



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

January 31, 2023

Lawrence E. Schmidt, Esquire
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, Maryland 21204

James Oremland
Vice President - Glyndon Trace I
205 Teapot Court
Reisterstown, Maryland 21136

Re: In the matter of: *406 Main Street, LLC – Legal Owner*
Case No.: 22-043-X

Dear Mr. Schmidt and Mr. Oremland:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT.** Please note that all Petitions for Judicial Review filed from this decision should be noted under the same civil action number. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

A handwritten signature in cursive script, reading "Sunny Cannington".

Krysundra "Sunny" Cannington
Administrator

KLC/taz
Duplicate Original Cover Letter
Enclosure

c: Tamir Ezzat, AIA/406 Main Street, LLC
Craig Piette
Larry and Deborah Caplan
Office of People's Counsel
Paul M. Mayhew, Managing Administrative Law Judge
Stephen Lafferty, Director/Department of Planning
C. Pete Gutwald, Director/PAI
James R. Benjamin, Jr., County Attorney/Office of Law

IN THE MATTER OF
406 MAIN STREET, LLC - LEGAL OWNER
AND PETITIONER FOR SPECIAL EXCEPTION
AND ON THE PROPERTY LOCATED
AT 406 MAIN STREET

4TH ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT

* BEFORE THE
* BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 22-043-X

* * * * *

ORDER OF DISMISSAL

This matter comes to the Board of Appeals by way of a cross appeal filed by Lawrence E. Schmidt, Esquire on behalf of 406 Main Street, LLC, Petitioners and Appellants, from a final decision of the Administrative Law Judge dated May 16, 2022, in which the requested zoning relief was granted with conditions.

WHEREAS, the Board is in receipt of a Notice of Dismissal dated January 19, 2023 from Lawrence E. Schmidt, Esquire on behalf of 406 Main Street, LLC, Petitioners and Appellants voluntarily withdrawing the appeal (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Petitioners/Appellants request that the appeal taken in this matter be withdrawn and dismissed as of January 19, 2023,

THEREFORE IT IS ORDERED this 31st day of January, 2023 by the Board of Appeals of Baltimore County that the cross appeal taken by Lawrence E. Schmidt, Esquire on behalf of 406 Main Street, LLC, Petitioners and Appellants, in Case No. 22-043-X, is hereby **DISMISSED without prejudice**.

**BOARD OF APPEALS
OF BALTIMORE COUNTY**



Andrew M. Belt, Chairman



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

January 19, 2023

Lawrence E. Schmidt, Esquire
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, Maryland 21204

James Oremland
Vice President - Glyndon Trace I
205 Teapot Court
Reisterstown, Maryland 21136

Re: In the matter of: *406 Main Street, LLC – Legal Owner*
Case No.: 22-043-X

Dear Mr. Schmidt and Mr. Oremland:

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Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT.** Please note that all Petitions for Judicial Review filed from this decision should be noted under the same civil action number. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

A handwritten signature in cursive script, reading "Sunny Cannington", followed by a horizontal line.

Krysundra "Sunny" Cannington
Administrator

KLC/taz
Duplicate Original Cover Letter
Enclosure

c: Tamir Ezzat, AIA/406 Main Street, LLC
Craig Piette
Larry and Deborah Caplan
Office of People's Counsel
Paul M. Mayhew, Managing Administrative Law Judge
Stephen Lafferty, Director/Department of Planning
C. Pete Gutwald, Director/PAI
James R. Benjamin, Jr., County Attorney/Office of Law

IN THE MATTER OF
406 MAIN STREET, LLC - LEGAL OWNER
AND PETITIONER FOR SPECIAL EXCEPTION
AND ON THE PROPERTY LOCATED
AT 406 MAIN STREET

4TH ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT

* BEFORE THE
* BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 22-043-X

* * * * *

ORDER OF DISMISSAL

This matter comes to the Board of Appeals by way of an appeal filed by James Oremland, Vice President of Glyndon Trace I, Protestant and Appellant, from a final decision of the Administrative Law Judge dated May 16, 2022, in which the requested zoning relief was granted with conditions.

WHEREAS, the Board is in receipt of a letter dated December 22, 2022 from James Oremland, Vice President of Glyndon Trace I, Protestant and Appellant including an agreement and voluntarily withdrawing the appeal (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Protestant/Appellant requests that the appeal taken in this matter be withdrawn and dismissed as of December 22, 2022,

THEREFORE IT IS ORDERED this 19th day of January, 2023 by the Board of Appeals of Baltimore County that the appeal taken by James Oremland, Vice President of Glyndon Trace I, in Case No. 22-043-X, is hereby **DISMISSED**.

**BOARD OF APPEALS
OF BALTIMORE COUNTY**



Andrew M. Belt, Chairman

IN THE MATTER OF:
406 Main Street, LLC
406 Main Street
Reisterstown, MD 21136

4th Election District
2th Councilmanic District

406 Main Street, LLC., *Legal Owner*
Appellant

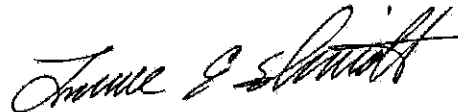
* BEFORE THE
* BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* **Case No.: CBA-22-043-X**
*

* * * * *

NOTICE OF DISMISSAL

Pursuant to Rule 3.b of the Rules of Practice and Procedure of the Baltimore County Board of Appeals, Appellant, 406 Main Street, LLC., by and through its undersigned counsel hereby dismisses its appeal without prejudice in the above-captioned matter.

Respectfully Submitted,



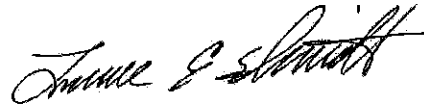
LAWRENCE E. SCHMIDT
CPF No. 7905010152
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, MD 21204
(410) 821 0070
Attorney for 406 Main Street, LLC

CERTIFICATE OF SERVICE

I hereby certify that on this 19th day of January, 2023 a copy of the foregoing Appellant' s
Notice of Dismissal was sent via email to:

James Oremland
President, Glyndon Trace 1
oremill@gmail.com

Jill LaVeck
President, Glyndon Trace Masterboard
jilll@thecsgroup.com

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt", written in black ink.

LAWRENCE E. SCHMIDT

December 22, 2022

Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103

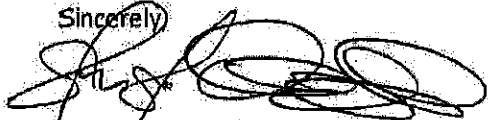
Towson, MD 21204

Re: Appeal of Petition for Special Exemption Case No. 2022-0043-X

Please accept this letter as a formal request to drop and rescind my previous requests for the appeal of the decision dated May 16, 2022.

Glyndon Trace Community and 406 Main St LLC have come to a mutually acceptable agreement (executed copy enclosed) that includes additional restrictions above and beyond the Magistrates decision.

Sincerely,



James Oremland

President – Glyndon Trace 1

205 Teapot Ct

Reisterstown, MD 21136

oremjl@gmail.com

Encl:

CC: Vaughn Rocco – President Paul Davis Company

406 Main St

Reisterstown, MD 21136

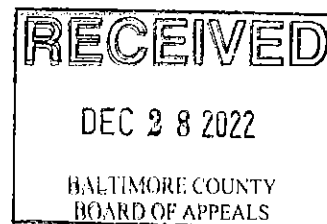
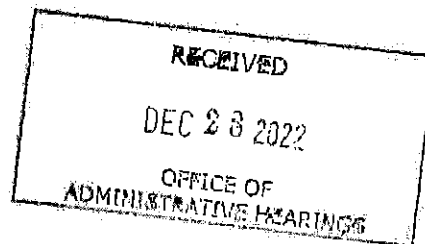
Jill LaVeck – President

Glyndon Trace Masterboard

c/o Tidewater Property Management

3600 Crondall Ln Ste 100

Owings Mills, MD 21117



December 22, 2022

Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103

Towson, MD 21204

Re: Appeal of Petition for Special Exemption Case No. 2022-0043-X

Please accept this letter as a formal request to drop and rescind my previous requests for the appeal of the decision dated May 16, 2022.

Glyndon Trace Community and 406 Main St LLC have come to a mutually acceptable agreement (executed copy enclosed) that includes additional restrictions above and beyond the Magistrates decision.

Sincerely,



James Oremland

President – Glyndon Trace 1

205 Teapot Ct

Reisterstown, MD 21136

oremji@gmail.com

Encl:

CC: Vaughn Rocco – President Paul Davis Company

406 Main St

Reisterstown, MD 21136

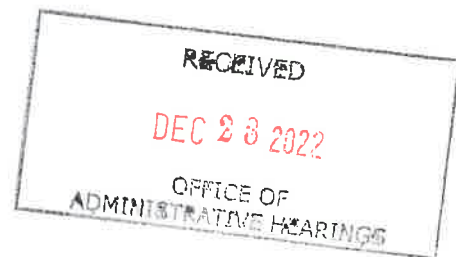
Jill LaVeck – President

Glyndon Trace Masterboard

c/o Tidewater Property Management

3600 Crondall Ln Ste 100

Owings Mills, MD 21117



Lawrence Schmidt

Smith, Gildea & Schmidt, LLC

600 Washington Avenue Suite 200

Towson, MD 21204

AGREEMENT

406 MAIN STREET, LLC, owner of 406 Main Street, Reisterstown, MD (the Property), and Paul Davis, Inc., occupant of the Property, together referred to as the "Owner", and Glyndon Trace 1 Community Association, Inc. and Glyndon Trace Master Board, Inc., together referred to as GT 1, enter into this Agreement on the date set forth below.

BACKGROUND

1. Owner requested a Special Exception through the Baltimore County Office of Zoning in order to construct an addition to the existing building on the Property.
2. GT 1, in conjunction with residents of the Glyndon Trace community, located adjacent to the Property, opposed the expansion and Special Exception.
3. After a hearing, an administrative law judge issued an Opinion and Order in Case # 22-043-X granting the Special Exception, subject to certain conditions set forth in the Opinion and Order.
4. GT 1 and Owner both appealed the decision.
5. The appeal hearing was scheduled in early October, 2022, but was postponed in order for the parties to continue their efforts to resolve their difference.
6. The parties have continued to negotiate their respective concerns in order to avoid the necessity for the appeal hearing.

Now therefore, in consideration of the terms set forth below, the parties, intending to be legally bound, enter into this Agreement on the date set forth below.

- A. The recitations in the Background section of the Agreement are incorporated herein.
- B. Within three business days of the full execution of this Agreement, GT 1 shall withdraw its appeal to the Board of Appeals of Baltimore County in Case # 22-043-X of the Opinion and Order referenced above.
- C. The terms and conditions set forth in the said Opinion and Order, a copy of which is attached hereto and made a part hereof, shall remain in effect. Owner agrees that its expansion project shall incorporate the terms in the Opinion and Order.
- D. The parties have also agreed to certain additional terms and conditions as described in the "Requests and Responses," attached hereto and made a part hereof. Owner agrees that its expansion project shall incorporate the terms and conditions agreed upon in the "Requests and Responses."
- E. The Owner's building expansion shall also conform to the plans and specifications in the Owner's Plans ("406 Main Street ADDITION") which is attached hereto and made a part hereof.
- F. This Agreement shall be binding on the parties and their respective successors and assigns.
- G. The terms of this Agreement may be enforced by Baltimore County in the same manner as any zoning restriction, or by GT 1 through a request to the County or a request for injunctive relief. However, prior to initiating any administrative or legal proceeding, GT 1 shall first contact Owner in writing and allow Owner ten (10) days to respond.
- H. The persons executing this Agreement confirm that they are authorized to do so on behalf of the parties.

BE WITNESS WHEREOF, the parties have signed this Agreement on the dates listed below.

ATTEST:

GLYNDON TRACE COMMUNITY ASSOCIATION, INC.

JAMES J. ORELAND

BY:

[Signature]
JAMES ORELAND, PRESIDENT

12/27/2022
DATE

GLYNDON TRACE MASTER BOARD, INC.

Jill LaVeck

BY:

[Signature]
JILL LAVEK, PRESIDENT

DATE

406 MAIN STREET, LLC

Thomas Locco

BY:

[Signature]

12/20/22
DATE

PAUL DAVIS, INC.

Thomas Locco

BY:

[Signature]

12/20/22
DATE

AGREEMENT

406 MAIN STREET, LLC, owner of 406 Main Street, Reisterstown, MD (the Property), and Paul Davis, Inc., occupant of the Property, together referred to as the "Owner", and Glyndon Trace Community Association, Inc. and Glyndon Trace Master Board, Inc., together referred to as GTI, enter into this Agreement on the date set forth below.

BACKGROUND

1. Owner requested a Special Exception through the Baltimore County Office of Zoning in order to construct an addition to the existing building on the Property.
2. GTI, in conjunction with residents of the Glyndon Trace community, located adjacent to the Property, opposed the expansion and Special Exception.
3. After a hearing, an administrative law judge issued an Opinion and Order in Case # 22-043-X granting the Special Exception, subject to certain conditions set forth in the Opinion and Order.
4. GTI and Owner both appealed the decision.
5. The appeal hearing was scheduled in early October, 2022, but was postponed in order for the parties to continue their efforts to resolve their difference.
6. The parties have continued to negotiate their respective concerns in order to avoid the necessity for the appeal hearing.

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- C. The terms and conditions set forth in the said Opinion and Order, a copy of which is attached hereto and made a part hereof, shall remain in effect. Owner agrees that its expansion project shall incorporate the terms in the Opinion and Order.
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- F. This Agreement shall be binding on the parties and their respective successors and assigns.
- G. The terms of this Agreement may be enforced by Baltimore County in the same manner as any zoning restriction, or by GTI through a request to the County or a request for injunctive relief. However, prior to initiating any administrative or legal proceeding, GTI shall first contact Owner in writing and allow Owner ten (10) days to respond.
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IN WITNESS WHEREOF, the parties have signed this Agreement on the dates listed below.

ATTEST:

GLYNDON TRACE1 COMMUNITY ASSOCIATION, INC.

JAMES J. ORELAND

BY: [Signature] 12/22/2022
JAMES ORELAND, PRESIDENT DATE

GLYNDON TRACE MASTER BOARD, INC.

Jill Lavek

BY: [Signature]
JILL LAVEK, PRESIDENT DATE

406 MAIN STREET, LLC

Vincent Locco

BY: [Signature] 12/20/22
DATE

PAUL DAVIS, INC.

Vincent Locco

BY: [Signature] 12/20/22
DATE

AGREEMENT

406 MAIN STREET, LLCC, owner of 406 Main Street, Reisterstown, MD (the Property), and Paul Davis, Inc., occupant of the Property, together referred to as the "Owner", and Glyndon Trace 1 Community Association, Inc. and Glyndon Trace Master Board, Inc., together referred to as GT I, enter into this Agreement on the date set forth below.

BACKGROUND

1. Owner requested a Special Exception through the Baltimore County Office of Zoning in order to construct an addition to the existing building on the Property.
2. GT I, in conjunction with residents of the Glyndon Trace community, located adjacent to the Property, opposed the expansion and Special Exception.
3. After a hearing, an administrative law judge issued an Opinion and Order in Case # 22-043-X granting the Special Exception, subject to certain conditions set forth in the Opinion and Order.
4. GT I and Owner both appealed the decision.
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JAMES OREMLAND, PRESIDENT

12/27/2022
DATE

GLYNDON TRACE MASTER BOARD, INC.

Jill Lavek

BY:

[Signature]
JILL LAVEK, PRESIDENT

DATE

406 MAIN STREET, LLC

Vincent Locco

BY:

[Signature]

12/20/22
DATE

PAUL DAVIS, INC.

Vincent Locco

BY:

[Signature]

12/20/22
DATE

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AGREEMENT

406 MAIN STREET, LLCC, owner of 406 Main Street, Reisterstown, MD (the Property), and Paul Davis, Inc., occupant of the Property, together referred to as the "Owner", and Glyndon Trace 1 Community Association, Inc. and Glyndon Trace Master Board, Inc., together referred to as GT I, enter into this Agreement on the date set forth below.

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IN WITNESS WHEREOF, the parties have signed this Agreement on the dates listed below.

ATTEST:

GLYNDON TRACE1 COMMUNITY ASSOCIATION, INC.

JAMES J. OREMLAND

BY: [Signature] 12/22/2022
JAMES OREMLAND, PRESIDENT DATE

GLYNDON TRACE MASTER BOARD, INC.

Jill Lavek

BY: [Signature]
JILL LAVEK, PRESIDENT DATE

406 MAIN STREET, LLC

Vahan Locco

BY: [Signature] 12/20/22
DATE

PAUL DAVIS, INC.

Vahan Locco

BY: [Signature] 12/20/22
DATE



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

September 26, 2022

NOTICE OF POSTPONEMENT

IN THE MATTER OF: 406 Main Street, LLC – Legal Owner
406 Main Street
22-043-X Reisterstown, MD 21136-1906
4th Election District; 2nd Council District

Re: Petition for Special Exception relief under BCZR §204.3 to allow a Class B Office Building in a RO Zone.

5/16/22 Opinion and Order of the Administrative Law Judge wherein the Petition for Special Exception was GRANTED, with conditions.

The hearing scheduled in this matter on October 6, 2022 has been postponed by request of the Appellant to facilitate settlement negotiations. This matter will be reassigned to a later date if necessary.

NOTICE:

- This appeal is an evidentiary hearing. Parties should consider the advisability of retaining an attorney.
- Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.
- No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).
- If you require special accommodations, please contact this office at least one week prior to hearing date.

If you do not have access to a computer or smart device, please contact our office for the call-in information the day before the scheduled hearing.

Krysundra Cannington, Administrator

c. Counsel for Petitioner
Petitioner

: Lawrence E. Schmidt, Esquire
: Tamir Ezzat, AIA

Protestant/Appellant, *pro se*

: James Oremland, Vice President
Glyndon Trace I

Craig Piette
Paul M. Mayhew, Managing Administrative Law Judge
Stephen Lafferty, Director/Department of Planning
James R. Benjamin, Jr., County Attorney

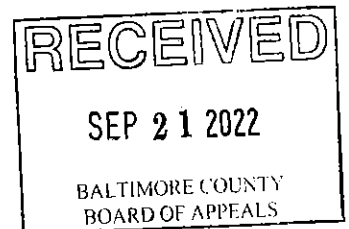
Larry and Deborah Caplan
Office of People's Counsel
C. Pete Gutwald, Director/PAI
Nancy C. West, Assistant County Attorney

GLYNDON TRACE I CONDOMINIUM ASSOCIATION
TIDEWATER PROPERTY MANAGEMENT
3600 CRONDALL LANE
SUITE 100
OWINGS MILLS MD 21117

September 21, 2022

Board of Appeals of Baltimore County
Jefferson Building
Second Floor, Suite 203
105 West Chesapeake Avenue
Towson, MD 21204

Re: Request for Continuance
In the Matter of 406 Main Street, LLC
406 Main Street
Reisterstown, MD 21136-1906
4th Election District; 2nd Council District
Case No. 22-043X



Board of Appeals:

Glyndon Trace I Condominium Association (GT I) is the condominium association for 72 homes located on Teapot Court and Lauren Hill Court, immediately adjacent to 406 Main Street. GT I is one of three condominium associations in the residential community known as Glyndon Trace. All three associations have been working together to respond to the building expansion proposal at 406 Main Street.

GT I requests a continuance of the hearing set for October 6, 2022 for the following reasons:

1. GT I, and its companion associations, Glyndon Trace II and the Glyndon Trace Master Board, continue to evaluate whether they can and should engage counsel to represent them in this appeal. This decision is difficult for condo associations who are responsible to their homeowners for budgets and monthly fees.

Every homeowner would have to contribute to the cost of representation, making the decision more complicated than that for an individual or a business. The community needs more time to make that decision.

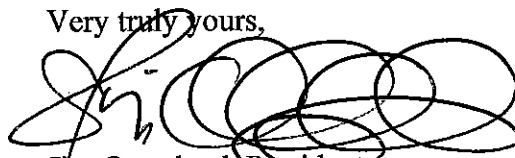
2. At the original zoning hearing, and in subsequent meetings, the owner of 406 Main Street stated that they had revised their construction plans. GT I has not seen the revised plans. It is not feasible to prepare for the appeal without having an opportunity to review the latest plans for the expansion of the building.

3. Representatives of the Glyndon Trace community and the owner of 406 Main have been trying to reach an agreement on an acceptable set of conditions for the approval of the requested Special Exception. There have been several meetings attempting to resolve the issues raised by this project. Having a bit more time to reach such an agreement would obviate the need for the appeal.

For the reasons set forth above, Glyndon Trace I requests a continuance of the appeal hearing for a period not to exceed sixty (60) days.

Thank you for your attention to this matter. I certify that copies of this letter were mailed to the persons listed below:

Very truly yours,

A handwritten signature in black ink, appearing to read 'Jim Oremland', written over a series of horizontal wavy lines.

Jim Oremland, President
Glyndon Trace I Condominium Association
Tidewater Property Management
3600 Crondall Lane, Suite 100
Owings Mills, MD 21117

Lawrence E. Schmidt, Esquire
Schmidt, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, MD 21204

Office of People's Counsel
6 St. Paul Street, Suite 2102
Baltimore, MD 21202

Paul M. Mayhew, Managing Administrative Law Judge
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, MD 21204

Stephen Lafferty, Director/Department of Planning
Department of Planning
The Jefferson Building
105 West Chesapeake Avenue, Suite 101
Towson, MD 21204

C. Pete Gutwald, Director/PAI
Department of Permits, Approvals and Inspections
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Nancy C. West, Esquire, Assistant County Attorney
Office of Law
Historic Courthouse
400 Washington Avenue
Towson, MD 21204

James R. Benjamin, Jr., Esquire, County Attorney
Office of Law
Historic Courthouse
400 Washington Avenue
Towson, MD 21204

Craig Piette
204 Sunnyking Drive
Reisterstown, MD 21136

Larry and Deborah Caplan
230 Teapot Court
Reisterstown, MD 21136



JOHN A. OLSZEWSKI, JR.
County Executive

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

June 16, 2022

Lawrence E. Schmidt, Esquire – lschmidt@sgs-law.com
Schmidt, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, MD 21204



RE: **APPEAL TO BOARD OF APPEALS**
Petition for Special Exception
Case No. 2022-0043-X
Property: 406 Main Street

Dear Mr. Schmidt:

Please be advised that an appeal of the above-referenced case was filed in this Office on June 15, 2022. 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 Next Page -



Board of Appeals

People's Counsel

406 Main Street, LLC – tamir@ddbworkshop.com

Allen Owens – allen.owens@pauldavis.com

Vaughn Rocco – vaughn.rocco@pauldavis.com

Jill LaVeck – yalaj11@aol.com

Jill Rosenthal – fritz813@msn.com

Burton Jackson – burton.jackson@icloud.com

Larry Caplan – lcaplan@lmcplaw.com

Linda Joseph – rabbilindajoseph@gmail.com

Maheshchandra Shah – maheshc49@hotmail.com

Lolita Buie-Knight – Lolita_buie-knight@live.com

Marsha Oremland – oremlandm@gmail.com

Terri Williams – terrikw1@aol.com

Araceli Fernandez – Araceli_Figueroa@yahoo.com

Susan Campion – Scamion11@msn.com

Osvaldo Fernandez – Osvaldo8.fernandez@gmail.com

Crystal Micriotti – mainstreetmanager@reisterstown.com

Tinera Fobbs – tinera61@gmail.com

David Silber – bonzdoc418@gmail.com

Mark Gitomer – mglaw@gtbmail.net

Erin German – egerm023@gmail.com

Sherita Harris – remy0515@outlook.com

Joyce Williams – jhwilliams.9504@gmail.com

Benjamin Nixon – buckaluck145@comcast.net

Gary Leviton – galeviton@gmail.com

Robyn Remick – Mrs.remick@gmail.com

Steven Meconi – meconisteven@gmail.com

Patricia Gordon – pgordanmaynard@yahoo.com

Chris Slike – chslike@aol.com

Mark Levin – markl@levinbrown.com

Charlie Hoppa – cghoppa@gmail.com

Craig Piette – craigpiette@gmail.com

Mary Molinary – mary.molinary@reisterstown.com

Jerry Bass – thebassman101@hotmail.com

Deborah Anderson – debrah28@comcast.net

Tamir Ezzat – tamir@ddbworkshop.com

Jean Meconi – jmeconi@lifebridgehealth.org

Jim Oremland – oremjj@gmail.com

Mary Molinary – mmolinary@reisterstown.com

Nicolina Sarnelli – nicolina.sarnelli@kimley-horn.com

Nick Leffner – nick.leffner@kimley-horn.com

Sean Gibbons – sean@gibbonscreative.com

APPEAL

Petition for Special Exception

Case No.: 2022-0043--X

406 Main Street

4th Election District, 2nd Council District

All Materials Previously forwarded to Board of Appeals on June 6, 2022

Notice of Appeal - June 15, 2022 from Lawrence E. Schmidt, Esq.

Cashier's Receipt No. 203989 for Check No. 2055 -\$400.00

Tammy Zahner

From: Lawrence Schmidt <lschmidt@sgs-law.com>
Sent: Thursday, June 16, 2022 9:36 AM
To: Debra Wiley
Cc: Appeals Board; Peoples Counsel; 406 Main Street, LLC - Tamir Ezzat -; Allen Owens -; Vaughn Rocco -; Jill LaVeck -; Jill Rosenthal -; Burton Jackson -; Larry Caplan -; Linda Joseph -; Maheshchandra Shah -; Lolita Buie-Knight -; Marsha Oremland -; Terri Williams -; Araceli Fernandez -; Susan Campion -; Osvaldo Fernandez -; Crystal Micriotti -; Tintera Fobbs -; David Silber -; Mark Gitomer -; Erin German -; Sherita Harris -; Joyce Williams -; Benjamin Nixon -; Gary Leviton -; Robyn Remick -; Steven Meconi -; Patricia Gordon -; Chris Slike -; Mark Levin -; Charlie Hoppa -; Craig Piette -; Mary Molinary -; Jerry Bass -; Deborah Anderson -; Tamir Ezzat -; Jean Meconi -; Jim Oremland -; Mary Molinary -; Nicolina Sarnelli -; Nick Leffner -; Sean Gibbons -; Donna Mignon; Kelly Benton
Subject: Re: Appeal - Case No. 2022-0043-X - 406 Main Street
Attachments: 20220616084444475.pdf

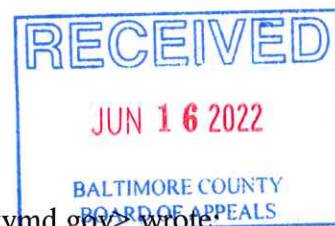
CAUTION: This message from lschmidt@sgs-law.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Thank you Ms. Wiley.

We copied the gentleman who filed the appeal on behalf of the community, as he indicated in his filing that he was acting on behalf of the appellants. We also copied People's Counsel, as they had entered their appearance. Thank you.

Larry Schmidt

Sent from my iPad



On Jun 16, 2022, at 8:41 AM, Debra Wiley <dwiley@baltimorecountymd.gov> wrote:

Good Morning,

Please find attached correspondence regarding an appeal filed in the above matter.

Thank you.

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

From: adminhearingscpr@baltimorecountymd.gov
<adminhearingscpr@baltimorecountymd.gov>
Sent: Thursday, June 16, 2022 8:45 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

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

Scan Date: 06.16.2022 08:44:44 (-0400)

Queries to: adminhearingscpr@baltimorecountymd.gov

[<https://www.baltimorecountymd.gov/sebin/q/v/signature-cancel-covid.gif>][<https://www.baltimorecountymd.gov/vaccine>](https://www.baltimorecountymd.gov/vaccine)

Get your COVID-19 vaccine today.[<https://www.baltimorecountymd.gov/vaccine>](https://www.baltimorecountymd.gov/vaccine)

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[<https://twitter.com/BaltCoGov>](https://twitter.com/BaltCoGov) [<https://www.baltimorecountymd.gov/sebin/z/n/social-icon-news.png>]
[<https://www.baltimorecountymd.gov/News/BaltimoreCountyNow>](https://www.baltimorecountymd.gov/News/BaltimoreCountyNow) [<https://www.baltimorecountymd.gov/sebin/b/d/social-icon-youtube.png>]
[<https://www.youtube.com/user/BaltimoreCounty>](https://www.youtube.com/user/BaltimoreCounty) [<https://www.baltimorecountymd.gov/sebin/l/y/social-icon-flickr.png>]
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www.baltimorecountymd.gov[<https://www.baltimorecountymd.gov>](https://www.baltimorecountymd.gov)

IN RE:

406 MAIN STREET

406Main Street, LLC - Petitioner

4th Election District
2nd Councilmanic District

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR
* BALTIMORE COUNTY
* **Case No.: 2022-043-X**

* * * * *

NOTICE OF CROSS-APPEAL

The Petitioner, 406 Main Street, LLC, by and through their attorneys, Smith, Gildea, and Schmidt, LLC, feeling aggrieved by the decision of the Administrative Law Judge for Baltimore County dated May 16, 2022 in the above-captioned matter, hereby note this appeal to the County Board of Appeals for Baltimore County in accordance with Baltimore County Code §32-4-281. This Cross Appeal is limited in scope and is filed only as it relates on Condition Number 4 of the aforementioned Administrative Law Judge decision.



LAWRENCE E. SCHMIDT
Smith, Gildea & Schmidt, LLC
600 Washington Avenue,
Suite 200
Towson, MD 21204
(410) 821-0070
lschmidt@sgs-law.com
Attorneys for Cross-Appellant

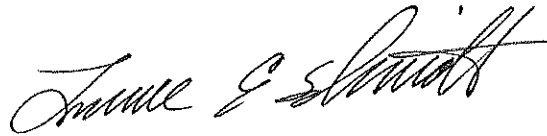
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of **June, 2022**, a copy of the foregoing Notice of Cross-Appeal was sent via email to:

People's Counsel for Baltimore County
peoplescounsel@baltimorecountymd.gov

James Oremland
oremjj@gmail.com

Board of Appeals for Baltimore
appealsboard@baltimorecountymd.gov

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", written in a cursive style.

Lawrence E. Schmidt

Date: 6-15-22

Rev	Sub
Source/	Rev/

[illegible]

Total: 400.00

Rec

From:

Lawrence F. Summit, Esq. - Summit, Children + Schools, LLC

For:

Office of Adm. Hearings - Appeal
Case # 10-2022-0043-X
Address: 406 Main Street, LLC
Hearing Date: 4-27-22
Check # 2055

DISTRIBUTION

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GOLD - ACCOUNTING

PLEASE PRESS HARD!!!

**CASHIER'S
VALIDATION**

5-2-10



IN RE:

406 MAIN STREET

406Main Street, LLC - Petitioner

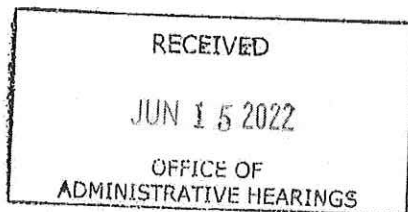
4th Election District
2nd Councilmanic District

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR
* BALTIMORE COUNTY
* Case No.: 2022-043-X

* * * * *

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LAWRENCE E. SCHMIDT
Smith, Gildea & Schmidt, LLC
600 Washington Avenue,
Suite 200
Towson, MD 21204
(410) 821-0070
lschmidt@sgs-law.com
Attorneys for Cross-Appellant

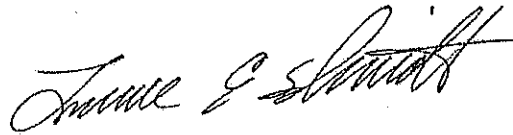
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People's Counsel for Baltimore County
peoplescounsel@baltimorecountymd.gov

James Oremland
orenjj@gmail.com

Board of Appeals for Baltimore
appealsboard@baltimorecountymd.gov



Lawrence E. Schmidt

Tammy Zahner

From: Kelly Benton <kbenton@sgs-law.com>
Sent: Wednesday, June 15, 2022 12:16 PM
To: Appeals Board; Peoples Counsel; 'oremjj@gmail.com'
Cc: Administrative Hearings; Lawrence Schmidt
Subject: Case No.: 22-043-X
Attachments: Date Stamped Notice of Cross-Appeal.PDF

Follow Up Flag: Follow up
Flag Status: Flagged

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

Attached please find the Notice of Cross Appeal, filed today with the Office of Administrative Hearings.

Should you have any questions or require additional information, please do not hesitate to contact me.

Best regards,
Kelly



Kelly M. Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue
Suite 200
Towson, MD 21204
(410) 821-0070
(410) 821-0071 – fax
kbenton@sgs-law.com

http://secure-web.cisco.com/1pF2oS5gRZR0bTaQ2vBATTichc8BRsZDEmTzTuGAYkiFYlXZq399PvMho5RsVVYh3uiyaWbeH71M8LOrADglzHhsgzBBa2NBuZKHUT0cDBgkD_DrghayU324GG2Jt499EwVHrpqwfz6rVehsiwOIHqY1oygT0RIYecAL1W2dJVwBQDlnGeDU0KGvdrHsk1eOz3MjA/http%3F



IN RE:

406 MAIN STREET

406Main Street, LLC - Petitioner

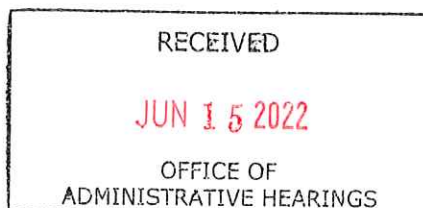
4th Election District
2nd Councilmanic District

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR
* BALTIMORE COUNTY
* Case No.: 2022-043-X

* * * * *

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LAWRENCE E. SCHMIDT
Smith, Gildea & Schmidt, LLC
600 Washington Avenue,
Suite 200
Towson, MD 21204
(410) 821-0070
lschmidt@sgs-law.com
Attorneys for Cross-Appellant

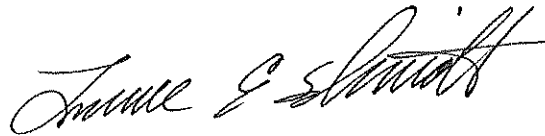
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People's Counsel for Baltimore County
peoplescounsel@baltimorecountymd.gov

James Oremland
oremjj@gmail.com

Board of Appeals for Baltimore
appealsboard@baltimorecountymd.gov

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", written in a cursive style.

