



D'ANDREA L. WALKER
Acting County Executive

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

January 9, 2025

John B. Gontrum, Esquire
Whiteford, Taylor & Preston L.L.P.
One West Pennsylvania Ave, Suite 300
Towson, MD 21204

Jennifer R. Busse, Esquire
Rosenberg Martin Greenberg, LLP
25 South Charles St, 21st floor
Baltimore, MD 21201

RE: Zoning Verification
Tax Account No. 01080006194
1st Election District

To Whom It May Concern:

Your letter to Mr. C. Pete Gutwald, Director of Permits, Approvals, and inspections, has been forwarded to me for response. Based on the information you provided and the available zoning records, the following has been determined.

The property located at 27 Frederick Road is currently zoned as BL-CCC (Business Local with a Commercial, Community Core overlay), as indicated on the official Baltimore County Zoning Map 082B1. All permitted uses are subject to the restrictions outlined in Section 230 of the Baltimore County Zoning Regulations (BCZR).

Based on the previous rulings on Cases #21-291-SPHASA and CB-23-013, and the Development Plan redlined and dated 11/01/24, it is determined that the proposed changes to the apartment mix and square footage will not require more than the 349 parking spaces originally required and must provide a minimum of 293 spaces as prescribed in the variance. These changes are considered to be within the spirit and intent of Zoning Cases #21-291-SPHASA and CB-23-013, and no hearing is required to implement them. For a complete list of permitted uses by right or by special exception, please visit the Baltimore County website: https://library.municode.com/md/baltimore_county/codes/zoning_regulations.

Additionally, guidelines for rebuilding after damage or destruction can be found in Section 104.2 of the BCZR.

Our database search found one associated zoning case with this property; 2021-0291-SPHASA. All case information, including the Administrative Law Judge's decisions, is now digitized and available for online viewing at www.bcgis.baltimorecountymd.gov/myneighborhood.

The Division of Code Enforcement digital records do not indicate any violation cases on the referenced property.

A review of the Division of Code Enforcement's digital records did not reveal any violation cases associated with the referenced property. Furthermore, this property is not part of a Planned Unit Development (PUD).

Certificates of Occupancy are not available for structures built before March 1989. It is important to note that the absence of a Certificate of Occupancy does not constitute a violation of Baltimore County's Zoning Regulations or County Codes.

Property improvements may be rebuilt to the current density if damaged or destroyed, in accordance with Section 104, Nonconforming Uses standards, of the BCZR.

For inquiries regarding Fire codes and potential violations, please contact John Bryant at 410-887-3987.

I trust that this information is helpful. Should you require further assistance, please contact the Zoning Review Office at 410-887-3391

THE FOREGOING IS MERELY AN INFORMAL OPINION. IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.

Respectfully,

A handwritten signature in cursive script that reads "Jesse Krout".

Jesse Krout
Zoning Review



Rosenberg
Martin
Greenberg^{LLP}

Jennifer R. Busse
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201
P: (410) 727-8647/F: (410) 727-1115
jbusse@rosenbergmartin.com

April 19, 2023

VIA ELECTRONIC MAIL

Krysundra Cannington
Administrator,
Board of Appeals of Baltimore County
Jefferson Building
2nd Floor, Suite 203
105 West Chesapeake Ave.
Towson, Maryland 21204

Re: Entry of Appearance
Case No. 21-291-SPHASA and CBA-23-013

Dear Ms. Cannington :

As I have recently moved my practice from WTP to Rosenberg Martin Greenberg LLP, please accept the attached Entry of Appearance and note my new contact information moving forward. I am mailing a copy of this letter and Entry of Appearance to the parties listed below.

Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer R. Busse".

Jennifer R. Busse
Attorney for Owner & Applicant/Contract Purchaser

cc: Sent via first class mail:
Peter Max Zimmerman, Esq. (EMAIL ONLY)

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
Wilkens Rogers Maryland, Inc.	*	OFFICE OF ADMINSTRATIVE
(Owner)	*	HEARINGS FOR
Terra Nova Ventures, LLC	*	BALTIMORE COUNTY
(Applicant/Contract Purchaser)	*	CASE NO. 21-291-SPHASA and
	*	CBA-23-013
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ENTRY OF APPEARANCE

On behalf of Wilkens Rogers Maryland, Inc., owner and Terra Nova Ventures, LLC, applicant/contract purchaser in the above-referenced Special Hearing, please accept this Entry of Appearance to document my updated contact information noted below. Thank you.

