JOHN A. OLSZEWSKI, JR.
County Executive

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

August 30, 2022

RECEIVED
AUG 30 2022
BALTIMORE COUNTY
BOARD OF APPEALS

Adam Baker, Esquire – abaker@rosenbergmartin.com
Rosenberg Martin Greenberg, LLP
25 South Charles Street, 21st Floor
Baltimore, MD 21201

RE: **APPEAL TO BOARD OF APPEALS**
Petition for Special Hearing
Case No. 2022-0097- SPH
Property: 1803 Reisterstown Road

Dear Mr. Baker:

Please be advised that an appeal of the above-referenced case was filed in this Office on August 30, 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

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Attachment

c: Board of Appeals
People's Counsel

Dino La Fiandra, Esquire – dcl@lafiandralaw.com
Jeff Bainbridge – jsbainbridge@royalfarms.com
Steve Warfield – sw@matiswarfield.com
Afshin Attar afshinattar@yahoo.com
Ken Talati – kentalati@gmail.com
Tanya Besinger – tbesinger@matiswarfield.com
Jacob Compher – jcompher@baltimorecountymd.gov
Bruce Scherr – bjsherr@gmail.com
Ashkan443@yahoo.com

APPEAL

Petition for Special Hearing
Case No.: 2022-0097-SPH
1803 Reisterstown Road
3rd Election District, 2nd Council District

Petition for Special Hearing – 4/13/22

Zoning Description of Property (1 page)

Notice of Webex Zoning Hearing via Email – 6/21/22

Certification of Publication – *The Daily Record* Newspaper – 6/28/22

Certification of Posting by Linda O'Keefe – 6/28/22 & 7/15/22

Entry of Appearance by People's Counsel – 4/18/22

Entry of Appearance by Dino C. La Fiandra, Esq. – 7/14/22

Attendance Sheets - 5

Zoning Advisory Committee Comments-
May 11, 2022 – DPR
June 17, 2022 – MDOT
April 21, 2022 – DEPS
June 27, 2022 – DOP

Petitioner's Exhibits:

1. Stephen Warfield CV
2. Site Plan – 1803 Reisterstown Road
3. Existing Conditions Aerial & Photographs
4. A. Aerial Photograph (Site Only);
   B. Aerial Photograph (Site and surrounding area)
5. Zoning History

Protestant's Exhibits

1. Deed 34402 / 185
2. Aerial Photo
3. Photos, Soda Coolers
4. Photos, Soda Coolers
5. Photos, Soda Coolers
6. Photos, 7-11 Sign
7. Photos, 7-11 Sign
8. Definition, "Vending Machine"
9. Approved Site Plan dated August 9, 1973
10. BOA Case 72-141-RX

Miscellaneous

Cover Letter and Administrative Law Judge's Opinion and Order – August 15, 2022 (DENIED BY JUDGE MURPHY)

Notice of Appeal & Check No. 89750 for $300 - Received on 8/30/22 from Adam D. Baker, Esq., on behalf of Pikesville Hospitality Investors, LLC

Cashier's Receipt No. 203947 – $300

Materials Sent to BOA Folder on 8/30/22

Debra Wiley

From:	Linda Okeefe <luckylinda1954@yahoo.com>
Sent:	Friday, July 15, 2022 11:48 PM
To:	Administrative Hearings
Subject:	Certification
Attachments:	Reisterstown Rd. Cert. .jpeg; Reisterstown Rd. 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,

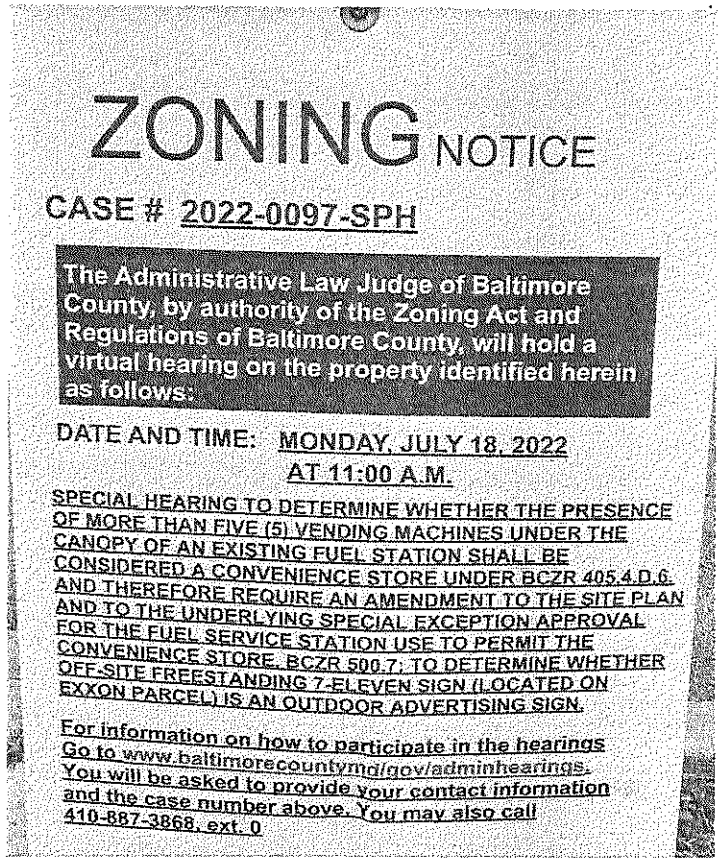
I am attaching the Certification for Case # 2022-0097-SPH @ East Corner of Intersection of Reisterstown Road and Hooks Lane along with photos for your records.
Have a nice weekend,

