

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
(1608 E. Joppa Road)		
9th Election District	*	OFFICE OF
6 th Council District		
Helena M. Walker, et al.	*	ADMINISTRATIVE HEARINGS
Legal Owners		
Verano Holdings, LLC	*	FOR BALTIMORE COUNTY
Contract Purchaser/Lessee		
	*	Case No. 2022-0292-X
Petitioners		

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Exception filed on behalf of Helene M. Walker, Leo John Walker, Alexandria Walker, Celeste Barstis, Sheila Stedman, Julia M. MacDowell, William Walker, legal owners, and Verano Holdings, LLC, contract purchaser/lessee, (“Petitioners”) for the property located at 1608 E. Joppa Road, Towson (the “Property”). The Special Exception Petition was filed pursuant to the Baltimore County Zoning Regulations (“BCZR”) 4D-102.A.2: to permit a medical cannabis dispensary in a Commercial Revitalization District.

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. Christopher Fotopoulos appeared on behalf of Verano Holdings, LLC. Philip C. Dales, Esquire represented the Petitioners. Zach Fisch, the engineer who prepared the site plan also attended. The site plan was admitted as Petitioners’ Exhibit 5.

Zoning Advisory Committee (“ZAC”) was received from the Department of Planning (“DOP”). They did not oppose the requested relief. Bruce Knauff, a Board Member of the Associates of Loch Raven Village community association also attended. On behalf of the Board, he expressed opposition to the proposed cannabis dispensary on the grounds that it is, in their view,

likely to exacerbate traffic congestion and that this use is not in keeping with the Loch Raven Revitalization Plan.

FINDINGS OF FACT

Mr. Fotopoulos was the first witness. He is an Executive Vice President with Verano Holdings, LLC, the parent company of Zen Leaf, the proposed medical cannabis dispensary. He explained that Verano Holdings was founded in 2015 and currently operates 120 cannabis dispensaries and 15 cultivation centers across the country. They currently own and operate a cannabis dispensary at 101 E. Chesapeake Avenue in Towson and plan to move that operation to this proposed location. He explained that this new location is an ideal site because as a former bank building it has a drive-thru window and a vault where they can store their product. Verano Holdings has converted numerous former bank buildings into dispensaries. He further noted that the site has 38 existing parking spaces, which is 20 more than what is required under the parking regulations given the square footage of the building. He stated that in his experience these cannabis dispensaries are compatible with the sort of mixed residential and commercial uses found in the Loch Raven Village neighborhood.

The engineer, Mr. Fisch, testified next. He was accepted as an expert in engineering and site design. He explained the site plan in some detail. The property is approximately 33,803 sq. ft., and is zoned BM. It is within the Loch Raven Commercial Revitalization District. He stated that he believes that repurposing the vacant bank building into this cannabis dispensary is in keeping with the revitalization goals. He explained the ingress and egress from East Joppa Road, and the vehicular and pedestrian traffic flows within the site, which will be essentially the same as existed when the bank was open. He explained that no exterior changes are proposed to the building, other than cosmetic improvements. The drive-thru window and lane will be retained.

He noted that there is substantial existing landscaping that will remain. Upon questioning by counsel, he testified that the proposed cannabis dispensary will comply with all of the requirements of BCZR Sec. 502.1, and that it will have no greater impacts at this location than are inherent to the use.

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.

I appreciate Mr. Knauff's participation at the hearing on behalf of the Associates of Loch Raven Village, and I understand their concerns about traffic, and the other potential impacts of this cannabis dispensary. But the County Council has deemed this to be an appropriate use in this BM zone, and within the Revitalization District. Further, based on the exhibits and testimony detailed above, I find that the adverse impacts of the proposed use at this Property are no worse than those inherently associated with this type of use elsewhere in the zone, and therefore the Special Exception relief must be granted. Without reiterating the testimony above, I find that the proposed Special Exception use meets each of the factors in BCZR, §502.1 and can be granted within the spirit and intent of the BCZR.

THEREFORE, IT IS ORDERED this 25th day of **January 2023**, by this Administrative Law Judge, that the Petition for Special Exception pursuant to the BCZR 4D-102. A.2: to permit a medical cannabis dispensary in a Commercial Revitalization District is hereby, **GRANTED**; and

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are 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, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must comply with the DOP comment, a copy of which is attached hereto and made a part thereof.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm



JOHN A. OLSZEWSKI, JR.
County Executive

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

January 25, 2023

Philip C. Dales, Esquire – dales@dalesassociates.com
181 Harry S. Truman Parkway
Annapolis, MD 21401

RE: Petition for Special Exception
Case No. 2022-0292-X
Property: 1608 E. Joppa Road

Dear Mr. Dales:

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 "Paul M. Mayhew".

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm

Enclosure

c: Bruce Knauff – brknauff@gmail.com
Chris Fotopoulos – chris.fotopoulos@verano.com
Sara Neild – neild@dalesassociates.com
Zach Fisch – zfisch@fsheri.com

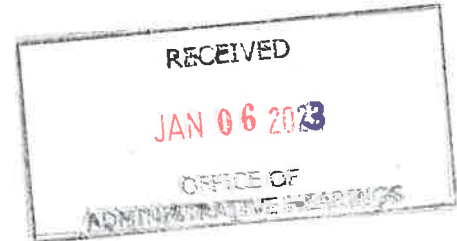
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 12/13/2022

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2022-292-X



INFORMATION:

Property Address: 1608 East Joppa Road, Towson
Petitioner: Leo Walker et al.
Zoning: BM
Requested Action: Special Exception

The Department of Planning has reviewed the petition for a Special Exception from Section 4D-102.A.2 of the Baltimore County Zoning Regulations to permit a medical cannabis dispensary in a Commercial Revitalization District.

