Hearing filed to determine whether a Special Exception pursuant to §§ 405.2 and 236.2 is required in order: (1) to approve additional fuel service and ancillary uses permitted under BCZR § 405.4.D (convenience store less than 6,000 square feet, ATM, self-service vacuum and compressed air) at a legally existing fuel service station; (2) to approve the expansion and reconstruction of a fuel service station legally existing on the effective date of Bill 172-1993, including the provision of additional fuel service and ancillary uses permitted by BCZR §405.4.D (convenience store less than 6,000 square feet, ATM, self-service vacuum and compressed air); (3) to determine that the colored striped banding shown on the service station canopy is a decorative feature that does not contribute to the message of any sign and, in accordance with the definition of "Area" as provided in BCZR § 450.3 and Zoning Case 2002-399-SPHA, this decorative feature should not be included in the area of the canopy signs; (4) to determine whether a variance is required for the canopy signs as shown on the Plan to Accompany Petition ; and (5) to amend the previously approved zoning site plan in cases 2002-399-SPHA and 1990-392-SPHA, be and is hereby GRANTED.

IT IS FURTHER ORDERED that, in the alternative, the Petition for Special Exception

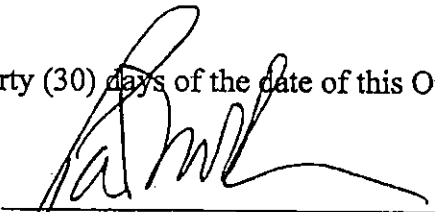
filed pursuant to Special Hearing Request No. 1, the Zoning Commissioner determines that a Special Exception is required in order to approve additional fuel service and ancillary uses permitted under BCZR § 405.4.D (convenience store less than 6,000 square feet, ATM, self-service vacuum and compressed air) at a legally existing fuel service station in accordance with the Plan to Accompany Petition for Zoning Hearing in this case, then a Special Exception for the same under BCZR §§405.2 and 236.2, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance filed pursuant to § 238.2 for a side yard setback of 21 feet in lieu of 30 feet required and a rear yard setback of 6 feet in lieu of 30 feet required be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are 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, Petitioners would be required to return the subject property to its original condition.
2. Prior to issuance of Permits, Petitioners must comply with ZAC comments submitted by DOP, DEPS, DPR and SHA; copies of which are attached hereto and made a part hereof.
3. With regard to sidewalks, the sidewalk as depicted on Petitioner's Exhibit 8, shall be required along Baltimore Street only. No sidewalks shall be required along North Point Blvd.

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

IN RE: PETITIONS FOR SPECIAL
HEARING, SPECIAL EXCEPTION
& VARIANCE
SW side of Liberty Road; intersection of
Liberty Road and Marriotts Lane
2nd Election District
4th Councilmanic District
(8207 Liberty Road)

KF Ghauri, LLC
Legal Owner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
*
* Case No. 2010-0110-SPHXA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Hearing, Special Exception and Variance, filed by Khalid Azam, Authorized Signatory, on behalf of the legal owner of the subject property, KF Ghauri, LLC. The relief requested is as follows:

The Special Hearing relief is requested in accordance with Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."):

1. To amend the site plan previously approved in Case No. 03-417-SPH; and
2. To confirm that the square footage of the portion of the overall site that is zoned D.R.16 may be counted within overall special exception site area for the purpose of calculating the minimum site area required under Sections 405.4.A, 405.4.D, and 405.4.E of the B.C.Z.R.; and
3. To confirm landscaping to be located within the portion of the site that is zoned D.R.16 may be utilized as the landscape transition area required under Section 405.4.A.2.b of the B.C.Z.R.; and
4. To permit stacking spaces for a roll-over car wash and a dumpster to be located within the portion of the site that is zoned D.R.16.

The Special Exception is requested to use the subject property as follows:

1. For a convenience store with a sales area larger than 1,500 square feet use in combination with a fuel service station in B.R.-A.S. and B.L.-A.S. Zones pursuant to

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Exhibit 12

Sections 405.2.B.1 and 405.4.E.1 of the B.C.Z.R., which had been previously approved in Case No. 01-507-SPHXA, but not utilized; and

2. For a roll-over car wash use in combination with a fuel service station in B.R.-A.S. and B.L.-A.S. Zones pursuant to Sections 405.2.B.1 and 405.4.E.2 of the B.C.Z.R., which had been approved in Case No. 73-216-XA, but not utilized.

The Variance relief is also requested as follows:

1. From Sections 405.4.A.1, 405.4.D.1, 405.4.D.3 and 405.4.E.1 of the B.C.Z.R. to permit a site area of 32,184 square feet in lieu of the required 34,160 square feet; and
2. From Sections 409.4.C and 419.3 of the B.C.Z.R. to permit stacking spaces for a roll-over car wash to be located within a drive aisle that provides onsite parking spaces; and
3. From Section 419.4.A.1 of the B.C.Z.R. to permit a roll-over car wash building to be located as close as 16 feet to the lot line of a residentially zoned property in lieu of the required 50 feet; and
4. From Section 419.4.B.1 of the B.C.Z.R. to permit the tunnel entrance of a roll-over car wash to face an adjacent residentially zoned property; and
5. From Section 238.2 of the B.C.Z.R. to permit a side yard setback of 10 feet in lieu of the required 30 feet; and
6. From Section 405.4.A.2.a of the B.C.Z.R. to permit existing fuel pumps to be located a minimum of 17 feet from the Liberty Road right-of-way in lieu of the required 25 feet or, in the alternative, to determine that a variance is not required; and
7. From Section 405.4.A.2.a of the B.C.Z.R. to permit an existing fuel pump canopy to be located a minimum of 7 feet from the Liberty Road right-of-way in lieu of the required 15 feet or, in the alternative, to determine that a variance is not required; and
8. From Sections 405.4.A.3.d, 409.6.A.2, and 419.3.B of the B.C.Z.R. to permit 29 parking spaces in lieu of the required 36 spaces; and
9. From Section 405.4.A.2.b of the B.C.Z.R. to permit landscape transition areas of as little as 0 feet along the Liberty Road frontage in lieu of the required 10 feet, 0 feet along the side yards abutting non-residentially zone land in lieu of the required 6 feet, and as little as 2 feet along the rear yard abutting residentially zoned land in lieu of the required 15 feet.

The subject property and the requested relief are more fully depicted on the redlined site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

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Appearing at the requisite public hearing in support of the special hearing, special exception, and variance requests on behalf of Petitioner KF Ghauri, LLC were members Khalid Azam and Abida Khalid. Arnold Jablon, Esquire and Christopher Mudd, Esquire with Venable, LLP represented Petitioner at the hearing. Also appearing in support of the requested relief were David Flowers, land planner, who is familiar with the site and has been recognized and accepted as an expert witness on land use and the Baltimore County Zoning Regulations before this Commission and was accepted as an expert in the instant matter, specifically as to Sections 307.1, 502.1, 405, 409, and 419 of the B.C.Z.R., and Amrish Patel, the professional engineer who prepared the site plan.

Letters from the Liberty Road Community Council and from the Liberty Road Business Association were received. Both expressed support for the requested relief, subject to certain conditions, similar to those recommended by the Office of Planning, which are expounded on further in this Order. In addition, Mark McFadden, a representative of the Liberty Road Business Association, appeared and confirmed his organization's support for the requested relief.

Two Baltimore County representatives, Peirce Macgill of the Department of Economic Development, and David Green of the Office of Planning, appeared to express their departments' support for the requested relief. Specifically, Mr. Macgill indicated that the subject property is located within a Commercial Revitalization District and that Petitioner's plan to spend significant money -- approximately \$800,000.00 to \$1,000,000.00 as proffered by Mr. Jablon -- on the proposed improvements, together with the opportunity for additional jobs, is exactly what his Department seeks within such districts. He also expressed some hope that other property owners in the area would be inspired to follow in Petitioner's footsteps and likewise give their own properties a facelift similar to that proposed here. Mr. Green presented a revised comment

from the Office of Planning that was marked and accepted into evidence as Petitioner's Exhibit 2, which conveyed his Office's support for the requested relief, provided Petitioner installs a 10 foot wood privacy fence along the southern boundary of the subject property, limits the hours of the car wash from 7:00 AM to 10:00 PM, installs landscaping along the Liberty Road frontage, and directs onsite lighting away from adjacent residential uses.

There were no Protestants or other interested persons present at the hearing. Following the initial input from Messrs. McFadden, Magill, and Green, the hearing proceeded by way of a combination of testimony from Petitioner's witnesses and a proffer by Mr. Jablon.

Testimony and evidence offered revealed that the subject property is comprised of approximately 0.7388 acres and is situated on the southwest side of Liberty Road, across from Marriotts Lane, in the Randallstown area of Baltimore County, as more particularly described on the redlined site plan. The subject property is split-zoned B.L.-A.S., B.R.-A.S., and D.R.16, as is shown and indicated on the aerial photograph / zoning map that was marked and accepted into evidence as Petitioner's Exhibit 10.

The property is presently improved with a fuel service station use in combination with three automotive service bays, a convenience store, and a stand-alone automated teller machine. Photographs that were marked and accepted into evidence as Petitioner's Exhibits 15A through 15J depict the present site improvements. Petitioner proposes to invest significant financial resources into improving the site by increasing the size of the convenience store to 2,740 square feet, adding an automotive service bay to continue conducting the minor repairs permitted under Section 405.4.D.1 of the B.C.Z.R., and installing a roll-over car wash use on the site. A floor plan and elevation drawings of the proposed improvements that was marked and accepted into evidence as Petitioner's Exhibit 14, together with the redlined site plan, show the proposed

layout for the various uses on the site. As explained below, the requested zoning relief pertains to these proposed improvements.

The existing fuel service station has been located on the subject property since at least 1968 as confirmed by its zoning history. Petitioner offered site plans and orders from four prior zoning cases -- Case Nos. 69-89-X, 73-216-A, 2001-507-XSPHA, and 2003-417-SPH -- and briefly explained the various approvals obtained for the site over the past 40 years. In Case No. 69-89X, the Zoning Commissioner granted, by way of an Order dated October 11, 1968 (marked and accepted into evidence as Petitioner's Exhibit 4), a special exception for the expansion of an automotive service station use. In Case No. 73-216-A, the Zoning Commissioner granted a variance to permit 20 stacking spaces in lieu of the required 40 spaces and a special exception for a car wash use in combination with a service station, in an Order dated November 7, 1973 (marked and accepted into evidence as Petitioner's Exhibit 6). In Case No. 2001-507-XSPHA, the Zoning Commissioner, in an Order dated August 20, 2001 (marked and accepted into evidence as Petitioner's Exhibit 8), granted a special exception to allow an ancillary ATM machine with an existing fuel service station use in combination with a convenience store / carryout restaurant, together with a variance for a freestanding sign of 80 square feet in lieu of the maximum permitted 75 square feet and a special hearing to amend previously approved plans. Finally, in Case No. 2003-417-SPH, the Deputy Zoning Commissioner issued an Order on May 20, 2003 (marked and accepted into evidence as Petitioner's Exhibit 9) granting a special hearing to extend the period of time for utilization of the special exceptions granted in 2001 to August 20, 2006. While there is a small convenience store presently existing, there is no evidence that the car wash was ever utilized pursuant to the relief granted in 1973. The site plans accompanying each of the petitions referred to above delineate the zoning then in existence on

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the subject property. The property in each was split zoned, as it is today, and the zoning designations are the same as they are today.

Mr. Jablon went on to explain that this extensive zoning history and the longevity of this same fuel service station use on the site are important for several reasons. First, much of the zoning relief requested was previously approved and is presented here at the request of the Zoning Office to bring the existing setbacks and conditions into compliance with the current Zoning Regulations. With or without Petitioner's proposed improvements, a comparison of the redlined site plan in this case with the site plans approved in prior cases demonstrates that many of these deficiencies, including canopy and fuel pump setbacks and the lack of landscape transition areas, already exist and were approved. The prior site plans for Case Nos. 69-89-X and 73-216-A were marked and accepted into evidence as Petitioner's Exhibits 5 and 7, respectively.

Second, Mr. Jablon cited Section 405.6 of the B.C.Z.R., which applies to certain expansion, reconstruction, or addition of uses for fuel service stations existing prior to the effective date of Bill No. 172-1993. In particular, Section 405.6.A.1 provides that any fuel service station existing prior to the adoption of Bill No. 172-1993 may be expanded or reconstructed provided that the project is confined to the limits of the site as it existed on the effective date of Bill No. 172-1993. As confirmed by the previously approved site plans of 1968 and 1973, the limits of the present site are the same today. Further, Section 405.6.A.4 confirms that "[a]ny structure or expansion of the use that is shown on a plan approved prior to the effective date of Bill No. 172-1993 shall be considered as being in compliance with Section 405.4.A.2.a," which governs setbacks for fuel pumps and canopies; thus, Mr. Jablon asserted that this Section should eliminate the need for Petitioner's variance requests for existing setbacks for

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fuel pumps and canopies -- Variance request Nos. 6 and 7 above -- that were shown on plans previously approved by the Zoning Commissioner. Additionally, as previously mentioned, the zoning history shows that the car wash and convenience store uses proposed by Petitioner were previously approved on this site (including the D.R.16 zoned portion of the property within the limits of the site as shown on the previously approved site plans), which helps to bolster the case for approving those uses again. Mr. Jablon indicated that, upon review of the previously approved plans, it appears that the special exception area proposed and granted in Case No. 69-89-X, and continued in each succeeding case, is the same as shown here on the redlined site plan, Petitioner's Exhibit 1.

Third, Mr. Jablon points to section 419.5 of the B.C.Z.R., which provides exemptions from the current car wash regulations. This section states that the current regulations do not apply to car washes "legally existing" prior to the effective date of Bill No. 172-1993 and that the regulations adopted pursuant to Bill No. 172-1993 do not "affect the validity of any order granting a special exception or any plan approved... for a car wash which occurred prior to" its effective date. Any previously approved special exception or plan is subject to the applicable provisions of the B.C.Z.R. in effect at the time the special exception or plan was approved. While he acknowledges that the car wash as approved in Case No. 73-216-A does not exist currently, Mr. Jablon argues that the exemption from the current regulations apply to any plan approved, even if not utilized. Thus, he maintains that the special exception requested here, variance requests Nos. 2, 3, and 4 above, and special hearing request No. 4 relating to the car wash (as it relates to car wash stacking spaces), are not needed.

Finally, the side landscape transition area (LTA) request of zero feet along Liberty Road and zero feet along the side yards abutting non-residentially zoned land are not necessary

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because the setbacks are pre-existing and are shown on the site plans previously approved. Further, variance No. 1 is requested to permit a site area of 32,184 square feet in lieu of the required 34,160 square feet. The testimony and evidence presented confirms that there has been no change to the site area since at least 1968. Therefore, Mr. Jablon asserts that the variance and special hearing are not required.

Against this backdrop, Petitioner directly addressed the burdens of proof for the requested zoning relief. With regard to the special exceptions, Mr. Jablon proffered, and Mr. Flowers confirmed, that if called to testify, Mr. Flowers would state the proposed 2,740 square foot convenience store and car wash uses would not be detrimental to the health, safety, or general welfare of the locale, nor would the uses have any negative impacts on the community, to which the community agrees as indicated in Petitioner's Exhibits 12 and 13. Petitioner specifically addressed community concerns over potential noise from the car wash by presenting a noise calculation report that was marked and accepted into evidence as Petitioner's Exhibit 16, in which noise levels for roll over car washes at specific distances are differentiated. Mr. Jablon proffered that car wash noise levels have historically dissipated as the technology has improved and pointed out that the noise level emanating from use of a current typical roll-over car wash would merge into that of the existing noise from Liberty Road. Testimony and evidence presented confirmed that, with the installation of the 10 foot tall fence, the existence of doors on both sides of the car wash that would be closed when in operation, and the existing road noise from busy Liberty Road, the noise level of the car wash would not affect the adjacent residential uses. Mr. Flowers' testimony was further proffered that the proposed uses would meet all criteria set forth in Section 502.1 of the B.C.Z.R. and would be consistent with the property's zoning classifications and the spirit and intent of the B.C.Z.R. Mr. Jablon again pointed out that

all prior zoning cases on the subject property for this use have included the residential property within the overall site area; thus, the inclusion of the D.R.16 zoning on the current site plan is consistent with all prior relief granted on the site. Mr. Jablon also requested that, if the instant special exceptions were granted, that the time frame for utilization of the special exception be extended from the normal two years to five years, pursuant to Section 502.3 of the B.C.Z.R.

Regarding the special hearing, Mr. Jablon indicated that most of the requests were made to confirm conditions that have existed for years. He reiterated that the residential portion of the site has been included in the overall site area and shown on the plans in the prior cases approving the existing uses and that there has always been a landscaped area within the residential portion to buffer the fuel station use from the adjacent residential uses. Regarding the stacking within the D.R.16 zoned portion of the site, Mr. Jablon explained that it is really nothing more than a drive-aisle to allow customers to have access to the car wash; there will be no parking there. Put simply, the stacking / drive aisle is really no different than the driveway that serves the adjacent parking complex and, therefore, should be permitted in the residential zone, just as that driveway is permitted. Additionally, Mr. Flowers pointed to the site plan approved in Case No 73-216-A, in which the D.R.16 portion of the property included access to the car wash therein approved. Mr. Jablon indicated that these same analogies apply to the dumpster, in that it is already located in the D.R.16 Zone and is no different than the dumpsters that are located on the adjacent property that serve the apartment use. In sum, Mr. Jablon proffered and Mr. Flowers confirmed that, with regard to each of the special hearing requests, Petitioner meets the requirements of Section 502.1 of the B.C.Z.R., and the stacking spaces / drive aisle, dumpster, and landscape transition areas would have no adverse impact on the health, safety, or general welfare of the adjacent property owners.

Mr. Jablon also proffered and Mr. Flowers confirmed that if the standards of Section 502.1 were to be applicable to the amendment of a previously approved site plan, the amendment proposed here would conform to each of those standards and would be consistent with the previously approved plan. In addition, Mr. Flowers would testify that in his opinion, there would be no adverse impact to the public health, safety and welfare or to the community.

As for the variances, to the extent that they are even required, Petitioner offered testimony and evidence demonstrating that the site is unique by virtue of its age, size, split-zoning and extensive zoning history. As mentioned, this site has been in existence and utilized as a service station for over 40 years and it is -- and always has been -- a small site. Additionally, the site has limited access from Liberty Road; vehicles travelling westbound on Liberty have a difficult, if not illegal, turn to make into the site, thus making it, for the most part, accessible primarily from the eastbound lane. Finally, as confirmed by the testimony of Mr. Macgill and the aerial photograph accepted into evidence as Petitioner's Exhibit 3, the site is located within a Commercial Revitalization District, thus making it a prime candidate for redevelopment. However, this very fact is also what creates the practical difficulty on the site. In order to revitalize the site and provide a proper facelift, Petitioner explained that it must make the proposed improvements, which its customer base demands; yet, due to the small size of the site, Petitioner's improvement options are "pinched" by the limitations imposed by today's Regulations; hence, if the requested variances were denied, Petitioner would not be able to accomplish an adequate revitalization of the site. Furthermore, Mr. Flowers testified that the variances, if granted, would not be detrimental to the adjacent properties and would not impair the purpose of the B.C.Z.R.

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In addition to the verbal comments offered by Mr. Macgill and the revised Planning Comment discussed above, the Zoning Advisory Committee (ZAC) comments were received, which are contained within the case file. No agency objected to the approval of the requested relief. The Bureau of Development Plans Review submitted a comment dated October 9, 2009 which indicates that Petitioner is advised that this site is within an area of special concern for sewer, and that Petitioner's engineer should contact the Bureau of Engineering with projected wastewater flow data.

After considering the testimony and evidence presented, I am persuaded to grant the requested relief. Regarding the special exceptions, Section 419.5 of the B.C.Z.R. raised the issue that the special exception here for the car wash is not necessary inasmuch as, by Case No. 73-216-A, a car wash was already approved, though not utilized. While a convincing argument can be so made, the language of this section is not so clear as to convince me that the previously approved car wash is controlling. While it is important to consider in context, especially as to the conditions contained in Section 502.1 of the B.C.Z.R., I believe it is more prudent to consider the special exception as requested on its own merits.

In my judgment, both the proposed car wash and convenience store with sales area greater than 1,500 square feet will not be detrimental to the community, and based upon the letters and comments in support of the proposed uses, will prove to be an asset by providing services for the community and a much needed "shot in the arm" that will hopefully encourage other business owners to likewise give their properties a facelift. I also find that the proposed uses meet the special exception criteria set forth in Section 502.1 of the B.C.Z.R. and that the uses will not have any adverse impacts above and beyond those inherently associated with such uses irrespective of their location within the zone. *See, Schultz v. Pritts*, 291 Md. 1 (1981). I am

also inclined to extend the time for utilization of the special exceptions for a period not to exceed five years.

Regarding the variances, Sections 405.6 and 419.5 of the B.C.Z.R. raise valid arguments that certain of the requested variances are not necessary. The previously approved site plans also present and confirm the existence of the current setback areas. In effect, each is "grandfathered" and protected by the previously approved plans. Therefore, I find that Variance Nos. 2, 3, 4, 6, 7, and the portion of No. 9 for the front and side yard LTAs are not required.

However, even in the alternative, if the variances requested are not controlled by the earlier approved petitions and site plans or by Sections 405.6 and 419.5 of the B.C.Z.R., I find ample evidence that special circumstances or conditions exist which are peculiar to the subject property. I agree with Petitioner that the variance requests are driven by the unusual size, history, and constraints identified during the testimony. I conclude that the subject property is unique in a zoning sense and that Petitioner would suffer practical difficulty if the variances requested were to be denied. Moreover, the variances can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. In fact, approving the variances enables Petitioner to further the County's revitalization goals for properties along the Liberty Road corridor. Thus, I find that the variance requests can be granted in such a manner as to meet the requirements of Section 307 of the B.C.Z.R., as interpreted in *Cromwell v. Ward*, 102 Md. App. 691 (1995).

Finally, I find that Petitioner has met its burden with respect to the petition for special hearing. For the same reasons discussed above, Petitioner satisfied the requirements of Section 502.1 and *Schultz*.

~~ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED~~
~~DATE 1-7-10 BY [signature]~~

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and after considering the testimony and evidence offered, I find that Petitioner's requests for special exception, special hearing, and variance should be granted.

THEREFORE, IT IS ORDERED this 7th day of January, 2010 by the Deputy Zoning Commissioner that Petitioner's requests for Special Hearing in accordance with Section 500.7 of the B.C.Z.R. as follows:

1. To amend the site plan previously approved in Case No. 03-417-SPH; and
2. To confirm that the square footage of the portion of the overall site that is zoned D.R.16 may be counted within overall special exception site area for the purpose of calculating the minimum site area required under Sections 405.4.A, 405.4.D, and 405.4.E of the B.C.Z.R.; and
3. To confirm landscaping to be located within the portion of the site that is zoned D.R.16 may be utilized as the landscape transition area required under Section 405.4.A.2.b of the B.C.Z.R.; and
4. To permit stacking spaces for a roll-over car wash and a dumpster to be located within the portion of the site that is zoned D.R.16.,

be and are hereby **GRANTED**; and

IT IS FURTHER ORDERED that Petitioner's requests for Special Exception to use the property as follows:

1. For a convenience store with a sales area larger than 1,500 square feet use in combination with a fuel service station in a B.R.-A.S. and B.L.-A.S. Zones pursuant to Sections 405.2.B.1 and 405.4.E.1 of the B.C.Z.R. which had been previously approved in Case No. 01-507-SPHXA, but not utilized; and
2. For a roll-over car wash use in combination with a fuel service station in a B.R.-A.S. and B.L.-A.S. Zones pursuant to Sections 405.2.B.1 and 405.4.E.2 of the B.C.Z.R. which had been approved in Case No. 73-216-XA, but not utilized,

be and are hereby **GRANTED**, and the time for utilization of the special exceptions shall be extended for a period not to exceed five years, pursuant to Section 502.3 of the B.C.Z.R.; and

IT IS FURTHER ORDERED that Petitioner's requests for Variance as follows:

1. From Sections 405.4.A.1, 405.4.D.1, 405.4.D.3 and 405.4.E.1 of the B.C.Z.R. to permit a site area of 32,184 square feet in lieu of the required 34,160 square feet; and
2. From Sections 409.4.C and 419.3 of the B.C.Z.R. to permit stacking spaces for a roll-over car wash to be located within a drive aisle that provides onsite parking spaces; and
3. From Section 419.4.A.1 of the B.C.Z.R. to permit a roll-over car wash building to be located as close as 16 feet to the lot line of a residentially zoned property in lieu of the required 50 feet; and
4. From Section 419.4.B.1 of the B.C.Z.R. to permit the tunnel entrance of a roll-over car wash to face an adjustment residentially zoned property; and
5. From Section 238.2 of the B.C.Z.R. to permit a side yard setback of 10 feet in lieu of the required 30 feet; and
6. From Section 405.4.A.2.a of the B.C.Z.R. to permit existing fuel pumps to be located a minimum of 17 feet from the Liberty Road right-of-way in lieu of the required 25 feet; and
7. From Section 405.4.A.2.a of the B.C.Z.R. to permit an existing fuel pump canopy to be located a minimum of 7 feet from the Liberty Road right-of-way in lieu of the required 15 feet; and
8. From Sections 405.4.A.3.d, 409.6.A.2, and 419.3.B of the B.C.Z.R. to permit 29 parking spaces in lieu of the required 36 spaces; and
9. From Section 405.4.A.2.b of the B.C.Z.R. to permit landscape transition areas of as little as 0 feet along the Liberty Road frontage in lieu of the required 10 feet, 0 feet along the side yards abutting non-residentially zone land in lieu of the required 6 feet, and as little as 2 feet along the rear yard abutting residentially zoned land in lieu of the required 15 feet,

be and are hereby **GRANTED**.

The relief granted herein shall be subject to the following conditions:

1. Petitioner may apply for its permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner will be required to return, and be responsible for returning, said property to its original condition.

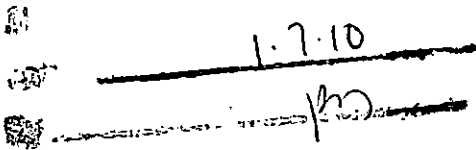
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2. The time for utilization of the special exceptions granted shall be extended to a period not to exceed five years.
3. Petitioner shall install a 10 foot tall wood privacy fence along the rear property line, between the service station use and the adjacent residential use.
4. The hours of operation for the car wash shall be limited to 7:00 AM to 10:00 PM year round.
5. To the extent possible, Petitioner shall install additional landscaping along the site's Liberty Road frontage.
6. All onsite lighting shall be directed away from the adjacent residential use.
7. Petitioner is advised that this site is within an area of special concern for sewer. Petitioner's engineer should contact the Bureau of Engineering with projected wastewater flow data.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz


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PRIOR ZONING CASES:

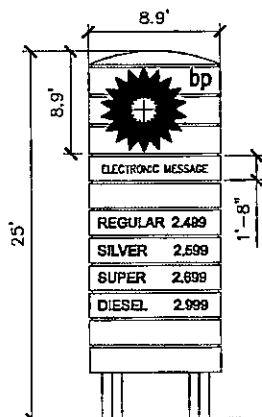
1. 69-89-X--On October 14, 1968, the Zoning Commissioner granted a Petition for Special Exception for the expansion of an automotive service station under Section 405.8 of the Baltimore County Zoning Regulations.

2. 73-215-XA--On November 7, 1973, the Zoning Commissioner granted a Petition for Special Exception to permit a fuel service station use in combination with a carwash and a Petition for Variance to permit 20 stacking spaces, in lieu of the required forty spaces.

3. 88-126-SPH--On October 30, 1987, the Zoning Commissioner granted a Petition for Special Hearing to approve a 1,000 gallon above ground propane tank and fuel sales in an existing service station in a B.L. zone.

4. 01-507-SPHXA--On August 20, 2001, the Zoning Commissioner granted a Petition for Special Exception to permit an ancillary ATM machine with an existing fuel service station use in combination with a convenience store/carry out restaurant, a Petition for Special Hearing to approve an amendment to the previously approved plan in Case No. 69-89-X, and a Petition for Variance to permit a freestanding sign of 80 sq. ft., in lieu of the permitted 75 sq. ft.

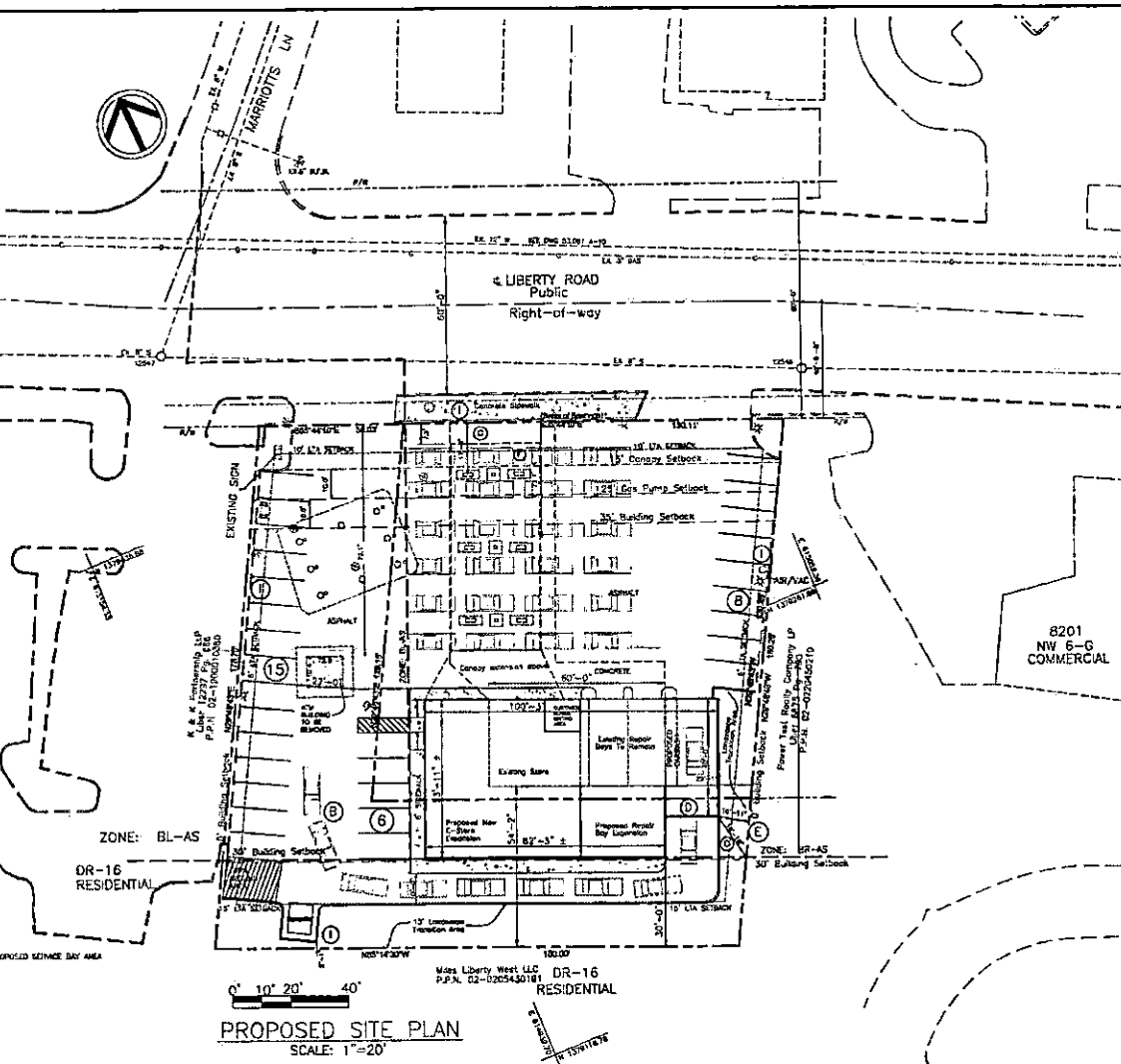
5. 03-417-SPH--On May 20, 2003, the Zoning Commissioner granted a Petition for Special Hearing to extend the time in which the special exception granted in Case No. 01-507-SPHXA be extended until August 20, 2008.



Sign Face Area of Company Logo = 88 Sq. Feet
Area of Electronic Message Sign = 18 Sq. Feet
Total Sign Area = 80 Sq. Feet

ZONING NOTES - SECTION 405 & 410 (FUEL SERVICE STATIONS & CAR WASH)

A. BUILDING AREA			
EXISTING	PROPOSED	EXISTING	PROPOSED
22' x 10' = 220	22' x 10' = 220	22' x 10' = 220	22' x 10' = 220
30' x 10' = 300	30' x 10' = 300	30' x 10' = 300	30' x 10' = 300
30' x 15' = 450	30' x 15' = 450	30' x 15' = 450	30' x 15' = 450
TOTAL AREA			
B. RETAINERS (TO PROPERTY LINES AS PER 328 STANDARD)			
EXISTING	PROPOSED	EXISTING	PROPOSED
22' x 10' = 220	22' x 10' = 220	22' x 10' = 220	22' x 10' = 220
30' x 10' = 300	30' x 10' = 300	30' x 10' = 300	30' x 10' = 300
30' x 15' = 450	30' x 15' = 450	30' x 15' = 450	30' x 15' = 450
TOTAL AREA			
C. A BEST ROOM FACILITY, WATER AND COMPRESSED AIR SHALL BE PROVIDED FOR			

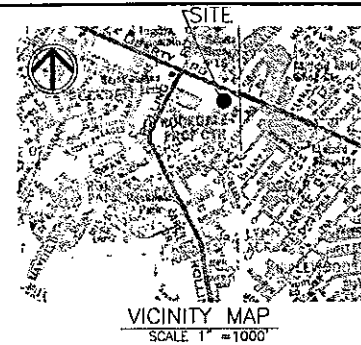


PROPOSED SITE PLAN
SCALE: 1"=20'

D.1. PARKING CALCULATIONS		D.2. PARKING PROVIDED	
EXISTING	PROPOSED	EXISTING	PROPOSED
22' x 10' = 220	22' x 10' = 220	22' x 10' = 220	22' x 10' = 220
30' x 10' = 300	30' x 10' = 300	30' x 10' = 300	30' x 10' = 300
30' x 15' = 450	30' x 15' = 450	30' x 15' = 450	30' x 15' = 450
TOTAL AREA			
E. FUEL SERVICE STATIONS		F. TOTAL REQUIRED	
EXISTING	PROPOSED	EXISTING	PROPOSED
22' x 10' = 220	22' x 10' = 220	22' x 10' = 220	22' x 10' = 220
30' x 10' = 300	30' x 10' = 300	30' x 10' = 300	30' x 10' = 300
30' x 15' = 450	30' x 15' = 450	30' x 15' = 450	30' x 15' = 450
TOTAL AREA			

SITE DIMENSIONS 405.4	
EXISTING	PROPOSED
22' x 10' = 220	22' x 10' = 220
30' x 10' = 300	30' x 10' = 300
30' x 15' = 450	30' x 15' = 450
TOTAL AREA	

TOTAL BUILDING AREA	
EXISTING	PROPOSED
22' x 10' = 220	22' x 10' = 220
30' x 10' = 300	30' x 10' = 300
30' x 15' = 450	30' x 15' = 450
TOTAL AREA	



- GENERAL NOTES**
- OWNER/DEVELOPER: B.P. CHEMICAL CO., 8201 LIBERTY ROAD, BALTIMORE, MARYLAND 21244, PHONE: 410-555-1300
 - ENGINEER: AST CONSULTANTS INC., CIVIL/STRUCTURAL ENGINEERS, 7894 JAMES AVENUE, ELICOTT CITY, MD 21043, PHONE: 410-455-2402, FAX: (301) 560-8848
 - PROJECT INFORMATION: BL-AS, BR-AS & DR-16, 8201 AC, (2134 SQ. FT.), 8207 LIBERTY ROAD, BALTIMORE, MARYLAND 21244
 - ELECTION DISTRICT: 04
 - COUNCILMAN/DISTRICT: 04
 - BALTIMORE REFERENCE TAX MAP: 77/23
 - 2003 REFERENCE: 2208/F33
 - DATE OF MAP: 02-02-2007 & 02-02-2008
 - ZONING MAP REFERENCE: BR AS, & CO
 - EXISTING LAND USE: GAS STATION IN COMBINATION WITH C-STORE AND SERVICE BAY (C) AND ROLLER CARWASH
 - HEIGHT AND AREA REGULATIONS FOR BR-AS ZONE:
 - MAXIMUM BUILDING HEIGHT ALLOWED = 40 FEET
 - BUILDING HEIGHT PROPOSED (ONE STORY) = 20 FEET
 - MAXIMUM FLOOR AREA RATIO PERMITTED: 2.0
 - PROPOSED FLOOR AREA RATIO: 0.248
 - PROPERTY LINE INFORMATION IS FROM A "BALTIMORE LAND TITLE SURVEY" PREPARED BY THE BALTIMORE COMPANY INC. ON AUGUST 8, 2003.
 - THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC TANKS ON-SITE.
 - THERE ARE NO KNOWN SIGNIFICANT REGULATED PLANT OR ANIMAL COMMUNITIES ON-SITE.
 - THERE ARE NO 100-YEAR FLOODPLAINS ON-SITE.
 - THERE ARE NO KNOWN WETLANDS ON-SITE.
 - THIS SITE WILL BE SERVED BY EXISTING PUBLIC WATER AND SANITARY SERVICE.
 - ALL SCREENING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CURRENT BALTIMORE COUNTY LANDSCAPE PLAN.
 - ALL PROPOSED PARKING SHALL BE MAINTAINED BUILT-UP SURFACE WITH CONCRETE CURBS.
 - ALL SIGNS ON-SITE WILL COMPLY WITH MDEN SECTION 400.
 - LETTER A TO J SHOWN ON THE PLAN INDICATES THE LOCATION OF THE VARIANCES REQUESTED ON THE PETITION FOR VARIANCES.