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

ATTENTION: DONNA MIGNON
DATE: 7/15/2022
Case Number: 2022-0097-SPH
Petitioner / Developer: ADAM BAKER, ESQ. ~ PIKESVILLE HOSPITALITY INVESTORS, LLC
Date of Hearing: JULY 18, 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:
EAST CORNER OF INTERSECTION OF REISTERSTOWN ROAD AND HOOKS LANE
The sign(s) were posted on: JUNE 28, 2022
The sign(s) were re-photographed on: JULY 15, 2022



ZONING NOTICE

CASE # 2022-0097-SPH

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: MONDAY, JULY 18, 2022
AT 11:00 A.M.

SPECIAL HEARING TO DETERMINE WHETHER THE PRESENCE OF MORE THAN FIVE (5) VENDING MACHINES UNDER THE CANOPY OF AN EXISTING FUEL STATION SHALL BE CONSIDERED A CONVENIENCE STORE UNDER BCZR 405.4.D.6. 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. BCZR 500.7; TO DETERMINE WHETHER OFF-SITE FREESTANDING 7-ELEVEN SIGN (LOCATED ON EXXON PARCEL) IS AN OUTDOOR ADVERTISING SIGN.

For information on how to participate in the hearings Go to www.baltimorecountymd/gov/adminhearings. You will be asked to provide your contact information and the case number above. You may also call 410-887-3868, ext. 0

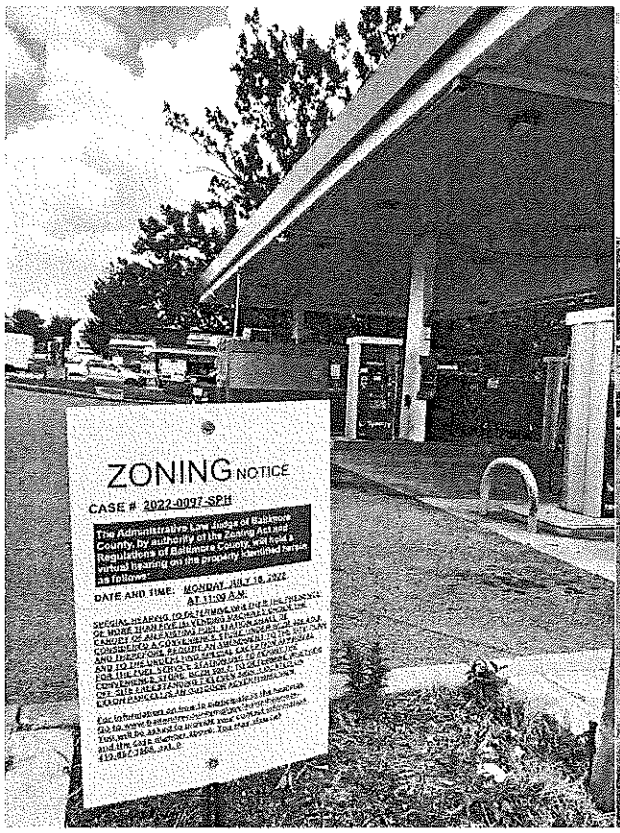
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