The subject site is a 33,798 square foot parcel zoned BM and was previously a SunTrust Bank. Per the petition, the property lessees are proposing minor interior renovations to accommodate the proposed use of a medical cannabis dispensary. Page 2 of the 5 page letter submitted by the representative states: "There are no proposed changes to the existing building and site changes include only a drive through and adding a few additional parking spaces." In a January 3rd, 2023 voicemail left by the representative's associate for the Department of Planning, it was explained that this line of the letter was an error; the drive through is existing and will remain, and no exterior alterations are proposed to the site.

The site is surrounded by other commercial uses, including a Dunkin Donuts, auto repair shop, gas station, and a proposed Arby's Restaurant (PAI # 09-0471).

The property is within the boundaries of the Loch Raven Commercial Revitalization District, the Loch Raven/Baynesville Design Review Panel, the Towson Community Plan, and the Eastern Baltimore County Pedestrian and Bicycle Access Plan.

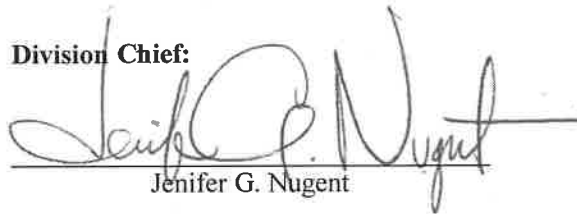
The Department of Planning has no objections to the requested Special Exception, as the proposed use is consistent with the existing commercial nature of East Joppa Road. It should be noted that, because of the properties location within the boundary of the Loch Raven/Baynesville Design Review Panel, should any exterior alterations be proposed, they are subject to prior review and approval by the Design Review Panel. The applicant may contact the Department of Planning at 410-887-3482 for additional information on the Design Review Panel and its review.

For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:


Taylor Bensley

Division Chief:


Jenifer G. Nugent

SL/JGN

c: Philip C. Dales
Leo Walker
David Birkenthal
Ngone Seye Diop
Office of Administrative Hearings
People's Counsel for Baltimore County

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/2/2023

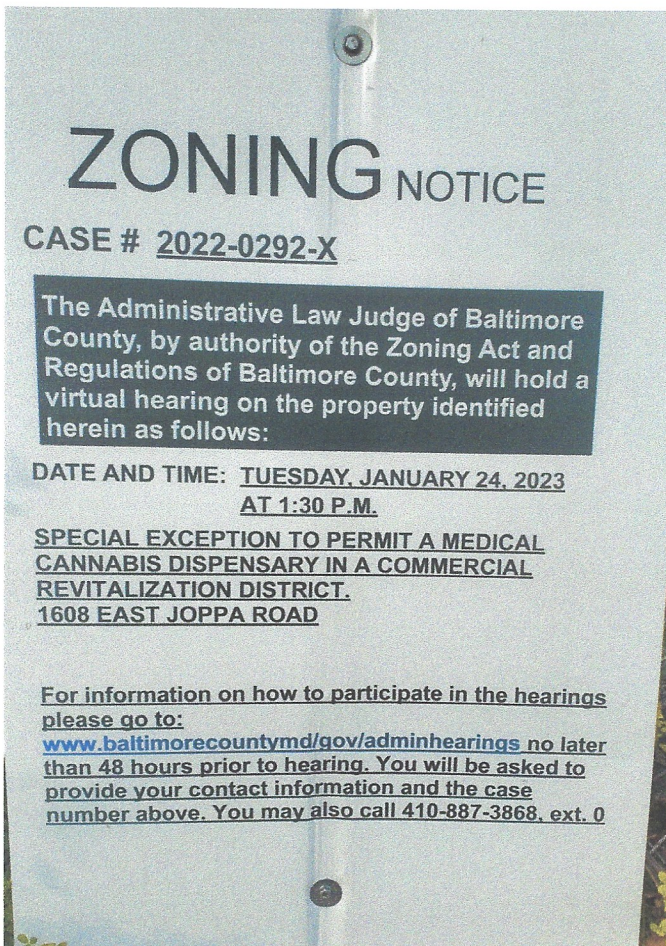
Case Number: 2022-0292-X

Petitioner / Developer: PHILIP DALES

Date of Hearing: JANUARY 24, 2023

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:
1608 EAST JOPPA ROAD

The sign(s) were posted on: JANUARY 2, 2023



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 @ 1608 East Joppa Rd. ~ 1/2/2023



Background Photo 2nd sign @ 1608 East Joppa Rd. ~ 1/2/2023
CASE # 2022-0292-X

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING December 12, 2022
FORMAL OR INFORMAL RESPONSE DUE AT December 19, 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), kewis@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.

ZAC AGENDA

Case Number: 2022-0292-X **Reviewer:** Christina Frink
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL EXCEPTION
Legal Owner: Walker (Multiple legal owners)
Contract Purchaser: Verano Holdings, LLC.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 6

Property Address: 1608 E JOPPA RD

Location: Property located on the North side of E. Joppa Rd.; 143 feet East of Green Pastures Dr.

Existing Zoning: BM **Area:** 33,803 SQ FT.

Proposed Zoning:

SPECIAL EXCEPTION:

BCZR 4D-102.A.2: To permit a medical cannabis dispensary in a Commercial Revitalization District.

Attorney: Philip Dales

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Multiple Legal owners



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 1608 E. Joppa Road, Towson, Maryland 21286 Currently Zoned BM - Business Major

Deed Reference 27472 / 00432 10 Digit Tax Account # 2 1 0 0 0 0 7 5 0 1

Owner(s) Printed Name(s) Leo John Walker, Sheila O'Neill Stedman, Juliana Marie MacDowell, Alexandra Marie Hoffman, William Beall Walker, Helene Monica McCarron, and Celeste Marie Walker

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

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. X a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for BCZR 4D-102.A.2 To permit a medical cannabis dispensary in a Commercial Revitalization District

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)

Property is to be posted and advertised as prescribed by the zoning regulations.