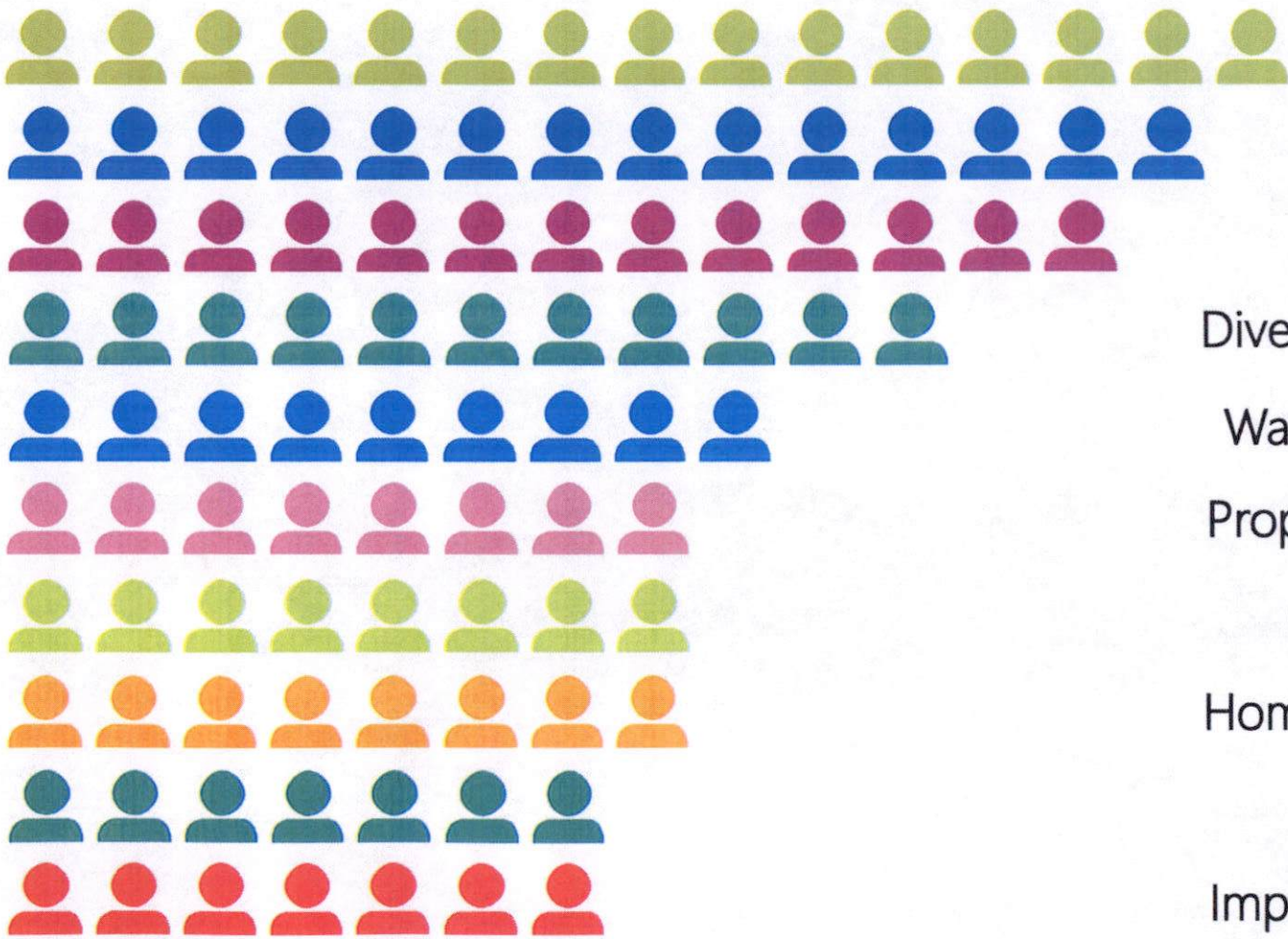
AST CONSULTANTS INC.
CIVIL/STRUCTURAL ENGINEERS
7894 JAMES AVENUE
ELICOTT CITY, MARYLAND, 21043
(410) 455-2402
FAX (301) 560-8848

**PLAN TO ACCOMPANY
PETITIONS FOR ZONING
RELIEF**

8207 LIBERTY ROAD, BALTIMORE, MD 21244
PHONE 410-555-1300
LMB & NOT FOR 18 PARTS, 8-25-05-05000 / 8-25-05000

REVISIONS	JOB NO: BC-01-09
1	SCALE: 1" = 20'
2	DATE: 8-25-09
3	DRAWN BY: GP
4	DESIGN BY: AP
5	REVIEW BY: AP
6	SHEET:

Top 10 Concerns



Litter (15%)

Traffic Congestion (14%)

Police Presence (13%)

Diversify Types of Businesses (11%)

Walkability/Pedestrian safety (9%)

Property Maintenance Issues (8%)

Open Space/Greenspace (8%)

Homeownership Affordability (8%)

Business promotion (7%)

Improvements/Beautification (7%)

Liberty Road Special Study Area

Potential Projects

01/21/2020

1. LITTER

- ☐ Continue development and implementation of countywide anti-litter campaign and install signage on all County pitch-in trash cans encouraging proper trash disposal
- ☐ Develop and publicize community cleanup tool kits including a checklist for organizing your own cleanup
- ☐ Target deployment of materials educating businesses and residents on proper waste management practices and proper residential household waste management
- ☐ Promote Litter Blitz clean-up events in the area and encourage residents, schools, and businesses in the area to participate in Clean Green 15
- ☐ Post "No Littering" signs throughout the corridor to remind people to pick up after themselves and enforce the litter law with fines
- ☐ Upgrade all existing trash receptacles to larger containers at all public places and all bus stops to avoid overflowing and consider uniform recycling bins with lids throughout the corridor
- ☐ Increase frequency of street sweeping services in the area
- ☐ Form a committee to oversee all projects related to litter

2. TRAFFIC CONGESTION

- ☐ Work with State Highway Administration to evaluate the "signal timing" at various intersections on Liberty Road to ensure smooth traffic flow, especially during rush hours
- ☐ Coordinate with State Highway Administration to develop a traffic impact study and/or Roadway Congestion Index (RCI) to measure the density of traffic and develop a strategic plan to address congestion in the area
- ☐ Collaborate with State Highway Administration to assess the feasibility of widening Liberty Road to four lanes from Baltimore County to Carroll County to alleviate traffic congestion
- ☐ Continue to review many forms of alternative transportation to alleviate congestion
- ☐ Form a committee to oversee all projects related to traffic congestion

3. POLICE PRESENCE

- ☐ Continue to foster relationships between officers and local business owners and encourage business owners to call 911 when a crime or suspicious situation is observed or when unwanted individuals are in/near their business
- ☐ Continue to increase traffic enforcement and foot patrols in the commercial areas
- ☐ Identify target areas where criminal activities are concentrated and practice hot spot policing strategies by targeting police resources and activities to those places
- ☐ Ensure that officers are taking appropriate enforcement actions as needed, and/or offering homeless Outreach services to the involved parties as needed
- ☐ Develop and/or maintain Citizens on Patrol programs

4. DIVERSIFY COMMERCIAL USE

- ☐ Continue to provide site selection assistance to brokers and/or businesses looking to expand and/or move to the area
- ☐ Continue to provide complimentary counseling and advisement through the County Small Business Resource Center
- ☐ Continue to communicate with area property managers and brokers and offer assistance in filling vacancies as well as understanding their needs
- ☐ Continue to promote the County financial programs and the business tax credits available within the Commercial Revitalization Corridor
- ☐ Partnership with DHCD and non-profit organization to provide gap financing and other business growth tools to new and expanding small businesses located in the Sustainable Community
- ☐ Provide market research results on trends in the marketplace and evaluate their success to identify key issues/metrics that are preventing businesses to open along the Liberty Road corridor

5. WALKABILITY/PEDESTRIAN SAFETY

- ☐ Assess the condition of existing sidewalks and identify where sidewalks are lacking in the study area and develop a feasibility study
- ☐ Work with State Highway Administration to evaluate pedestrian crosswalk lights on the corridor for safer pedestrian experience
- ☐ Assess placement, maintenance and improvement of bus stops and bus shelters on Liberty Road
- ☐ Request new street lighting and/or upgrades to existing lighting through the "Street Light Program"
- ☐ Form a committee to oversee all projects related to walkability and pedestrian safety

6. PROPERTY MAINTENANCE ISSUES

- ☐ Form a committee to track, monitor and report violations to the County. Baltimore County Code Enforcement is a complaint driven department
- ☐ Develop and publicize property maintenance codes to all property owners and tenants
- ☐ Develop a guideline for property maintenance best practices and make it available to all property owners and tenants
- ☐ Re-assess County enforcement of code violations. Make tenants also responsible of corrective actions

7. OPEN SPACE/GREEN SPACE

- ☐ Develop an inventory of existing open space and parks and make it available to the residents
- ☐ Study/assess the availability of parks and open space in the study area and develop strategies to address any greenspace deficiencies
- ☐ Explore redesign of existing parks with improved facilities to better meet community needs
- ☐ Improve all pedestrian access to neighborhood parks and recreation sites, and provide additional safe opportunities of walking and jogging within existing and future parks
- ☐ Acquire additional park land to provide space suitable for the development of additional recreational facilities
- ☐ Form a committee to oversee all projects related to open space and green space

8. HOMEOWNERSHIP AFFORDABILITY

- ☐ Continue to promote County housing programs to maintain and increase housing affordability (First time home buyers program, Single Family Rehabilitation Loan Program, closing costs programs, foreclosure prevention)
- ☐ Collaborate with housing counseling services to provide tools to current and prospective homeowners, to address housing needs
- ☐ Coordinate free counseling classes to young people and community residents regarding financial responsibility and financial Literacy
- ☐ Collaborate with MD DHCD to take advantage of the various homeownership programs and loans offered to find, maintain and keep affordable and livable housing

9. BUSINESS ATTRACTION AND RETENTION

- ☐ Continue to provide direction and information to businesses about County resources through business and/or community association meetings as well as meeting with businesses one on one
- ☐ Continue to meet with businesses to discuss their employment needs and assist where possible
- ☐ Continue to encourage businesses to participate in Baltimore County tourism initiatives and provide outreach assistance to relocating and/or closing businesses
- ☐ Continue to promote the various financial programs and the business tax credits available within the Commercial Revitalization Corridor
- ☐ Form a committee to oversee the projects and create an open dialogue about how to improve the business climate

10. IMPROVEMENT AND BEAUTIFICATION

- ☐ Continue to promote the exterior façade improvement programs and the business tax credits available within the Commercial Revitalization Corridor
- ☐ Explore creating Design Guidelines for the Liberty Road corridor to achieve the desired character for the area
- ☐ Enhance the look of the corridor with streetscape amenities landscape improvement projects, public art projects, branding features to give the corridor an unique identity
- ☐ Capacity building efforts to improve and enhance the skills, processes and resources of current organizations in the area
- ☐ Form a committee to oversee all projects related to improvement and beautification of the Liberty Road corridor

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
SPECIAL EXCEPTION AND VARIANCE		
8109 Liberty Road, 3546 Milford Mill Road,	*	OF ADMINISTRATIVE
3529 & 3531 Millvale Road; Property located		
on the SE corner of Millvale Lane & Liberty Rd*		HEARINGS FOR
2 nd Election & 4 th Councilmanic Districts		
Legal Owner(s): House of Der Inc. and	*	BALTIMORE COUNTY
Golden Dragon Inn		
Contract Purchaser: Windsor Mill Liberty LLC*		2020-230-SPHXA
Petitioner(s)		

* * * * *

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.

RECEIVED
SEP 15 2020

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 15th day of September, 2020, a copy of the foregoing Entry of Appearance was emailed to Dino LaFiandra, Esquire, 100 W. Pennsylvania Avenue, Suite 305, Towson, Maryland 21204, dcl@lafiandralaw.com, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

administrativehearings@baltimorecountymd.gov.

HOME DEVELOPMENT, ZONING HEARINGS AND MEETINGS ZONING HEARINGS - 8109 LIBERTY ROAD

ZONING HEARINGS - 8109 LIBERTY ROAD

Case Number: 2020-0230-SPHXA

Location: South east corner of Millvale Lane and Liberty Road

2nd Election District

Legal Owners: House of Der, Inc., Golden Dragon Inn, Inc.

EXHIBITS 1 thru 11 are attached

Requests for Consideration

Description:

- A. **Exhibit 1, 1A, 1B, 1C, 1D, AND 1E**-Within close proximity to Golden Dragon location on 8109 Liberty Road Location: South East Corner of Millvale Lane and Liberty Road: There are many gas stations with eateries, including two 7 Elevens within .5 miles across the street from the Golden Dragon.
- B. **Exhibit 2 - An Exxon gas station with eateries open 24 hours** at 8029 Liberty Rd, **Exhibit 2 A and Exhibit 2B** across is a 7 Eleven store at 8004 Liberty Road near 8109 Liberty Road less than .5 miles
- C. **Exhibit 3- A BP gas station with eateries open 24 hours** at 8207 Liberty Road near 8109 Liberty Rd less than .5 miles. This station has auto repair service

- D. **Exhibit 4 - A Shell Gas Station with eateries open 24 hours** is located at 8712 Liberty Road less than 1.5 miles from 8109 Liberty Rd
- E. **Exhibit 5** - Sunoco Gas Station less than 1.5 miles from the 8109 Liberty Road. It is right across from the **Exhibit 5A** 7 Eleven with eateries
- F. **Exhibit 6 Carroll Motor Fuels Gas Station** at 8710 Liberty Road .5 miles from next gas station Liberty Road
- G. **Another 7-Eleven with eateries open 24 hours** at 9100 Liberty Road (no exhibit)
- H. **Exhibit 7** Royal Farm eateries and Gas Station on Liberty Road

EATERIES in Exhibit 8 and 8A and 8B located across from 7 Eleven and across the street from 8109 Liberty Road

1. 811 Liberty Road is Dollar Mark Food and Beverage Place
2. 815 Liberty Road is Liberty Seafood
3. 804 Caribbean America Veggie
4. 8053 Liberty Road is Cannon Carryout
5. 8055 Liberty Road is Rice Express
6. 8057 Liberty Road is American Best Wines

7. 8059 Liberty Road is Greek Village Pizza

Other for your information (No Exhibits):

8. Caribbean Supermarket .5 miles or less away from 8109 Liberty Road

9. Taco Bells eatery Right across from 8109 Liberty Road less than .5 miles

10. Island Cuisine eatery right across from 8109 Liberty Road less than .5 miles

11. **Exhibit 9** – Donkin Donuts on Liberty Road across from 7 Eleven

12. **Exhibit 10** - Hip Hop Fish and Chicken with example of trash and debris and other unhealthy materials

Important Background Information for Your Consideration

Our Liberty Road Corridor needs a Rebirth. It is saturated with gas stations and eateries. We are trying to rid our community of these unhealthy, crime fulfilling, trash, debris, cluttered. and junk holders ravaging our community with all sorts of health issues and unwanted traffic and break ins. Most do not even live in our community and contribute nothing to our community that we really need. I think we have more Code Enforcement issues than most communities.

This area is a perfect example of racists retail. The median income is higher than most of suburban Baltimore, and larger portion of its population is college educated than most of suburban Baltimore. Yet its business district is blighted with cheap dilapidated structures. Most owners, retailers of our buildings and businesses care nothing about our community except making its money and taking it away from our community. We are tired of this and want it to stop.

This is causing a lot of health issues for our community with all this bad food being purchased by the children in our community and hangouts for criminal purposes instead of creating recreation for this time of pandemic to patronize our children into good and not criminal behavior as happening now with break ins and vandalism, car thefts, getting covid, going to jail, and hanging on the corners and places like these eateries and 7 Elevens that seem to be a magnet to cause crime. Many die young from eating all this bad food like fried chicken and fish with MSG in it and who knows what else. We are trying to get our grocery stores back like Publix, Giant, Whole Food Market, Fresh Market, or Trader Joes that have good food for the community

See Exhibit 11 - We are in the process of redeveloping our community from 695 exit on Liberty Road to Greens Lane off Liberty Road. We are pleading with you not to accept anymore mom and pop, gas stations, eateries, Royal Farms, 7 Elevens and the like in our community at least until we can complete our development. Our community has gone to hell in a handbasket. All our grocery stores like Giants and Shoppers were run out by these crime builders in our community,

Please also consider this request to help save our community.

Another Request: Due to the COVID Pandemic and other unfortunate health, safety issues transmitted from South Africa, China, and other nations spreading these virus and general welfare issues that are now surrounding our communities with these illnesses, we believe that more space should be required and provided for parking of at least 3 to 6 feet apart. This means that the residential properties that set on the side and right behind the location of where on 8109 Liberty Road, are faced with more health, safety, and general welfare issue for the community residents.

1. This would also mean that there would be less space for the gas trucks' to fuel the gas stations causing hazard conditions to move in and out of spaces needed for gas station deliveries to move in and out of the gas station area.
2. 8101 Liberty Road thru 8107 seems to cover all those little dilapidated shops (A Pipe Welding Car Care, New Used Tires Auto Mechanic Body, and Call State Body and Paint) between Milford Mill Rd and Golden Dragon at 8109 Liberty Rd on the South east corner of Millvale Lane.

Exhibit The pictures shows how code enforcement involvement is always needed for trash, Junk & debris in these locations and junky conditions.

3. Description: Within proximity to Golden Dragon Location at 8109 Liberty Road at South East Corner of Millvale Lane
4. To add to the problem we already have, we have at least 8 big liquor stores within 1.5 mile on Liberty Road. There are 3 big ones who are double dipping and closer than a block apart and big ones in each shopping center. We do not want to become slumlords to our community. We need your help in turning away this request for another 7 Eleven for the reason stated.

Thanks for your consideration to this important matter.

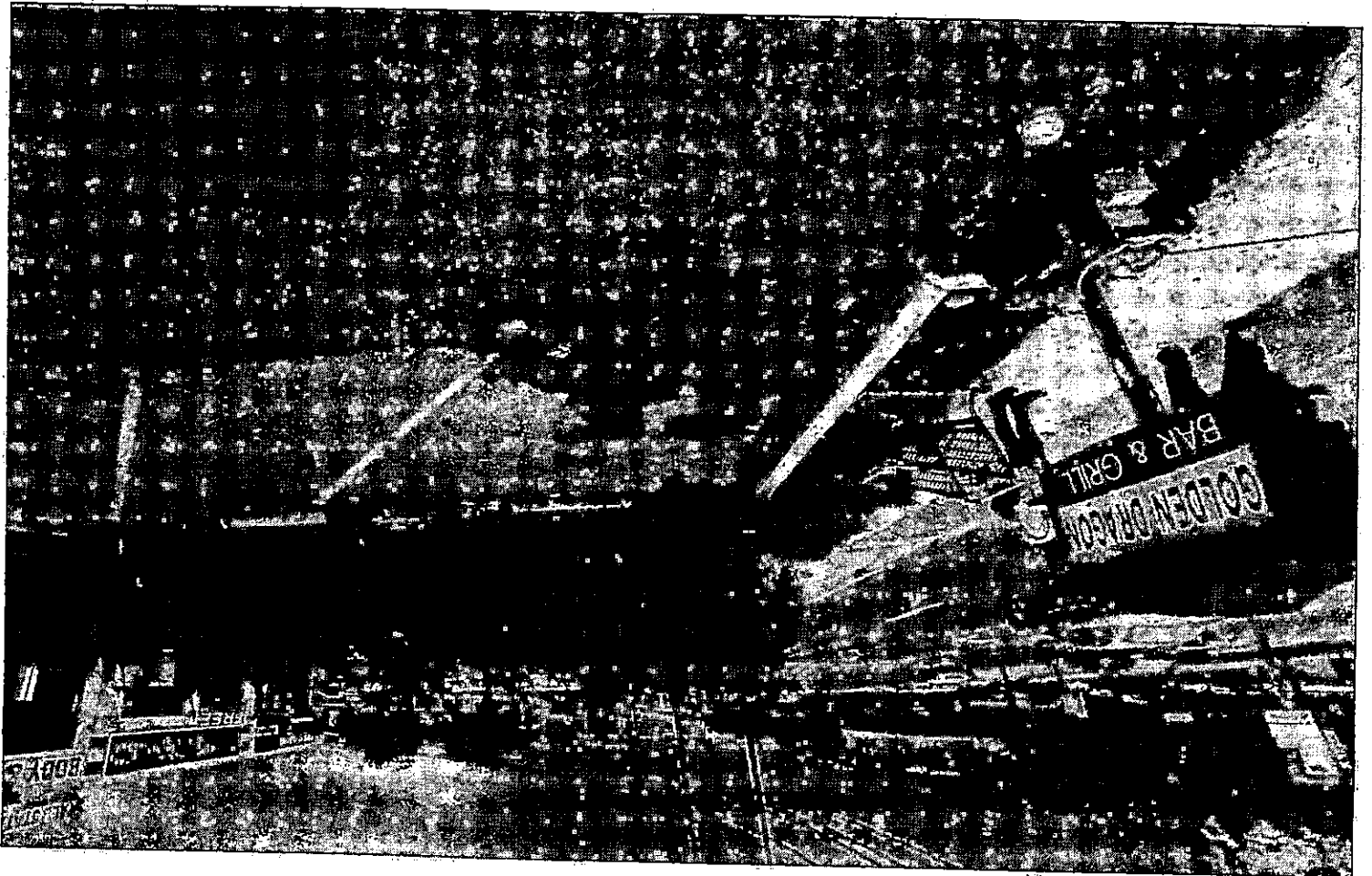
Mildred Owens, President, 3321 Greenmead Road, Windsor Mill, MD 21244, Liberty Manor Community Association, 410-521-4082

