JOHN A. OLSZEWSKI, JR.
County Executive

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

July 27, 2021

(Via Email)-tkotroco@gmail.com
Timothy M. Kotroco, Esquire
305 Washington Avenue, Suite 502
Towson, MD 21204

RECEIVED
JUL 27 2021
BALTIMORE COUNTY
BOARD OF APPEALS

RE: **APPEAL TO BOARD OF APPEALS**
Petition for Special Hearing
Case No. 2021-0126-SPH
Property: 105 Carroll Island Road

Dear Counsel:

Please be advised that an appeal of the above-referenced case was filed in this Office on July 26, 2021. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm
Attachment

c: ***See Email Addresses Below***

Michael B. Brown, Esquire – mbrown@cordish.com
CGS Development, LLC – toms701@verizon.net
Carroll Island Road, LLC –nilkanth_patel@yahoo.com
Board of Appeals
People's Counsel

JOHN A. OLSZEWSKI, JR.
County Executive

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

July 27, 2021

(Via Email)-tkotroco@gmail.com
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RE: **APPEAL TO BOARD OF APPEALS**
Petition for Special Hearing
Case No. 2021-0126-SPH
Property: 105 Carroll Island Road

Dear Counsel:

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Sincerely,

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm
Attachment

c: ***See Email Addresses Below***

Michael B. Brown, Esquire – mbrown@cordish.com
CGS Development, LLC – toms701@verizon.net
Carroll Island Road, LLC –nilkanth_patel@yahoo.com
Board of Appeals
People's Counsel

Tammy Zahner

From:	Donna Mignon
Sent:	Tuesday, July 27, 2021 1:57 PM
To:	Tim Kotroco
Cc:	Michael Brown; toms701@verizon.net; NILKANTH patel; Appeals Board; Peter Max Zimmerman
Subject:	Case No: 2021-0126-SPH 105 Carroll Island Road
Attachments:	2021-0126-SPH - Appeal.pdf

Dear Mr. Kotroco:
Please find attached a letter in regard to an appeal. 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

Donna Mignon

From: Donna Mignon
Sent: Tuesday, July 27, 2021 8:44 AM
To: 'Michael Brown'
Subject: RE: 105 Carroll Island Road (2021-0126-SPH) - Notice of Appeal
Attachments: Michael Brown.pdf

Good Morning Mr. Brown,
Please find attached a date-stamped copy and a receipt for the Appeal.
Once the file goes up to the Board of Appeals you will be notified. I am hoping to do that sometime today. Thank you. Have a great day.

From: Michael Brown <mbrown@cordish.com>
Sent: Monday, July 26, 2021 10:13 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: 105 Carroll Island Road (2021-0126-SPH) - Notice of Appeal

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

Thanks again. I appreciate it.

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Monday, July 26, 2021 10:12 AM
To: Michael Brown <mbrown@cordish.com>
Subject: RE: 105 Carroll Island Road (2021-0126-SPH) - Notice of Appeal

Dear Mr. Brown,
Our office is in receipt of your Appeal and when I am in the office, I will date stamp the appeal for today's date and email you a copy.

Thank you.

From: Michael Brown <mbrown@cordish.com>
Sent: Monday, July 26, 2021 10:07 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Cc: PAI Zoning <paizoning@baltimorecountymd.gov>; tkotroco@gmail.com; Toms701@verizon.net; nilkanth_patel@yahoo.com
Subject: 105 Carroll Island Road (2021-0126-SPH) - Notice of Appeal

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

Dear Ms. Mignon,

Attached please find the Notice of Appeal of Bengies Marine Repair, Inc. and Carroll Island Associates Limited Partnership in the above-referenced matter. Grateful if you could please confirm receipt and return a date-stamped copy at your earliest convenience.

Thank you in advance for your attention to this matter, and please do not hesitate to contact me with any questions.

Regards,
Michael

--

Michael B. Brown, Esq.
The Cordish Companies
Baltimore, Maryland
410.369.0966
http://secure-web.cisco.com/1klmYfXx-0QOMmHuCwRLPFuQY1U_rKw7Ksc2IKUdieN-5TQv67fFxdgDj6O7WgMrmt0nbwbmfvQu33nz208CICFmGjWQ6y9LPYIMYnVOHBxqdfT3PPkg4A5ouNIpEkaytyo484kjzgJUbDKN1MQxBeBb061jP36hvp7FDXtfxJfXkOCLMP-_gBNmv08PlPRSp4UeR2OEF_11ne1cUjTFixE-gyrWbWZocIuhMXZiO5YrQNB8aCPIgmFK2I1gEEsgUJ6oj2-zdg3kSReXi-OQNOVZcCvmm5lBkFcSy7gpPEjSRveT-6LXMKMc_B02uUUCN-bD3o8Mexn0fQ_8ghf9qxb4m2RMqQdQF1Kd-nEfLi6CQ0vCXKaLbU4vGT1Cbcqm8vazn2d0ezX3J71mksxIdiqrGJ5x1EvAF-np_TwlK_C-9gOGChwTt7W0rdx6qbO-IROTgusuRHuEd-q34Rgt34Q/http%3A%2F%2Fwww.cordish.com

THE CORDISH COMPANIES

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APPEAL

Petition for Special Hearing
Case No.: 2021-0126-SPH
CSG Development, LLC
Carroll Island Realty, LLC by Nilkanth Patel
105 Carroll Island Road
15th Election District, 6th Council District

RECEIVED
JUL 27 2021
BALTIMORE COUNTY
BOARD OF APPEALS

Petition for Special Hearing – April 22, 2021

Zoning Description of Property (1 page)

Notice of Zoning Hearing – June 28, 2021

Certification of Publication – *The Daily Record* newspaper - published on June 8, 2021

Certification of Posting by David Billingsley – June 8, 2021 & June 23, 2021

Entry of Appearance by People's Counsel – May 4, 2021

Attendance Report: (2 sheets – Panelist and Attendee Lists)

Zoning Advisory Committee Comments: (4 sheets)

Petitioner's Exhibits:

Petitioner's Exhibit 1 – Zoning Site Plan of the Property
Petitioner's Exhibit 2A-2C- Aerial Photographs of 105 Carroll Island Road Property
Petitioner's Exhibit 3A-3C – Street Photos of Retail Center and Drive Thru Lane
Petitioner's Exhibit 4 – Planning Department Comment

Miscellaneous

Cover Letter and Administrative Law Judge's Opinion and Order – June 28, 2021

Notice of Appeal & Check #7799 for $300 - Received on July 26, 2021 –filed by Michael Brown, Esq.