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound 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:

Verano Holdings, LLC

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Philip C. Dales

Name - Type or Print

Signature

181 Harry S. Truman Parkway, Annapolis, MD

Mailing Address City State

21401 / (410) 266-9500 / pdales@liffwalsh.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature # 2

Mailing Address City State

Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2022-0012-X Filing Date 12/8/2022 Do Not Schedule Dates Reviewer CD
3/2022



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Name - Type or Print

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Mailing Address City State

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21401 / (410) 266-9500 / pdales@liffwalsh.com

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Legal Owners (Petitioners):

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Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2022-0292-X Filing Date 12/8/2022 Do Not Schedule Dates Reviewer CP
3/2022

1314



PETITION FOR ZONING HEARING(S)

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Deed Reference 27472 / 00432 10 Digit Tax Account # 2 1 0 0 0 0 7 5 0 1

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Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Philip C. Dales
Name - Type or Print

Signature

181 Harry S. Truman Parkway, Annapolis, MD
Mailing Address City State

21401 / (410) 266-9500 / pdales@liffwalsh.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Helene M. Walker
Name #1 - Type or Print Name #2 - Type or Print

[Signature]
Signature #1 Signature #2

1 Mystic Lane Round Hill Va.
Mailing Address City State

20141 / 571-919-9597 / lehenemccarron@gmail.com
Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

Leo John Walker
Name - Type or Print

[Signature]
Signature

P.O. Box 837 Berryville, Va.
Mailing Address City State

22611 / 240-372-3310 / JoWalker07@comcast.net
Zip Code Telephone # Email Address

CASE NUMBER 2022-092-X Filing Date 12/8/2022 Do Not Schedule Dates Reviewer CP
3/2022



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Philip C. Dales

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181 Harry S. Truman Parkway, Annapolis, MD

Mailing Address City State

21401 / (410) 266-9500 / pdales@liffwalsh.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

ALEXANDRA WALKER

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #'s (Cell and Home)

Email Address

Representative to be contacted:

LEO J WALKER

Name - Type or Print

Signature

Box 837 BERRVILLE VA

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2022-0092-X Filing Date 12/8/2022 Do Not Schedule Dates Reviewer CP

3/2022

4 of 14



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Name - Type or Print

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Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Philip C. Dales
Name - Type or Print

Signature

181 Harry S. Truman Parkway, Annapolis, MD

Mailing Address City State

21401 / (410) 266-9500 / pdales@liffwalsh.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

CELESTE BARSTIS /
Name #1 - Type or Print Name #2 - Type or Print

Celeste Barstis
Signature #1 Signature #2

767 N. KALAHED AVE KAILUA HI
Mailing Address City State

90734 / 301 908 5454 / Celestebarstis@gmail.com
Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

LEO WALKER
Name - Type or Print

Leo Walker
Signature

Box 837 BERRYVILLE VA
Mailing Address City State

22611 / 240 372 3300 / WALKER07@CONTACT.NC
Zip Code Telephone # Email Address

CASE NUMBER 2022-0912-X Filing Date 12/18/2022 Do Not Schedule Dates Reviewer CP
3/2022



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 1608 E. Joppa Road, Towson, Maryland 21286 Currently Zoned BM - Business Major

Deed Reference 27472 / 00432 10 Digit Tax Account # 2 1 0 0 0 0 7 5 0 1

Owner(s) Printed Name(s) Leo John Walker, Sheila O'Neill Stedman, Juliana Marie MacDowell, Alexandra Marie Hoffman, William Beall Walker, Helene Monica McCarron, and Celeste Marie Walker

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

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

BCZR 4D-102.A.2 To permit a medical cannabis dispensary in a Commercial Revitalization District

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)

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound 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:

Verano Holdings, LLC
Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Philip C. Dales
Name - Type or Print

Signature

181 Harry S. Truman Parkway, Annapolis, MD

Mailing Address City State

21401 / (410) 266-9500 / pdales@liffwalsh.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SHEILA O. STEDMAN
Name #1 - Type or Print Name #2 - Type or Print

Sheila O. Stedman
Signature #1 Signature #2

13500 HUNTING HILL WAY NORTH POTOMAC MD
Mailing Address City State

20878 / 301-524-4834 / 5056Kids@aol.com
Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

LEO JOHN WALKER
Name - Type or Print

Signature

P.O. BOX 837 BERRYVILLE VA
Mailing Address City State

22611 / 240-372-3310 / ljwalker07@comcast.net
Zip Code Telephone # Email Address

CASE NUMBER 2022-0292-X Filing Date 12/8/2022 Do Not Schedule Dates Reviewer CP
3/2022



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 1608 E. Joppa Road, Towson, Maryland 21286 Currently Zoned BM - Business Major

Deed Reference 27472 / 00432 10 Digit Tax Account # 2 1 0 0 0 0 7 5 0 1

Owner(s) Printed Name(s) Leo John Walker, Sheila O'Neill Stedman, Juliana Marie MacDowell, Alexandra Marie Hoffman, William Beall Walker, Helene Monica McCarron, and Celeste Marie Walker

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Verano Holdings, LLC
Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Philip C. Dales
Name - Type or Print

Signature

181 Harry S. Truman Parkway, Annapolis, MD
Mailing Address City State

21401 / (410) 266-9500 / pdales@liffwalsh.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

JULIANA M. MACDOWELL
Name #1 - Type or Print Name #2 - Type or Print

Juliana M. MacDowell
Signature #1 Signature #2

39761 THOMAS MILL RD. LEESBURG, VA
Mailing Address City State

20175 / 703-431-2575 / juliamacdowell@gmail.com
Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