Case Number: 2020-0230 - SPHXXH

Exhibit 1



Case Number: 2020-0230-SPHXA
Exhibit - 1A



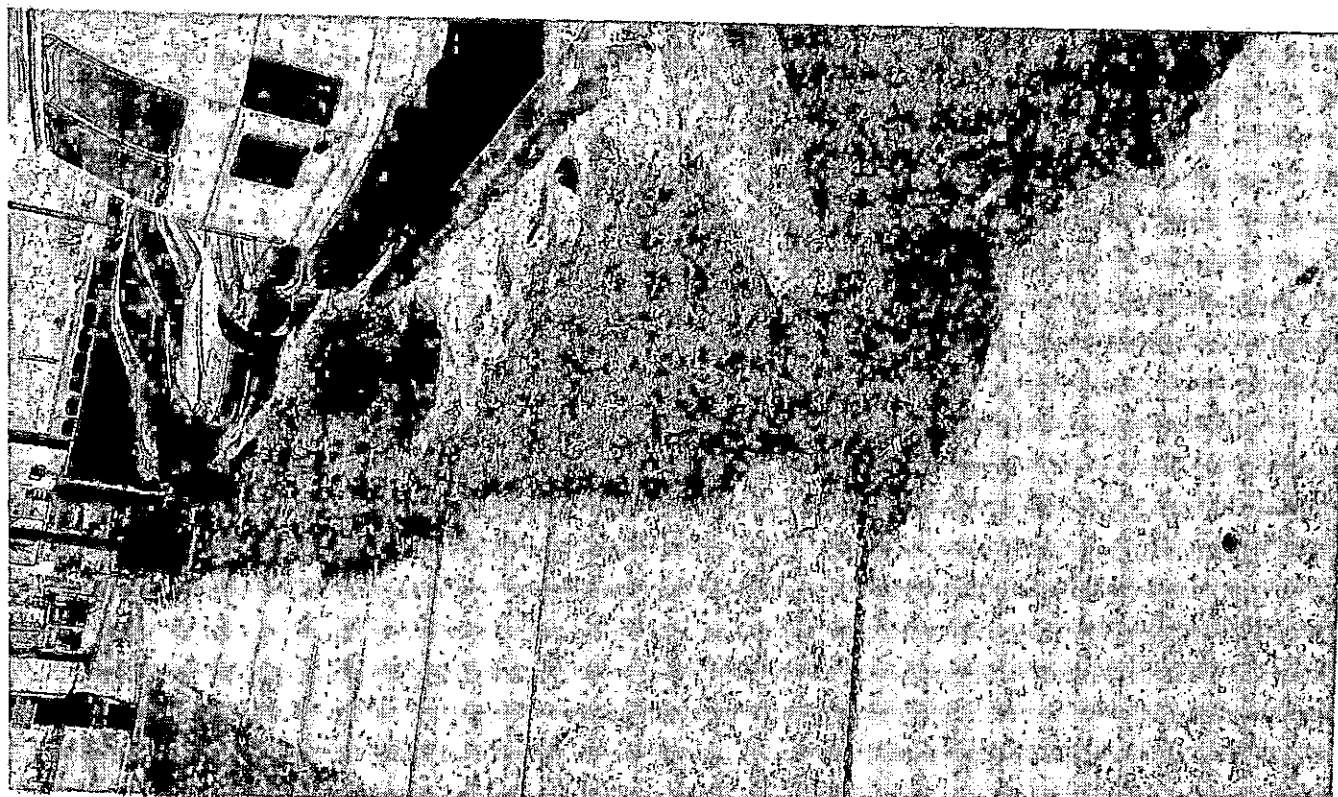
Case Number: 2020-0230-SPHXA
Exhibit-1B



Case Number: 2020-0230-S PHXA
Exhibit - 1C



Case Number: 2020-0230-SPHXA
Exhibit-ID



Case Number: 2020-0230-SPHXA
EXhibit - 1E

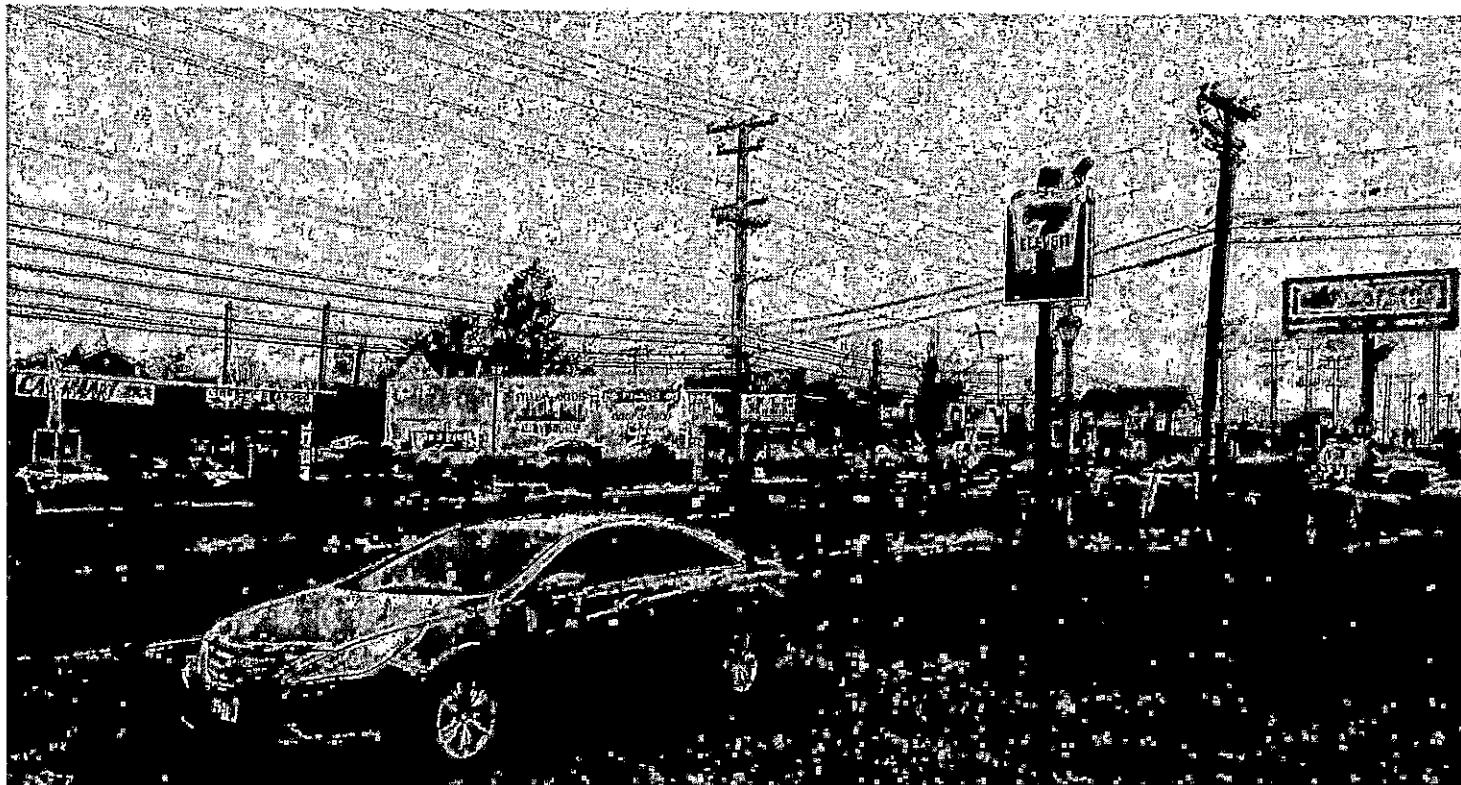


Case Number: 2020-0230-SPHXA
Exhibit - 2

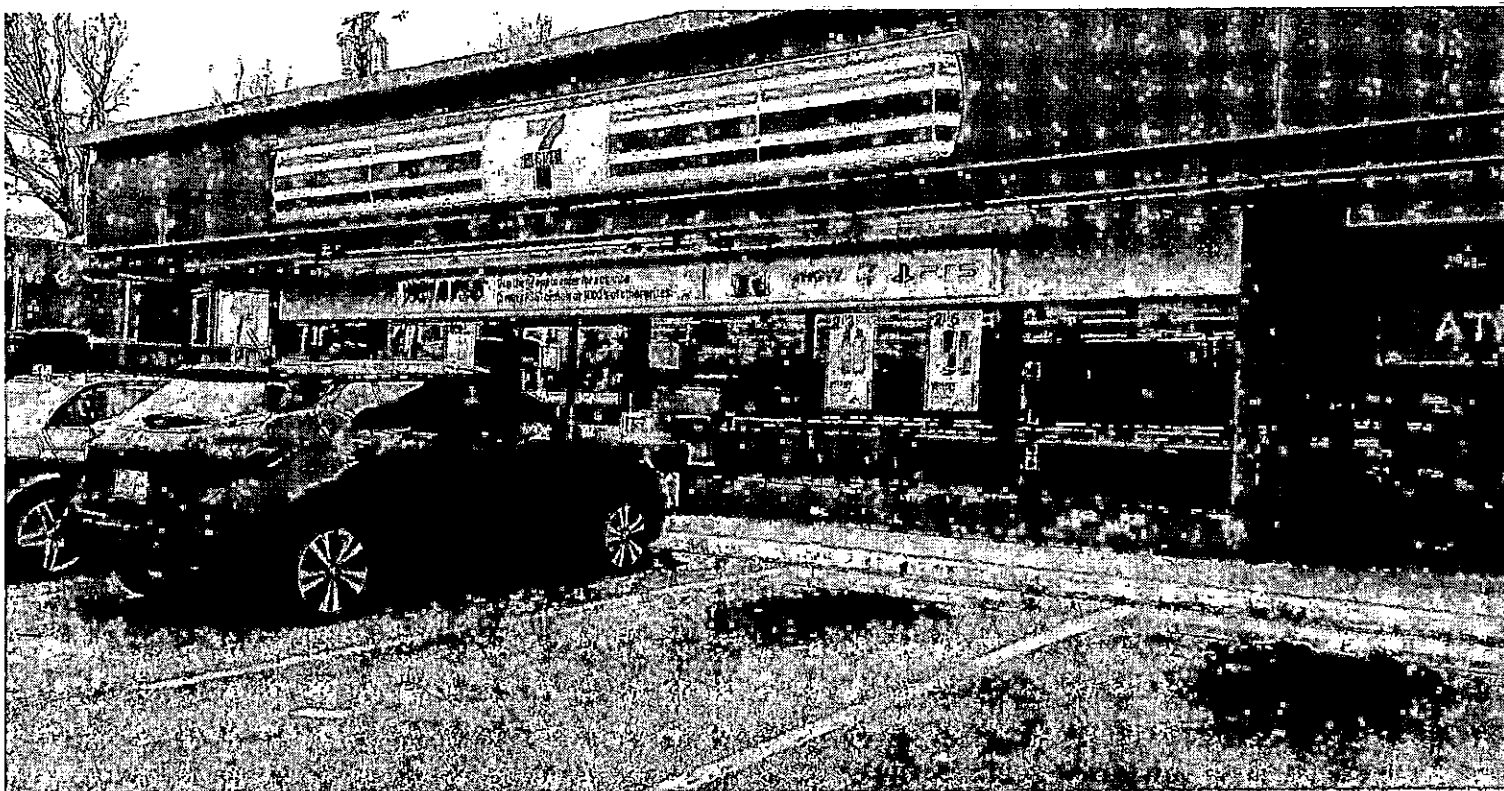


Case Number: 2020-0230-SPHXA

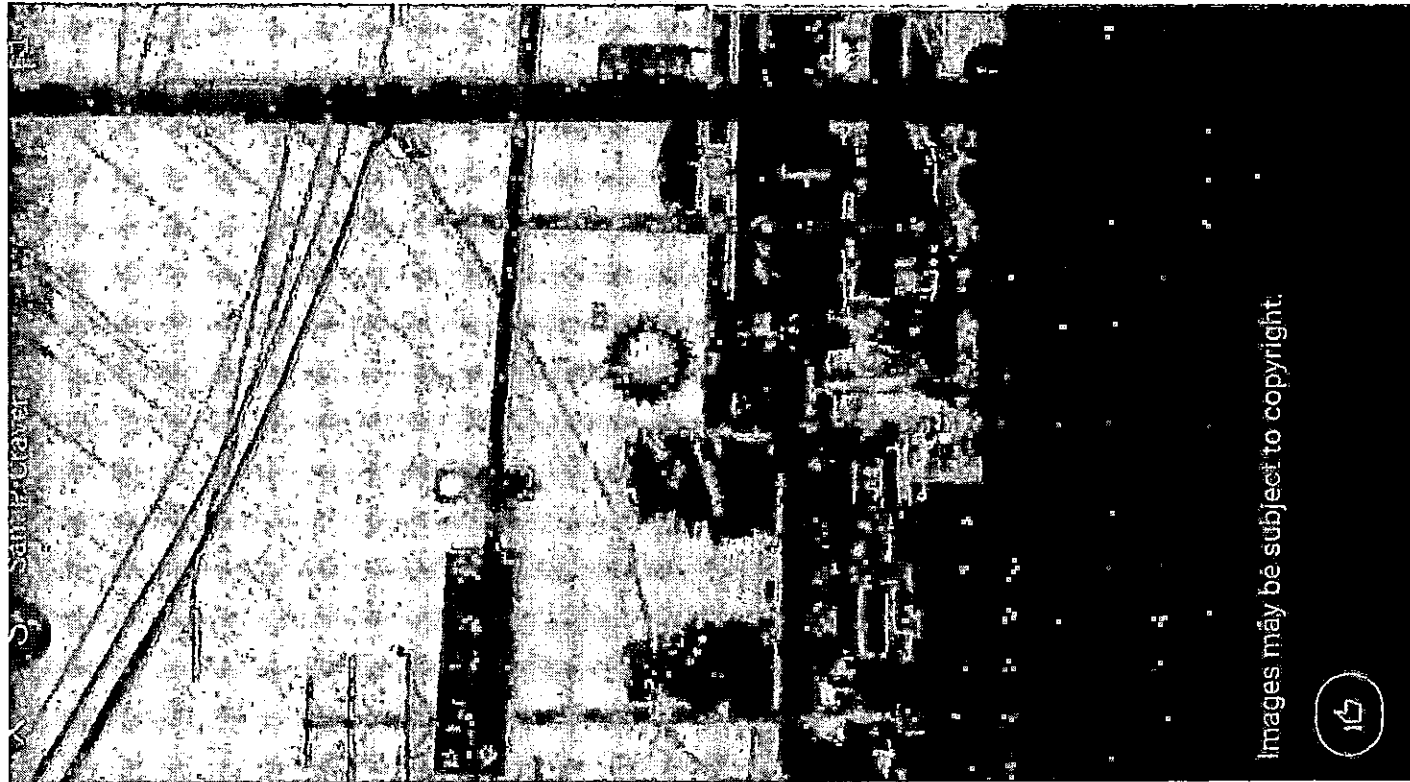
Exhibit - 2A



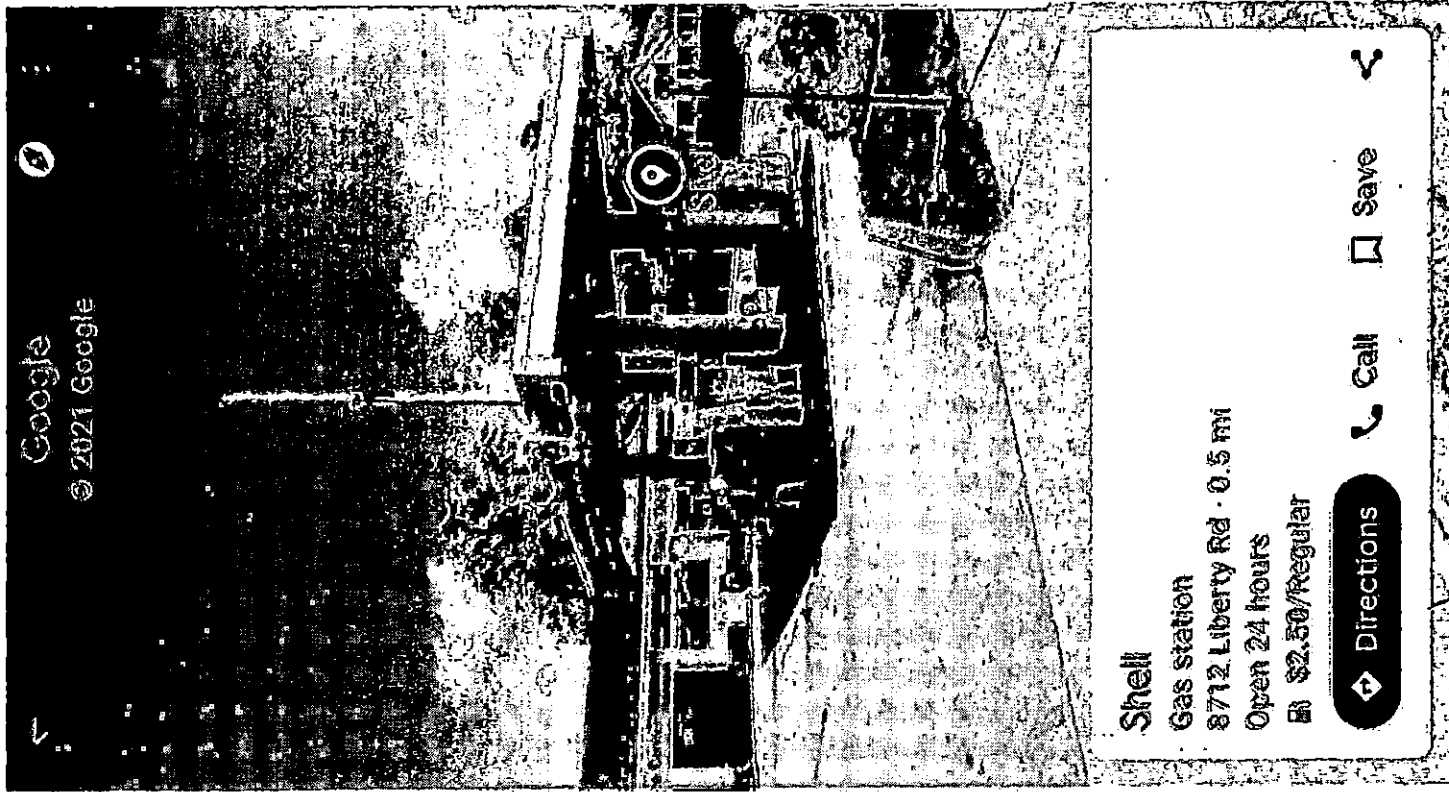
Case Number: 2020-0230-SPHXA
Exhibit-2B

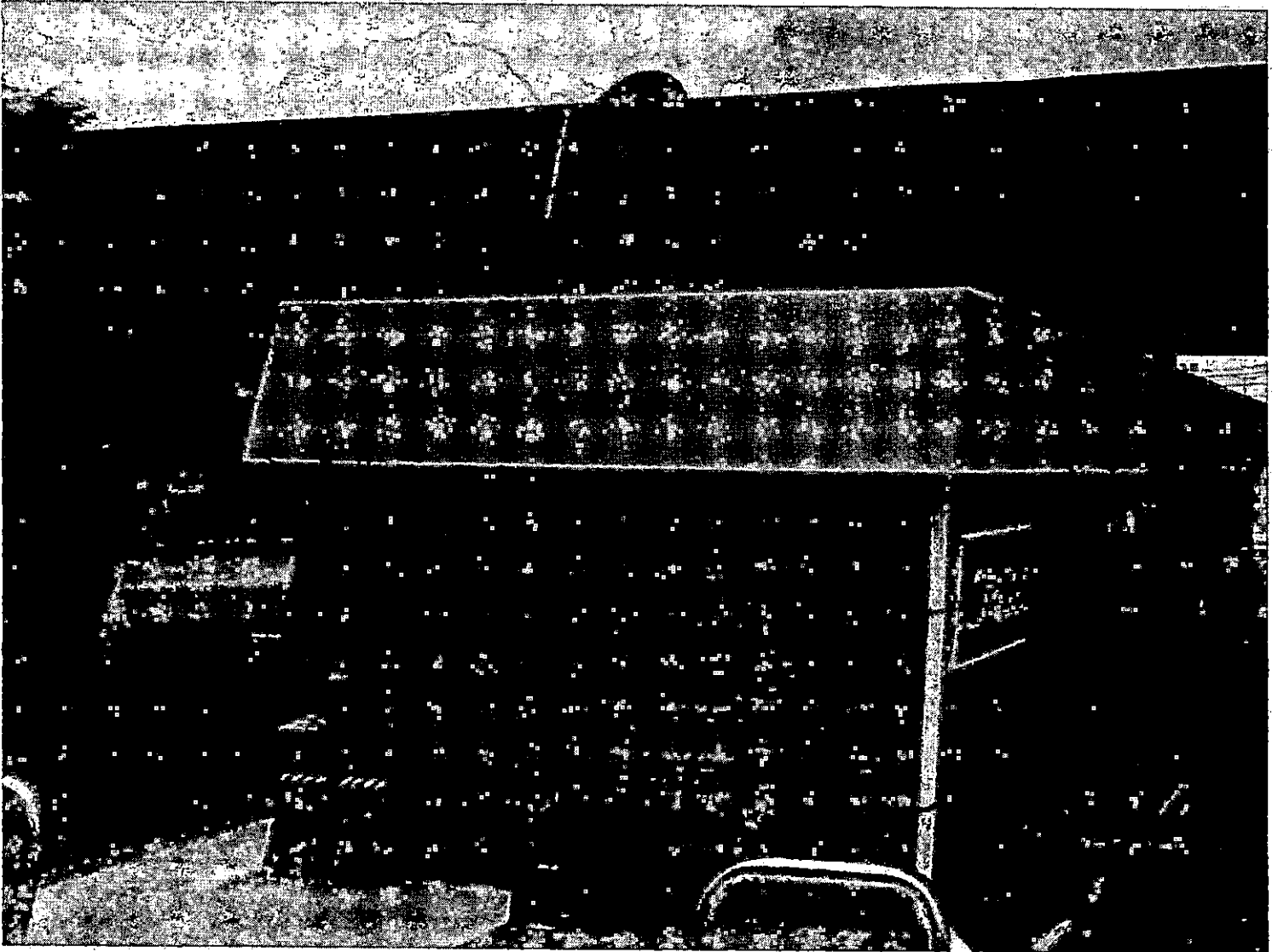


Case Number: 2020-0230-SPHXA
EXhibit-3



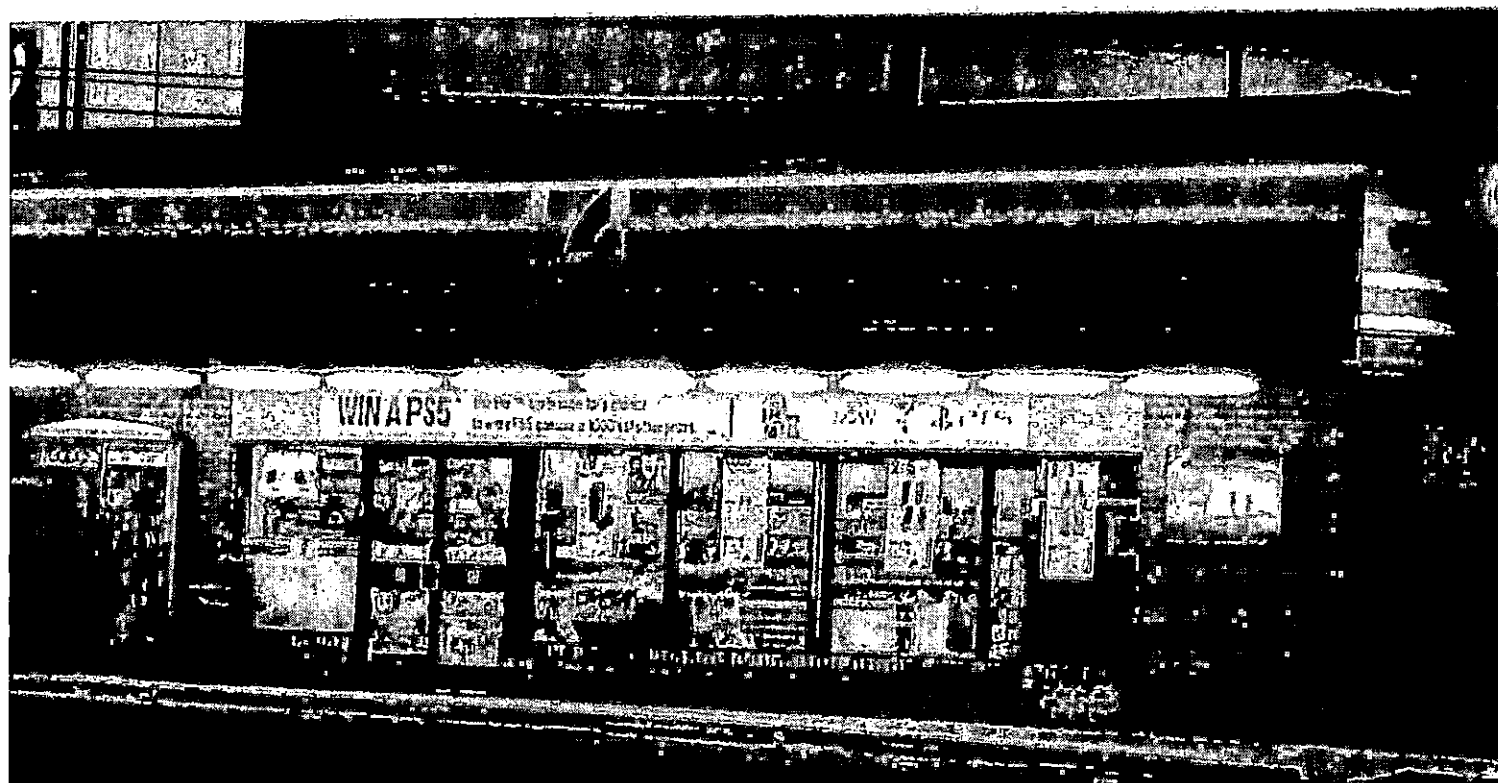
Case Number: 2020-0230-SPHXA
Exhibit - 4

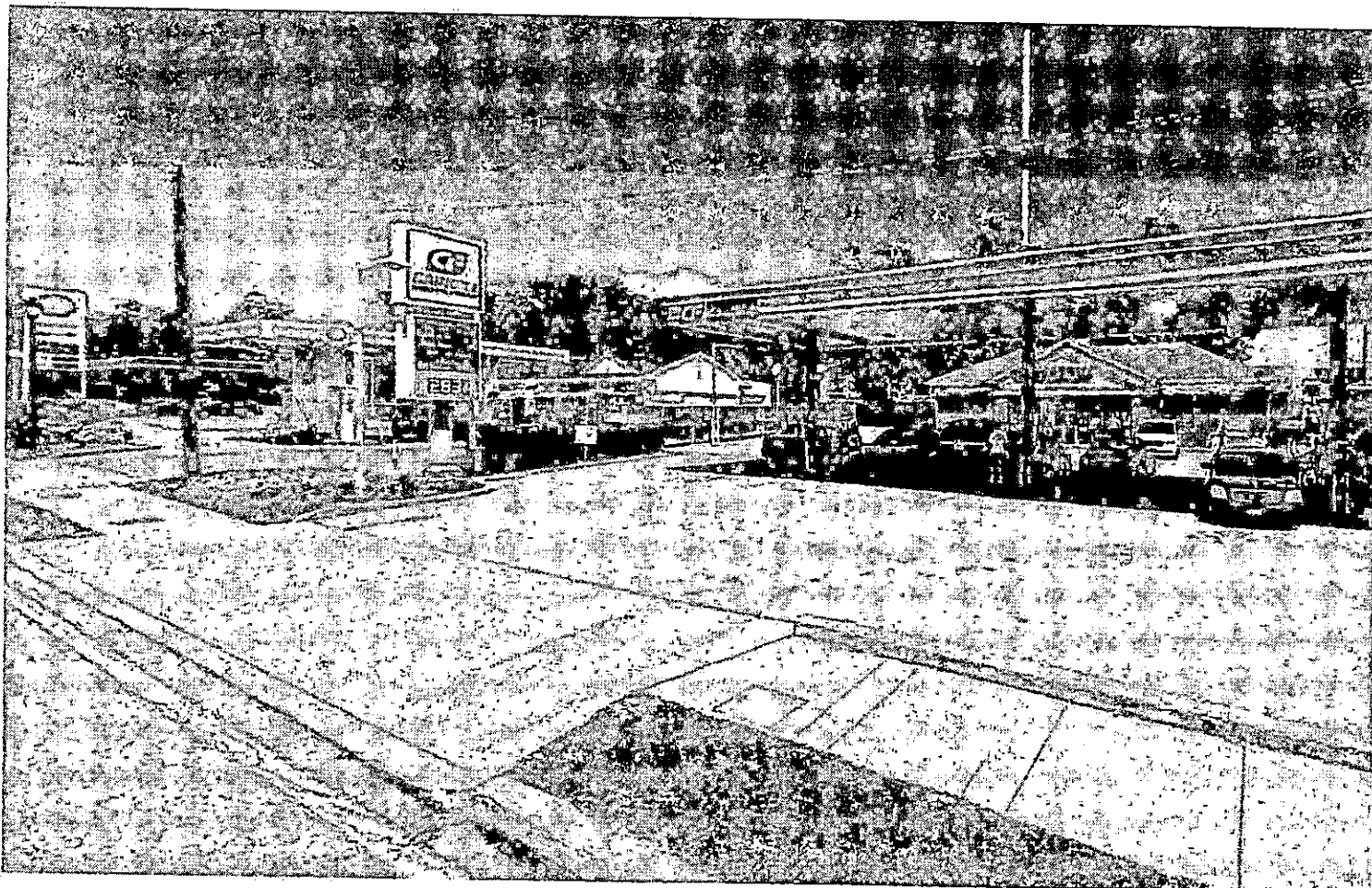




Case Number: 2020-0230 - SPAXA
EXHIBIT - 5

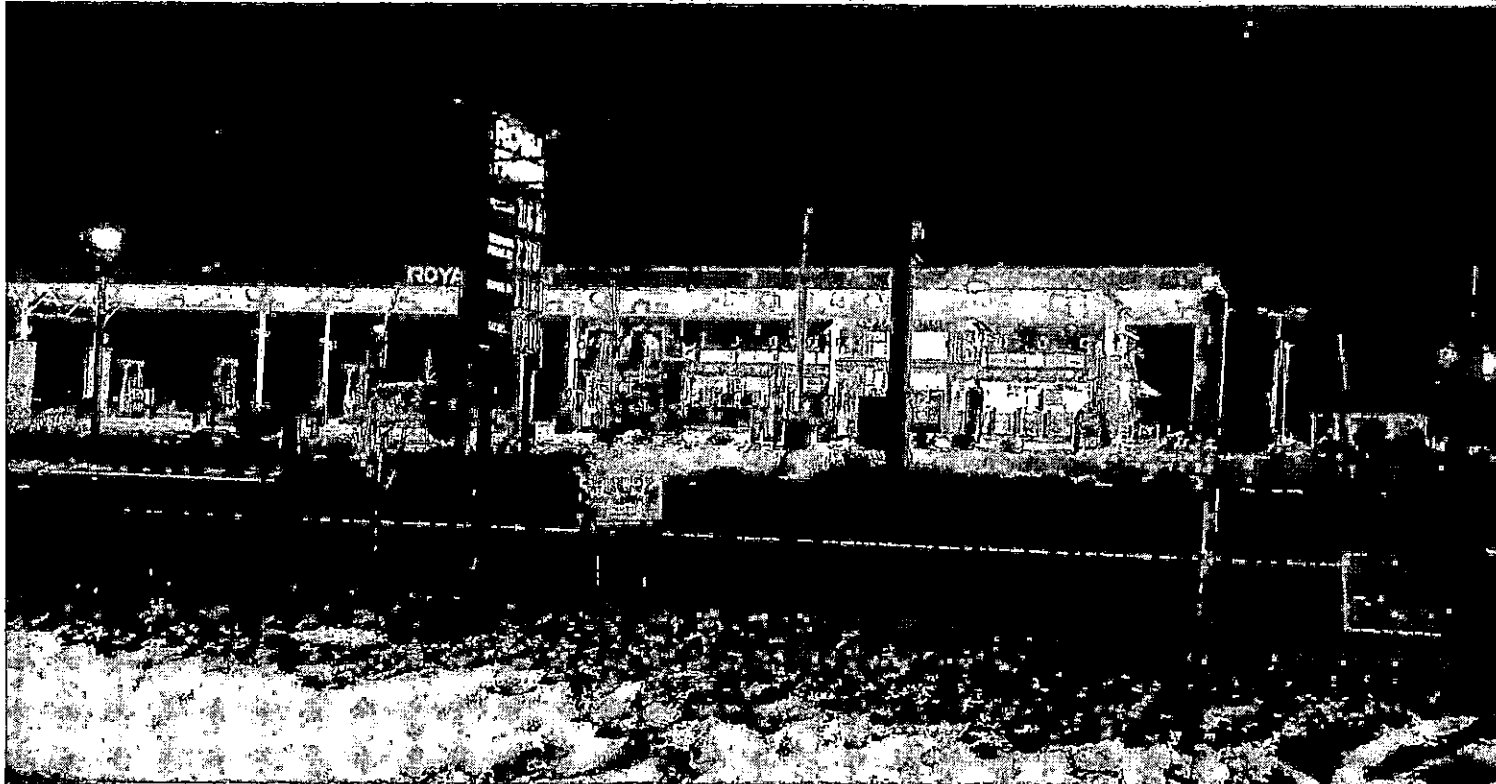
Case Number: 2020-0230-SPHXA
Exhibit- 5A





CASE NUMBER: 2020-0230-SPHXA
EXHIBIT-6

Case Number: 2020-0230-SPHXA
Exhibit-7



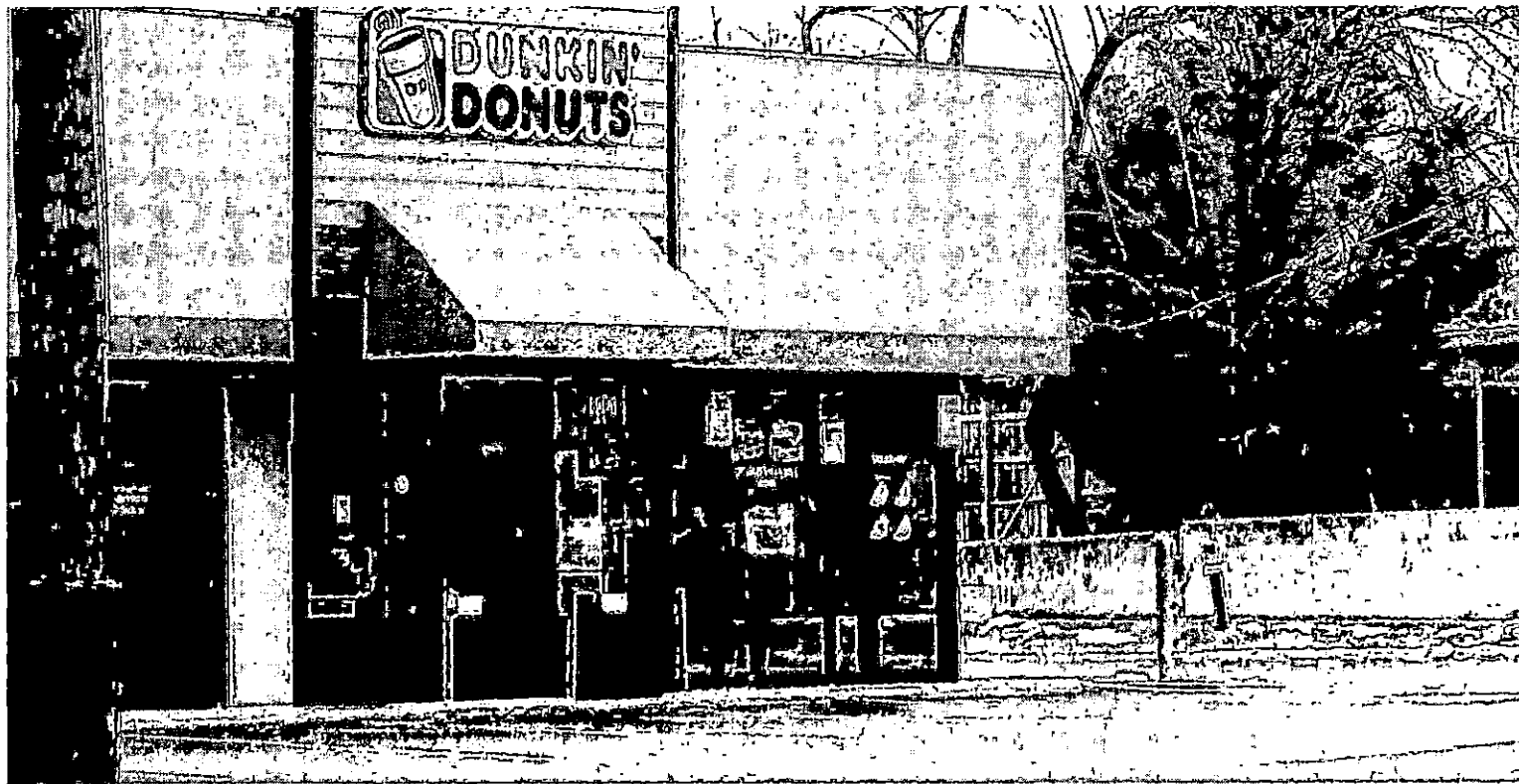
Case Number: 2020-0230-SP HXA
EXhibit-8



Case Number: 2020-0230-SPXA
EXhibit-8A



Case Number: 2020-0230-SPHXA
Exhibit-9





Google

Images may be subject to copyright



Case Number: 2020-0230-SPHK1
EXHIBIT 7-10



CASE NUMBER: 2020-0230-SPHX.A

Baltimore County Community Planning Current Initiatives

March 2021

Meetings have been held with the steering committee and in March we will need your input.

A public engagement opportunity has been posted. See Upcoming Events below.

April
2021

We will be asking for your feedback.

You can tell us if we correctly understand your needs and how those needs can be turned into design guidelines for the Corridor.

May
2021

The DRAFT Guidelines will be developed.

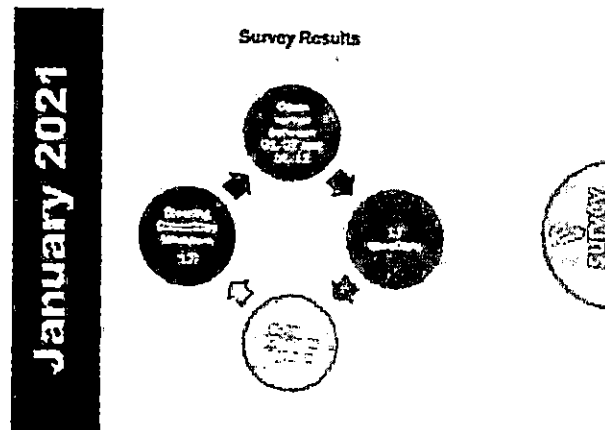
June
June 2021

The FINAL Guideline will be developed.

Exhibit 11

January 2021 Survey Results

Baltimore County conducted a survey to gather input about design elements that are preferred in the Liberty Road Corridor. The survey was open to the community between January 7, 2021 and January 19, 2021. Click on the image below to see the results of the survey.



October 2020 Survey Results

Baltimore County conducted a survey to gather input about perceptions, aspirations and vision for the Liberty Road study area. The survey was open to the community between October 18 and October 30, 2020. A record number of 531 participants completed the survey.

Follow

Share

Donna Mignon

From: BETTY TUCKER <beti_tuc_sab@verizon.net>
Sent: Tuesday, February 9, 2021 10:40 AM
To: Administrative Hearings

CAUTION: This message from beti_tuc_sab@verizon.net 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, I OPPOSE to this development in the Randallstown Community.
The Randallstown Community does not need another "Gas Station", or a 7/11 establishment.
What we need in this community is more FOOD MARKETS.
We have had four Food Markets to close in this area, and none of them has been replaced.

So in other words, I'm OPPSED, in opening another Damn gas station in this area.
Give us another Food Market.

Thank you

Donna Mignon

From: Paula Guest <paulabrooks07@outlook.com>
Sent: Tuesday, February 9, 2021 5:10 PM
To: Donna Mignon
Subject: Re: Case No: 2020-0230-SPHXA 8109 Liberty Road - House of Der, Inc.

CAUTION: This message from paulabrooks07@outlook.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hello Donna Mignon and All Presenters,

I was pleased to see the number of Presenters. However, I was concerned about the amount of time it took to hear the important information. Because the meeting ran well over time, I had to exit before it ended due to another obligation.

My concerns are: the proposed planters along Liberty Rd. where the proposed Seven-Eleven/Gas Station will be built and the high pedestrian foot traffic that already exists. I fear the planters will be used as "trash cans". I do not want to see this happen!! I'm sure you have observed the trash hiding in the "shrubs" along that busy route. Many people who pass through are NOT concerned about putting their trash in the proper receptacles. My other concern is the tire/car repair business that is on the south side of Golden Dragon on the corner of Milford Mill & Liberty Rds., which is already an EYESORE. That tire business needs to be addressed and cleaned up. Will that business remain? That would be unsightly and certainly out of step with the new construction if it were to remain looking as it does currently. Who will maintain the planters, and empty the **Real trash receptacles??**

I **implore** you to take a look at Reisterstown Rd.'s hardscape, streetscape and building improvements which are ongoing. Liberty Road improvements should mirror and/or exceed those of Reisterstown Rd. (specifically, the Pikesville through Owings Mills segment should be observed). The Reason: enough time has passed to evaluate and to improve upon the improvements for other areas. Reisterstown Rd. is just as busy as Liberty Rd, but yet, Liberty Rd., especially in this proposed improvement area and honestly, west to Brenbrook Rd. look **tired** and **shabby**! The county can do MUCH BETTER with our tax dollars. Again, look at Reisterstown Rd., Towson's York Rd. and other similar throughfares. Let's not make our Liberty Road community look like an afterthought!

With sincerity and best regards,

Paula B. Guest
paulabrooks07@outlook.com
Tuesday, February 9, 2021

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Tuesday, February 9, 2021 12:54 PM
To: Aaron Plymouth <aplymouth907@gmail.com>; tendertots@verizon.net <tendertots@verizon.net>; pettaway2@comcast.net <pettaway2@comcast.net>; anayasmith@aol.com <anayasmith@aol.com>; brianandandreacampbell@gmail.com <brianandandreacampbell@gmail.com>; adaniel9099@gmail.com <adaniel9099@gmail.com>; arethadaviscure@msn.com <arethadaviscure@msn.com>; amac529@outlook.com <amac529@outlook.com>; anb_hash@yahoo.com <anb_hash@yahoo.com>; bacbranch@verizon.net <bacbranch@verizon.net>; boydwbert@msn.com <boydwbert@msn.com>; lovetosingbevo@yahoo.com

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Subject: Case No: 2020-0230-SPHXA 8109 Liberty Road - House of Der, Inc.

Per the Judge's request, please find the attached. Thank you.

Donna Mignon, Legal Assistant

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



Practice social distancing and
wear a mask in public places.

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Debra Wiley

From: Randalls Town <randallstownnaacp@gmail.com>
Sent: Thursday, February 11, 2021 11:39 PM
To: Administrative Hearings; Paul Mayhew
Cc: R. Coleman
Subject: Opposition to Case Number: 2020-0230-SPHXA

CAUTION: This message from randallstownnaacp@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.

Dear Honorable Judge Mayhew;

The Randallstown NAACP opposes the variance in case 2020-0230-SPHX, House of Der, Inc., Golden Dragon Inn. Zoning should be used as a tool to both attract desirable businesses to the Road and to curtail the proliferation and concentration of uses which inhibit the necessary mix of a healthy economy. In the years ahead we would like to see a reduction in the number of new convenience stores, dollar stores and crime magnets and a corresponding increase in more compatible and less intensive projects such as office parks and more diversified retail and 5 service ventures. Current zoning rules, regulations and procedures offer us only limited opportunities to effectively promote this scenario. To truly be responsive to our communities' needs we require new and better zoning tools. Certainly, we are against the diluting of the current zoning laws. Therefore, we are against the amended zoning order and site plan in the above case.

yours sincerely,

Ryan Coleman
President, Randallstown NAACP
<http://randallstownnaacp.yolasite.com>

PS: We are sending this email because we were not notified of the new hearing date

Donna Mignon

From: Bishop Chapman <bishopbarrypestcontrol@gmail.com>
Sent: Monday, February 8, 2021 12:49 PM
To: Administrative Hearings
Cc: Julian Jones
Subject: Letter in opposition to another 7 eleven at the Dragon House location.

CAUTION: This message from bishopbarrypestcontrol@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.

Dear, Councilman Julian Jones:

As a resident of Baltimore County. I am opposed to the 7 Eleven being able to business at this location. Baltimore County already has numerous 7 Eleven's up and down Liberty Road and throughout. Please vote no to the 7 Eleven project.

Sincerely, Bishop Barry Chapman

Donna Mignon

From: Vanessa Griffin <vanessa.griffin@gmail.com>
Sent: Tuesday, February 9, 2021 7:54 AM
To: Donna Mignon
Cc: Bryen Glass
Subject: Fwd: Invitation to join Web seminar as a panelist: Zoning Hearing - Case No: 2020-0230-SPHXA- 8109 Liberty Road, House of Der Inc., & Golden Dragon
Attachments: invite.ics; Zoning Hearing - Case No 2020-0230-SPHXA- 8109 Liberty Road, House of Der Inc., & Golden Dragon.ics

CAUTION: This message from vanessa.griffin@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.

Good Morning Donna,

I actually do not want to be a panelist as I do not have enough background on this topic. But I do want to hear the conversation. My only 2 cents is that we already have a 7-11 located at 8014 Liberty Rd, Baltimore, MD 21244 and an Exxon gas station located at 8029 Liberty Rd, Baltimore, MD 21244. Since the address of Golden Dragon is just one block away, 8109 Liberty Rd, Windsor Mill, MD 21244, I do not see the need for another 7-11 and gas station in the very next block.

With the exit of the Giant supermarket from that area a few years ago, this area is not attractive. We need to think more about the future of our area and what would best serve the community currently there or assist in attracting more people to our community. I know funding/money has to be considered in any transactions, but our officials also need to consider the quality of life and needs of its citizens when approving projects.

I will be on this call this morning.

Be well,
Vanessa

Vanessa Griffin
(443) 392-6038
vanessa.griffin@gmail.com

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

From: <messenger@webex.com>
Date: Tue, Feb 9, 2021 at 7:42 AM
Subject: Invitation to join Web seminar as a panelist: Zoning Hearing - Case No: 2020-0230-SPHXA- 8109 Liberty Road, House of Der Inc., & Golden Dragon
To: <vanessa.griffin@gmail.com>

You're a panelist for this Webex event. When it's time, join the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)

Event number (access code): 180 901 8466

Event password: 1234

Panelist password: The Event has no Panelist Password

Tuesday, February 9, 2021 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Join event

If you experience a problem joining the event as a panelist, you can join as an attendee.

Join as an attendee:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ef58f2339a6a3a2442f0fe279e02d>

Join the audio conference only

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1809018466@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 134391

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

--

Vanessa Griffin

Community Counselor - Lochearn, Maryland

EurAuPair, Inc.

(443) 392-6038

vanessa.griffin@gmail.com

www.EurAuPair.com

2-9-21
10 am

Debra Wiley

From: Mike Cassell <mike@mikecassell.com>
Sent: Monday, February 8, 2021 4:28 PM
To: Administrative Hearings
Cc: Jonathan Bishop
Subject: CASE# 2020-2300-sphxa, golden dragon,

CAUTION: This message from mike@mikecassell.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 Sir/Madam;

I am Michael Cassell, in live in Baltimore county at 8709 Greens lane, 21133, two blocks from Liberty Rd. I previously lived directly on Liberty Road, I have been in the county for more than 30 years.

I oppose the zoning change to the Golden Dragon so that it can become a gas station and 7-11. Why? Because there is no logical need or justification for additional gas stations in that area of Liberty Rd. There are presently approximately 6 gas stations within half a mile and another gas station is presently being built, and a Royal Farm store has also recently been built on Liberty Rd. that has at least 10 gas pumps and is within approx. half mile of the Golden Dragon. As to a new 7-11, a 7-11 store presently exists within three blocks of the Golden Dragon, so no logical need for another 7-11.

There is no need for any additional gas stations or 711's on this section of Liberty road, for probably at least a mile and a half or more pass the existing site of the Golden Dragon. There is no need for another gas station on Liberty Road, in fact I have driven Liberty Road all of the way out to Carroll County, and I don't think that is a shortage of gas stations or 7-11's on ANY part of Liberty Rd.

Please vote no and vote the rezoning of the Golden Dragon down we do need or want it.

**Michael Cassell
8709 Greens Lane
Randallstown MD 21133
410 922-4262**

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Monday, February 8, 2021 9:09 PM
To: Administrative Hearings
Subject: Request to Testify

2/9
10 AM

2020-0230-
SPHXA

Results of Form Submission

Request to Testify

Label	Value
First Name	Ruby
Last Name	Nelson
Email	RubyBNelson@gmail.com
Phone	4106552338
Address	4603 Hawksbury Road
City	Pikesville
State	Maryland
ZIP Code	21208
Case Number	001
Scheduled Hearing Date	2/9/2021

2020-0230-SPHXA
only one set for 2/9

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Tuesday, February 9, 2021 2:13 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Mary
Last Name	Williams
Email	smwpangels@verizon.net
Phone	4104585189
Address	1915 Gwynn Oak Ave
City	Gwynn Oak
State	Maryland
ZIP Code	21207
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	February 9, 2021

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Monday, February 8, 2021 8:51 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Vanessa
Last Name	Griffin
Email	vanessa.griffin@gmail.com
Phone	4433926038
Address	6712 ALTER ST
City	GWYNN OAK
State	Maryland
ZIP Code	21207
Case Number	2020-0230-SPHXA
Scheduled Hearing Date	02/09/2021

Edit Panelist Invitation List

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

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

Panelists to Invite

Name	Email address	Phone number	Language	Time Zone	Locale
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☐ Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ Aaron Plymouth	aplymouth907@gmail.com	1-	English	New York Time	U.S.
☐ Aletheia McCaskill	tendertots@verizon.net	1-	English	New York Time	U.S.
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☐ Dr. Marco Clark	drmarcoclarck@gmail.com	1-	English	New York Time	U.S.

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☐	<u>Rasheed Ragin</u>	rjragin@gmail.com	1-	English	New York Time	U.S.
☐	<u>Ray Moseley</u>	raymoseley@aol.com	1-	English	New York Time	U.S.
☐	<u>Rosemary Pierre</u>	rola48@gmail.com	1-	English	New York Time	U.S.
☐	<u>Sandra Harney</u>	harneysandra@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Sharissa Epps</u>	sharissabg@hotmail.com	1-	English	New York Time	U.S.
☐	<u>Sharon Laraine</u>	eslaraine@gmail.com	1-	English	New York Time	U.S.
☐	<u>Sheila C. Bennett</u>	sheilacas@verizon.net	1-	English	New York Time	U.S.
☐	<u>Sheila Lewis</u>	msheather12@hotmail.com	1-	English	New York Time	U.S.
☐	<u>Shelena Sanderson</u>	shelena721@icloud.com	1-	English	New York Time	U.S.
☐	<u>Shirley Supik</u>	epsafehousesupik@verizon.net	1-	English	New York Time	U.S.
☐	<u>Sonia Young</u>	youngsoniap@icloud.com	1-	English	New York Time	U.S.
☐	<u>Susan Ellerbee</u>	susanellerbee@msn.com	1-	English	New York Time	U.S.
☐	<u>Traci Harris</u>	tlharris646@gmail.com	1-	English	New York Time	U.S.
☐	<u>Vecchionia Dixon</u>	vecchioniadixon@gmail.com	1-	English	New York Time	U.S.
☐	<u>William Harris</u>	wnts@comcast.net	1-	English	New York Time	U.S.
☐	<u>Willie Dash</u>	wdash@verizon.net	1-	English	New York Time	U.S.
☐	<u>Yvonne Sims</u>	bon624@gmail.com	1-	English	New York Time	U.S.
☐	<u>Zulma Santiago</u>	zoom49@msn.com	1-	English	New York Time	U.S.
☒	<u>Ruby Nelson</u>	rubybnelson@gmail.com	1-	English	New York Time	U.S.
☒	<u>Mary Williams</u>	smwpangels@verizon.net	1-	English	New York Time	U.S.
☒	<u>Vanessa Griffin</u>	vanessa.griffin@gmail.com	1-	English	New York Time	U.S.

New Panelist

Full name: (required)
 Email address: (required)
 Country/Region: Number (with area/city code):
 Phone number: 1
 Time Zone:
 Language:
 Locale:
☐ Add new panelist in my address book
☐ Invite as alternate host

Add to Invitation List

Edit Panelist Invitation List

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

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

Panelists to Invite

	Name	Email address	Phone number	Language	Time Zone	Locale
☐	<u>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>Maureen Murphy</u> (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Aaron Loeb</u>	aloeb20@gmail.com	1-	English	New York Time	U.S.
☐	<u>Aaron Margolies</u>	aaron.margolies@gmail.com	1-	English	New York Time	U.S.
☐	<u>Adam Plunka</u>	splunka52@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Avital Schwartz</u>	plunk13@gmail.com	1-	English	New York Time	U.S.
☐	<u>Barbara Epstein Gruber</u>	barbgruber@gmail.com	1-	English	New York Time	U.S.
☐	<u>Ben Schwartz</u>	ben@vacancyfillers.com	1-	English	New York Time	U.S.
☐	<u>Ben Strauss</u>	dover1097@aol.com	1-	English	New York Time	U.S.
☐	<u>Bruce Blumenthal</u>	bruce.blumenthal@gmail.com	1-	English	New York Time	U.S.
☐	<u>Caroline Harris</u>	caroline621@comcast.net	1-	English	New York Time	U.S.
☐	<u>Chris Jakubiak</u>	cj@jakubiak.net	1-	English	New York Time	U.S.
☐	<u>Daniel Feldman</u>	donielfeldman@gmail.com	1-	English	New York Time	U.S.
☐	<u>David Piekarz</u>	dpiekarz@yahoo.com	1-	English	New York Time	U.S.
☐	<u>David Zweig</u>	dzweig@axispropertygroup.com	1-	English	New York Time	U.S.
☐	<u>Dino LaFiandra</u>	dcl@lafiandralaw.com	1-	English	New York Time	U.S.
☐	<u>Donna Bowen</u>	donnabowen2013@comcast.net	1-	English	New York Time	U.S.
☒	<u>Donny Ankri</u>	da@donnyankri.com	1-	English	New York Time	U.S.
☐	<u>Elaine Lowenstein</u>	emlowenstein@comcast.net	1-	English	New York Time	U.S.
☐	<u>Elaine Lowenstein</u>	emlowenstein@comcast.net	1-	English	New York Time	U.S.
☐	<u>Elie Portnoy</u>	elieportnoy@gmail.com	1-	English	New York Time	U.S.
☐	<u>Elliott Caplan</u>	ecaplan464@aol.com	1-	English	New York Time	U.S.
☐	<u>Gary Guttenberg</u>	gsquared817@gmail.com	1-	English	New York Time	U.S.

