

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 515 Owings Avenue which is presently zoned BR, BR-AS and BR-3.5
Deed References: 15440/00038 10 Digit Tax Account # 0412084141

Property Owner(s) Printed Name(s) Craig and Mary Whitcraft

(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. 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
SEE ATTACHED
3. X a **Variance** from Section(s) see attached

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, 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:

N/A

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Jennifer R. Busse, Esquire

Name- Type or Print

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address

City

State

21204

410-832-2077

jbusse@wtplaw.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Name #1 - Craig Whitcraft

Name #2 - Mary Whitcraft

Signature #1

Signature #2

538 Main Street, Reisterstown, MD

Mailing Address

City

State

21136

410-868-5317

CCWHITCRAFT@OUTLOOK.COM

Zip Code

Telephone #

Email Address

410-302-7668 WHITCRAFT@AOL.COM

Representative to be contacted:

Jennifer R. Busse, Esquire

Name - Type or Print

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

21204

410-832-2077

jbusse@wtplaw.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2023-6007

SPHXA

Filing Date 1 / 12 / 2023

Do Not Schedule Dates:

Reviewer WTE

REV. 10/4/11



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 534 Reisterstown Road which is presently zoned BR
Deed References: 46571/00240 10 Digit Tax Account # 0408031340

Property Owner(s) Printed Name(s) 534 Reisterstown Road 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 see attached
2. X a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for **SEE ATTACHED**

3. X a **Variance** from Section(s) see attached
- 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)

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Contract Purchaser/Lessee:

N/A

Name -- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Jennifer R. Busse, Esquire

Name- Type or Print

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address City State
21204 410-832-2077 jbusse@wtplaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

534 Reisterstown Road, LLC

Name #1 - Alex Pais

Name #2 -

Signature #1

Signature # 2

901 Curtain Avenue, Baltimore, MD

Mailing Address City State
21218 410-243-6628 alexpaiscar@gmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

Jennifer R. Busse, Esquire

Name -- Type or Print

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

21204 410-832-2077 jbusse@wtplaw.com
Zip Code Telephone # Email Address

CASE NUMBER 2023 - 0007 -

SPH>A

Filing Date 1/12/2023

Do Not Schedule Dates: _____

Reviewer mtk

REV. 10/4/11



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 536 Main Street which is presently zoned BR, BR AS & DR 3.5
Deed References: 15440/00038 10 Digit Tax Account # 0412084140

Property Owner(s) Printed Name(s) Craig and Mary Whitcraft

(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:

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Contract Purchaser/Lessee:

N/A

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Jennifer R. Busse, Esquire

Name- Type or Print

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address City State

21204 410-832-2077 jbusse@wtplaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Name #1 - Craig Whitcraft

Name #2 - Mary Whitcraft

Signature #1

Signature #2

536 Main Street, Reisterstown, MD

Mailing Address City State

21136 410-868-5317 CCWHITCRAFT@OUTLOOK.COM

Zip Code Telephone # Email Address

410-302-7668 WHITCRAFT@AOL.COM

Representative to be contacted:

Jennifer R. Busse, Esquire

Name - Type or Print

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

21204 410-832-2077 jbusse@wtplaw.com

Zip Code Telephone # Email Address

CASE NUMBER 2023-0007 - SPHXA Filing Date 1/12/2023

Do Not Schedule Dates:

Reviewer MSK

REV. 10/4/11

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: January 26, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0007-SPHXA
Address: 515 Owings Ave
Legal Owner: 534 Reisterstown Road, LLC.

Zoning Advisory Committee Meeting of January 30, 2023.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:
 - a. Property is located in a sewer service area and an Interim Agreement is required prior to approval of a change of occupancy permit.
 - b. Property must meet GWM's requirements for adequacy of well and septic for a change of occupancy permit.

Reviewer: Mia Lowery, L.E.H.S.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/7/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0007-SPHXA

INFORMATION:

Property Address: 516 Owings Avenue/534 Reisterstown Road/536 Main Street

Petitioner: Craig and Mary Whitcraft and 534 Reisterstown Road LLC

Zoning: BR

Requested Action: Special Exception/Special Hearing/Variance

The Department of Planning has reviewed the petition for 515 Owings Avenue, 534 Reisterstown Road, and 536 Main Street for the following requests:

Zoning Relief Requested for 534 Reisterstown Road:

1. Petition for Special Exception pursuant to Section 236.2 of the Baltimore County Zoning Regulations to permit a used motor vehicle outdoor sales area separated from a sales agency building.
2. Petition for Variance to permit a side yard setback for adjacent commercial building of 0 feet in lieu of 30 feet per BCZR 238.2.
3. Petition for Variance to a rear yard setback for accessory structures of 0 feet in lieu of 30 feet per BCZR 238.2.
4. Petition for Variance to permit 0% of the parking lot area for interior landscaping in lieu of the otherwise required 7% in accordance with BCZR 307, 409.8.A.1 and 504.1; BCC 32-4-404, and page 19 of the Landscape Manual.
5. Petition for Special Hearing to extinguish previously approved Special Exception in Zoning Case No. 66-98-X.
6. Petition for Special Hearing to allow existing buildings to straddle existing property lines where the subject properties have not merged.