Lawrence E. Schmidt

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

No. **203989**

PAID RECEIPT

Date: **6-15-22**

BUSINESS ACTUAL TIME DRW
 6/21/2022 6/17/2022 11:17:20 9

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

Amount

400.00

REG TR01 WALKIN KMS
 >>RECEIPT # 003416 6/17/2022 OFLN
 Dept 5 528 ZONING VERIFICATION
 203989
 Recpt Tot 4 400.00
 400.00 CK .00 CA
 Baltimore County, Maryland

Rec
 From:

Lawrence E. Schmitt, Esq. - Smith, Gilden & Schmidt, LLC

For:

Office of Admin. Hearing - Appeal
Case No: 2022-0043-X
Address: 406 Main Street, LLC
Hearing Date: 4-27-22
Check # 2055

Total: **400.00**

DISTRIBUTION

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**CASHIER'S
 VALIDATION**

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

No. 203989

Date: 6-15-22

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/ Obj	Rev/ Sub Obj				
001	806	0000		6150					400.00

Total: 400.00

Rec
From: Lawrence E. Schmitt, Esq. - Smith, Gildner & Schmitt, LLC

For: Office of Admin Hearings - Appeal
Case NO: 2022-0043-X
Address: 406 Main Street, LLC
Hearings Date: 4-27-22
Check # 2055

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CASHIER'S
VALIDATION

Forwarded 6-15



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

June 9, 2022

NOTICE OF ASSIGNMENT

IN THE MATTER OF: 406 Main Street, LLC – Legal Owner
406 Main Street
22-043-X Reisterstown, MD 21136-1906
4th Election District; 2nd Council District

Re: Petition for Special Exception relief under BCZR §204.3 to allow a Class B Office Building in a RO Zone.

5/16/22 Opinion and Order of the Administrative Law Judge wherein the Petition for Special Exception was GRANTED, with conditions.

ASSIGNED FOR: OCTOBER 6, 2022, AT 10:00 A.M.

The above scheduled hearing will be held remotely using WebEx for audio and video participation. **Call-in information and a link to the hearing will be posted on our web calendar at www.baltimorecountymd.gov/departments/appeals the night before.**

A complete set of exhibits must be emailed at least 48 hours before the hearing to appealsboard@baltimorecountymd.gov in a format that complies with MDEC (Maryland Electronic Court) standards.

NOTICE:

- This appeal is an evidentiary hearing. Parties should consider the advisability of retaining an attorney.
- Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.
- No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).
- If you require special accommodations, please contact this office at least one week prior to hearing date.

If you do not have access to a computer or smart device, please contact our office for the call-in information the day before the scheduled hearing.

Krysundra Cannington, Administrator

Notice of Assignment
In the matter of: 406 Main Street, LLC
Case number: 22-043-X
June 9, 2022
Page 2

c. Counsel for Petitioner
Petitioner

Protestant/Appellant, *pro se*

: Lawrence E. Schmidt, Esquire
: Tamir Ezzat, AIA

: James Oremland, Vice President
Glyndon Trace I

Craig Piette
Larry and Deborah Caplan

Office of People's Counsel
Paul M. Mayhew, Managing Administrative Law Judge
Stephen Lafferty, Director/Department of Planning
C. Pete Gutwald, Director/PAI
Nancy C. West, Assistant County Attorney/Office of Law
James R. Benjamin, Jr., County Attorney/Office of Law



JOHN A. OLSZEWSKI, JR.
County Executive

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

June 6, 2022

Lawrence E. Schmidt, Esquire – lschmidt@sgs-law.com
Schmidt, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, MD 21204



RE: **APPEAL TO BOARD OF APPEALS**
Petition for Special Exception
Case No. 2022-0043-X
Property: 406 Main Street

Dear Mr. Schmidt:

Please be advised that an appeal of the above-referenced case was filed in this Office on June 6, 2022. 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,

A handwritten signature in black ink, appearing to read "Paul M. Mayhew".

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm
Attachment

c: See Next Page -

Board of Appeals

People's Counsel

406 Main Street, LLC – tamir@ddbworkshop.com

Allen Owens – allen.owens@pauldavis.com

Vaughn Rocco – vaughn.rocco@pauldavis.com

Jill LaVeck – valaj11@aol.com

Jill Rosenthal – fritz813@msn.com

Burton Jackson – burton.jackson@icloud.com

Larry Caplan – lcaplan@lmcplaw.com

Linda Joseph – rabbilindajoseph@gmail.com

Maheshchandra Shah – maheshc49@hotmail.com

Lolita Buie-Knight – Lolita_buie-knight@live.com

Marsha Oremland – oremlandm@gmail.com

Terri Williams – terrikw1@aol.com

Araceli Fernandez – Araceli_Figueroa@yahoo.com

Susan Campion – Scamion11@msn.com

Osvaldo Fernandez – Osvaldo8.fernandez@gmail.com

Crystal Micriotti – mainstreetmanager@reisterstown.com

Tinera Fobbs – tinera61@gmail.com

David Silber – bonzdoc418@gmail.com

Mark Gitomer – mglaw@gtbmail.net

Erin German – egerm023@gmail.com

Sherita Harris – remy0515@outlook.com

Joyce Williams – jhwilliams.9504@gmail.com

Benjamin Nixon – buckaluck145@comcast.net

Gary Leviton – galeviton@gmail.com

Robyn Remick – Mrs.remick@gmail.com

Steven Meconi – meconisteven@gmail.com

Patricia Gordon – pgordanmaynard@yahoo.com

Chris Slike – chslike@aol.com

Mark Levin – markl@levinbrown.com

Charlie Hoppa – cghoppa@gmail.com

Craig Piette – craigpiette@gmail.com

Mary Molinary – mary.molinary@reisterstown.com

Jerry Bass – thebassman101@hotmail.com

Deborah Anderson – debrah28@comcast.net

Tamir Ezzat – tamir@ddbworkshop.com

Jean Meconi – jmeconi@lifebridgehealth.org

Jim Oremland – oremjj@gmail.com

Mary Molinary – mmolinary@reisterstown.com

Nicolina Sarnelli – nicolina.sarnelli@kimley-horn.com

Nick Leffner – nick.leffner@kimley-horn.com

Sean Gibbons – sean@gibbonscreative.com

June 6, 2022

Office of Administrative Hearings

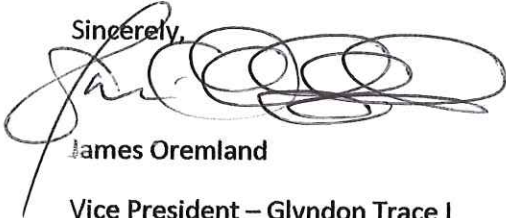
105 West Chesapeake Avenue, Suite 103

Towson, MD 21204

Re: Appeal of Petition for Special Exemption Case No. 2022-0043-X

Please accept this letter and check (\$400.00) as notice we are appealing the decision dated May 15, 2022 by Maureen E. Murphy, Administrative Law Judge for Baltimore County.

Sincerely,



James Oremland

Vice President – Glyndon Trace I

205 Teapot Ct

Reisterstown, MD 21136

oremjj@gmail.com



**CASHIER'S
VALIDATION**

IN RE: PETITION FOR SPECIAL EXCEPTION *

(406 Main Street)
4th Election District
2nd Council District
406 Main Street, LLC
Legal Owner

Petitioner

BEFORE THE

* OFFICE OF ADMINISTRATIVE

* HEARING FOR

* BALTIMORE COUNTY

* **Case No: 2022-0043-X**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of the Petition Special Exception filed on behalf of 406 Main Street, LLC, legal owner (“Petitioner”) for the property located at 406 Main Street, Reisterstown (the “Property”). The Special Exception relief is sought under the Baltimore County Zoning Regulations (“BCZR”), §204.3 to allow a Class B Office Building in an RO Zone.

Due to the COVID-19, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Allen Owens and Vaughn Rocco of Paul Davis Company, a subsidiary entity of the Petitioner appeared in support of the Petition, along with Tamir Ezzat, AIA, and Nicholas J. Leffner, PE of Kimley/Horn. Lawrence Schmidt, Esquire of Smith, Gildea & Schmidt, LLC represented the Petitioner. There were many adjacent property owners, neighbors and interested citizens who attended, testified and asked questions of the Petitioner.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), Bureau of Development Plans Review (“DPR”), Department of Environmental Protection and Sustainability (“DEPS”), and State Highway Administration (“SHA”) which agencies did not oppose the requested relief.

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By Law

RECORD EVIDENCE

The case proceeded by way of modified proffer from Mr. Schmidt. Mr. Ezzat was accepted as an expert in architecture. (Pet. Ex. 8). Mr. Leffner was accepted as an expert in civil engineering and prepared and sealed a site plan (the "Site Plan"). (Pet. Ex. 9). As shown on the aerial photographs, the Property sits on the corner of Main Street and Glyndon Trace Drive. (Pet. Exs. 2, 3, 4). While Main Street is a state road (MD Rt. 140), Glyndon Trace Drive is private road owned and maintained by the Glyndon Trace Community Association. Access to the Property is off of Glyndon Trace Drive. In accordance with the record Plat for Glyndon Trace neighborhood which was filed in Land Records of Baltimore County on June 28, 2006 (SM, 78-125), part of Glyndon Trace Drive was dedicated as a public access easement. (Pet. Ex. 11).

As shown in the street view photographs, the area along Main Street in Reisterstown is largely older residences which have been converted into office uses. (Pet. Exs. 5B-5D). Reisterstown is on the National Register of Historic Districts. The Maryland Historic Trust database lists the building on the Property as an historic structure known as The Methodist Parsonage. However, the building is not listed on the Baltimore County Landmarks Preservation List. The Property also lies within the Reisterstown Commercial Revitalization District as set forth in Master Plan 2020.

Per the Site Plan, the Property was surveyed and measured to be 0.466 acres +/- (20,306 sf). It is zoned Residential-Office (RO). The building is 1,952 sf (SDAT) and faces Main Street. (Pet. Exs. 5A, 5E, 5G-5K). A paved parking lot consumes the rear yard. (Pet. Exs. 5I-5L). On October 6, 2021, the Petitioner purchased the Property as a Class A office space for Paul Davis Restoration of Greater Baltimore, LLC, a subsidiary entity of the Petitioner ("Paul Davis Company"). (SDAT). Paul Davis Company is in the restoration business, repairing properties

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By [Signature]

damaged or destroyed by flood, fire or other disasters. As such, its physical work takes place off-site.

Primarily, between 10-12 employees, including office workers, estimators and project managers work in the office Monday – Friday, leaving around 5:00 pm. Presently, there are 3 offices on second floor and 1 on first floor thereby requiring these office workers/estimators/project managers to share office space. The remainder of the employees work at the job site. Due to the lack of space, Petitioner proposes to construct a 3,811 sf addition onto the rear of the building of which 2,000 sf will be office space and 1,438 sf will be storage area.

Renderings of the existing building and addition were provided. (Pet. Ex. 6). The existing building needs a new roof and therefore, a new metal roof will be installed on both the existing building and the addition. The existing building has traditional windows with wooden mullions and classic, black shutters. (Pet. Ex. 6). The new addition shows a board and baton siding but contemporary windows with orange casings. Skylight windows are shown on the upper level and a garage door will be installed at the parking lot level. Mr. Ezzat and Mr. Rocco indicated the garage door is needed to load its 'high value products' into the building. A new set of stairs in the rear will now provide access to the second floor.

Mr. Leffner testified that the proposed addition will meet all setbacks and no variance relief is needed. As proposed, Mr. Leffner explained that based on the gross building area 5,763 sf (1952 sf + 3811 sf addition), the required number of parking spaces is 20. However, he further explained that because the Property is on the MTA line, the Petitioner is entitled to one (1) parking space credit, and because the Property is located within a Commercial Revitalization District (CRD), the Petitioner is entitled to a credit of two (2) additional parking spaces. As a result, as shown on the Site Plan, 17 parking spaces are required and 17 parking spaces will be provided. Presently, the

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By 102

parking lot has 15 parking spaces; 2 more will be added to the western side. He confirmed that all parking spaces meet the size and dimensions as required by BCC, §409.3 and will be striped.

Mr. Leffner also highlighted that, as part of the Site Plan, a Schematic Landscape Plan was prepared and sealed. (Pet. Ex. 1). An additional landscape buffer consisting of Evergreen trees, shade trees, and bushes will be added to shield the parking lot from view of the adjacent residential properties. Additionally, concrete sidewalks, a handicap ramp and stairs will be added along with the addition. A 6 ft. tall, composite, privacy fence will be constructed around the perimeter. (Pet. Ex. 1). The existing signs will remain; no new signs are proposed.

Testifying and answering questions throughout the hearing was Vaughn Rocco of Paul Davis Company. Mr. Rocco confirmed that Mr. Ezzat, while not a member of the Petitioner, was authorized to sign the Petition in this case on behalf of 406 Main Street, LLC. He clarified that Allen Owens is the owner of 408 Main Street, LLC. Mr. Rocco stated that Paul Davis Company also leases warehouse space in Cherry Vale Shopping Center (11716 Reisterstown Rd.) (the "Leased Space") which is used to park Paul Davis Company trucks/vehicles and to store equipment/material. Other than pick-up trucks driven by its employees, Mr. Rocco agreed that Paul Davis box truck(s), vans and other commercial vehicles will not be parked on the Property. The proposed garage door on the rear addition is large enough to accommodate only one (1) vehicle.

Mary Molinaro, 215 Chartley Drive, testified in favor of the Petition and explained that she has worked with the State Highway Administration (SHA) in regard to traffic light sequencing problems at other intersections along Main Street. She testified that other businesses along Main Street have had similar traffic backups until SHA changed the light sequence. Ms. Molinaro recommended that the community associations here meet with SHA to get the light sequencing for

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By rw

Main Street/Glyndon Trace Drive changed.

Patricia Gordon, 822-A Berryman's Lane, testified that in her view, the proposed architecture complemented the existing building. She was also involved with a light sequencing issue at Chartley Drive and Main Street and was successful in getting SHA to change it to alleviate the traffic backups at Chartley Drive. Ms. Gordon had previously met with Mr. Rocco prior to this hearing where he explained the proposed building addition. As a result, Ms. Gordon is not opposed to the relief.

Protestants Case.

Testifying on behalf of Glyndon Trace II Community Association II was Jim Oremland, its Vice President. Mr. Oremland explained that Glyndon Trace II Community Association has 58 condominiums. He confirmed Glyndon Trace Homeowners Association owns Glyndon Trace Drive and pays to maintain it. Mr. Oremland explained that the only entrance and exit to the Glyndon Trace residential community is through the gate house on Glyndon Trace Drive. As a result, Glyndon Trace II Community Association is opposed to any addition to the existing Property because it will result in more traffic at that intersection. Mr. Oremland collected 71 signatures of adjacent property owners who are adverse to the Petition (original signatures was 75 less 4 homes which signed the Petition more than once). (Prot. Ex. 1). Mr. Oremland added that for the last 5 years he has walked past the Property and the parking lot is always full with Paul Davis Company commercial vehicles. The community is particularly opposed to the garage door and the storage area of 1,400 sf out of concern that materials, equipment and other items will be stored inside.

Testifying on behalf of Glyndon Trace I Community Association was Deborah Anderson,

a member of its Board of Directors. Glyndon Trace I Community Association has 72 villas. Ms.

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Anderson provided street view photographs of a Paul Davis Company box truck and other commercial vehicles parked on the rear parking lot. (Prot. Ex. 2). Glyndon Trace I Community Association is opposed to parking these commercial vehicles and is concerned that Petitioner will store sand and equipment in the new addition.

Also testifying for Glyndon Trace I Community Association was Steve Meconi, a member of its Board of Directors and President, along with his wife Jean Meconi who is President of the Master Board. Mr. Meconi stated that Glyndon Trace Drive has one lane in each direction and that traffic is always a problem at that light, and traffic generated by the addition will aggravate the problem. Glyndon Trace Homeowners Association pays for maintenance and snow removal of Glyndon Trace Drive. Ms. Meconi advised that Paul Davis Company should have presented the proposed addition to the Board of Directors. The Board does not want any construction trucks to drive thru the neighborhood.

Craig Piette, 204 Sunny King Drive, Reisterstown, a former Baltimore County area planner, testified in opposition to the Petition. Mr. Piette emphasized the Reisterstown Revitalization study encouraged businesses while maintaining a village effect. Between 1970-1980, he was part of the team which created the RO zone. With regard to the specifics of the proposal here, while he is not opposed to an addition, he is adverse to the modern style of the proposed addition. Mr. Piette finds that it is not in keeping with the existing traditional home with its twin fireplaces. Mr. Piette also expressed concern about the proposed garage and storage space as he believes it will become a contractor's storage yard which is not permitted in RO zone.

Benjamin Nixon and Sharon Nixon, 45 Glyndon Trace Drive, live directly behind the parking lot on the Property. They currently experience flooding onto their property from lack of storm water management. They are concerned, that with the increase in impervious surface from

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By [signature]

the addition, storm water runoff will be exacerbated. They do not believe that planting trees along the perimeter will be enough to reduce the storm water runoff onto their property. Mr. Leffner responded that there is an existing drainage and utility easement on the south side of the Property. (Pet. Ex. 11). While the Petitioner has no legal obligation to install storm water management devices on the Property because less than 5,000 sf will be disturbed, Mr. Leffner, with the agreement of Mr. Rocco, stated that the Petitioner would grade the area between the parking lot and the Nixon property line to assist in the reduction of runoff.

Mark Gitomer, 111 Teapot Court, a retired attorney, repeated that traffic is a problem and that commercial vehicles enter and exit the Property. Mr. Gitomer highlighted that Main Street is one lane in either direction with a 30 mph speed limit. He added that while the building on the Property is not designated as historic, the Property is located in a Maryland Historic District and therefore the architecture should complement the existing buildings along Main Street. Mr. Gitomer believes that the 24/7 nature of the business will require Paul Davis vehicles to enter and exit the Property at all hours.

Burton Jackson, 119 Teapot Court, testified that, in his view, the Property does not have adequate space for the addition. Additionally, Gary Leviton, 121 Teapot Court, and Erin German, 212 Teapot Court both echoed the traffic backups at the Glyndon Trace Drive/Main Street light, describing instances where vehicles run the light to avoid sitting at the long traffic light. Jill LaVeck, 237 Teapot Court was concerned about the fire rating capacity for the building and proposed lighting for the rear parking lot. Sherita Harris, 232 Teapot Ct., and Susan Campion, 141 Teapot Ct., also opposed to the Petition due to the traffic issues.

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By RSW

Rebuttal Case.

Mr. Schmidt responded to the undersigned's question about the prefatory language in BCZR, §204.3.B from which Petitioner seeks relief and specifically, whether the Petitioner must have a previously "approved County Review Group (CRG) plan" before Special Exception relief can be granted. Mr. Schmidt argued that the CRG review was the development oversight committee in the 1980s when the RO zone was enacted. It was Mr. Schmidt's position that no CRG plan approval must be found as a precondition to Special Exception approval. He added that the Development Review Committee (DRC) has reviewed the proposed plan here and has tabled it until after the Special Exception has been decided. (Pet. Ex. 10).

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.

Based on the evidence, I find that the Special Exception relief for approval of a Class B office building should be granted. To be clear, the building on the Property is currently a Class A office building as defined in BCZR, §101.1. Importantly, under BCZR, §204.3.A, the County Council decided that a Class A office building can exist and can continue *by right* in the RO zone without any zoning relief needed. Further, the County Council did not restrict the types of office buildings (other than medical) which can operate in the RO zone, and therefore the RO zone does

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By [Signature]

not discriminate between an accounting office and an office in the restoration business. As a Class A office building, Paul Davis Company could continue to have its employees park in the rear lot and to exit and enter onto Glyndon Trace Drive, regardless of the amount of traffic coming from the Glyndon Trace neighborhoods at that intersection.

In this case, the reason for changing from Class A office building to a Class B office building is the exterior enlargement of the building by the proposed addition in the rear. (BCZR, §101.1). As described by Mr. Rocco, the addition simply permits largely the same number of employees who work for Paul Davis Company now to spread out within the building, thereby avoiding employees doing different functions from having to sharing desks and/or offices. Mr. Rocco also explained that the Paul Davis Company employees who perform the job of physical restoration, work at the job sites. Applying BCZR, §502.1.D here, I find that there will not be an overcrowding of the land or undue concentration of population given that the size of the building and addition, with its 17 parking spaces, can only accommodate a finite number of people and vehicles.

The primary issue for the Protestants is the traffic backup at light for Glyndon Trace Drive and Main Street. (BCZR, §502.1.B). I find, based on the Protestants testimony and the evidence presented, that traffic backups currently exist at that light because Glyndon Trace neighborhoods were developed without another means of ingress or egress. As Protestants highlighted, there are 130 residences in Glyndon Trace neighborhood, some which have more than one (1) vehicle. As indicated on the Glyndon Trace Record Plat, the development plan for Glyndon Trace was approved on April 20, 2004 without any other access points for drivers entering or leaving the neighborhood. As a result, it was predictable in 2004 that traffic congestion at the single entry/exit point from 130 homes would be an issue even without any business being operated at the Property.

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By [Signature]

While the record plat for Glyndon Trace subdivision dated June 28, 2006 confirms that Glyndon Trace Drive is a private road, there is a public ingress and egress easement for not only the Property, but for 400 Main Street. (Pet. Ex. 11).

As it pertains to the requested Special Exception relief, I find that the ongoing business of Paul Davis Company and its proposed addition, is not the root cause of traffic congestion at the light at issue here. I find, based on the evidence that, traffic will be no worse with the proposed addition than without it. While the Paul Davis Company box truck and other work vehicles were initially parked on the parking lot after the Property was purchased, those vehicles have since been moved to the Cherry Vale Shopping Center, and no longer park at the Property. However, Mr. Rocco stated that pickup trucks driven by Paul Davis Company employees have parked, and will continue to park, on the parking lot. In that regard, a condition will be made part of this Order to protect the Glyndon Trace neighborhoods. As a result, the traffic conditions will be no worse at this location than elsewhere in the zone and thus, that Special Exception factor has been satisfied. (BCZR, §502.1.B). Because Main Street is a state road (MD Route 140), the light at Glyndon Trace Drive and Main Street is under the jurisdiction of SHA. Accordingly, the community associations are advised to request a change in light sequencing to help alleviate the traffic congestion from SHA. Notably, SHA provided no adverse ZAC comment here.

Applying the other Special Exception factors in BCZR, §502.1.A to the facts here, I find that the requested relief for a Class B Office Building will not be detrimental to the health, safety or general welfare of the locality involved and will complement the existing business uses along Main Street. Indeed, Main Street is included within the Reisterstown Commercial Revitalization District which extends up and down Main Street in Reisterstown as set forth in Master Plan 2020. (MP 2020, p. 137). One of the policies of the Commercial Revitalization District is to retain and

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By [Signature]

attract quality retail, office, service, residential, entertainment, and institutional uses that create well balanced and economically vital mixed-use. (MP 2020, p. 139). I take judicial notice that in Case No.: 89-323-XA, the adjacent office building at 408 Main Street, now occupied by an accounting business, was granted Special Exception and Variance relief to enlarge that former home with an addition on the rear of the building. The addition is visible in the street view photographs. (Pet. Ex. 5A, 5G, 5K). Notably, Case No.: 89-323-XA occurred prior to the development of the Glyndon Trace neighborhoods in or after 2006.

I also find that the Class B office building here will not create a potential for hazard from fire, panic or other danger as the addition will be constructed to meet all buildings codes and will be inspected by Baltimore County. (BCZR, §502.1.C). As a condition imposed in this Order, no materials of any kind used in the restoration business, hazardous or non-hazardous, will be permitted to be stored on the Property inside or outside the building. (BCZR, §502.1.C). The evidence was also clear that the proposed Class B office building will not interfere with public improvements including schools, parks, water, sewer or transportation. (BCZR, §502.1.E). Moreover, under BCZR, §502.1.F, that the proposed addition would interfere with light or air, particularly given that there was no objection from the owner or operator of the accountant's office at 408 Main Street.

With regard to BCZR, §502.1.H, the unrebutted expert testimony of Mr. Leffner was that while there is additional impervious surface with the building addition and sidewalk/ramp, the addition and improvements will meet amenity open space requiring 7% in the interior parking lot to be permeable as required under BCZR, §204.4.C.6. In addition, having prepared a Schematic Landscape Plan, the Petitioner will be meeting the landscape requirements in BCZR, §204.4.C.9. Finally, under BCZR, §502.1.I, I find that the Class B office building will not have a detrimental

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impact on environmental or natural resources as there are none on the Property and those near the Property will not be impacted. Indeed, there was no adverse DEPS ZAC Comment.

With regard to BCZR, §502.1.G, I also find that the Class B office building proposed here is not inconsistent with BCZR, §204.3.B (i.e. having a pre-approved County Review Group (CRG)). In the spirit and intent of the BCZR, I interpret CRG plan approval as synonymous with DRC approval, and it appears that the CRG language should have been removed from the BCZR when the CRG process was eliminated. As a matter of practice, when zoning approval is needed, the DRC will 'table' a case and require the zoning approval prior to DRC approval. On January 7, 2022, the DRC tabled the project pending the zoning relief requested. (Pet. Ex. 10). Thus, I find that the requirement in BCZR, §204.3.B will be satisfied at DRC meeting.

Finally, while I am sympathetic to the Protestants' objection about the modern style of the addition because it does not match or complement the traditional style of the existing building, unfortunately, County Council, in enacting the RO zone, did not make performance standards a requirement as in the RC5 zone. (BCZR, §1A04.4), nor did the County Council require submittal of architectural style to the Design Review Panel (DRP). In this case, the DOP reviewed the proposed addition and had no objection to the proposed style. In addition, because the original building is not on the Baltimore County Landmarks List, there is no review of the proposed architectural style from a historic perspective. As a result, I am without authority to change the style or prohibit the garage door.

For the foregoing reasons, the Petitioner has satisfied the burden of proof required for the Special Exception relief which shall be granted.

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By [Signature]

THEREFORE, IT IS ORDERED this 16th day of **May, 2022**, by this Administrative Law Judge, that the Special Exception from the BCZR, §204.3 to allow a Class B Office Building in an RO Zone is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its 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, Petitioner would be required to return the subject property to its original condition.
2. Prior to the issuance of Permits, Petitioners must comply with the ZAC comments submitted by DOP and DPR; copies of which are attached hereto and made a part hereof.
3. Petitioner shall provide grading along the western and/or southern boundary lines of the Property to maximize the drainage and utility easement which is shown on Record Plat of Glyndon Trace (Plat Book SM-78-125) thereby assisting in the reduction of storm water runoff from the Property onto 45 Glyndon Trace Drive aka the Nixon property.
4. No box trucks, vans, construction vehicles and/or commercial vehicles owned and/or used by the Petitioner in its business, other than pick-ups trucks, shall be parked on the Property at any time. There shall be no parking of any vehicles on the grass; all parking of vehicles shall be on the parking lot of the Property. The Petitioner shall stripe all parking spaces in the rear parking lot.
5. Petitioner shall use the Property and building thereon as a Class B office building and shall not use it as a contractor equipment storage yard. Petitioner shall not store, inside or outside of the building, any materials (hazardous or non-hazardous) or equipment used in the restoration business on the Property. The Property and the building shall be used only for activities customary for office use.
6. In the course of construction of the addition, Petitioner shall direct that all construction vehicles do not access the Glyndon Trace neighborhoods.

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By [Signature]

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



MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm

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Date 5-16-22

By law

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 3/3/2022

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2022-0043-X

INFORMATION:

Property Address: 406 Main Street
Petitioner: Tamir Ezzal - 406 Main Street, LLC
Zoning: RO
Requested Action: Special Exception

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

Special Exception:

1. A Class B Office Building in an RO zoning in accordance with Section 204.3(B).
2. For such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

A site visit was conducted on March 2, 2022. The subject property is located along Main Street Reisterstown and within the National Register Historic District. No action is required by the Baltimore County Landmarks Preservation Commission. It should be noted that the attachment to the petition states that the property is in the 4th Councilmanic District, but it is actually in the 2nd Councilmanic District.

According to the proposed landscape plan, an opaque fence and additional vegetation will be installed. The additional landscaping elements should provide adequate screening between the parking lot and the adjacent residential community.

The Department does not object to the requested relief contingent upon the following conditions:

1. No temporary freestanding signs shall be permitted on the property nor along the Main Street frontage. All signage shall comply with Section 450 of the BCZR.

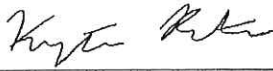
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480

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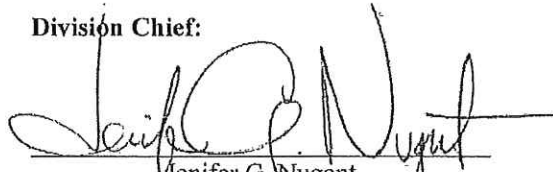
By bw

Prepared by:



Krystle Patchak

Division Chief:


Jennifer G. Nugent

SL/JGN/KP/

c: Bill Skibinski
Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC
Office of Administrative Hearings
People's Counsel for Baltimore County

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Date 5-16-22

By low

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: March 09, 2022

FROM: Vishnu Desai, Supervisor *for LOP*
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 28, 2022
Item No. 2022-0043-X

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

IF Special Exception is granted a Landscape Plan is required, per the requirements of the Landscape Manual. A lighting Plan is also required.

* * * * *

VKD: cen
cc: file

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By [Signature]



JOHN A. OLSZEWSKI, JR.
County Executive

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

May 16, 2022

Lawrence E. Schmidt, Esq. – lschmidt@sgs-law.com
Schmidt, Gildea and Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, MD 21204

RE: Petition for Special Exception
Case No. 2022-0043-X
Property: 406 Main Street

Dear Mr. Schmidt:

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,

A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is written in a cursive style with a large, stylized 'M' and 'M'.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm
Enclosure

C: 406 Main Street, LLC – Tamir Ezzat – tamir@ddbworkshop.com
Allen Owens – allen.owens@pauldavis.com
Vaughn Rocco – vaughn.rocco@pauldavis.com
Jill LaVeck – valaj11@aol.com
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Sean Gibbons – sean@gibbonscreative.com

Denna Mignon

From: Craig Piette <craigpiette@gmail.com>
Sent: Thursday, April 28, 2022 12:08 PM
To: Maureen E Murphy
Cc: Paul Mayhew; Donna Mignon; Debra Wiley
Subject: 2022-0043

CAUTION: This message from craigpiette@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.

Your Honor,

Thank you for allowing me to present during yesterday's hearing.

As I indicated at the time, I have no real objection to the addition, it is a reasonable use given the circumstances. The Glyndon Trace community focused on traffic; I'm not so sure that is a winning issue for them. To me, it's the use itself. If it is only an office, no big deal. But I get the willies about that "storage"/"garage". To me, getting rid of the garage door would seriously impede Davis's ability to run trucks in and out for "supplies"; as would issuing strict restrictions on commercial vehicle parking.

From a global aspect, my concern is really with the architecture. Architect or not, I've got eyes and a brain and am dead certain that the proposed architecture does not "fit" with our community. If Davis was truly interested in being a good community citizen, they would go back to the drawing board and throw in at least a couple architectural features in an attempt to fit in.

Sincerely,

Craig R. Piette

And I knew it was Arnold Jablon.

Donna Mignon

From: Paul Mayhew
Sent: Monday, April 25, 2022 4:35 PM
To: Craig Piette
Cc: Maureen E Murphy; Debra Wiley; Donna Mignon
Subject: RE: Case #2022-0043-X

Mr. Piette,

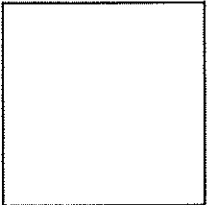
Thank you for your input and for your years of service with OPZ. I don't believe this case has been scheduled yet so I am not sure whether it will be me or ALJ Murphy that hears the case. In any event, your email will be placed in the file and I encourage you to register to testify at the hearing if you wish to share your views on the record.

Regards,

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

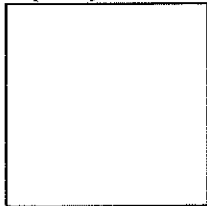
From: Craig Piette <craigrpiette@gmail.com>
Sent: Monday, April 25, 2022 1:19 PM
To: Paul Mayhew <pmayhew@baltimorecountymd.gov>
Cc: Maureen E Murphy <mmurphy@baltimorecountymd.gov>
Subject: Case #2022-0043-X

CAUTION: This message from craigrpiette@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.



Craig Piette <craigrpiette@gmail.com>

to pmayhew, mmurphy



Dear Mr. Mayhew,

I was the area planner for OPZ during the 70's and 80's and was one of the professionals tasked with developing the RO zoning which has stood the test of time along this stretch of Main Street for almost 50 years. Now is not the time to deviate from such a sound and effective planning principle.

I respectfully urge you to reject this request because of the precedent setting nature along the rest of Main Street. There are countless appropriately zoned properties within close proximity of their current facility. Perhaps they should have done a little legwork prior to acquisition. Their lack of planning does not constitute a hardship in reality. The character of the community has not changed one iota since their occupation of this property, hence no grounds for the Special Exception.

Paul Davis company has already shown a disregard for land-use/zoning regulations by parking company trucks on-site. I'm assuming they got dinged for that because now I see their trucks parked, hidden, behind a vacant bank in the Cherry Valley shopping center. Clearly, they have little regard for this community.

We in Reisterstown have worked hard to maintain the charming character of our little "village". The above referenced property is within the boundaries of State designated Maryland Main Street and within a Federal National Historic District.

Thank you for your time and consideration in this matter. I am available for follow-up if so desired.

Sincerely,

Craig R. Piette
410-833-7696

Larry and Deborah Caplan
230 Teapot Court
Reisterstown, MD 21136
410-322-8157

EMAIL: administrativehearings@baltimorecountymd.gov
AND FIRST CLASS MAIL

April 21, 2022

Office of Administrative Hearings Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, MD 21204

RE: Special Exception Hearing April 27, 2022
Case No. 2022 0043X
406 Main Street Reisterstown

Dear Sir/Madam:

I am writing as a homeowner and on behalf of several neighbors.

The zoning request referenced above seeks permission to erect a new, large building immediately adjacent to the Glyndon Trace neighborhood. Glyndon Trace consists of 75 villa townhouses and about the same number of condominiums. I have lived in Glyndon Trace since 2004.

