§ 229.4. - Uses in C.B. Zone.

[Bill No. 180-1995]

A. Uses permitted by right:

1. Commercial uses:

Arts and crafts studios

Banks, with no drive-through lane

Barbershops, beauty shops and similar personal service establishments

Dry cleaner, laundromat and establishments which repair clothing or shoes

Offices and medical offices, except bail bondsman as defined by state law

Repair or rental of small appliances

Restaurants, carry-out or standard only (subject to Section 447)

Retail uses, including but not limited to the sale of gifts, jewelry, hardware, drugs, groceries, baked goods, sporting equipment and antiques

Travel agent and similar personal service establishments

Video rental or sales

2. Residential and institutional uses:

Class A and Class B child care facilities

Elderly housing facilities

Nursing homes

Residences, including residences in a commercial building only above the first floor

3. Accessory uses:

Customary accessory uses associated with the uses permitted in Paragraphs 1 and 2, including signs, parking spaces and structures

B. Uses permitted by special exception:

Banks with no more than two drive-through lanes

Donna Mignon

From: Donna Mignon
Sent: Monday, July 26, 2021 10:14 AM
To: 'Michael Brown'
Subject: RE: 105 Carroll Island Road (2021-0126-SPH) - Notice of Appeal

You are welcome. 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-gyrWbWZocIuhMXZiO5YrQNB8aCPIgmFK2l1gEEsgUJ6oj2-zdg3kSReXi-OQNOVZcCvmm5IBkFcSy7gpPEjSRveT-6LXMKMc_B02uUUCN-bD3o8Mexn0fQ_8ghf9qxb4m2RMqQdQF1Kd-nEfLi6CQ0vCXKaLbU4vGT1Cbcqm8vazn2d0ezX3J71mksxIdiqrGJ5x1EvAF-np_TwIK_C-9gOGChwTt7W0rdx6qbO-IROTgusuRHuEd-q34Rgt34Q/http%3A%2F%2Fwww.cordish.com

THE CORDISH COMPANIES

The content of this e-mail is intended solely for the use of the individual or entity to whom it is addressed. If you have received this communication in error, be aware that forwarding it, copying it, or in any way disclosing its content to any other person, is strictly prohibited. If you have received this communication in error, please notify the author by replying to this e-mail immediately.

Get your COVID-19 vaccine today.

CONNECT WITH BALTIMORE COUNTY

www.baltimorecountymd.gov

Donna Mignon

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

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-OQNOVZcCvmm5IBkFcSy7gpPEjSRveT-6LXMKMc_B02uUUCN-bD3o8Mexn0fQ_8ghf9qxb4m2RMqQdQF1Kd-nEfLi6CQ0vCXKaLbU4vGT1Cbcqm8vazn2d0ezX3J71mksxIdiqrGJ5x1EvAF-np_TwlK_C-9gOGChwTt7W0rdx6qbO-IROTgusuRHuEd-q34Rgt34Q/http%3A%2F%2Fwww.cordish.com

THE CORDISH COMPANIES

The content of this e-mail is intended solely for the use of the individual or entity to whom it is addressed. If you have received this communication in error, be aware that forwarding it, copying it, or in any way disclosing its content to any other person, is strictly prohibited. If you have received this communication in error, please notify the author by replying to this e-mail immediately.

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	*	

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

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,

/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

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
CHECK DATE 7-23-21	CHECK NUMBER 7799	TOTAL >	300.00	300.00

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]

Donna Mignon

From: Michael Brown <mbrown@cordish.com>
Sent: Monday, July 26, 2021 9:06 AM
To: Donna Mignon
Cc: Debra Wiley
Subject: Re: 2021-0126-SPH

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.

