JOHN A. OLSZEWSKI, JR.
County Executive

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

July 12, 2022

Adam Baker
25 S. Charles St. 21st Floor
Baltimore, MD 21201

RE: Case Number: 2022-0097-SPH 1803 Reisterstown Rd.

To Whom It May Concern:

The above referenced petition was accepted for processing ONLY by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 13, 2022. This letter is not an approval, but only a NOTIFICATION.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

Jeffrey Perlow

Jeff Perlow
Supervisor
Department of Zoning

lw

Enclosures:

RECEIVED
MAY 13 2022
Lajuanda Whitaker
By

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: May 11, 2022

FROM: Vishnu Desai, Supervisor for VDP 05/13/22
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 25, 2022
Item Nos. 2022- 0091-A, 0092-A, 0093-A, 0095-A & 0097-SPH

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

* * * * *

VKD: cen
cc: file

MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

James F. Ports, Jr.
Secretary

Tim Smith, P.E.
Administrator

June 17, 2022

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

Dear Ms. Lewis:

We have reviewed the Plan to Accompany Petition for Zoning Hearing for 1803 Reisterstown Road, MD 140, in Baltimore County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plan for the project listed below and is pleased to respond:

1803 Reisterstown Road, MD 140
Baltimore Co 2022-0097-SPH
Baltimore County

MDOT-SHA has no objection to any Zoning adjustment for this site which involves signage improvements. Should you have any questions regarding this matter feel free to contact Ms. Teresa Eller at 410-229-2424 or 1-866-998-0367 (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 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: April 21, 2022

SUBJECT: DEPS Comment for Zoning Item # 2022-0097-SPH
Address: 1803 Reisterstown Road
(A.I. Glenview LLC, M&ML Patriot LLC, Hoyne Patriot LLC, & SSB Patriot LLC Properties)

Zoning Advisory Committee Meeting of **April 25, 2022**

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

Reviewer: Steve Ford

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BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

RECEIVED
JUN 27 2022
OFFICE OF
ADMINISTRATIVE HEARINGS

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

DATE: 6/27/2022

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 2022-0097 SPH

INFORMATION:
Property Address: 1803 Reisterstown Road, Baltimore, MD 21211
Petitioner: A.I. Glenview, LLC, M&ML Patriot LLC, Hoyne Patriot LLC & SSB Patriot LLC
Zoning: BL
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for the following:

Special Hearing

1. 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. 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.

The site is located inside the Urban-Rural Demarcation Line (URDL), in the region of the Pikesville Communities Association, within the Western County Pedestrian and Bicycle Access Plan, and is designated as an Urban Center by Master Plan 2020.

There was a previous petition from Exxon for a Special Exception and Variance (Case No. 88-144-XA) to allow 5 business signs with a total area of 372.16 square feet in lieu of 3 signs with a total area of 100 square feet; and to allow a food store with less than 5,000 square feet in conjunction with its present use as a service station (Gas-and-Go) as permitted under BCZR.405.4.D.8. This petition was dismissed by the petitioner in 1988.

The Department has reviewed this proposal and has no objections to the petition moving forward conditioned upon the following:

1. The landscape transition area shall remain and be vegetated and screened in accordance with the Landscape Manual requirements for automotive uses.

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

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

SL/JGN/KP/

c: Sophie Kotzker
Adam Baker-Rosenberg Martin Greenberg, LLP.
Office of Administrative Hearings
People's Counsel for Baltimore County

RECEIVED JUN 27 2022

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INTER-OFFICE MEMORANDUM

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Adam Baker-Rosenberg Martin Greenberg, LLP.
Office of Administrative Hearings
People's Counsel for Baltimore County