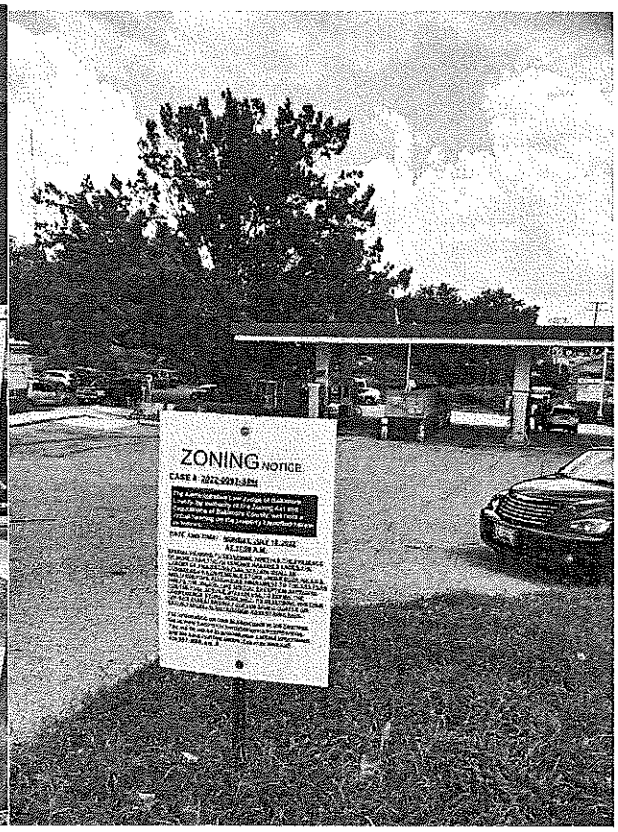
523 Penny Lane
(Street Address of Sign Poster)

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

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



SIGN #1
Re-Photographed ~ 7/15/22



SIGN #2
Re-Photographed ~ 7/15/22

East Corner of Intersection of Reisterstown Road and Hooks Lane

CASE # 2022-0097-SPH

PETITION FOR ZONING HEARING	)	**BEFORE THE**
	)	
1803 Reisterstown Road	)	**BALTIMORE COUNTY**
	)	
Legal Owners: A.I. Glenview, LLC, M&ML Patriot, LLC, Hoyne Patriot, LLC, SSB Patriot, LLC	)	**OFFICE OF ADMINISTRATIVE HEARINGS**
	)	
3rd Election District 2nd Councilmanic District	)	**CASE NO. 2022-0097-SPH**

Entry of Appearance of Counsel

Please enter the appearance of Dino C. La Fiandra, Esquire and The Law Office of Dino C. La Fiandra, LLC, as counsel for Afshin Attar in the above-captioned matter.

Respectfully submitted,

July 14, 2022
Date

Dino C. La Fiandra, Esquire
THE LAW OFFICE OF DINO C. LA FIANDRA, LLC
100 W. Pennsylvania Avenue, Suite 305
Towson, Maryland 21204
443-204-3473
dcl@lafiandralaw.com
Attorney for Afshin Attar

Certificate of Service

I certify that on July 14, 2022, I sent a copy of the foregoing Entry of Appearance by email, to: Adam Baker, Esquire, counsel for the Petitioner, at abaker@rosenbergmartin.com.

Dino C. La Fiandra

Donna Mignon

From: Administrative Hearings
Sent: Monday, July 11, 2022 9:17 AM
To: Adam Baker
Subject: Case No: 2022--0097-SPH A.I. Glenview LLC, M & M L Patriot LLC Hoyne Patriott LLC & SSB Patriot LLC

Good Morning:

As you are aware, a virtual Webex hearing has been scheduled for July 18, 2022 at 11:00 a.m. You should have received an invitation in an email which invited you to this hearing when the event was created on or about June 21, 2022. If you did not receive it, please check any spam or deleted folders.

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 already submitted when you originally filed the 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.

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

The Daily Record
200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

Order #: 12132159
Case #: 2022-0097-SPH
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2022-0097-SPH

PUBLISHER'S AFFIDAVIT

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:

6/28/2022

Darlene Miller

Darlene Miller, Public Notice Coordinator
(Representative Signature)

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: 2022-0097-SPH
1803 Reisterstown Road
East corner of intersection of Reisterstown Road and Hooks Lane
3rd Election District - 2nd Councilmanic District
Legal Owners: A.I. Glenview, LLC, M & ML Patriot, LLC, Hoyne Patriot LLC, SSB Patriot, LLC
Petitioner: Pikesville Hospitality Investors, LLC

Special Hearing 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 BCZR 405.4.D.6. 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. BCZR 500.7: To determine whether offsite freestanding 7-Eleven sign (located on Exxon parcel) is an outdoor advertising sign.