Cashier's Receipt #174882 – $300 fee for Special Hearing

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(105 Carroll Island Road) 15th Election District 6th Council District CSG Development, LLC	*	OFFICE OF
	*	ADMINISTRATIVE HEARINGS
Legal Owner	*	FOR BALTIMORE COUNTY
Carroll Island Realty, LLC, by Nilkanth Patel, Member	*	
	*	**Case No.: 2021-0126-SPH**
Contract Purchaser	*	
Petitioners	*	

* * * * * * * * * * * * * *

BENGIES MARINE REPAIR, INC.

and

CARROLL ISLAND ASSOCIATES LIMITED PARTNERSHIP

Appellants

* * * * * * * * * * * * * *

NOTICE OF APPEAL

Appellants Bengies Marine Repair, Inc. and Carroll Island Associates Limited Partnership hereby provide notice of their appeal of the June 28, 2021 Opinion and Order of Administrative Law Judge Paul M. Mayhew in the above-captioned matter.

The required $300 fee is enclosed.

Respectfully submitted,

RECEIVED
JUL 26 2021
OFFICE OF
ADMINISTRATIVE HEARINGS

/s/ Michael B. Brown
Michael B. Brown, Esq.
THE CORDISH COMPANIES
601 East Pratt Street, Suite 601
Baltimore, Maryland 21202
410.752.5444 (main)
410.369.0966 (direct)
mbrown@cordish.com

Counsel for Appellants

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on July 26, 2021, a copy of the foregoing was served via first-class mail, postage prepaid on:

Baltimore County Department of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
ATTN: Zoning Review

and via email on:

Donna Mignon
Baltimore County Office of Administrative Hearings
dmignon@baltimorecountymd.gov

Baltimore County Department of Permits, Approvals and Inspections
paizoning@baltimorecountymd.gov

Timothy Kotroco, Esq.
tkotroco@gmail.com

CGS Development, LLC
Toms701@verizon.net

Carroll Island Realty, LLC
Nilkanth_patel@yahoo.com

/s/ Michael B. Brown
Michael B. Brown

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

No. 174882

Date: 7/20/21

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				300.00

Total: 300.00

Rec From: Michael Brown, Esq.

For: OAH - Appeal
Case No: -2021-0126-SPH
Address: 105 Carroll Island Road
Hearing Date: 10/28/21
CK #: 77799

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

CASHIER'S VALIDATION

BAL004 Baltimore County, Maryland

Carroll Island Associates

DATE	INVOICE NO	DESCRIPTION	DEDUCTION	BALANCE
7-23-21	CI07232021	ZONE APPEAL CASE 2021-0126-SPH	300.00	300.00
			300.00	300.00

RECEIVED
JUL 26 2021
OFFICE OF
ADMINISTRATIVE HEARINGS

CHECK DATE 7-23-21 | CHECK NUMBER 7799 | TOTAL >

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

Carroll Island Associates
601 E. Pratt Street
Suite 600
Baltimore MD 21202

M & T Bank
P. O. Box 1596
Baltimore, MD 21203

7-11/520

7799

DATE 07/23/2021

Pay:**********Three hundred dollars and no cents

$ ****300.00

Jonathan A. Cordish

TO THE ORDER OF

Baltimore County, Maryland
Office of Administrative Hearings
105 West Chesapeake Ave, Ste 103
Towson, MD 21204

Ryan Bordner

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

[redacted]

IN RE: **PETITION FOR SPECIAL HEARING**	*	BEFORE THE
(105 Carroll Island Road)		
15th Election District	*	OFFICE OF
6th Council District		
CSG Development, LLC	*	ADMINISTRATIVE HEARINGS
Legal Owner	*	FOR BALTIMORE COUNTY
Carroll Island Realty LLC, by Nilkanth Patel, Member	*	**Case No: 2021-0126-SPH**
	*	
Contract Purchaser		
	*	
Petitioners		

* * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH)" as a Petition for Special Hearing filed by CGS Development, LLC, Legal Owner and Carroll Island Realty, LLC, by Nilkanth Patel, Member, Petitioners. The Special Hearing was filed to allow the retail sale of baked goods (Dunkin' Donuts Store) pursuant to the Baltimore County Zoning Regulations ("BCZR") § 229.4.A.1 with a drive-through lane.

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted.

A Substantive Zoning Advisory Committee ("ZAC") comment was received from the Department of Planning ("DOP") on May 18, 2021. They did not oppose the requested relief, provided their concerns about traffic and limited site distance at the entrance were adequately addressed. On June 10, 2021 an Amended Comment was received from DOP stating that the Petitioner had provided additional information which satisfied those concerns and that they no longer opposed the requested relief.

Mr. Patel appeared in support of the Petition. Timothy Kotroco, Esquire represented the

ORDER RECEIVED FOR FILING
Date 10/28/21
By DMulnan

Petitioners. Valek Zarski, P.E., of Baltimore Land Design Group, Inc. also appeared. The site plan that he prepared and sealed was admitted as Petitioner's Exhibit 1. He was accepted as an expert in engineering, land use and planning, and in the BCZR. The subject is 1.24 acres and is zoned C.B. (Community Business). It is located in Bowley's Quarters.