The property owner's request references a Class B office building, although our understanding is that the site will be used as a warehouse and storage facility, including construction equipment. The current occupant operates a home improvement/construction business.

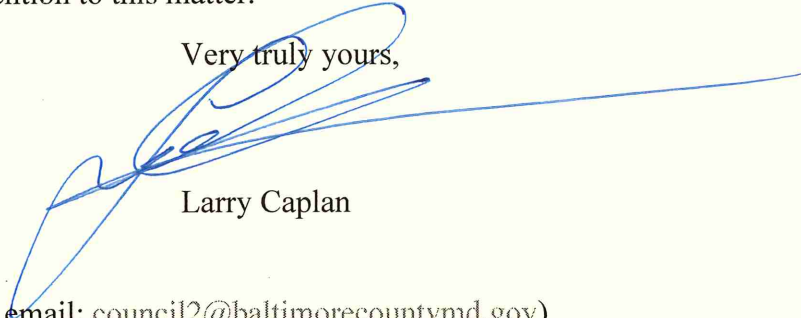
The site sits at the only entrance to our neighborhood. The proposed new building and uses will be detrimental to the attractive, quiet residential character of Glyndon Trace. Construction vehicles and equipment and additional traffic will adversely affect the quality of life and property values of our homes and neighborhood. Given the immediate proximity to our neighborhood, the projected activity is inappropriate.

The site is now zoned RO, which allows office use in residential buildings. That is appropriate for Main Street Reisterstown, which has many quaint, historic buildings which are not suitable as residences. A large new office building or storage facilities for a construction business will not fit the character of Main Street or the nature of our neighborhood. The zoning law allows a Class B office building in RO by Special Exception. The intended use as a construction storage facility is not allowable in RO.

Please note that a recently circulated neighborhood petition garnered very significant opposition to the requested change.

Thank you for your attention to this matter.

Very truly yours,



Larry Caplan

Cc: Hon. Israel Patoka (via email: council2@baltimorecountymd.gov)
Hon. Julian E. Jones (via email: council4@baltimorecountymd.gov)

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING February 22, 2022
FORMAL OR INFORMAL RESPONSE DUE AT February 28, 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, myneighborhoodimprovement@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

ZAC AGENDA

Case Number: 2022-0043-X **Reviewer:** Jason Seidelman
Existng Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL EXCEPTION
Legal Owner: 406 Main Street, LLC.
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 406 MAIN ST

Location: Property located Southwest corner of intersection of Main Street (65 feet) and Glyndon Trace Dr.

Existing Zoning: RO **Area:** 20,308 SQ FT.

Proposed Zoning:

SPECIAL EXCEPTION:

A Class B Office Building in an RO zone in accordance with Section 204.3(B).

For such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Attorney: Lawrence Schmidt

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:



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 406 Main Street, Reisterstown, MD 21136

which is presently zoned RO

Deed References: 00000425 45575 / 00342

10 Digit Tax Account # 0401085025

Property Owner(s) Printed Name(s) 406 Main Street, LLC

(SELECT THE HEARING(S) BY MARKING ☒ 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

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

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:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200

Towson

MD

Mailing Address

City

State

21204

(410) 821-0070

lschmidt@sgs-law.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Tamir Ezzat, Authorized Representative, 406 Main Street, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

406 Main Street

Reisterstown MD

Mailing Address

City

State

21136

Zip Code

Telephone #

Email Address

Representative to be contacted:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name - Type or Print

Signature

600 Washington Avenue, Suite 200

Towson

MD

Mailing Address

City

State

21204

(410) 821-0070

lschmidt@sgs-law.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2022-0043-X

Filing Date 2/6/21

Do Not Schedule Dates:

Reviewer JS

ATTACHMENT TO PETITION FOR ZONING HEARING

2nd 406 Main Street
4th Election District
4th Councilmanic District

Special Exception relief to approve:

1. A Class B Office Building in an RO zoning in accordance with Section 204.3(B).
2. For such other and further relief as may be deemed necessary by the Administrative Law Judge ("ALJ") for Baltimore County.

2022-0043-X



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 406 Main Street, Reisterstown, MD 21136

which is presently zoned RO

Deed References: 00000425 45575 / 00342

10 Digit Tax Account # 0401085025

Property Owner(s) Printed Name(s) 406 Main Street, LLC

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

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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 lschmidt@sgs-law.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Temir Ezzat, Authorized Representative, 406 Main Street, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

406 Main Street

Reisterstown MD

Mailing Address

City State

21136

Zip Code

Telephone #

Email Address

Representative to be contacted:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 lschmidt@sgs-law.com

Zip Code Telephone # Email Address

CASE NUMBER 2022-0043-X

Filing Date 2/6/21

Do Not Schedule Dates:

Reviewer JS

ATTACHMENT TO PETITION FOR ZONING HEARING

*406 Main Street
4th Election District
4th Councilmanic District*

Special Exception relief to approve:

1. A Class B Office Building in an RO zoning in accordance with Section 204.3(B).
2. For such other and further relief as may be deemed necessary by the Administrative Law Judge ("ALJ") for Baltimore County.

2022-0643-X



439 East Main Street, Westminster, MD 21157-5539
v. 410.848.1790 ~ f. 410.848.1791

SCHEDULE "A"
DESCRIPTION OF PARCEL 907
South of Glyndon Trace Drive, West of Main Street
Reisterstown, Election District No. 4, Baltimore County, Maryland

February 8, 2022.

BEGINNING FOR THE SAME at a Rebar and Cap found, said Rebar and Cap being at the beginning of the first or S 85° W 166.00 foot line of the tract of land described in a deed by and between Ruth W. Whitlock unto Reisterstown Tax & Accounting Services, dated August 16, 2016 and recorded among the Land Records of Baltimore County, Maryland in Liber 37947, Folio 171, said Rebar and Cap also being the southeast corner of Lot 3 as shown on the Plat entitled "First Amendment to a Portion of Plat 1 of 2 GLYNDON TRACE", which Plat is recorded among the said Land Records in Plat Book 78 at Page 125; thence binding with said first line, as surveyed by CLSI in June 2021, as follows,

1. **N 88° 24' 15" W for 207.97 feet** to a Rebar and Cap found at the end of S 21° 37' 42" E 94.88 foot line and the southeast corner of Stage 20 as shown on the Plat entitled "Condominium Plat Glyndon Trace Condominium Stages Nineteen & Twenty", which Plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book 31 at Page 275; thence, running reversely and binding with said Stage 20 the next two lines,
2. **N 06° 58' 36" W for 94.88 feet** to a Rebar and Cap set; thence,
3. **S 89° 25' 58" E for 198.67 feet** to a Mag Nail set, said Mag Nail being at the end of N 75° 54' 56" E 198.67 foot line as shown on the Plat entitled "First Amendment to a Portion of Plat 1 of 2 GLYNDON TRACE", which Plat is recorded among the said Land Records in Plat Book 78 at Page 125; thence running with and binding with said Plat Book 78 at Page 125 the next two lines,
4. **S 46° 51' 01" E for 29.24 feet** to a Mag Nail set; thence,
5. **S 00° 25' 23" W for 78.01 feet** to the **POINT OF BEGINNING** and **containing 20,308 square feet or 0.4662 Acres** of land, more or less, as shown on **Schedule 'B'** attached hereto and made part thereof by this reference.

SUBJECT TO a Baltimore County Drainage and Utility Easement, Private Easement and a Sign Easement as shown on the Plat entitled "First Amendment to a Portion of Plat 1 of 2 GLYNDON TRACE", which Plat is recorded among the said Land Records in Plat Book 78 at Page 125.



BEING all that Lot 3 as shown on the Plat entitled "First Amendment to a Portion of Plat 1 of 2 GLYNDON TRACE", which Plat is recorded among the said Land Records in Plat Book 78 at Page 125.

This metes & bounds description and the work reflected in it were prepared by me or under my responsible charge and comply with the requirements set forth in the Maryland Minimum Standards for Professional Land Surveyors (COMAR 09.13-06.08 and .12).

Javier Morales Roldan

2-8-22

Javier Morales Roldan

Date

Professional Land Surveyor, Maryland Registration No. 21885

My License expires August 09, 2023.



No. 212456

Date: 5/14/23

Total: 25.00

From:

For:

~~116-110~~

2022-0043-X

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

APPEAL

Petition for Special Exception
Case No.: 2022-0043--X
406 Main Street
4th Election District, 2nd Council District

Petition for Special Exception – 2/6/21

Zoning Description of Property (2 pages)

Notice of Webex Zoning Hearing – 3/11/22

Certification of Publication – *The Daily Record* Newspaper – 4/7/22

Certification of Posting by Linda O’Keefe – 4/7/22 & 4/26/22

Entry of Appearance by People’s Counsel – 2/23/22

Attendance Sheet (5 sheets)

Zoning Advisory Committee Comments:

Department of Planning – 3/3/22

Department of Environmental Protection and Sustainability – 3/3/22

State Highway Administration – 2/23/22

Development Plans Review – 3/9/22

Petitioner’s Exhibit List

<u>Description</u>	<u>Exhibit</u>
Plan to Accompany Petition for Special Exception & Landscape Plan	1
Aerial. Far	2
Aerial. Mid	3
Aerial. Close	4
Site Photos	5A-L
Architecturals	6
ZAC Comment – Planning	7
CV – Tamir Ezzat	8

CV – Nick Leffner	9
DRC Letter	10
Record Plat	11

Protestant – Jim Ormland Exhibits
 Protestant – Deborah Anderson's Exhibits
 Protestant – letter from Larry and Deborah Caplan
 Protestant – emails from Craig Piette

Miscellaneous correspondence, emails and web ex information

Cover Letter and Administrative Law Judge's Opinion and Order – 5/16/22 – by Judge Murphy -
Granted

Notice of Appeal- June 6, 2022 from James Oremland of Glyndon Trace I

Cashier's Receipt No. 203988, copy of check number 573 -\$400.00

Materials Sent to BOA – June 6, 2022

June 6, 2022

Office of Administrative Hearings

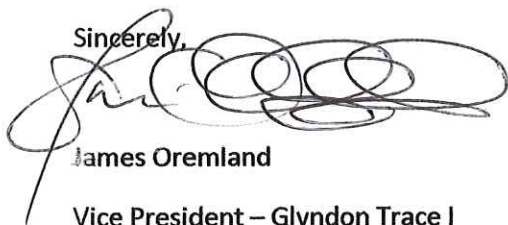
105 West Chesapeake Avenue, Suite 103

Towson, MD 21204

Re: Appeal of Petition for Special Exemption Case No. 2022-0043-X

Please accept this letter and check (\$400.00) as notice we are appealing the decision dated May 16, 2022 by Maureen E. Murphy, Administrative Law Judge for Baltimore County.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Oremland', written over a series of horizontal wavy lines.

James Oremland

Vice President – Glyndon Trace I

205 Teapot Ct

Reisterstown, MD 21136

oremjj@gmail.com



STEVEN E MECONI
33562 WATER MILL LN.
OCEAN VIEW, DE 19970

7-11
520 6216

573

DATE 6/16/22

PAY TO THE ORDER OF Balto. Co. \$ 400.00

Four Hundred ⁰⁰/₁₀₀ DOLLARS

M&T Bank MyChoice Plus

MEMO Zoning Appeal Steven Meconi RP

⑆052000113⑆ 9844829011⑈0573

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

No. 203988

Date: 6/16/22

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$400.00
Total:									<u>400.00</u>

Rec From: Glyndon Trace I.

For: Office of Adm. Hearings
Case No: 2022-0043-Y
Address: 406 Main Street
Hearing Date: April 27, 2022
Check #: 573

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

Debra Wiley

From: Donna Mignon
Sent: Monday, May 16, 2022 2:40 PM
To: Pat Gordon; scampion11@msn.com
Cc: Debra Wiley
Subject: FW: Decision - Case No. 2022-0043-X - 406 Main Street - 406 Main Street, LLC
Attachments: 20220516143802526.pdf

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

From: Debra Wiley <dwiley@baltimorecountymd.gov>
Sent: Monday, May 16, 2022 2:33 PM
To: Lawrence E. Schmidt, Esq. - <lschmidt@sgs-law.com>
Cc: 406 Main Street, LLC - Tamir Ezzat - <tamir@ddbworkshop.com>; Allen Owens - <allen.owens@pauldavis.com>; Vaughn Rocco - <vaughn.rocco@pauldavis.com>; Jill LaVeck - <valaj11@aol.com>; Jill Rosenthal - <fritz813@msn.com>; Burton Jackson - <burton.jackson@icloud.com>; Larry Caplan - <lcaplan@lmcplaw.com>; Linda Joseph - <rabbilindajoseph@gmail.com>; Maheshchandra Shah - <maheshc49@hotmail.com>; Lolita Buie-Knight - <Lolita_buie-knight@live.com>; Marsha Oremland - <oremlandm@gmail.com>; Terri Williams - <terrikw1@aol.com>; Araceli Fernandez - <Araceli_Figueroa@yahoo.com>; Susan Campion - <Scamion11@msn.com>; Osvaldo Fernandez - <Osvaldo8.fernandez@gmail.com>; Crystal Micriotti - <mainstreetmanager@reisterstown.com>; Tinera Fobbs - <tinera61@gmail.com>; David Silber - <bonzdoc418@gmail.com>; Mark Gitomer - <mglaw@gtbmail.net>; Erin German - <egerm023@gmail.com>; Sherita Harris - <remy0515@outlook.com>; Joyce Williams - <jhwilliams.9504@gmail.com>; Benjamin Nixon - <buckaluck145@comcast.net>; Gary Leviton - <galeviton@gmail.com>; Robyn Remick - <Mrs.remick@gmail.com>; Steven Meconi - <meconisteven@gmail.com>; Patricia Gordon - <pgordanmaynard@yahoo.com>; Chris Slike - <chslike@aol.com>; Mark Levin - <markl@levinbrown.com>; Charlie Hoppa - <cghoppa@gmail.com>; Craig Piette - <craigpiette@gmail.com>; Mary Molinary - <mary.molinary@reisterstown.com>; Jerry Bass - <thebassman101@hotmail.com>; Deborah Anderson - <debrah28@comcast.net>; Tamir Ezzat - <tamir@ddbworkshop.com>; Jean Meconi - <jmeconi@lifebridgehealth.org>; Jim Oremland - <oremjj@gmail.com>; Mary Molinary - <mmolinary@reisterstown.com>; Nicolina Sarnelli - <nicolina.sarnelli@kimley-horn.com>; Nick Leffner - <nick.leffner@kimley-horn.com>; Sean Gibbons - <sean@gibbonscreative.com>; Donna Mignon <dmignon@baltimorecountymd.gov>; County Council <countycouncil@baltimorecountymd.gov>; Henry Ayakwah <hayakwah@baltimorecountymd.gov>; Jeffery Livingston <jlivingston@baltimorecountymd.gov>; Jenifer G. Nugent <jnugent@baltimorecountymd.gov>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; Vishnubhai K Desai <vdesai@baltimorecountymd.gov>
Subject: Decision - Case No. 2022-0043-X - 406 Main Street - 406 Main Street, LLC

Good Afternoon,

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

Have a great and safe day.

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

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Monday, May 16, 2022 2:38 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

Debra Wiley

From: Debra Wiley
Sent: Monday, May 16, 2022 2:33 PM
To: 'Lawrence E. Schmidt, Esq. -'
Cc: '406 Main Street, LLC - Tamir Ezzat -'; 'Allen Owens -'; 'Vaughn Rocco -'; 'Jill LaVeck -'; 'Jill Rosenthal -'; 'Burton Jackson -'; 'Larry Caplan -'; 'Linda Joseph -'; 'Maheshchandra Shah -'; 'Lolita Buie-Knight -'; 'Marsha Oremland -'; 'Terri Williams -'; 'Araceli Fernandez -'; 'Susan Campion -'; 'Osvaldo Fernandez -'; 'Crystal Micriotti -'; 'Tinera Fobbs -'; 'David Silber -'; 'Mark Gitomer -'; 'Erin German -'; 'Sherita Harris -'; 'Joyce Williams -'; 'Benjamin Nixon -'; 'Gary Leviton -'; 'Robyn Remick -'; 'Steven Meconi -'; 'Patricia Gordon -'; 'Chris Slike -'; 'Mark Levin -'; 'Charlie Hoppa -'; 'Craig Piette -'; 'Mary Molinary -'; 'Jerry Bass -'; 'Deborah Anderson -'; 'Tamir Ezzat -'; 'Jean Meconi -'; 'Jim Oremland -'; 'Mary Molinary -'; 'Nicolina Sarnelli -'; 'Nick Leffner -'; 'Sean Gibbons -'; Donna Mignon; County Council; Henry Ayakwah; Jeffery Livingston; Jenifer G. Nugent; Peoples Counsel; Vishnubhai K Desai
Subject: Decision - Case No. 2022-0043-X - 406 Main Street - 406 Main Street, LLC
Attachments: 20220516143802526.pdf

Good Afternoon,

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

Have a great and safe day.

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

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Monday, May 16, 2022 2:38 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

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

Scan Date: 05.16.2022 14:38:02 (-0400)

Queries to: adminhearingscpr@baltimorecountymd.gov



JOHN A. OLSZEWSKI, JR.
County Executive

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

May 16, 2022

Lawrence E. Schmidt, Esq. – lschmidt@sgs-law.com
Schmidt, Gildea and Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, MD 21204

RE: Petition for Special Exception
Case No. 2022-0043-X
Property: 406 Main Street

Dear Mr. Schmidt:

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,

A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is written in a cursive style with a large, stylized 'M' and 'M'.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm
Enclosure

C: 406 Main Street, LLC – Tamir Ezzat – tamir@ddbworkshop.com
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Jill LaVeck – valaj11@aol.com
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Nicolina Sarnelli – nicolina.sarnelli@kimley-horn.com
Nick Leffner – nick.leffner@kimley-horn.com
Sean Gibbons – sean@gibbonscreative.com

IN RE: PETITION FOR SPECIAL EXCEPTION *

(406 Main Street)
4th Election District
2nd Council District
406 Main Street, LLC
Legal Owner

Petitioner

BEFORE THE

* OFFICE OF ADMINISTRATIVE

* HEARING FOR

* BALTIMORE COUNTY

* **Case No: 2022-0043-X**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of the Petition Special Exception filed on behalf of 406 Main Street, LLC, legal owner (“Petitioner”) for the property located at 406 Main Street, Reisterstown (the “Property”). The Special Exception relief is sought under the Baltimore County Zoning Regulations (“BCZR”), §204.3 to allow a Class B Office Building in an RO Zone.

Due to the COVID-19, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Allen Owens and Vaughn Rocco of Paul Davis Company, a subsidiary entity of the Petitioner appeared in support of the Petition, along with Tamir Ezzat, AIA, and Nicholas J. Leffner, PE of Kimley/Horn. Lawrence Schmidt, Esquire of Smith, Gildea & Schmidt, LLC represented the Petitioner. There were many adjacent property owners, neighbors and interested citizens who attended, testified and asked questions of the Petitioner.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), Bureau of Development Plans Review (“DPR”), Department of Environmental Protection and Sustainability (“DEPS”), and State Highway Administration (“SHA”) which agencies did not oppose the requested relief.

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By RLJ

RECORD EVIDENCE

The case proceeded by way of modified proffer from Mr. Schmidt. Mr. Ezzat was accepted as an expert in architecture. (Pet. Ex. 8). Mr. Leffner was accepted as an expert in civil engineering and prepared and sealed a site plan (the "Site Plan"). (Pet. Ex. 9). As shown on the aerial photographs, the Property sits on the corner of Main Street and Glyndon Trace Drive. (Pet. Exs. 2, 3, 4). While Main Street is a state road (MD Rt. 140), Glyndon Trace Drive is private road owned and maintained by the Glyndon Trace Community Association. Access to the Property is off of Glyndon Trace Drive. In accordance with the record Plat for Glyndon Trace neighborhood which was filed in Land Records of Baltimore County on June 28, 2006 (SM, 78-125), part of Glyndon Trace Drive was dedicated as a public access easement. (Pet. Ex. 11).

As shown in the street view photographs, the area along Main Street in Reisterstown is largely older residences which have been converted into office uses. (Pet. Exs. 5B-5D). Reisterstown is on the National Register of Historic Districts. The Maryland Historic Trust database lists the building on the Property as an historic structure known as The Methodist Parsonage. However, the building is not listed on the Baltimore County Landmarks Preservation List. The Property also lies within the Reisterstown Commercial Revitalization District as set forth in Master Plan 2020.

Per the Site Plan, the Property was surveyed and measured to be 0.466 acres +/- (20,306 sf). It is zoned Residential-Office (RO). The building is 1,952 sf (SDAT) and faces Main Street. (Pet. Exs. 5A, 5E, 5G-5K). A paved parking lot consumes the rear yard. (Pet. Exs. 5I-5L). On October 6, 2021, the Petitioner purchased the Property as a Class A office space for Paul Davis Restoration of Greater Baltimore, LLC, a subsidiary entity of the Petitioner ("Paul Davis Company"). (SDAT). Paul Davis Company is in the restoration business, repairing properties

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By [Signature]

damaged or destroyed by flood, fire or other disasters. As such, its physical work takes place off-site.

Primarily, between 10-12 employees, including office workers, estimators and project managers work in the office Monday – Friday, leaving around 5:00 pm. Presently, there are 3 offices on second floor and 1 on first floor thereby requiring these office workers/estimators/project managers to share office space. The remainder of the employees work at the job site. Due to the lack of space, Petitioner proposes to construct a 3,811 sf addition onto the rear of the building of which 2,000 sf will be office space and 1,438 sf will be storage area.

Renderings of the existing building and addition were provided. (Pet. Ex. 6). The existing building needs a new roof and therefore, a new metal roof will be installed on both the existing building and the addition. The existing building has traditional windows with wooden mullions and classic, black shutters. (Pet. Ex. 6). The new addition shows a board and baton siding but contemporary windows with orange casings. Skylight windows are shown on the upper level and a garage door will be installed at the parking lot level. Mr. Ezzat and Mr. Rocco indicated the garage door is needed to load its 'high value products' into the building. A new set of stairs in the rear will now provide access to the second floor.

Mr. Leffner testified that the proposed addition will meet all setbacks and no variance relief is needed. As proposed, Mr. Leffner explained that based on the gross building area 5,763 sf (1952 sf + 3811 sf addition), the required number of parking spaces is 20. However, he further explained that because the Property is on the MTA line, the Petitioner is entitled to one (1) parking space credit, and because the Property is located within a Commercial Revitalization District (CRD), the Petitioner is entitled to a credit of two (2) additional parking spaces. As a result, as shown on the Site Plan, 17 parking spaces are required and 17 parking spaces will be provided. Presently, the

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By 192

parking lot has 15 parking spaces; 2 more will be added to the western side. He confirmed that all parking spaces meet the size and dimensions as required by BCC, §409.3 and will be striped.

Mr. Leffner also highlighted that, as part of the Site Plan, a Schematic Landscape Plan was prepared and sealed. (Pet. Ex. 1). An additional landscape buffer consisting of Evergreen trees, shade trees, and bushes will be added to shield the parking lot from view of the adjacent residential properties. Additionally, concrete sidewalks, a handicap ramp and stairs will be added along with the addition. A 6 ft. tall, composite, privacy fence will be constructed around the perimeter. (Pet. Ex. 1). The existing signs will remain; no new signs are proposed.

Testifying and answering questions throughout the hearing was Vaughn Rocco of Paul Davis Company. Mr. Rocco confirmed that Mr. Ezzat, while not a member of the Petitioner, was authorized to sign the Petition in this case on behalf of 406 Main Street, LLC. He clarified that Allen Owens is the owner of 408 Main Street, LLC. Mr. Rocco stated that Paul Davis Company also leases warehouse space in Cherry Vale Shopping Center (11716 Reisterstown Rd.) (the "Leased Space") which is used to park Paul Davis Company trucks/vehicles and to store equipment/material. Other than pick-up trucks driven by its employees, Mr. Rocco agreed that Paul Davis box truck(s), vans and other commercial vehicles will not be parked on the Property. The proposed garage door on the rear addition is large enough to accommodate only one (1) vehicle.

Mary Molinaro, 215 Chartley Drive, testified in favor of the Petition and explained that she has worked with the State Highway Administration (SHA) in regard to traffic light sequencing problems at other intersections along Main Street. She testified that other businesses along Main Street have had similar traffic backups until SHA changed the light sequence. Ms. Molinaro recommended that the community associations here meet with SHA to get the light sequencing for

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By rw

Main Street/Glyndon Trace Drive changed.

Patricia Gordon, 822-A Berryman's Lane, testified that in her view, the proposed architecture complemented the existing building. She was also involved with a light sequencing issue at Chartley Drive and Main Street and was successful in getting SHA to change it to alleviate the traffic backups at Chartley Drive. Ms. Gordon had previously met with Mr. Rocco prior to this hearing where he explained the proposed building addition. As a result, Ms. Gordon is not opposed to the relief.

Protestants Case.

Testifying on behalf of Glyndon Trace II Community Association II was Jim Oremland, its Vice President. Mr. Oremland explained that Glyndon Trace II Community Association has 58 condominiums. He confirmed Glyndon Trace Homeowners Association owns Glyndon Trace Drive and pays to maintain it. Mr. Oremland explained that the only entrance and exit to the Glyndon Trace residential community is through the gate house on Glyndon Trace Drive. As a result, Glyndon Trace II Community Association is opposed to any addition to the existing Property because it will result in more traffic at that intersection. Mr. Oremland collected 71 signatures of adjacent property owners who are adverse to the Petition (original signatures was 75 less 4 homes which signed the Petition more than once). (Prot. Ex. 1). Mr. Oremland added that for the last 5 years he has walked past the Property and the parking lot is always full with Paul Davis Company commercial vehicles. The community is particularly opposed to the garage door and the storage area of 1,400 sf out of concern that materials, equipment and other items will be stored inside.

Testifying on behalf of Glyndon Trace I Community Association was Deborah Anderson, a member of its Board of Directors. Glyndon Trace I Community Association has 72 villas. Ms.

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By bw

Anderson provided street view photographs of a Paul Davis Company box truck and other commercial vehicles parked on the rear parking lot. (Prot. Ex. 2). Glyndon Trace I Community Association is opposed to parking these commercial vehicles and is concerned that Petitioner will store sand and equipment in the new addition.

Also testifying for Glyndon Trace I Community Association was Steve Meconi, a member of its Board of Directors and President, along with his wife Jean Meconi who is President of the Master Board. Mr. Meconi stated that Glyndon Trace Drive has one lane in each direction and that traffic is always a problem at that light, and traffic generated by the addition will aggravate the problem. Glyndon Trace Homeowners Association pays for maintenance and snow removal of Glyndon Trace Drive. Ms. Meconi advised that Paul Davis Company should have presented the proposed addition to the Board of Directors. The Board does not want any construction trucks to drive thru the neighborhood.

Craig Piette, 204 Sunny King Drive, Reisterstown, a former Baltimore County area planner, testified in opposition to the Petition. Mr. Piette emphasized the Reisterstown Revitalization study encouraged businesses while maintaining a village effect. Between 1970-1980, he was part of the team which created the RO zone. With regard to the specifics of the proposal here, while he is not opposed to an addition, he is adverse to the modern style of the proposed addition. Mr. Piette finds that it is not in keeping with the existing traditional home with its twin fireplaces. Mr. Piette also expressed concern about the proposed garage and storage space as he believes it will become a contractor's storage yard which is not permitted in RO zone.

Benjamin Nixon and Sharon Nixon, 45 Glyndon Trace Drive, live directly behind the parking lot on the Property. They currently experience flooding onto their property from lack of storm water management. They are concerned, that with the increase in impervious surface from

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By law

the addition, storm water runoff will be exacerbated. They do not believe that planting trees along the perimeter will be enough to reduce the storm water runoff onto their property. Mr. Leffner responded that there is an existing drainage and utility easement on the south side of the Property. (Pet. Ex. 11). While the Petitioner has no legal obligation to install storm water management devices on the Property because less than 5,000 sf will be disturbed, Mr. Leffner, with the agreement of Mr. Rocco, stated that the Petitioner would grade the area between the parking lot and the Nixon property line to assist in the reduction of runoff.

Mark Gitomer, 111 Teapot Court, a retired attorney, repeated that traffic is a problem and that commercial vehicles enter and exit the Property. Mr. Gitomer highlighted that Main Street is one lane in either direction with a 30 mph speed limit. He added that while the building on the Property is not designated as historic, the Property is located in a Maryland Historic District and therefore the architecture should complement the existing buildings along Main Street. Mr. Gitomer believes that the 24/7 nature of the business will require Paul Davis vehicles to enter and exit the Property at all hours.

Burton Jackson, 119 Teapot Court, testified that, in his view, the Property does not have adequate space for the addition. Additionally, Gary Leviton, 121 Teapot Court, and Erin German, 212 Teapot Court both echoed the traffic backups at the Glyndon Trace Drive/Main Street light, describing instances where vehicles run the light to avoid sitting at the long traffic light. Jill LaVeck, 237 Teapot Court was concerned about the fire rating capacity for the building and proposed lighting for the rear parking lot. Sherita Harris, 232 Teapot Ct., and Susan Campion, 141 Teapot Ct., also opposed to the Petition due to the traffic issues.

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By DS

Rebuttal Case.

Mr. Schmidt responded to the undersigned's question about the prefatory language in BCZR, §204.3.B from which Petitioner seeks relief and specifically, whether the Petitioner must have a previously "approved County Review Group (CRG) plan" before Special Exception relief can be granted. Mr. Schmidt argued that the CRG review was the development oversight committee in the 1980s when the RO zone was enacted. It was Mr. Schmidt's position that no CRG plan approval must be found as a precondition to Special Exception approval. He added that the Development Review Committee (DRC) has reviewed the proposed plan here and has tabled it until after the Special Exception has been decided. (Pet. Ex. 10).

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.

Based on the evidence, I find that the Special Exception relief for approval of a Class B office building should be granted. To be clear, the building on the Property is currently a Class A office building as defined in BCZR, §101.1. Importantly, under BCZR, §204.3.A, the County Council decided that a Class A office building can exist and can continue *by right* in the RO zone without any zoning relief needed. Further, the County Council did not restrict the types of office buildings (other than medical) which can operate in the RO zone, and therefore the RO zone does

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not discriminate between an accounting office and an office in the restoration business. As a Class A office building, Paul Davis Company could continue to have its employees park in the rear lot and to exit and enter onto Glyndon Trace Drive, regardless of the amount of traffic coming from the Glyndon Trace neighborhoods at that intersection.

In this case, the reason for changing from Class A office building to a Class B office building is the exterior enlargement of the building by the proposed addition in the rear. (BCZR, §101.1). As described by Mr. Rocco, the addition simply permits largely the same number of employees who work for Paul Davis Company now to spread out within the building, thereby avoiding employees doing different functions from having to sharing desks and/or offices. Mr. Rocco also explained that the Paul Davis Company employees who perform the job of physical restoration, work at the job sites. Applying BCZR, §502.1.D here, I find that there will not be an overcrowding of the land or undue concentration of population given that the size of the building and addition, with its 17 parking spaces, can only accommodate a finite number of people and vehicles.

The primary issue for the Protestants is the traffic backup at light for Glyndon Trace Drive and Main Street. (BCZR, §502.1.B). I find, based on the Protestants testimony and the evidence presented, that traffic backups currently exist at that light because Glyndon Trace neighborhoods were developed without another means of ingress or egress. As Protestants highlighted, there are 130 residences in Glyndon Trace neighborhood, some which have more than one (1) vehicle. As indicated on the Glyndon Trace Record Plat, the development plan for Glyndon Trace was approved on April 20, 2004 without any other access points for drivers entering or leaving the neighborhood. As a result, it was predictable in 2004 that traffic congestion at the single entry/exit point from 130 homes would be an issue even without any business being operated at the Property.

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By law

While the record plat for Glyndon Trace subdivision dated June 28, 2006 confirms that Glyndon Trace Drive is a private road, there is a public ingress and egress easement for not only the Property, but for 400 Main Street. (Pet. Ex. 11).

As it pertains to the requested Special Exception relief, I find that the ongoing business of Paul Davis Company and its proposed addition, is not the root cause of traffic congestion at the light at issue here. I find, based on the evidence that, traffic will be no worse with the proposed addition than without it. While the Paul Davis Company box truck and other work vehicles were initially parked on the parking lot after the Property was purchased, those vehicles have since been moved to the Cherry Vale Shopping Center, and no longer park at the Property. However, Mr. Rocco stated that pickup trucks driven by Paul Davis Company employees have parked, and will continue to park, on the parking lot. In that regard, a condition will be made part of this Order to protect the Glyndon Trace neighborhoods. As a result, the traffic conditions will be no worse at this location than elsewhere in the zone and thus, that Special Exception factor has been satisfied. (BCZR, §502.1.B). Because Main Street is a state road (MD Route 140), the light at Glyndon Trace Drive and Main Street is under the jurisdiction of SHA. Accordingly, the community associations are advised to request a change in light sequencing to help alleviate the traffic congestion from SHA. Notably, SHA provided no adverse ZAC comment here.

Applying the other Special Exception factors in BCZR, §502.1.A to the facts here, I find that the requested relief for a Class B Office Building will not be detrimental to the health, safety or general welfare of the locality involved and will complement the existing business uses along Main Street. Indeed, Main Street is included within the Reisterstown Commercial Revitalization District which extends up and down Main Street in Reisterstown as set forth in Master Plan 2020. (MP 2020, p. 137). One of the policies of the Commercial Revitalization District is to retain and

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By 100

attract quality retail, office, service, residential, entertainment, and institutional uses that create well balanced and economically vital mixed-use. (MP 2020, p. 139). I take judicial notice that in Case No.: 89-323-XA, the adjacent office building at 408 Main Street, now occupied by an accounting business, was granted Special Exception and Variance relief to enlarge that former home with an addition on the rear of the building. The addition is visible in the street view photographs. (Pet. Ex. 5A, 5G, 5K). Notably, Case No.: 89-323-XA occurred prior to the development of the Glyndon Trace neighborhoods in or after 2006.