Hearing: Monday, July 18, 2022 at 11:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Pete Gutwald
Director of Permits, Approvals and Inspections for Baltimore County

je28

TO: THE DAILY RECORD
Tuesday, June 28, 2022 - Issue

Please forward billing to:
Adam Baker 410-727-6600
Rosenberg, Martin & Greenberg, LLP
25 S. Charles Street, 21st Floor
Baltimore, MD 21201

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: 2022-0097-SPH
East corner of intersection of Reisterstown Road and Hooks Lane
3rd Election District – 2nd Councilmanic District
Legal Owners: A.I. Glenview, LLC, M & ML Patriot, LLC, Hoyne Patriot LLC, SSB Patriot, LLC
Petitioner: Pikesville Hospitality Investors, LLC

Special Hearing 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 BCZR 405.4.D.6. 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. BCZR 500.7: To determine whether off-site freestanding 7-Eleven sign (located on Exxon parcel) is an outdoor advertising sign.

Hearing: Monday, July 18, 2022 at 11:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd/gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Pete Gutwald
Director of Permits, Approvals and Inspections for Baltimore County

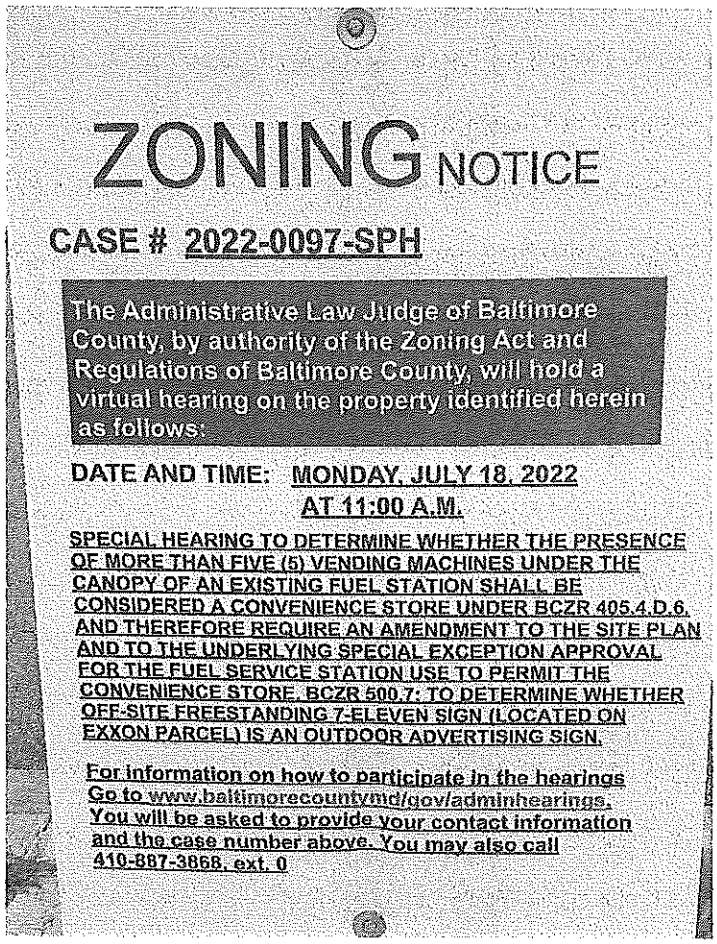
RECEIVED JUN 29 2022

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS
DATE: 6/28/2022
Case Number: 2022-0097-SPH
Petitioner / Developer: ADAM BAKER, ESQ. ~ PIKESVILLE HOSPITALITY INVESTORS, LLC
Date of Hearing: JULY 18, 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: EAST CORNER OF INTERSECTION OF REISTERSTOWN ROAD AND HOOKS LANE

The sign(s) were posted on: JUNE 28, 2022



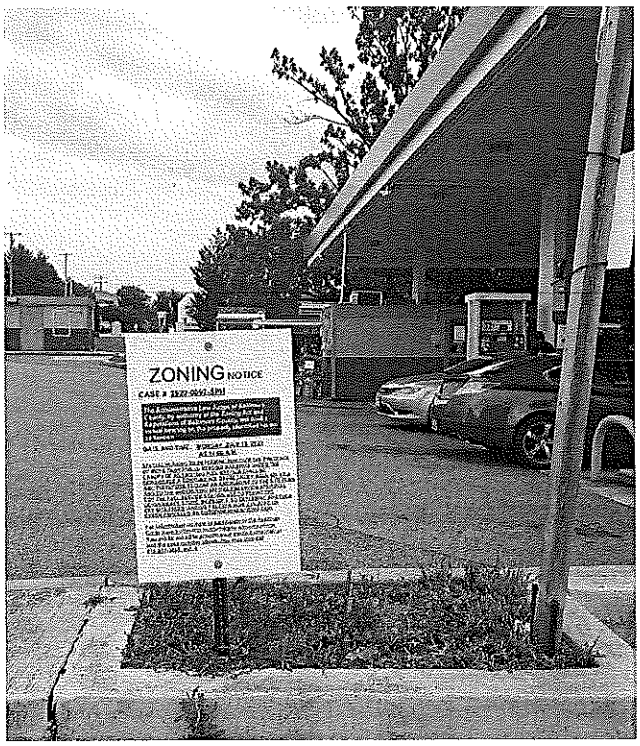
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