Mr. Kotroco explained that Mr. Patel owns and operates the Dunkin Donuts in the Carroll Island Shopping Center. The proposal is to relocate that Dunkin Donuts to an existing strip mall across Carroll Island Road and to add a drive-thru lane. The new Dunkin Donuts store will occupy the space currently occupied by a "Game Stop" store at the end of this strip mall, as depicted in Petitioner's Exhibit 3A. Mr. Kotroco further explained that the peak hours for Dunkin Donuts franchises are the morning hours and that this side of the street is the "a.m." side because motorists pass this side of the street on their way out of the Bowleys Quarters peninsula. Therefore, these residents will be able to turn directly right into this location on their way to work in the morning, whereas the current location requires a left turn across traffic for those morning commuters. As a result, this location will actually improve traffic flow. In response to a question from one of the other commercial tenants in this strip mall, Mr. Kotroco explained that there is sufficient room adjacent to the proposed drive thru lane to accommodate service and delivery vehicles for the adjacent tenants. I also note that there is a full sidewalk running the length of the strip mall that also provides access to the rear service doors of each adjacent business. Mr. Kotroco also noted that all parking and stacking regulations will be met. Finally, he urged that BCZR § 229.4.A.1 should be interpreted to permit drive-thru lanes for restaurants such as this Dunkin Donuts, provided that all other zoning requirements are met. He reasoned that drug stores are generally permitted to have drive-thru lanes for customers picking up prescriptions, and that drug stores are listed in the same sub-section as bakeries.

ORDER RECEIVED FOR FILING
Date 6/28/21
By DMugnon

Based on the evidence presented I find that the requested relief is within the spirit and intent of the BCZR and will not harm the public health, safety, or welfare. I specifically find that the relocation of this business will actually improve the traffic flow during the morning rush hour. Further, I agree that as a general rule drive-thru lanes are permitted in C.B. zones for businesses such as this Dunkin Donuts, provided that all other zoning regulations are met.

Good cause having been shown it is, THEREFORE, ORDERED this **28th** day of June, **2021** by this Administrative Law Judge that the Petition for Special Hearing to allow the retail sale of baked goods (Dunkin' Donuts Store) pursuant to the BCZR § 229.4.A.1 with a drive-through lane is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

- 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.

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

Paul M. Mayhew

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dlm

ORDER RECEIVED FOR FILING
Date 6/28/21
By D Mignon

JOHN A. OLSZEWSKI, JR.
County Executive

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

June 28, 2021

Timothy Kotroco, Esquire – tkotroco@gmail.com

RE: Petition for Special Hearing
Case No. 2021-0126-SPH
Property: 105 Carroll Island Road

Dear Mr. Kotroco:

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

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

Sincerely,

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm
Enclosure
c: CGS Development, LLC – toms701@verizon.net
Carroll Island Road, LLC –nilkanth_patel@yahoo.com

Donna Mignon

From: Donna Mignon
Sent: Monday, June 28, 2021 12:54 PM
To: 'Tim Kotroco'
Cc: 'toms701@verizon.net'; NILKANTH patel; Debra Wiley; County Council (countycouncil@baltimorecountymd.gov); Henry Ayakwah; Jeffery Livingston (jlivingston@baltimorecountymd.gov); Jenifer G. Nugent; Peter Max Zimmerman (pzimmerman@baltimorecountymd.gov); Rebecca Wheatley (rwheatley@baltimorecountymd.gov); Vishnubhai K Desai (vdesai@baltimorecountymd.gov)
Subject: Case No: 2021-0126-SPH 105 Carroll Island Road
Attachments: 2021-0126-SPH.pdf

Good Afternoon,

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

Have a great and safe day.

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

CERTIFICATE OF POSTING

RECERTIFY 6-23-21

Date: JUNE 8, 2021

RE: Project Name: 105 CARROLL ISLAND ROAD #1

Case Number /PAI Number: 2021-0126-SPHA

Petitioner/Developer: CARROLL ISLAND REALTY LLC

Date of Hearing/Closing: JUNE 28, 2021

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 105 CARROLL ISLAND ROAD

The sign(s) were posted on JUNE 8, 2021
(Month, Day, Year)

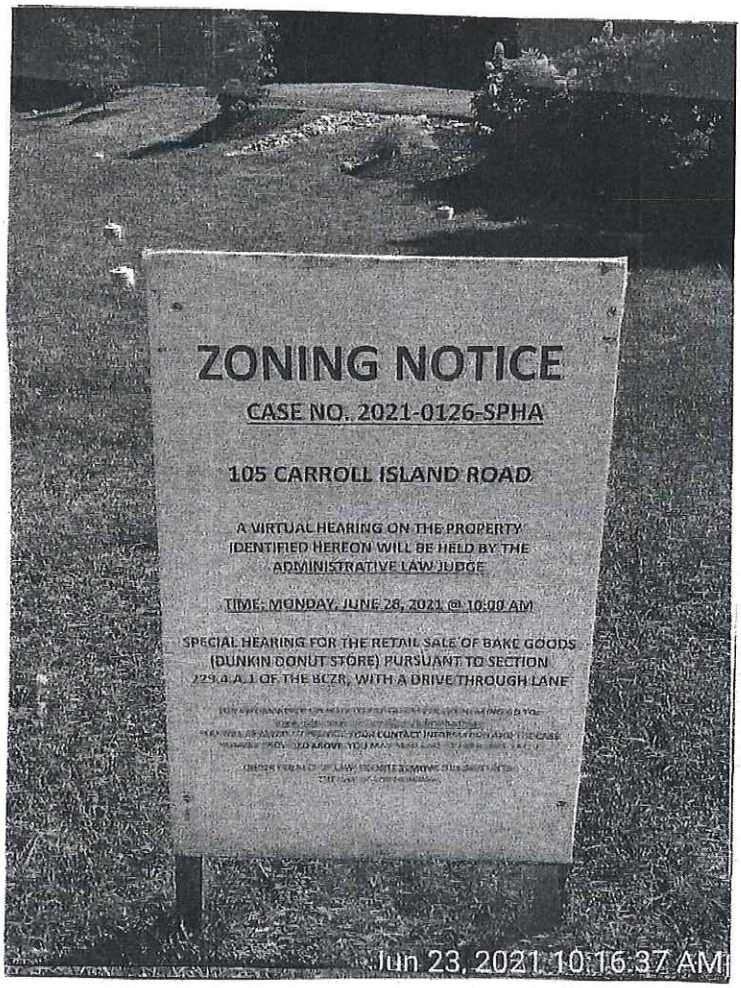
David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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