LEO JOHN WALKER
Name - Type or Print

Signature

PO BOX 837 BERRYVILLE VA 22611
Mailing Address City State

22611 / 1 / jwalker07@gmail.com
Zip Code Telephone # Email Address

CASE NUMBER 2022-0092-X Filing Date 12/8/2022 Do Not Schedule Dates Reviewer CF
3/2022

7 114



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 1608 E. Joppa Road, Towson, Maryland 21286 Currently Zoned BM - Business Major

Deed Reference 27472 / 00432 10 Digit Tax Account # 2 1 0 0 0 0 7 5 0 1

Owner(s) Printed Name(s) Leo John Walker, Sheila O'Neill Stedman, Juliana Marie MacDowell, Alexandra Marie Hoffman, William Beall Walker, Helene Monica McCarron, and Celeste Marie Walker

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

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Verano Holdings, LLC
Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Philip C. Dales
Name - Type or Print

Signature

181 Harry S. Truman Parkway, Annapolis, MD

Mailing Address City State

21401 / (410) 266-9500 / pdales@liffwalsh.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

LEO JOHN WALKER
Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

Po Box 837 Berryville VA

Mailing Address City State

22611 / 240 372-3310 / Jawalker07@gmail.com

Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

Leo John Walker
Name - Type or Print

Signature

Po Box 837 Berryville VA

Mailing Address City State

22611 / 240 372-3310 / Jawalker07@gmail.com

Zip Code Telephone # Email Address

CASE NUMBER 2022-092-X Filing Date 12/8/2022 Do Not Schedule Dates Reviewer CF
3/2022



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 1608 E. Joppa Road, Towson, Maryland 21286 Currently Zoned BM - Business Major

Deed Reference 27472 / 00432 10 Digit Tax Account # 2 1 0 0 0 0 7 5 0 1

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(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

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Contract Purchaser/Lessee:

Verano Holdings, LLC

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Philip C. Dales

Name - Type or Print

Signature

181 Harry S. Truman Parkway, Annapolis, MD

Mailing Address City State

21401 / (410) 266-9500 / pdales@liffwalsh.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

William Walker

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

16793 Michelson Dr, Purcellville, VA

Mailing Address City State

20132 / 301 213 9608 / billwalker75@gmail.com

Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

Leo Walker

Name - Type or Print

Signature

P.O. Box 837, Berryville, VA

Mailing Address City State

22611 / 240 372 3310 / leo.walker@comcast.net

Zip Code Telephone # Email Address

CASE NUMBER 2022-0292-X Filing Date 12/8/2022 Do Not Schedule Dates Reviewer LF

3/2022

9/8/14

TERRENCE C. LIFF
JAMES R. WALSH
THOMAS W. SIMMONS
JAMES E. CROSSAN † ‡
GREGORY J. FERRA
PHILIP C. DALES †
MELISSA MENKEL MCGUIRE † ‡
JONATHAN W. MCGOWAN
BRADLEY T. WALSH *
ERIN M. SHAFFER *
PAUL A. SKRICKUS *
ABBY K. MOYNIHAN * † ‡
MARK L. FULTON, III
ANDRE S. HABIB
KELLY E. CALLAHAN
ALANNA C. CASEY
JOSHUA A. WELBORN

LIFF WALSH & SIMMONS

181 HARRY S. TRUMAN PARKWAY, SUITE 200
ANNAPOLIS, MD 21401
TELEPHONE (410) 266-9500
FACSIMILE (410) 266-7699
WWW.LIFFWALSH.COM

COUNSEL *
ADMITTED IN DC †
ADMITTED IN FL ‡
ADMITTED IN WV ‡
ADMITTED IN VA †

August 26, 2022

PHILIP C. DALES
pdales@liffwalsh.com

STATEMENT IN SUPPORT OF SPECIAL EXCEPTION PETITION

NAME OF PLAN: Zen Leaf at 1608 E. Joppa Road

PETITIONER: Leo John Walker, Sheila O'Neill Stedman,
Juliana Marie MacDowell,
Alexandra Marie Hoffman, William Beall Walker,
Helene Monica McCarron, and Celeste Marie Walker
(collectively, the "**Owner**")

and

Verano Holdings, LLC (the "**Lessee**")

LOCATION: 1608 E. Joppa Road, Towson, Maryland 21286

ACCOUNT IDENTIFIER: 2100007501

TAX MAP; GRID, PARCEL: Tax Map 0070; Grid 0017; Parcel 0539

ZONING: BM – Business Major

Leo John Walker, Sheila O'Neill Stedman, Juliana Marie MacDowell, Alexandra Marie Hoffman, William Beall Walker, Helene Monica McCarron, and Celeste Marie Walker, the co-owners of the Property, defined hereinafter, (collectively, the "**Owner**") and Verano Holdings, LLC, a Maryland limited liability company (the "**Lessee**", together with the Owner, collectively, the "**Petitioner**") seek a special exception approval to allow a medical cannabis dispensary facility (the "**Proposed Use**") to be operated at 1608 E. Joppa Road, Towson, Maryland 21286 (the "**Property**") pursuant to Baltimore County Zoning Regulations ("**BCZR**"), § 502.1.

2022-0292-X

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Property Background

The Property is conveniently located less than a quarter mile from I-695 and is approximately .7759 acres, with a current above grade living area of approximately 2,740 SF. The Property is zoned BM – Business Major and is located in the Loch Raven Commercial Revitalization District. *See Attachment A for the Zoning Map.* The Property is designated as Lot 1 of the recorded subdivision plat known as “Property of Pizza Hut of Maryland Incorporated”, recorded among the Baltimore County Land Records at S.M. Liber 59, folio 50.