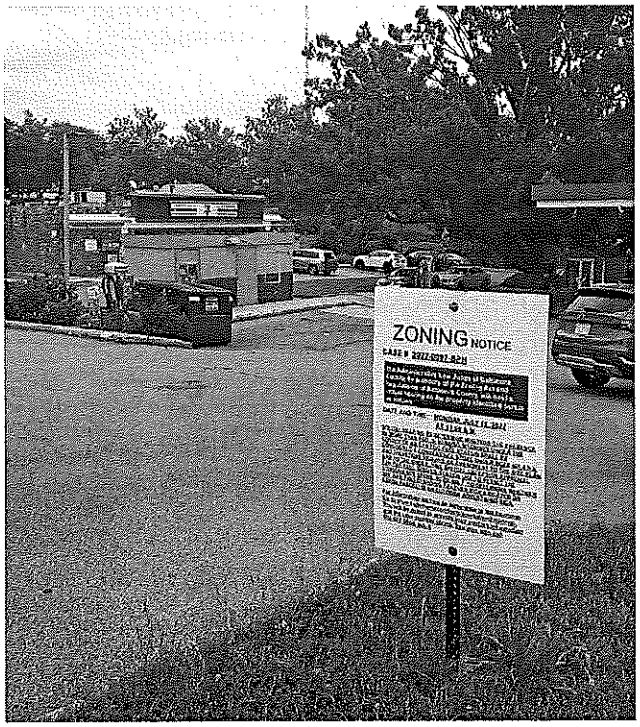
523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ Reisterstown Rd. & Hooks Lane ~ 6/28/2022



Background Photo 2nd Sign @ Reisterstown Rd. & Hooks Lane ~ 6/28/2022

CASE # 2022-0097-SPH

JOHN A. OLSZEWSKI, JR.
County Executive

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

June 21, 2022

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: 2022-0097-SPH
East corner of intersection of Reisterstown Road and Hooks Lane
3rd Election District – 2nd Councilmanic District
Legal Owners: A.I. Glenview, LLC, M & ML Patriot, LLC, Hoyne Patriot LLC, SSB Patriot, LLC
Petitioner: Pikesville Hospitality Investors, LLC

Special Hearing 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 BCZR 405.4.D.6. 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. BCZR 500.7: To determine whether off-site freestanding 7-Eleven sign (located on Exxon parcel) is an outdoor advertising sign.

Hearing: Monday, July 18, 2022 at 11:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd/gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

C Pete Gutwald
Director

PW/kl

C: Adam Baker, 25 S. Charles Street, 21st Floor, Baltimore 21201
KE Andrews, 2424 Ridge Road, Rockwell Texas 75087
Ken Talati, 1721 Reisterstown Road, Baltimore 21211

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUES., JUNE 28, 2022**

RE: PETITION FOR SPECIAL HEARING 1803 Reisterstown Road; E corner of intersection of Reisterstown Rd & Hooks Lane 3rd Election & 2nd Councilmanic Districts Legal Owner(s): A.I. Glenview LLC, M&ML Patriot LLC, Hoyne Patriot LLC, & SSB Patriot LLC Contract Purchaser(s): Pikesville Hospitality Investors, LLC Petitioner(s)	* * * * * *	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2022-097-SPH

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

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 18th day of April, 2022, a copy of the foregoing Entry of Appearance was mailed to Adam Baker, Esquire, Rosenberg Martin Greenberg, LLP, 25 S. Charles Street, 21st Floor, Baltimore, Maryland 21201, abaker@rosenbergmartin.com , Attorney for Petitioner(s).

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

ZAC AGENDA

Case Number: 2022-0097-SPH **Reviewer:** Jason Seidelman
Existng Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL HEARING
Legal Owner: A.I. Glenview LLC, M&ML Patriot LLC, Hoyne Patriot LLC, & SSB Patriot LLC.
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 1803 REI RD
Location: Property located at the East corner of the intersection of Reisterstown Road and Hooks Lane.

Existing Zoning: BL (BR) **Area:** 1.5136 ACRES
Proposed Zoning:
SPECIAL HEARING:
BCZR 500.7: 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 BCZR 405.4.D.6. 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.