11/11

CERTIFICATE OF POSTING

RECERTIFY 6-23-21

Date: JUNE 8, 2021

RE: Project Name: 105 CARROLL ISLAND ROAD #2

Case Number /PAI Number: 2021-0126-SPHA

Petitioner/Developer: CARROLL ISLAND REALTY LLC

Date of Hearing/Closing: JUNE 28, 2021

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 105 CARROLL ISLAND ROAD

The sign(s) were posted on JUNE 8, 2021
(Month, Day, Year)

David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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

Debra Wiley

From: David Billingsley <dwb0209@yahoo.com>
Sent: Wednesday, June 23, 2021 4:45 PM
To: Kristen L Lewis; Jeffrey N Perlow; Administrative Hearings
Cc: Timothy M Kotroco
Subject: 2021-0126-SPHA 105 CARROLL ISLAND ROAD
Attachments: Scan_0100.pdf

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

RECERTIFICATION ATTACHED

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

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 6/10/2021

FROM: Steve Lafferty
Director, Department of Planning

RECEIVED
JUN 14 2021
OFFICE OF
ADMINISTRATIVE HEARINGS

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 21-0126-SPH (Amended Comment)

INFORMATION:
Property Address: 105 Carroll Island Road
Petitioner: Timothy M. Kotroco
Zoning: CB & BL-AS
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for the retail sale of baked goods, (Dunkin Donut Store) pursuant to section 229.4.A.1 of the BCZR, with a drive-through lane.

A site visit was conducted on 5/6/2021. The site is located at a commercial strip across the intersection of Carroll Island Shopping Center. The area is the only major commercial section of Carroll Island Road being between Eastern Avenue and Bowleys Quarters Rd intersection. The proposed Dunkin Donuts is a relocation of the existing Dunkin Donuts at Carroll Island Shopping Center.

Additional information was provided to the Planning Department on June 4, 2021 by the applicant which satisfied the earlier listed conditions of approval in the May 18, 2021 Department comment. At this time the Department of Planning has no objections to this request.

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

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

SL/JGN/KP/

c: Mark Landolina
Timothy Kotroco, Esq.
Office of Administrative Hearings
People's Counsel for Baltimore County

RECEIVED
MAY 25 2021
OFFICE OF
ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 5/18/2021

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 21-0126-SPH

INFORMATION:
Property Address: 105 Carroll Island Road
Petitioner: Timothy M. Kotroco
Zoning: CB & BL-AS
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for the retail sale of baked goods, (Dunkin Donut Store) pursuant to section 229.4.A.1 of the BCZR, with a drive-through lane.

A site visit was conducted on 5/6/2021. The site is located at a commercial strip across the intersection of Carroll Island Shopping Center. The area is the only major commercial section of Carroll Island Road being between Eastern Avenue and Bowleys Quarters Rd intersection. The proposed Dunkin Donuts is a relocation of the existing Dunkin Donuts at Carroll Island Shopping Center.

The Department has no objection to the request provided that the following conditions are met:

1. Provide signage details and building elevations; if applicable
2. Provide landscaping plan for screening drive-thru from public road
3. Provide lighting plan if new lighting is proposed in rear of the existing building.
4. Demonstrate that the relocation of the dumpster and extended rear pavement allows enough room for thru-traffic and garbage trucks to pass through drive-thru lane

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

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

SL/JGN/KP/

c: Mark Landolina
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Timothy Kotroco, Esq.
Office of Administrative Hearings
People's Counsel for Baltimore County

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: May 6, 2021

SUBJECT: DEPS Comment for Zoning Item # 2021-0126-SPH
Address 105 Carroll Island Road
(CGS Development, LLC Property)

Zoning Advisory Committee Meeting of **May 10, 2021**.

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

Reviewer: Steve Ford

RECEIVED
MAY - 6 2021
OFFICE OF
ADMINISTRATIVE HEARINGS

CERTIFICATE OF POSTING

Date: JUNE 8, 2021

RE: Project Name: 105 CARROLL ISLAND ROAD #1

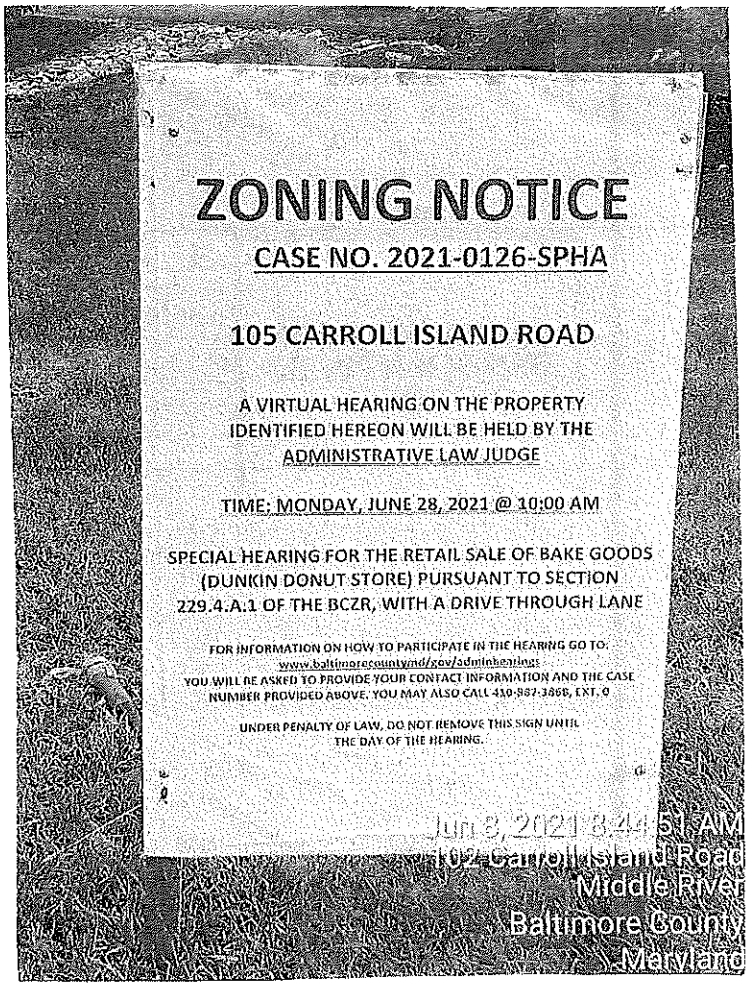
Case Number /PAI Number: 2021-0126-SPHA

Petitioner/Developer: CARROLL ISLAND REALTY LLC

Date of Hearing/Closing: JUNE 28, 2021

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 105 CARROLL ISLAND ROAD

The sign(s) were posted on JUNE 8, 2021
(Month, Day, Year)