I also find that the Class B office building here will not create a potential for hazard from fire, panic or other danger as the addition will be constructed to meet all buildings codes and will be inspected by Baltimore County. (BCZR, §502.1.C). As a condition imposed in this Order, no materials of any kind used in the restoration business, hazardous or non-hazardous, will be permitted to be stored on the Property inside or outside the building. (BCZR, §502.1.C). The evidence was also clear that the proposed Class B office building will not interfere with public improvements including schools, parks, water, sewer or transportation. (BCZR, §502.1.E). Moreover, under BCZR, §502.1.F, that the proposed addition would interfere with light or air, particularly given that there was no objection from the owner or operator of the accountant's office at 408 Main Street.

With regard to BCZR, §502.1.H, the unrebutted expert testimony of Mr. Leffner was that while there is additional impervious surface with the building addition and sidewalk/ramp, the addition and improvements will meet amenity open space requiring 7% in the interior parking lot to be permeable as required under BCZR, §204.4.C.6. In addition, having prepared a Schematic Landscape Plan, the Petitioner will be meeting the landscape requirements in BCZR, §204.4.C.9. Finally, under BCZR, §502.1.I, I find that the Class B office building will not have a detrimental

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By [Signature]

impact on environmental or natural resources as there are none on the Property and those near the Property will not be impacted. Indeed, there was no adverse DEPS ZAC Comment.

With regard to BCZR, §502.1.G, I also find that the Class B office building proposed here is not inconsistent with BCZR, §204.3.B (i.e. having a pre-approved County Review Group (CRG)). In the spirit and intent of the BCZR, I interpret CRG plan approval as synonymous with DRC approval, and it appears that the CRG language should have been removed from the BCZR when the CRG process was eliminated. As a matter of practice, when zoning approval is needed, the DRC will 'table' a case and require the zoning approval prior to DRC approval. On January 7, 2022, the DRC tabled the project pending the zoning relief requested. (Pet. Ex. 10). Thus, I find that the requirement in BCZR, §204.3.B will be satisfied at DRC meeting.

Finally, while I am sympathetic to the Protestants' objection about the modern style of the addition because it does not match or complement the traditional style of the existing building, unfortunately, County Council, in enacting the RO zone, did not make performance standards a requirement as in the RC5 zone. (BCZR, §1A04.4), nor did the County Council require submittal of architectural style to the Design Review Panel (DRP). In this case, the DOP reviewed the proposed addition and had no objection to the proposed style. In addition, because the original building is not on the Baltimore County Landmarks List, there is no review of the proposed architectural style from a historic perspective. As a result, I am without authority to change the style or prohibit the garage door.

For the foregoing reasons, the Petitioner has satisfied the burden of proof required for the Special Exception relief which shall be granted.

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By [Signature]

THEREFORE, IT IS ORDERED this 16th day of **May, 2022**, by this Administrative Law Judge, that the Special Exception from the BCZR, §204.3 to allow a Class B Office Building in an RO Zone is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its 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, Petitioner would be required to return the subject property to its original condition.
2. Prior to the issuance of Permits, Petitioners must comply with the ZAC comments submitted by DOP and DPR; copies of which are attached hereto and made a part hereof.
3. Petitioner shall provide grading along the western and/or southern boundary lines of the Property to maximize the drainage and utility easement which is shown on Record Plat of Glyndon Trace (Plat Book SM-78-125) thereby assisting in the reduction of storm water runoff from the Property onto 45 Glyndon Trace Drive aka the Nixon property.
4. No box trucks, vans, construction vehicles and/or commercial vehicles owned and/or used by the Petitioner in its business, other than pick-ups trucks, shall be parked on the Property at any time. There shall be no parking of any vehicles on the grass; all parking of vehicles shall be on the parking lot of the Property. The Petitioner shall stripe all parking spaces in the rear parking lot.
5. Petitioner shall use the Property and building thereon as a Class B office building and shall not use it as a contractor equipment storage yard. Petitioner shall not store, inside or outside of the building, any materials (hazardous or non-hazardous) or equipment used in the restoration business on the Property. The Property and the building shall be used only for activities customary for office use.
6. In the course of construction of the addition, Petitioner shall direct that all construction vehicles do not access the Glyndon Trace neighborhoods.

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By [Signature]

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



MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm

ORDER RECEIVED FOR FILING

Date 5-16-22

By lew

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 3/3/2022

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2022-0043-X

INFORMATION:

Property Address: 406 Main Street
Petitioner: Tamir Ezzal - 406 Main Street, LLC
Zoning: RO
Requested Action: Special Exception

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

Special Exception:

1. A Class B Office Building in an RO zoning in accordance with Section 204.3(B).
2. For such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

A site visit was conducted on March 2, 2022. The subject property is located along Main Street Reisterstown and within the National Register Historic District. No action is required by the Baltimore County Landmarks Preservation Commission. It should be noted that the attachment to the petition states that the property is in the 4th Councilmanic District, but it is actually in the 2nd Councilmanic District.

According to the proposed landscape plan, an opaque fence and additional vegetation will be installed. The additional landscaping elements should provide adequate screening between the parking lot and the adjacent residential community.

The Department does not object to the requested relief contingent upon the following conditions:

1. No temporary freestanding signs shall be permitted on the property nor along the Main Street frontage. All signage shall comply with Section 450 of the BCZR.

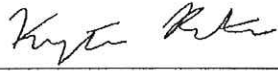
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480

ORDER RECEIVED FOR FILING

Date 5-16-22

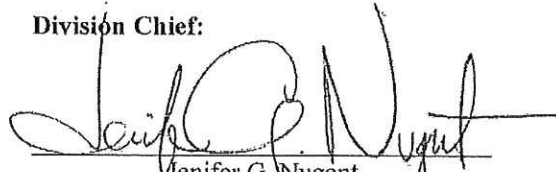
By AS

Prepared by:



Krystle Patchak

Division Chief:


Jennifer G. Nugent

SL/JGN/KP/

c: Bill Skibinski
Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC
Office of Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 5-16-22

By low

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: March 09, 2022

FROM: Vishnu Desai, Supervisor *for LOP*
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 28, 2022
Item No. 2022-0043-X

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

IF Special Exception is granted a Landscape Plan is required, per the requirements of the Landscape Manual. A lighting Plan is also required.

* * * * *

VKD: cen
cc: file

ORDER RECEIVED FOR FILING

Date 5-16-22

By aw

Debra Wiley

From: Lawrence Schmidt <lschmidt@sgs-law.com>
Sent: Wednesday, April 27, 2022 5:12 PM
To: Maureen E Murphy; Debra Wiley
Cc: Kelly Benton
Subject: FW: 406 Main St Plat
Attachments: MSA_S1236_11539.pdf; DRC Decision 1.7.22 - TABLED.PDF

Alj Murphy: Per your request, attached is a copy of the DRC letter which tabled the above matter until the zoning decision was issued.

Also, I referenced the plat for Glyndon Trace during the hearing, which provided a public egress and ingress. It is attached. Note how it provided access to the rear of the Paul David lot as well as the lot fronting Main Street which is on the other side of Glyndon Trace. I suspect it confirmed the existing access that was provided to those properties for years.

Debi, can you send me the SHA comment for this matter. The only one we got was the one from Planning. If there are any others, please send them too. Thanks.

Larry

Lawrence E. Schmidt | Partner
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
lschmidt@sgs-law.com | www.sgs-law.com

This email contains information from the law firm of Smith, Gildea & Schmidt, LLC which may be confidential and/or privileged. The information is intended to be for the exclusive use of the individual or entity named above. If you are not the intended recipient, be advised that any disclosure, copying, distribution or other use of this information is strictly prohibited. If you have received this e-mail in error, please notify Smith, Gildea & Schmidt, LLC by telephone immediately.

From: Leffner, Nick <Nick.Leffner@kimley-horn.com>
Sent: Wednesday, April 27, 2022 3:16 PM
To: Lawrence Schmidt <lschmidt@sgs-law.com>
Cc: 'Tamir Ezzat' <tamir@ddbworkshop.com>
Subject: 406 Main St Plat

Nick Leffner, PE
Kimley-Horn | 215 Washington Ave, Suite 500, Towson, MD 21204
Direct: (443) 743-3499 | Office Main: (443) 743-3470 | Mobile: (410) 302-2571
Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [YouTube](#)

Celebrating 14 years as one of FORTUNE's 100 Best Companies to Work For



JOHN A. OLSZEWSKI, JR.
County Executive

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

January 7, 2022

Mr. Tamir Ezzat, AIA
DDB Workshop, LLC
12230 Clarksville Pike, Suite K
Clarksville, MD 21029

RE: Paul Davis Office Addition
406 Main Street, Reisterstown, MD
Tracking Number: DRC-2022-00167
DRC Number: 010422A, Dist. 4C2

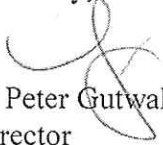
Dear Mr. Ezzat,

Pursuant to Article 25A, § 5 (U) of the Annotated Code of Maryland, and as provided in §602 (d) of the Baltimore County Charter, and §32-1-101, 32-3-401 and 32-3-517 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions so designated by their directors to represent their respective departments. The purpose of the DRC is to ensure compliance with §32-4-106 and §32-4-262 of the Baltimore County Code and to make recommendations to the Director of the Department of Permits Approvals and Inspections (PAI).

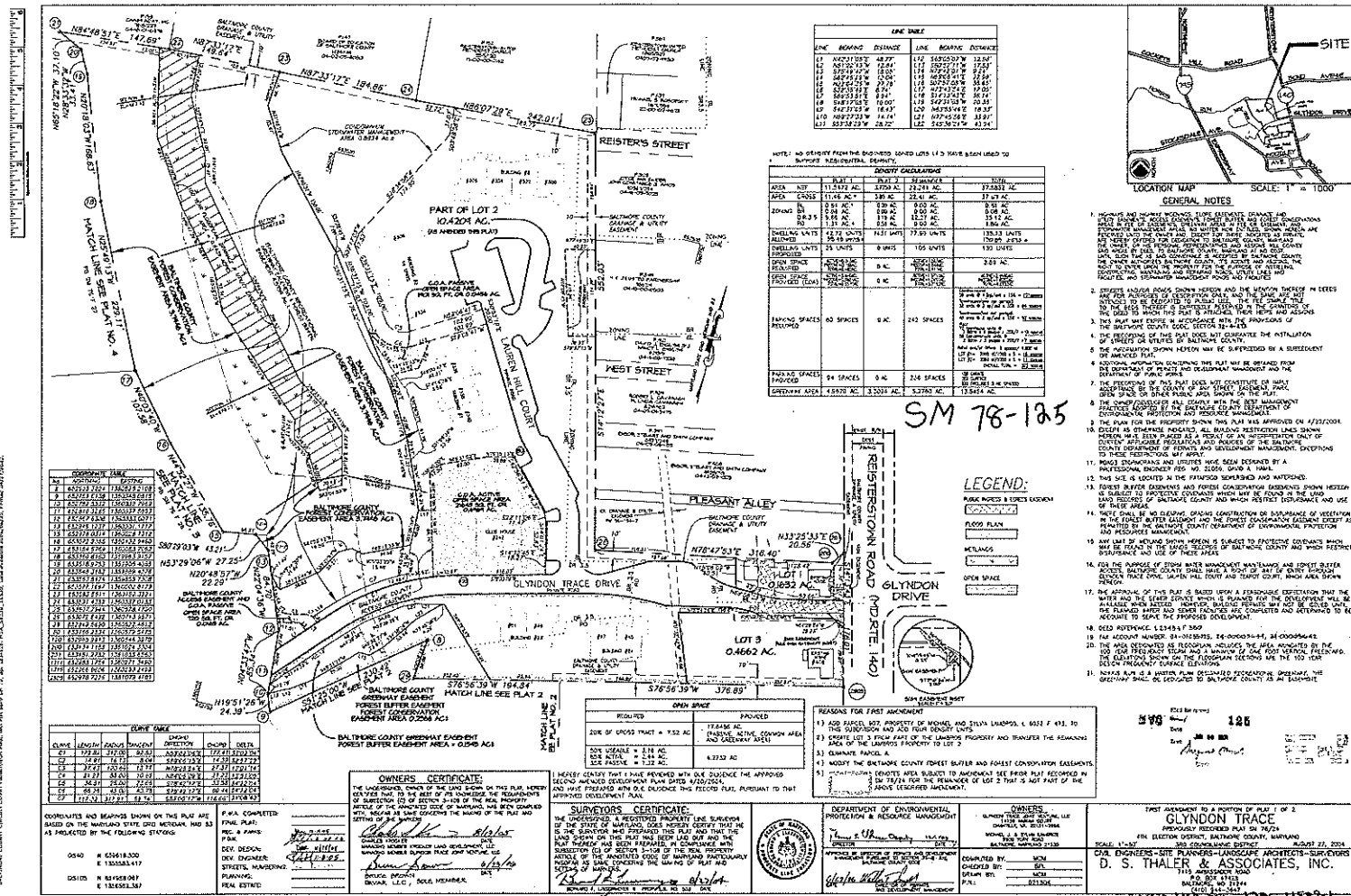
The DRC met in an open meeting via WebEx on January 4th, 2022 and has determined that your project is tabled to the Office of Zoning Review. Please contact Lloyd T. Moxley or Dawn Chaney at 410-887-3321 if you have any further questions or to have the item placed on the DRC agenda as "old business" when ready.

Sincerely,

FOR:  DEV.
C. Peter Gutwald
Director

CPG: LTM:dc

C: File



ATTENTION: DONNA MIGNON

DATE: 4/7/2022

Case Number: 2022-0043-X

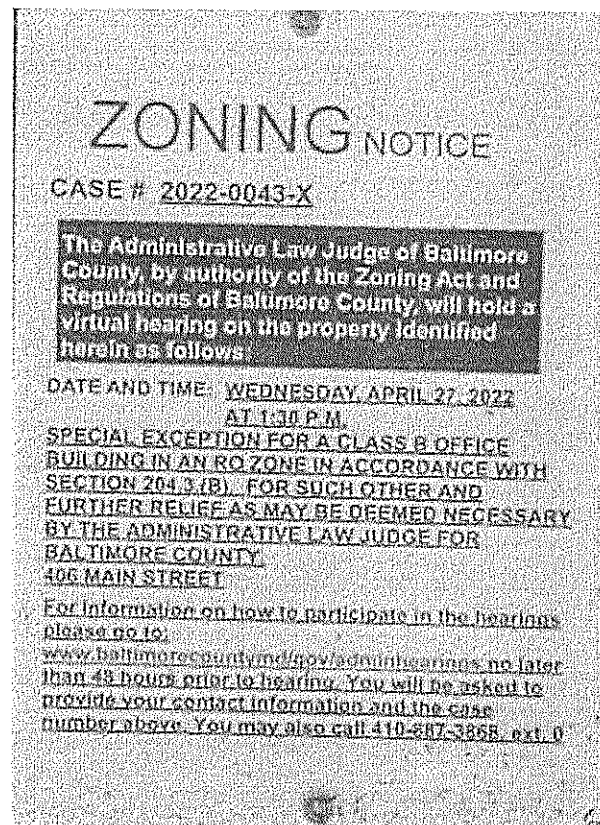
Petitioner / Developer: SMITH, GILDEA & SCHMIDT, LLC ~
TAMIR EZZAT

Date of Hearing: APRIL 27, 2022

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:
406 MAIN STREET

The sign(s) were posted on: APRIL 7, 2022

The sign(s) were re-photographed on: APRIL 26, 2022



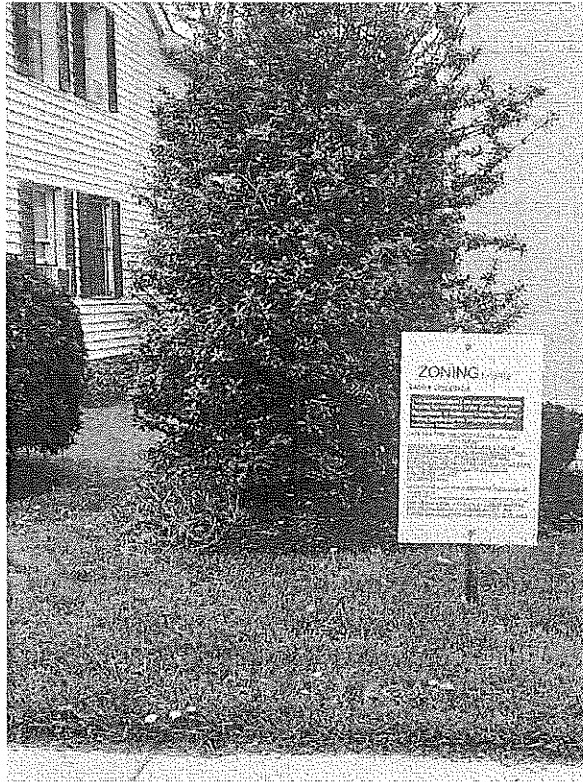
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

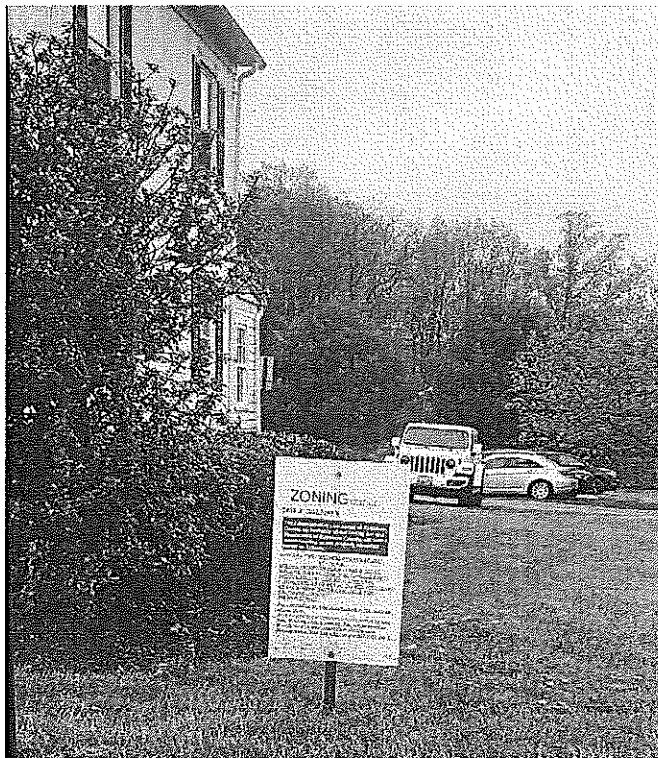
523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Re-Photographed 1st Sign @ 406 Main Street ~ 4/26/2022



Re-Photographed 2nd Sign @ 406 Main Street ~ 4/26/2022
CASE # 2022-0043-X

Donna Mignon

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Tuesday, April 26, 2022 10:52 PM
To: Administrative Hearings
Subject: Certification
Attachments: Main St. Cert. .jpeg; Main Street Photos.docx

CAUTION: This message from luckylinda1954@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.

Hi Donna,

I am attaching the second Certification for Case # 2022-0043-X @ 406 Main Street along with background photos for your records.
Thank you,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com

Donna Mignon

From: Jim Oremland <oremjj@gmail.com>
Sent: Friday, April 22, 2022 10:35 AM
To: Donna Mignon
Cc: Steven Meconi; Deborah Anderson; Bob Berzanski; Dotty Carpenter
Subject: Zoning Hearing - Case No: 2022-0043-X 406 Main Steet - Owners: 406 Main Street, LLC

CAUTION: This message from oremjj@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.

Donna,

I am in receipt of the invitation to attend the virtual hearing on Wednesday April 27 at 1:30pm being conducted via WebEx.

I am the Vice President of the Glyndon Trace I Community Board of Directors, which represents the 72 villas in the community (there are another 58 condo residences making 130 individual homes), and I have a few questions about the hearing and the procedures surrounding it.

- I would like to speak on behalf of the community. I have a petition that I will be submitting to you (see below) on Monday and I want to speak to the petition and the impact of the rezoning. How do I get scheduled to speak? How much time will I be able to get to present?
- There are two other Board members (Debrah Anderson and Steve Meconi) who would like to speak as well. Same questions as above. Who will determine the order in which speakers are allowed.
- Who do I send the copies of the petition and any photos that are to be used during our speaking time? Who will show these exhibits? What is the preferred method of sending these items?

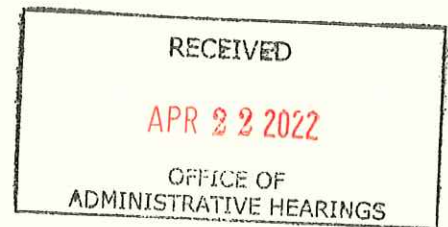
I look forward to your response.

Larry and Deborah Caplan
230 Teapot Court
Reisterstown, MD 21136
410-322-8157

EMAIL: administrativehearings@baltimorecountymd.gov
AND FIRST CLASS MAIL

April 21, 2022

Office of Administrative Hearings Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, MD 21204



RE: Special Exception Hearing April 27, 2022
Case No. 2022 0043X
406 Main Street Reisterstown

Dear Sir/Madam:

I am writing as a homeowner and on behalf of several neighbors.

The zoning request referenced above seeks permission to erect a new, large building immediately adjacent to the Glyndon Trace neighborhood. Glyndon Trace consists of 75 villa townhouses and about the same number of condominiums. I have lived in Glyndon Trace since 2004.

The property owner's request references a Class B office building, although our understanding is that the site will be used as a warehouse and storage facility, including construction equipment. The current occupant operates a home improvement/construction business.

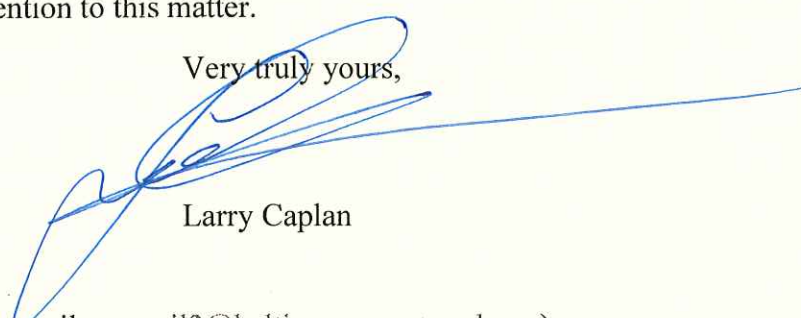
The site sits at the only entrance to our neighborhood. The proposed new building and uses will be detrimental to the attractive, quiet residential character of Glyndon Trace. Construction vehicles and equipment and additional traffic will adversely affect the quality of life and property values of our homes and neighborhood. Given the immediate proximity to our neighborhood, the projected activity is inappropriate.

The site is now zoned RO, which allows office use in residential buildings. That is appropriate for Main Street Reisterstown, which has many quaint, historic buildings which are not suitable as residences. A large new office building or storage facilities for a construction business will not fit the character of Main Street or the nature of our neighborhood. The zoning law allows a Class B office building in RO by Special Exception. The intended use as a construction storage facility is not allowable in RO.

Please note that a recently circulated neighborhood petition garnered very significant opposition to the requested change.

Thank you for your attention to this matter.

Very truly yours,



Larry Caplan

Cc: Hon. Israel Patoka (via email: council2@baltimorecountymd.gov)
Hon. Julian E. Jones (via email: council4@baltimorecountymd.gov)

Larry and Deborah Caplan
230 Teapot Court
Reisterstown, MD 21136
410-322-8157

EMAIL: administrativehearings@baltimorecountymd.gov
AND FIRST CLASS MAIL

April 21, 2022

Office of Administrative Hearings Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, MD 21204

RE: Special Exception Hearing April 27, 2022
Case No. 2022 0043X
406 Main Street Reisterstown

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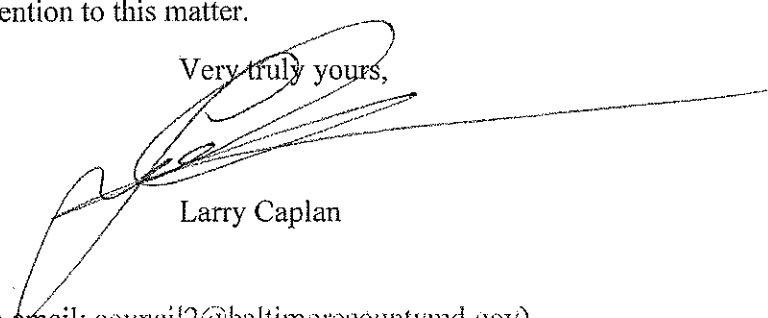
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Thank you for your attention to this matter.

Very truly yours,



Larry Caplan

Cc: Hon. Israel Patoka (via email: council2@baltimorecountymd.gov)
Hon. Julian E. Jones (via email: council4@baltimorecountymd.gov)

Debra Wiley

From: Debra Wiley
Sent: Tuesday, April 19, 2022 1:30 PM
To: Lawrence Schmidt
Cc: Kelly Benton
Subject: Case No. 2022-0043-X - 4/27 @ 1:30 PM - 406 Main Street

Good Afternoon:

As you are aware, a virtual Webex hearing has been scheduled for Wednesday, April 27, 2022 at 1:30 PM. You should have received an invitation in an email which invited you to this hearing when the event was created on or about March 30, 2022.

Please email any and all hearing exhibits, documents, site plans, photographs or evidence of any kind that you wish to present at the hearing to our office . The documents must be submitted in PDF format at **least two full business days** in advance of the hearing to : Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov

These exhibits will be displayed on a computer screen as you explain at the hearing what you are seeking in your case. Please note that these documents are in addition to any paperwork submitted when you originally filed your petition with the Office of Zoning Review.

Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit.

You can find more information on our website at: <https://www.baltimorecountymd.gov/departments/adminhearings/devzoninghearings.html>

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

Thanks and have a great day.

Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, MD 21204
410-887-3868 (press 0 for operator)

ATTENTION: KRISTEN LEWIS

DATE: 4/7/2022

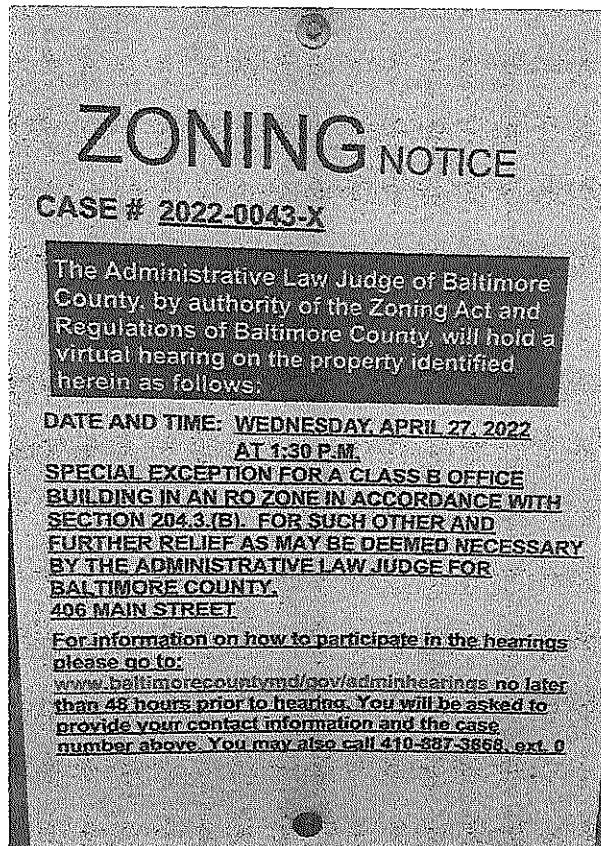
Case Number: 2022-0043-X

Petitioner / Developer: SMITH, GILDEA & SCHMIDT, LLC ~
TAMIR EZZAT

Date of Hearing : APRIL 27, 2022

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:
406 MAIN STREET

The sign(s) were posted on: APRIL 7, 2022



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign @ 406 Main Street ~ 4/7/2022



Background Photo 2nd Sign @ 406 Main Street ~ 4/7/2022

CASE # 2022-0043-X

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

Order #: 12106673
 Case #: 2022-0043-x
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2022-0043-x

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:

4/7/2022



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: 2022-0043-x

406 Main Street

Southwest corner of Main Street and Glyndon Trace Drive

4th Election District - 2nd Councilmanic District

Legal Owners: 406 Main Street, LLC

Special Exception for a Class B Office Building in an RO zone in accordance with Section 20-4.3.(B). For such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Wednesday, April 27, 2022 at 1:30 p.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 410-887-3888, ext. 0.

Pete Gutwald

Director of Permits, Approvals and Inspections for Baltimore County

ap7

TO: THE DAILY RECORD
Thursday, April 7, 2022 - Issue

Please forward billing to:

Lawrence Schmidt
Smith, Gildea & Schmidt
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

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: 2022-0043-x

406 Main Street

Southwest corner of Main Street and Glyndon Trace Drive

4th Election District – 2nd Councilmanic District

Legal Owners: 406 Main Street, LLC

Special Exception for a Class B Office Building in an RO zone in accordance with Section 204.3.(B). For such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Wednesday, April 27, 2022 at 1:30 p.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

Zoning Review

111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391
www.baltimorecountymd.gov



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 30, 2022

NOTICE OF ZONING HEARING

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A handwritten signature in dark ink, appearing to read "C. Pete Gutwald", with a long horizontal flourish extending to the right.

Pete Gutwald
Director

PW/kl

C: Lawrence Schmidt, 600 Washington Avenue, Ste. 200, Towson 21204
Tamir Ezzat, 406 Main Street, Reisterstown 21136

**NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED
BY AN APPROVED POSTER ON THE PROPERTY BY THURS., APRIL 7, 2022**

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 3/3/2022

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2022-0043-X

INFORMATION:

Property Address: 406 Main Street
Petitioner: Tamir Ezzal - 406 Main Street, LLC
Zoning: RO
Requested Action: Special Exception

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

Special Exception:

1. A Class B Office Building in an RO zoning in accordance with Section 204.3(B).
2. For such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

A site visit was conducted on March 2, 2022. The subject property is located along Main Street Reisterstown and within the National Register Historic District. No action is required by the Baltimore County Landmarks Preservation Commission. It should be noted that the attachment to the petition states that the property is in the 4th Councilmanic District, but it is actually in the 2nd Councilmanic District.

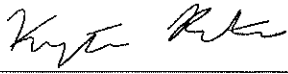
According to the proposed landscape plan, an opaque fence and additional vegetation will be installed. The additional landscaping elements should provide adequate screening between the parking lot and the adjacent residential community.

The Department does not object to the requested relief contingent upon the following conditions:

1. No temporary freestanding signs shall be permitted on the property nor along the Main Street frontage. All signage shall comply with Section 450 of the BCZR.

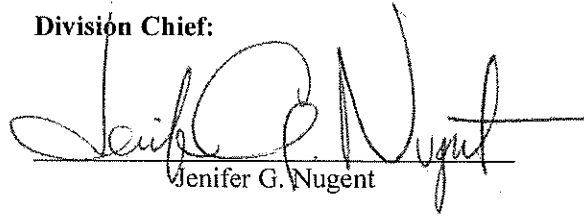
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480

Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

SL/JGN/KP/

c: Bill Skibinski
Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC
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: March 3, 2022

SUBJECT: DEPS Comment for Zoning Item # 2022-0043-X
Address: 406 Main Street
(406 Main Street, LLC Property)

Zoning Advisory Committee Meeting of **February 28, 2022.**

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

Reviewer: Thomas Panzarella
Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: March 09, 2022

FROM: Vishnu Desai, Supervisor *for LOP*
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 28, 2022
Item No. 2022-0043-X

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

IF Special Exception is granted a Landscape Plan is required, per the requirements of the Landscape Manual. A lighting Plan is also required.

* * * * *

VKD: cen
cc: file

February 23, 2022

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on Special Exception Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2022-0043-X.

Should you have any questions regarding this matter, please contact Ms. Teresa Eller at 410-229-2424 or 1-800-735-2258 (in Maryland only) extension 2424 or by email at (teller@mdot.maryland.gov).

Sincerely,

Teresa Eller for,

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 3/3/2022

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2022-0043-X

INFORMATION:

Property Address: 406 Main Street
Petitioner: Tamir Ezzal - 406 Main Street, LLC
Zoning: RO
Requested Action: Special Exception

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

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2. For such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

A site visit was conducted on March 2, 2022. The subject property is located along Main Street Reisterstown and within the National Register Historic District. No action is required by the Baltimore County Landmarks Preservation Commission. It should be noted that the attachment to the petition states that the property is in the 4th Councilmanic District, but it is actually in the 2nd Councilmanic District.

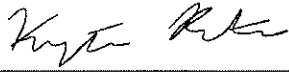
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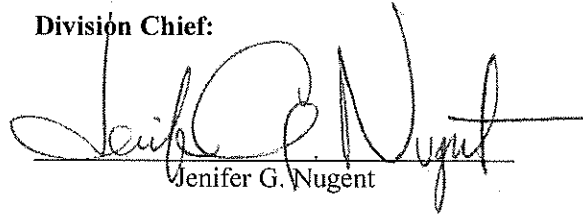
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Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

SL/JGN/KP/

c: Bill Skibinski
Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC
Office of Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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Reviewer: Thomas Panzarella
Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: March 09, 2022

FROM: Vishnu Desai, Supervisor *for TOP*
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 28, 2022
Item No. 2022-0043-X

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

IF Special Exception is granted a Landscape Plan is required, per the requirements of the Landscape Manual. A lighting Plan is also required.

* * * * *

VKD: cen
cc: file

February 23, 2022

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on Special Exception Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2022-0043-X.

Should you have any questions regarding this matter, please contact Ms. Teresa Eller at 410-229-2424 or 1-800-735-2258 (in Maryland only) extension 2424 or by email at (teller@mdot.maryland.gov).

Sincerely,

Teresa Eller for,

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
406 Main Street; SW corner of Main Street *
and Glyndon Trace Drive * OF ADMINISTRATIVE
4th Election & 2nd Councilmanic Districts *
Legal Owner(s): 406 Main Street, LLC * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2022-043-X

* * * * *

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 23rd day of February, 2022, a copy of the foregoing Entry of Appearance was emailed to Lawrence Schmidt, Smith, Gildea & Schmidt, LLC, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, lschmidt@sgs-law.com, Attorney for Petitioner(s).

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

ZAC AGENDA

Case Number: 2022-0043-X **Reviewer:** Jason Seidelman

Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL

Type: SPECIAL EXCEPTION

Legal Owner: 406 Main Street, LLC.

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 406 MAIN ST

Location: Property located Southwest corner of intersection of Main Street (65 feet) and Glyndon Trace Dr.