Proposed Use

The Lessee currently owns and operates a licensed medical cannabis dispensary facility, Zen Leaf – Towson (the “**Business**”), located at 101 E Chesapeake Ave, Suite 102, Towson, Maryland 21286 (“**Current Location**”). After four successful years at the Current Location, Lessee intends to relocate the Business to the Property to improve patient access to the dispensary and maximize the availability of the important medical services the Business provides. The Lessee and Owner will execute a lease agreement, allowing Lessee to occupy and use the Property for the Proposed Use, subject to the grant of this special exception approval. A SunTrust Bank (now a Truist) currently exists the Property. Lessee will conduct minor renovations to the interior of the building to accommodate the Proposed Use. There are no proposed changes to the existing building and site changes include only a drive through and adding a few additional parking spaces. *See Attachment C for site plan.*

The building at the Property will be renovated to provide the following improvements from the Current Location:

1. Increased surveillance measures to promote safety;
2. Ten (10) additional point-of-sale stations for improved patient access;
3. Increased sales floor size to better facilitate patient transaction times;
4. Larger consultation room for patients/caregivers to confidentially and comfortably discuss their medical needs with company personnel; and
5. A larger vault to maintain patient supply and provide expanded product offerings for the Business’s registered patients and qualified caregivers.

Review Criteria

Medical cannabis dispensaries are a permitted use in the BM – Business Major district. BCZR, § 4D-102. However, a medical cannabis dispensary is permitted in the BM – Business major district only by special exception if it is also located in a Commercial Revitalization District. BCZR, § 4D-102. Since the Property is located in the BM – Business Major District and the Loch Raven Commercial Revitalization District, the Proposed Use may only be permitted by special exception.

Pursuant to BCZR, § 502.1, before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

2022-0292-X

11/2/14

- a. Be detrimental to the health, safety or general welfare of the locality involved;
- b. Tend to create congestion in roads, streets or alleys therein;
- c. Create a potential hazard from fire, panic or other danger;
- d. Tend to overcrowd land and cause undue concentration of population;
- e. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
- f. Interfere with adequate light and air;
- g. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of these Zoning Regulations;
- h. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor
- i. Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 Zone, and for consideration of a solar facility use under Article 4F, the inclusion of the R.C. 3, R.C. 6, and R.C. 8 Zones.

A. The Proposed Use Will Not Be Detrimental To The Health, Safety, Or General Welfare Of The Locality.

The Proposed Use will not be detrimental to the health, safety, or general welfare of the locality. The Business currently provides critical medical care to the local community. The approval of the Proposed Use will allow the Business to continue to provide access to a medical care product which already promotes the health and wellness of the locality at a location which is more convenient and readily accessible to the public.

B. The Proposed Use Will Not Create Congestion In Roads, Streets Or Alleys Therein.

The Proposed Use will not create congestion in roads, streets or alleys. There is direct access to E Joppa Road from the Property and ample parking and queuing space on site, which mitigates the possibility of traffic congestion. Further, the Proposed Use will include a drive through service which will promote the safe, efficient and orderly flow of vehicles coming and going from the facility. The facility will have a dedicated parking lot with ample spaces to accommodate all patients and employees. The parking lot has approximately thirty five (35) parking spaces, with three (3) being handicapped accessible. *See Attachment C.* The previous bank use and the proposed use are not associated with substantially different levels of traffic or parking demand. Additionally, the proposed use replaces an already existing use in the very near vicinity with the same impact on road networks and parking resources.

C. The Proposed Use Will Not Create A Potential Hazard From Fire, Panic Or Other Danger.

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12/8/14

The Proposed Use will not create a potential hazard from fire, panic or other danger. The renovations in connection with the Proposed Use will consist of providing a large sales floor size which will create ample standing room for customers to queue and move about the dispensary. The parking lot has ready access and space for emergency services vehicles.

D. The Proposed Use Will Not Tend To Overcrowd Land And Cause Undue Concentration Of Population.

The Proposed Use will not overcrowd the land nor cause undue concentration of population. As stated, the Proposed Use does not include any new construction or additional use of land area. The efficiency of the drive through will allow customers and patients to come and go with ease without needing to park and exit their vehicles.

E. The Proposed Use Will Not Interfere With Adequate Provisions For Schools, Parks, Water, Sewerage, Transportation Or Other Public Requirements, Conveniences Or Improvements.

The Proposed Use will not interfere with adequate provisions for schools, parks, water sewerage, transportation or other public requirements, conveniences or improvements. Existing infrastructure will adequately serve the Proposed Use.

F. The Proposed Use Will Not Interfere With Adequate Light And Air.

The Proposed Use will not interfere with adequate light and air. The majority of the alterations the Lessee intends to make to the existing structure located upon the Property are minor interior renovations. There will be no alterations to the structure or upon the Property which will affect the adequacy of light and air in the surrounding area.

G. The Proposed Use Will Not Be Inconsistent With The Purposes Of The Property's Zoning Classification Nor In Any Other Way Inconsistent With The Spirit And Intent Of These Zoning Regulations.

The Proposed Use will not be inconsistent with the purposes of the BM District or the BCZR. There is no express stated intent for the BM District in the BCZR, however, the "Citizen's Guide to Zoning in Baltimore County" provides that this district is for "Large scale, more intensive commercial" uses. See Attachment B. The Proposed Use is consistent with the other commercial retail uses permitted in this district and is compatible with the existing intensive commercial nature of the locality. E Joppa Road flows into the large commercial and retail hub of Towson Town Center, which is host to a plethora of businesses, including, *inter alia*, wellness shops and health care centers. The relocation of the Business to this commercial hub will contribute to the commercial and economic vitalization of the area. With this relocation, the Business will bring its existing clientele, who will continue to patronize the Business and become new patrons of surrounding local businesses.

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H. The Proposed Use Will Not Be Inconsistent With The Impermeable Surface And Vegetative Retention Provisions Of These Zoning Regulations.

The Proposed Use will not be inconsistent with the impermeable surface and vegetative retention provisions of the BCZR. Lessee will only be conducting minor interior renovations of the Property and thus will not have any effect on impermeable surfaces or vegetation.