(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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

CERTIFICATE OF POSTING

Date: JUNE 8, 2021

RE: Project Name: 105 CARROLL ISLAND ROAD #2

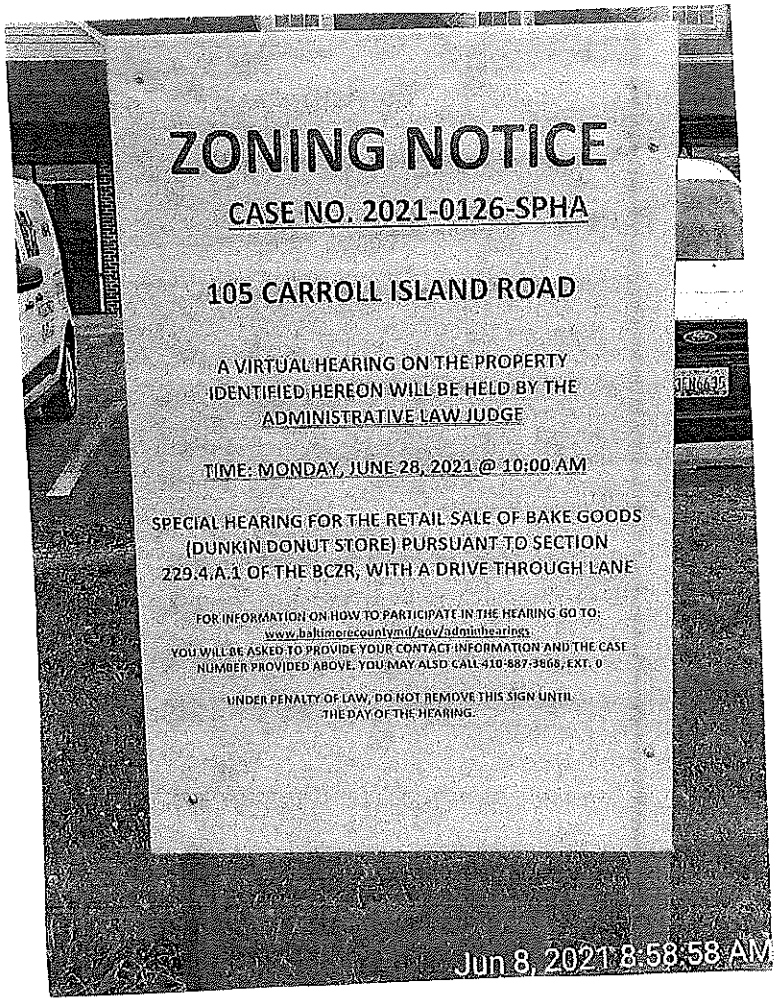
Case Number /PAI Number: 2021-0126-SPHA

Petitioner/Developer: CARROLL ISLAND REALTY LLC

Date of Hearing/Closing: JUNE 28, 2021

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 105 CARROLL ISLAND ROAD

The sign(s) were posted on JUNE 8, 2021
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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

11/11

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

Order #: 12005720
Case #: 2021-0126-SPHA
Description:

ZONING HEARING - CASE NUMBER: 2021-0126-SPHA

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:

6/8/2021

Darlene Miller

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: 2021-0126-SPHA
105 Carroll Island
North side of Carroll Island Road, west of Bowley's Quarters Road
15th Election District - 6th Councilmanic District
Legal owners: CGS Development, LLC
Contract Purchaser/Lessee: Carroll Island Realty, LLC

Special Hearing for the retail sale of bake goods (Dunkin Donut Store) pursuant to section 229.4.A.1 of the BCZR, with a drive-through lane.

Hearing: Monday, June 28, 2021 at 10:00 a.m.

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

Pete Gutwald
Director of Permits, Approvals and Inspections for Baltimore County

je8

RE: PETITION FOR SPECIAL HEARING 105 Carroll Island Road; North side of Carroll Island Road W/S of Bowleys Quarters Rd 15th Election & 6th Councilmanic Districts Legal Owner(s): CGS Development LLC Contract Purchasers: Carroll Island Realty LLC Petitioner(s)	* * * * *	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2021-126-SPH

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

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

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of May, 2021, a copy of the foregoing Entry of Appearance was mailed to Timothy Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, tkotroco@gmail.com ,, Attorney for Petitioner(s).

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

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 105 Carroll Island Road **which is presently zoned** CB & BL-AS

Deed References: 20650/0573 10 Digit Tax Account # 1510452350

Property Owner(s) Printed Name(s) CGS DEVELOPMENT, LLC

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

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

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

The retail sale of baked goods, (Dunkin Donut Store) pursuant to section 229.4.A.1 of the BCZR, with a drive-through lane.

