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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 1803 Reisterstown Road **which is presently zoned** BL

Deed References: 34402/185 10 Digit Tax Account # 0 3 1 3 0 0 9 0 2 6

Property Owner(s) Printed Name(s) A.I. Glenview, LLC, M&ML Patriot LLC, Hoyne Patriot LLC & SSB Patriot LLC

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

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

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

please see attached

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

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

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: **(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)**

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

~~Contract Purchaser/Lessee:~~ PETITIONER

Pikesville Hospitality Investors LLC
Name- Type or Print

DocuSigned by: Ken Talati
26A94F06745A480...
Signature

1721 Reisterstown Road Baltimore Maryland
Mailing Address City State

21211 / 12/15/21 / Maryland
Zip Code Telephone # Email Address

Legal Owners (Petitioners):
A.I. Glenview, LLC, M&ML Patriot LLC, Hoyne Patriot LLC & SSB Patriot LLC /
Name #1 – Type or Print Name #2 – Type or Print

/
Signature #1 Signature # 2

c/o KE Andrews 2424 Ridge Rd. Rockwell Texas
Mailing Address City State

75087 / /
Zip Code Telephone # Email Address

Attorney for Petitioner:

Adam Baker - Rosenberg Martin Greenberg LLP
Name- Type or Print

Signature

25 S. Charles Street, 21st FL Baltimore MD
Mailing Address City State

21201 / 410-727-6600 /abaker@rosenbergmartin.com
Zip Code Telephone # Email Address

Representative to be contacted:

Adam Baker - Rosenberg Martin Greenberg LLP
Name – Type or Print

Signature

25 S. Charles Street, 21st FL Baltimore MD
Mailing Address City State

21201 / 410-727-6600 /abaker@rosenbergmartin.com
Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING 8-15-22 BY

CASE NUMBER 2022-0097-SPH **Filing Date** 4/13/22 **Do Not Schedule Dates:** ____ **Reviewer** JS

REV. 10/4/11

Attachment to Zoning Petition for 1803 Reisterstown Road

1. Special Hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations to determine whether the presence of more than five (5) vending machines under the canopy of an existing Fuel Service Station shall be considered a convenience store under Section 405.4.D.6 of the Baltimore County Zoning Regulations and therefore require an amendment to the site plan and to the underlying Special Exception approval for the Fuel Service Station use to permit the convenience store.
2. Special Hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations to determine whether off-site freestanding 7-Eleven sign (located on Exxon parcel) is an outdoor advertising sign.

2022-0097-SPH

ZONING PROPERTY DESCRIPTION FOR 1803 REISTERSTOWN ROAD
to Accompany Petition For Zoning Hearing

BEGINNING at a point formed by the intersection of the southwesterly right of way line Hooks Lane and the southeasterly right of way line of Reisterstown Road, which is 15' from the centerline of Hooks Lane, thence

1. North 48°12'02" East a distance of 169.90 feet to a rebar set, thence
2. South 42°20'22" East a distance of 64.68 feet to an iron pin found, thence
3. North 48°06'38" East a distance of 71.25 feet to a point, thence
4. South 42°20'22" East a distance of 150.21 feet to a rebar set, thence
5. South 14°16'38" West a distance of 112.35 feet to a rebar set, thence
6. South 45°34'38" West a distance of 151.11 feet to a rebar set, thence
7. North 68°41 '38" West a distance of 48.06 feet to a rebar set, thence
8. North 42°19'43" West a distance of 209.29 feet to a rebar set, thence
9. North 13°27'17" East a distance of 30.23 feet to a rebar set, thence
10. North 42°19'47" West a distance of 15.02 feet to the point and place of beginning.

CONTAINING 65,930 square feet or 1.5136 acres of land, more or less.

Tax ID No. 03-0319012570 & 03-0313009026
Located in 3rd Election District and 2nd Council District

DESCRIPTION COMPILED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCES OR AGREEMENTS

STATE OF MARYLAND
TANYA L. BENSINGER
29179
PROFESSIONAL ENGINEER

3/30/22

2022-0097-SPH