Existing Zoning: RO

Area: 20,308 SQ FT.

Proposed Zoning:

SPECIAL EXCEPTION:

A Class B Office Building in an RO zone in accordance with Section 204.3(B).

For such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Attorney: Lawrence Schmidt

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

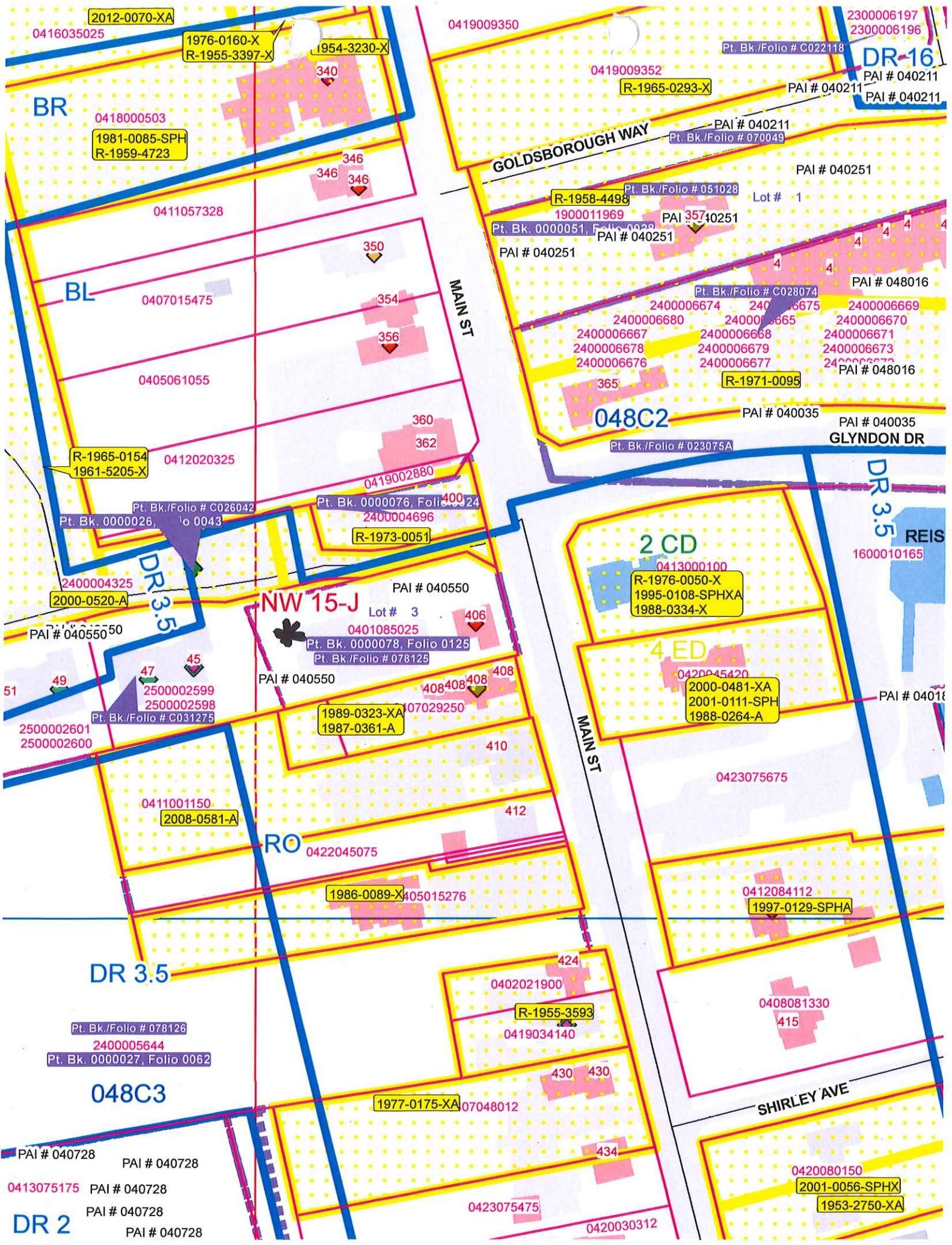
Closing Date:

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 - 04 Account Number - 0401085025		
Owner Information		
Owner Name:	406 MAIN STREET LLC	Use: COMMERCIAL/RESIDENTIAL
Mailing Address:	406 MAIN ST REISTERSTOWN MD MD 21136-1906	Principal Residence: NO Deed Reference: /45575/ 00342
Location & Structure Information		
Premises Address:	406 MAIN ST REISTERSTOWN MD 21136-1906	Legal Description: .466AC 406 MAIN ST GLYNDON AV
Map: 0048	Grid: 0017	Parcel: 0907
Neighborhood: 20000.04	Subdivision: 0000	Block: 3
Lot: 2020	Assessment Year:	Plat No:
		Plat Ref: 0078/ 0125
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
	1,952 SF	20,298 SF
Property Land Area	County Use	
	06	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
BRICK/	4	1 full
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2020
Land:	144,800	144,800
Improvements	185,400	161,000
Total:	330,200	305,800
Preferential Land:	0	0
		305,800
		305,800
Transfer Information		
Seller: REKAB LLC	Date: 10/06/2021	Price: \$450,000
Type: ARMS LENGTH IMPROVED	Deed1: /45575/ 00342	Deed2:
Seller: DAVAR LLC	Date: 06/20/2012	Price: \$327,500
Type: NON-ARMS LENGTH OTHER	Deed1: /32215/ 00304	Deed2:
Seller: LAMBROS MICHAEL J	Date: 02/23/2006	Price: \$549,000
Type: ARMS LENGTH IMPROVED	Deed1: /23434/ 00380	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2021
State:	000	07/01/2022
Municipal:	000	0.00
		0.00
		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:		



2012-0070-XA

0416035025

1976-0160-X
R-1955-3397-X

1954-3230-X

BR

0418000503

1981-0085-SPH
R-1959-4723

0411057328

BL

0407015475

0405061055

R-1965-0154
1961-5205-X

0412020325

Pt. Bk./Folio # C026042
Pt. Bk. 0000026, Folio 0043

2400004325

2000-0520-A

PAI # 04055050

51 49 47 45
2500002599
2500002598
2500002601
2500002600

Pt. Bk./Folio # C031275

0411001150

2008-0581-A

NW 15-J

PAI # 040550

Lot # 3

0401085025

Pt. Bk. 0000078, Folio 0125

Pt. Bk./Folio # 078125

PAI # 040550

1989-0323-XA
1987-0361-A

07029250

410

412

RO

0422045075

1986-0089-XA
05015276

DR 3.5

Pt. Bk./Folio # 078126

2400005644

Pt. Bk. 0000027, Folio 0062

048C3

PAI # 040728

PAI # 040728

0413075175 PAI # 040728

PAI # 040728

PAI # 040728

DR 2

0419009350

0419009352

R-1965-0293-X

Pt. Bk./Folio # C022118

PAI # 040211

PAI # 040211

PAI # 040211

GLDSBOROUGH WAY

Pt. Bk./Folio # 070049

PAI # 040251

R-1958-4498

1900011969

Pt. Bk. 0000051, Folio 0028

PAI # 040251

Pt. Bk./Folio # 051028

Lot # 1

PAI # 040251

Pt. Bk./Folio # C028074

2400006674

2400006680

2400006667

2400006678

2400006676

2400006665

2400006668

2400006679

2400006677

R-1971-0095

PAI # 040035

PAI # 040035

GLYNDON DR

048C2

Pt. Bk./Folio # 023075A

DR 3.5
REIS
1600010165

2 CD

0413000100
R-1976-0050-X
1995-0108-SPHXA
1988-0334-X

4 ED

0420045420

2000-0481-XA
2001-0111-SPH
1988-0264-A

PAI # 04011

0423075675

0412084112

1997-0129-SPHA

0408081330

415

SHIRLEY AVE

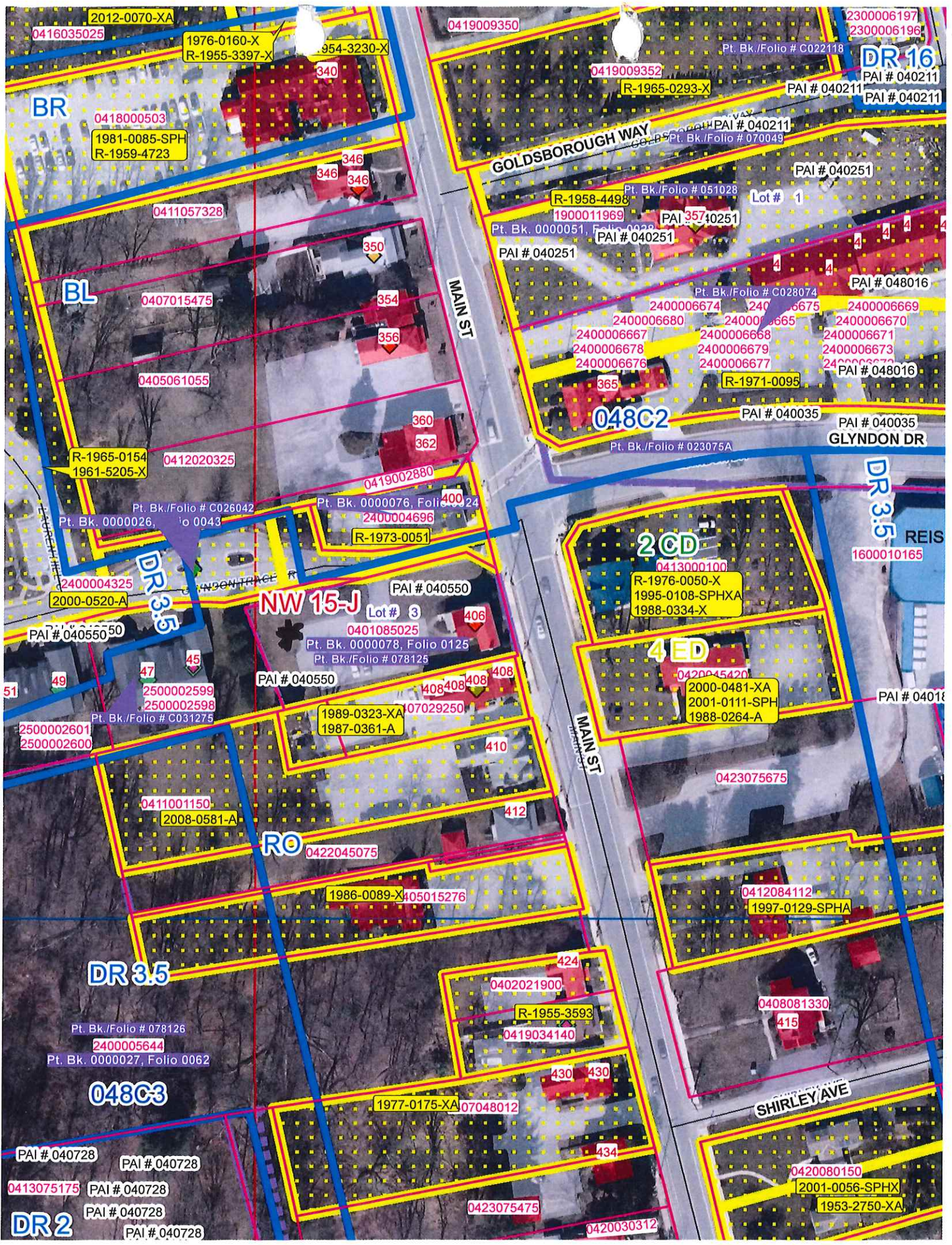
0420080150

2001-0056-SPHX

1953-2750-XA

0423075475

0420030312





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 406 Main Street, Reisterstown, MD 21136

which is presently zoned RO

Deed References: 00200126 45575 / 00342

10 Digit Tax Account # 0401085025

Property Owner(s) Printed Name(s) 406 Main Street, LLC

(SELECT THE HEARING(S) BY MARKING ☒ 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

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

Please see attached.

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:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address

City

State

21204 (410) 821-0070 lschmidt@sgs-law.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Tamir Ezzat, Authorized Representative, 406 Main Street, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

406 Main Street

Reisterstown MD

Mailing Address

City

State

21136

Zip Code

Telephone #

Email Address

Representative to be contacted:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address

City

State

21204 (410) 821-0070 lschmidt@sgs-law.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2022-0043-X

Filing Date 2/6/21

Do Not Schedule Dates: _____

Reviewer JS

ATTACHMENT TO PETITION FOR ZONING HEARING

2nd 406 Main Street
4th Election District
4th Councilmanic District

Special Exception relief to approve:

1. A Class B Office Building in an RO zoning in accordance with Section 204.3(B).
2. For such other and further relief as may be deemed necessary by the Administrative Law Judge ("ALJ") for Baltimore County.

2022-0043-X



439 East Main Street, Westminster, MD 21157-5539
v. 410.848.1790 ~ f. 410.848.1791

SCHEDULE "A"
DESCRIPTION OF PARCEL 907
South of Glyndon Trace Drive, West of Main Street
Reisterstown, Election District No. 4, Baltimore County, Maryland

February 8, 2022.

BEGINNING FOR THE SAME at a Rebar and Cap found, said Rebar and Cap being at the beginning of the first or S 85° W 166.00 foot line of the tract of land described in a deed by and between Ruth W. Whitlock unto Reisterstown Tax & Accounting Services, dated August 16, 2016 and recorded among the Land Records of Baltimore County, Maryland in Liber 37947, Folio 171, said Rebar and Cap also being the southeast corner of Lot 3 as shown on the Plat entitled "First Amendment to a Portion of Plat 1 of 2 GLYNDON TRACE", which Plat is recorded among the said Land Records in Plat Book 78 at Page 125; thence binding with said first line, as surveyed by CLSI in June 2021, as follows,

1. **N 88° 24' 15" W for 207.97 feet** to a Rebar and Cap found at the end of S 21° 37' 42" E 94.88 foot line and the southeast corner of Stage 20 as shown on the Plat entitled "Condominium Plat Glyndon Trace Condominium Stages Nineteen & Twenty", which Plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book 31 at Page 275; thence, running reversely and binding with said Stage 20 the next two lines,
2. **N 06° 58' 36" W for 94.88 feet** to a Rebar and Cap set; thence,
3. **S 89° 25' 58" E for 198.67 feet** to a Mag Nail set, said Mag Nail being at the end of N 75° 54' 56" E 198.67 foot line as shown on the Plat entitled "First Amendment to a Portion of Plat 1 of 2 GLYNDON TRACE", which Plat is recorded among the said Land Records in Plat Book 78 at Page 125; thence running with and binding with said Plat Book 78 at Page 125 the next two lines,
4. **S 46° 51' 01" E for 29.24 feet** to a Mag Nail set; thence,
5. **S 00° 25' 23" W for 78.01 feet** to the **POINT OF BEGINNING** and **containing 20,308 square feet or 0.4662 Acres** of land, more or less, as shown on **Schedule 'B'** attached hereto and made part thereof by this reference.

SUBJECT TO a Baltimore County Drainage and Utility Easement, Private Easement and a Sign Easement as shown on the Plat entitled "First Amendment to a Portion of Plat 1 of 2 GLYNDON TRACE", which Plat is recorded among the said Land Records in Plat Book 78 at Page 125.



BEING all that Lot 3 as shown on the Plat entitled "First Amendment to a Portion of Plat 1 of 2 GLYNDON TRACE", which Plat is recorded among the said Land Records in Plat Book 78 at Page 125.

This metes & bounds description and the work reflected in it were prepared by me or under my responsible charge and comply with the requirements set forth in the Maryland Minimum Standards for Professional Land Surveyors (COMAR 09.13-06.08 and .12).

Javier Morales Roldan

2-8-22

Javier Morales Roldan

Date

Professional Land Surveyor, Maryland Registration No. 21885

My License expires August 09, 2023.



No. 212456

Date: 6/14/99

Total:	55.70
--------	-------

For: 466 Mass Ave

~~(P)G = 750~~ 2022-0043-X

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
PLEASE PRESS HARD!!!!

GOLD - ACCOUNTING

**CASHIER'S
VALIDATION**

ATTENDANCE SHEETS

[illegible]

Name	Attendee Email	Join Time	Leave Time	Attendance Duration
Maureen E Murphy	mmurphy@baltimorecountymd.gov	2022-04-27 13:04:40	2022-04-27 17:00:39	236 mins
Craig Piette	craig.piette@maryland.gov	2022-04-27 13:08:07	2022-04-27 17:00:39	233 mins
Larry Schmidt	lschmidt@sgs-law.com	2022-04-27 13:12:10	2022-04-27 17:00:32	229 mins
Benjamin Nixon	buckaluck145@comcast.net	2022-04-27 13:22:35	2022-04-27 17:00:39	219 mins
Deborah	debrah28@comcast.net	2022-04-27 13:22:34	2022-04-27 17:00:39	219 mins
Tamir Ezzat	tamir@ddbworkshop.com	2022-04-27 13:22:29	2022-04-27 17:00:29	218 mins
Jean Meconi	jmeconi@lifebridgehealth.org	2022-04-27 13:26:00	2022-04-27 17:00:39	215 mins
Jim Oremland	oremjj@gmail.com	2022-04-27 13:26:28	2022-04-27 17:00:20	214 mins
Call-in User_2 (410660****)		2022-04-27 13:28:16	2022-04-27 17:00:34	213 mins
Call-in User_3 (410428****)		2022-04-27 13:28:38	2022-04-27 17:00:34	212 mins
Crystal Micriotti	crystalmicriotti@gmail.com	2022-04-27 13:28:45	2022-04-27 17:00:31	212 mins
remy0515	remy0515@outlook.com	2022-04-27 13:28:34	2022-04-27 17:00:33	212 mins
Mary	mmolinaro@reisterstown.com	2022-04-27 13:29:37	2022-04-27 17:00:29	211 mins
Nicolina Sarnelli	nicolina.sarnelli@kimley-horn.com	2022-04-27 13:29:32	2022-04-27 17:00:26	211 mins
p gordon	pgordonmaynard@yahoo.com	2022-04-27 13:30:49	2022-04-27 17:00:22	210 mins
Burton Jackson	burton.jackson@icloud.com	2022-04-27 13:31:53	2022-04-27 17:00:39	209 mins
Nick Leffner	nick.leffner@kimley-horn.com	2022-04-27 13:32:56	2022-04-27 17:00:34	208 mins
gary	galeviton@gmail.com	2022-04-27 13:33:06	2022-04-27 17:00:39	208 mins
susan champion	scampion11@msn.com	2022-04-27 13:33:51	2022-04-27 17:00:39	207 mins
Mark Gitomer	mglaw@gtbmail.net	2022-04-27 13:24:32	2022-04-27 16:42:05	198 mins
Terri Williams	terrikw1@aol.com	2022-04-27 13:21:21	2022-04-27 16:21:36	181 mins
Linda Joseph	rabbilindajoseph@gmail.com	2022-04-27 13:34:30	2022-04-27 16:25:09	171 mins
Charles Slike	chslike@aol.com	2022-04-27 13:29:05	2022-04-27 16:09:48	161 mins
Charlie Hoppa	cfgoppa@gmail.com	2022-04-27 13:28:36	2022-04-27 15:53:50	146 mins
Joyce H Williams	jhwiliams.9504@gmail.com	2022-04-27 13:54:46	2022-04-27 16:08:40	134 mins
Jill LaVeck	valaj11@aol.com	2022-04-27 15:04:41	2022-04-27 17:00:39	116 mins
Erin G	egerm023@gmail.com	2022-04-27 15:21:40	2022-04-27 17:00:31	99 mins
jerry bass	thebassman101@hotmail.com	2022-04-27 13:34:27	2022-04-27 14:57:41	84 mins
Sean Gibbons	sean@gibbonscreative.com	2022-04-27 14:14:47	2022-04-27 15:36:30	82 mins
mark levin	markl@levinbrown.com	2022-04-27 13:38:30	2022-04-27 14:55:17	77 mins
jerry bass	thebassman101@hotmail.com	2022-04-27 14:55:48	2022-04-27 15:52:04	57 mins
Jill LaVeck	valaj11@aol.com	2022-04-27 13:50:21	2022-04-27 14:27:38	38 mins
Jill LaVeck	valaj11@aol.com	2022-04-27 13:50:21	2022-04-27 14:27:38	38 mins

Sean Gibbons	sean@gibbonscreative.com	2022-04-27 13:29:32	2022-04-27 14:01:22	32 mins
Sean Gibbons	sean@gibbonscreative.com	2022-04-27 13:29:32	2022-04-27 14:01:22	32 mins
Sean Gibbons	sean@gibbonscreative.com	2022-04-27 13:29:32	2022-04-27 14:01:22	32 mins
Linda Joseph	rabbilindajoseph@gmail.com	2022-04-27 13:17:37	2022-04-27 13:34:16	17 mins
Sean Gibbons	sean@gibbonscreative.com	2022-04-27 13:51:50	2022-04-27 14:04:52	14 mins
Sean Gibbons	sean@gibbonscreative.com	2022-04-27 13:51:50	2022-04-27 14:04:52	14 mins
Larry caplan	lcalan@lmcplaw.com	2022-04-27 13:35:19	2022-04-27 13:37:54	3 mins

Connection Type

Desktop app

Desktop app

Desktop app

Desktop app

Desktop app

Desktop app

Mobile app

Desktop app

Other app

Other app

Desktop app

Desktop app

Desktop app

Desktop app

Desktop app

Mobile app

Web app

Desktop app

Mobile app

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Web app
Mobile app
Web app
Web app
Desktop app

Debra Wiley

From: Kristen L Lewis
Sent: Tuesday, April 19, 2022 8:53 AM
To: Donna Mignon; Debra Wiley
Subject: Webex 2022-0043-X

Good morning,

Please add the following to the webex invite list for the above referenced case set for 4/27 at 1:30 p.m. Thank you.

Nick Leffner - Nick.Leffner@kimley-horn.com

Kristen Lewis-Coles
Legal Secretary
PAI – Zoning Review



Case No. 2022-0043-X – 4/27 @ 1:30 PM

allen.owens@pauldavis.com

Debra Wiley
Cohost

hondoschmidt23@gmail.com

lschmidt@sgs-law.com

Maureen E Murphy
Cohost

Nick.Leffner@kimley-horn.com ✓

oremjj@gmail.com

Paul Mayhew
Cohost

tamir@ddbworkshop.com

vaughn.rocco@pauldavis.com

debrah28@comcast.net

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Tuesday, April 19, 2022 8:06 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Deborah
Last Name	Anderson
Email	debrah28@comcast.net
Phone	443 824 3217
Address	211 Teapot Ct
City	Reisterstown
State	Maryland
ZIP Code	21136
Case Number	2022-0043-X
Scheduled Hearing Date	APRIL 27 2022

webmaster@baltimorecountymd.gov
Friday, April 8, 2022 10:03 AM
Administrative Hearings
Request to Testify

ect:

Results of Form Submission

uest to Testify

Label	Value
t Name	James
e Name	Oremland
ail	oremjj@gmail.com
ne	443-803-2662
ress	205 Teapot Ct
	Reisterstown
e	Maryland
Code	21136
e Number	2022-0043-X
cheduled Hearing Date	04/27/2022

Panelists for 2022-0043-X as of 4/8/22

allen.owens@pauldavis.com

Debra Wiley

Cohost

hondoschmidt23@gmail.com

lschmidt@sgs-law.com

Maureen E Murphy

Cohost

Paul Mayhew

Cohost

tamir@ddbworkshop.com

vaughn.rocco@pauldavis.com

oremjj@gmail.com

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Tuesday, April 19, 2022 10:07 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Jean
Last Name	Meconi
Email	jeanmeconi@gmail.com
Phone	443-257-5767
Address	340 Lauren Hill Ct
City	Reisterstown
State	Maryland
ZIP Code	21136
Case Number	2022-0043
Scheduled Hearing Date	April 27 , 2022



Case No. 2022-0043-X – 4/27 @ 1:30 PM

allen.owens@pauldavis.com

Debra Wiley
Cohost

hondoschmidt23@gmail.com

jeanmeconi@gmail.com ✓

lschmidt@sgs-law.com

Maureen E Murphy
Cohost

Nick.Leffner@kimley-horn.com

oremjj@gmail.com

Paul Mayhew
Cohost

tamir@ddbworkshop.com

vaughn.rocco@pauldavis.com

debrah28@comcast.net

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Tuesday, April 19, 2022 4:07 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Jill
Last Name	LaVeck
Email	valaj11@aol.com
Phone	410-660-9178
Address	237 Teapot Road
City	Reisterstown
State	Maryland
ZIP Code	21136
Case Number	2022 0043 X
Scheduled Hearing Date	04/07/2022

Panelists as of 4/20/22

allen.owens@pauldavis.com

debrah28@comcast.net

Debra Wiley

Cohost

hondoschmidt23@gmail.com

jeanmeconi@gmail.com

lschmidt@sgs-law.com

Maureen E Murphy

Cohost

nick.leffner@kimley-horn.com

oremjj@gmail.com

Paul Mayhew

Cohost

valaj11@aol.com

tamir@ddbworkshop.com

valaj11@aol.com

vaughn.rocco@pauldavis.com

Attendees

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, April 21, 2022 10:47 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Joyce
Last Name	Williams
Email	Jhwilliams.9504@gmail.com
Phone	443-850-1651
Address	115 Teapot Ct
City	Reisterstown
State	Maryland
ZIP Code	21136
Case Number	20220043X
Scheduled Hearing Date	April 27, 2022

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, April 21, 2022 8:21 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Erin
Last Name	German
Email	Egerm023@gmail.com
Phone	4109052021
Address	212 teapot ct.
City	Reisterstown
State	Maryland
ZIP Code	21136
Case Number	2022 0043
Scheduled Hearing Date	04/27/2022

From: webmaster@baltimorecountymd.gov
Sent: Thursday, April 21, 2022 8:27 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	SHERITA
Last Name	HARRIS
Email	remy0515@outlook.com
Phone	4109656243
Address	232 Teapot Court
City	Reisterstown
State	Maryland
ZIP Code	21136
Case Number	2022 0043 X
Scheduled Hearing Date	April 27, 2022

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, April 21, 2022 7:35 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Mark
Last Name	Gitomer
Email	mglaw@gtbmail.net
Phone	410-833-4678
Address	111 Teapot Court
City	Reisterstown
State	Maryland
ZIP Code	21136
Case Number	2022 0043X
Scheduled Hearing Date	April 27, 2022 at 1:30 pm

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, April 20, 2022 8:19 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	David
Last Name	Silber
Email	bonzdoc418@gmail.com
Phone	4109789690
Address	212 Teapot Ct
City	Reisterstown
State	Maryland
ZIP Code	21136
Case Number	2022 0043
Scheduled Hearing Date	4/27/2022

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, April 20, 2022 5:04 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Tinera
Last Name	Fobbs
Email	tinera61@gmail.com
Phone	4105649982
Address	203 Teapot Court
City	REISTERSTOWN
State	Maryland
ZIP Code	21136
Case Number	2022 0043X
Scheduled Hearing Date	April 27, 2022

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, April 20, 2022 5:28 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Crystal
Last Name	Micriotti
Email	mainstreetmanager@reisterstown.com
Phone	4436100493
Address	202 Walgrove Rd
City	Reisterstown
State	Maryland
ZIP Code	21136
Case Number	410 887 3868
Scheduled Hearing Date	April 27

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, April 20, 2022 1:09 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Susan
Last Name	Campion
Email	Scampion11@msn.com
Phone	4102186909
Address	141 Teapot Court
City	Reisterstown
State	Maryland
ZIP Code	21136
Case Number	20220043
Scheduled Hearing Date	4/27/2022

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, April 20, 2022 1:23 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Araceli
Last Name	Fernandez
Email	Araceli_Figueroa@yahoo.com
Phone	4108184523
Address	51 Glyndon Trace Dr.
City	Reisterstown
State	Maryland
ZIP Code	21136
Case Number	2022 0043
Scheduled Hearing Date	4/27/22

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, April 20, 2022 1:25 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Osvaldo
Last Name	Fernandez
Email	Osvaldo8.fernandez@gmail.com
Phone	4432041932
Address	51 Glyndon Trace Dr.
City	Reisterstown
State	Maryland
ZIP Code	21136
Case Number	2022 0043
Scheduled Hearing Date	4/27/22

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, April 20, 2022 12:35 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Terri
Last Name	Williams
Email	terrikw1@aol.com
Phone	443-850-1659
Address	115 Teapot Ct
City	Reisterstown
State	Maryland
ZIP Code	21136
Case Number	20220043X
Scheduled Hearing Date	April 27, 2022

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, April 20, 2022 11:06 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Marsha
Last Name	Oremland
Email	oremlandm@gmail.com
Phone	4107334945
Address	205 Teapot Court
City	Reisterstown
State	Maryland
ZIP Code	21136
Case Number	2022 0043 C
Scheduled Hearing Date	4/27/2022

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, April 20, 2022 10:51 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Lolita
Last Name	Buie-Knight
Email	Lolita_Buie-Knight@live.com
Phone	443-651-4206
Address	215 Teapot Court
City	Reisterstown
State	Maryland
ZIP Code	21136
Case Number	2022 0043 X
Scheduled Hearing Date	4/27/22 1:30 PM

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, April 20, 2022 10:16 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Maheshchandra
Last Name	Shah
Email	maheshc49@hotmail.com
Phone	734-819-0335
Address	231 Teapot Ct
City	Reisterstown
State	Maryland
ZIP Code	21136-1947
Case Number	2022 0043X
Scheduled Hearing Date	April 27 2022

Panelists as of 4/20/22 at 10:06 a.m.

allen.owens@pauldavis.com

debrah28@comcast.net

Debra Wiley

Cohost

fritz813@msn.com

hondoschmidt23@gmail.com

jeanmeconi@gmail.com

lschmidt@sgs-law.com

Maureen E Murphy

Cohost

nick.leffner@kimley-horn.com

oremjj@gmail.com

burton.jackson@icloud.com

oremjj@gmail.com

Paul Mayhew

Cohost

tamir@ddbworkshop.com

valaj11@aol.com

vaughn.rocco@pauldavis.com

lcaplan@lmcplaw.com

rabbilindajoseph@gmail.com

maheshc49@hotmail.com

Attendees

Edit

0

attendees are add

Panelists as of 4/20/22 at 10:06 a.m.

allen.owens@pauldavis.com

burton.jackson@icloud.com

debrah28@comcast.net

Debra Wiley

Cohost

fritz813@msn.com

hondoschmidt23@gmail.com

jeanmeconi@gmail.com

lcaplan@lmcplaw.com

lschmidt@sgs-law.com

maheshc49@hotmail.com

Maureen E Murphy

Cohost

nick.leffner@kimley-horn.com

oremjj@gmail.com

Paul Mayhew

Cohost

rabbilindajoseph@gmail.com

tamir@ddbworkshop.com

valaj11@aol.com

vaughn.rocco@pauldavis.com

lolita_buie-knight@live.com

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, April 20, 2022 10:00 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Linda
Last Name	Joseph
Email	rabbilindajoseph@gmail.com
Phone	7036263422
Address	47 Glyndon Trace Drive
City	Reisterstown
State	Maryland
ZIP Code	21136
Case Number	2022 0043
Scheduled Hearing Date	4/27/2022

Panelists as of 4/20/22 at 10:06 a.m.

allen.owens@pauldavis.com

debrah28@comcast.net

Debra Wiley

Cohost

fritz813@msn.com

hondoschmidt23@gmail.com

jeanmeconi@gmail.com

lschmidt@sgs-law.com

Maureen E Murphy

Cohost

nick.leffner@kimley-horn.com

oremjj@gmail.com

burton.jackson@icloud.com

oremjj@gmail.com

Paul Mayhew

Cohost

tamir@ddbworkshop.com

valaj11@aol.com

vaughn.rocco@pauldavis.com

lcaplan@lmcplaw.com

rabbilindajoseph@gmail.com

Attendees

Edit

0

attendees are add

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, April 20, 2022 9:50 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	LARRY
Last Name	CAPLAN
Email	lcaplan@lmcplaw.com
Phone	4109982002
Address	400 redland ct 110, 110
City	Owings Mills
State	Maryland
ZIP Code	21117
Case Number	2022 0043X
Scheduled Hearing Date	April 27

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, April 20, 2022 9:45 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Burton
Last Name	Jackson
Email	burton.jackson@icloud.com
Phone	4438232022
Address	119 Teapot Ct
City	Reisterstown
State	Maryland
ZIP Code	21136
Case Number	2022 0043 X
Scheduled Hearing Date	04/27/2022

Panelists as of 4/20/22 at 9:52 a.m.

allen.owens@pauldavis.com

debrah28@comcast.net

Debra Wiley

Cohost

fritz813@msn.com

hondoschmidt23@gmail.com

jeanmeconi@gmail.com

lschmidt@sgs-law.com

Maureen E Murphy

Cohost

nick.leffner@kimley-horn.com

oremjj@gmail.com

burton.jackson@icloud.com

oremjj@gmail.com

Paul Mayhew

Cohost

tamir@ddbworkshop.com

valaj11@aol.com

vaughn.rocco@pauldavis.com

lcaplan@lmcplaw.com

Attendees

Edit

0

attendees are add

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Wednesday, April 20, 2022 7:48 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Jill
Last Name	Rosenthal
Email	fritz813@msn.com
Phone	4108125878
Address	105 Teapot Court
City	Reisterstown
State	Maryland
ZIP Code	21136
Case Number	2022 0043 X
Scheduled Hearing Date	April 27

Panelists List for 4/20/22 – 8:04 p.m.

allen.owens@pauldavis.com

debrah28@comcast.net

Debra Wiley

Cohost

hondoschmidt23@gmail.com

jeanmeconi@gmail.com

lschmidt@sgs-law.com

Maureen E Murphy

Cohost

nick.leffner@kimley-horn.com

oremjj@gmail.com

Paul Mayhew

Cohost

fritz813@msn.com

Paul Mayhew

Cohost

tamir@ddbworkshop.com

valaj11@aol.com

vaughn.rocco@pauldavis.com

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Thursday, April 21, 2022 6:22 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Benjamin
Last Name	Nixon
Email	buckaluck145@comcast.net
Phone	410-702-7827
Address	45 Glyndon Trace Dr.
City	Reisterstown
State	Maryland
ZIP Code	21136-1944
Case Number	2022 0043 X
Scheduled Hearing Date	April 27 at 1:30.