Good morning, Donna. I hope you had a nice weekend. I wanted to let you know that I just dropped the notice of appeal and check in the box in the lobby. I will send a digital copy as soon as I get into the office this morning.
Thanks,
Michael

--
MBB

On Jul 21, 2021, at 10:07 AM, Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Good Morning Mr. Brown,
We spoke yesterday regarding the appeal process for the above-referenced case.
If you decide to file an appeal, can you please send an email to me when you dropped it off in our bin.
We are still teleworking and working in the office and I want to make sure we take care of this ASAP.

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

#CANCELCOVID

Get your COVID-19 vaccine today.

CONNECT WITH BALTIMORE COUNTY

www.baltimorecountymd.gov

Donna Mignon

From: Donna Mignon
Sent: Monday, June 21, 2021 10:01 AM
To: 'Tim Kotroco'
Subject: Case No: 2021-0126-SPH CGS Development, LLC - 105 Carroll Island Road

Good Morning:

As you are aware, a virtual Webex hearing has been scheduled for June 28, 2021 at 10:00 a.m. You should have received an invitation in an email which invited you to this hearing when the event was created on or about May 27, 2021.

Please note that all electronic and hard copies of 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 :
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. **Please bring a hard copy of all exhibits and drop off in our lobby (address below) at least two business days before the hearing date.**

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

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Carroll Island Road LLC	nilkanth_patel@yahoo.com	1-	New York Time	English	U.S.
CGS Development LLC	toms701@verizon.net	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Timothy M. Kotroco, Esq.	tkotroco@gmail.com	1-	New York Time	English	U.S.
Valek Zarski	vzarski@bldginc.com	1-	New York Time	English	U.S.

OK

Attendee List

Name	Email address	Phone number	Time Zone	Language	Locale
vzarski@bldginc.com	vzarski@bldginc.com	1-	New York Time	English	U.S.
tkotroco@gmail.com	tkotroco@gmail.com	1-	New York Time	English	U.S.
pmayhew@baltimorecountymd.gov	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
toms701@verizon.net	toms701@verizon.net	1-	New York Time	English	U.S.
nilkanth_patel@yahoo.com	nilkanth_patel@yahoo.com	1-	New York Time	English	U.S.

OK

Debra Wiley

From: Debra Wiley
Sent: Thursday, May 27, 2021 4:14 PM
To: Kristen L Lewis; Donna Mignon
Subject: RE: Additional Participant 2021-0126-SPHA

Kristen,

Mr. Zarski has been sent an invitation.

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Thursday, May 27, 2021 4:05 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Additional Participant 2021-0126-SPHA

Good afternoon,

Please add Valek Zarski to the webex event, info listed below. Thank you.

From: Tim Kotroco <tkotroco@gmail.com>
Sent: Thursday, May 27, 2021 2:14 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Cc: Valek Zarski <vzarski@bldginc.com>; NILKANTH patel <nilkanth_patel@yahoo.com>
Subject: Re: Hearing Notice 2021-0126-SPHA

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

Kristen,

Thank you for sending the Notice for our hearing. Our attendees will be:

Valek Zarski, vzarski@bldginc.com, Phone #410-229-9851
Nilkanth Patel, nilkanth_patel@yahoo.com Phone#443-846-4822
Tim Kotroco, Tkotroco@gmail.com Phone#410-299-2943

Please let me know if you need additional information.

Tim K.
Timothy M. Kotroco, Esq.
Kotroco & Associates, LLC
305 Washington Ave, Suite 502
Towson, Maryland 21204
Cell: 410-299-2943
This communication is from a law firm and may contain confidential or privileged information. Unauthorized retention, disclosure, or use of this information is prohibited and may be unlawful under 18 U.S.C. §§ 2510-2521. Accordingly, if this email has been sent to you in error, please contact the sender by reply email or by phone at 410-299-2943.

On Thu, May 27, 2021 at 9:44 AM Kristen L Lewis <klewis@baltimorecountymd.gov> wrote:

Good morning,

Below is the hearing notice for the 1st of 2 cases we spoke about today. Please reply back with a list of names and email addresses for all parties that need a webex link sent to them. Thank you.