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

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

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:

Carroll Island Realty, LLC, By: Nilkanth Patel, member
Name- Type or Print

Signature

512 Timber Springs Court Reisterstown MD
Mailing Address City State

21136 / 443-846-4822 / nilkanth_patel@yahoo.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

CGS Development, LLC / By: Thomas Scherr, Member
Name #1 – Type or Print Name #2 – Type or Print

Signature #1 / Signature # 2

1008 Cockeys Mill Road Reisterstown MD
Mailing Address City State

21136 / 443-677-4218 / toms701@verizon.net
Zip Code Telephone # Email Address

Attorney for Petitioner:

Timothy M. Kotroco, Esq.
Name- Type or Print

Signature

305 Washington Ave, Ste 502 Towson, MD
Mailing Address City State

21204 / 410-299-2943 / tkotroco@gmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

Same as attorney for Petitioner
Name – Type or Print

Signature

Mailing Address City State

/ / /
Zip Code Telephone # Email Address

CASE NUMBER 2021-0126-SPH **Filing Date** 4/22/2021 **Do Not Schedule Dates:** ____ **Reviewer** CE

REV. 10/4/11

DESCRIPTION TO ACCOMPANY PETITION
FOR SPECIAL HEARING REQUEST
105 CARROLL ISLAND ROAD
BALTIMORE COUNTY, MARYLAND
15TH ELECTION DISTRICT; 6TH COUNCILMANIC DISTRICT

February 15, 2021

Beginning at the point located on the north side of Carroll Island Road, which is of varying width, at the distance of 500 feet, more or less, west of the centerline of Bowleys Quarters Road, which is 70 feet wide, thence running the following courses and distances:

1. North 77° 55' 50" West, 78.18 feet; thence,
2. Along the curve to the right having a radius of 784 feet, 233.63 feet; thence,
3. North 28° 07' 45" East, 56.58 feet; thence,
4. North 01° 58' 23" West, 98.58 feet; thence,
5. South 77° 51' 50" East, 322.33 feet; thence
6. South 13° 50' 11" West, 184.02 feet to the point of beginning.

Containing 53,935 square feet or 1.2382 acres, more or less.

This description is intended for zoning purposes only and shall not be used for conveyance of land.

BOARD FOR PROFESSIONAL ENGINEERS
21243
STATE OF MARYLAND
2/17/2021

2021-0126-SPH

BM
1502190363
1600006023
DR 3.5
BL
1503003000
1508800120
SITE
BLAS
17
105
105
105
105
105
1510452350
15 ED NE 4-K
Martin State Airport Restriction
1600007696
CB
091B1
6 CD
1505000470
1501920111
1501920110
CARROLL ISLAND RD
CARROLL ISLAND RD
100
1800012951
102
PARKING
PARKING
106
Bowleys Quarters-Back River Neck Area
Back River Neck District
1501920100
1513552610
2021-0126SPH
PAI # 150195
Pt. Bk./Folio # 037080
1600013399
PAI # 150195
Pt. Bk. 0000037, Folio 0080

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District** - 15 **Account Number** - 1510452350

Owner Information

Owner Name:	CGS DEVELOPMENT LLC	**Use:**	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	1008 COCKEYS MILL ROAD REISTERSTPWN MD 21136-	**Deed Reference:**	/20650/ 00573

Location & Structure Information

Premises Address:	CARROLL ISLAND RD 0-0000	**Legal Description:**	1.1463 AC NES CARROLL ISLAND RD 651 E EASTERN AV

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0091	0009	0018	31501.04	0000				2021	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2007	10,730 SF		1.1500 AC	06

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		RETAIL STORE	/	C3			

Value Information

	Base Value	Value As of 01/01/2021	Phase-in Assessments As of 07/01/2020	Phase-in Assessments As of 07/01/2021
Land:	258,700	258,700		
Improvements	1,104,000	962,100		
Total:	1,362,700	1,220,800	1,362,700	1,220,800
Preferential Land:	0	0		

Transfer Information

Seller: ROMAN ROBERT **Type:** ARMS LENGTH MULTIPLE	**Date:** 09/07/2004 **Deed1:** /20650/ 00573	**Price:** $225,000 **Deed2:**
Seller: BALTIMORE HOMES LTD **Type:** ARMS LENGTH MULTIPLE	**Date:** 05/12/2000 **Deed1:** /14465/ 00439	**Price:** $175,000 **Deed2:**
Seller: COSENTINO VICTOR **Type:** NON-ARMS LENGTH OTHER	**Date:** 01/20/1989 **Deed1:** /08082/ 00441	**Price:** $0 **Deed2:**

Exemption Information

Partial Exempt Assessments:	**Class**	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

1. This screen allows you to search the Real Property database and display property records.

2021-0126-SPH

LEGEND

RIGHT-OF-WAY LINE
PROPERTY LINE
EX EASEMENT LINE
ZONING LINE — BLR / BLR CB
EX CONCRETE CURB AND GUTTER — EX.C&G
EX EDGE OF PAVING
EX CONCRETE
EX BUILDING
EX SIGN — EX.ID SIGN
EX STORM DRAIN, MANHOLE & INLET — EX.15"D
EX SANITARY SEWER, MANHOLE & CLEANOUT — EX.8"S
EX WATER MAIN, VALVE & FIRE HYDRANT — EX.8"W
EX GAS LINE — G
EX UTILITY POLE & GUY WIRE
EX INDEX CONTOURS — 10
EX INTERMEDIATE CONTOURS — 12
EX TREE
EX WETLAND LINE — W
EX FOREST BUFFER LINE — FB
CHESAPEAKE BAY CRITICAL AREA LINE AND DESIGNATION — IDA / LDA
EX PARKING COUNT — (18)
"EXISTING" DESIGNATION — EX.
PR PARKING COUNT — (1)
"PROPOSED" DESIGNATION — PR