I. The Proposed Use Will Not Be Detrimental To The Environmental And Natural Resources Of The Site And Vicinity Including Forests, Streams, Wetlands, Aquifers And Floodplains In An R.C.2, R.C.4, R.C.5 Or R.C.7 Zone, And For Consideration Of A Solar Facility Use Under Article 4F, The Inclusion Of The R.C. 3, R.C. 6, And R.C. 8 Zones.

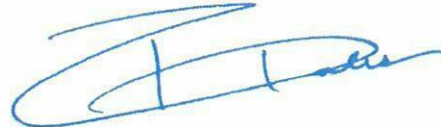
This special exception criterion is acknowledged, however, it is not applicable since the Property is located within the BM – Business Major District, which is not any of the zoning districts listed hereunder.

Conclusion

For the above-stated reasons, the Petitioner respectfully requests that the special exception for the Proposed Use at 618 E. Joppa Road be granted. Thank you for your consideration of this request.

Sincerely,

LIFF, WALSH & SIMMONS LLC



Philip C. Dales
Liff, Walsh & Simmons LLC
181 Harry S. Truman Parkway
Suite 200
Annapolis, Maryland 21401

2022-0292-X

14 of 14

ZONING PROPERTY DESCRIPTION FOR 1608 E. JOPPA ROAD, BALTIMORE COUNTY, MARYLAND

BEGINNING AT A POINT ON THE NORTH SIDE OF EAST JOPPA ROAD WHICH IS 70 FEET WIDE AT THE DISTANCE OF 143 FEET EAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET BEING GREEN PASTURES DRIVE WHICH IS 40 FEET WIDE.

BEING LOT #1 IN THE SUBDIVISION OF "FINAL SUBDIVISION PLAT – PROPERTY OF PIZZA HUT OF MARYLAND, INC. AND GEO. H. RUCKER REALTY CORP.", RECORDED IN BALTIMORE COUNTY PLAT BOOK #59, FOLIO #50, CONTAINING 0.772 ACRES. LOCATED IN THE (9) ELECTION DISTRICT AND (6) COUNCIL DISTRICT.

2022-0292-X

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: _____

2022-0292-X

Property Address: 1608 E. Joppa Road, Towson, Maryland 21286 (Tax ID: 2100007501)

Legal Owners (Petitioners): Leo John Walker, Sheila O'Neill Stedman, Juliana Marie MacDowell, Alexandra Marie Hoffman, William Beall Walker, Helene Monica McCarron, and Celeste Marie Walker

Contract Purchaser/Lessee: Verano Holdings, LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Verano Holdings, LLC

Address: Attention: Sammy Dorf and Wes McGowan

234 W. Ohio Street, Suite 1, Chicago, Illinois 60654

Telephone Number: billing@verano.com or sammy@verano.holdings

*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.



2000-0008-A
0916004272

0919325255

1600014903
8713

0906001061

8715

8717 0906001060

R-1952-215
2006-0179-

0906000832

8711

0919325280

Pt. Bk. 0000059, Folio 0050
Lot # 2 2100007502

BM

PAI # 090471

PAI # 090471

Pt. Bk./Folio # 059050

PAI # 090471

PAI # 090471

R-1965-0010
1990-0059-A
1989-0018-A

1975-0236-A

1610

Lot # 1 2100007501

R-1949-1594

2003-0397-SPHXA

BL

0902370580

6 CD

1956-398

1614

NE 10-C

9 ED

070C2

1982-0213-A
1959-4597-X

GREEN PASTURES DR
0918101480

1980-0005-A
1954-3006-X

1600001679

E JOPPA RD

PAI # 098110

PAI # 098110

0913753440

R-1947-102

Pt. Bk./Folio # 008034B

R-1953-2639

BLAS

1961-5183-A

1613

1961-5439-X

0908303904

BL

1955-3642-X

R-1952-2390
1968-0168-A
1968-0222-A

0902206930

2017-0084-SPHA

PAI # 098065

Pt. Bk. Folio # 13073

PAI # 098065

NE 9-C

R-1955-3627 01500151

1973-0264-X
1978-0083-A
2017-0203-1601
R-1952-2202-X

BLAS

R-1957-4323

1966-0051-X

DR-5/5

R-1943-0310

DR-1 NC

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 2100007501

Owner Information

Owner Name: WALKER LEO JOHN ET AL Use: COMMERCIAL
LOREN WILLIAM H Principal Residence: NO

Mailing Address: PO BOX 837 Deed Reference: /27472/ 00432
BERRYVILLE VA 22611-0837

Location & Structure Information

Premises Address: 1608 E JOPPA RD Legal Description: .7759 AC
0-0000 1608 E JOPPA RD
PIZZA HUT OF MD INC

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0070 0017 0539 20000.04 0000 1 2023 Plat Ref: 0059/ 0050

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2004	2,740 SF		33,798 SF	06

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		BRANCH BANK/		C4			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2020	07/01/2022	07/01/2023
Land:	837,900	837,900		
Improvements	767,000	767,000		
Total:	1,604,900	1,604,900	1,604,900	
Preferential Land:	0			

Transfer Information

Seller: LOREN HELENE	Date: 11/24/2008	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /27472/ 00432	Deed2:
Seller: KENT HELENE D, TRUSTEE	Date: 11/12/2003	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /19634/ 00544	Deed2:
Seller: PIZZA HUT OF MARYLAND INC	Date: 10/06/1988	Price: \$400,000
Type: ARMS LENGTH IMPROVED	Deed1: /07992/ 00006	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