Respectfully submitted,

Jennifer R. Busse
Rosenberg Martin Greenberg, LLP
25 S. Charles Street, 21st Floor
Baltimore, Maryland 21201-3305
410-727-8647
FAX 410-727-1115
jbusse@rosenbergmartin.com

*Attorney for Owner, Wilkens Rogers Maryland,
Inc. & Applicant/Contract Purchaser, Terra Nova
Ventures, LLC*

CERTIFICATE OF SERVICE

I hereby certify that on this 19th day of April 2023, a copy of the foregoing Entry of Appearance was mailed first class, postage prepaid to:

Peter Max Zimmerman, Esq.
People's Counsel for Baltimore County
peoplescounsel@baltimorecountymd.gov

David Tufaro
Terra Nova Ventures, LLC
dtufaro@terranovaventures.com

John B. Gontrum, Esq.
jgontrum@whitefordlaw.com

Michael R. McCann, Esq.
michael@mccannlaw.net

Kristy Bischoff, P.E.
kbischoff@dmw.com

Julia Nicoll
Julia.nicoll@gmail.com

David Lykens, Director/DEPS
dlykens@baltimorecountymd.gov

C. Pete Gutwald, Director/PAI
cpgutwald@baltimorecountymd.gov

Stephen Lafferty, Director/Dept. of Planning
slafferty@baltimorecountymd.gov

Paul M. Mayhew, Managing Administrative Law Judge
administrativehearings@baltimorecountymd.gov

Lloyd Moxley, Development Manager/PAI
lmoxley@baltimorecountymd.gov

James E. Benjamin, Jr. County Attorney/Office of Law
jrbenjamin@baltimorecountymd.gov

Jennifer R. Busse

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING July 18, 2022
FORMAL OR INFORMAL RESPONSE DUE AT July 25, 2022 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
* PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
* PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
* Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovment@baltimorecountymd.gov
* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
tbostwick@baltimorecountymd.gov
* Mike Ruby (Newspaper), mildmanneredcomm@aol.com
+ People's Counsel, rwheatley@baltimorecountymd.gov
+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
+ Kathy Are, kare@baltimorecountymd.gov
& State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
& Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
& PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov
People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
DEPS (Jeff Livingston) – 2 copies of each, MS # 1319, jlivingston@baltimorecountymd.gov; Steve Ford, sford@baltimorecountymd.gov
IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
* IF ELDERLY HOUSING, Community Development, MS #1102M
* IF TOWER, Tower Coordinator, c/o OIT, MS #2007
IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

Revised 07/7/2021

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 5/12/2022

FROM: Christina Frink
Zoning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS ---- REVISED
Case Number: 2021-0291-SPHASA

INFORMATION:

Property Address: 27 Frederick Rd
Petitioner: Wilkins Rogers Maryland Inc.
Zoning: BL-CCC & DR 3.5
Requested Action: Special Hearing, Variance, Special Variance

The Zoning Review Office has reviewed the petition to determine whether or not the Administrative Law Judge should permit the following;

Special Hearing:

1. To approve a modified parking plan pursuant to BCZR 409.12.B
2. To permit floodplain waivers from BCC Sections 32-4-414 and 32-8-303.
3. To permit a maximum building height of 130 feet in lieu of the otherwise permitted 50 feet or 100 foot basic height.

Variance

1. To permit 278 parking spaces in lieu of 398. (Revised petition request 12-15-2021)
2. To permit a maximum building height of 130 feet in lieu of the otherwise permitted 50 feet or 100 foot basic height.
3. To permit a portion of the parking area to be constructed with pervious materials. (Revised petition request 12-15-2021)

Special Variance

1. To allow for the redevelopment of and permit the issuance of building permits for the existing building known as "Ellicott Mill".

The Zoning Review Office does not object to the above requests contingent upon the following conditions:

1. All criteria are met and the Zoning case is approved.
2. The required parking spaces are 349 **not** 348 (spaces are rounded up; redlined drawing dated 4-27-2022).
3. The 2nd revised petition dated 12-15-2021 does not match the redlined drawing dated 4-27-2022 for parking calculations.
4. The Variance should be "To permit 293 parking spaces in lieu of the required 349" based on the redline plans dated 4-27-2022.
5. Signs will require a separate permit review for approval.

Christina Frink

Christina Frink, Planner II
Zoning Review

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 4/26/2022

FROM: Christina Frink
Zoning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2021-0291-SPHASA

INFORMATION:

Property Address: 27 Frederick Rd
Petitioner: Wilkins Rogers Maryland Inc.
Zoning: BL-CCC & DR 3.5
Requested Action: Special Hearing, Variance, Special Variance

The Zoning Review Office has reviewed the petition to determine whether or not the Administrative Law Judge should permit the following;

Special Hearing:

1. To approve a modified parking plan pursuant to BCZR 409.12.B
2. To permit floodplain waivers from BCC Sections 32-4-414 and 32-8-303.
3. To permit a maximum building height of 130 feet in lieu of the otherwise permitted 50 feet or 100 foot basic height.

Variance

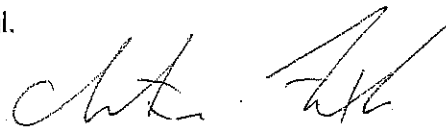
1. To permit 295 parking spaces in lieu of 398.
2. To permit a maximum building height of 130 feet in lieu of the otherwise permitted 50 feet or 100 foot basic height.

Special Variance

1. To allow for the redevelopment of and permit the issuance of building permits for the existing building known as "Ellicott Mill".

The Zoning Review Office does not object to the above requests contingent upon the following conditions:

1. All criteria are met and the Zoning case is approved.
2. The required parking spaces are 399 **not** 398 (spaces are rounded up).
3. Signs will require a separate permit review for approval.



Christina Frink
Planner II
Zoning Review