☐	<u>Ira and Amy Ackerman</u>	ira.ackerman829@verizon.net	1-	English	New York Time	U.S.
☐	<u>James Olson</u>	jolson@jamesolsonattorney.com	1-	English	New York Time	U.S.
☐	<u>Jayne Gerson</u>	jerson33@gmail.com	1-	English	New York Time	U.S.
☐	<u>Jerrold Cooperman</u>	jerry.cooperman@maryland.gov	1-	English	New York Time	U.S.
☐	<u>Jill Moroson</u>	jillm@comcast.net	1-	English	New York Time	U.S.
☐	<u>Joseph Statman</u>	bubbystat@yahoo.com	1-	English	New York Time	U.S.
☐	<u>Joshua Barber</u>	joshua.a.barber@gmail.com	1-	English	New York Time	U.S.
☐	<u>Judy Elbaum</u>	elbaumjh@gmail.com	1-	English	New York Time	U.S.
☐	<u>Kenneth Coleman</u>	balt2boca@gmail.com	1-	English	New York Time	U.S.
☐	<u>Larry Chernikoff</u>	larken91@verizon.net	1-	English	New York Time	U.S.
☐	<u>Laura Levy</u>	laura.levy1123@gmail.com	1-	English	New York Time	U.S.
☐	<u>Laurie Margolies</u>	laurmarg@gmail.com	1-	English	New York Time	U.S.
☐	<u>Louis Leder</u>	louisleder55@gmail.com	1-	English	New York Time	U.S.
☐	<u>Marc Singer</u>	marcsinger1@gmail.com	1-	English	New York Time	U.S.
☐	<u>Marcia Scherr</u>	scherrpair@comcast.net	1-	English	New York Time	U.S.
☐	<u>Michael Lowenstein</u>	mikelowenstein@comcast.net	1-	English	New York Time	U.S.
☐	<u>Michael McCann</u>	michael@mccannlaw.net	1-	English	New York Time	U.S.
☐	<u>Mickey Katz</u>	mike@signatureprops.net	1-	English	New York Time	U.S.
☐	<u>Monica Caplan</u>	monica@thelesliegroup.com	1-	English	New York Time	U.S.
☐	<u>Monica Talor</u>	etalor@comcast.net	1-	English	New York Time	U.S.
☐	<u>Nathan Gertner</u>	nategertner@gmail.com	1-	English	New York Time	U.S.
☐	<u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Rick Richardson</u>	rick@richardsonengineering.net	1-	English	New York Time	U.S.
☐	<u>Robert Feinberg</u>	rbfeinb@mail.com	1-	English	New York Time	U.S.
☐	<u>Ruthie Eisenberg</u>	dveisenberg@aol.com	1-	English	New York Time	U.S.
☐	<u>Sara Reiner</u>	surirei@gmail.com	1-	English	New York Time	U.S.
☐	<u>Stanley Gleiman</u>	sgleiman@hotmail.com	1-	English	New York Time	U.S.
☐	<u>Yonah Zahler</u>	yonah@zahlco.com	1-	English	New York Time	U.S.
☐	<u>Yosefa Schwartz</u>	seffieschwartz@gmail.com	1-	English	New York Time	U.S.
☒	<u>Hal Levy</u>	golfdenthal@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

Add to Invitation List

Donna Mignon

From: Dino La Fiandra <dcl@lafiandalaw.com>
Sent: Monday, February 8, 2021 9:19 AM
To: Administrative Hearings
Subject: 2020-132-SPHA

CAUTION: This message from dcl@lafiandalaw.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,

I am sorry to bother you with this at the last minute. One of my witnesses says he did not get a link to today's hearing. Would you please resend:

Donny Ankri: da@donnyankri.com

Thank you.

Dino



Dino C. La Fiandra, Esquire
The Law Office of Dino C. La Fiandra, LLC
100 W. Pennsylvania Avenue, Suite 305
Towson, Maryland 21204
Tel: 443-204-3473

LaFiandalaw.com
[vCard](#)

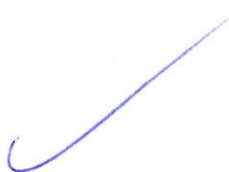
Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Monday, February 8, 2021 8:54 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Hal
Last Name	Levy
Email	golfdenthal@gmail.com
Phone	443-801-4090
Address	2304 Gerard Ct
City	Baltimore
State	Maryland
ZIP Code	21209
Case Number	2020-0132
Scheduled Hearing Date	2/8/2021



Debra Wiley

2/9
10 AM

From: Sheila Lewis <msheather12@hotmail.com>
Sent: Sunday, February 7, 2021 2:32 PM
To: Administrative Hearings
Subject: Gold Dragon Hearing

CAUTION: This message from msheather12@hotmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

To Whom It May Concern,

I am writing about case **2020-0230-SPHXA** to inform you that our community is not in favor of the redevelopment of the Golden Dragon Restaurant into a Seven-11 store and gas station.

- There are already **2 large full-service gas stations** within 2 blocks east and west of this location, there is no need for another station and this may only service to cause traffic problems in this already busy intersection.
- There is a Seven-11 store one block east of this location, a duplication of the same store will not serve the community. The community needs more diverse service and product selection.
- The location of the Golden Dragon is adjacent to residential properties. The increased volume and type of traffic from a service station and transitional store has the potential to disrupt the peace of these residents 24 hours a day--which is how these proposed businesses would operate.
- The addition of duplicate businesses to the area indicates that the developers have little concern for the needs of the communities in the area because they have not taken the time to identify and determine what products and services are lacking and needed in this area.

I hope that you give full consideration to the needs and comments of community residents against this development. I appreciate the opportunity to provide comments. I can also be reached at 410-653-2498.

Sincerely,

Sheila Lewis, President
Villa Nova Com. Assoc.

Sent from Outlook

Donna Mignon

From: nan@jobsinpjs.com
Sent: Saturday, January 30, 2021 3:59 PM
To: Administrative Hearings; julianejonesjr@gmail.com
Subject: Re: #2020-0230-SPHXA - Golden Dragon Restaurant & Bar at 8109 Liberty Road

Follow Up Flag: Follow up
Flag Status: Flagged

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

Administrativehearings@baltimorecountymd.gov

julianejonesjr@gmail.com

January 29, 2021

Re: #2020-0230-SPHXA - Golden Dragon Restaurant & Bar at 8109 Liberty Road

Dear Office of Administrative Hearing Representative:

My family has lived in our home at 8825 Liberty Road since 1966. We've seen many changes along the Liberty Road corridor over the years. The Golden Dragon was a family favorite for many, many years. It was a destination for family lunches, dinners, and celebrations. Over the years the Golden Dragon has changed ownership several times and lost its safe and family friendly atmosphere to violence. As a long-time community resident, I would like to see another family friendly venue or restaurant replace the current undesirable Golden Dragon.

I have serious safety concerns about the idea of gas pumps being so close to homes in a residential neighborhood.

Sincerely,

Nan Sherman
8825 Liberty Road
Randallstown, Maryland 21133
nan@jobsinpjs.com
(410) 922-5087

Donna Mignon

From: Sandy Parobeck <rome4101@gmail.com>
Sent: Sunday, January 31, 2021 5:05 PM
To: Administrative Hearings
Subject: Liberty Road - Golden Dragon development

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message from rome4101@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.

Hi Baltimore County Development,

I am not in favor of this project - No to 7-Eleven Store.

The area has many gas stations in the community - 3 gas stations and 4 auto repair shops in the immediate vicinity. Liberty Road needs more diverse business & service establishments. We need sit-in restaurants and grocery stores.

Thanks so much!
Have a nice day!
Sandy Parobeck
4101 Villa Nova Road
Pikesville, MD 21207

Donna Mignon

From: ellaquietstorm@aol.com
Sent: Friday, January 29, 2021 9:18 PM
To: Administrative Hearings; ellaquietstorm@aol.com
Subject: Fwd: Call to Action----Your Help is Needed----URGENT

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message from ellaquietstorm@aol.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 think something else should replace Golden Dragon property. I was thinking about a roller skate ring. Why can't we bring so fun and activities for the community. If not that property what about the giants property. In addition, to the roller skate ring, we need a new supermarket.

Ella Alston
4200 Bedford Rd
Pikesville md 21208

From: Sheila Lewis <msheather12@hotmail.com>
Date: Friday, January 29, 2021
Subject: Call to Action----Your Help is Needed----URGENT
To: joyce akintilo <jakintilo@yahoo.com>, India Artis <indiaaartis@gmail.com>, Talaya McKinney <talayabmckinney@gmail.com>, Sandy Parobeck <rome4101@gmail.com>, johnbadolato <johnbadolato@comcast.net>, Joe Beck <lowenbeck@yahoo.com>, Audrey Bennett <audreyfmooreaka@msn.com>, Eric Beve <ebeve99@yahoo.com>, sylviabey26 <sylviabey26@yahoo.com>, seth.billingsley2012 <seth.billingsley2012@gmail.com>, CASSANDRA <CassandraBrooks@comcast.net>, maxinecampbell31 <maxinecampbell31@aol.com>, dcutair <dcutair@rocketmail.com>, carlbetty50 <carlbetty50@gmail.com>, loisberg <loisberg@verizon.net>, drexlermary8 <drexlermary8@gmail.com>, dforddungee <dforddungee@aol.com>, flrmc130 <flrmc130@gmail.com>, maryellenfox <maryellenfox@verizon.net>, vgilchr <vgilchr@hotmail.com>, peppergill5 <peppergill5@verizon.net>, philgail1 <philgail1@verizon.net>, andrew_hare <andrew_hare@verizon.net>, meridium <meridium@verizon.net>, rtlridge1 <rtlridge1@aol.com>, dth76 <dth76@aol.com>, georgeh29 <georgeh29@verizon.net>, robin.howard1 <robin.howard1@verizon.net>, patriciahunt <patriciahunt@msn.com>, pdhunter1067 <pdhunter1067@yahoo.com>, pdpryor1967 <pdpryor1967@yahoo.com>, Dana Jones <lilreg695@gmail.com>, gducketts <gducketts@aol.com>, jjjjord <jjjjord@verizon.net>, freezclassiter <freezclassiter@comcast.net>, Jeff Levy <quickpace5880@aol.com>, Mia Lewis <mjlewis36@gmail.com>, Theresa Lindsey <Theresa.Lindsey@hotmail.com>, lucas124 <lucas124@verizon.net>, jmartin <jmartin@greatblacksinwax.org>, ladymini1945 <ladymini1945@gmail.com>, Elizabeth Matthews <lizmatthews2820@gmail.com>, Calvin.McMichael <Calvin.McMichael@gmail.com>, douglasparks97 <douglasparks97@yahoo.com>, Deirdre Peterson <decael7@yahoo.com>, mamajoyc <mamajoyc@yahoo.com>, truefellowshipstreaming2020

<truefellowshipstreaming2020@gmail.com>, woodbrick2 <woodbrick2@aol.com>, jerickarobinson <jerickarobinson@yahoo.com>, raljaz2 <raljaz2@yahoo.com>, Cheryl Rose <cdempseyrose@gmail.com>, libramom <libramom@comcast.net>, Saverio Coletta <sccoletta@hotmail.com>, taseeley03 <taseeley03@gmail.com>, tyvonne <tyvonne@verizon.net>, smithdoris3359 <smithdoris3359@gmail.com>, alston_smith <alston_smith@yahoo.com>, bemacklin <bemacklin@gmail.com>, Tenaea Ariel <tenaeaariel@gmail.com>, leandertoon <leandertoon@gmail.com>, umegbolu2 <umegbolu2@hotmail.com>, mionna9066 <mionna9066@gmail.com>, sherryjwalls <sherryjwalls@gmail.com>, S. W. <salliejw@gmail.com>, attlaywilliams <attlaywilliams@msn.com>, Christkitty22 <Christkitty22@yahoo.com>, joycewwwms <joycewwwms@yahoo.com>, cynthwill <cynthwill@hotmail.com>, anniesmithers <anniesmithers@verizon.net>, antoine9120 <antoine9120@hotmail.com>, kmmbrown <kmmbrown@comcast.net>, sachiggins <sachiggins@aol.com>, Bishop Barry Chapman <bishopbarrypestcontrol@gmail.com>, glee1116 <glee1116@comcast.net>, Barbara Corbin <bebedee98@gmail.com>, fbethea <fbethea@gmail.com>, darahurley33 <darahurley33@gmail.com>, athuggil <athuggil@yahoo.com>, brownberkey <brownberkey@aol.com>, Brian Myers <brian.myers00@gmail.com>, cldavism <cldavism@gmail.com>, deelumpkins1 <deelumpkins1@yahoo.com>, deannacalvarese <deannacalvarese@gmail.com>, Donyel Parrish <donyel23@hotmail.com>, 152edge <152edge@gmail.com>, eldermack84 <eldermack84@gmail.com>, ellaquietstorm <ellaquietstorm@aol.com>, florencemackcraig <florencemackcraig@yahoo.com>, fredleon1 <fredleon1@live.com>, gerald7931 <gerald7931@gmail.com>, Joan Gebhardt <joanm.gebhardt@gmail.com>, greatg119 <greatg119@aol.com>, grapes42 <grapes42@verizon.net>, Heather Brown <heatherhbrown@me.com>, honee1013 <honee1013@gmail.com>, k.pinder <k.pinder@att.net>, Kelly Holland <kelly-holland@hotmail.com>, kimberlycbrown <kimberlycbrown@comcast.net>, wiggins <wiggins@jhu.edu>, Mi'Yarnie Johnson

Good Morning Villa Nova Residents,

We just received this information from Councilman Julian Jones. 🙄

A zoning hearing in reference to a developer who wants to buy out the Golden Dragon (8109 Liberty Road) and replace the property with a 7-Eleven and a gas station is scheduled for Monday, February 1 at 1:30 p.m.

Councilman Jones does not think that what is requested is in the best interest of the community and he needs residents who agree to send comments to the Zoning Board ASAP, (As Soon As Possible) because the hearing is scheduled for this Monday, February 1 at 1:30 p.m. 🙄 The notice was received too late to speak in person at the virtual hearing, but you can still be heard through email.

Most residents in the area do not believe that

- There is a 7-Eleven store 2 blocks east of this proposed location and another is not needed this close.
- There are 3 additional gas stations 4 auto repair and/or service shops within 5 blocks and more are not needed.
- The community needs more diverse businesses and services

ACTION NEEDED

If you agree that this is not the type of new business needed on Liberty Road, ☹ please send an email to the Administrative Law Judge via email to: Administrativehearings@baltimorecountymd.gov . Please include your name and address in your email.

Please share this information with friends, neighbors and others who may be interested.

Thank you.

Sent from Outlook

From: Julian Jones <julianejonesjr@gmail.com>
Sent: Friday, January 29, 2021 1:45 AM
To: Sheila Lewis <msheather12@hotmail.com>
Subject: Re: LINK TO PRE-REGISTER: GOLDEN DRAGON ADMIN. ZONING HEARING



January 29, 2021

*****ATTENTION*****

ADMINISTRATIVE ZONING HEARING

Make your voices heard at this upcoming virtual zoning hearing scheduled for Monday, February 1, 2021 at 1:30pm (case#: 2020-0230-SPHXA). February zoning hearing is in reference to a developer who wants to buy out the Golden Dragon (8109 Liberty Road) and replace the property with a 7-Eleven and a gas station.

IF YOU ARE OPPOSED TO THIS DEVELOPMENT, JOIN THIS EFFORT IN MAKING YOUR VOICES HEARD DURING FEBRUARY'S ZONING HEARING (FEB. 1ST AT 1:30PM)!

Citizens For Julian Jones
3510 Hernwood Rd.
Woodstock Maryland 21163
United States

This email is intended for msheather12@hotmail.com.
[Update your preferences](#) or [Unsubscribe](#)

--

Julian E. Jones, Jr.
Councilman, 4th District
Baltimore County Council
410-887-3389
www.julianejones.com
[Julian Jones for Baltimore County Council Facebook Page](#)

Donna Mignon

From: CASSANDRA <CassandraBrooks@comcast.net>
Sent: Friday, January 29, 2021 8:03 PM
To: Administrative Hearings
Subject: Golden Dragon

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message from cassandrabrooks@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.

No new 7 eleven is needed on Liberty Rd.

Cassandra Brooks
4109 Buckingham Road

Sent from Xfinity Connect App

Donna Mignon

From: Janine Smith <nora6424@gmail.com>
Sent: Friday, January 29, 2021 5:45 PM
To: Administrative Hearings
Subject: Case #2020-0230-SPHXA: Turning Golden Dragon on Liberty Rd into 7/11 & Gas Station

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message from nora6424@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.

I am a 38 year resident of Randallstown Maryland. During my residency in Randallstown I have seen this community's increase in 7/11 stores, liquor stores and private daycare centers for the psychologically challenged, etc. I am absolutely against this new 7/11 and gas station proposal! We already have TOO MANY OF THEM! The Liberty Road Corridor currently looks bad enough without any good stores and restaurants.

Janine Smith
4 Dono Court
Randallstown, Md 21133
410-655-4211

Donna Mignon

From: Barbara Corbin <bebedee98@gmail.com>
Sent: Friday, January 29, 2021 5:23 PM
To: Administrative Hearings
Subject: Liberty Road Zoning Hearing

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message from bebedee98@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.

I have just been informed of possible development plans near the corner of Liberty Rd and Milford Mill to replace the Golden Dragon restaurant with a 7-11 and some gas stations. I'm writing to raise my objection to this type of plan.

There is already a 7-11 less than 2 blocks from the site in question. Additionally there are several gas stations and auto repair businesses within walking distance of where the restaurant is located. This saturation of gas stations, mini marts and auto repair shops is not just unnecessary but it also does not serve the community's needs.

When I moved to the Liberty Road area 18 years ago I became aware of efforts by the community to bring a variety of businesses that served the community.

The Liberty Road area is a residential community, not an industrial park or far flung interstate. Two 7-11's and 5-6 gas stations within a mile of each other does not add business variety and is a disservice to the needs of the community.

I hope that you carefully review the zoning request with the needs of the community in mind.

Barbara Corbin
7304 Prince George Rd
21207

Donna Mignon

From: cynthia alexander-williams <cynthwill@hotmail.com>
Sent: Friday, January 29, 2021 5:22 PM
To: Administrative Hearings
Subject: Liberty Rd Development of 7 Eleven with gas station

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello,

I am a resident of Villa Nova community. I live at 4116 Buckingham Rd, 21207. My email is :cynthwill@hotmail.com. I have recently learned that a developer is requesting permission to build a 7 Eleven with a gas station on Liberty rd. Liberty road is already congested as it is. Other reason's for not building in that location is:

- There is a 7-Eleven store 2 blocks east of this proposed location and another is not needed this close.
- There are 3 additional gas stations 4 auto repair and/or service shops within 5 blocks and more are not needed.
- The community needs more diverse businesses and services

Therefore, I am partitioning the administration to deny the request.

Thank you,

Cynthia Alexander-Williams

Donna Mignon

From: Rochon Steward <rsteward07@gmail.com>
Sent: Monday, February 1, 2021 2:53 PM
To: Administrative Hearings
Subject: Rescheduled Golden Dragon Hearing

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message from rsteward07@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.

Please let me know when the hearing is rescheduled. Also, I tried to access the link to receive updates, but it seems to be broken. Please advise on how to learn more about the zoning planning and hearing process and meetings,

Thank you.
Rochon K. Steward, MSW
rsteward07@gmail.com

Donna Mignon

From: 152edge <152edge@gmail.com>
Sent: Monday, February 1, 2021 7:35 PM
To: Administrative Hearings
Subject: Golden Dragon/ 7 eleven

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message from 152edge@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.

From the community of Villa Nova i strictly oppose an fast food gas station on the liberty road corridor. The liberty road corridor and community has become a food desert, address that with quality markets (favorite) harris tweeter, weis, giants

Sent from my T-Mobile 4G LTE Device

Donna Mignon

From: ellaquietstorm@aol.com
Sent: Monday, February 1, 2021 1:03 AM
To: Administrative Hearings; ellaquietstorm@aol.com
Subject: Suggestion for the Randallstown Town area

Follow Up Flag: Follow up
Flag Status: Flagged

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

Supermarket
Rollerskating Ring
Museum of Health

We do not need another 7 Eleven and gas station.

Ella Alston

Donna Mignon

From: Joyce R Sica <joycersica@yahoo.com>
Sent: Wednesday, January 27, 2021 4:00 PM
To: Administrative Hearings
Subject: Re: enough

CAUTION: This message from joycersica@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.

case#: 2020-0230-SPHXA

Joyce R. Sica
PLEASE NOTE: New email
joycersica@gmail.com

Uptown Concerts Inc.
PO Box 1053
Randallstown, MD 21133
410-922-5210 (h)
443-540-0226 (c)
Presenting concerts
Assisting artists with Virtual online concerts.
& The Cellar Stage - Timonium, at the Timonium United Methodist Church, Timonium,
MD when covid19 is no longer an issue.
www.uptownconcerts.com

On Wednesday, January 27, 2021, 3:46:35 PM EST, Administrative Hearings
<administrativehearings@baltimorecountymd.gov> wrote:

Dear Ms. Sica,

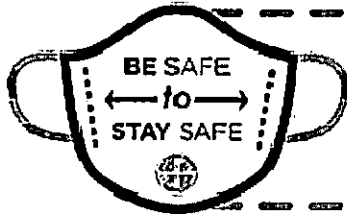
Can you please give us the case number or address. We have a few cases next week for Liberty Road.

Thank you. Have a great day.

From: Joyce R Sica <joycersica@yahoo.com>
Sent: Wednesday, January 27, 2021 3:38 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: enough

CAUTION: This message from joycersica@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.

We have enough gas stations and 7-11's on Liberty Rd. We need groceries and stores.



Practice social distancing and wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Debra Wiley

219 10 Am
2020-0230 -
SPHKA

From: Gloria Swepson <gloria4860@verizon.net>
Sent: Thursday, January 28, 2021 12:57 PM
To: Administrative Hearings
Subject: Administration Zoning Meeting

CAUTION: This message from gloria4860@verizon.net 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,

I am writing this letter to you with information why my neighbors, and I have been requesting the removal of Golden Dragon. I also do not believe 17 Eleven & a gas station would be a good idea. I have lived at 8111 Subet Road for twenty two years. The previous owners where respectful of the neighborhood keep area clean No loitering, Keep disturbances from the customers at a minimum. The currant owners allowed noise disturbance to the neighbor, trash, fighting, police being call .The lack of security allowed for robberies, shootings, rapes and even the lost of life. There negligence in ownership affected me with property damage and fear more than once, including a drunken drivers driving on my lawn and almost hitting my house. This same kind of situation had happen previously when another driver struck the front m next door neighbors house There has been multiple car accidents where drunken drivers have struck cars and even left the scene of the crime, causing severe damage to home owners vehicles.

Thank You
Gloria Swepson
410-521-4439

Donna Mignon

From: Theresa Lindsey <Theresa.Lindsey@hotmail.com>
Sent: Friday, January 29, 2021 3:43 PM
To: Administrative Hearings
Subject: OPPOSED TO THIS DEVELOPMENT:

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

in reference to a developer who wants to buy out the Golden Dragon (8109 Liberty Road) and replace the property with a 7-Eleven and a gas station

Theresa Lindsey
4209 Bedford Road
Pikesville, Md 21208

Donna Mignon

From: FB <fbethea@gmail.com>
Sent: Friday, January 29, 2021 2:34 PM
To: Administrative Hearings
Subject: Golden Dragon site

CAUTION: This message from fbethea@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.

To whom it may concern:

A 7-ELEVEN and gas station on this site would not be a positive addition to Liberty Road. The traffic is abysmal as it is. Also, as this lot's egress is not regulated by a light, those traveling north will certainly contribute to a rise in accidents by bad drivers and encourage drivers to make poor decisions to gain access to another useless business.

7-ELEVEN does not support the health and well being of the black community with the sale of processed foods and its contribution to wasting money playing the lottery. Cheap coffee and the lottery is all this business has to offer.

Francine Bethea
6735 Chisholm Dr
21207

Donna Mignon

From: k.pinder <k.pinder@att.net>
Sent: Friday, January 29, 2021 2:33 PM
To: Administrative Hearings; msheather12@hotmail.com
Subject: GOLDEN DRAGON ADMIN. ZONING HEARING

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

While I dont think our community needs another 7-11, nor a gas and go, I cannot help but welcome the departure of the Golden Dragon. It has been a true blight on the community. I'm not sure how they expect to fit 2 uses on that site. It's not really that large.

Sent from my Galaxy

Donna Mignon

From: FB <fbethea@gmail.com>
Sent: Friday, January 29, 2021 2:34 PM
To: Administrative Hearings
Subject: Golden Dragon site

CAUTION: This message from fbethea@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.

To whom it may concern:

A 7-ELEVEN and gas station on this site would not be a positive addition to Liberty Road. The traffic is abysmal as it is. Also, as this lot's egress is not regulated by a light, those traveling north will certainly contribute to a rise in accidents by bad drivers and encourage drivers to make poor decisions to gain access to another useless business.

7-ELEVEN does not support the health and well being of the black community with the sale of processed foods and its contribution to wasting money playing the lottery. Cheap coffee and the lottery is all this business has to offer.

Francine Bethea,
6735 Chisholm Dr
21207

Donna Mignon

From: Theresa Lindsey <Theresa.Lindsey@hotmail.com>
Sent: Friday, January 29, 2021 3:43 PM
To: Administrative Hearings
Subject: OPPOSED TO THIS DEVELOPMENT:

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

in reference to a developer who wants to buy out the Golden Dragon (8109 Liberty Road) and replace the property with a 7-Eleven and a gas station

Theresa Lindsey
4209 Bedford Road
Pikesville, Md 21208

From: Miller Family
To: Administrative Hearings
Subject: GOLDEN DRAGON ADMIN. ZONING HEARING
Date: Wednesday, January 27, 2021 6:14:00 PM

CAUTION: This message from only1millerfamily@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.

Hello,

I am unable to attend this hearing but I certainly oppose as a district resident to the development of another gas station or 7-Eleven on Liberty road. We already have more than enough traffic, gas stations and convenient stores in the area. We need something that offers entertainment or education to the local population. Please do not bring this to our area!

Thank you,
C Miller

On Wed, Jan 27, 2021 at 6:09 PM Miller Family <only1millerfamily@gmail.com> wrote:
Omg tell a friend! We cannot let this happen!

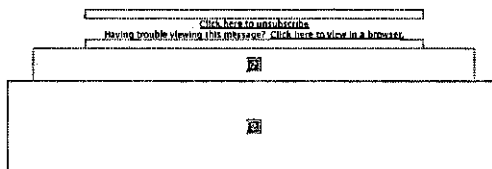
----- Forwarded message -----

From: Julian Jones <julianjonesjr@gmail.com>

Date: Wed, Jan 27, 2021 at 6:06 PM

Subject: LINK TO PRE-REGISTER: GOLDEN DRAGON ADMIN. ZONING HEARING

To: <only1millerfamily@gmail.com>



January 27, 2021

*****ATTENTION*****

ADMINISTRATIVE ZONING HEARING

Make your voices heard at this upcoming virtual zoning hearing scheduled for Monday, February 1, 2021 at 1:30pm (case#: 2020-0230-SPHXA). February zoning hearing is in reference to a developer who wants to buy out the Golden Dragon (8109 Liberty Road) and replace the property with a 7-Eleven and a gas station.

PLEASE PRE-REGISTER TODAY, IF NOT TOMORROW!

(THURSDAY IS THE DEADLINE TO PRE-REGISTER)

Link to Pre-

Register: <https://www.baltimorecountymd.gov/departments/adminhearings/testimonyrequest.html>

Dial-in Number: 1-415-655-0001

Access Code: 180.624.9866.

If you have any more questions or concerns please direct all your concerns via email or by phone:

Email: Administrativehearings@baltimorecountymd.gov

Call the Office of Administrative Hearing:

(410) 887-3868 for more details

IF YOU ARE OPPOSED TO THIS DEVELOPMENT, JOIN THIS EFFORT IN MAKING YOUR VOICES HEARD DURING FEBRUARY'S ZONING HEARING (FEB. 1ST AT 1:30PM)!



Citizens For Julian Jones
2810 Hammond Rd.
Woodstock Maryland 21153
United States

This email is intended for only1millerfamily@gmail.com.
[Update your preferences](#) or [Unsubscribe](#)

Sent from Gmail Mobile

Sent from Gmail Mobile

From: [redviper1](#)
To: [Administrative Hearings](#)
Subject: Golden Dragon Hearing feedback
Date: Wednesday, January 27, 2021 4:29:26 PM

CAUTION: This message from [redviper1@verizon.net](#) originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hello,

Thank you for the email to the community regarding the proposal to replace this structure with a gas station and 7 Eleven. This is frustrating news. As a long time Randallstown homeowner, I must ask how many more gas stations and 7 Elevenish establishments are needed on Liberty Rd.? These continue to make the area look impoverished and unappealing, and we will never attract better investors like Owings Mills, Reisterstown, and Towson.

Are we not worthy of affordable family restaurants like Golden Corral, or a nice steakhouse like (LongHorn Steakhouse, Texas Roadhouse, etc.)? Please stop flooding our community with cheap convenient stores, gas stations and the like.

Ms. L. White

Sent from my Verizon, Samsung Galaxy smartphone

From: 152edge
To: Administrative Hearings
Subject: Golden Dragon/ 7 eleven
Date: Monday, February 1, 2021 7:35:25 PM

CAUTION: This message from 152edge@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.

From the community of Villa Nova i strictly oppose an fast food gas station on the liberty road corridor. The liberty road corridor and community has become a food desert, address that with quality markets (favorite) harris tweeter, weis, giants

Sent from my T-Mobile 4G LTE Device

From: CASSANDRA
To: Administrative Hearings
Subject: Golden Dragon
Date: Friday, January 29, 2021 8:02:57 PM

CAUTION: This message from cassandrabrooks@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.

No new 7 eleven is needed on Liberty Rd.

Cassandra Brooks
4109 Buckingham Road

Sent from Xfinity Connect App

From: cynthia.alexander-williams
To: Administrative Hearings
Subject: Liberty Rd Development of 7 Eleven with gas station
Date: Friday, January 29, 2021 5:21:35 PM

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

Hello,

I am a resident of Villa Nova community. I live at 4116 Buckingham Rd, 21207. My email is :cynthwill@hotmail.com. I have recently learned that a developer is requesting permission to build a 7 Eleven with a gas station on Liberty rd. Liberty road is already congested as it is. Other reason's for not building in that location is:

- There is a 7-Eleven store 2 blocks east of this proposed location and another is not needed this close.
- There are 3 additional gas stations 4 auto repair and/or service shops within 5 blocks and more are not needed.
- The community needs more diverse businesses and services

Therefore, I am partitioning the administration to deny the request.

Thank you,

Cynthia Alexander-Williams

From: ellaquietstorm@aol.com
To: [Administrative Hearings; ellaquietstorm@aol.com](#)
Subject: Suggestion for the Randallstown Town area
Date: Monday, February 1, 2021 1:02:42 AM

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

Supermarket
Rollerskating Ring
Museum of Health

We do not need another 7 Eleven and gas station.

Ella Alston

From: ellaquietstorm@aol.com
To: Administrative Hearings; ellaquietstorm@aol.com
Subject: Fwd: Call to Action---Your Help is Needed---URGENT
Date: Friday, January 29, 2021 9:18:35 PM

CAUTION: This message from ellaquietstorm@aol.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 think something else should replace Golden Dragon property. I was thinking about a roller skate ring. Why can't we bring so fun and activities for the community. If not that property what about the giants property. In addition, to the roller skate ring, we need a new supermarket.

Ella Alston
4200 Bedford Rd
Pikesville md 21208

From: Sheila Lewis <msheather12@hotmail.com>
Date: Friday, January 29, 2021
Subject: Call to Action---Your Help is Needed---URGENT
To: joyce akintilo <jakintilo@yahoo.com>, India Artis <indiaartis@gmail.com>, Talaya McKinney <talayabmckinney@gmail.com>, Sandy Parobeck <rome4101@gmail.com>, johnbadolato <johnbadolato@comcast.net>, Joe Beck <lowenbeck@yahoo.com>, Audrey Bennett <audreyfmooreaka@msn.com>, Eric Beve <ebeve99@yahoo.com>, sylviabey26 <sylviabey26@yahoo.com>, seth.billingsley2012 <seth.billingsley2012@gmail.com>, CASSANDRA <CassandraBrooks@comcast.net>, maxinecampbell31 <maxinecampbell31@aol.com>, dcutair <dcutair@rocketmail.com>, carlbetty50 <carlbetty50@gmail.com>, loisberg <loisberg@verizon.net>, drexlermary8 <drexlermary8@gmail.com>, dforddungee <dforddungee@aol.com>, flrmc130 <flrmc130@gmail.com>, maryellenfox <maryellenfox@verizon.net>, vgilchr <vgilchr@hotmail.com>, peppergill5 <peppergill5@verizon.net>, philgail1 <philgail1@verizon.net>, andrew_hare <andrew_hare@verizon.net>, meridium <meridium@verizon.net>, rtlridge1 <rtlridge1@aol.com>, dth76 <dth76@aol.com>, georgeh29 <georgeh29@verizon.net>, robin.howard1 <robin.howard1@verizon.net>, patriciahunt <patriciahunt@msn.com>, pdhunter1067 <pdhunter1067@yahoo.com>, pdpryor1967 <pdpryor1967@yahoo.com>, Dana Jones <lilreg695@gmail.com>, gducketts <gducketts@aol.com>, jijjiod <jijjiod@verizon.net>, freezlassiter <freezlassiter@comcast.net>, Jeff Levy <quickpace5880@aol.com>, Mia Lewis <mjlewis36@gmail.com>, Theresa Lindsey <Theresa.Lindsey@hotmail.com>, lucas124 <lucas124@verizon.net>, jmartin <jmartin@greatblacksinwax.org>, ladymini1945 <ladymini1945@gmail.com>, Elizabeth Matthews <lizmatthews2820@gmail.com>, Calvin.McMichael <Calvin.McMichael@gmail.com>, douglasparks97 <douglasparks97@yahoo.com>, Deirdre Peterson <decael7@yahoo.com>, mamajoyc <mamajoyc@yahoo.com>, truefellowshipstreaming2020 <truefellowshipstreaming2020@gmail.com>, woodbrick2 <woodbrick2@aol.com>, jerickarobinson <jerickarobinson@yahoo.com>, raljaz2 <raljaz2@yahoo.com>, Cheryl Rose <cdempseyrose@gmail.com>, libramom <libramom@comcast.net>, Saverio Coletta <scscoletta@hotmail.com>, taseeley03 <taseeley03@gmail.com>, tyvannes <tyvannes@verizon.net>, smithdoris3359 <smithdoris3359@gmail.com>, alston_smith <alston_smith@yahoo.com>, bemacklin <bemacklin@gmail.com>, Tenaea Ariel <tenaeaariel@gmail.com>, leanderton <leanderton@gmail.com>, umegbolu2 <umegbolu2@hotmail.com>, mionna9066 <mionna9066@gmail.com>, sherryjwalls <sherryjwalls@gmail.com>, S. W. <salliejw@gmail.com>, attlaywilliams <attlaywilliams@msn.com>, Christkitty22 <Christkitty22@yahoo.com>, joycewwms <joycewwms@yahoo.com>, cynthwill <cynthwill@hotmail.com>, anniesmithers <anniesmithers@verizon.net>, antoine9120 <antoine9120@hotmail.com>, kmmbrown <kmmbrown@comcast.net>, sachiggins <sachiggins@aol.com>, Bishop Barry Chapman <bishopbarrypestcontrol@gmail.com>, glee1116 <glee1116@comcast.net>, Barbara Corbin <bebedee98@gmail.com>, fbethea <fbethea@gmail.com>, darahurley33 <darahurley33@gmail.com>, athuggil <athuggil@yahoo.com>, brownberkey <brownberkey@aol.com>, Brian Myers <brian.myers00@gmail.com>, cldavism <cldavism@gmail.com>, deelumpkins1 <deelumpkins1@yahoo.com>, deannacalvarese <deannacalvarese@gmail.com>, Donyel Parrish <donyel23@hotmail.com>, 152edge <152edge@gmail.com>, eldermack84 <eldermack84@gmail.com>, ellaquietstorm <ellaquietstorm@aol.com>, florencemackcraig <florencemackcraig@yahoo.com>, fredleon1 <fredleon1@live.com>, gerald7931 <gerald7931@gmail.com>, Joan Gebhardt <joanm.gebhardt@gmail.com>, greatg119 <greatg119@aol.com>, grapes42 <grapes42@verizon.net>, Heather Brown <heatherhbrown@me.com>, honee1013 <honee1013@gmail.com>, k.pinder <k.pinder@att.net>, Kelly Holland <kelly-holland@hotmail.com>, kimberlycbrown <kimberlycbrown@comcast.net>, wiggins <wiggins@jhu.edu>, Mi'Yarnie Johnson
Good Morning Villa Nova Residents,

We just received this information from Councilman Julian Jones.

A zoning hearing in reference to a developer who wants to buy out the Golden Dragon (8109 Liberty Road) and replace the property with a 7-Eleven and a gas station is

scheduled for Monday, February 1 at 1:30 p.m.