ZONING HISTORY

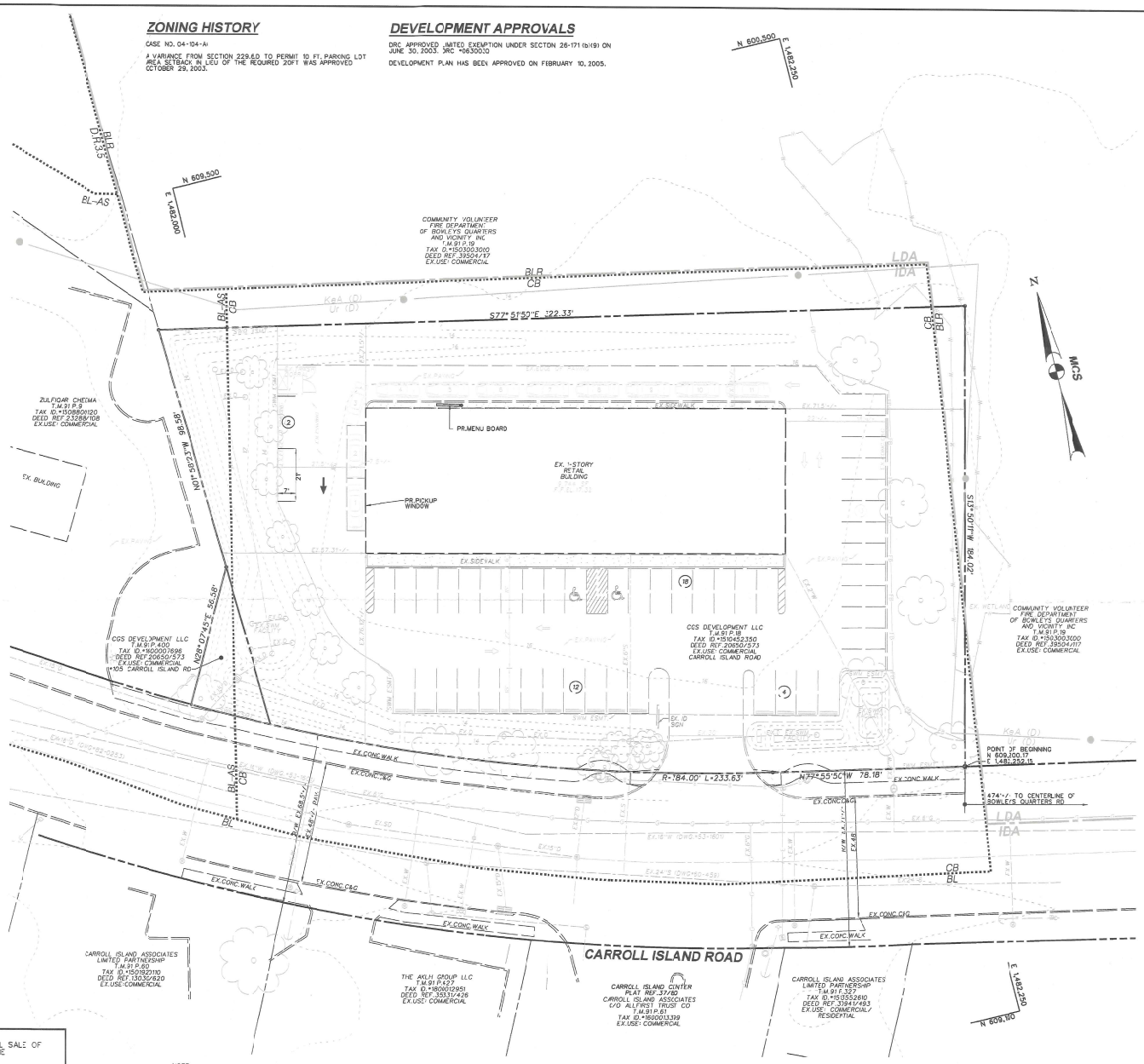
CASE NO. 04-104-A:

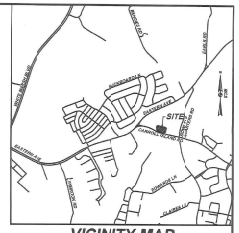
A VARIANCE FROM SECTION 229.6.D TO PERMIT 10 FT. PARKING LOT AREA SETBACK IN LIEU OF THE REQUIRED 20FT WAS APPROVED OCTOBER 29, 2003.

DEVELOPMENT APPROVALS

DRC APPROVED LIMITED EXEMPTION UNDER SECTON 26-171 (b)(9) ON JUNE 30, 2003. DRC #063003D

DEVELOPMENT PLAN HAS BEEN APPROVED ON FEBRUARY 10, 2005.





VICINITY MAP

SCALE 1" = 2,000'

SITE DATA

1. AREA OF TRACT: 53,935 SF OR 1.2382 AC
2. OWNER: CGS DEVELOPMENT, LLC 1008 COCKEYS MILL ROAD REISTERSTOWN, MARYLAND 21136
3. DEVELOPER - APPLICANT: CARROLL ISLAND REALTY, LLC. 512 TIMBER SPRING COURT REISTERSTOWN, MARYLAND 21136
4. TAX MAP REFERENCES: T.M.91 G.9: P.18; TAX ID.:#1504523350 T.M.91 G.9: P.400: TAX ID.:#1900007696
5. DEED REFERENCES: L.20650: F.573
6. PLAT REFERENCE: N/A
7. ELECTION DISTRICT: 15: COUNCILMANIC DISTRICT: 4
8. EXISTING ZONING: CB & BL-AS, MAP #091 B1
9. EXISTING USE: RETAIL & CARRY OUT PROPOSED USE: RETAIL, CARRY OUT & CARRY OUT WITH DRIVE THRU
10. CENSUS TRACK: 4518.02 TRANSPORTATION ZONE: 848 ZIP CODE: 21220 WATERSHED: MIDDLE RIVER WATERSHED
11. MINIMUM SETBACK REQUIREMENT: FRONT: 25 FT SIDE & REAR 20 FT
12. BUILDING HEIGHT: PERMITTED: 35 FT EXISTING 22 FT
13. F.A.R. EX. 9,744 SF) / 53,935 = 0.18
14. ADT: (55 X 9,744 SF) / 1,000 = 536 DAILY TRIPS
15. STORM WATER MANAGEMENT (SWM): EXISTS
16. THERE ARE NO EXISTING OR PROPOSED WELL OR SEPTIC AREAS.
17. PUBLIC WATER (W-1) AND SANITARY SEWER (S-1) FACILITIES EXIST.
18. THERE ARE NO KNOWN STREAMS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON SITE. WETLANDS HAVE BEEN DELINEATED.
19. ANY SIGNS SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL SIGN POLICES.
20. THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.
21. FLOOD MAP INFORMATION: PREMISES IS SHOWN ON MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 425 OF 580, COMMUNITY PANEL NUMBER 24003C0425G, MAP REVISED MAY 5, 2014" AND IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD).
22. THIS SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (IDA ZONE). POLLUTANT REDUCTION CALCULATIONS WERE PREVIOUSLY APPROVED BY DEPS (DIS).
23. LIGHTING SHALL BE ERECTED AS NOT TO REFLECT INTO ANY ADJOINING RESIDENTIAL AREAS AND PUBLIC ROADS.
24. EXISTING TOPOGRAPHY SHWN HEREON IS FIELD RUN BY COLBERT MATZ ROSENFELT, INC. DATED JULY 26, 2003. OFFSITE TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN COMPILED FRMM BALTIMORE COUNTY GIS.