JOHN A. OLSZEWSKI, JR.
Executive

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

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-SPH

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

PW/kl

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204

Nilkanth Patel, 512 Timber Springs Court, Reisterstown 21136

Thomas Scherr, 1008 Cockeysville Mill Road, Reisterstown 21136

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 8, 2021.**

Register for your COVID-19 vaccine today.

CONNECT WITH BALTIMORE COUNTY

www.baltimorecountymd.gov

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Carroll Island Road LLC	nilkanth_patel@yahoo.com	1-	New York Time	English	U.S.
CGS Development LLC	toms701@verizon.net	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Timothy M. Kotroco, Esq.	tkotroco@gmail.com	1-	New York Time	English	U.S.
Valek Zarski	vzarski@bldginc.com	1-	New York Time	English	U.S.

OK

6-28-21
10 Am

Debra Wiley

From: Debra Wiley
Sent: Thursday, May 27, 2021 10:00 AM
To: Kristen L Lewis; Donna Mignon
Subject: LINK - RE: Webex 2021-0126-SPH

Event Information

Event:	Zoning Hearing - Case No. 2021-0126-SPH - 105 Carroll Island Rd. - CGS Develop. LLC
Type:	Listed Event
Event address for attendees:	https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e14f1e4
Event address for panelists:	https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e8f808(
Date and time:	Monday, June 28, 2021 10:00 am Eastern Daylight Time (New York, GMT-04:00)
Duration:	1 hour
Description:	Zoning Hearing Case No. 2021-0126-SPH 105 Carroll Island Road CGS Develop. LLC / Carroll Island Rd LLC
Event number:	172 503 5034
Event password:	1234
Host key:	446883
Alternate Host:	Donna Mignon,Maureen Murphy
Panelist Info:	
Panelist password:	
Panelist numeric password:	321361
Video Address:	1725035034@baltimorecountymd.webex.com You can also dial 173.243.2.68 and enter your meeting number.
Audio conference:	US Toll +1-415-655-0001 Show all global call-in numbers Access code: 172 503 5034

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Thursday, May 27, 2021 9:52 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Webex 2021-0126-SPH

Good morning,

Below is a new case needing a webex link. Thank you.

Case 2021-0126-SPH
105 Carroll Island Road
Legal Owners: CGS Development, LLC – toms701@verizon.net
Contract Purchaser/Lessee: Carroll Island Road, LLC – nilkanth_patel@yahoo.com

Timothy Kotroco – tkotroco@gmail.com
6/28/21 at 10:00 a.m.

Kristen Lewis-Coles
PAI – Zoning Review

Debra Wiley

Subject:	Web seminar scheduled: Zoning Hearing - Case No. 2021-0126-SPH - 105 Carroll Island Rd. - CGS Develop. LLC/Carroll Island Rd LLC
Location:	https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e52256848cb033f51087048d8ac9e3587
Start:	Mon 6/28/2021 10:00 AM
End:	Mon 6/28/2021 11:00 AM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	webex

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

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

Host: Debra Wiley (dwiley@baltimorecountymd.gov)
Event number (access code): 172 503 5034

Monday, June 28, 2021 10:00 am, Eastern Daylight Time (New York, GMT-04:00)

Event address for attendees:
https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e52256848cb033f51087048d8ac9
Event address for panelists:
https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e4b0a744f6b77768a85a3f9880da

Start event

Audio conference information
+1-415-655-0001 US Toll
Global call-in numbers

Join from a video system or application
Dial 1725035034@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Panelist numeric password: 321361

If you are a host, click here to view host information:
https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e68364149bd1782612f633d5af3f35535

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

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Carroll Island Road LLC	nilkanth_patel@yahoo.com	1-	New York Time	English	U.S.
CGS Development LLC	toms701@verizon.net	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Timothy M. Kotroco, Esq.	tkotroco@gmail.com	1-	New York Time	English	U.S.

OK