Councilman Jones does not think that what is requested is in the best interest of the community and he needs residents who agree to send comments to the Zoning Board ASAP. (As Soon As Possible) because the hearing is scheduled for this Monday, February 1 at 1:30 p.m. The notice was received too late to speak in person at the virtual hearing, but you can still be heard through email.

Most residents in the area do not believe that

- There is a 7-Eleven store 2 blocks east of this proposed location and another is not needed this close.
- There are 3 additional gas stations 4 auto repair and/or service shops within 5 blocks and more are not needed.
- The community needs more diverse businesses and services

ACTION NEEDED

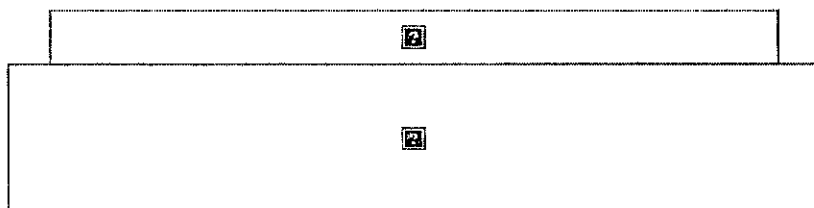
If you agree that this is not the type of new business needed on Liberty Road, please send an email to the Administrative Law Judge via email to: Administrativehearings@baltimorecountymd.gov . Please include your name and address in your email.

Please share this information with friends, neighbors and others who may be interested.

Thank you.

Sent from Outlook

From: Julian Jones <julianejonesjr@gmail.com>
Sent: Friday, January 29, 2021 1:45 AM
To: Sheila Lewis <msheather12@hotmail.com>
Subject: Re: LINK TO PRE-REGISTER: GOLDEN DRAGON ADMIN. ZONING HEARING



January 29, 2021

*****ATTENTION*****

ADMINISTRATIVE ZONING HEARING

Make your voices heard at this upcoming virtual zoning hearing scheduled for Monday, February 1,

**2021 at 1:30pm (case#: 2020-0230-SPHXA
)**. February zoning hearing is in reference to a developer who wants to buy out the Golden

Dragon (8109 Liberty Road) and replace the property with a 7-Eleven and a gas station.

IF YOU ARE OPPOSED TO THIS DEVELOPMENT, JOIN THIS EFFORT IN MAKING YOUR VOICES HEARD DURING FEBRUARY'S ZONING HEARING (FEB. 1ST AT 1:30PM)!

□

Citizens For Julian Jones
3510 Hemwood Rd.
Woodstock Maryland 21163
United States

This email is intended for msheather12@hotmail.com.
[Update your preferences](#) or [Unsubscribe](#)

--
Julian E. Jones, Jr.
Councilman, 4th District
Baltimore County Council
410-887-3389
www.julianejones.com
[Julian Jones for Baltimore County Council Facebook Page](#)

From: Gloria Swepson
To: Administrative Hearings
Subject: Administration Zoning Meeting
Date: Thursday, January 28, 2021 12:57:09 PM

CAUTION: This message from gloria4860@verizon.net 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,

I am writing this letter to you with information why my neighbors, and I have been requesting the removal of Golden Dragon.

I also do not believe I 7 Eleven & a gas station would be a good idea. I have lived at 8111 Subet Road for twenty two years. The previous owners where respectful of the neighborhood keep area clean No loitering, Keep disturbances from the customers at a minimum. The currant owners allowed noise disturbance to the neighbor, trash, fighting, police being call .The lack of security allowed for robberies, shootings, rapes and even the lost of life. There negligence in ownership affected me with property damage and fear more than once, including a drunken drivers driving on my lawn and almost hitting my house. This same kind of situation had happen previously when another driver struck the front m next door neighbors house There has been multiple car accidents where drunken drivers have struck cars and even left the scene of the crime, causing severe damage to home owners vehicles.

Thank You
Gloria Swepson
410-521-4439

From: Janine Smith
To: Administrative Hearings
Subject: Case #2020-0230-SPHXA: Turning Golden Dragon on Liberty Rd into 7/11 & Gas Station
Date: Friday, January 29, 2021 5:45:01 PM

CAUTION: This message from nora6424@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.

I am a 38 year resident of Randallstown Maryland. During my residency in Randallstown I have seen this community's increase in 7/11 stores, liquor stores and private daycare centers for the psychologically challenged, etc. I am absolutely against this new 7/11 and gas station proposal! We already have TOO MANY OF THEM! The Liberty Road Corridor currently looks bad enough without any good stores and restaurants.

Janine Smith
4 Dono Court
Randallstown, Md 21133
410-655-4211

From: nan@jobsinpijs.com
To: Administrative Hearings; julianejonesjr@gmail.com
Subject: Re: #2020-0230-SPHXA - Golden Dragon Restaurant & Bar at 8109 Liberty Road
Date: Saturday, January 30, 2021 3:59:08 PM

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

Administrativehearings@baltimorecountymd.gov

julianejonesjr@gmail.com

January 29, 2021

Re: #2020-0230-SPHXA - Golden Dragon Restaurant & Bar at 8109 Liberty Road

Dear Office of Administrative Hearing Representative:

My family has lived in our home at 8825 Liberty Road since 1966. We've seen many changes along the Liberty Road corridor over the years. The Golden Dragon was a family favorite for many, many years. It was a destination for family lunches, dinners, and celebrations. Over the years the Golden Dragon has changed ownership several times and lost its safe and family friendly atmosphere to violence. As a long-time community resident, I would like to see another family friendly venue or restaurant replace the current undesirable Golden Dragon.

I have serious safety concerns about the idea of gas pumps being so close to homes in a residential neighborhood.

Sincerely,

Nan Sherman
8825 Liberty Road
Randallstown, Maryland 21133
nan@jobsinpijs.com
(410) 922-5087

From: Sandy Parobeck
To: Administrative Hearings
Subject: Liberty Road - Golden Dragon development
Date: Sunday, January 31, 2021 5:04:53 PM

CAUTION: This message from rome4101@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.

Hi Baltimore County Development,

I am not in favor of this project - **No** to 7-Eleven Store.

The area has many gas stations in the community - 3 gas stations and 4 auto repair shops in the immediate vicinity. Liberty Road needs more diverse business & service establishments. We need sit-in restaurants and grocery stores.

Thanks so much!
Have a nice day!
Sandy Parobeck
4101 Villa Nova Road
Pikesville, MD 21207

From: Adieoa@aol.com
To: [Administrative Hearings](#)
Subject: Liberty Road does not need another 7-11 or gas station
Date: Wednesday, January 27, 2021 8:13:09 PM

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

Liberty Road does not need another 7-11 or gas station in that area. Decent restaurants are needed.

From: Theresa Lindsey
To: Administrative Hearings
Subject: OPPOSED TO THIS DEVELOPMENT:
Date: Friday, January 29, 2021 3:43:08 PM

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

in reference to a developer who wants to buy out the Golden Dragon (8109 Liberty Road) and replace the property with a 7-Eleven and a gas station

Theresa Lindsey
4209 Bedford Road
Pikesville, Md 21208

From: Calvin McMichael
To: Administrative Hearings
Subject: Zoning hearing case#: 2020-0230-SPHXA - Golden Dragon Inn - 8109 Liberty Road
Date: Friday, January 29, 2021 1:41:18 PM

CAUTION: This message from calvin.mcmichael@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.

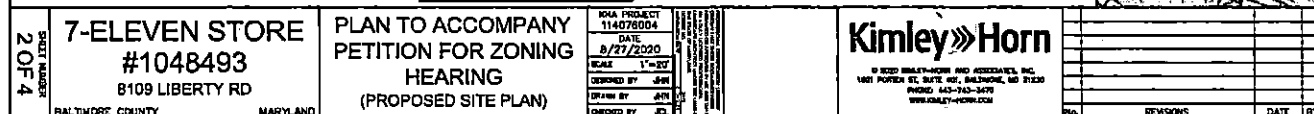
To whom it may concern,

I am opposed to having yet another convenience store and gas station development in this particular location. just to note a few items.

- There is a 7-Eleven store 2 blocks east of this proposed location and another is not needed this close.
- There are 3 additional gas stations /4 auto repair and/or convenience service shops within 5 blocks and more are not needed.
- The community needs more diverse businesses and services

--

Calvin McMichael
4127 Raleigh Rd
Baltimore, MD 1208
calvin.mcmichael@gmail.com



Donna Mignon

From: Donna Mignon
Sent: Thursday, March 11, 2021 3:39 PM
To: 'Dino La Fiandra'
Cc: Debra Wiley; 'aplymouth907@gmail.com'; 'tendertots@verizon.net'; 'pettaway2@comcast.net'; 'anayasmith@aol.com'; 'brianandandreacampbell@gmail.com'; 'adaniel9099@gmail.com'; 'arethadaviscure@msn.com'; 'amac529@outlook.com'; 'anb_hash@yahoo.com'; 'bacbranch@verizon.net'; 'boydwburt@msn.com'; 'lovetosingbevo@yahoo.com'; 'billmbrookssjr@gmail.com'; 'sunshinebdj@yahoo.com'; 'calvin.mcmichael@gmail.com'; 'caldron@verizon.net'; 'cmcrawford09@yahoo.com'; 'mygbcoinfo@yahoo.com'; 'djuice9@yahoo.com'; 'damienbsharp@msn.com'; 'dannyblount@verizon.net'; 'danyellps@hotmail.com'; 'mr.mrs.graysrus@gmail.com'; 'mr.mrs.graysus@gmail.com'; 'darnellmlarkins@yahoo.com'; 'dpcsankofa@gmail.com'; 'koala171@verizon.net'; 'darubin2@yahoo.com'; 'daburnett777@gmail.com'; 'stoneybrookcommunity@gmail.com'; 'dikesha@icloud.com'; 'dcl@lafialandralaw.com'; 'villageoftwelveetrees@gmail.com'; 'dcarter348@aol.com'; 'drmarcoclarke@gmail.com'; 'eds@atlasrealestateco.com'; 'edwin@bickd.co'; 'epolston1@verizon.net'; 'ernestine8507@verizon.net'; 'ejj122@aol.com'; 'keycia691@gmail.com'; 'etoyhmin@yahoo.com'; 'ewilson0398@gmail.com'; 'glorria6272@comcast.net'; 'gloriamsherman102@aol.com'; 'gloria4860@verizon.net'; 'gosnow2@yahoo.com'; 'gwen.braxton@cms.hhs.gov'; 'indiaaartis@gmail.com'; 'jacquelinrichardson@msn.com'; 'jaybe4114@verizon.net'; 'janine6424@aol.com'; 'jglenn4491@gmail.com'; 'jeribuster@gmail.com'; 'jeromequest1942@hotmail.com'; 'joan.stukesmaurice8@gmail.com'; 'jffitts@verizon.net'; 'joycersica@yahoo.com'; 'kavaden7@gmail.com'; 'ksskullney@verizon.net'; 'kastyles1@verizon.net'; 'keishaunabanks@gmail.com'; 'keith.koscher@kimley-horn.com'; 'kelli.waters@yahoo.com'; 'k.gourdine20@gmail.com'; 'kbaileyjames@yahoo.com'; 'krystallmyers@gmail.com'; 'lauraslane222@aol.com'; 'nmeantime1@aol.com'; 'lmiatudila@gmail.com'; 'lcharyszyn@gmail.com'; 'laptin1714@gmail.com'; 'marcwrightcompany@yahoo.com'; 'dettecomp@gmail.com'; 'smwpangels@verizon.net'; 'matt.bishop@kimley-horn.com'; 'mtcarp@kennedycompanies.com'; 'micheledhaynes@yahoo.com'; 'mlcrawford123@hotmail.com'; 'michellewedder@gmail.com'; 'mildredowens6@gmail.com'; 'mandersonmail@gmail.com'; 'robinson.monique@gmail.com'; 'nancycatron@gmail.com'; 'ndwerts@gmail.com'; 'tnnsforever@yahoo.com'; 'nikislurv77@aol.com'; 'nrollingford@gmail.com'; 'norita68@msn.com'; 'paulabrooks07@outlook.com'; 'pt.kirby603@hotmail.com'; 'profbrunson@gmail.com'; 'rjragin@gmail.com'; 'raymoseley@aol.com'; 'rola48@gmail.com'; 'rubybnelson@gmail.com'; 'harneysandra@yahoo.com'; 'sharissabg@hotmail.com'; 'eslaraine@gmail.com'; 'sheilacas@verizon.net'; 'msheather12@hotmail.com'; 'shelena721@icloud.com'; 'epsafehousesupik@verizon.net'; 'youngsoniap@icloud.com'; 'susanellerbee@msn.com'; 'tlharris646@gmail.com'; 'vanessa.griffin@gmail.com'; 'vecchioniadixon@gmail.com'; 'wns@comcast.net'; 'wdash@verizon.net'; 'bon624@gmail.com'; 'zoom49@msn.com'; 'adam@adamhabibi.com'; Robinson, Drew; 'kastyles1@verizon.net'; 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: Case No: 2020-0230-SPHXA - 8109 Liberty Road - House of Der, Inc.
Attachments: 2020-0230-SPHXA.pdf

Good Afternoon:

Please find attached the Opinion and Order issued by ALJ Mayhew.

Thank you. Have a great day.

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

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Allen Pettaway
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Andrea Campbell
Angie Daniel
Aretha Davis-Cure
Ashley McKinney
Ashton Brown
Barrington Branch
Bertha Boyd
Beverly Grace
Bill Brooks
bre jack
Calvin McMichael
Carol Moorefield
Chantelle Crawford
Concerned Resident
Cynthia Horton
Damien Sharp
Danny Blount
Danyell Smith
Dara Gray
Dara Gray
Darnell Larkins
Deborah Peaks Coleman
Debra Hnat
Denise Rubin
Derrick Burnett
DeVonne Parks
Dikesha Robinson
Dino C. La Fiandra
Donna Clayton
Dr. Deborah Carter
Dr. Marco Clark
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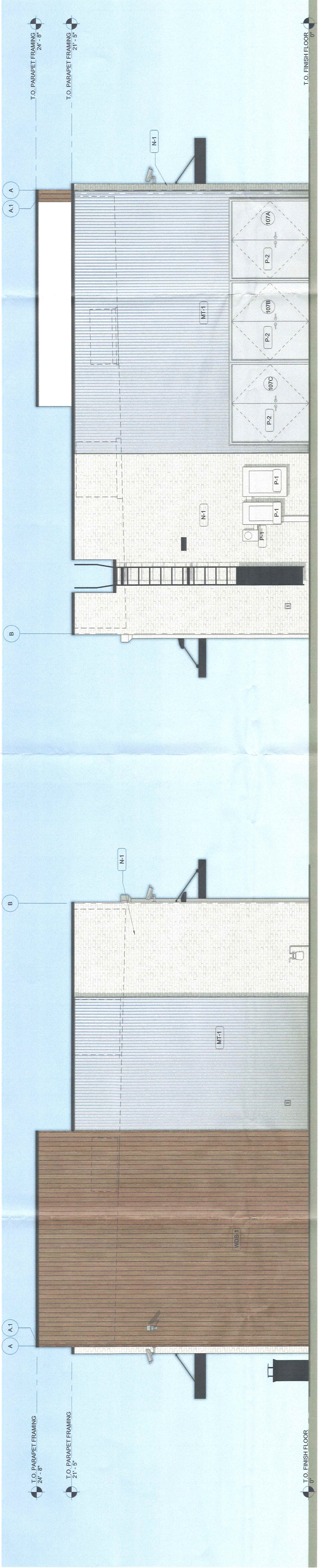
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Nigeri Rolling-Ford
Norita Phillips

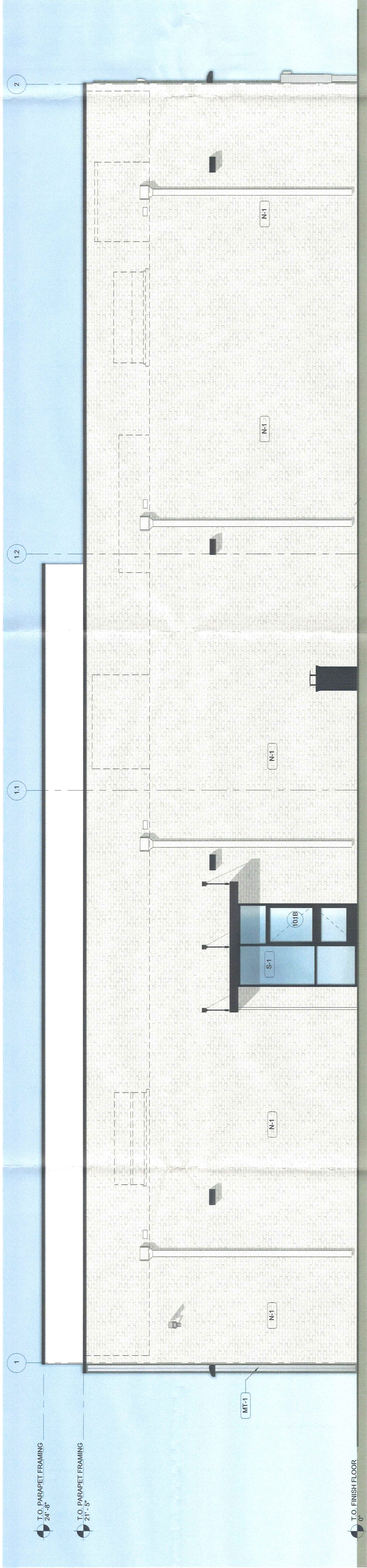
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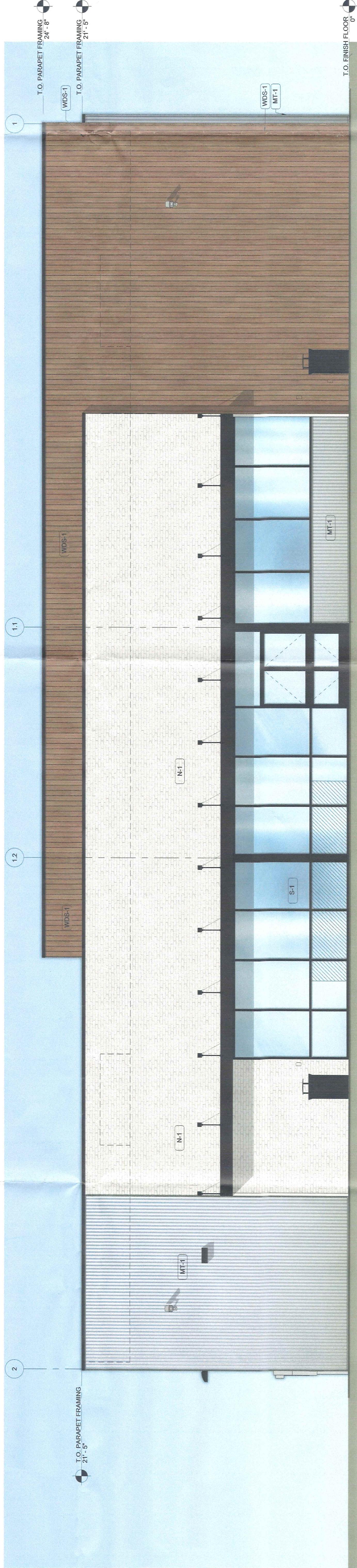


4 ELEVATION - EAST
1/4" = 1'-0"



1 ELEVATION - WEST
1/4" = 1'-0"

2 ELEVATION - SOUTH
1/4" = 1'-0"



1 ELEVATION - NORTH
1/4" = 1'-0"

EXTERIOR MATERIALS SCHEDULE (NOT ALL MATERIALS IN SCHEDULE ARE USED)	
MATERIAL	MANUF.-COLOR
MR-1	MEMBRANE ROOFING FIBER CEMENT PANEL N-1
P-2	PAINTED 1-1 SHERWIN WILLIAMS - MISTY SW 6223
P-3	TRASH ENCLOSURE GATE AND BOLLARDS SHERWIN WILLIAMS - TRICORN BLACK SW 6259
P-4	EXTERIOR BOLLARDS SHERWIN WILLIAMS - TRICORN BLACK SW 6259
S-1	KAWNEER - 45T VG STOREFRONT GLAZING 825 BLACK FINISH CANOPY ALUMINUM CANOPY
C-1	WHITE MATE BLACK BAKED ENAMEL W/ REAR GUTTER CONNECTIONS
MT-1	CORRODED METAL KETCHUM 75 COLORED COATED METAL PANELS NICHIA - VINTAGE WOOD- CEDAR (AWP3030, FOR VERTICAL INSTALLATION)

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TX 75063
7-ELEVEN #1048493
LIBERTY RD. AND MILFORD MILL RD.
BALTIMORE, MD

EXTERIOR ELEVATIONS

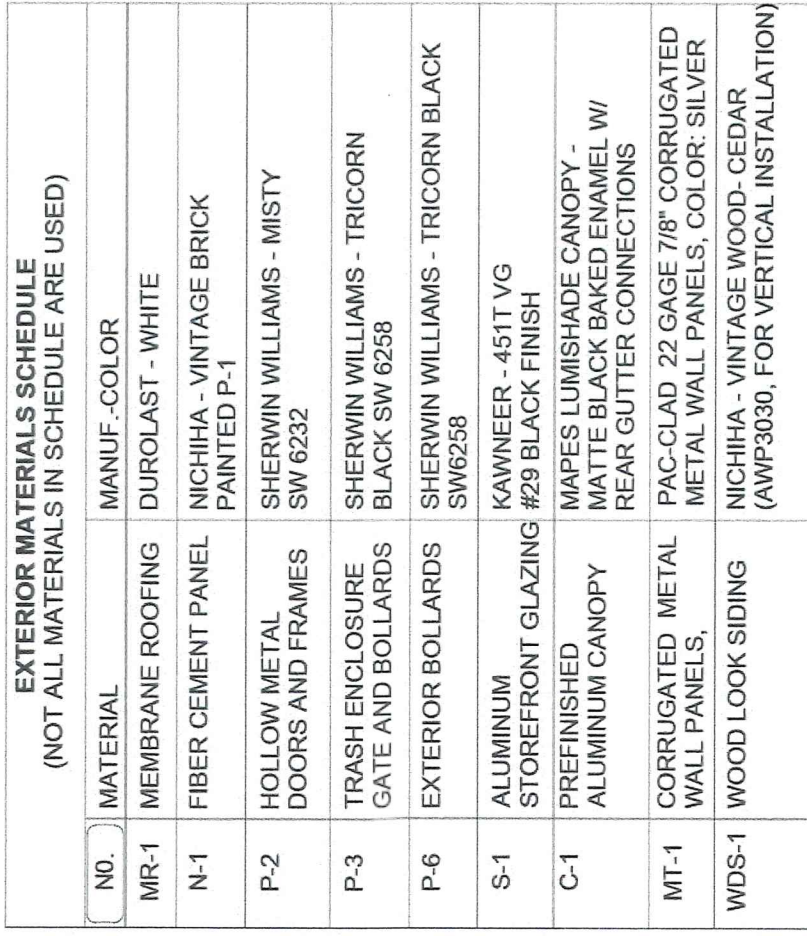


GPD GROUP
Professional Corporation
1515 E. 10TH STREET
SUITE 100
DALLAS, TEXAS 75201
800.572.1100 FAX 972.373.1011

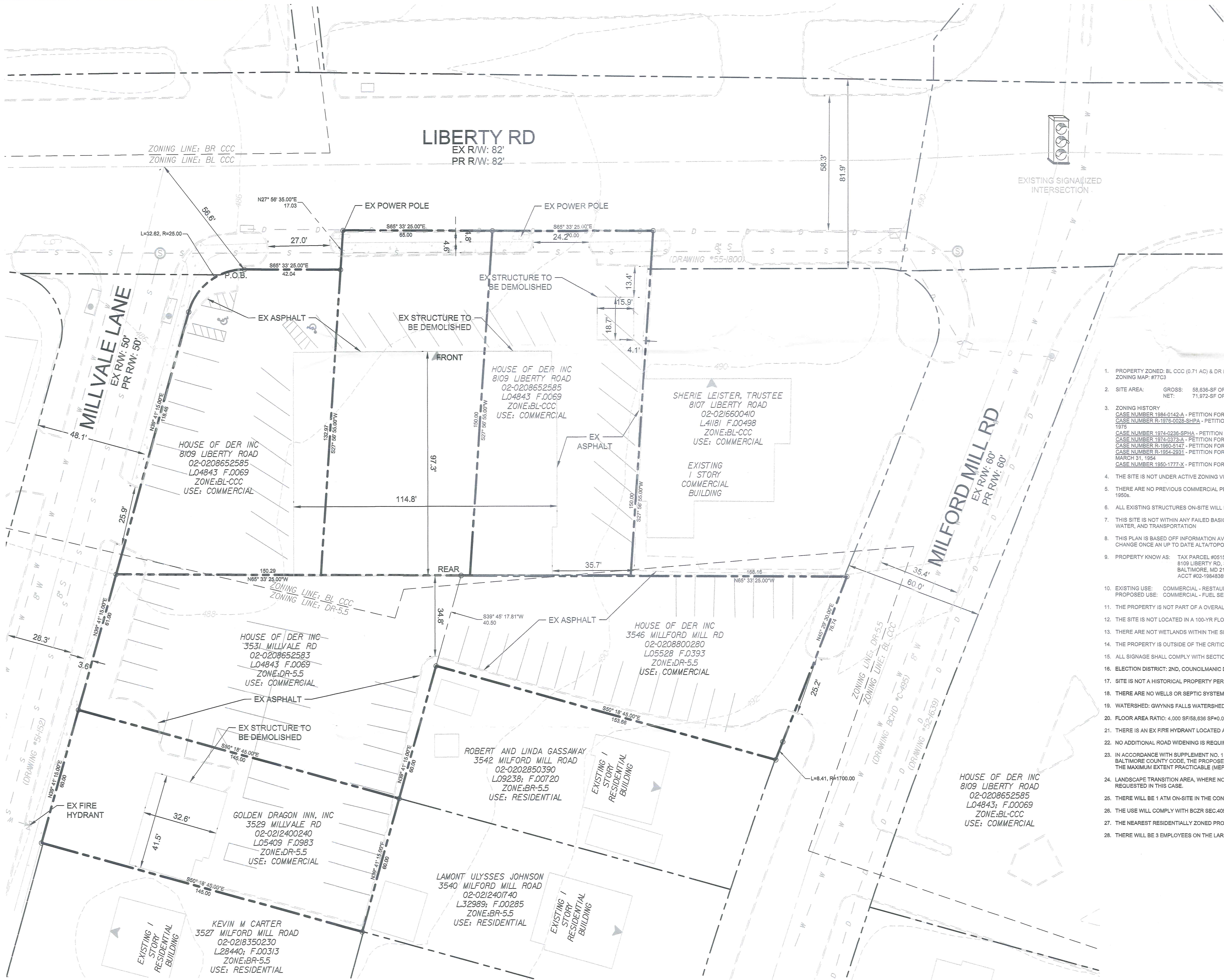


Job#: 202011.09
Scale: AS NOTED
Date: 01/22/2021
Drawn By: ERM
Checked By: BMW

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APPLICATION/ DEVELOPER
WINDSOR MILL LIBERTY LLC
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901 NORTHPOINT PARKWAY, SUITE 200
WEST PALM BEACH, FL 33407
(561) 299-0816

LANDSCAPE ARCHITECT/ CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
ATTN: JENNIFER LEONARD
1801 PORTER STREET
SUITE 401
BALTIMORE, MD 21230
(443) 743-3470

PROPERTY OWNERS
HOUSE OF DER INC
8109 LIBERTY ROAD
BALTIMORE, MD 21244
L04843; F.00069

GOLDEN DRAGON INN, INC
C/O DER TELL BIN
8109 LIBERTY ROAD
BALTIMORE, MD 21244
L05409 F.00953

- PROPERTY ZONED: BL CCC (0.71 AC) & DR 5.5 (0.68 AC) (BUSINESS LOCAL & DENSITY RESIDENTIAL 5.5 UNITS/ACRE)
ZONING MAP: #77C3
- SITE AREA: GROSS: 58,636-SF OR 1.35 ACRES
NET: 71,972-SF OR 1.65 ACRES
- ZONING HISTORY
CASE NUMBER 1984-0142-A - PETITION FOR VARIANCE FROM SIDE YARD SETBACK REQUIREMENTS, GRANTED SEPTEMBER 20, 1983
CASE NUMBER R-1976-0028-SHPA - PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS, GRANTED OCTOBER 27, 1976
CASE NUMBER 1974-0236-SHPA - PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS, GRANTED MARCH 8, 1974
CASE NUMBER 1974-0373-A - PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS, GRANTED MAY 11, 1985
CASE NUMBER R-1980-5147 - PETITION FOR ZONING RE-CLASSIFICATION FROM R-6 TO B-L, GRANTED DECEMBER 6, 1980
CASE NUMBER R-1984-2831 - PETITION FOR ZONING RECLASSIFICATION FROM "A" RESIDENTIAL TO "E" COMMERCIAL, GRANTED MARCH 31, 1984
CASE NUMBER 1980-1777-X - PETITION FOR SPECIAL PERMIT, WITHDRAWN/DISMISSED AUGUST 3, 1980
- THE SITE IS NOT UNDER ACTIVE ZONING VIOLATION(S)
- THERE ARE NO PREVIOUS COMMERCIAL PERMITS AVAILABLE FOR THIS SITE. THE EXISTING BUILDING WAS CONSTRUCTED IN THE 1950s.
- ALL EXISTING STRUCTURES ON-SITE WILL BE RAZED.
- THIS SITE IS NOT WITHIN ANY FAILED BASIC SERVICES MAP AREAS, AS SHOWN ON THE 2020 BASIC SERVICES MAPS FOR SEWERAGE, WATER, AND TRANSPORTATION
- THIS PLAN IS BASED OFF INFORMATION AVAILABLE PRIOR TO ALTA/TOPOGRAPHIC SURVEY. SITE AND PROPERTY LINE SUBJECT TO CHANGE ONCE AN UP TO DATE ALTA/TOPOGRAPHIC SURVEY IS COMPLETED.
- PROPERTY KNOW AS: TAX PARCEL #0515 & 0778, ON TAX MAP #077
8109 LIBERTY RD, 3531 MILLVALE RD, 3529 MILLVALE RD, 3546 MILLFORD MILL RD
BALTIMORE, MD 21244
ACCT #02-19848369, 02-08657583, 02-212400240, 02-08800280, & 02-08652585
- EXISTING USE: COMMERCIAL - RESTAURANT AND ACCESSORY PARKING
PROPOSED USE: COMMERCIAL - FUEL SERVICE STATION (6 MPDs), C-STOR(4,000 SF) AND ACCESSORY PARKING
- THE PROPERTY IS NOT PART OF A OVERALL DEVELOPMENT AND DOES NOT HAVE A ASSOCIATED PLAT
- THE SITE IS NOT LOCATED IN A 100-YR FLOODPLAIN (FEMA MAP #2400100350F)
- THERE ARE NOT WETLANDS WITHIN THE SITE BOUNDARY
- THE PROPERTY IS OUTSIDE OF THE CRITICAL AREA
- ALL SIGNAGE SHALL COMPLY WITH SECTION 450 BC2R OR VARIANCES WILL BE REQUESTED
- ELECTION DISTRICT: 2ND, COUNCILMANIC DISTRICT: 4TH
- SITE IS NOT A HISTORICAL PROPERTY PER BALTIMORE COUNTY GIS DATABASE
- THERE ARE NO WELLS OR SEPTIC SYSTEMS ON SITE
- WATERSHED: GWYNNS FALLS WATERSHED
- FLOOR AREA RATIO: 4,000 SF/58,636 SF=0.07
- THERE IS AN EX FIRE HYDRANT LOCATED AT THE WESTERN CORNER OF THE SITE ON MILLVALE RD
- NO ADDITIONAL ROAD WIDENING IS REQUIRED OR PROPOSED AT THIS TIME
- IN ACCORDANCE WITH SUPPLEMENT NO. 1 TO THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL AND THE BALTIMORE COUNTY CODE, THE PROPOSED PROJECT WILL BE DESIGNED TO IMPLEMENT ENVIRONMENTAL SITE DESIGN (ESD) TO THE MAXIMUM EXTENT PRACTICABLE (MEP)
- LANDSCAPE TRANSITION AREA, WHERE NOTED, WILL CONFORM TO BC2R SEC.405.4.A.2.b AND c EXCEPT AS ZONING RELIEF HAS BEEN REQUESTED IN THIS CASE.
- THERE WILL BE 1 ATM ON-SITE IN THE CONVENIENCE STORE
- THE USE WILL COMPLY WITH BC2R SEC.405.4.B REGARDING RESTROOMS AND THE PROVISION OF COMPRESSED AIR AND WATER
- THE NEAREST RESIDENTIALLY ZONED PROPERTY IS APPROXIMATELY 0 FEET FROM THE SITE
- THERE WILL BE 3 EMPLOYEES ON THE LARGEST SHIFT. THERE IS ONE AIR/VAC UNIT PROPOSED FOR THE SITE

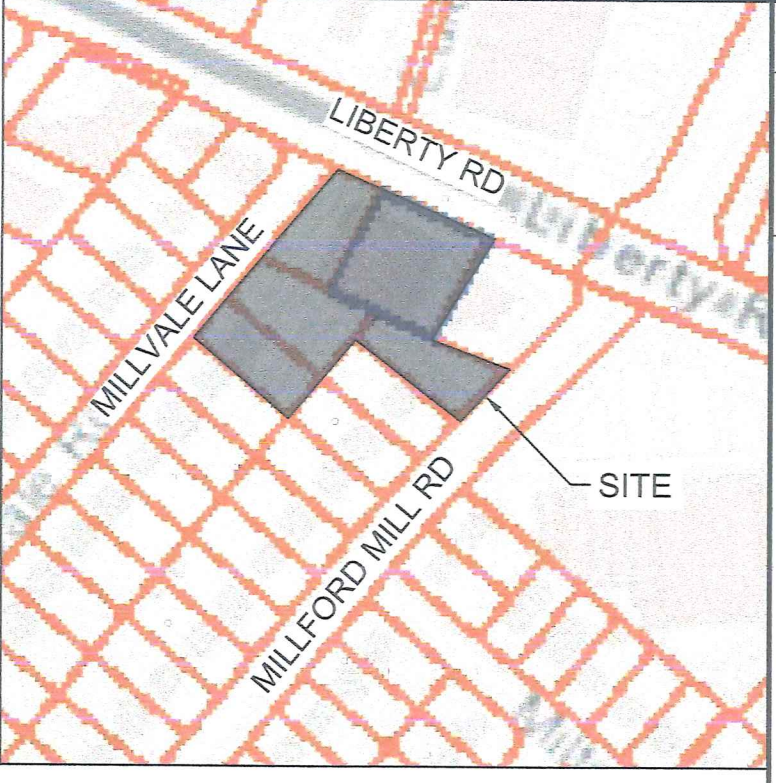
LEGEND

	PROPOSED PROPERTY LINE
	PROPOSED SETBACK
	PROPOSED SITE PLAN
	PROPOSED BUILDING
	PROPOSED WATER LINE
	PROPOSED SEWER LINE

Sheet List Table

Sheet Number	Sheet Title
1	EXISTING CONDITIONS
2	PROPOSED SITE PLAN
3	SITE ELEVATIONS & SIGNAGE
4	STACKING AND AMENITY OPEN SPACE PLAN

Petitioner's Ex 1-A



VICINITY MAP
SCALE: 1" = 200'

Kimley»Horn

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1801 PORTER ST., SUITE 401, BALTIMORE, MD 21230
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.	3415
LICENSE NO.	020400280
EXPIRATION DATE	07/01/2025

KHA PROJECT	1140765004
DATE	8/27/2020
SCALE	1"=20'
DESIGNED BY	JHN
DRAWN BY	JHN
CHECKED BY	JCN

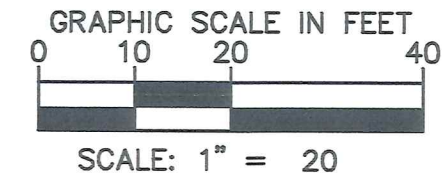
PLAN TO ACCOMPANY
PETITION FOR ZONING
HEARING
(EXISTING CONDITIONS)

7-ELEVEN STORE
#1048493
8109 LIBERTY RD
BALTIMORE, COUNTY
MARYLAND

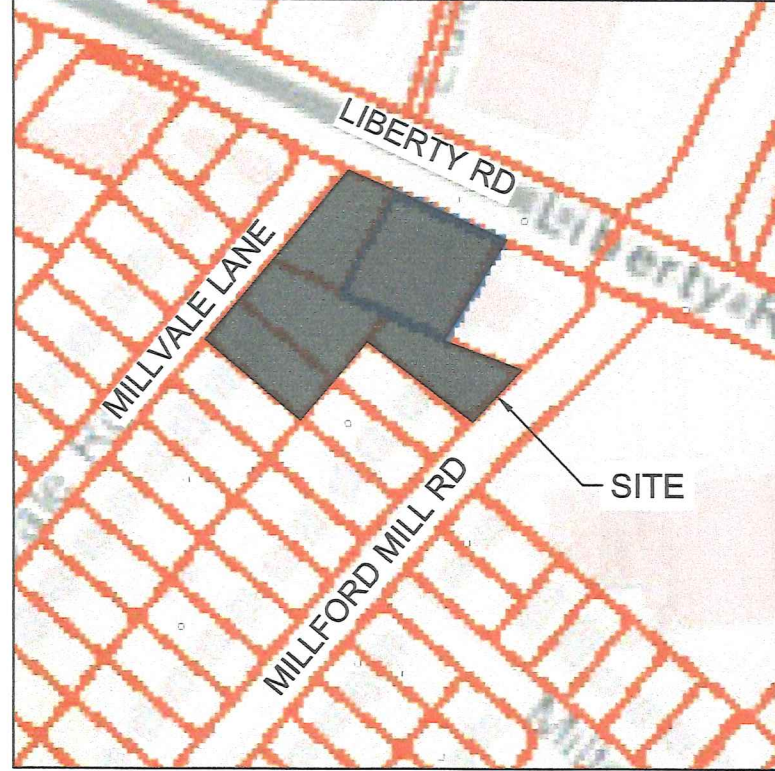
SHEET NUMBER
1 OF 4

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IT'S THE LAW!
DIAL 811

811
Know what's below.
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VICINITY MAP
SCALE: 1" = 2000'

APPLICATION/DEVELOPER

WINDSOR MILL LIBERTY, LLC
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(561) 296-0616