BCZR 500.7: To determine whether off-site freestanding 7-Eleven sign (located on Exxon parcel) is an outdoor advertising sign.
Attorney: Adam Baker
Prior Zoning Cases: 1988-0144-XA
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/ neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.*

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2022-0097-SPH

Property Address: 1803 REISTERSTOWN ROAD

Legal Owners (Petitioners): A.I. GLENVIEW, LLC, M+ML PATRIOT, LLC, HOYNE PATRIOT, LLC,

~~Contract Purchaser/Lessee:~~ SSB PATRIOT, LLC

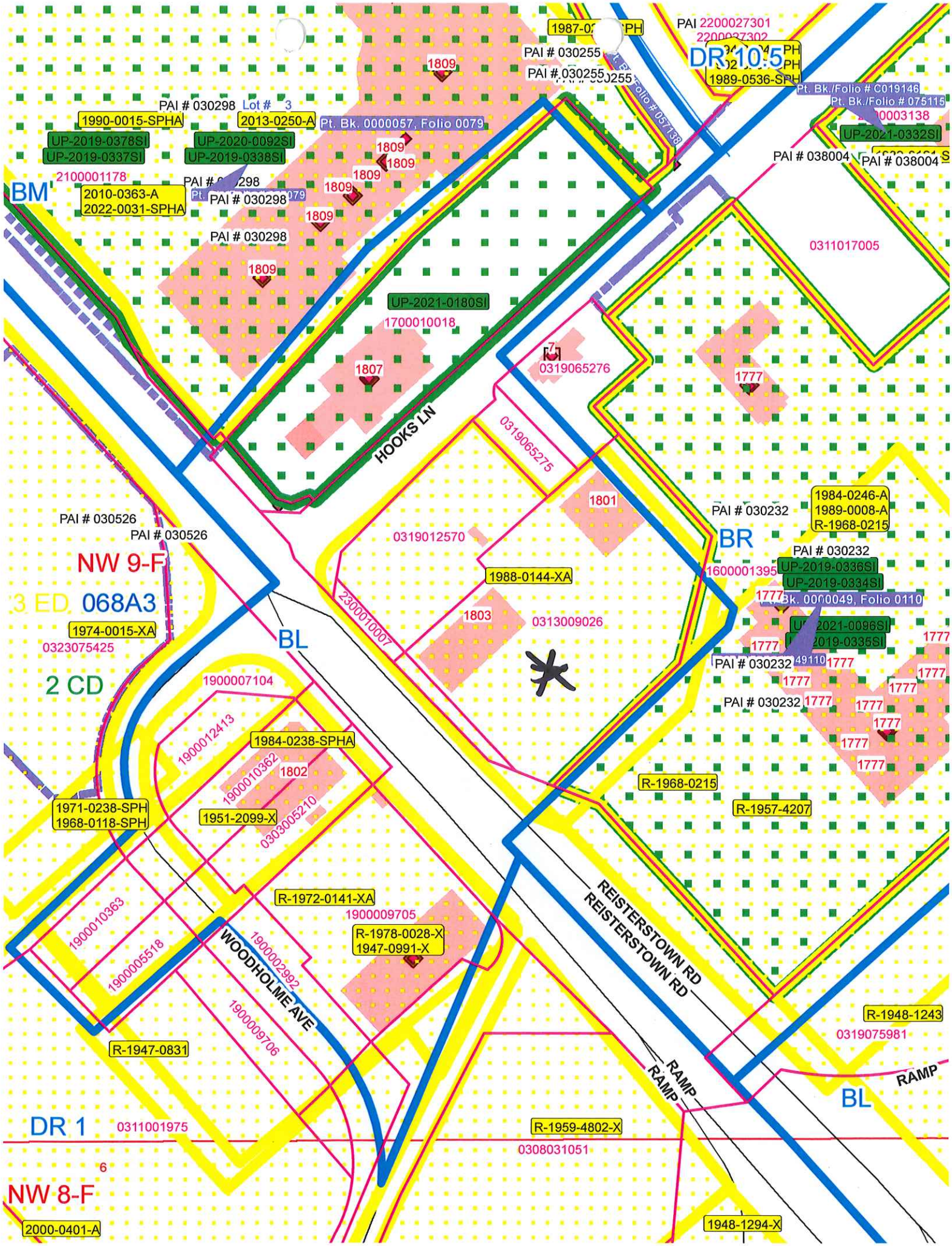
PLEASE FORWARD ADVERTISING BILL TO:

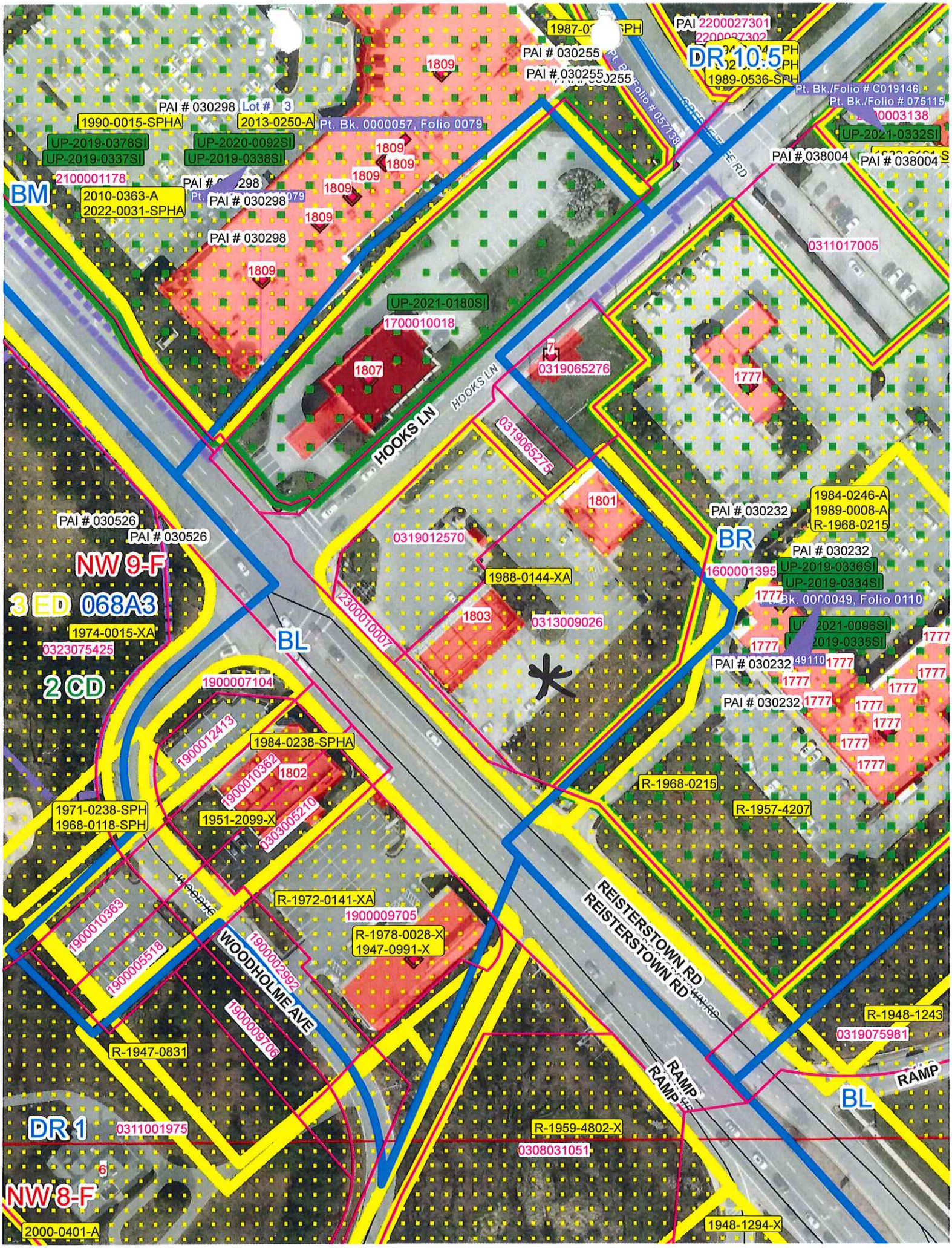
Name: Company/Firm (if applicable): ADAM BAKER / ROSENBERG MARTIN GREENBERG LLP

Address: 25 S. CHARLES STREET
BALTIMORE, MD 21201

Telephone Number: 410-727-6600

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a $250.00 rescheduling fee may be required after two failed advertisings and/or postings.


