BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 12/6/2021

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 21-0273

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:
Property Address: 400 Grey Rock Road
Petitioner: Grey Rock Properties, LLC
Zoning: BR, DR 3.5
Requested Action: Special Hearing, Special Exception

The Department of Planning has reviewed the petition for Special Hearing and Special Exception to determine whether or not the Administrative Law Judge should permit the following:

Special Hearing:
1. The existing commercial meeting facility use and attendant parking are a legal, nonconforming use.
2. A modified parking plan pursuant to BCZR § 409.12.B.

Special Exception:
1. To permit living quarters in a commercial building, as provided in § 236.2 of the Baltimore County Zoning Regulations.

A site visit was conducted on October 5, 2021. The property and building are in generally good condition and in active use. The existing (60 spaces) parking lot is in need of resurfacing and restriping.

The Department has no objections to the requested relief and offers the following recommendation:

1. Since there is a request to approve a modified parking plan it is recommend that the existing parking lot be repaved and restriped.

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

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

SL/JGN/KP/

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c: Bill Skibinski
Jason T. Vettori, Smith, Gildea & Schmidt, LLC.
Office of Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: Nov. 11, 2021

EFL for VKD

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 4, 2021
Item No. 2021-0273-SPHX

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments

If Special Exception and Zoning Relief is granted, a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required.

* * * * *

VKD: cen
cc: file

JOHN A. OLSZEWSKI, JR.
County Executive

JOANNE R. RUND, *Chief*
Fire Department

October 6, 2021

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

Distribution Meeting of: **September 27, 2021**

Formal or Informal Response Due: **October 4, 2021**

Item No.:

Special Hearing: **2021-0270-SPH.**

Special Exception: **2021-0269-SPHXA, 2021-0273-SPHX.**

Special Variance: **2021-0273-SPHX.**

Comments:

Shall meet the requirements of the Baltimore County Fire Prevention Code, County Bill No. 14-21.

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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and Sustainability (EPS) - Development Coordination

DATE: September 28, 2021

SUBJECT: DEPS Comment for Zoning Item # 2021-0273-SPHX
Address 400 Grey Rock Road
(Grey Rock Properties, LLC)

Zoning Advisory Committee Meeting of **October 04, 2021**.

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

Reviewer: Joyce Redman

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