PROPERTY OWNERS

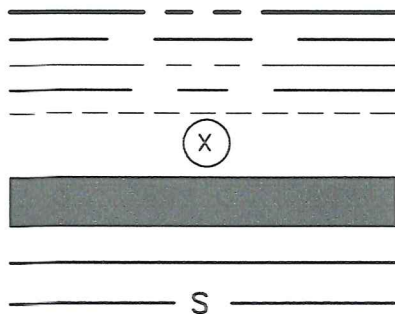
HOUSE OF DER INC
8109 LIBERTY ROAD
BALTIMORE, MD 21244
L.04843; F.00069

GOLDEN DRAGON INN, INC
CO DER TELL BIN
8109 LIBERTY ROAD
BALTIMORE, MD, 21244
L.05409 F.00983

**LANDSCAPE ARCHITECT/
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LEGEND



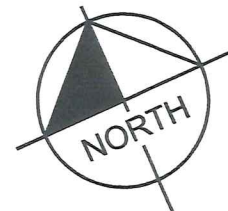
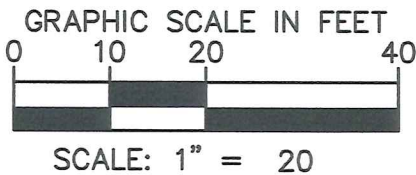
PROPOSED PROPERTY LINE
PROPERTY SETBACK
ADJACENT PROPERTY LINE
CENTERLINE OF ROAD WAY
FUEL CANOPY
PARKING COUNT
PROPOSED BUILDING
PROPOSED WATER LINE
PROPOSED SEWER LINE

7-ELEVEN STORE #1048493 8109 LIBERTY RD BALTIMORE, COUNTY MARYLAND				AERIAL EXHIBIT				Kimley»Horn				© 2020 KIMLEY-HORN AND ASSOCIATES, INC. 1801 PORTER STREET, BALTIMORE, MD 21230 PHONE: (410) 743-3470 WWW.KIMLEY-HORN.COM				No. REVISIONS DATE BY			
KHA PROJECT 114076004				DATE 10/05/2020				SCALE 1"=20'				DESIGNED BY KK				DRAWN BY KK			
LICENSURE NO. 07040921				EXPIRATION DATE 07/04/2021				CHECKED BY KK											

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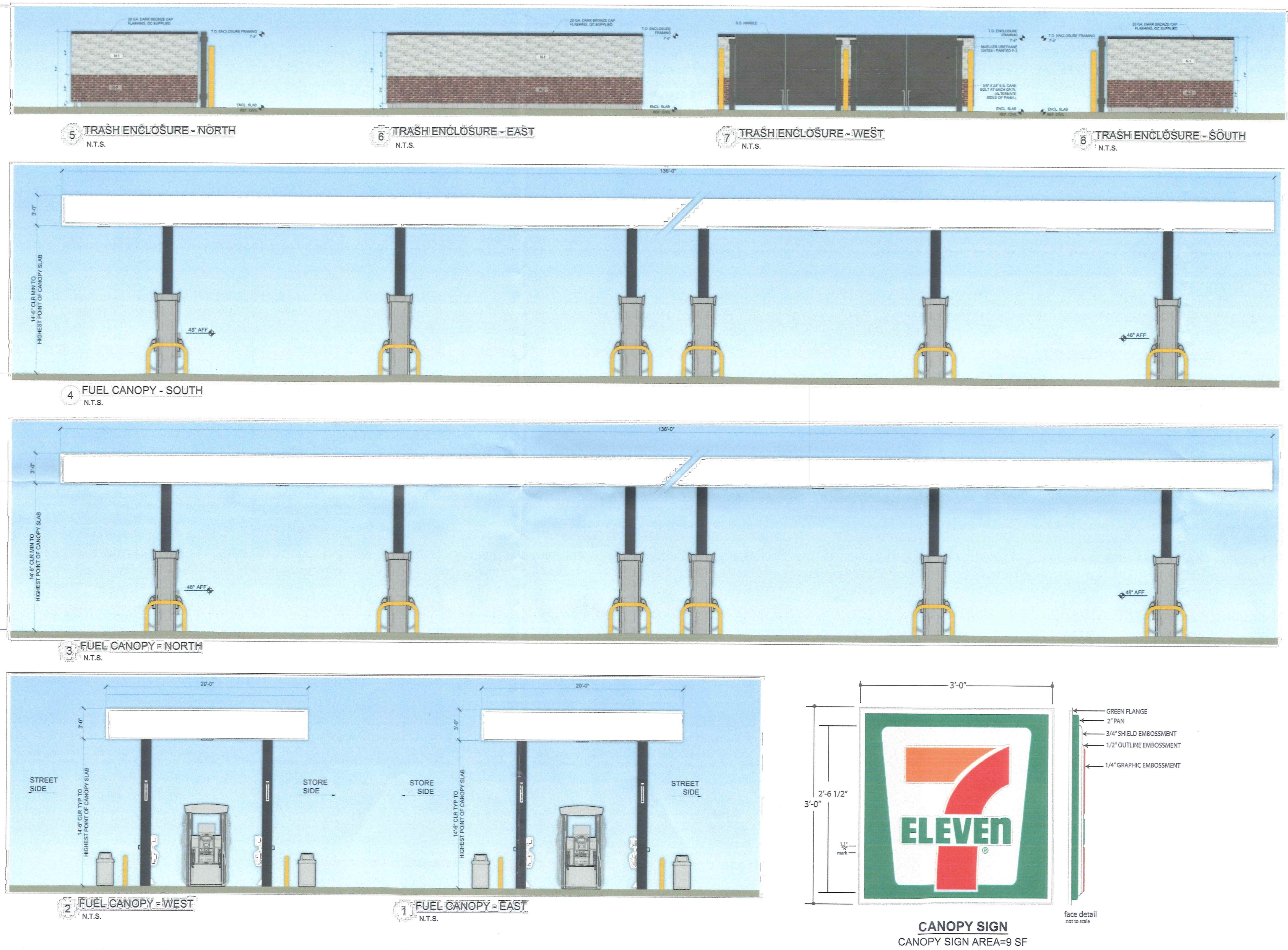


IT'S THE LAW!
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Know what's
Call below.
before you dig.



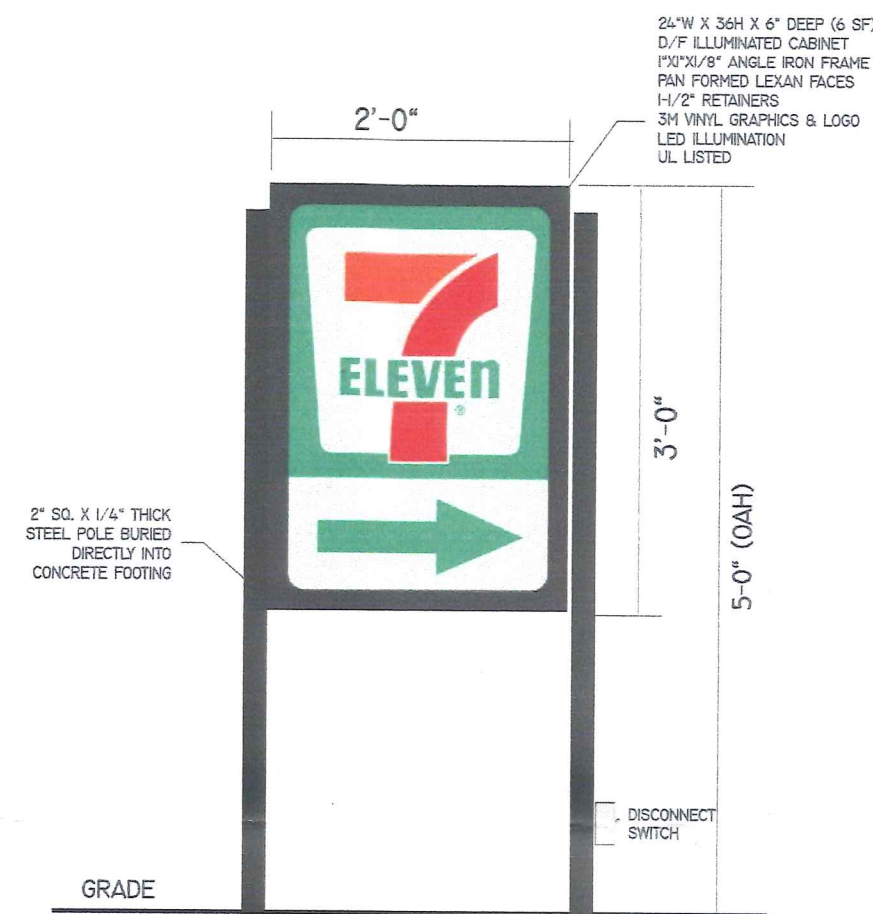
Petitioner's Ex 1-B

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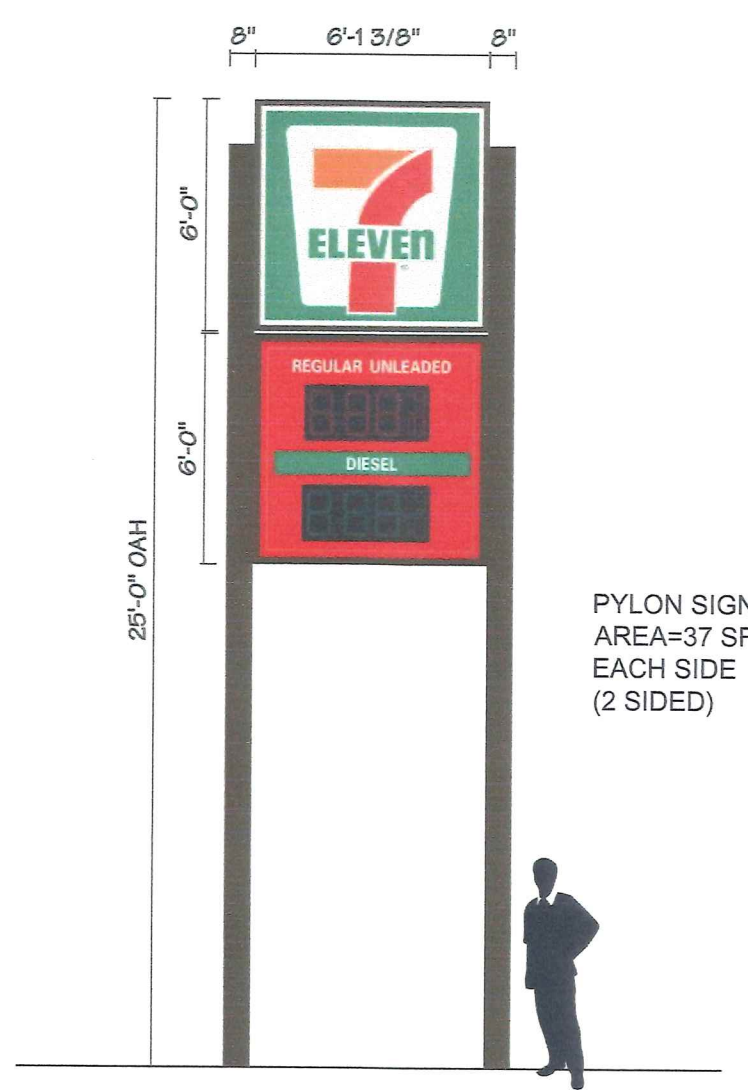


SIGN TYPE	MAXIMUM ALLOWED			SIGNAGE PROVIDED		
	QTY	TOT. AREA (SF)	HEIGHT (FT)	QTY	TOT. AREA (SF)	HEIGHT (FT)
BUILDING (FRONT)	2	138	-	1	117.9	-
BUILDING (SIDE)	2	84	-	1	85.3	-
CANOPY (FRONT & SIDE)**	6	25*	-	4	684	-
DIRECTIONAL	-	8*	6	2	12	5
PYLON**	2	200	25	2	148	25

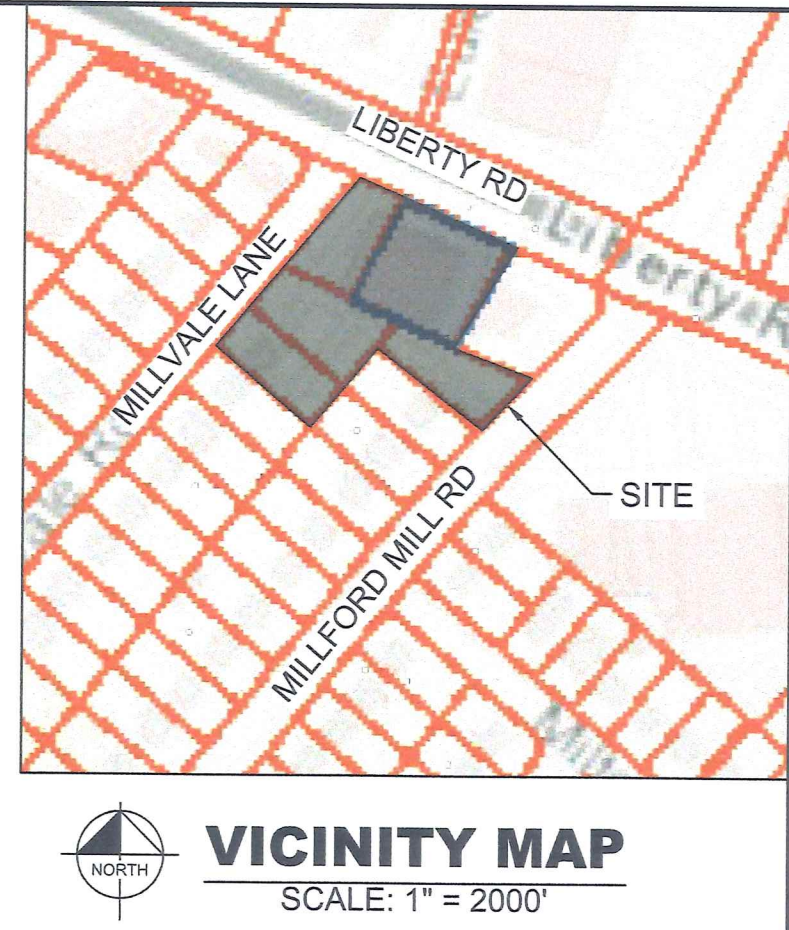
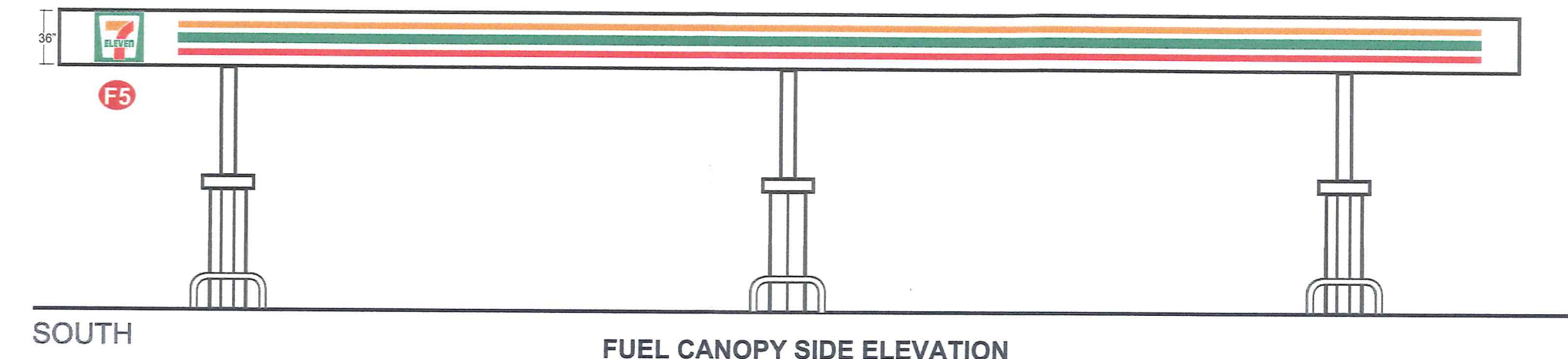
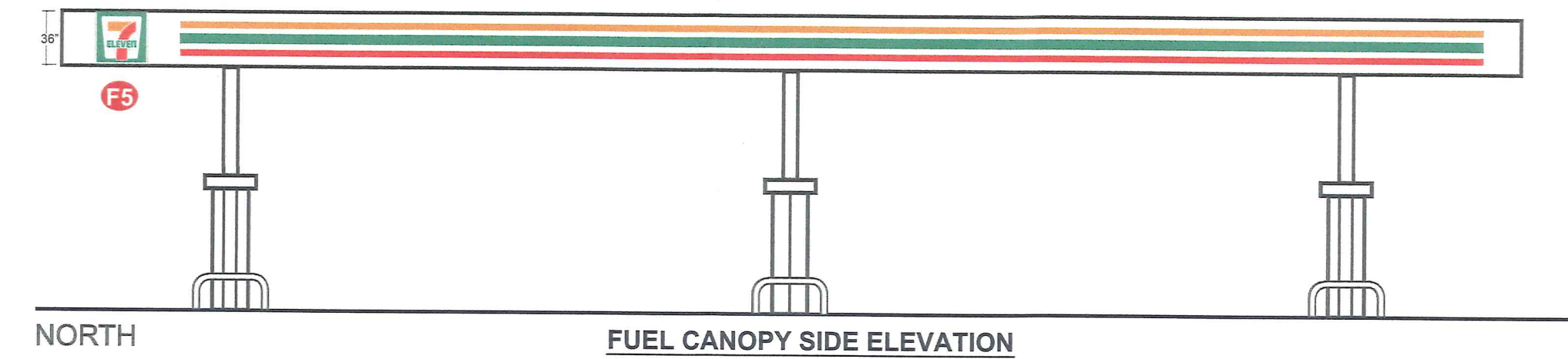
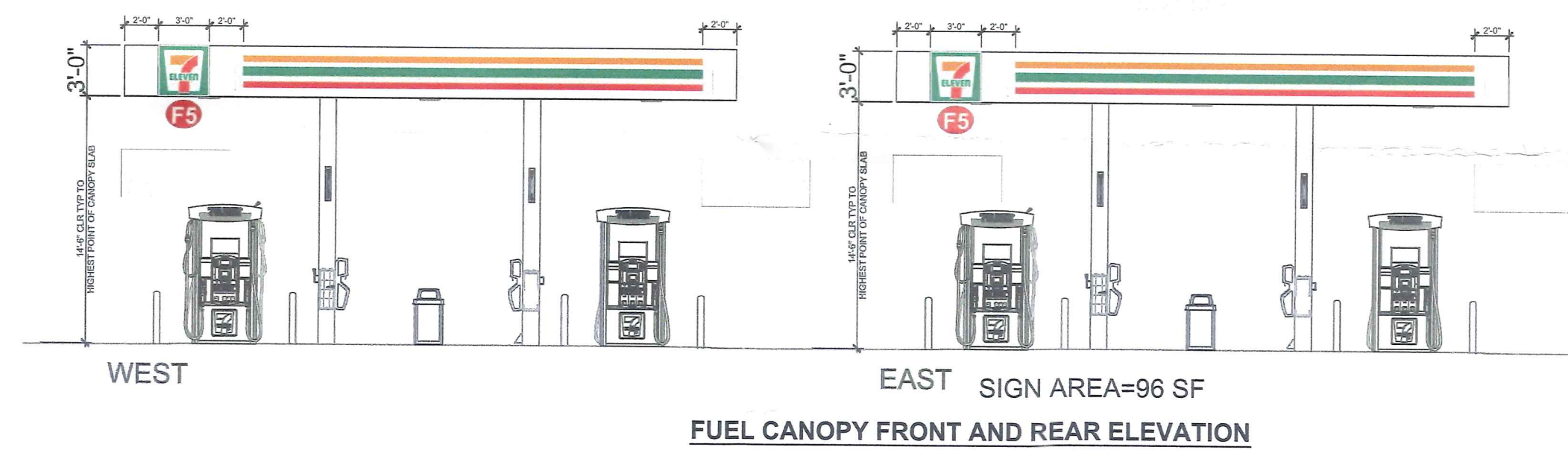
PER SIGN
1 SIGN PER FRONTAGE
A SPECIAL HEARING HAS BEEN REQUESTED TO DETERMINE THE SIGN AREA OF THE CANOPY SIGNS, AS WELL AS A VARIANCE IF NECESSARY



STANDARD DIRECTION SIGN
DIRECTION SIGN AREA=6 SF



PYLON SIGN



Kimley»Horn
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PHONE: 443-743-3470
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KHA PROJECT		114076004
DATE	8/27/2020	
SCALE	N.T.S.	
DESIGNED BY	JHN	
DRAWN BY	JHN	
CHECKED BY	JCL	

PLAN TO ACCOMPANY
PETITION FOR ZONING
HEARING
(SITE ELEVATIONS & SIGNAGE)

7-ELEVEN STORE
#1048493
8109 LIBERTY RD
BALTIMORE COUNTY
MARYLAND



HOUSE OF DER INC
8109 LIBERTY ROAD
BALTIMORE, MD 21244
L.04843; F.00069

GOLDEN DRAGON INN, INC
C/O DER TELL BIN
8109 LIBERTY ROAD
BALTIMORE MD, 21244
L.05409 F.00983

WINDSOR MILL LIBERTY, LLC
ATTN: MICHAEL T. CARP
101 NORTHPOINT PARKWAY, SUITE 200
WEST PALM BEACH, FL 33407
(561) 296-0616

MLEY-HORN AND ASSOCIATES, INC.
ATTN: JENNIFER LEONARD
101 PORTER STREET
SUITE 401
BALTIMORE, MD 21230
(410) 743-3470

MINIMUM LANDSCAPE MAINTENANCE REQUIREMENTS

1. LAWN AREAS SHALL BE MOWED TO A HEIGHT OF 2 TO 3 INCHES AND NOT ALLOWED TO REACH A HEIGHT OF 4 INCHES BEFORE MOWING.
2. ALL CURBS AND WALKS SHALL BE EDGED AS NEEDED.
3. ALL LAWN AREAS ADJACENT TO BUILDING FACES OR STRUCTURES SHALL BE TRIMMED.
4. A SLOW RELEASE NITROGEN BALANCED FERTILIZER WITH A 2-1-1 RATIO SHALL BE APPLIED AT A RATE OF 2 POUNDS OF NITROGEN PER 1000 SQUARE FEET IN SEPTEMBER, OCTOBER, AND FEBRUARY.
5. LIME SHALL BE APPLIED AT THE RATE DETERMINED BY A SOILS REPORT.
6. IT IS RECOMMENDED THAT LAWN AREAS BE TREATED IN MID-MARCH TO EARLY APRIL WITH PRE-EMERGENT HERBICIDE (BETASAN) OR EQUAL APPLIED AT THE MANUFACTURER'S RECOMMENDED RATE.
7. A POST-EMERGENT HERBICIDE (TRIMEC) OR EQUAL IS RECOMMENDED TO BE SPRAYED ON LAWN AREAS IN THE LATE SPRING OR THE EARLY FALL. FOLLOW MANUFACTURER'S RATES AND RECOMMENDATIONS.
8. INSECTICIDES AND FUNGICIDES ARE RECOMMENDED FOR INSECT AND DISEASE CONTROL.
9. RESEED BARE AREAS OF LAWN AS NECESSARY. YEARLY AERATION IS RECOMMENDED.
10. ALL TRASH, LITTER, AND DEBRIS SHALL BE REMOVED FROM LAWN AREAS, PARKING LOTS, AND SHRUB BEDS AS NEEDED.
11. MULCH ALL SHRUB AND GROUND COVER BEDS YEARLY WITH 3 INCHES OF SHREDDED HARDWOOD BARK.
12. PERMIT TREES AND TREES TO GROW AND ENLARGE TO THEIR DESIGN SIZE. CONSULT PROJECT LANDSCAPE ARCHITECT FOR DETAILS.
13. PRUNE TREES IN ACCORDANCE WITH LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS.

1. TALL SINGULAR TREES SHALL HAVE A MULCH RING EXTENDING A MINIMUM OF 18" FROM TREE TRUNK.
2. ALL PREVIOUS AREA TO BE STABILIZED WITH SO2.
3. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' AND 10'.
4. PROPOSED ESD FACILITIES REQUIRE NO LANDSCAPE SCREENING AS THEY WILL BE PLANTED AND ARE NOT STORMWATER MANAGEMENT PONDS
5. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT, FOREST CONSERVATION EASEMENT, OR FOREST BUFFER AND FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
6. ANY FOREST BUFFER EASEMENT, FOREST CONSERVATION EASEMENT, OR FOREST BUFFER AND FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

LANDSCAPE REQUIREMENTS

KEY	CONDITION	ELEMENT	RATE	MEASUREMENT	UNITS	PLANTING UNITS (PU) REQUIRED	PLANTING UNITS (PU) PROVIDED
#1	K - AUTOMOTIVE USE	ADJACENT TO PUBLIC ROAD	1 PU/15 LF	345	LF	23.0	
#2	A - STREET FRONTAGE	INTERIOR ROADWAY	1 PU/20 LF	500	LF	25.0	
#3	B - PARKING LOTS	PARKING LOT INTERIOR	1 PU/12 SPOTS	39	SPOTS	3.3	
#4	B - PARKING LOTS	PARKING ADJACENT TO PUBLIC ROAD	1 PU/15 LF	67	LF	4.5	
#5	H - DUMPSTERS	DUMPSTER SCREEN	1 PU/15 LF	48	LF	3.2	
#6	K - AUTOMOTIVE USE	ADJACENT TO COMMERCIAL	1 PU/10 LF	227	LF	22.7	
#7	K - AUTOMOTIVE USE	ADJACENT TO RESIDENTIAL	1 PU/10 LF	420	LF	42.0	
					TOTAL	123.7	124

PROPERTY LINE

PARKING AREA

ZONING LINE

PROPOSED SHADE TREE

PROPOSED UNDERSTORY TREE

PROPOSED EVERGREEN TREE

PROPOSED DECIDUOUS SHRUB

PROPOSED EVERGREEN SHRUB

GROUND COVER

LANDSCAPE SETBACK LINE



Diagram illustrating the layout of a proposed fuel canopy and associated property lines. The diagram shows a series of horizontal lines representing the following features from top to bottom:

- PROPOSED PROPERTY LINE
- PROPERTY SETBACK
- ADJACENT PROPERTY LINE
- CENTERLINE OF ROAD WAY
- PROPOSED FENCE
- FUEL CANOPY
- PARKING COUNT

The diagram includes two 'X' marks on the centerline of the road way, indicating specific points of interest or measurement. A circle with an 'X' is also shown near the bottom left, likely indicating a specific parking space or count.

THIS PLAN IS BASED OFF INFORMATION AVAILABLE PRIOR TO ALTA/TOPOGRAPHIC SURVEY, SITE AND PROPERTY LINE SUBJECT TO CHANGE UPON AN UP TO DATE ALTA/TOPOGRAPHIC SURVEY IS COMPLETED.

PROPERTY KNOW AS: TAX PARCEL #0515 & 0778, ON TAX MAP #077
8109 LIBERTY RD
BALTIMORE, MD 21244
ACCT #02-19848389, 02-08652583, 02-2124400240, 02-08800280, & 02-08652585

SITE AREA: GROSS: 58.636-SF OR 1.35 ACRES
NET: 58.636-SF OR 1.35 ACRES

PROPERTY ZONED: BL CCC & DR 5.5 (BUSINESS LOCAL & DENSITY RESIDENTIAL 5.5 UNITS/ACRE)

EXISTING USE: COMMERCIAL - RESTAURANT
PROPOSED USE: COMMERCIAL - FUEL SERVICE STATION (6 MPDS), C-STORE(4,000 SF)

ZONING HISTORY - (REFER TO SHEET SP-4 TO SP-6 FOR ZONING DECISION LETTERS)
CASE NUMBER R-1978-0028-SHPA - PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REQUIREMENTS, GRANTED OCTOBER 27, 1978
CASE NUMBER 184-0142-A - PETITION FOR VARIANCE FROM SIDE YARD SETBACK REQUIREMENTS, GRANTED SEPTEMBER 20, 1983
CASE NUMBER R-1950-5147 - PETITION FOR ZONING RE-CLASSIFICATION FROM R-6 TO B-L, GRANTED DECEMBER 8, 1990
CASE NUMBER 1974-0373-A - PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REQUIREMENTS, GRANTED MAY 11, 1995
CASE NUMBER 1974-0236-SHPA - PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REQUIREMENTS, GRANTED MARCH 8, 1974
CASE NUMBER R-1954-2391 - PETITION FOR ZONING RECLASSIFICATION FROM "A" RESIDENTIAL TO "E" COMMERCIAL, GRANTED MARCH 31, 1954
CASE NUMBER 1950-1777-X - PETITION FOR SPECIAL PERMIT, WITHDRAWN/DISMISSED AUGUST 3, 1950

THE PROPERTY IS NOT PART OF A OVERALL DEVELOPMENT AND DOES NOT HAVE A ASSOCIATED PLAT

LANDSCAPE BUFFERS (TRANSITION AREA)	REQ	PROP
K - AUTOMOTIVE USE ADJACENT TO ROW	10'	10'
B - PARKING LOT ADJACENT TO PUBLIC ROAD	10'	10'
K - AUTOMOTIVE ADJACENT TO COMMERCIAL	10'	10'
K - AUTOMOTIVE ADJACENT TO RESIDENTIAL	15'	15'

THE SITE IS NOT LOCATED IN A 100-YR FLOODPLAIN (FEMA MAP #2400100350F)

THERE ARE NO WETLANDS WITHIN THE SITE BOUNDARY

THE PROPERTY IS OUTSIDE OF THE CRITICAL AREA

ALL SIGNAGE SHALL COMPLY WITH SECTION 450 OF THE BCRZ OR VARIANCES WILL BE REQUESTED

CENSUS TRACT:

ELECTION DISTRICT: 2ND, COUNCILMANIC DISTRICT: 4TH

SITE IS NOT A HISTORICAL PROPERTY PER BALTIMORE COUNTY GIS DATABASE

LIMITS OF DISTURBANCE WITHIN LOD:

IMPERVIOUS AREA WITHIN LOD:

EXISTING:
PROPOSED:

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE APPROVED BY THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT

THERE ARE NO WELLS OR SEPTIC SYSTEMS ON SITE

WATERSHED: GWYNNNS FALLS

**Schematic Landscape Plan
Certification Form**

This Schematic Landscape Plan is sealed by a landscape architect and certified by my signature below as being in accordance with all county agency landscape architectural comments.

Applicant Signature Date Print Name

Mailing Address (If not already on plan)

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1801 PORTER ST, SUITE 401, BALTIMORE, MD 21231
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

PROFESSIONAL CERTIFICATION: I HEREBY
CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I
AM A DULY LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND.
LICENSE NO. 3415
EXPIRATION DATE 07/24/2021

KHA PROJECT 114076004	DATE 10/05/2020	SCALE AS SHOWN	DESIGNED BY KK	DRAWN BY KK	CHECKED BY KK
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CONCEPTUAL LANDSCAPE PLAN

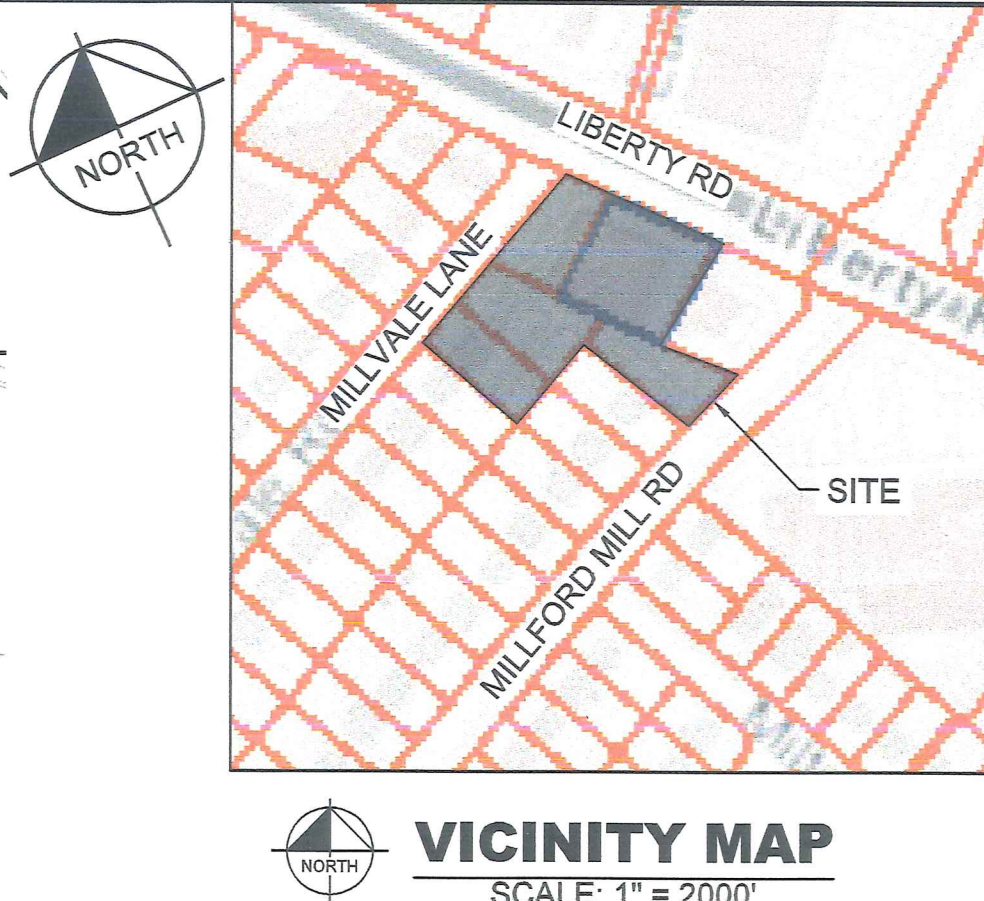
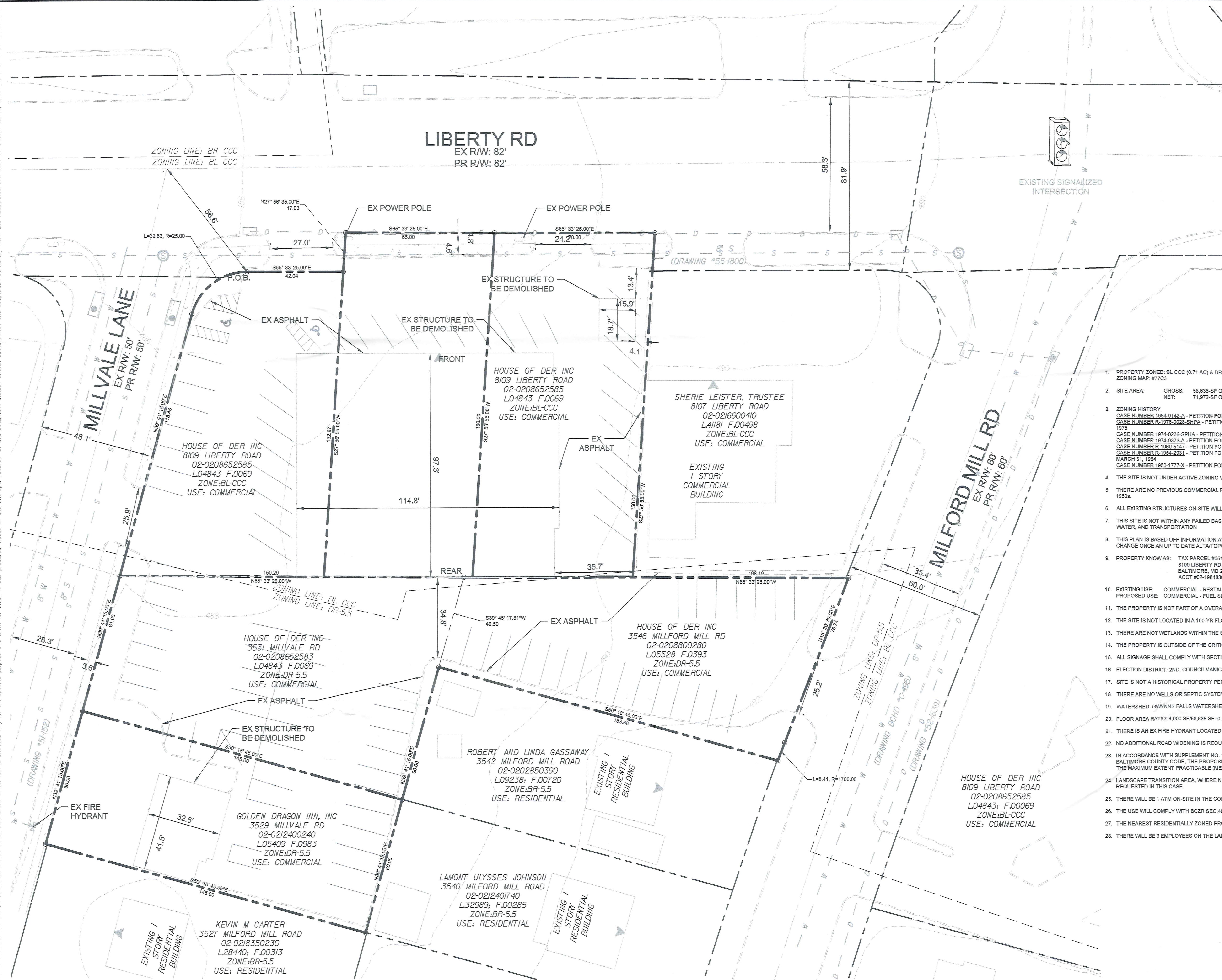
7-ELEVEN STORE