DR 10.5
BM
BR
BL
NW 9-F
3 ED 068A3
2 CD
DR 1
NW 8-F
HOOKS LN
REISTERSTOWN RD
REISTERSTOWN RD
WOODHOLME AVE
RAMP
RAMP
RAMP
PAI # 030298
Lot # 3
1990-0015-SPHA
2013-0250-A
Pt. Bk. 0000057, Folio 0079
UP-2019-0378SI
UP-2019-0337SI
UP-2020-0092SI
UP-2019-0338SI
2100001178
2010-0363-A
2022-0031-SPHA
PAI # 030298
PAI # 030298
PAI # 030298
1809
1809
1809
1809
1809
1809
1807
UP-2021-0180SI
1700010018
0319065276
0319065275
1777
1801
PAI # 030232
1984-0246-A
1989-0008-A
R-1968-0215
PAI # 030232
UP-2019-0336SI
UP-2019-0334SI
1600001395
Pt. Bk. 0000049, Folio 0110
UP-2021-0096SI
UP-2019-0335SI
PAI # 030232
PAI # 030232
1777
1777
1777
1777
1777
1777
1777
1777
1777
1777
1777
1777
PAI # 030526
PAI # 030526
0319012570
1988-0144-XA
2300010007
1803
0313009026
1974-0015-XA
0323075425
1900007104
1900012413
1984-0238-SPHA
1900010362
1802
1971-0238-SPH
1968-0118-SPH
1951-2099-X
0303005210
R-1968-0215
R-1957-4207
R-1972-0141-XA
1900009705
R-1978-0028-X
1947-0991-X
1900010363
1900005518
1900002992
1900009706
R-1947-0831
R-1948-1243
0319075981
R-1959-4802-X
0308031051
0311001975
2000-0401-A
1948-1294-X
0311017005
PAI 2200027301
1989-0536-SPH
Pt. Bk./Folio # C019146
Pt. Bk./Folio # 075115
UP-2021-0332SI
PAI # 038004
PAI # 038004


DR 10.5
BM
BR
BL
DR 1
NW 9-F
3 ED 068A3
2 CD
NW 8-F
HOOKS LN
WOODHOLME AVE
REISTERSTOWN RD
RAMP
PAI # 030298
Lot # 3
1990-0015-SPHA
2013-0250-A
Pt. Bk. 0000057, Folio 0079
UP-2019-0378SI
UP-2019-0337SI
UP-2020-0092SI
UP-2019-0338SI
2100001178
2010-0363-A
2022-0031-SPHA
PAI # 030255
1989-0536-SPH
Pt. Bk./Folio # C019146
Pt. Bk./Folio # 075115
UP-2021-0332SI
PAI # 038004
0311017005
UP-2021-0180SI
1700010018
1807
0319065276
1777
0319065275
1801
1984-0246-A
1989-0008-A
R-1968-0215
PAI # 030232
PAI # 030526
0319012570
1600001395
UP-2019-0336SI
UP-2019-0334SI
1988-0144-XA
1803
0313009026
2300010007
1974-0015-XA
0323075425
1900007104
1900012413
1984-0238-SPHA
1900010362
1802
1971-0238-SPH
1968-0118-SPH
1951-2099-X
0303005210
R-1968-0215
R-1957-4207
R-1972-0141-XA
1900009705
R-1978-0028-X
1947-0991-X
1900010363
1900005518
1900002992
1900009706
R-1947-0831
R-1948-1243
0319075981
0311001975
R-1959-4802-X
0308031051
2000-0401-A
1948-1294-X

Real Property Data Search ( )
Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District** - 03 **Account Number** - 0313009026

Owner Information

Owner Name:	A I GLENVIEW LLC M ML PATRIOT LLC ET AL	**Use:** **Principal Residence:**	COMMERCIAL NO
Mailing Address:	C/O K E ANDREWS 2424 RIDGE ROAD ROCKWALL TX 75087-	**Deed Reference:**	/34402/ 00185

Location & Structure Information

Premises Address:	1803 REISTERSTOWN RD BALTIMORE 21208-	**Legal Description:**	1.18 AC REISTERSTOWN RD 80 FT SE HOOKS LN

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0068	0019	0152	10000.04	0000				2022	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1976	2,520 SF		51,512 SF	20

StoriesBasementType	ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
CONVENIENCE STORE/	C4

Value Information

	Base Value	Value As of 01/01/2022	Phase-in Assessments As of 07/01/2021	As of 07/01/2022
Land:	771,200	771,200		
Improvements	507,500	512,300		
Total:	1,278,700	1,283,500	1,278,700	1,280,300
Preferential Land:	0	0		

Transfer Information

Seller: 26986 PIKESVILLE LLC	**Date:** 11/05/2013	**Price:** $4,471,010
Type: NON-ARMS LENGTH OTHER	**Deed1:** /34402/ 00185	**Deed2:**
Seller: SOUTHSIDE OIL LLC	**Date:** 04/19/2013	**Price:** $3,643,929
Type: NON-ARMS LENGTH OTHER	**Deed1:** /33508/ 00405	**Deed2:**
Seller: EXXON CORPORATION	**Date:** 06/23/2010	**Price:** $1,578,600
Type: ARMS LENGTH MULTIPLE	**Deed1:** /29609/ 00246	**Deed2:**

Exemption Information

Partial Exempt Assessments:	**Class**	07/01/2021	07/01/2022
County:	000	0.00	
State:	000	0.00	
Municipal:	000	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:**