Enter email address to add panelist

allen.owens@pauldavis.com

araceli_figuerola@yahoo.com

bonzdoc418@gmail.com

burton.jackson@icloud.com

debrah28@comcast.net

Debra Wiley

Cohost

fritz813@msn.com

hondoschmidt23@gmail.com

jeanmeconi@gmail.com

lcaplan@lmcplaw.com

mglaw@gtbmail.net

lolita_buie-knight@live.com

lschmidt@sgs-law.com

maheshc49@hotmail.com

mainstreetmanager@reisterstown.com

mglaw@gtbmail.net

Maureen E Murphy

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nick.leffner@kimley-horn.com

oremjj@gmail.com

oremlandm@gmail.com

osvaldo8.fernandez@gmail.com

Paul Mayhew

Cohost

rabbilindajoseph@gmail.com

scampion11@msn.com

tamir@ddbworkshop.com

terrikw1@aol.com

tinera61@gmail.com

valaj11@aol.com

vaughn.rocco@pauldavis.com

egerm023@gmail.com

remy0515@outlook.com

jhwilliams.9504@gmail.com

buckaluck145@comcast.net

Attendees

Edit

0

attendees are added

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Donna Mignon

From: Donna Mignon
Sent: Friday, April 22, 2022 10:55 AM
To: Jim Oremland
Cc: Steven Meconi; Deborah Anderson; Bob Berzanski; Dotty Carpenter; Debra Wiley
Subject: RE: Zoning Hearing - Case No: 2022-0043-X 406 Main Steet - Owners: 406 Main Street, LLC

Good Morning,

Anyone that wishes to testify, please see the below link to fill out a Request to Testify Form. Our office will then send you an invitation for the hearing.

<https://www.baltimorecountymd.gov/departments/adminhearings/testimonyrequest.html>

If anyone wishes to present any exhibits, please see the attached link regarding submitting Exhibits.

<https://www.baltimorecountymd.gov/departments/adminhearings/testimonyrequest.html>

At the beginning of the hearing, the Judge will let everyone know how the process will be at the hearing. Usually the Petitioner will present their case first. If you wish to ask questions and/or testify the Judge will allow everyone to do so and the Judge will let you know and will unmute your microphone. You can present your own exhibits on the screen if you wish or someone from the our office can help you and also the one Judge also will present any exhibits for you. There is no order that they follow as far as who goes first. Again, the Petitioner will go first and any opposing party that wishes to speak, ask questions or present any exhibits will do so after the Petitioner has presented their case. The Judge usually allows anyone to speak and ask questions as long as a Request to Testify form has been filled out.

I hope this helps.

If you have any questions or any other concerns, please feel free to contact our office.

Thank you. Have a great day.

From: Jim Oremland <oremjj@gmail.com>
Sent: Friday, April 22, 2022 10:35 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Cc: Steven Meconi <meconisteven@gmail.com>; Deborah Anderson <debrah28@comcast.net>; Bob Berzanski <paulabob145@yahoo.com>; Dotty Carpenter <dottycarp@comcast.net>
Subject: Zoning Hearing - Case No: 2022-0043-X 406 Main Steet - Owners: 406 Main Street, LLC

CAUTION: This message from oremjj@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.

Donna,

I am in receipt of the invitation to attend the virtual hearing on Wednesday April 27 at 1:30pm being conducted via WebEx.

I am the Vice President of the Glyndon Trace I Community Board of Directors, which represents the 72 villas in the community (there are another 58 condo residences making 130 individual homes), and I have a few questions about the hearing and the procedures surrounding it.

- I would like to speak on behalf of the community. I have a petition that I will be submitting to you (see below) on Monday and I want to speak to the petition and the impact of the rezoning. How do I get scheduled to speak? How much time will I be able to get to present?
- There are two other Board members (Debrah Anderson and Steve Meconi) who would like to speak as well. Same questions as above. Who will determine the order in which speakers are allowed.
- Who do I send the copies of the petition and any photos that are to be used during our speaking time? Who will show these exhibits? What is the preferred method of sending these items?

I look forward to your response.

Donna Mignon

From: Jim Oremland <oremjj@gmail.com>
Sent: Friday, April 22, 2022 11:15 AM
To: Donna Mignon
Subject: Re: Zoning Hearing - Case No: 2022-0043-X 406 Main Steet - Owners: 406 Main Street, LLC

CAUTION: This message from oremjj@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.

Thank you

On Fri, Apr 22, 2022 at 11:14 AM Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Hi Mr. Oremland,

Yes, we have you listed to testify.

You are good. If you wish to present any exhibits, please make sure you follow the procedure on our website.

Of course, if you have any other questions, please let me know. Have a wonderful day.

From: Jim Oremland <oremjj@gmail.com>
Sent: Friday, April 22, 2022 11:12 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Re: Zoning Hearing - Case No: 2022-0043-X 406 Main Steet - Owners: 406 Main Street, LLC

CAUTION: This message from oremjj@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.

Terrific, thanks.

On Fri, Apr 22, 2022 at 11:10 AM Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Let me check real quick.

I will email you in a minute.

From: Jim Oremland <oremji@gmail.com>

Sent: Friday, April 22, 2022 11:08 AM

To: Donna Mignon <dmignon@baltimorecountymd.gov>

Cc: Steven Meconi <meconisteven@gmail.com>; Deborah Anderson <debrah28@comcast.net>; Bob Berzanski <paulabob145@yahoo.com>; Dotty Carpenter <dottycarp@comcast.net>; Debra Wiley <dwiley@baltimorecountymd.gov>

Subject: Re: Zoning Hearing - Case No: 2022-0043-X 406 Main Steet - Owners: 406 Main Street, LLC

CAUTION: This message from oremji@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.

Donna,

Thank you for getting back to me so quickly. This is terrific. I do have one more question.

I have already signed up but I don't know if I am scheduled to speak or not. Is there any way you can check or should I sign up again specifically requesting to be heard?

On Fri, Apr 22, 2022 at 10:54 AM Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Good Morning,

Anyone that wishes to testify, please see the below link to fill out a Request to Testify Form. Our office will then send you an invitation for the hearing.

<https://www.baltimorecountymd.gov/departments/adminhearings/testimonyrequest.html>

If anyone wishes to present any exhibits, please see the attached link regarding submitting Exhibits.

<https://www.baltimorecountymd.gov/departments/adminhearings/testimonyrequest.html>

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I hope this helps.

If you have any questions or any other concerns, please feel free to contact our office.

Thank you. Have a great day.

From: Jim Oremland <oremij@gmail.com>

Sent: Friday, April 22, 2022 10:35 AM

To: Donna Mignon <dmignon@baltimorecountymd.gov>

Cc: Steven Meconi <meconisteven@gmail.com>; Deborah Anderson <debrah28@comcast.net>; Bob Berzanski <paulabob145@yahoo.com>; Dotty Carpenter <dottycarp@comcast.net>

Subject: Zoning Hearing - Case No: 2022-0043-X 406 Main Steet - Owners: 406 Main Street, LLC

CAUTION: This message from oremij@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.

Donna,

I am in receipt of the invitation to attend the virtual hearing on Wednesday April 27 at 1:30pm being conducted via WebEx.

I am the Vice President of the Glyndon Trace I Community Board of Directors, which represents the 72 villas in the community (there are another 58 condo residences making 130 individual homes), and I have a few questions about the hearing and the procedures surrounding it.

- I would like to speak on behalf of the community. I have a petition that I will be submitting to you (see below) on Monday and I want to speak to the petition and the impact of the rezoning. How do I get scheduled to speak? How much time will I be able to get to present?
- There are two other Board members (Debrah Anderson and Steve Meconi) who would like to speak as well. Same questions as above. Who will determine the order in which speakers are allowed.
- Who do I send the copies of the petition and any photos that are to be used during our speaking time? Who will show these exhibits? What is the preferred method of sending these items?

I look forward to your response.



Get your COVID-19 vaccine today.

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www.baltimorecountymd.gov

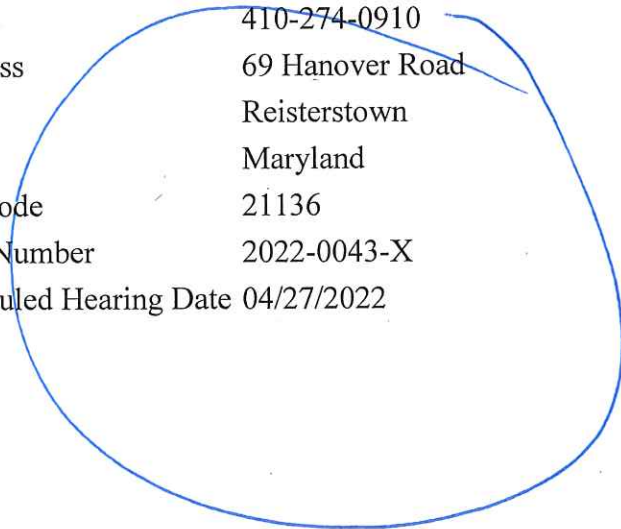
Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Monday, April 25, 2022 9:06 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Charlie
Last Name	Hoppa
Email	cghoppa@gmail.com
Phone	410-274-0910
Address	69 Hanover Road
City	Reisterstown
State	Maryland
ZIP Code	21136
Case Number	2022-0043-X
Scheduled Hearing Date	04/27/2022



Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, April 22, 2022 4:00 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Robyn
Last Name	Remick
Email	Mrs.remick@gmail.com
Phone	9083912789
Address	137 Teapot Court
City	Reisterstown
State	Maryland
ZIP Code	21136
Case Number	20220043
Scheduled Hearing Date	04/27/22

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, April 22, 2022 3:22 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Gary
Last Name	Leviton
Email	galeviton@gmail.com
Phone	4109844352
Address	121 Teapot Ct
City	Reisterstown
State	Maryland
ZIP Code	21136
Case Number	2022 0043 X
Scheduled Hearing Date	April 27

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Monday, April 25, 2022 12:27 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Craig
Last Name	Piette
Email	craigrpiette@gmail.com
Phone	4108337696
Address	204 Sunnyking Dr
City	Reisterstown
State	Maryland
ZIP Code	21136
Case Number	2022-0043-X
Scheduled Hearing Date	4/27/22

2022-0043-X – April 27th @ 130 PM

allen.owens@pauldavis.com

araceli_figueria@yahoo.com

bonzdoc418@gmail.com

burton.jackson@icloud.com

Craig Piette - craigrpiette@gmail.com

debrah28@comcast.net

Debra Wiley

Cohost

fritz813@msn.com

hondoschmidt23@gmail.com

jeanmeconi@gmail.com

lcaplan@lmcplaw.com

mglaw@gtbmail.net

lolita_buie-knight@live.com

lschmidt@sgs-law.com

maheshc49@hotmail.com

mainstreetmanager@reisterstown.com

mglaw@gtbmail.net

Maureen E Murphy

Cohost

nick.leffner@kimley-horn.com

oremjj@gmail.com

oremlandm@gmail.com

osvaldo8.fernandez@gmail.com

Paul Mayhew

Cohost

rabbilindajoseph@gmail.com

scampion11@msn.com

tamir@ddbworkshop.com

terrikw1@aol.com

tinera61@gmail.com

valaj11@aol.com

vaughn.rocco@pauldavis.com

egerm023@gmail.com

remy0515@outlook.com

jhwilliams.9504@gmail.com

buckaluck145@comcast.net

Attendees

Edit

0

attendees are added

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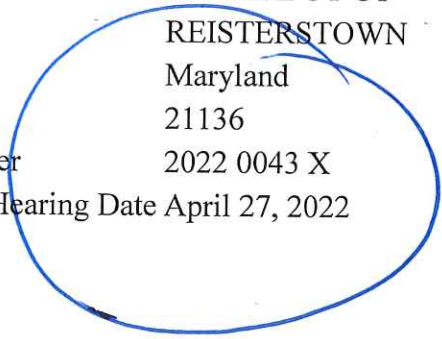
Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Saturday, April 23, 2022 12:42 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Charles
Last Name	Slike
Email	CHSLIKE@AOL.COM
Phone	4107903656
Address	134 TEAPOT CT
City	REISTERSTOWN
State	Maryland
ZIP Code	21136
Case Number	2022 0043 X
Scheduled Hearing Date	April 27, 2022



Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Saturday, April 23, 2022 10:26 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Patricia
Last Name	Gordon
Email	PGORDONMAYNARD@YAHOO.COM
Phone	14108330508
Address	822A BERRYMAN'S LN
City	Reisterstown
State	Maryland
ZIP Code	21136
Case Number	2022-0043-X
Scheduled Hearing Date	April 27, 2022

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Saturday, April 23, 2022 7:10 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Steven
Last Name	Meconi
Email	meconisteven@gmail.com
Phone	4105303336
Address	340 Lauren Hill Court
City	Reisterstown
State	Maryland
ZIP Code	21136
Case Number	2022-0043-X
Scheduled Hearing Date	4/27/2022

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Monday, April 25, 2022 4:12 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Mary
Last Name	Molinaro
Email	mary.molinaro@reisterstown.com
Phone	4109080724
Address	215 Chartley Drive
City	Reisterstown
State	Maryland
ZIP Code	21136
Case Number	2022 0043 X
Scheduled Hearing Date	4/27/2022

Donna Mignon

From: Administrative Hearings
Sent: Monday, April 25, 2022 12:10 PM
To: craigrpiette@gmail.com
Cc: Administrative Hearings
Subject: Case No: 2022-0043-X

Dear Mr. Piette,

Per our telephone conversation, please find below the link to fill out a Request to Testify form to be able to speak, ask questions and testify at the hearing.

<https://www.baltimorecountymd.gov/departments/adminhearings/testimonyrequest.html>

I have also attached the following link regarding submitting any exhibits to our office.

<https://www.baltimorecountymd.gov/departments/adminhearings/devzoninghearings.html>

I don't have a copy of the Petition that was filed but if I am able to get it, I will email same to you.

You may want to reach out to the attorney who is representing the Petitioner and his name is Lawrence Schmidt, Esquire and his phone number is 410-821-0070.

Thank you.

If you have any other questions, please feel free to contact our office.

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

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Sunday, April 24, 2022 10:50 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Mark
Last Name	Levin
Email	markl@levinbrown.com
Phone	4104663584
Address	15 Greenspring Valley Road
City	Baltimore
State	Maryland
ZIP Code	21117
Case Number	case 2022 0043 X
Scheduled Hearing Date	April 27, 2022

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Tuesday, April 26, 2022 7:20 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Jerry
Last Name	Bass
Email	thebassman101@hotmail.com
Phone	4433813363
Address	105 Teapot Court
City	Reisterstown
State	Maryland
ZIP Code	21136
Case Number	2022 0043
Scheduled Hearing Date	04/27/2022

2022-0043-X – April 27th @ 130 PM

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bonzdoc418@gmail.com

burton.jackson@icloud.com

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debrah28@comcast.net

Debra Wiley

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jeanmeconi@gmail.com

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mainstreetmanager@reisterstown.com

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oremlandm@gmail.com

osvaldo8.fernandez@gmail.com

Paul Mayhew

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scampion11@msn.com

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terrikw1@aol.com

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valaj11@aol.com

vaughn.rocco@pauldavis.com

egerm023@gmail.com

remy0515@outlook.com

jhwilliams.9504@gmail.com

buckaluck145@comcast.net

Attendees

Edit

0

attendees are added

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Donna Mignon

From: Kristen L Lewis
Sent: Wednesday, March 30, 2022 3:39 PM
To: Donna Mignon; Debra Wiley
Subject: Webex 2022-0043-X

Good afternoon,

Below is a new case needing a link created. Thank you,

2022-0043-X
406 Main Street
Owners: 406 Main Street, LLC – Tamir Ezzat – tamir@ddbworkshop.com
Larry Schmidt – lschmidt@sgs-law.com & hondoschmidt23@gmail.com
Allen Owens - Allen.Owens@Pauldavis.com
Vaughn Rocco - Vaughn.Rocco@Pauldavis.com
4/27/22 at 1:30 p.m.

Kristen Lewis-Coles
Legal Secretary
PAI – Zoning Review



For

Join a meeting or search for a meeting, recording, or transcript

English Donna

< Back to List

Zoning Hearing - Case No:
2022-0043-X 406 Main
Street - Owners: 406 Main
Street, LLC

Webinar

Donna Mignon 1:30 PM - 2:30 PM Wednesday, Apr 27 2022
(UTC-04:00) Eastern Time (US & Canada)

Start Webinar

Webinar information

Join information

Panelist Attendee Host

Join link:

Donna Mignon

Subject: Zoning Hearing - Case No: 2022-0043-X 406 Main Street - Owners: 406 Main Street, LLC
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=mb296bb68d596b7425ed46f3a8a04c911>
Start: Wed 4/27/2022 1:30 PM
End: Wed 4/27/2022 2:30 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: Donna Mignon

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.

Donna Mignon is inviting you to a scheduled Webex webinar.

Wednesday, April 27, 2022

1:30 PM | (UTC-04:00) Eastern Time (US & Canada) | 1 hr

Add to calendar Google · 0365

Join webinar

More ways to join:

Join from the webinar link

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=mb296bb68d596b7425ed46f3a8a04c911>

Join by the webinar number

Webinar number (access code): 2318 674 7136

Webinar password: 1234 (1234 from phones)

Tap to join from a mobile device (attendees only)

+1-415-655-0001,,23186747136#1234# US Toll

Some mobile devices may ask attendees to enter a numeric password.

Join by phone

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 23186747136@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your webinar number.

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

Donna Mignon

Subject: Zoning Hearing - Case No: 2022-0043-X 406 Main Street - Owners: 406 Main Street, LLC
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=mb296bb68d596b7425ed46f3a8a04c911>
Start: Wed 4/27/2022 1:30 PM
End: Wed 4/27/2022 2:30 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: Cisco 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.

You are the host for this Webex webinar.

When it's time, start your webinar.

Wednesday, April 27, 2022

1:30 PM | (UTC-04:00) Eastern Time (US & Canada) | 1 hr

Start webinar

More ways to join:

Join from the webinar link

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=mb296bb68d596b7425ed46f3a8a04c911>

Join by the webinar number

Webinar number (access code): 2318 674 7136

Webinar password: 1234 (1234 from phones)

Panelist password: 4321 (4321 from phones and video systems)

Tap to join from a mobile device (attendees only)

+1-415-655-0001,,23186747136#1234# US Toll

Some mobile devices may ask attendees to enter a numeric password.

Join by phone

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 23186747136@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your webinar number.

Join using Microsoft Lync or Microsoft Skype for Business

Dial 23186747136.baltimorecountymd@lync.webex.com

If you are a host, click here to view host information.

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

From: [Jim Oremland](#)
To: [Administrative Hearings](#)
Subject: Fwd: Zoning Case No. 2022 0043X - Special Zoning Exemption Hearing
Date: Monday, April 25, 2022 10:46:07 AM
Attachments: [Petition 1.pdf](#)
[Petition 2.pdf](#)
[Petition 3.pdf](#)
[Petition 4.pdf](#)
[Petition 5.pdf](#)
[Petition Recap.pdf](#)

CAUTION: This message from oremjj@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.

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

From: **Jim Oremland** <oremjj@gmail.com>
Date: Mon, Apr 25, 2022, 8:47 AM
Subject: Zoning Case No. 2022 0043X - Special Zoning Exemption Hearing
To: <administrativehearings@baltimorecouonty.mc>
Cc: Steven Meconi <meconisteven@gmail.com>, Deborah Anderson
<debrah28@comcast.net>, Bob Berzanski <paulabob145@yahoo.com>, Dotty Carpenter
<dottycarp@comcast.net>

To Whom It May Concern,

Please find attached the following documents related to the hearing for a Special Exemption Case #2022 0043X regarding 406 Main St, Reisterstown, MD

I have attached the following:

- Petition signed by 75 different home owners/residents of the Glyndon Trace Community
- Recap of the Petition detailing addresses and signers

I am registered to speak at the hearing and I will be including these documents in my brief presentation on behalf of the community

Please feel free to reach out to me at 443-803-2662 or oremjj@gmail.com if you have any questions.

Jim Oremland
Vice-President, Glyndon Trace II Executive Board
205 Teapot Court

406 Main St, Reisterstown, MD

A Special Exemption for a Class B Office Building (could also be a warehouse) has been requested by the owners of 406 Main Street. This is the property on the right side of the road as you leave the Glyndon Trace community. A virtual public hearing will be held on Wednesday April 27, 2022 by Baltimore County to consider this request.

Signers of this petition oppose the approval of the Special Exemption for the following reasons:

- This is a residential neighborhood and the building will be part of the entrance to the community
- The homes were built and sold as a residentially zoned neighborhood. The approval and addition of commercial buildings will significantly impact the value of the real estate and the ability for the residents to enjoy residential living
- The community has but one entrance/exit and the addition of this type of building will potentially impact the traffic patterns and make entering and leaving the community difficult during early and late business hours

Name/Address/Signature/Date

1. Jim Oremus 205 TEAPOT CT [Signature] 4/8/22
2. Gary Leriton 121 TEAPOT CT [Signature] 4/8/22
3. Jill Rosenthal 105 Teapot Ct. [Signature] 4/8/22
4. Robert L. Przanowski 145 Teapot Ct. [Signature] 4/8/22
5. Angela Stuart 217 Teapot Ct. Angela Stuart 4/9/22
6. LINDA JOSEPH 47 GLYNDON TRACE DR Linda Joseph 4/9/2022
7. BEN NIXON 45 GLYNDON TR. DR. Ben Nixon 4-9-2022
8. ERIC GROOMS 239 TEAPOT CT [Signature] 4.9.22
9. Tinora Tobbs 203 Teapot Ct. [Signature] 4-9-22
10. Allan Remick 137 Teapot Ct. [Signature] 4-9-22
11. Steven Heller 127 Teapot Ct. [Signature] 4-10-22
12. [Signature] 237 Teapot Ct. ART LAVECK 4-10-22

13. Jeff Kite 207 Teapot Ct. 21136 Jeff Kite 4/11/2022
14. BRADLEY D EVANS 148 Glyndon Trace Dr. 21136 Bradley Evans 4/11/2022
15. Row Melment / Clotie Gullett 113 Teapot Ct. Row Melment 4/11/2022
16. Jody Bollinger 228 Teapot Ct. Jody Bollinger 4/11/2022
17. David Silber 212 Teapot Ct. David Silber 4/17/2022
18. Cassandra Watkins 147 Teapot Ct. Cassandra Watkins 4/13/2022
19. Victor T. ~~Carson~~ Carson 133 Teapot Ct. Victor T. Carson 4.13.2022
20. Laurie Reamer 201 Teapot Ct. Laurie Reamer 4/13/2022
21. Sze Shah 231 Teapot Ct. Sze Shah 4-13-2022
22. Debbie Caplan 230 Teapot Ct. Debbie Caplan 4/13/22
23. Anne Goodman 223 Teapot Ct. Anne Goodman 4/13/22
24. DEBRAH ANDERSON 211 Teapot Ct. Debrah Anderson 4/13/22
25. Bernadette Burlas 308 Lauren Hill Ct. Bernadette Burlas 4/14/22
26. Leslie Abendschen Coleman 330 Lauren Hill Ct. Leslie Abendschen Coleman 4/16/22
27. Lisa Jibril 235 Teapot Court 21136 Lisa Jibril 4/16/22
28. Irina Golovina 336 Lauren Hill Ct. 21136 Irina Golovina 4/16/22
29. Judith Kushner - 49 Glyndon Trace Dr. 21136 Judith Kushner 4/16/2022
30. Patricia T. Ruff 123 Glyndon Trace Dr. 21136 Patricia T. Ruff 4/16/2022
31. Christian Saunders 131 Glyndon Trace 21136 Christian Saunders 4/16/22
32. Joyce Hardy Williams 115 Teapot Ct. 21136 Joyce Hardy Williams 4/16/22
33. Susan Henry 122 Ct. Susan Henry 4/16/22
34. BURTON & MIA JACKSON 119 TEAPOT Ct. Burton & Mia Jackson 4/16/22
35. Benjamin Kim 222 Teapot Ct. Benjamin Kim 4/16/22
36. Jimmy Kim 101 Teapot Ct. Jimmy Kim 4/16/22
37. Peter Stojak 103 Teapot Ct. Peter Stojak 4/16/22
38. Nancy J. Coh 318 Lauren Hill Reisterstown MD 21136 Nancy J. Coh 4/16/22
39. Virginia C. Peck Virginia C. Peck 150 Glyndon Trace Dr. 21136 Virginia C. Peck 4/16/22
40. IMYRON BLACK ne yara Black 126 Glyndon Trace Dr. 21136 IMYRON BLACK 4/16/22

4/16/22

- 41 ~~Wendy Rogers~~ 314 Lauren Hill Ct Wendy Rogers 4/16/22
- 42 VADIMIR MYAGRO 109 TEAPOT OF 4/16/22
- 43 Delacy Tate 129 Glyndon Trace 4/16/22
- 44 ~~Mark Wilson~~ 174 Glyndon Trace 4/16/22
- 45 ~~Mark Wilson~~ 224 Teapot Mark Wilson 4/16/22
- 46 Louise Korman 328 Lauren Hill Ct 4/20
- 47 Araceli Fernandez 51 Glyndon Trace 4/20/22
- 48 ~~TYRONE TATE~~ 129 Glyndon Trace 4/20/22
- 49 Paul Nite MARK BITOMER 111 TEAPOT COURT 4/20/2022
- 50 Joan Chardelson 124 Glyndon Trace Dr 4-20-22
- 51 Betty Ann Rigney #1937 ~~Beth Ann Rigney~~ 4-20-22
- 52 Emanuel Knisht 215 TC 4-22/22
- 53 Susan Campion 141 Teapot Ct. 4/20/2022
- 54 Barry A. Urie 168 GT Dr 4/23/22
- 55 Emma Shutt Emma Shutt 172 Glyndon Trace 4/23/2022

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- 69 ~~Janet Weiss 307 Lauren Hill Ct. D. Weiss~~
- 70 Nicole Winder 302 Lauren Hill Ct. DWR 4/20/22
- 71 BV Reynolds 306 Lauren Hill Ct. 4/20/22
- 72 Marilyn Yousem 338 Lauren Hill Ct. Myousem 4-20-22
- 73 JOSEPH GREEN 221 Teapot Ct. 4/20/22
- 74 VLADIMIR MYAGKOV 109 Teapot Ct. 4/20/22
- 75 Guzalya Gurayeva 117 Teapot Ct. 4.20.22
- 76 S. Khachat 125 Teapot Ct. 4.20.22
- 77 FAISAL SHAHZAD 138 Teapot Ct. 4.20.22
- 78 Young Kim 222 Teapot Ct. Young Kim 4/20/22
- 79 Mark Pouch 225 Teapot Ct. Mark Pouch 4/20/22
- 80 GHRIDA SRINIVASAN 227 Teapot Ct. 4/20/22
- 81 Chuma Nwaguma 229 Teapot Ct. 4/20/22
- 82 ADONYAN JIBILI 235 Teapot Ct. 4/20/22
- 83 Ronald D. Strewig 121 Glyndon Trace Dr. 4-20-22
- 84 Judith D. Ripley 134 Glyndon Trace Dr. 4/23/22
- 85 JAMES M. SHELLEY 142 GLYNDON TRACE DR. Jim M. Shelley 4/23/2022
- 86 Daniel Kantzler 133 Glyndon Trace Dr. 4/23/22
- 87 Paula Murray 144 Glyndon Trace Dr. Paula Murray 4/23/22
- 88
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PETITION: CLASS B OFFICE BUILDING PROPOSAL
406 Main St, Reisterstown, MD

A Special Exemption for a Class B Office Building (could also be a warehouse) has been requested by the owners of 406 Main Street. This is the property on the right side of the road as you leave the Glyndon Trace community. A virtual public hearing will be held on Wednesday April 27, 2022 by Baltimore County to consider this request.

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- The community has but one entrance/exit and the addition of this type of building will potentially impact the traffic patterns and make entering and leaving the community difficult during early and late business hours

Name/Address/Signature/Date

Steven McConi 340 Lauen Hill Ct, 21136, 4/23/22

Petition Signers Glyndon Trace Community

Glyndon Trace Drive			Lauren Hill Court			Teapot Court			Teapot Court		
47	Glyndon Trace	Joseph	308	Lauren Hill	Burlas	205	Teapot	Oremland	222	Teapot	Kim
45	Glyndon Trace	Nixon	330	Lauren Hill	Coleman	121	Teapot	Leviton	107	Teapot	Gray
148	Glyndon Trace	Evans	336	Lauren Hill	Golovin	105	Teapot	Rosenthal	103	Teapot	Stoyale
113	Glyndon Trace	Melimerk	318	Lauren Hill	Coh	145	Teapot	Brezanski	221	Teapot	Green
49	Glyndon Trace	Kurhair	324	Lauren Hill	Weiss	219	Teapot	Stuart	109	Teapot	Myagkov
123	Glyndon Trace	Ruff	302	Lauren Hill	Winder	239	Teapot	Grooms	117	Teapot	Zurayeva
131	Glyndon Trace	Saunders	306	Lauren Hill	Reynolds	203	Teapot	Fobbs	125	Teapot	Khia
122	Glyndon Trace	Henry	338	Lauren Hill	Yousem	137	Teapot	Remick	138	Teapot	Shahzad
150	Glyndon Trace	Peck	314	Lauren Hill	Rogers	127	Teapot	Heller	222	Teapot	Kim
126	Glyndon Trace	Blank	328	Lauren Hill	Korman	237	Teapot	LeVeck	225	Teapot	Powder
121	Glyndon Trace	Strewig	340	Lauren Hill	Meconi	207	Teapot	Kite	227	Teapot	Srinivasin
134	Glyndon Trace	Ripley	Legend			228	Teapot	Pollinger	229	Teapot	Nwanguma
142	Glyndon Trace	Shelley				212	Teapot	Silber	235	Teapot	Jibric
133	Glyndon Trace	Kantzler				147	Teapot	Watkins	109	Teapot	Myagkov
144	Glyndon Trace	Ohurray				133	Teapot	Carlson	224	Teapot	Wilson
129	Glyndon Trace	Tate				201	Teapot	Reamer	111	Teapot	Gitomer
174	Glyndon Trace	Yabin	Villa			231	Teapot	Shah	215	Teapot	Knight
51	Glyndon Trace	Fernandez	Condo			230	Teapot	Caplan	141	Teapot	Campion
129	Glyndon Trace	Tate	Two Signatures			223	Teapot	Goodman			
124	Glyndon Trace	Charleson				211	Teapot	Anderson			
170	Glyndon Trace	Rigney				235	Teapot	Jibril			
168	Glyndon Trace	Leslie				115	Teapot	Williams			
172	Glyndon Trace	Shutt				119	Teapot	Jackson			

2022-0043-X – April 27th @ 130 PM

allen.owens@pauldavis.com

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bonzdoc418@gmail.com

burton.jackson@icloud.com

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Debra Wiley

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terrikw1@aol.com

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jhwilliams.9504@gmail.com

buckaluck145@comcast.net

Attendees

Edit

0

attendees are added

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**406 Main Street
Case No.: 22-043-X
Petitioner's Exhibit List**

<u>Description</u>	<u>Exhibit</u>
Plan to Accompany Petition for Special Exception & Landscape Plan	1
Aerial. Far	2
Aerial. Mid	3
Aerial. Close	4
Site Photos	5A-L
Architecturals	6
ZAC Comment – Planning	7
CV – Tamir Ezzat	8
CV – Nick Leffner	9

DRC letter 1/7/2022

10

Record Plat (Sm 78-125) (2 pages)

11



✓ = In evidence

5/17/22
DM

Baltimore County - My Neighborhood



Legend

 County Boundary

1:9,028

0 385 770 1,540 Feet

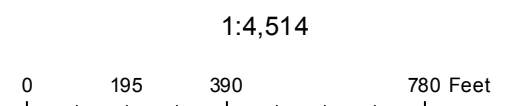
April 25, 2022

Baltimore County - My Neighborhood



Legend

- House Numbers
- County Boundary



Petitioner's Exhibit 3

April 25, 2022

Baltimore County - My Neighborhood



Legend

- House Numbers
- County Boundary

1:564

0 20 40 80 Feet

April 25, 2022

Petitioner's Exhibit 4



Petitioner's Exhibit 5A



Petitioner's Exhibit 5B



Petitioner's Exhibit 5C



ZONING NOTICE
CASE # 2022-0043-X
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:
DATE AND TIME: WEDNESDAY, APRIL 27, 2022
AT 1:30 P.M.
SPECIAL EXCEPTION FOR A CLASS B OFFICE BUILDING IN AN RO ZONE IN ACCORDANCE WITH SECTION 204.3(B) FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE FOR BALTIMORE COUNTY.
506 MAIN STREET.
For information on how to participate in the hearings please go to:
www.baltimorecountymd.gov/vladminhearings no later than 48 hours prior to hearing. You will be asked to provide your contact information and the case number above. You may also call 410-987-2222.

Petitioner's Exhibit 5D



ZONING NOTICE

CASE # 2022-0043-X

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:

DATE AND TIME: WEDNESDAY, APRIL 27, 2022

AT 1:30 P.M.

SPECIAL EXCEPTION FOR A CLASS B OFFICE BUILDING IN AN RO ZONE IN ACCORDANCE WITH SECTION 204.3(B), FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE FOR BALTIMORE COUNTY, 406 MAIN STREET.