#1048493
8109 LIBERTY RD

BALTIMORE COUNTY
MARYI AND

SHEET NUMBER
6 OF 10

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APPLICATION/ DEVELOPER
WINDSOR MILL LIBERTY, LLC
ATTN: MICHAEL T. CARP
901 NORTHPOINT PARKWAY, SUITE 200
WEST PALM BEACH, FL 33407
(561) 298-0616

LANDSCAPE ARCHITECT/ CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
ATTN: JENNIFER LEONARD
1801 PORTER STREET
SUITE 401
BALTIMORE, MD 21230
(443) 743-3470

PROPERTY OWNERS
HOUSE OF DER INC
8109 LIBERTY ROAD
BALTIMORE, MD 21244
L04843; F.00069

GOLDEN DRAGON INN, INC
C/O DER TELL BIN
8109 LIBERTY ROAD
BALTIMORE, MD 21244
L05409 F.00993

- PROPERTY ZONED: BL CCC (0.71 AC) & DR 5.5 (0.68 AC) (BUSINESS LOCAL & DENSITY RESIDENTIAL 5.5 UNITS/ACRE)
ZONING MAP: #77C3
- SITE AREA: GROSS: 58,638-SF OR 1.35 ACRES
NET: 71,972-SF OR 1.65 ACRES
- ZONING HISTORY
CASE NUMBER 1984-0142-A - PETITION FOR VARIANCE FROM SIDE YARD SETBACK REQUIREMENTS, GRANTED SEPTEMBER 20, 1983
CASE NUMBER R-1976-0028-SHPA - PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS, GRANTED OCTOBER 21, 1976
CASE NUMBER 1974-0236-SHPA - PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS, GRANTED MARCH 8, 1974
CASE NUMBER 1974-0373-A - PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS, GRANTED MAY 11, 1985
CASE NUMBER R-1980-0147 - PETITION FOR ZONING RE-CLASSIFICATION FROM R-6 TO B-L, GRANTED DECEMBER 8, 1980
CASE NUMBER R-1984-0231 - PETITION FOR ZONING RE-CLASSIFICATION FROM "A" RESIDENTIAL TO "E" COMMERCIAL, GRANTED MARCH 31, 1984
CASE NUMBER 1980-1777-X - PETITION FOR SPECIAL PERMIT, WITHDRAWN/DISMISSED AUGUST 3, 1980
- THE SITE IS NOT UNDER ACTIVE ZONING VIOLATION(S)
- THERE ARE NO PREVIOUS COMMERCIAL PERMITS AVAILABLE FOR THIS SITE. THE EXISTING BUILDING WAS CONSTRUCTED IN THE 1950s.
- ALL EXISTING STRUCTURES ON-SITE WILL BE RAZED.
- THIS SITE IS NOT WITHIN ANY FAILED BASIC SERVICES MAP AREAS, AS SHOWN ON THE 2020 BASIC SERVICES MAPS FOR SEWERAGE, WATER, AND TRANSPORTATION
- THIS PLAN IS BASED OFF INFORMATION AVAILABLE PRIOR TO ALTA/TOPOGRAPHIC SURVEY. SITE AND PROPERTY LINE SUBJECT TO CHANGE ONCE AN UP TO DATE ALTA/TOPOGRAPHIC SURVEY IS COMPLETED.
- PROPERTY KNOW AS: TAX PARCEL #0515 & 0778, ON TAX MAP #077
8109 LIBERTY RD, 3531 MILLVALE RD, 3529 MILLVALE RD, 3546 MILFORD MILL RD
BALTIMORE, MD 21244
ACCT #02-19848399, 02-08652583, 02-212400240, 02-08900280, & 02-08652585
- EXISTING USE: COMMERCIAL - RESTAURANT AND ACCESSORY PARKING
PROPOSED USE: COMMERCIAL - FUEL SERVICE STATION (6 MPDs), C-STORE(4,000 SF) AND ACCESSORY PARKING
- THE PROPERTY IS NOT PART OF A OVERALL DEVELOPMENT AND DOES NOT HAVE A ASSOCIATED PLAT
- THE SITE IS NOT LOCATED IN A 100-YR FLOODPLAIN (FEMA MAP #2400100300F)
- THERE ARE NOT WETLANDS WITHIN THE SITE BOUNDARY
- THE PROPERTY IS OUTSIDE OF THE CRITICAL AREA
- ALL SIGNAGE SHALL COMPLY WITH SECTION 450 BCZR OR VARIANCES WILL BE REQUESTED
- ELECTION DISTRICT: 2ND, COUNCILMANIC DISTRICT: 4TH
- SITE IS NOT A HISTORICAL PROPERTY PER BALTIMORE COUNTY GIS DATABASE
- THERE ARE NO WELLS OR SEPTIC SYSTEMS ON SITE
- WATERSHED: GWYNN'S FALLS WATERSHED
- FLOOR AREA RATIO: 4.000 SF/58,638 SF=0.07
- THERE IS AN EX FIRE HYDRANT LOCATED AT THE WESTERN CORNER OF THE SITE ON MILLVALE RD
- NO ADDITIONAL ROAD WIDENING IS REQUIRED OR PROPOSED AT THIS TIME
- IN ACCORDANCE WITH SUPPLEMENT NO. 1 TO THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL AND THE BALTIMORE COUNTY CODE, THE PROPOSED PROJECT WILL BE DESIGNED TO IMPLEMENT ENVIRONMENTAL SITE DESIGN (ESD) TO THE MAXIMUM EXTENT PRACTICABLE (MEP)
- LANDSCAPE TRANSITION AREA, WHERE NOTED, WILL CONFORM TO BCZR SEC.405.4.A.2.b AND c EXCEPT AS ZONING RELIEF HAS BEEN REQUESTED IN THIS CASE.
- THERE WILL BE 1 ATM ON-SITE IN THE CONVENIENCE STORE
- THE USE WILL COMPLY WITH BCZR SEC.405.4.B REGARDING RESTROOMS AND THE PROVISION OF COMPRESSED AIR AND WATER
- THE NEAREST RESIDENTIALLY ZONED PROPERTY IS APPROXIMATELY 0 FEET FROM THE SITE
- THERE WILL BE 3 EMPLOYEES ON THE LARGEST SHIFT. THERE IS ONE AIR/VAC UNIT PROPOSED FOR THE SITE

LEGEND	
	PROPOSED PROPERTY LINE
	PROPERTY SETBACK
	ADJACENT PROPERTY LINE
	CENTERLINE OF ROAD WAY
	PARKING COUNT
	PROPOSED BUILDING
	PROPOSED WATER LINE
	PROPOSED SEWER LINE

Sheet List Table	
Sheet Number	Sheet Title
1	EXISTING CONDITIONS
2	PROPOSED SITE PLAN
3	SITE ELEVATIONS & SIGNAGE
4	STACKING AND AMENITY OPEN SPACE PLAN

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1801 PORTER ST. SUITE 401, BALTIMORE, MD 21230
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 07609921
EXPIRATION DATE 07/01/2021

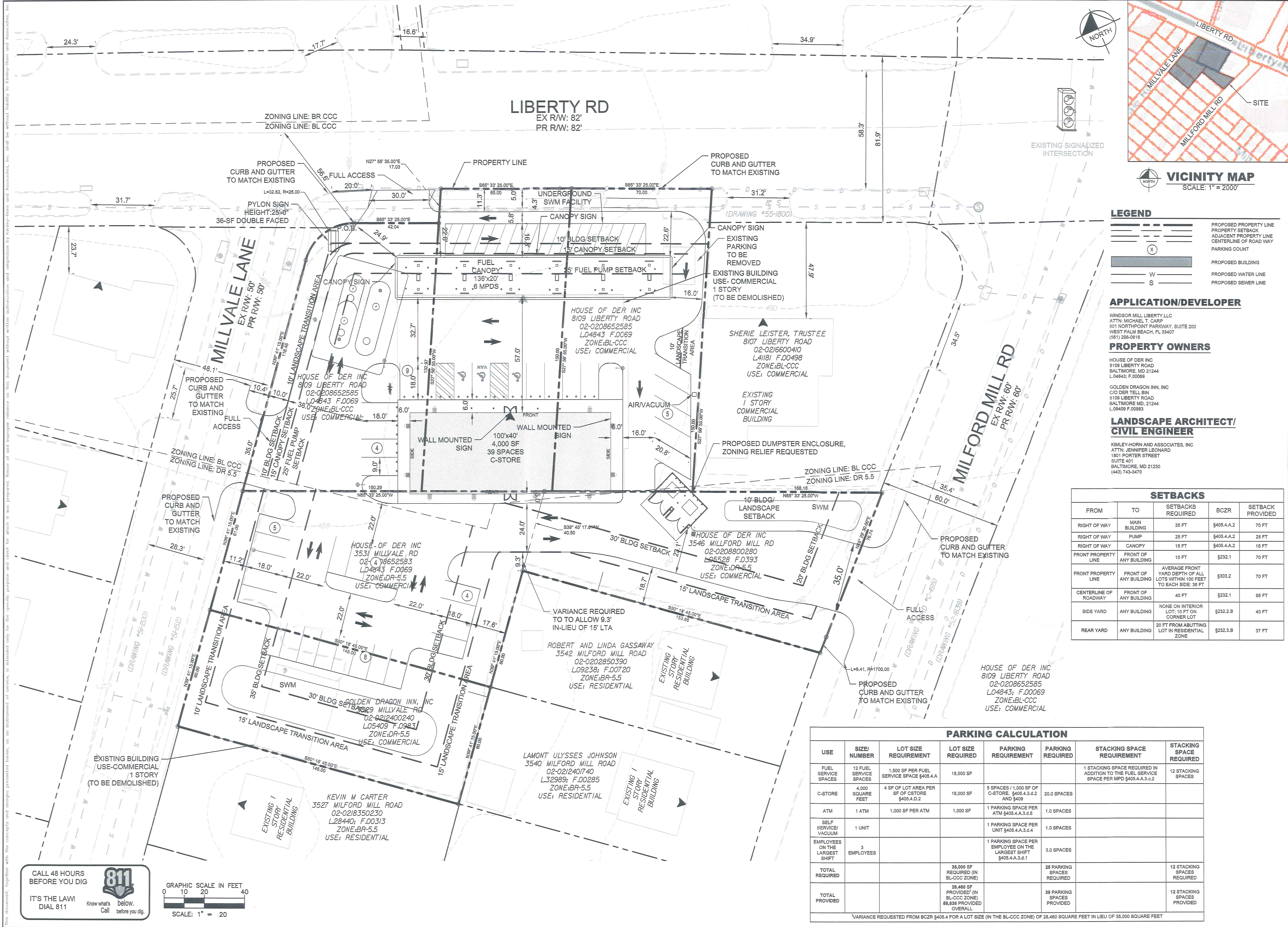
KHA PROJECT 114076004
DATE 8/27/2020
SCALE 1"=20'
DESIGNED BY JHN
DRAWN BY JHN
CHECKED BY JCI

PLAN TO ACCOMPANY PETITION FOR ZONING HEARING (EXISTING CONDITIONS)

7-ELEVEN STORE #1048493
8109 LIBERTY RD
BALTIMORE COUNTY MARYLAND

SHEET NUMBER 1 OF 4

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LEGEND

- PROPOSED PROPERTY LINE
- PROPERTY SETBACK
- ADJACENT PROPERTY LINE
- CENTERLINE OF ROAD WAY
- PARKING COUNT
- PROPOSED BUILDING
- PROPOSED WATER LINE
- PROPOSED SEWER LINE

APPLICATION/DEVELOPER

WINDSOR MILL LIBERTY LLC
ATTN: MICHAEL T. CARP
801 NORTHPOINT PARKWAY, SUITE 200
WEST PALM BEACH, FL 33407
(561) 286-0515

PROPERTY OWNERS

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8109 LIBERTY ROAD
BALTIMORE, MD 21244
L04843; F.00069

GOLDEN DRAGON INN, INC
C/O DER TELL BIN
8109 LIBERTY ROAD
BALTIMORE MD, 21244
L05409 F.00983

LANDSCAPE ARCHITECT/
CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC
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1801 PORTER STREET
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BALTIMORE, MD 21230
(443) 743-3470

SETBACKS

FROM	TO	SETBACKS REQUIRED	BOZR	SETBACK PROVIDED
RIGHT OF WAY	MAIN BUILDING	35 FT	\$405.4.A.2	70 FT
RIGHT OF WAY	PUMP	25 FT	\$405.4.A.2	25 FT
RIGHT OF WAY	CANOPY	15 FT	\$405.4.A.2	16 FT
FRONT PROPERTY LINE	FRONT OF ANY BUILDING	10 FT	\$232.1	70 FT
FRONT PROPERTY LINE	FRONT OF ANY BUILDING	AVERAGE FRONT YARD DEPTH OF ALL LOTS WITHIN 100 FEET TO EACH SIDE: 36 FT	\$303.2	70 FT
CENTERLINE OF ROADWAY	FRONT OF ANY BUILDING	40 FT	\$232.1	95 FT
SIDE YARD	ANY BUILDING	NONE ON INTERIOR LOT; 10 FT ON CORNER LOT	\$232.2.B	40 FT
REAR YARD	ANY BUILDING	20 FT FROM ABUTTING LOT IN RESIDENTIAL ZONE	\$232.3.B	37 FT

PARKING CALCULATION

USE	SIZE/ NUMBER	LOT SIZE REQUIREMENT	LOT SIZE REQUIRED	PARKING REQUIREMENT	PARKING REQUIRED	STACKING SPACE REQUIREMENT	STACKING SPACE REQUIRED
FUEL SERVICE SPACES	12 FUEL SERVICE SPACES	1,500 SF PER FUEL SERVICE SPACE \$405.4.A	18,000 SF			1 STACKING SPACE REQUIRED IN ADDITION TO THE FUEL SERVICE SPACE PER MPD \$405.4.A.3.c.2	12 STACKING SPACES
C-STORE	4,000 SQUARE FEET	4 SF OF LOT AREA PER SF OF CSTORE \$405.4.D.2	16,000 SF	5 SPACES / 1,000 SF OF C-STORE, \$405.4.3.d.2 AND \$409	20.0 SPACES		
ATM	1 ATM	1,000 SF PER ATM	1,000 SF	1 PARKING SPACE PER ATM \$405.4.A.3.d.5	1.0 SPACES		
SELF SERVICE/ VACUUM	1 UNIT			1 PARKING SPACE PER UNIT \$405.4.A.3.d.4	1.0 SPACES		
EMPLOYEES ON THE LARGEST SHIFT	3 EMPLOYEES			1 PARKING SPACE PER EMPLOYEE ON THE LARGEST SHIFT \$405.4.A.3.d.1	3.0 SPACES		
TOTAL REQUIRED			35,000 SF REQUIRED (IN BL-CCC ZONE)		25 PARKING SPACES REQUIRED		12 STACKING SPACES REQUIRED
TOTAL PROVIDED			28,480 SF PROVIDED (IN BL-CCC ZONE) 66,656 PROVIDED OVERALL		39 PARKING SPACES PROVIDED		12 STACKING SPACES PROVIDED

VARIANCE REQUESTED FROM BOZR \$405.4 FOR A LOT SIZE (IN THE BL-CCC ZONE) OF 28,480 SQUARE FEET IN LIEU OF 35,000 SQUARE FEET

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PHONE: 443-743-3470
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STATE OF MARYLAND
JENNIFER LEONARD
LANDSCAPE ARCHITECT
CIVIL ENGINEER
LICENSE NO. 3415
EXPIRATION DATE 07/26/2025

KHA PROJECT
114076004

DATE
8/27/2020

SCALE
1"=20'

DESIGNED BY
JHN

DRAWN BY
JHN

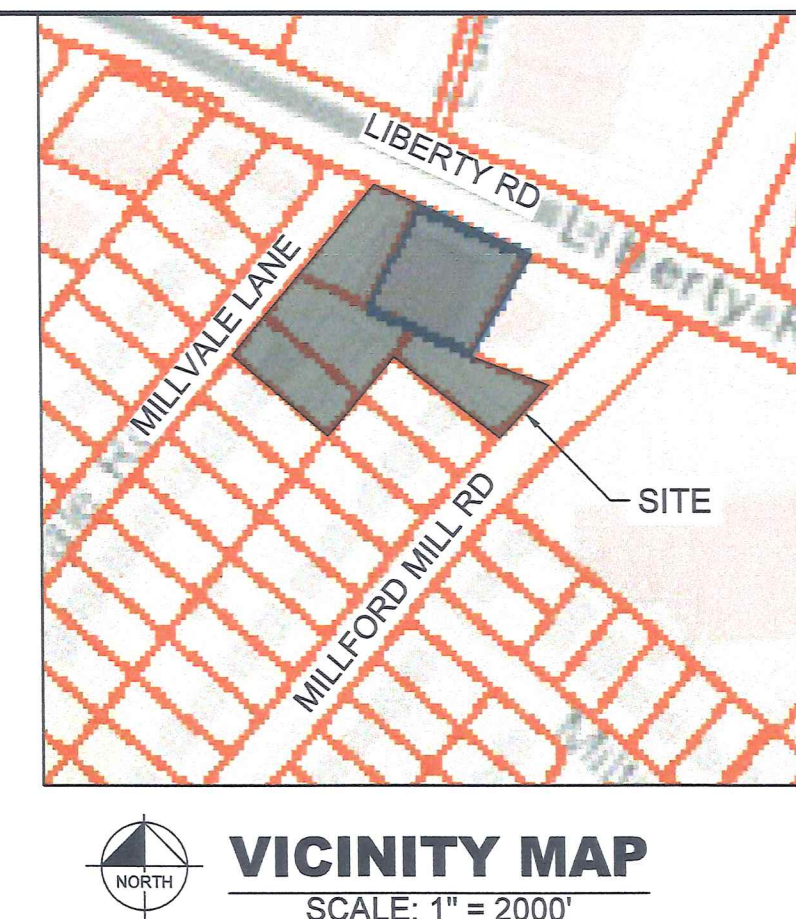
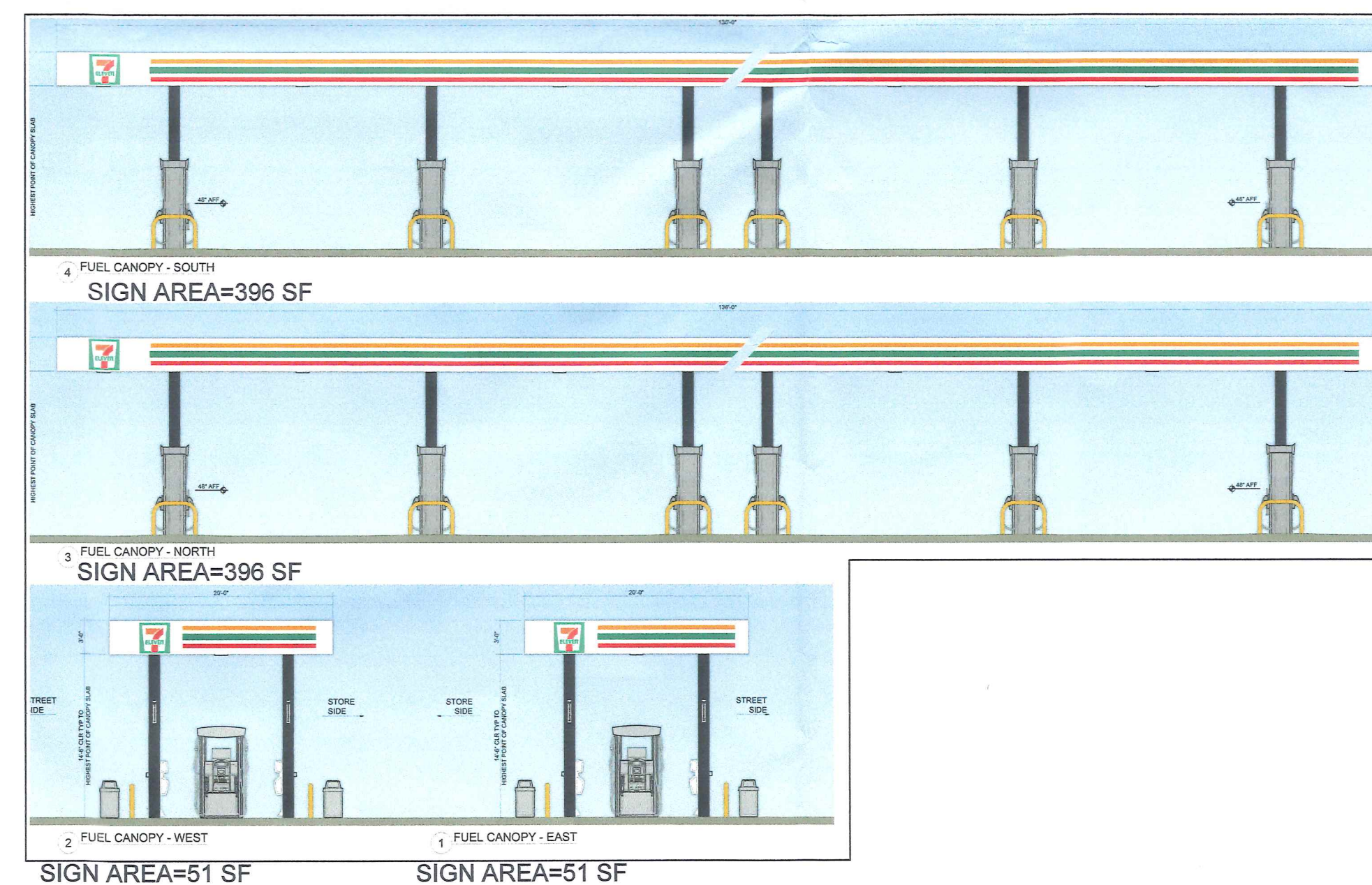
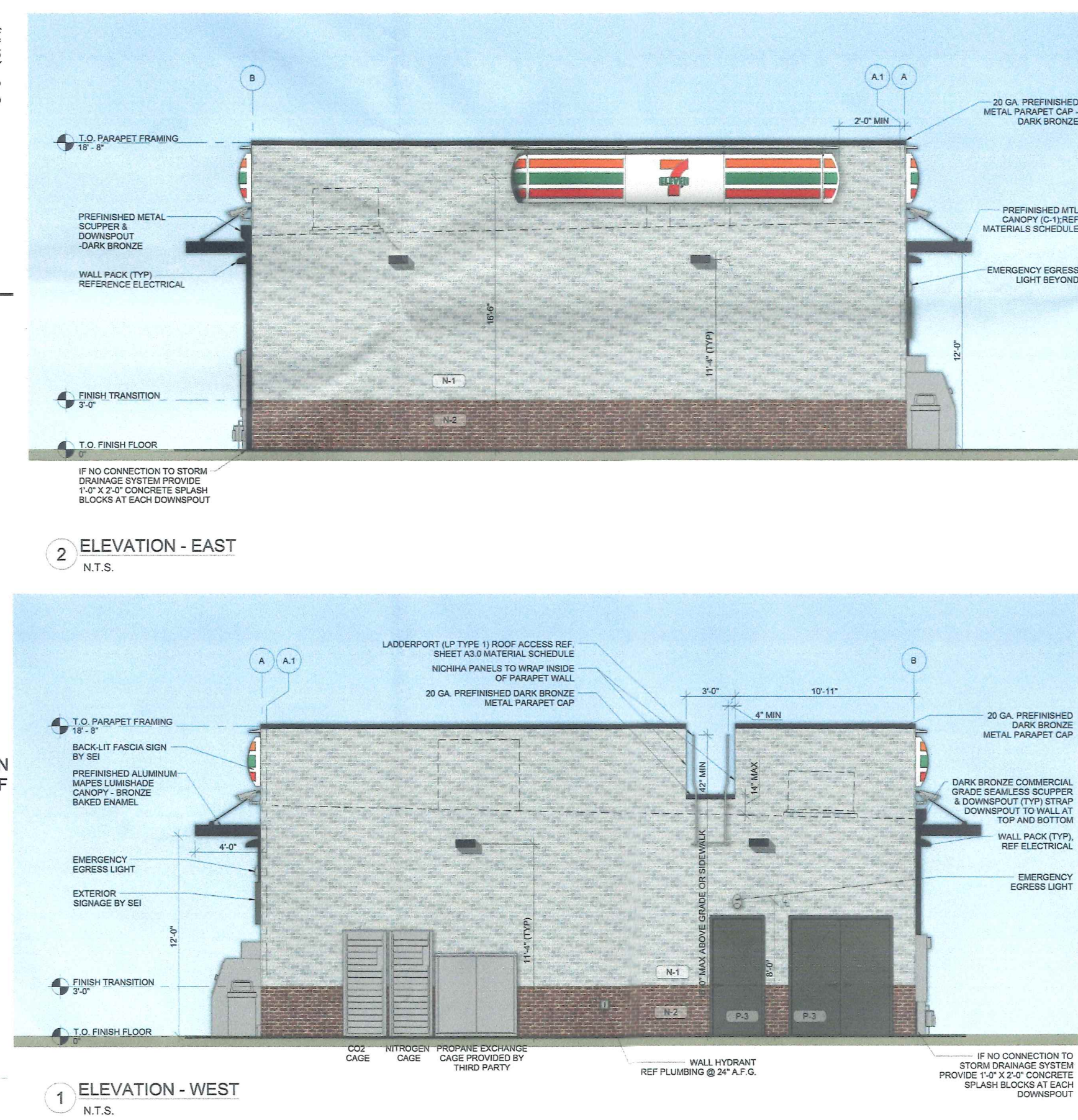
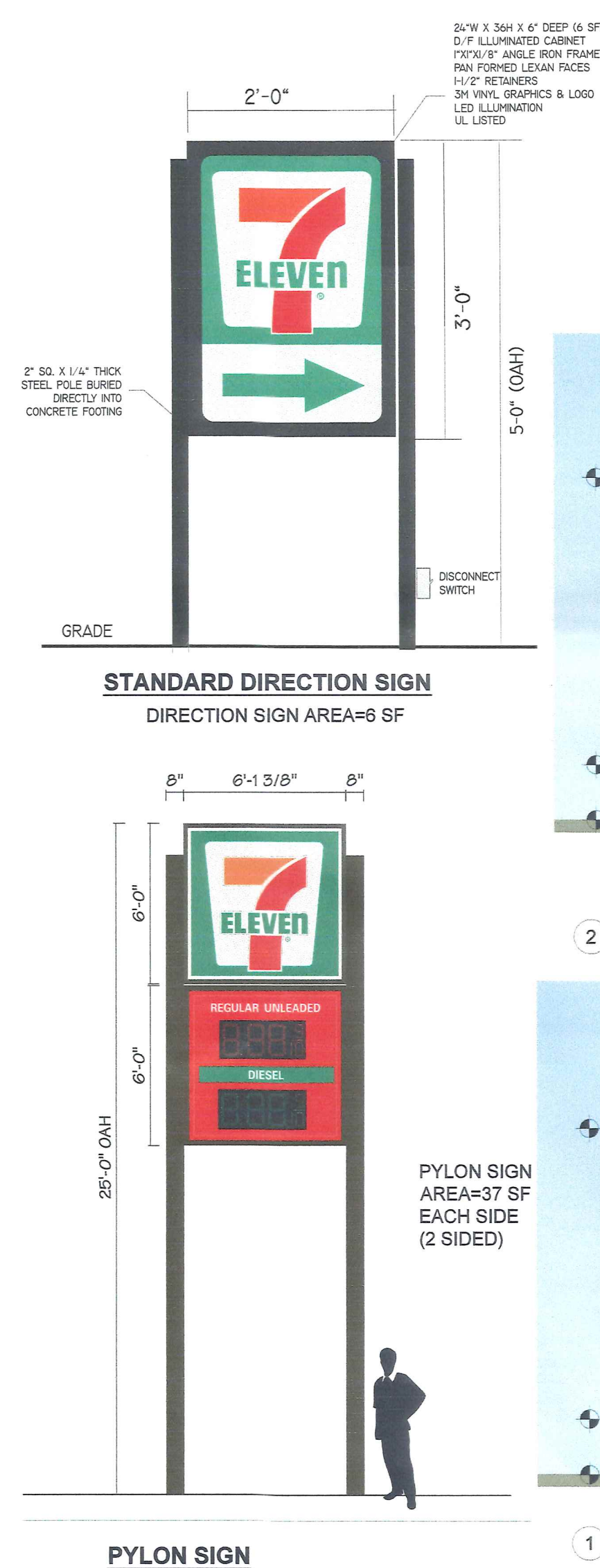
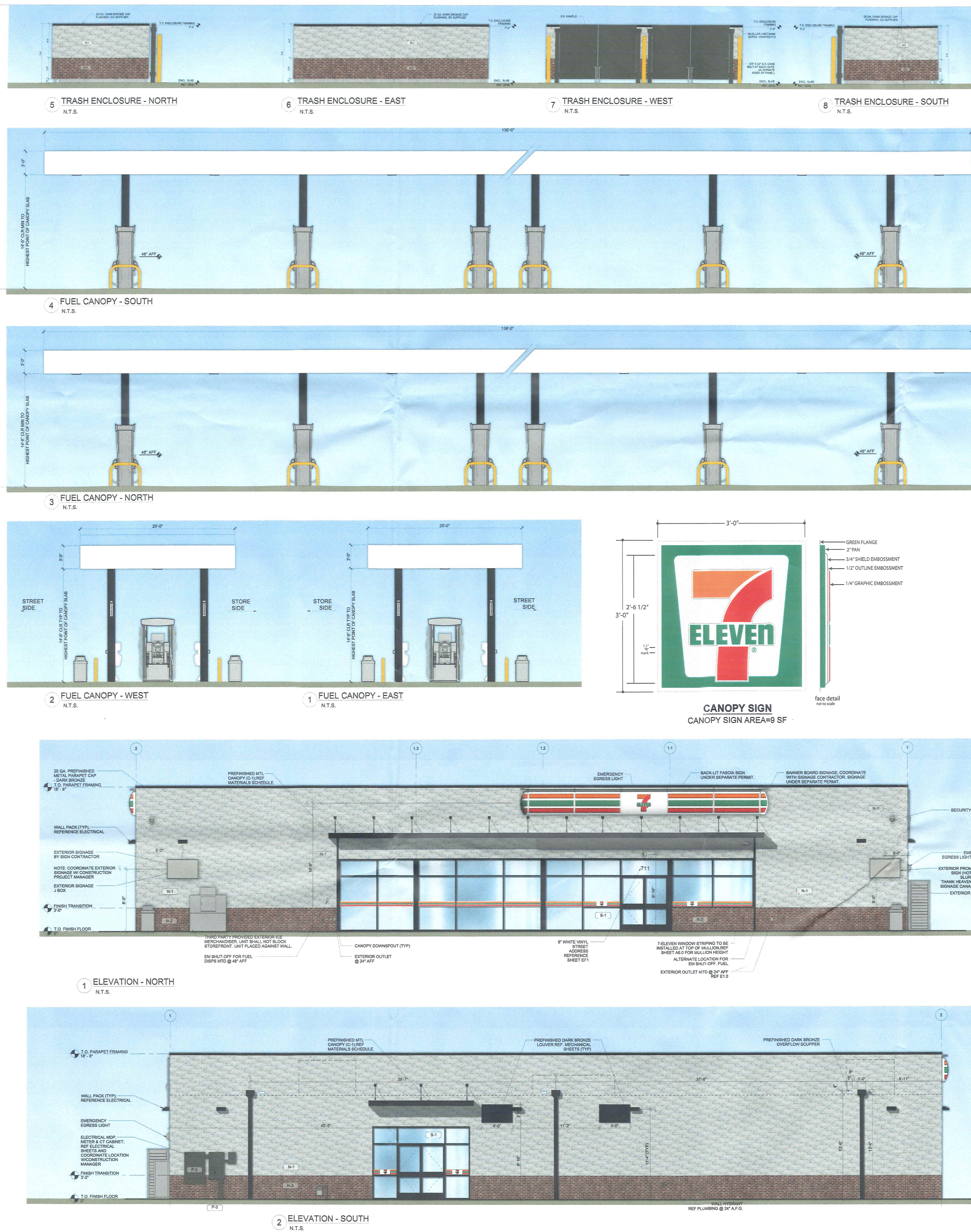
CHECKED BY
JCL

PLAN TO ACCOMPANY
PETITION FOR ZONING
HEARING
(PROPOSED SITE PLAN)

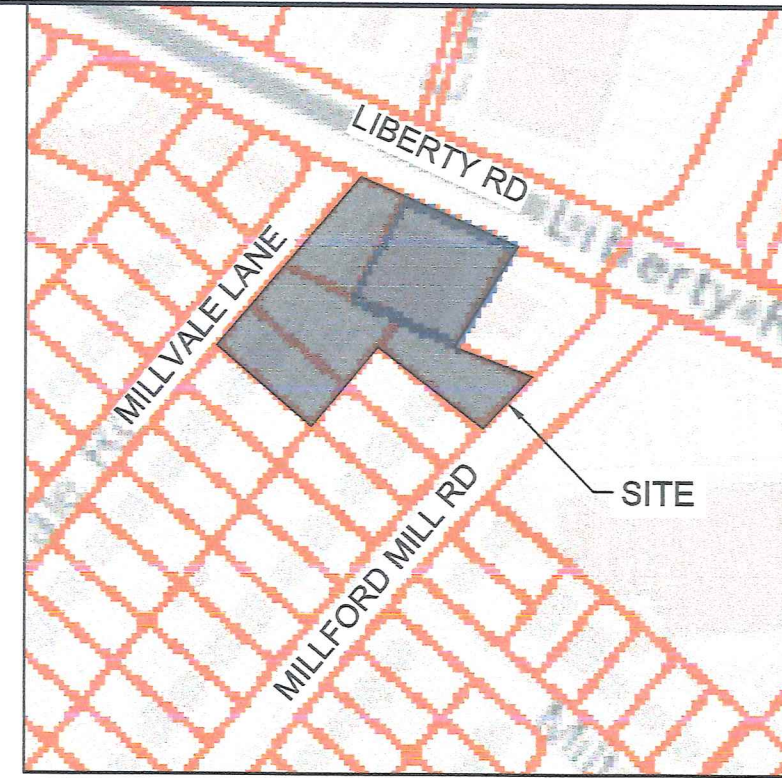
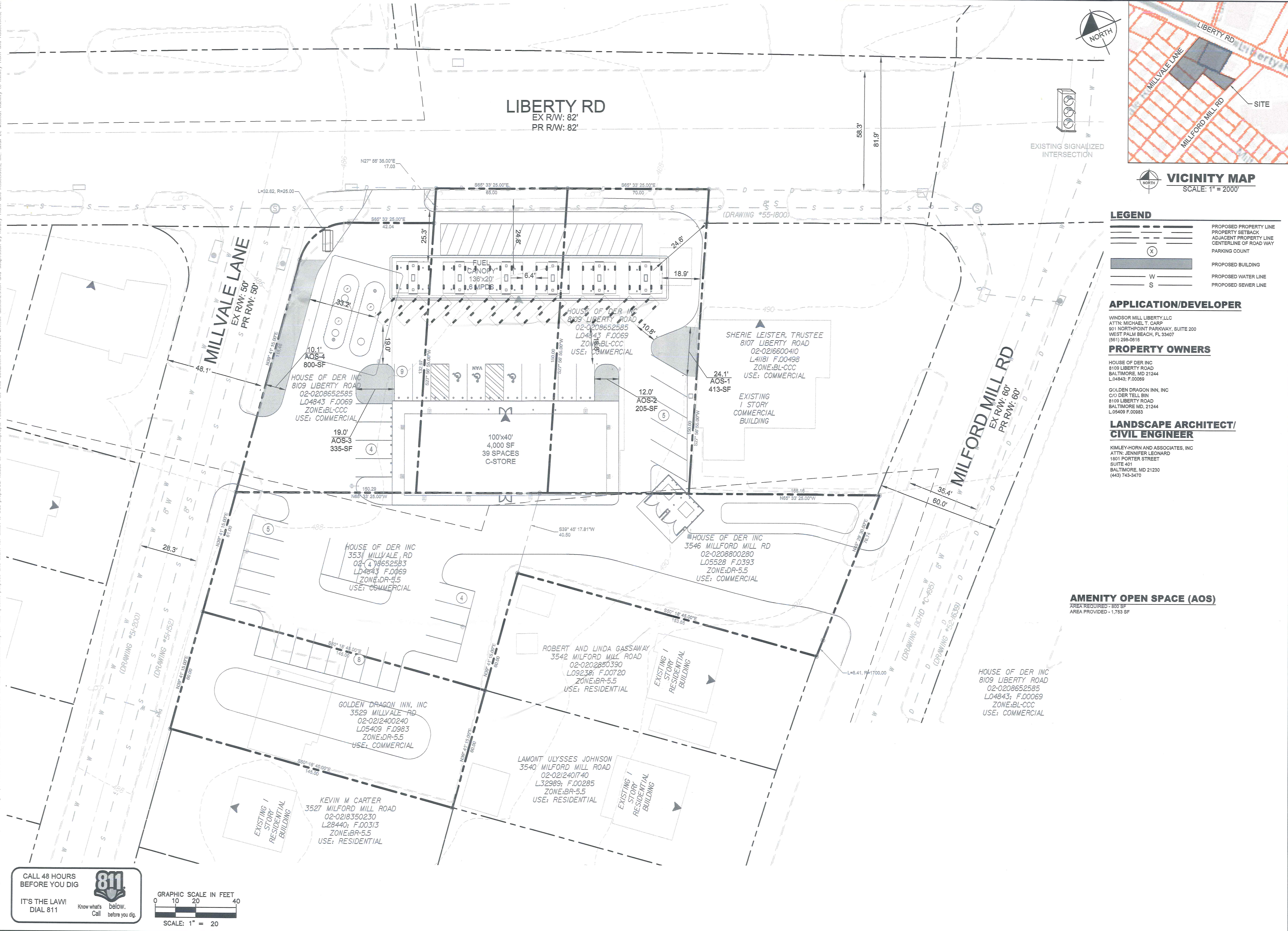
7-ELEVEN STORE
#1048493
8109 LIBERTY RD

MARYLAND
BALTIMORE COUNTY

SHEET NUMBER
2 OF 4

[illegible]