PARKING REQUIREMENTS

PARKING SPACES REQUIRED:
CARRY OUT WITH DRIVE THRU 9,744 / 1,000 SF x 5 = 48.72 PS

PARKING SPACES PROVIDED: 49 PS (INCL. 2 HDCP)

RECEIVED
APR 14 2021
DEPARTMENT OF PERMITS APPROVALS AND INSPECTIONS

THE COORDINATE SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. HORIZ: NAD 83/93 VERTI:NAVD 88

PETITION FOR SPECIAL HEARING TO ALLOW THE RETAIL SALE OF BAKED GOODS, PURSUANT TO SECTION 229.4.A.1 OF THE BCZR WITH A DRIVE-THROUGH LANE.

NOTE:
THIS PLAN IS INTENDED FOR ZONING PURPOSES ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

2021-0126-SPA

BLDG
Baltimore Land Design Group, Inc.
Consulting Engineers
230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21031
PHONE: 410.229.8851 • FAX: 410.229.9865 • B.DG@BLDGINC.COM

2/11/2021

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, IWONA ROSTEK-ZARSKA, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2022.

OWNER
CGS DEVELOPMENT LLC
1008 COCKEYS MILL ROAD
REISTERSTOWN, MARYLAND 21136

DEVELOPER / APPLICANT
CARROLL ISLAND REALTY, LLC
512 TIMBER SPRING COURT
REISTERSTOWN, MARYLAND 21136

REVISIONS

DATE	NO.	DESCRIPTION	BY

PLAN TO ACCOMPANY SPECIAL HEARING REQUEST

EX.RETAIL

1005 CARROLL ISLAND ROAD
REISTERSTOWN, MARYLAND 21136

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'
PAINO. XV-629
ELECTION DISTRICT: 15, C6
DATE: APRIL, 2021

DRAWING NO.
V-1
SHEET 1 OF 1

ZAC AGENDA

Case Number: 2021-0126-SPH **Reviewer:** Christina Frink
Existng Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL HEARING
Legal Owner: CGS Development LLC
Contract Purchaser: Carroll Island Realty LLC By Nilkanth Patel Member

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 6

Property Address: 105 CARROLL ISLAND RD
Location: North side of Carroll Island Road West side of Bowleys Quarters Road.

Existing Zoning: CB, BL-AS **Area:** 1.15 AC
Proposed Zoning:
SPECIAL HEARING:
The retail sale of bake goods, (Dunkin Donut Store) pursuant to section 229.4.A.1 of the BCZR, with a drive-through lane.
Attorney: Timothy M. Kotroco
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

Case Number: 2021-0127-X **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL EXCEPTION
Legal Owner: IHM Holdings LLC & Niels Holdings LLC
Contract Purchaser: Nick Maumenee

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

Property Address: 1696 HILLSIDE RD
Location: North side of Hillside Road 170 to the center line of Keller Ave.

Existing Zoning: RC 2 **Area:** 63.527 AC
Proposed Zoning:
SPECIAL EXCEPTION:
A landscape service operation on only 1.209 acres of a 63.53 acre family farm per section 1A01.2.C.16 of the BCZR. A horticultural nursery for growing p[lants on 29.46 ac + 2.77 ac of the 63.53 ac farm.
Attorney: Timothy M. Kotroco
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District -** 15 **Account Number -** 1600007696

Owner Information

Owner Name:	CGS DEVELOPMENT LLC	**Use:**	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	1008 COCKEYS MILL ROAD REISTERSTOWN MD 21136-	**Deed Reference:**	/20650/ 00573

Location & Structure Information

Premises Address:	105 CARROLL ISLAND RD 0-0000	**Legal Description:**	LT NES CARROLL ISLAND RD 600 E EASTERN AV

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0091	0009	0400	31501.04	0000				2021	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			992 SF	06

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value As of 01/01/2021	Phase-in Assessments As of 07/01/2020	As of 07/01/2021
Land:	3,900	3,900		
Improvements	0	0		
Total:	3,900	3,900	3,900	3,900
Preferential Land:	0	0		

Transfer Information

Seller: ROMAN ROBERT	**Date:** 09/07/2004	**Price:** $225,000
Type: ARMS LENGTH MULTIPLE	**Deed1:** /20650/ 00573	**Deed2:**
Seller: BALTIMORE HOMES LTD	**Date:** 05/12/2000	**Price:** $175,000
Type: ARMS LENGTH MULTIPLE	**Deed1:** /14465/ 00439	**Deed2:**
Seller: COSENTINO VICTOR A	**Date:** 01/20/1989	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /08082/ 00441	**Deed2:**

Exemption Information

Partial Exempt Assessments:	**Class**	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

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: 2021-0126-SPH

Property Address: 105 Carroll Island Rd

Property Description: _____

Legal Owners (Petitioners): _____

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Timothy Kotroco

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

Address: 305 Washington Ave Suite 502
Towson, MD 21204

Telephone Number: 410 299 2943

Revised 7/9/2015

JOHN A. OLSZEWSKI, JR.
County Executive

JOANNE R. RUND, *Chief*
Fire Department

May 11, 2021

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

Distribution Meeting of: **May 3, 2021**

Formal or Informal Response Due: **May 10, 2021**

Item No.:

Administrative Variance: **2021-0049-A, 2021-0121-A, 2021-0129-A, 2021-0132-0133-A.**

Variance: **2021-0130-0131-SPHA.**

Special Hearing: **2021-0126-SPH, 2021-0130-0131-SPHA.**

Special Exception: **2021-0127-X.**

Comments:

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

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