For information on how to participate in the hearings please go to:
www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to hearing. You will be asked to provide your contact information and the case number above. You may also call 410-587-3868, ext. 0



Petitioner's Exhibit 5F



Petitioner's Exhibit 5G



Petitioner's Exhibit 5H



Petitioner's Exhibit 5I



Petitioner's Exhibit 5J



Petitioner's Exhibit 5K



Petitioner's Exhibit 5L



PAUL DAVIS OFFICE ADDITION: 406 MAIN STREET
BALTIMORE COUNTY REVIEW APPLICATION



PAUL DAVIS OFFICE ADDITION: 406 MAIN STREET
BALTIMORE COUNTY REVIEW APPLICATION

MAIN STREET - EAST ELEVATION



PAUL DAVIS OFFICE ADDITION: 406 MAIN STREET
BALTIMORE COUNTY REVIEW APPLICATION

GLYNDON TRACE DR - NORTH ELEVATION



PAUL DAVIS OFFICE ADDITION: 406 MAIN STREET
BALTIMORE COUNTY REVIEW APPLICATION

REAR - WEST ELEVATION



PAUL DAVIS OFFICE ADDITION: 406 MAIN STREET
BALTIMORE COUNTY REVIEW APPLICATION

SIDE - SOUTH ELEVATION

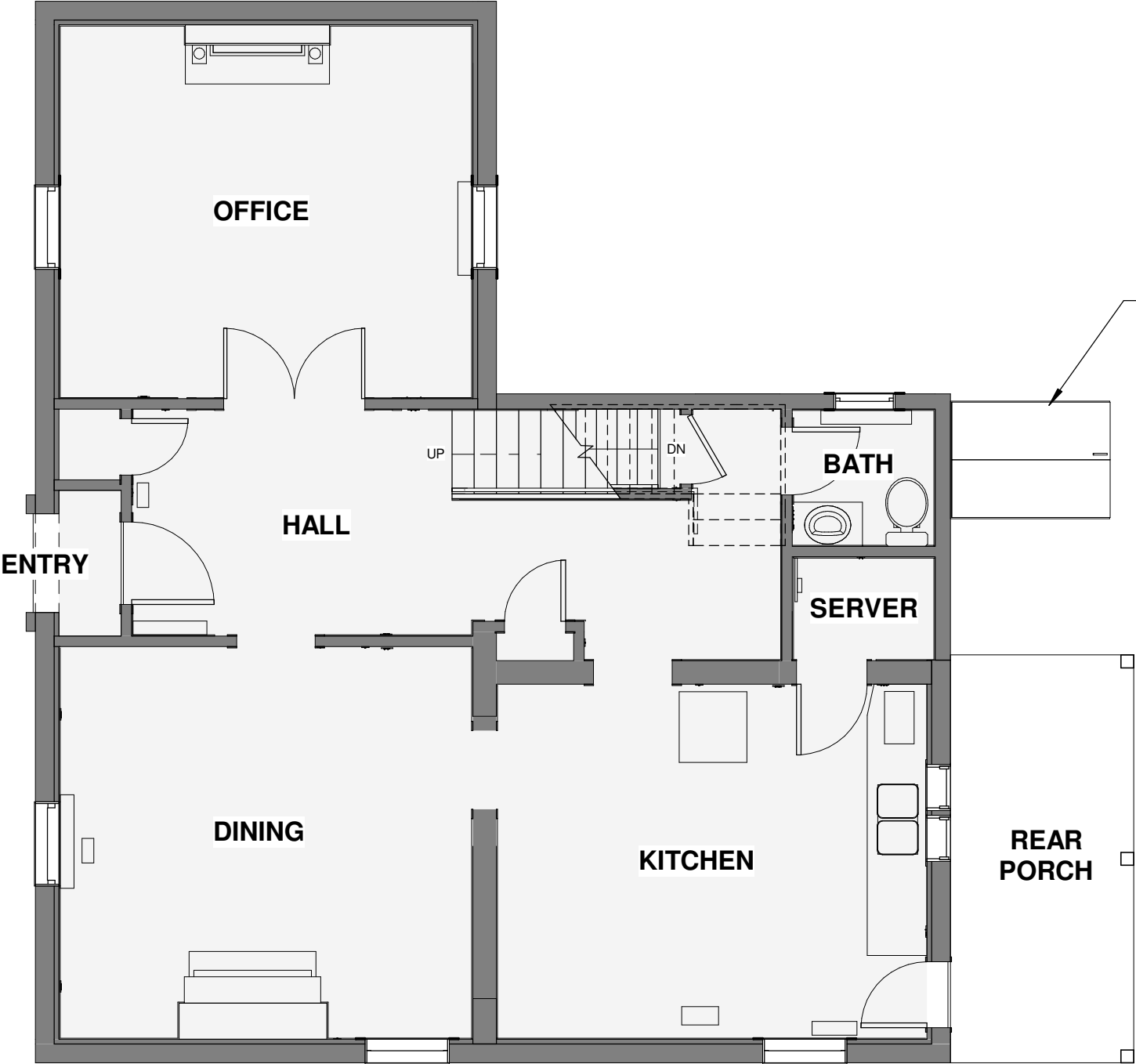


PAUL DAVIS OFFICE ADDITION: 406 MAIN STREET
BALTIMORE COUNTY REVIEW APPLICATION

NOT TO SCALE



MAIN STREET



EXTERIOR CELLAR ACCESS

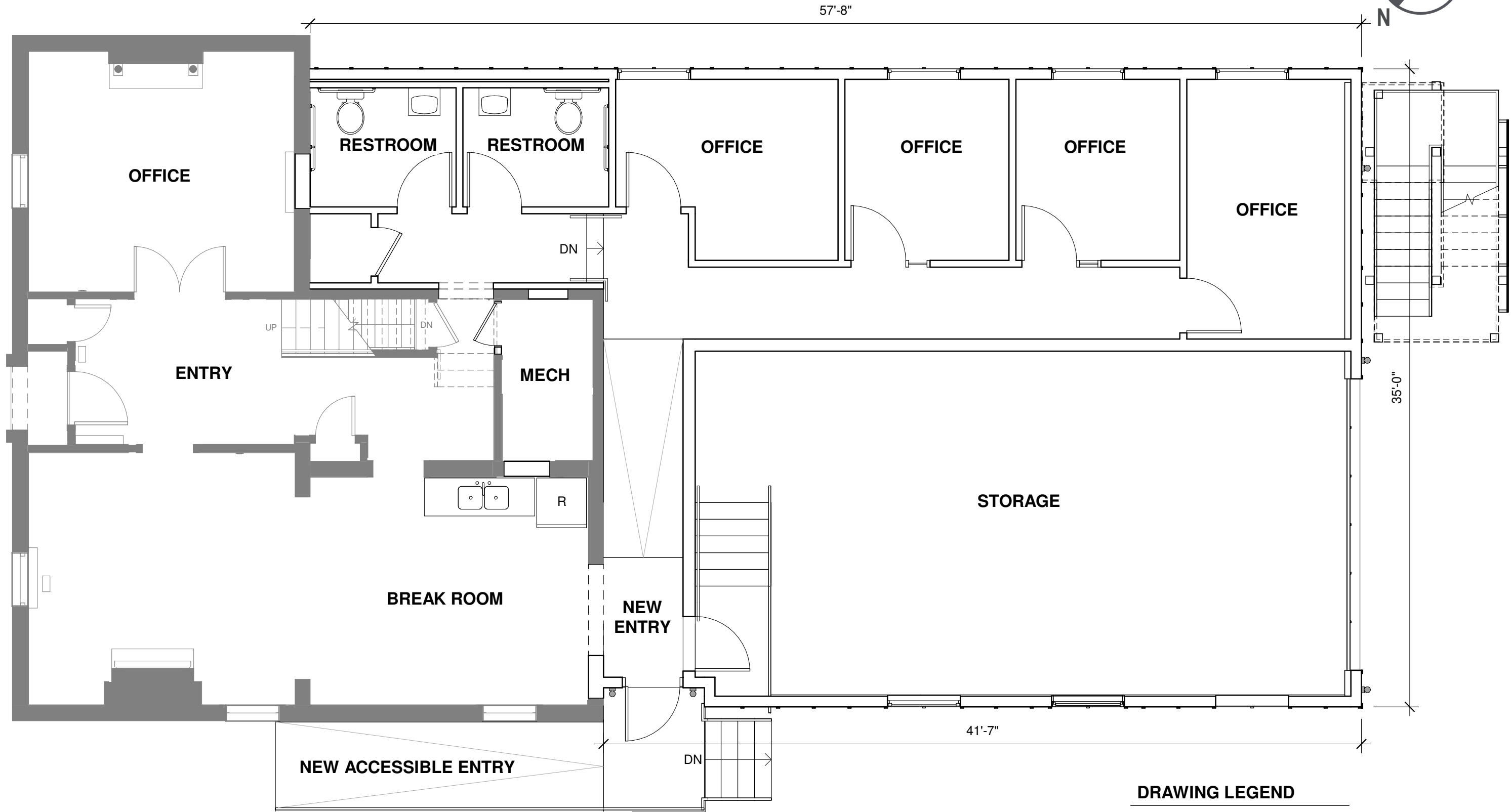
PARKING AREA

GLYNDON TRACE DR

PAUL DAVIS OFFICE ADDITION: 406 MAIN STREET

BALTIMORE COUNTY REVIEW APPLICATION

NOT TO SCALE



PAUL DAVIS OFFICE ADDITION: 406 MAIN STREET
BALTIMORE COUNTY REVIEW APPLICATION

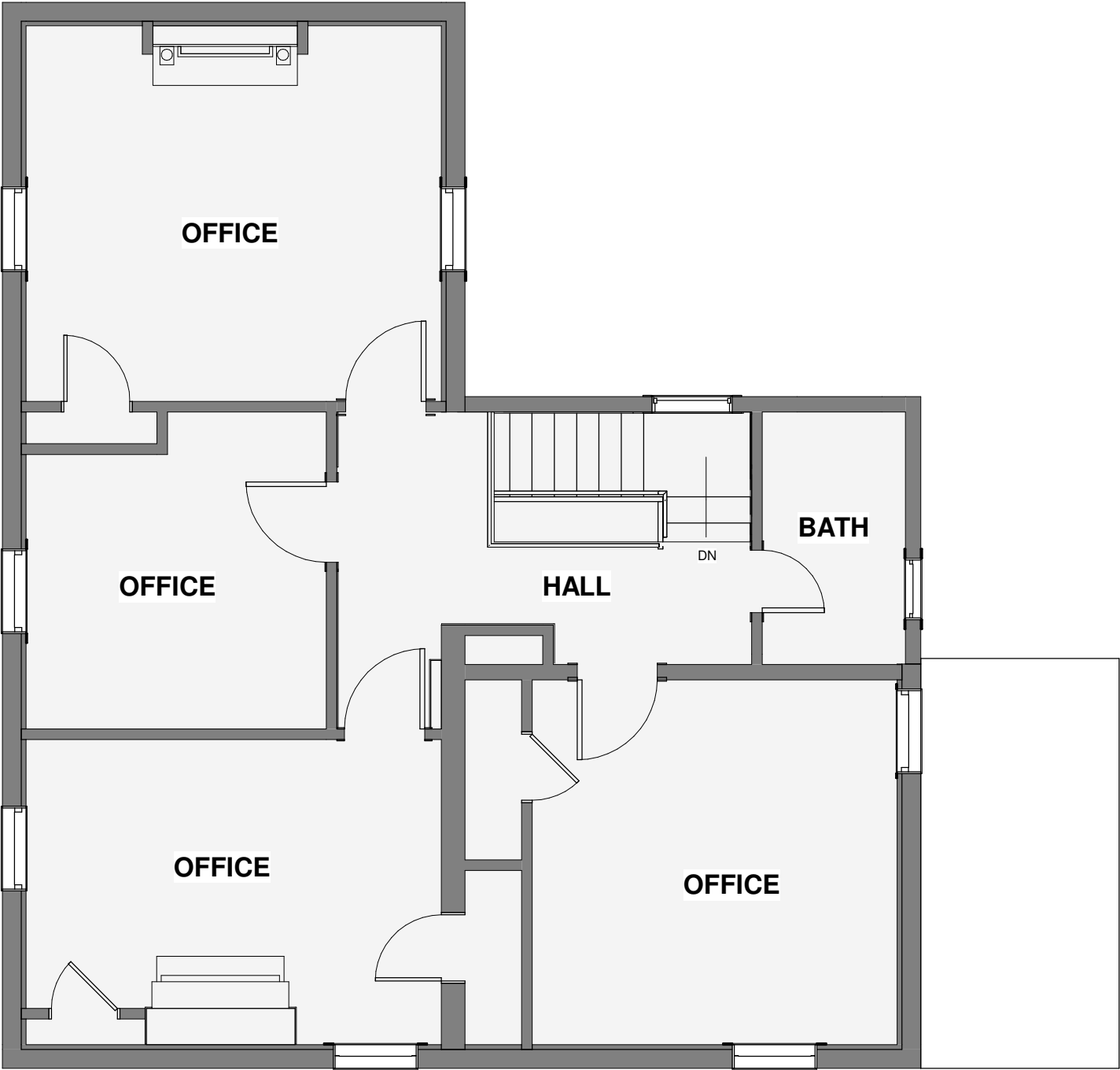
DRAWING LEGEND

- EXISTING WALL
- NEW WALL

NOT TO SCALE



MAIN STREET



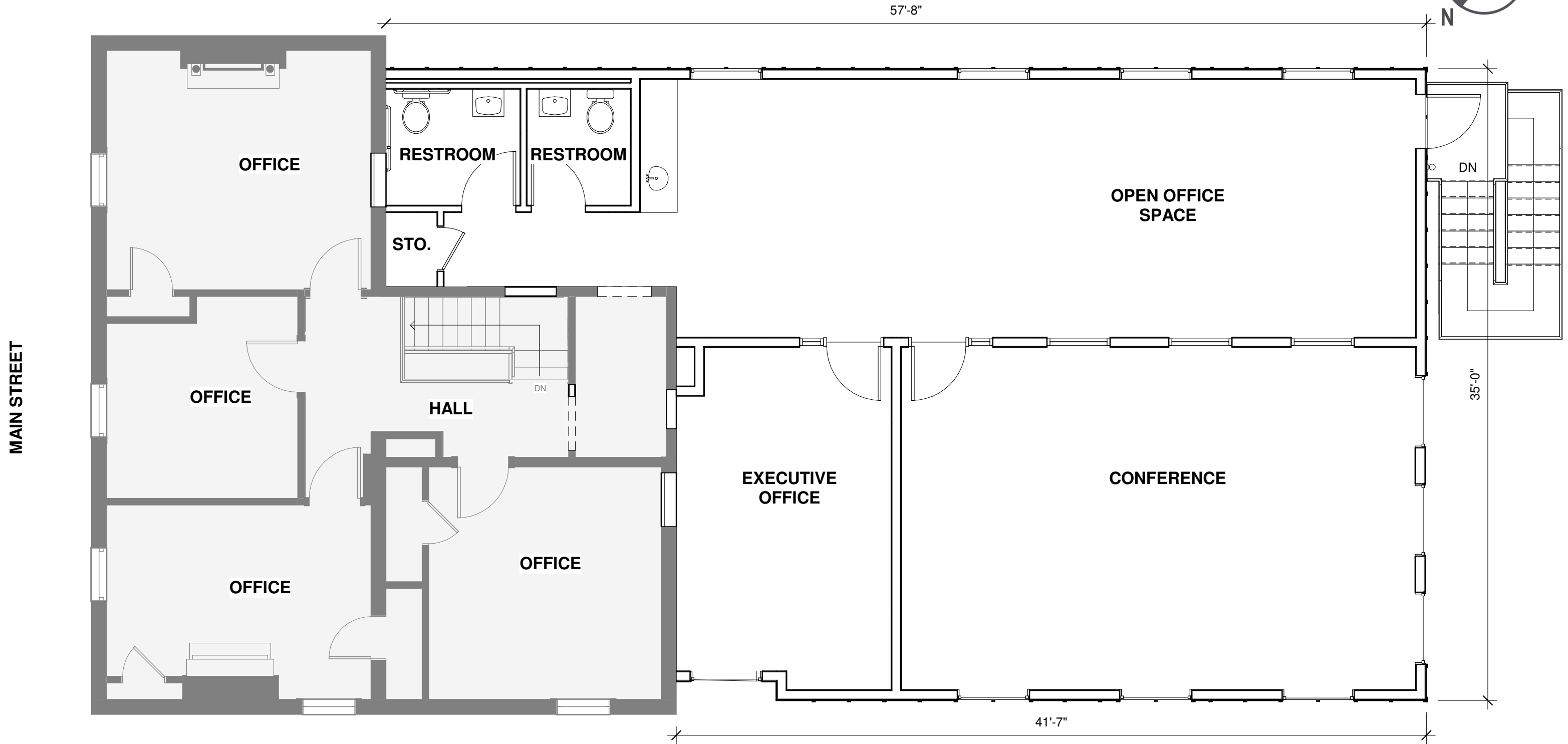
PARKING AREA

GLYNDON TRACE DR

PAUL DAVIS OFFICE ADDITION: 406 MAIN STREET

BALTIMORE COUNTY REVIEW APPLICATION

NOT TO SCALE



PAUL DAVIS OFFICE ADDITION: 406 MAIN STREET
BALTIMORE COUNTY REVIEW APPLICATION

DRAWING LEGEND

- EXISTING WALL
- NEW WALL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 3/3/2022

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2022-0043-X

INFORMATION:

Property Address: 406 Main Street
Petitioner: Tamir Ezzal - 406 Main Street, LLC
Zoning: RO
Requested Action: Special Exception

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

Special Exception:

1. A Class B Office Building in an RO zoning in accordance with Section 204.3(B).
2. For such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

A site visit was conducted on March 2, 2022. The subject property is located along Main Street Reisterstown and within the National Register Historic District. No action is required by the Baltimore County Landmarks Preservation Commission. It should be noted that the attachment to the petition states that the property is in the 4th Councilmanic District, but it is actually in the 2nd Councilmanic District.

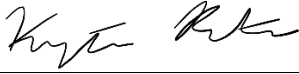
According to the proposed landscape plan, an opaque fence and additional vegetation will be installed. The additional landscaping elements should provide adequate screening between the parking lot and the adjacent residential community.

The Department does not object to the requested relief contingent upon the following conditions:

1. No temporary freestanding signs shall be permitted on the property nor along the Main Street frontage. All signage shall comply with Section 450 of the BCZR.

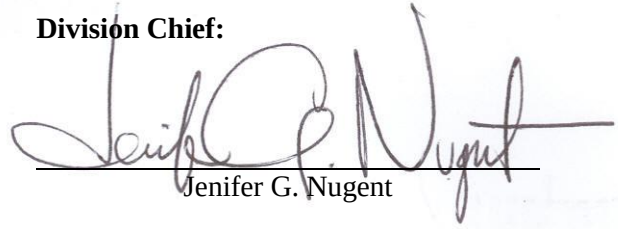
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP/

c: Bill Skibinski
Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC
Office of Administrative Hearings
People's Counsel for Baltimore County



Tamir Ezzat, AIA, NCARB, LEED AP BD + C
12230 Clarksville Pike, Suite K Clarksville, MD 21029
tamir@ddbworkshop.com
(301) 580-1441



EDUCATION

University of Maryland School of Architecture, Planning & Preservation
Master of Architecture - May 2013
Certificate in Urban Design - May 2013
University of Maryland School of Architecture, Planning & Preservation
Bachelor of Science in Architecture - May 2008

CREDENTIALS

- Registered Architect - State of Maryland, Virginia, District of Columbia
- LEED BD+C Accredited Professional
- NCARB Certified
- Adjunct Faculty at Morgan State University
- AIA Member, ULI Member

AWARDS

2017 Peerless Rockville - Historic Compatibility and Elegant Design
2019 Baltimore Heritage - Restoration and Rehabilitation Award
2021 AIA Baltimore Excellence in Design Award
Social Equity Award, Good Design = Good Business, People's Choice



EXPERIENCE

ddb Workshop, principal
12230 Clarksville Pike, Suite K Clarksville, MD 21029
May 2015 - present

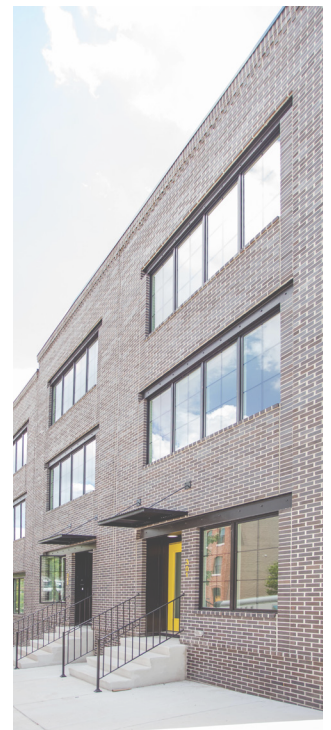
Morgan State University, adjunct professor
5201 Perring Pkwy, Baltimore, MD 21214
present

BCT Architects, associate
100 North Charles Street, 18th Floor, Baltimore, MD
March 2015 - April 2016

SK+I Architectural Group
4600 East West Hwy, Suite 700, Bethesda, MD
November 2013 - March 2015

Bonstra | Haresign Architects
1728 14th Street, Suite 400, Washington DC
June 2012 - November 2013

Arium AE, Inc.
5537 Twin Knolls Rd, Columbia MD
November 2009 - August 2011



PROJECT HIGHLIGHTS

Town Hall Waverly, Baltimore, MD
Under Construction :: 3-Stories :: 7 Units :: 3,000 SF Commercial/Retail :: Adaptive Re-use/Historic
Madison Apartments, Baltimore, MD
Complete 2020 :: 4 Stories :: 12 Units :: 1000 SF Commercial :: Adaptive Re-use/Historic
Broadway Apartments, Baltimore, MD
In Design 2022 :: 5 Stories :: 23 Units :: 5000 SF Commercial :: New Construction, Historic District





RESUME

Nicholas J. Leffner, P.E.
Kimley-Horn and Associates, Inc.
1801 Porter Street, Suite 401
Baltimore, MD 21230

Civil Engineer

Education: Bachelor of Science in Civil Engineering
Virginia Polytechnic Institute and State University, Blacksburg, VA

Registration: Registered Professional Engineer in Maryland (#44113)

Professional Organizations: Urban Land Institute (ULI)

Professional Experience: Civil Engineer, Bowman Consulting Group, Ltd. – 6 years

- Provided design, entitlement, and permitting consulting services to support a variety of land development projects; including, residential, commercial, retail, industrial, institutional, and mixed-use land development projects.
- Prepared conceptual, final, and construction document level design plans, computations, and reports for a variety of civil engineering related disciplines; including, site planning/feasibility, site design, grading and drainage, utilities, roadways, stormwater management, soil erosion and sediment control, and construction phase services.

Civil Engineer/Project Manager, Kimley-Horn and Associates, Inc – 5 years

- Serves as project manager and civil engineering consultant
- Responsible for the design, entitlement, and permitting services for a variety of land development projects; including, residential, commercial, retail, industrial, institutional, mixed-use, and energy (solar) land development projects.

Project Experience: Maryland – Baltimore City, Baltimore County, Howard County, Montgomery County, Frederick County, Prince George's County, Anne Arundel County, Calvert County, St. Mary's County, Dorchester County, Harford County, Cecil County

Other States – Kansas, Oklahoma, Pennsylvania, Virginia, South Carolina



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, Director
Department of Permits,
Approvals & Inspections

January 7, 2022

Mr. Tamir Ezzat, AIA
DDB Workshop, LLC
12230 Clarksville Pike, Suite K
Clarksville, MD 21029

RE: Paul Davis Office Addition
406 Main Street, Reisterstown, MD
Tracking Number: DRC-2022-00167
DRC Number: 010422A, Dist. 4C2

Dear Mr. Ezzat,

Pursuant to Article 25A, § 5 (U) of the Annotated Code of Maryland, and as provided in §602 (d) of the Baltimore County Charter, and §32-1-101, 32-3-401 and 32-3-517 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions so designated by their directors to represent their respective departments. The purpose of the DRC is to ensure compliance with §32-4-106 and §32-4-262 of the Baltimore County Code and to make recommendations to the Director of the Department of Permits Approvals and Inspections (PAI).

The DRC met in an open meeting via WebEx on January 4th, 2022 and has determined that your project is tabled to the Office of Zoning Review. Please contact Lloyd T. Moxley or Dawn Chaney at 410-887-3321 if you have any further questions or to have the item placed on the DRC agenda as "old business" when ready.

Sincerely,

CC: [Signature]

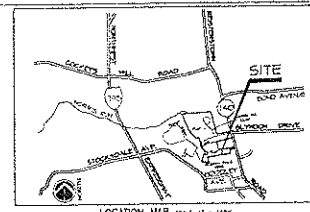
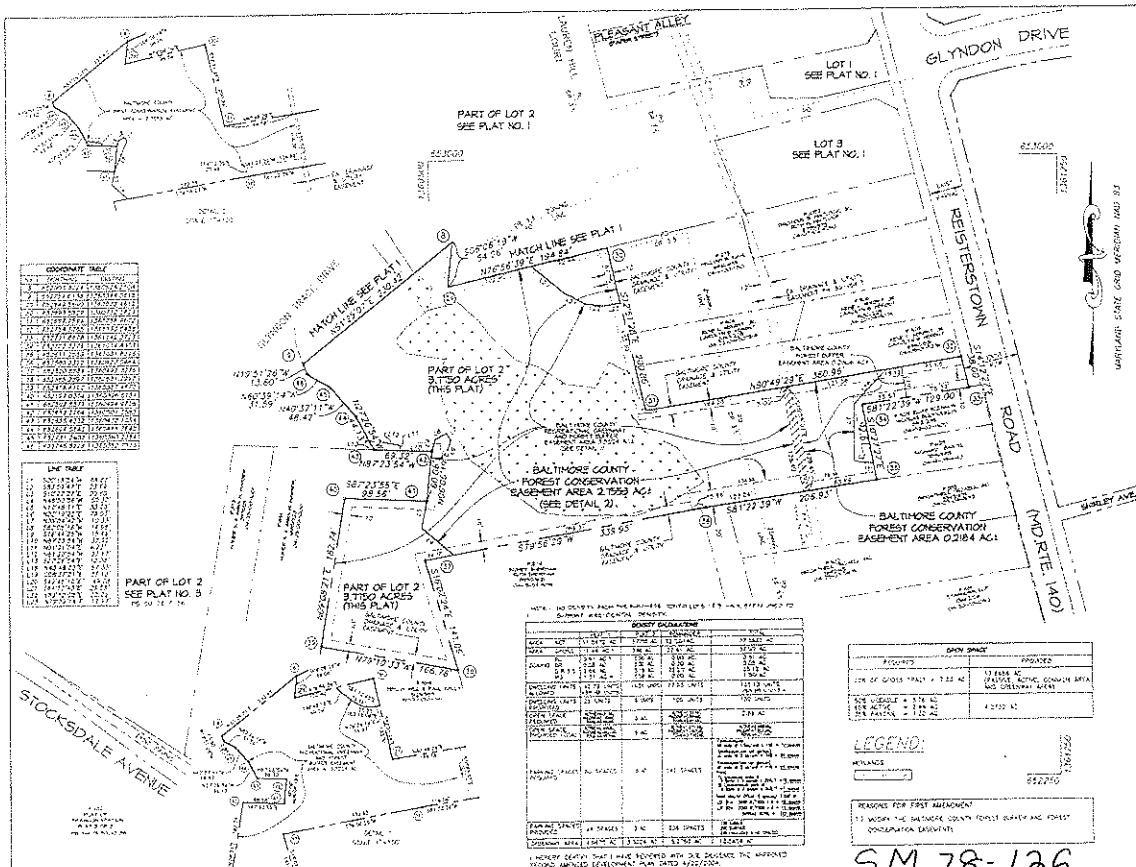
DEV.
1/14/22

C. Peter Gutwald
Director

CPG: LTM:dc

C: File

Ref Ex: 10



- GENERAL NOTES**
1. THE PROPERTY IS LOCATED WITHIN THE BALTIMORE COUNTY FOREST CONSERVATION EASEMENT AREA. THE EASEMENT IS A PERPETUAL EASEMENT IN FAVOR OF THE BALTIMORE COUNTY FOREST SERVICE, INC. (BCFSI) FOR THE PURPOSES OF FOREST MANAGEMENT AND RECREATION. THE EASEMENT IS SUBJECT TO THE BCFSI'S FOREST MANAGEMENT PLAN, WHICH IS ON FILE WITH THE BALTIMORE COUNTY CLERK OF COURTS.
 2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE BCFSI'S FOREST MANAGEMENT PLAN. THE DEVELOPMENT IS SUBJECT TO THE BCFSI'S FOREST MANAGEMENT PLAN, WHICH IS ON FILE WITH THE BALTIMORE COUNTY CLERK OF COURTS.
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OWNER'S CERTIFICATE I, the undersigned, being the owner of the above described property, do hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.		SURVEYOR'S CERTIFICATE I, the undersigned, being a duly licensed surveyor, do hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.		DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCES I, the undersigned, being a duly licensed official, do hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.	
OWNER'S SIGNATURE _____ _____ _____		SURVEYOR'S SIGNATURE _____ _____ _____		DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCES SIGNATURE _____ _____ _____	

DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCES I, the undersigned, being a duly licensed official, do hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.		OWNER'S SIGNATURE _____ _____ _____		SURVEYOR'S SIGNATURE _____ _____ _____	
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCES SIGNATURE _____ _____ _____		OWNER'S SIGNATURE _____ _____ _____		SURVEYOR'S SIGNATURE _____ _____ _____	

Exhibits From Deborah Anderson

Case # 2022-0043-X

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2	Glyndon Trace road from zoning sign on Main St.
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5	Plat with road red circle
6	Plat with road...no red circle
7	Blue sign on main street
8	Paul Davis truck
9	Plat plan showing proposed addition
10	Plat notes

DM
5/17/22

Case # 2022-0043-X

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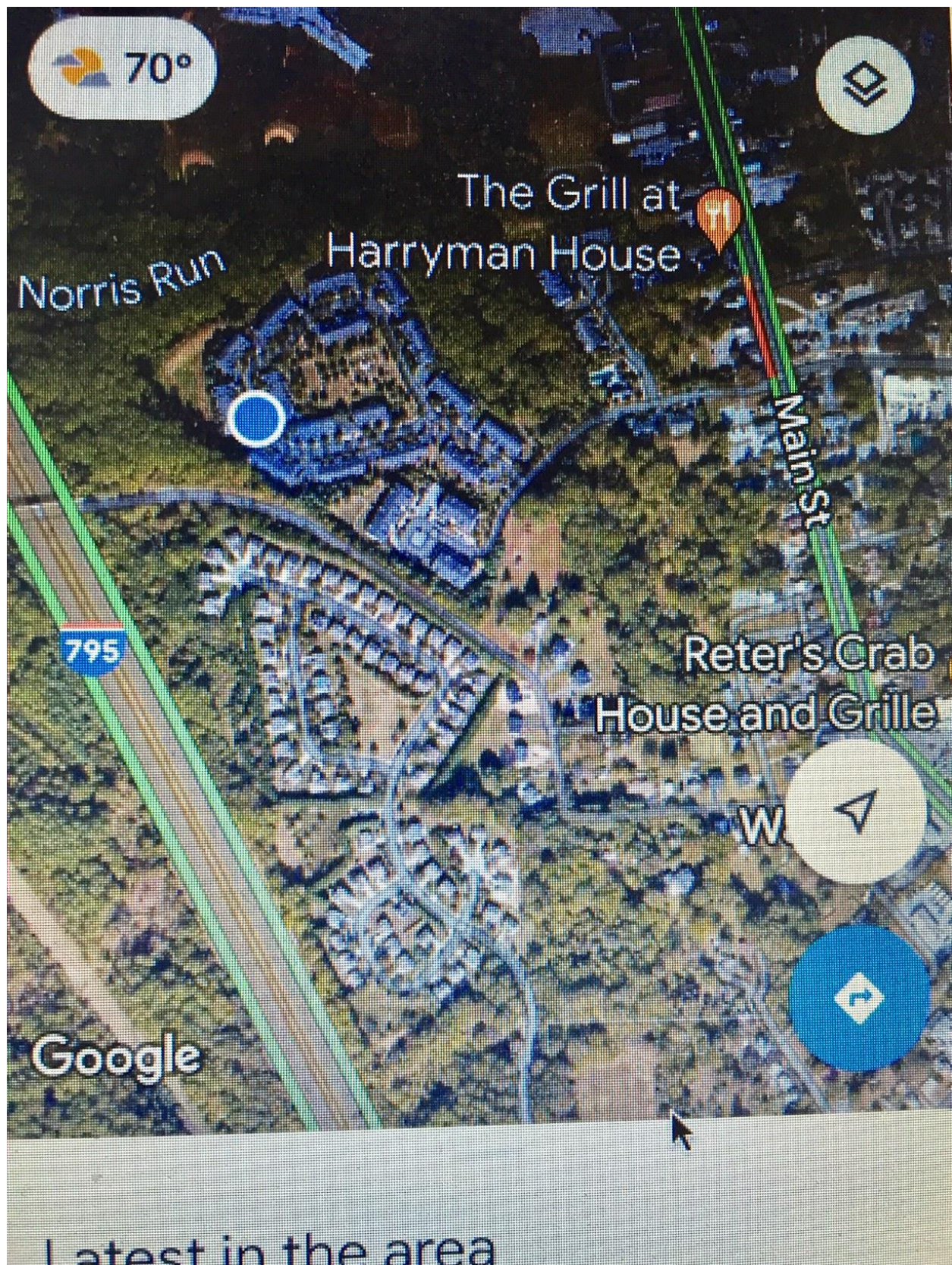


Exhibit 2



Exhibit 3



Exhibit 4



Exhibit 5



Exhibit 6



Exhibit 7



Exhibit 8



Exhibit 10

GENERAL NOTES:

1. PROPERTY OWNER INFORMATION (PERMIT)
1.1. NAME: PEKAB LLC DID GAMESWOOD INVESTMENT MGMT
1.2. ADDRESS: 406 MAIN STREET, REISTERSTOWN, MD 21136

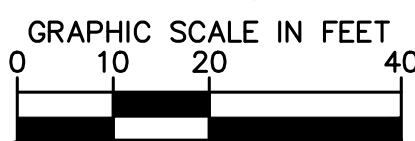
2. APPLICANT INFORMATION (CURRENT OWNER)
2.1. NAME: 406 MAIN STREET LLC (ATTN: VAUGHN ROCCO)
2.2. ADDRESS: 10715 RED RUN BLVD, SUITE 114, OWING MILLS, MD 21117

3. PROPERTY INFORMATION
3.1. ADDRESS: 406 MAIN ST, REISTERSTOWN, MD 21136
3.2. TAX MAP: 0048
3.3. PARCEL: 0007
3.4. TAX ACCOUNT # 0401889025
3.5. COUNCILMANIC DISTRICT: 4
3.6. ELECTION DISTRICT: 4
3.7. PROPERTY AREA: 20,080 SF / 0.462 AC (SDAT), 20,306 SF / 0.466 AC (SURVEYED)
3.8. ZONING: RO (RESIDENTIAL OFFICE)
3.9. EXISTING USE: RESIDENTIALCOMMERCIAL (SDAT), OFFICE (PERMIT NO. B615759)