Special Tax Recapture: None

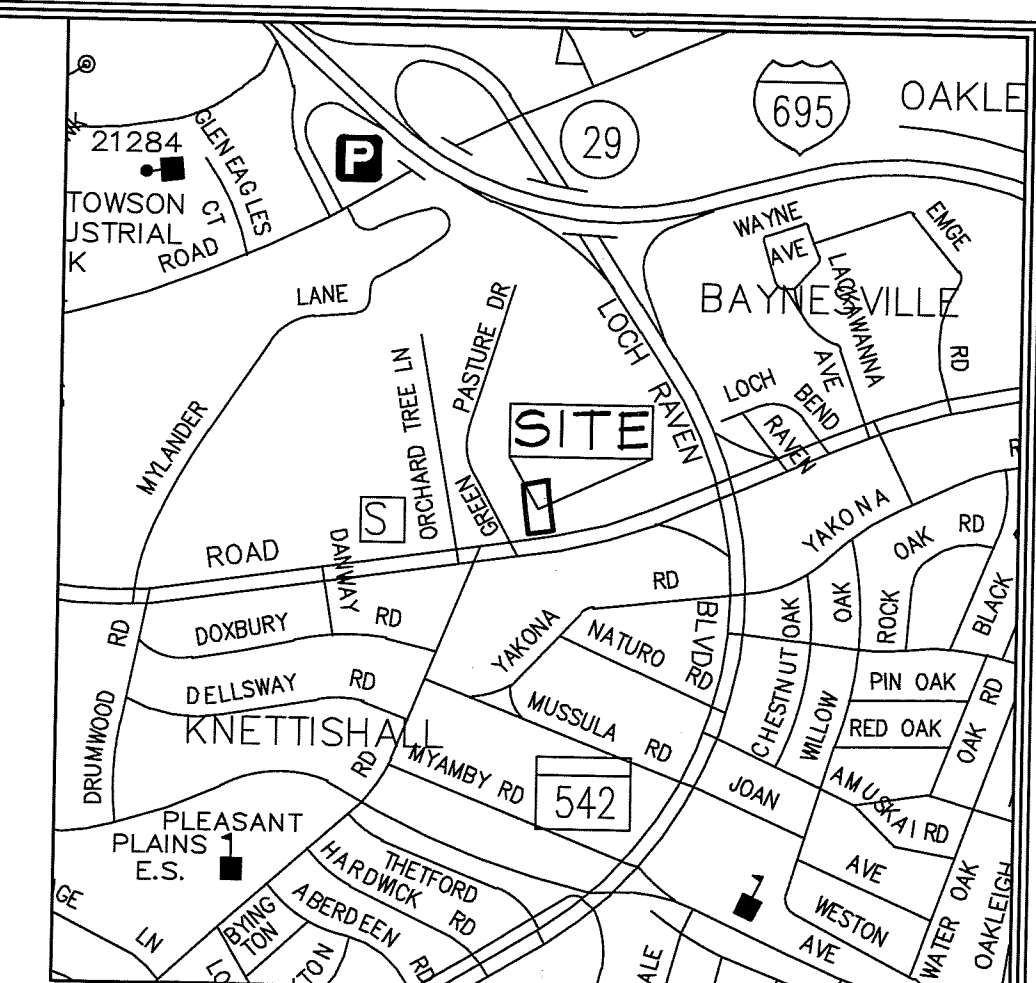
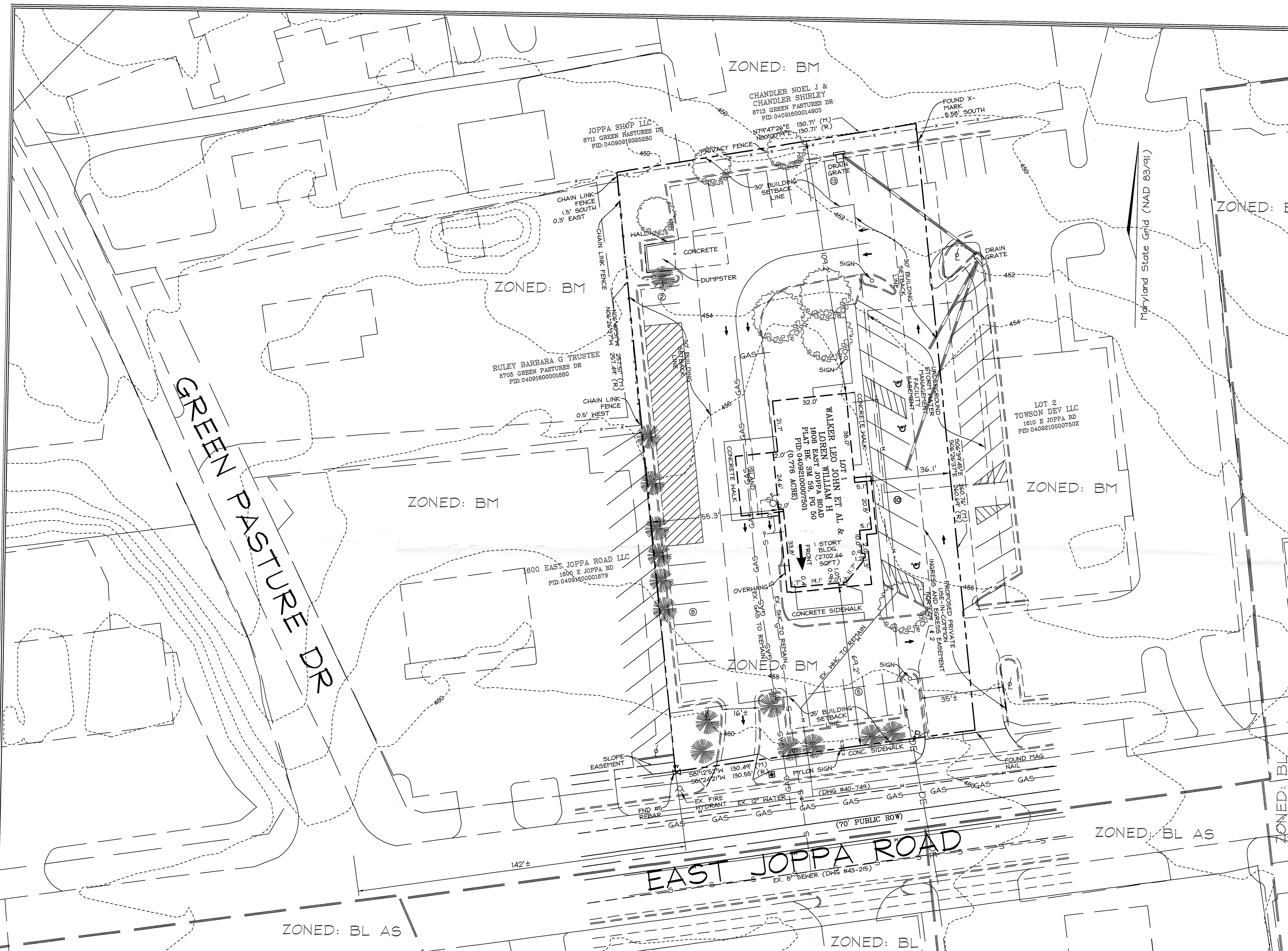
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2022-0292-X