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VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- PROPOSED PROPERTY LINE
- PROPERTY SETBACK
- ADJACENT PROPERTY LINE
- CENTERLINE OF ROAD WAY
- PARKING COUNT
- PROPOSED BUILDING
- PROPOSED WATER LINE
- PROPOSED SEWER LINE

APPLICATION/DEVELOPER

WINDSOR MILL LIBERTY, LLC
ATTN: MICHAEL T. CARR
901 NORTHPOINT PARKWAY, SUITE 200
WEST PALM BEACH, FL 33407
(861) 296-0816

PROPERTY OWNERS

HOUSE OF DER INC
8109 LIBERTY ROAD
BALTIMORE, MD 21244
L04843; F.00069

GOLDEN DRAGON INN, INC
C/O DER TELL BIN
8109 LIBERTY ROAD
BALTIMORE, MD 21244
L05409 F.00893

**LANDSCAPE ARCHITECT/
CIVIL ENGINEER**

KIMLEY-HORN AND ASSOCIATES, INC
ATTN: JENNIFER LEONARD
1801 PORTER STREET
SUITE 401
BALTIMORE, MD 21230
(443) 743-3470

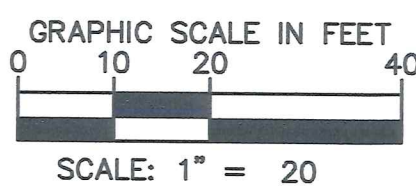
AMENITY OPEN SPACE (AOS)

AREA REQUIRED - 800 SF
AREA PROVIDED - 1,753 SF

CALL 48 HOURS
BEFORE YOU DIG



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Kimley»Horn

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1801 PORTER ST., SUITE 401, BALTIMORE, MD 21230
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 3415
EXPIRATION DATE 07/25/2021

KHA PROJECT	114076004
DATE	8/27/2020
SCALE	1"=20'
DESIGNED BY	JHN
DRAWN BY	JHN
CHECKED BY	JCL

**PLAN TO ACCOMPANY
PETITION FOR ZONING
HEARING
(STACKING AND AMENITY OPEN
SPACE PLAN)**

**7-ELEVEN STORE
#1048493
8109 LIBERTY RD**

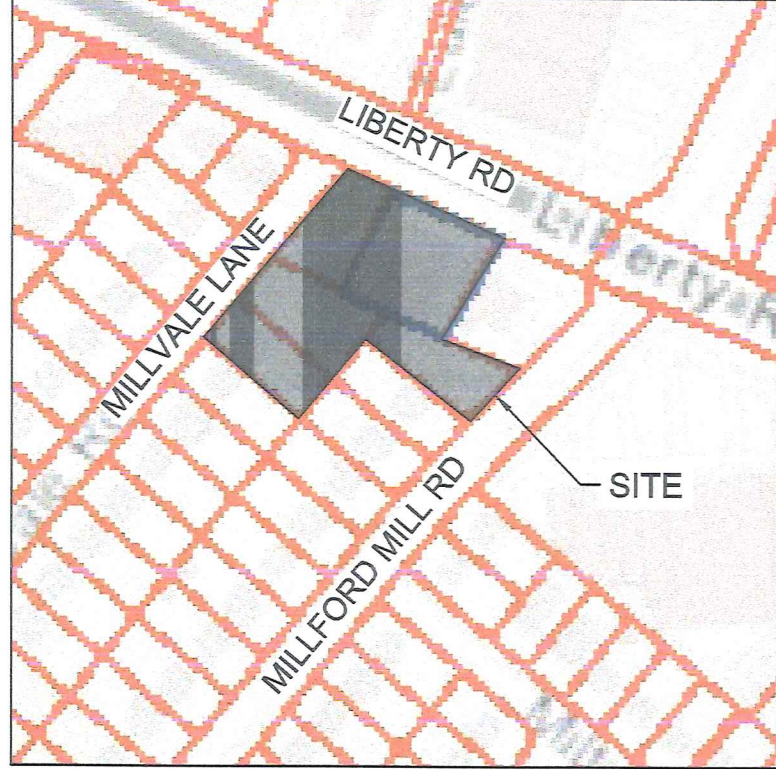
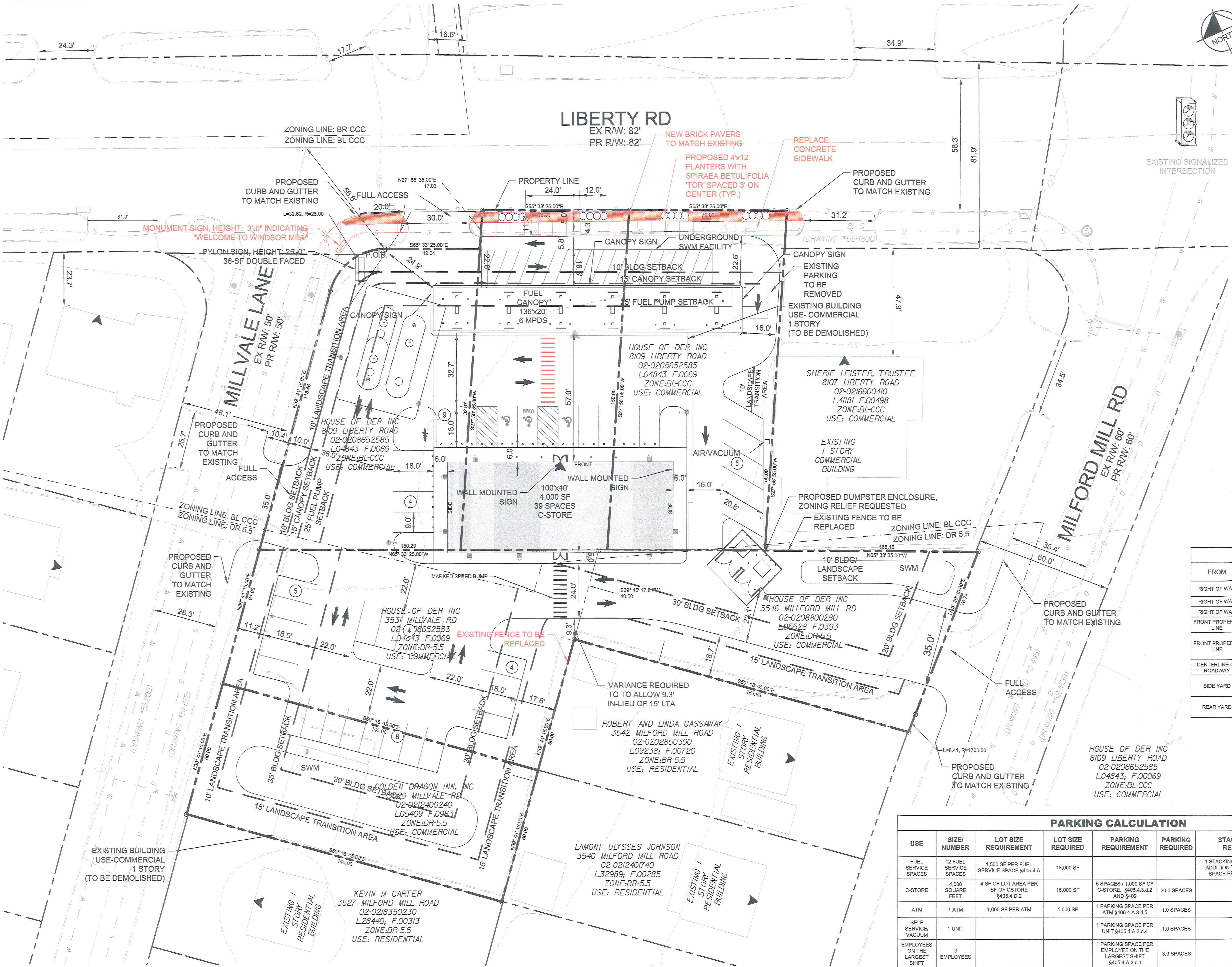
BALTIMORE COUNTY MARYLAND

SHEET NUMBER
4 OF 4

REVISIONS	DATE	BY



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VICINITY MAP
SCALE: 1" = 2000'

LEGEND

---	PROPOSED PROPERTY LINE
---	PROPERTY SETBACK
---	ADJACENT PROPERTY LINE
---	CENTERLINE OF ROADWAY
---	PARKING COUNT
(X)	PROPOSED BUILDING
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE

APPLICATION/DEVELOPER

WINDSOR MILL LIBERTY, LLC
ATTN: MICHAEL T. CARP
801 NORTHPOINT PARKWAY, SUITE 200
WEST PALM BEACH, FL 33407
(561) 295-0515

PROPERTY OWNERS

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BALTIMORE, MD 21244
L04843; F.00069

GOLDEN DRAGON INN, INC
C/O DER TELL BIN
8109 LIBERTY ROAD
BALTIMORE, MD 21244
L05409 F.00983

**LANDSCAPE ARCHITECT/
CIVIL ENGINEER**

KIMLEY-HORN AND ASSOCIATES, INC.
ATTN: JENNIFER LEONARD
1801 PORTER STREET
SUITE 401
BALTIMORE, MD 21230
(443) 743-3470

SETBACKS				
FROM	TO	SETBACKS REQUIRED	BCZR	SETBACK PROVIDED
RIGHT OF WAY	MAIN BUILDING	35 FT	\$405.4.A.2	70 FT
RIGHT OF WAY	PUMP	25 FT	\$405.4.A.2	25 FT
RIGHT OF WAY	CANOPY	15 FT	\$405.4.A.2	16 FT
FRONT PROPERTY LINE	FRONT OF ANY BUILDING	10 FT	\$232.1	70 FT
FRONT PROPERTY LINE	FRONT OF ANY BUILDING	AVERAGE FRONT YARD DEPTH OF ALL LOTS WITHIN 100 FEET TO EACH SIDE: 36 FT	\$303.2	70 FT
CENTERLINE OF ROADWAY	FRONT OF ANY BUILDING	40 FT	\$232.1	95 FT
SIDE YARD	ANY BUILDING	NONE ON INTERIOR LOT: 10 FT ON CORNER LOT	\$232.2.B	40 FT
REAR YARD	ANY BUILDING	20 FT FROM ABUTTING LOT IN RESIDENTIAL ZONE	\$232.3.B	37 FT

PARKING CALCULATION							
USE	SIZE/ NUMBER	LOT SIZE REQUIREMENT	LOT SIZE REQUIRED	PARKING REQUIREMENT	PARKING REQUIRED	STACKING SPACE REQUIREMENT	STACKING SPACE REQUIRED
FUEL SERVICE SPACES	12 FUEL SERVICE SPACES	1,500 SF PER FUEL SERVICE SPACE \$405.4.A	18,000 SF			1 STACKING SPACE REQUIRED IN ADDITION TO THE FUEL SERVICE SPACE PER MPD \$405.4.A.3.d.2	12 STACKING SPACES
C-STORE	4,000 SQUARE FEET	4 SF OF LOT AREA PER SF OF C-STORE \$405.4.D.2	16,000 SF	5 SPACES / 1,000 SF OF C-STORE, \$405.4.A.3.d.2 AND \$409	20.0 SPACES		
ATM	1 ATM	1,000 SF PER ATM	1,000 SF	1 PARKING SPACE PER ATM \$405.4.A.3.d.5	1.0 SPACES		
SELF SERVICE/ VACUUM	1 UNIT			1 PARKING SPACE PER UNIT \$405.4.A.3.d.4	1.0 SPACES		
EMPLOYEES ON THE LARGEST SHIFT	3 EMPLOYEES			1 PARKING SPACE PER EMPLOYEE ON THE LARGEST SHIFT \$405.4.A.3.d.1	3.0 SPACES		
TOTAL REQUIRED			35,000 SF REQUIRED (IN BL-CCC ZONE)		25 PARKING SPACES REQUIRED		12 STACKING SPACES REQUIRED
TOTAL PROVIDED			28,480 SF PROVIDED (IN BL-CCC ZONE) \$6,520 PROVIDED OVERALL		39 PARKING SPACES PROVIDED		12 STACKING SPACES PROVIDED

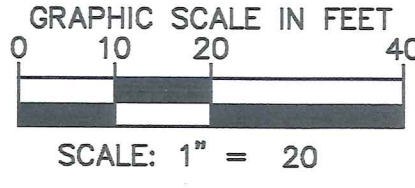
*VARIANCE REQUESTED FROM BCZR \$405.4 FOR A LOT SIZE (IN THE BL-CCC ZONE) OF 28,480 SQUARE FEET IN LIEU OF 35,000 SQUARE FEET

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below.
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before you dig.

811



Petitioner's Ex 2-B: Zoning Site Plan. Proposed Conditions (Redline)

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1801 PORTER ST, SUITE 401, BALTIMORE, MD 21230
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

STATE OF MARYLAND
JENNIFER LEONARD
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

1/25/2021

PROFESSIONAL CERTIFICATION: I HEREBY
CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I
AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND.
LICENSE NO. 51977
EXPIRATION DATE 12/31/2025

KHA PROJECT
114076004

DATE
10/05/2020

SCALE
1"=20'

DESIGNED BY
JHN

DRAWN BY
JHN

CHECKED BY
JCI

PLAN TO ACCOMPANY
PETITION FOR ZONING
HEARING
(PROPOSED SITE PLAN)

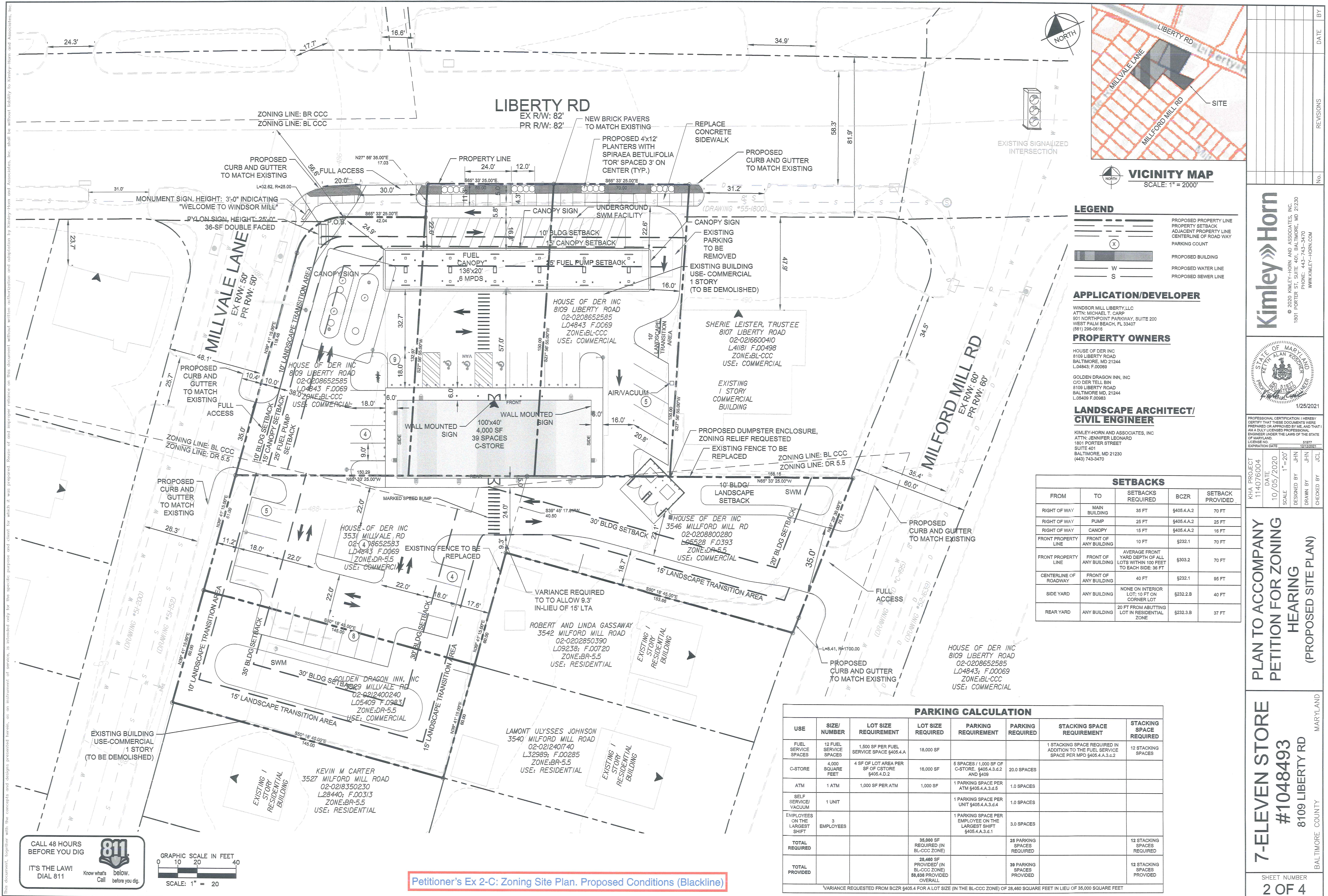
7-ELEVEN STORE
#1048493
8109 LIBERTY RD

MARYLAND
BALTIMORE COUNTY

SHEET NUMBER
2 OF 4

REVISIONS

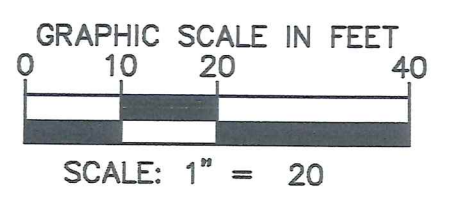
No.	DATE	BY



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Petitioner's Ex 2-C: Zoning Site Plan. Proposed Conditions (Blackline)

SETBACKS				
FROM	TO	SETBACKS REQUIRED	BCZR	SETBACK PROVIDED
RIGHT OF WAY	MAIN BUILDING	35 FT	\$405.4.A.2	70 FT
RIGHT OF WAY	PUMP	25 FT	\$405.4.A.2	25 FT
RIGHT OF WAY	CANOPY	15 FT	\$405.4.A.2	16 FT
FRONT PROPERTY LINE	FRONT OF ANY BUILDING	10 FT	\$232.1	70 FT
FRONT PROPERTY LINE	FRONT OF ANY BUILDING	AVERAGE FRONT YARD DEPTH OF ALL LOTS WITHIN 100 FEET TO EACH SIDE: 36 FT	\$303.2	70 FT
CENTERLINE OF ROADWAY	FRONT OF ANY BUILDING	40 FT	\$232.1	95 FT
SIDE YARD	ANY BUILDING	NONE ON INTERIOR LOT; 10 FT ON CORNER LOT	\$232.2.B	40 FT
REAR YARD	ANY BUILDING	20 FT FROM ABUTTING LOT IN RESIDENTIAL ZONE	\$232.3.B	37 FT

PARKING CALCULATION						
USE	SIZE/ NUMBER	LOT SIZE REQUIREMENT	LOT SIZE REQUIRED	PARKING REQUIREMENT	PARKING REQUIRED	STACKING SPACE REQUIREMENT
FUEL SERVICE SPACES	12 FUEL SERVICE SPACES	1,500 SF PER FUEL SERVICE SPACE \$405.4.A	18,000 SF			1 STACKING SPACE REQUIRED IN ADDITION TO THE FUEL SERVICE SPACE PER MPD \$405.4.A.3.c.2
C-STORE	4,000 SQUARE FEET	4 SF OF LOT AREA PER SF OF C-STORE \$405.4.D.2	16,000 SF	5 SPACES / 1,000 SF OF C-STORE \$405.4.A.3.d.2 AND \$409	20.0 SPACES	12 STACKING SPACES REQUIRED
ATM	1 ATM	1,000 SF PER ATM	1,000 SF	1 PARKING SPACE PER ATM \$405.4.A.3.d.5	1.0 SPACES	
SELF SERVICE/ VACUUM	1 UNIT			1 PARKING SPACE PER UNIT \$405.4.A.3.d.4	1.0 SPACES	
EMPLOYEES ON THE LARGEST SHIFT	3 EMPLOYEES			1 PARKING SPACE PER EMPLOYEE ON THE LARGEST SHIFT \$405.4.A.3.d.1	3.0 SPACES	
TOTAL REQUIRED			35,000 SF REQUIRED (IN BL-CCC ZONE)		25 PARKING SPACES REQUIRED	
TOTAL PROVIDED			28,480 SF PROVIDED (IN BL-CCC ZONE) 55,636 PROVIDED OVERALL		39 PARKING SPACES PROVIDED	

VARIANCE REQUESTED FROM BCZR \$405.4 FOR A LOT SIZE (IN THE BL-CCC ZONE) OF 28,480 SQUARE FEET IN LIEU OF 35,000 SQUARE FEET

Kimley»Horn

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1801 PORTER STREET, SUITE 401, BALTIMORE, MD 21230
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

STATE OF MARYLAND
JENNIFER LEONARD
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2021

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 91977
EXPIRATION DATE 12/31/2021

PLAN TO ACCOMPANY
PETITION FOR ZONING
HEARING
(PROPOSED SITE PLAN)

7-ELEVEN STORE
#1048493
8109 LIBERTY RD
BALTIMORE COUNTY
MARYLAND

SHEET NUMBER
2 OF 4

DATE
10/05/2020

BY
JCL

LEGEND

PROPOSED PROPERTY LINE

ADJACENT PROPERTY LINE

CENTERLINE OF ROADWAY

PARKING COUNT

PROPOSED BUILDING

PROPOSED WATER LINE

PROPOSED SEWER LINE

APPLICATION/DEVELOPER

WINDSOR MILL LIBERTY, LLC
ATTN: MICHAEL T. GAPP
901 NORTHPOINT PARKWAY, SUITE 200
WEST PALM BEACH, FL 33407
(561) 296-0616

PROPERTY OWNERS

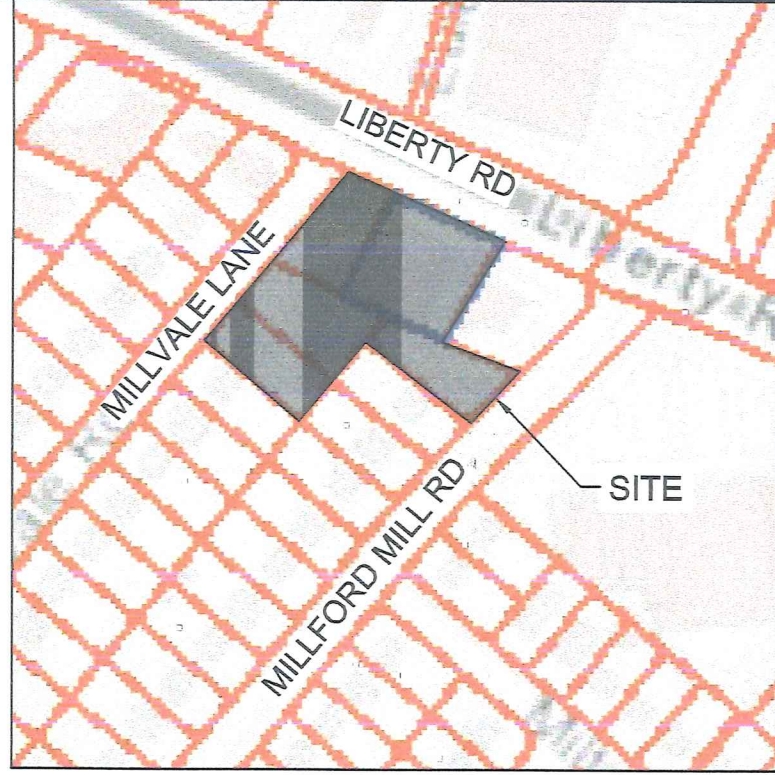
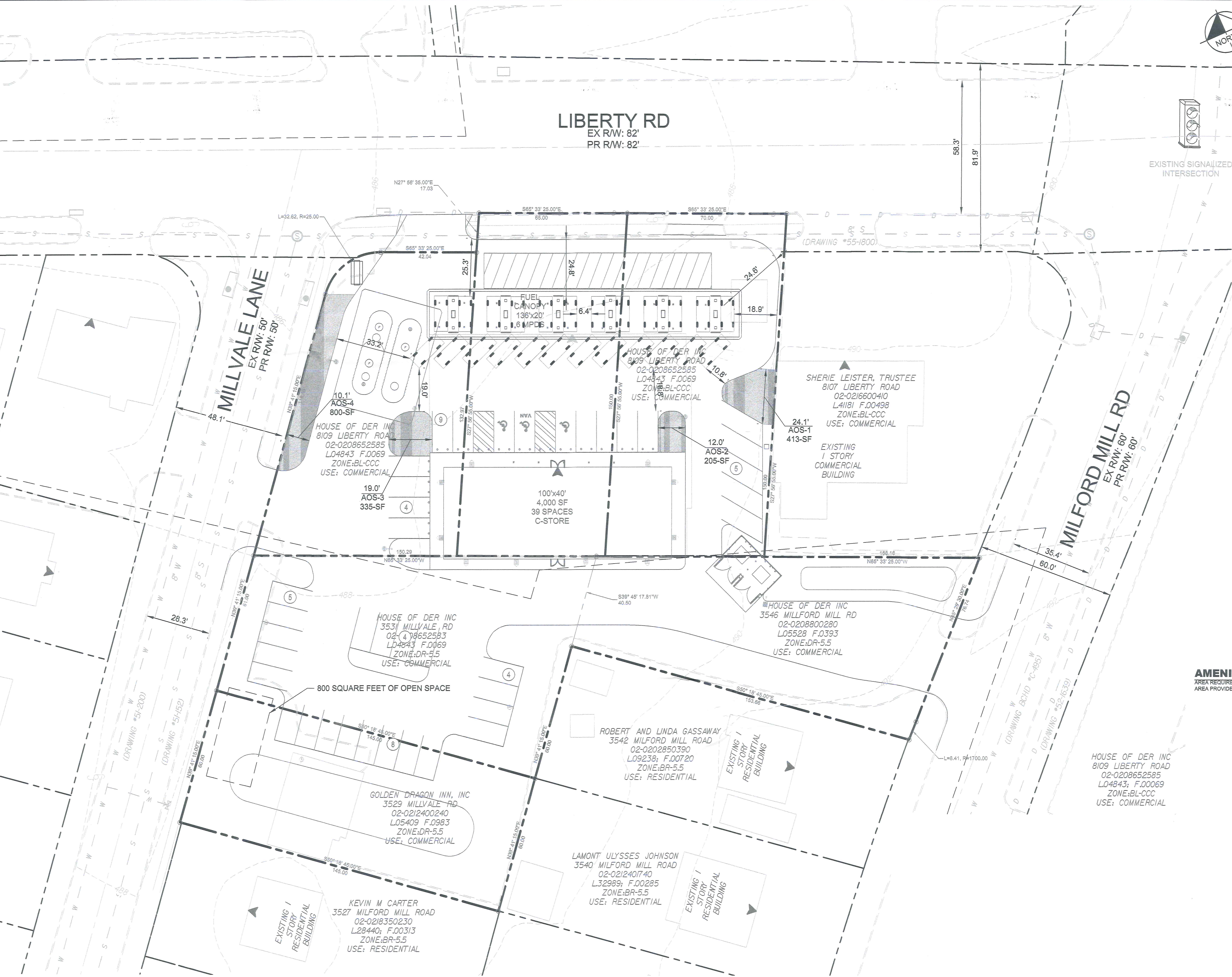
HOUSE OF DER INC
8109 LIBERTY ROAD
BALTIMORE, MD 21244
L04843; F.00069

GOLDEN DRAGON INN, INC
C/O DER TELL BIN
8109 LIBERTY ROAD
BALTIMORE, MD 21244
L05409 F.00983

LANDSCAPE ARCHITECT/
CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
ATTN: JENNIFER LEONARD
1801 PORTER STREET
SUITE 401
BALTIMORE, MD 21230
(443) 743-3470

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VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- PROPOSED PROPERTY LINE
- PROPERTY SETBACK
- ADJACENT PROPERTY LINE
- CENTERLINE OF ROAD WAY
- PARKING COUNT
- PROPOSED BUILDING
- PROPOSED WATER LINE
- PROPOSED SEWER LINE

APPLICATION/DEVELOPER

WINDSOR MILL LIBERTY LLC
ATTN: MICHAEL T. CARP
901 NORTHPOINT PARKWAY, SUITE 200
WEST PALM BEACH, FL 33407
(851) 286-0616

PROPERTY OWNERS

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8109 LIBERTY ROAD
BALTIMORE, MD 21244
L.04843; F.0069

GOLDEN DRAGON INN, INC
C/O DER TELL BIN
8109 LIBERTY ROAD
BALTIMORE MD, 21244
L.05409 F.00983

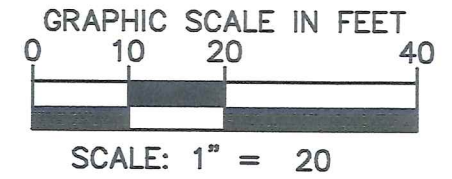
LANDSCAPE ARCHITECT/
CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC
ATTN: JENNIFER LEONARD
1801 PORTER STREET
SUITE 401
BALTIMORE, MD 21230
(443) 743-3470

AMENITY OPEN SPACE (AOS)

AREA REQUIRED - 800 SF
AREA PROVIDED - 1,783 SF

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Petitioner's Ex 2-D: Zoning Site Plan. Proposed Conditions (AOS & Stacking - As Submitted)

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PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

PLAN TO ACCOMPANY
PETITION FOR ZONING
HEARING
(STACKING AND AMENITY OPEN
SPACE PLAN)

7-ELEVEN STORE
#1048493
8109 LIBERTY RD

BALTIMORE COUNTY
MARYLAND

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LICENSE NO. 2415
EXPIRATION DATE 07/26/2021

KHA PROJECT
114076004

DATE
8/27/2020

SCALE
1"=20'

DESIGNED BY
JHN

DRAWN BY
JHN

CHECKED BY
JCL

NO.

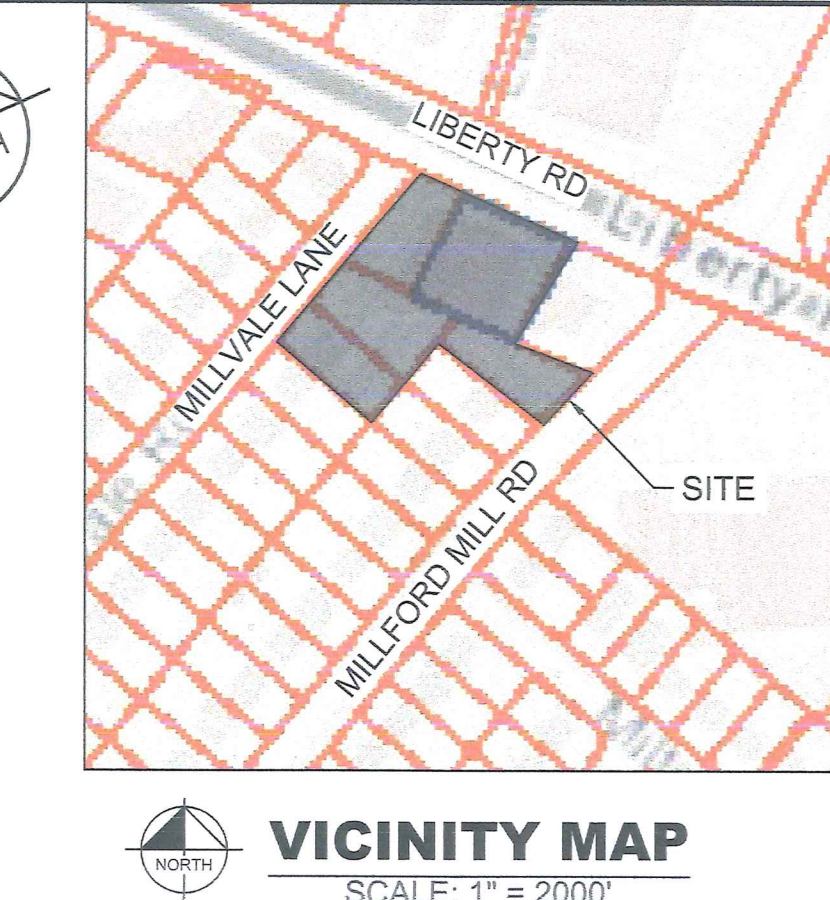
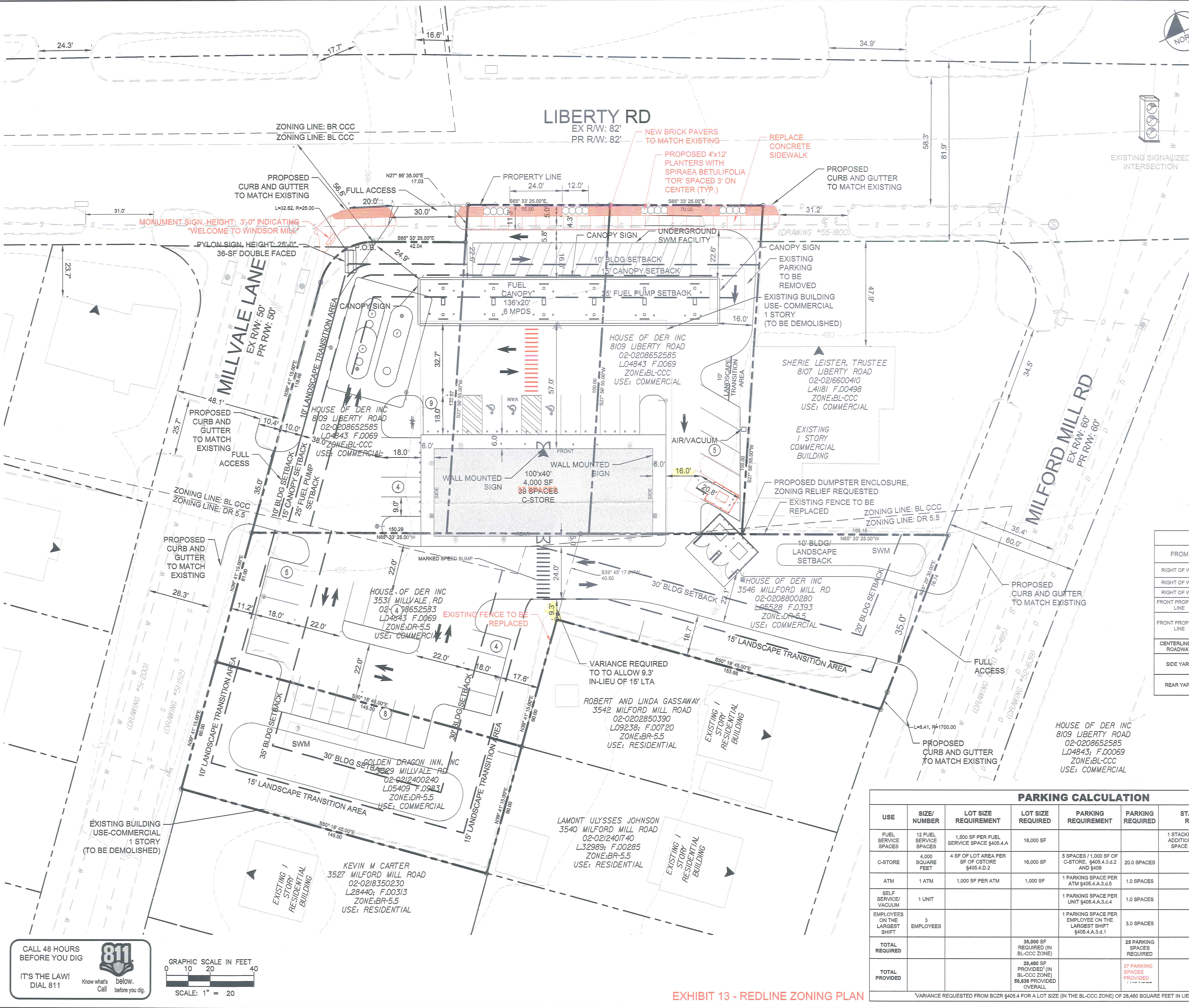
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LEGEND

---	PROPOSED PROPERTY LINE
---	PROPERTY SETBACK
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---	CENTERLINE OF ROAD WAY
---	PARKING COUNT
(X)	PROPOSED BUILDING
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE

APPLICATION/DEVELOPER

WINDSOR MILL LIBERTY, LLC
ATTN: MICHAEL T. CARP
901 NORTHPOINT PARKWAY, SUITE 200
WEST PALM BEACH, FL 33407
(561) 286-0616

PROPERTY OWNERS

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BALTIMORE, MD 21244
L04843; F.00069

GOLDEN DRAGON INN, INC
C/O DER TELL BIN
8109 LIBERTY ROAD
BALTIMORE, MD 21244
L05409 F.00983

**LANDSCAPE ARCHITECT/
CIVIL ENGINEER**

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BALTIMORE, MD 21230
(443) 743-3470

SETBACKS

FROM	TO	SETBACKS REQUIRED	BCZR	SETBACK PROVIDED
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ATM	1 ATM	1,000 SF PER ATM	1,000 SF	1 PARKING SPACE PER ATM \$405.4.A.3.d.5	1.0 SPACES		
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*VARIANCE REQUESTED FROM BCZR \$405.4 FOR A LOT SIZE (IN THE BL-CCC ZONE) OF 28,480 SQUARE FEET IN LIEU OF 35,000 SQUARE FEET

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PHONE: 410-743-3470
WWW.KIMLEY-HORN.COM

STATE OF MARYLAND
JENNIFER LEONARD
Professional Engineer
1/25/2021

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 51971
EXPIRATION DATE 12/31/2025

KHA PROJECT 114076004
DATE 10/05/2020
SCALE 1"=20'
DESIGNED BY JHN
DRAWN BY JHN
CHECKED BY JCL

PLAN TO ACCOMPANY
PETITION FOR ZONING
HEARING
(PROPOSED SITE PLAN)

7-ELEVEN STORE
#1048493
8109 LIBERTY RD
BALTIMORE COUNTY
MARYLAND

SHEET NUMBER
2 OF 4

REVISIONS
No. DATE BY

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

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Call before you dig.

GRAPHIC SCALE IN FEET
0 10 20 40

SCALE: 1" = 20'

EXHIBIT 13 - REDLINE ZONING PLAN