4. PROJECT INFORMATION (ALSO SEE ZONING SUMMARY TABLE)
4.1. PROPOSED ZONING: SAME, RO (RESIDENTIAL OFFICE)
4.2. PROPOSED USE: COMMERCIAL/OFFICE
4.2.1. PROPOSED 3,811 SF ADDITION (2,373 SF OFFICE, 1,438 SF GARAGE/STORAGE)

5. NO PREVIOUS ZONING ACTIONS HAVE OCCURRED ON THIS SITE (PER BALTIMORE COUNTY, 1 NEIGHBORHOOD)

6. PROJECT PERMIT HISTORY (PER BALTIMORE COUNTY, MY NEIGHBORHOOD):
6.1. PERMIT NO. B615759 (ISSUE DATE: 01/20/2008)
6.1.1. CHANGE OF OCCUPANCY FROM SINGLE FAMILY DWELLING TO 1,975 SF OFFICE, NO ALTERATION WORK DONE



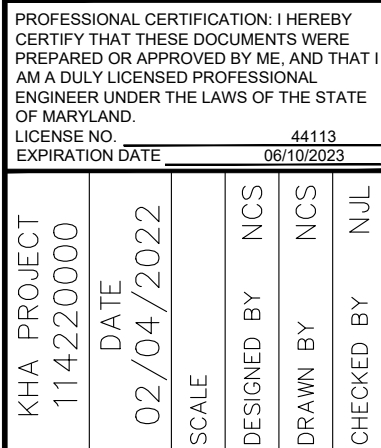
ZONING SUMMARY			
APPROXIMATE ACREAGE	±0.466	AC.	±20,308 SF
ZONING	RO (RESIDENTIAL OFFICE)		
FRONT SETBACK	25-FT		
SIDE SETBACK	10-FT		
REAR SETBACK	30-FT		
MAXIMUM BUILDING HEIGHT	35-FT		
PROPOSED BUILDING HEIGHT	30-FT		
LANDSCAPE BUFFER	ADJACENT RESIDENTIAL PROPERTY = 20' BUFFER, ADJACENT COMMERCIAL PROPERTY = 10' BUFFER		
EXISTING BUILDING AREA	1,952 SF		
PROPOSED BUILDING AREA	5,763 SF (3,811 SF OFFICE ADDITION)		
ALLOWABLE FAR	0.33		
PROVIDED FAR	0.28		
PARKING REQUIRED	3.3 PS/1,000 SF OFFICE x 5,763 SF = 20 PS 20 PS - 5% MTA TRANSIT REDUCTION (1 PS) - 10% REISTERSTOWN COMMERCIAL REVITALIZATION DISTRICT REDUCTION (2 PS) = 17 PS REQUIRED		
PARKING PROVIDED	17 PS		
AMENITY OPEN SPACE (AOS)	REQUIRED: 7% OF INTERIOR PARKING (5,364 SF x 7% = 376 SF) PROVIDED: 384 SF		

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING RESTRICTION LINE
	LIMITS OF DISTURBANCE
	LIMITS OF WORK
	ZONING DIVIDE
	APPROX. ROAD CENTERLINE
	EXISTING MAJOR CONTOUR
	EXISTING PAVEMENT
	EXISTING OVERHEAD ELECTRIC
	EXISTING WATER METER
	EXISTING CABLE PEDESTAL
	EXISTING LIGHT POLE
	PROPOSED PARKING SIGN
	PROPOSED CURB STOP
	DIRECTIONAL ARROW PAVEMENT MARKING
	EXISTING BUILDING OUTLINE
	PROPOSED BUILDING ADDITION
	PROPOSED PAVING OVERLAY
	PROPOSED CONCRETE SIDEWALK
	EXISTING TREE TO REMAIN
	EXISTING EVERGREEN TREE



1. NAME: REKAL LLC C/O GAINESWOOD INVESTMENT MGMT
2. ADDRESS: 406 MAIN STREET, REISTERSTOWN, MD 21136
2. APPLICANT INFORMATION (CURRENT OWNER)
 - 2.1. NAME: 406 MAIN STREET LLC (ATTN: VAUGHN ROCCO)
 - 2.2. ADDRESS: 10715 RED RUN BLVD, SUITE 114, OWINGS MILLS, MD 21117
3. PROPERTY INFORMATION
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 - 3.2. TAX MAP: 0048
 - 3.3. PARCEL: 0907
 - 3.4. TAX ACCOUNT #: 0401085025
 - 3.5. COUNCILMANIC DISTRICT: 4
 - 3.6. ELECTION DISTRICT: 4
 - 3.7. PROPERTY AREA: 20,980 SF / 0.462 AC (SDAT), 20,306 SF / 0.466 AC (SURVEYED)
 - 3.8. ZONING: RO (RESIDENTIAL OFFICE)
 - 3.9. EXISTING USE: RESIDENTIAL/COMMERCIAL (SDAT), OFFICE (PERMIT NO. B615759)
4. PROJECT INFORMATION (ALSO SEE ZONING SUMMARY TABLE)
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 - 4.2. PROPOSED USE: COMMERCIAL/OFFICE
 - 4.2.1. PROPOSED 3,811 SF ADDITION (2,373 SF OFFICE, 1,438 SF GARAGE/STORAGE)
5. NO PREVIOUS ZONING ACTIONS HAVE OCCURRED ON THIS SITE (PER BALTIMORE COUNTY, MD NEIGHBORHOOD)
6. PROJECT PERMIT HISTORY (PER BALTIMORE COUNTY, MD NEIGHBORHOOD):
 - 6.1. PERMIT NO. B615759 (ISSUE DATE: 01/20/2006)
 - 6.1.1. CHANGE OF OCCUPANCY FROM SINGLE FAMILY DWELLING TO 1,978 SF OFFICE. NO ALTERATION WORK DONE.
7. THERE ARE NO KNOWN WETLANDS OR STREAMS WITHIN THE PROPERTY (PER MARYLAND MERLIN AND NATIONAL WETLAND INVENTORY DATABASE MAPPING)
8. THE PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN (PER FEMA MAP NO. 2400100205F).
9. THE PROPERTY IS LOCATED OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA
10. THE PROPERTY IS LOCATED WITHIN THE LIBERTY RESERVOIR WATERSHED
11. THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS ON-SITE.
12. THE PROPERTY IS LOCATED WITHIN THE REISTERSTOWN HISTORIC DISTRICT (PER MARYLAND HISTORICAL TRUST MEDUSA DATABASE)
13. THE PROPERTY CONTAINS A HISTORIC STRUCTURE; METHODIST PARSONAGE (PER MARYLAND HISTORICAL TRUST MEDUSA DATABASE)
14. THIS SITE PLAN IS BASED ON A LOCATION SURVEY PROVIDED BY HOPKINS ENGINEERING, DAT MARCH 8, 2018. EXISTING OFF-SITE CONDITIONS ARE SUPPLEMENTED BY BALTIMORE COUNTY GIS DATA.
15. APPROXIMATE LIMITS OF DISTURBANCE: 0.105 ACRES; 4,587 SF
16. THIS PROJECT IS EXEMPT FROM BALTIMORE COUNTY STORMWATER MANAGEMENT PRACTICES. THE PROJECT WILL CONSIST OF LESS THAN 5,000 SF OF DISTURBANCE.
17. THE PROJECT IS EXEMPT FROM FOREST STAND DELINEATION AND FOREST CONSERVATION REGULATIONS. THE PROJECT SITE IS LESS THAN 40,000 SF.
18. ALL SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH APPLICABLE SIGNAGE REGULATION

1. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.	10. THE PROPERTY IS LOCATED WITHIN THE LIBERTY RESERVOIR WATERSHED
2. CONTRACTOR TO ENSURE ADA PARKING, ACCESS AISLE, AND ROUTE FROM PARADE TO REAR ENTRANCE AND FROM FRONT DOOR TO MAIN STREET DO NOT EXCEED 2% CROSS SLOPE IN ANY DIRECTION (AND MEETS ALL ADA ACCESSIBILITY REQUIREMENTS).	11. THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS ON-SITE.
3. CONTRACTOR TO ENSURE PARKING AREAS DO NOT EXCEED 5% IN ANY DIRECTION.	12. THE PROPERTY IS LOCATED WITHIN THE REISTERSTOWN HISTORIC DISTRICT (PER MARYLAND HISTORICAL TRUST MEDUSA DATABASE)
4. CONTRACTOR TO PROTECT EXISTING UTILITY STRUCTURES (INCLUDING STORM INLETS AND OVERHEAD UTILITY POLES) IN PLACE DURING AND AFTER CONSTRUCTION.	13. THE PROPERTY CONTAINS A HISTORIC STRUCTURE; METHODIST PARSONAGE (PER MARYLAND HISTORIC TRUST MEDUSA DATABASE)
5. CONTRACTOR TO FOLLOW REQUIREMENTS OF BALTIMORE COUNTY SOIL DISTRICT "SEDIMENT AND EROSION CONTROL STANDARD PLAN FOR AREAS NOT TO EXCEED 20,000 SQUARE FEET."	14. THIS SITE PLAN IS BASED ON A LOCATION SURVEY PROVIDED BY HOPKINS ENGINEERING, DATED MARCH 8, 2018. EXISTING OFF-SITE CONDITIONS ARE SUPPLEMENTED BY BALTIMORE COUNTY GIS DATA.
6. CONTRACTOR TO FOLLOW ALL APPLICABLE BALTIMORE COUNTY AND MARYLAND STATE HIGHWAY ADMINISTRATION STANDARDS & SPECIFICATIONS FOR CONSTRUCTION.	15. APPROXIMATE LIMITS OF DISTURBANCE: 0.105 ACRES; 4,587 SF
7. PROPOSED BUILDING RENOVATION AND ADDITION TO UTILIZE EXISTING UTILITY SERVICE CONNECTIONS.	16. THIS PROJECT IS EXEMPT FROM BALTIMORE COUNTY STORMWATER MANAGEMENT PRACTICES. THE PROJECT WILL CONSIST OF LESS THAN 5,000 SF OF DISTURBANCE.
	17. THE PROJECT IS EXEMPT FROM FOREST STAND DELINEATION AND FOREST CONSERVATION REGULATIONS. THE PROJECT SITE IS LESS THAN 40,000 SF.
	18. ALL SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH <u>APPLICABLE SIGNAGE REGULATIONS</u>



SITE PLAN TO ACCOMPANY SPECIAL EXCEPTION

406 MAIN ADDITION
PREPARED FOR
406 MAIN STREET LLC

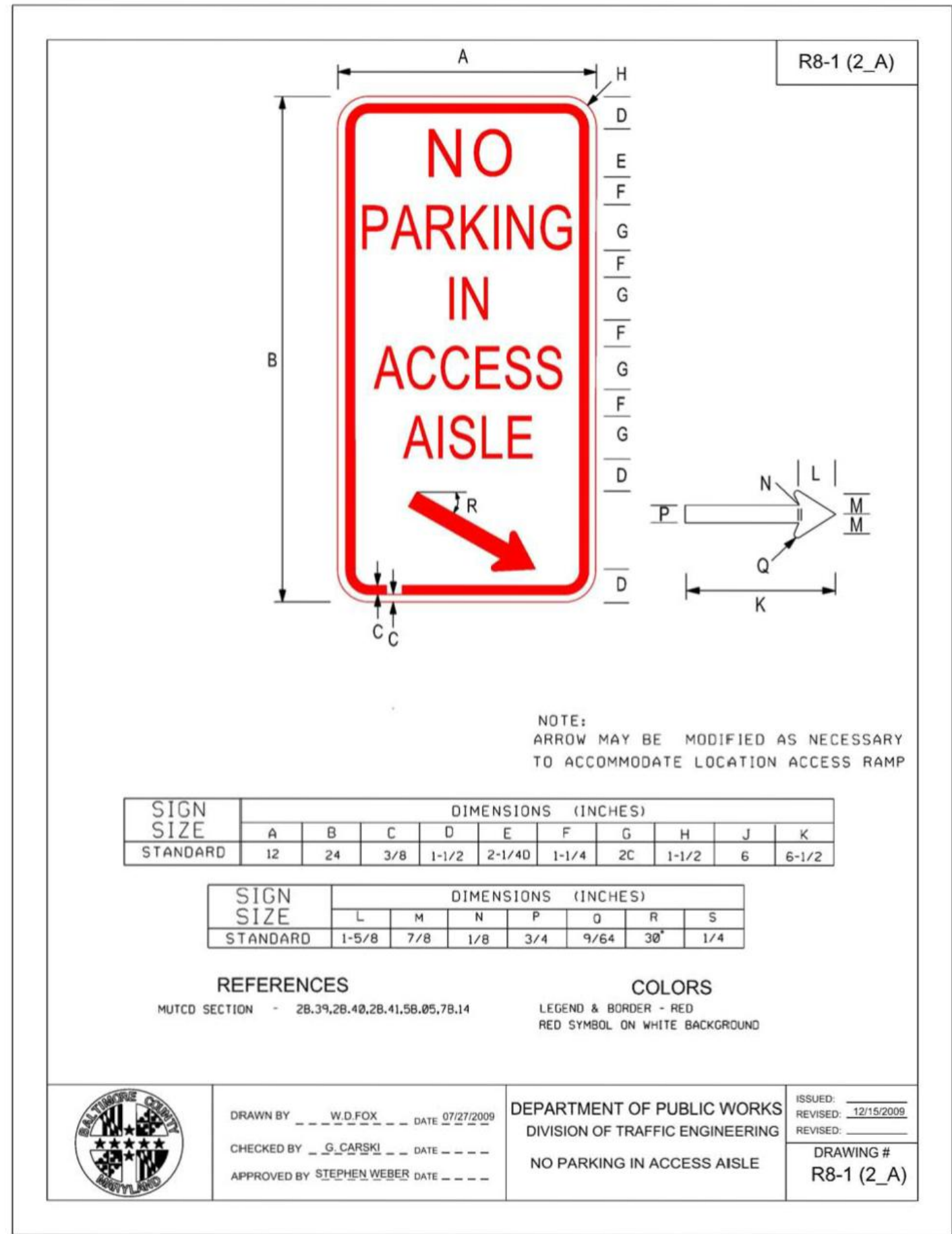
SHEET NUMBER
1 OF 4

Petitioner's Exhibit 1

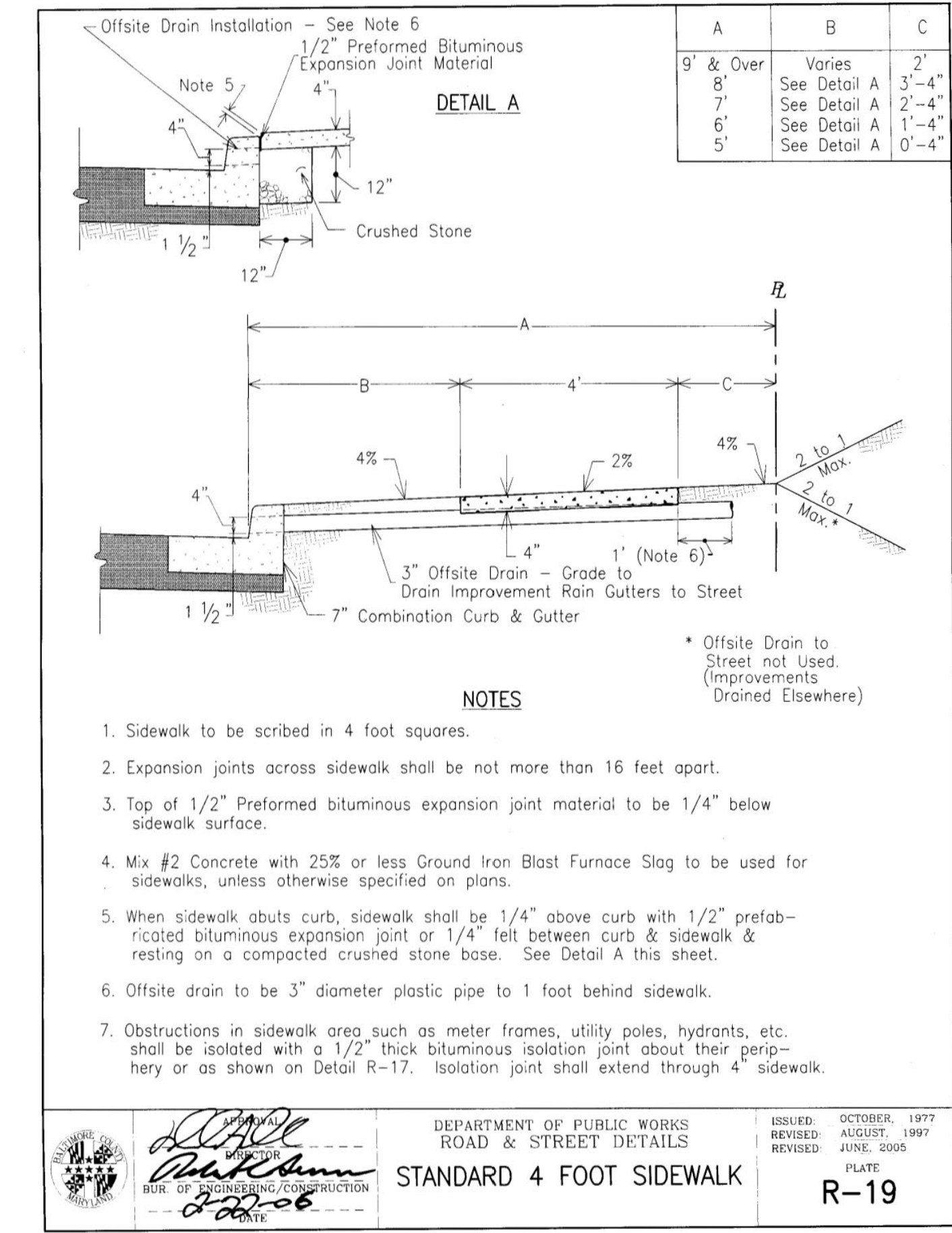
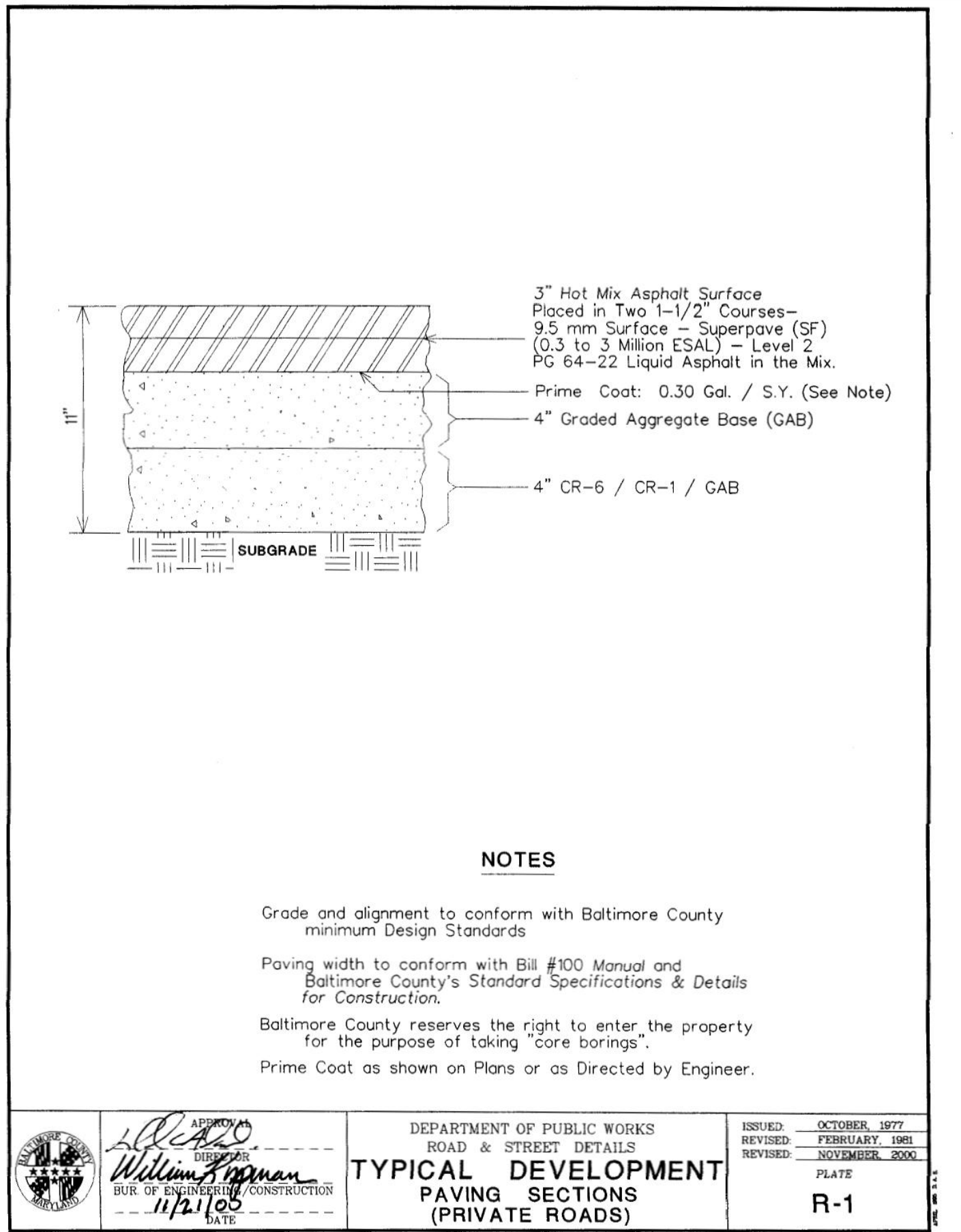
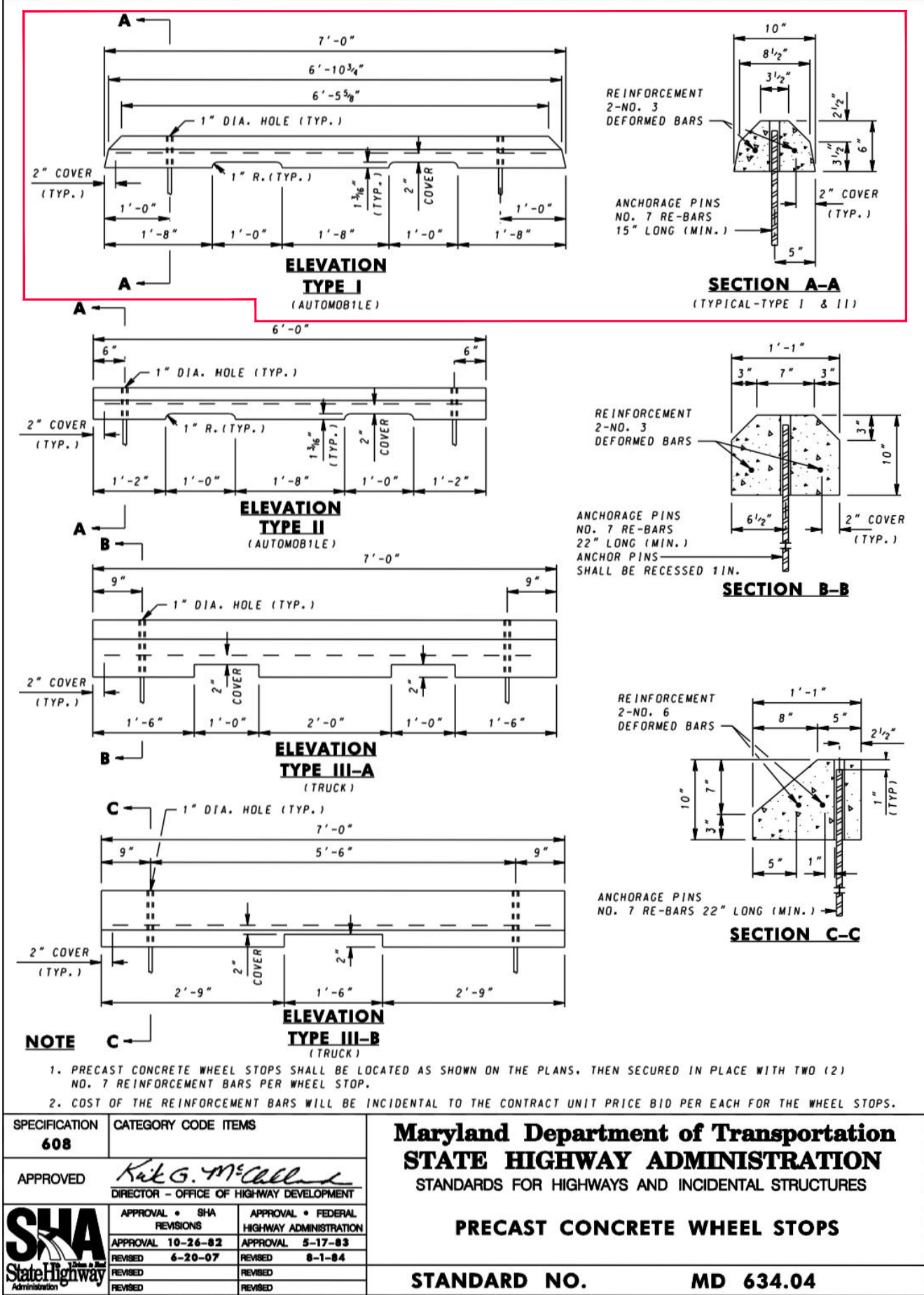
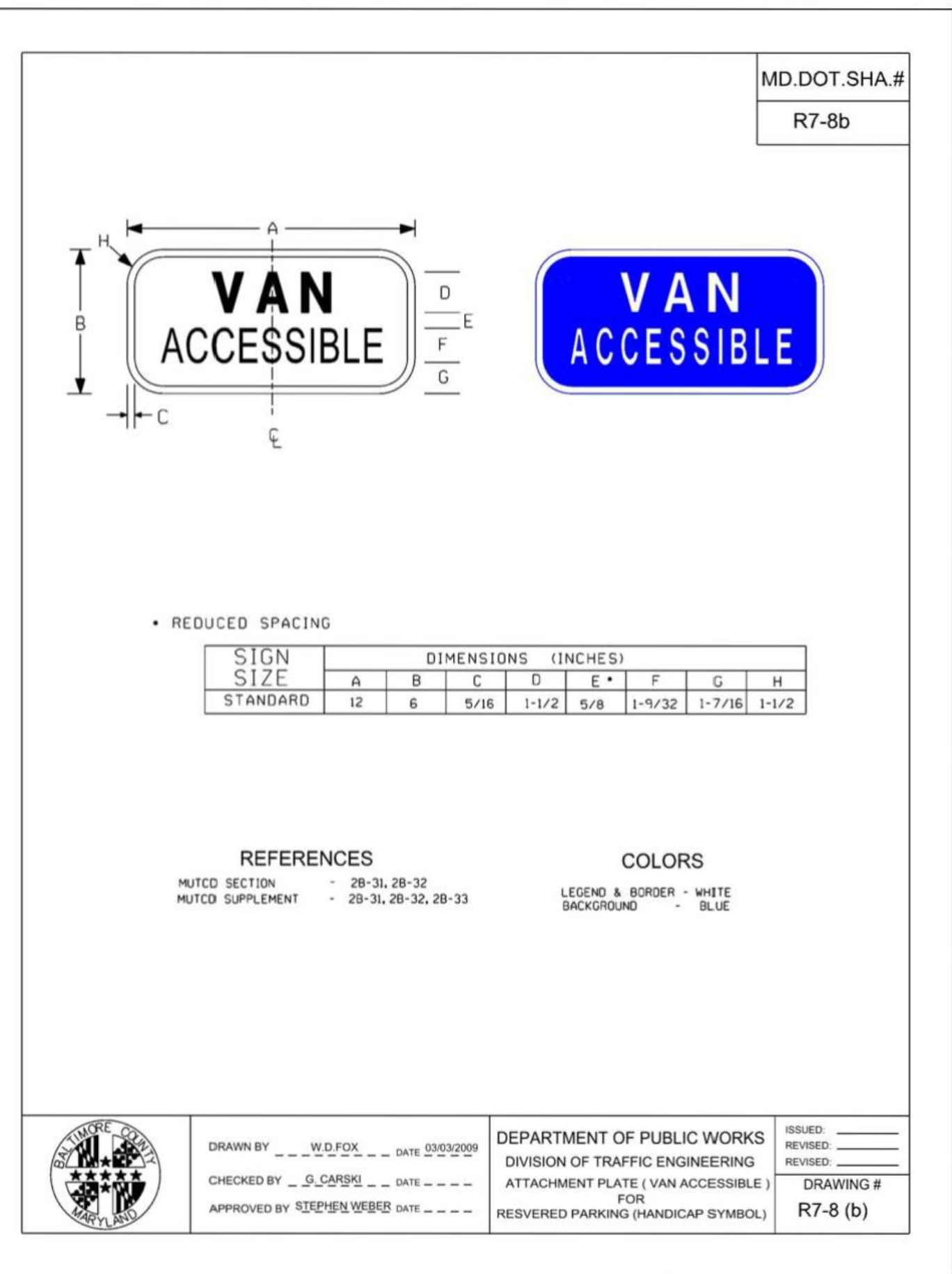
Plotted By: Sarnelli, Nicolaia - Sheet Set: kha - Layout: SITE DETAILS - February 07, 2022 - 06:10:42pm - K:\BDO_DS\114220000-406 Main Street\CAD\PlanSheets\Site Plan - Special Exception\1 - SITE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



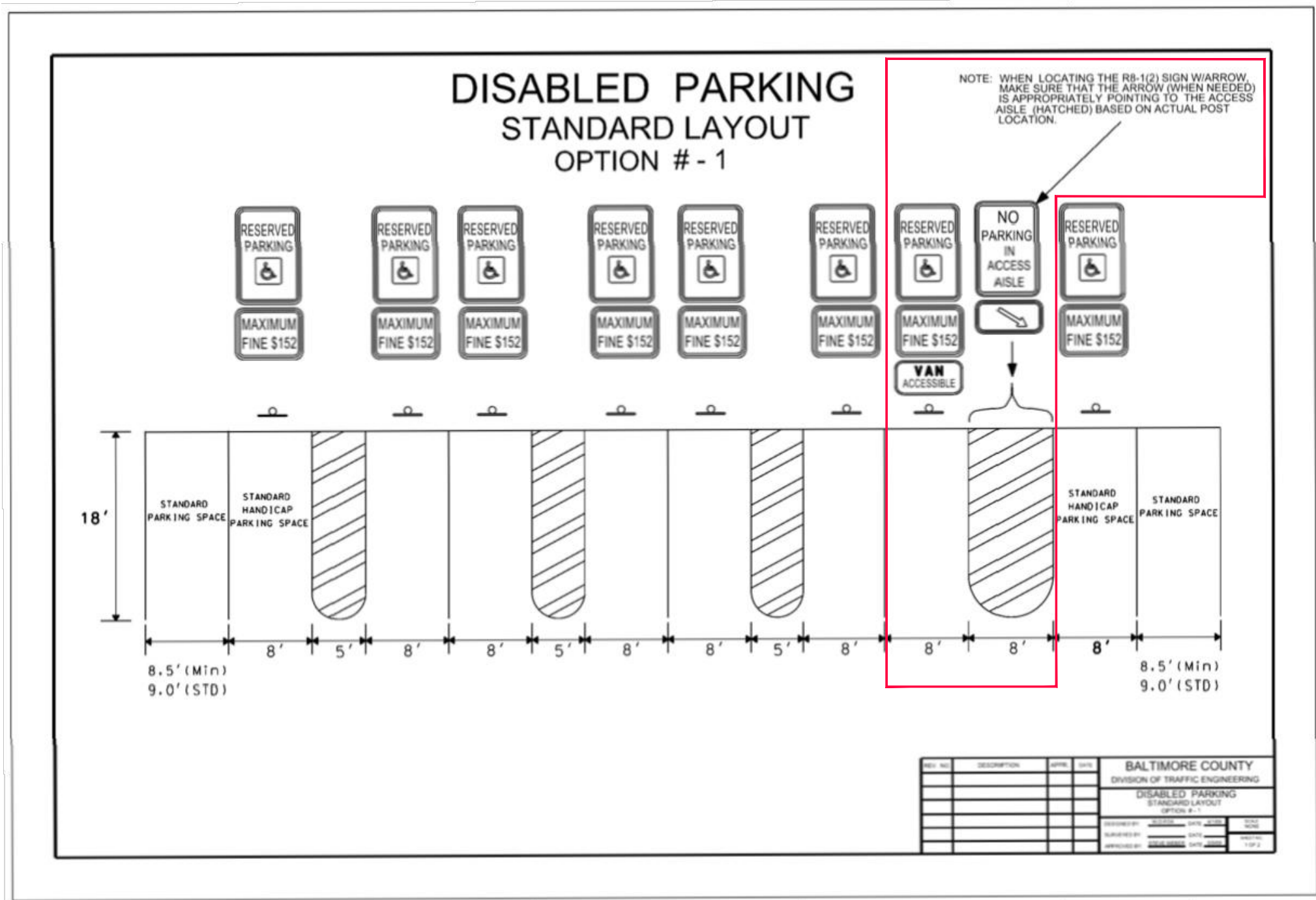
NOTE: CONTRACTOR TO CONFIRM CURRENT BALTIMORE COUNTY FINE AMOUNT; TO BE POSTED ON SIGNAGE.



NOTE: CONTRACTOR TO MODIFY ARROW PER PROPOSED SITE CONDITIONS.



NOTE: ALL PROPOSED SIDEWALK ON SITE TO BE 5-FT WIDE.



CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

Kimley»Horn

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PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

STATE OF MARYLAND
DIVISION OF HIGHWAY ADMINISTRATION
PROFESSIONAL ENGINEER
44113
EXPIRATION DATE: 06/30/2022

KHA PROJECT 114220000
DATE 02/04/2022
SCALE
DESIGNED BY NCS
DRAWN BY NCS
CHECKED BY NJL

SITE DETAILS

406 MAIN ADDITION
PREPARED FOR
406 MAIN STREET LLC

MARYLAND
BALTIMORE COUNTY

SHEET NUMBER
3 OF 4

REVISIONS
No.

DATE

BY