VICINITY MAP
SCALE: 1" = 1,000'
ADC MAP 4579K7
ZONING MAP 07062

LEGEND

- ZONING LINE ————
EX. BUILDING ON-SITE ————
PROPERTY LINE ————
EX. STORM DRAIN ————
EX. WATER LINE ————
EX. SEWER LINE ————
EX. GAS LINE ————
EX. FENCE LINE ————
EX. OVERHEAD ELEC. ————
EX. CONTOURS ————
EX. TREES/BUSHES ————

PROPERTY DATA

- 1) PROPERTY ADDRESS: 1608 EAST JOPPA ROAD, TOWSON, MARYLAND
- 2) TAX ACCOUNT NO.: 2100007501
- 3) TAX MAP: 70, PARCEL: 539
- 4) COUNCILMANIC DISTRICT: 6
- 5) PROPERTY ZONED: BM
- 6) ZONING MAP 07062
- 7) DEED REFERENCE: 27472/432

GENERAL NOTES

- 1) A BOUNDARY SURVEY WAS PERFORMED BY USA SURVEYING AND ENGINEERING WITHOUT THE BENEFIT OF A TITLE REPORT.
- 2) FIELD WORK COMPLETED ON 6/10/22.
- 3) PREVIOUS USE: BANK
- 4) PROPOSED USE: CANNABIS DISPENSARY
- 5) NUMBER OF BUILDING STORIES: 1
- 6) ZONING CASE HISTORY: R-1985-0010 (9-1-64), 1975-0236-A (4-21-75), 1989-0018-A (7-27-88), R-1949-1594 (11-18-49), 1990-0059-A (9-7-89).
- 7) APPROXIMATE BUILDING HEIGHT: 20'±
- 8) FLOOR AREA GROSS: 3,408 SF
- 9) PARCEL AREA: 33,803 SF / 0.776 AC.
- 10) FLOOR AREA RATIO: 0.1
- 11) NO PROPOSED CHANGES TO SITE / OUTSIDE OF EXISTING BUILDING.
- 12) TOPOGRAPHY SHOWN IS BASED ON BALTIMORE COUNTY G.I.S.
- 13) TOTAL NUMBER OF EXISTING PARKING SPACES: 35 REGULAR + 3 HANDICAP = 38 SPACES
- 14) ALL FEATURES SHOWN ON THIS PLAN ARE EXISTING.
- 15) THE SITE IS NOT WITHIN A FLOODPLAIN.
- 16) THE SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- 17) THERE ARE NO KNOWN HISTORIC FEATURES ON-SITE, AND THE SITE IS NOT HISTORIC.
- 18) FOR REFERENCE, SEE ZONING MAP 07062
- 19) OFF-STREET PARKING CALCULATIONS:
Proposed Use = Retail
No. of Parking Spaces Required (5 per 1,000 SF gross floor area)
= 3,408 SF / 1,000 X 5 = 18 spaces (rounded up)
No. of Parking Spaces Provided = 38 (including 3 H.C. spaces)

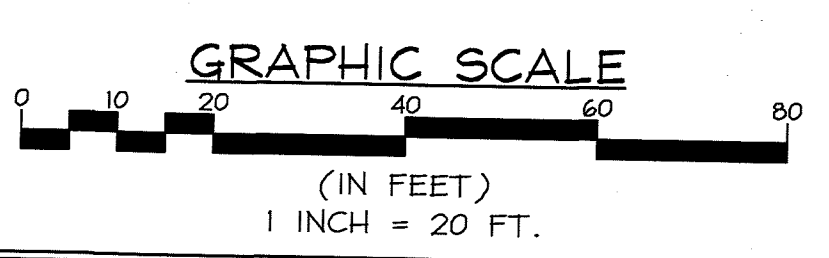
PLAN TO ACCOMPANY ZONING PERMIT
ZEN LEAF TOWSON

1608 EAST JOPPA ROAD
DEED REFERENCE: LIBER 27472, FOLIO 432
ZONING: BM COUNCILMANIC DISTRICT: 6th
TAX MAP 70 GRID 17 PARCEL 539
9TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

FSH Associates

Engineers Planners Surveyors
6339 Howard Lane, Elkinridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fshri.com

DESIGN BY: —
DRAWN BY: CRH2
CHECKED BY: ZYF
SCALE: 1" = 20'
DATE: OCT. 6, 2022
M.O. No.: 4141
SHEET No.: 1 OF 1



OWNER
WALKER LEO JOHN, ET AL
AND LOREN WILLIAM H
PO BOX 837
BERRYVILLE, VA 22611-0837

2022-0392-X