Zoning Relief Requested for 536 Reisterstown Road:

1. Petition for Variance to permit a side yard setback of 0 feet in lieu of 30 feet per BCZR 238.2.

Zoning Relief Requested for 515 Owings Avenue

1. Petition for Variance to a rear yard setback for accessory structures of 0 feet in lieu of 30 feet per BCZR 238.2.

The proposed site is a 0.641 acre property zoned BR. It is surrounded by commercial and residential uses. The site is currently vacant and was originally used as a gas station. The applicant proposes a new/used car sales/rental.

The Department of Planning's assessment of the requested petition is reliant upon the Baltimore County Zoning Regulations and the Comprehensive Manual of Development Policies.

The proposed use of new/used car sales/rental is acceptable and allowed by special exception. The proposed use fits within the exiting character of the neighborhood and will not negatively impact existing traffic patterns or vehicular and pedestrian movements. The request for 0 foot setbacks, as referenced above, help achieve the ideal site design. The lots in this area are narrow and similar uses are closely knit. The applicant also request 0% interior landscaping of the parking lot area. Providing the required 7% would require reconfiguration and alterations to the parking lot layout affecting parking counts and vehicular transitions. It is understood that there are existing buildings and accessory structures that straddle existing property lines. These conditions are existing and would not impact the site layout or adjacent residences.

The Department has no objections in granting the relief conditioned upon the following:

- 1) All maintenance, utility and access easements or covenants are established in the deed and references to these easements/covenants should be on all development and permit plans;
- 2) A lighting and landscape plan is submitted to the Baltimore County Landscape Architect for review and approval;
- 3) Confirm with the Office of Zoning Review if RTA requirements apply to this property and if so, confirm compliance with guidelines are met or proper relief is requested;
- 4) All signage must be submitted to the Department of Planning for review and approval. Signage should comply with Section 450 of the Baltimore County Zoning Regulations;
- 5) Indicate dumpster location and provide design details;
- 6) The site is ADA compliant;
- 7) Commercial vehicles are not allowed to be parked in residentially zoned property;
- 8) The plan conforms to all other bulk and setback regulations set forth in the Baltimore County Zoning Regulations for BR zoned property; and
- 9) The plan meets all additional conditions as required by the Administrative Law Judge.

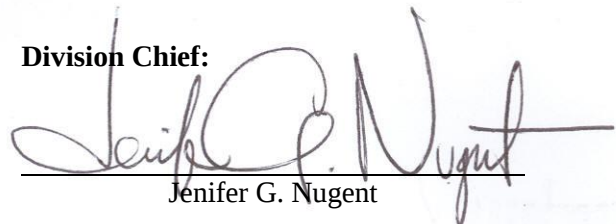
For further information, concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Brett M. Williams

Division Chief:



Jenifer G. Nugent

SL/JGN

c: Jennifer R. Busse
Alexandra Laham
Ngone Seye Diop
Jeff Perlow, Zoning Review
Lajuanda Whitaker, Zoning Review

Office of Administrative Hearings
People's Counsel for Baltimore County

Attachment to Zoning Petitions
534 Reisterstown Road
536 Reisterstown Road
515 Owings Avenue
Case No.: 2023-0007-SPHXA

ZONING RELIEF REQUESTED for 534 Reisterstown Road:

Petition for *Special Exception* pursuant to Section 236.2 of the Baltimore County Zoning Regulations to permit a used motor vehicle outdoor sales area separated from a sales agency building.

Petition for *Variance* to permit a side yard setback for adjacent commercial building of 0 feet in lieu of 30 feet per BCZR §238.2.

Petition for *Variance* to a rear yard setback for accessory structures of 0 feet in lieu of 30 feet per BCZR §238.2.

Petition for *Variance* to permit 0% of the parking lot area for interior landscaping in lieu of the otherwise required 7% in accordance with BCZR §307, §409.8.A.1 & §504.1; BCC §32-4-404; and page 19 of the Landscape Manual.

Petition for *Special Hearing* to extinguish previously approved Special Exception in Case No. 66-98-X.

Petition for *Special Hearing* to allow existing buildings to straddle existing property lines where the subject properties have not merged.

ZONING RELIEF REQUESTED for 536 Reisterstown Road:

Petition for *Variance* to permit a side yard setback of 0 feet in lieu of 30 feet per BCZR §238.2.

ZONING RELIEF REQUESTED for 515 Owings Avenue:

Petition for *Variance* to a rear yard setback for accessory structures of 0 feet in lieu of 30 feet per BCZR §238.2.



5 South Main Street
P.O. Box 727
Bel Air, Maryland 21014
410-838-7900
www.frederickward.com

Zoning Description – 515 Owings Avenue, Reisterstown, MD 21136

December 14, 2022

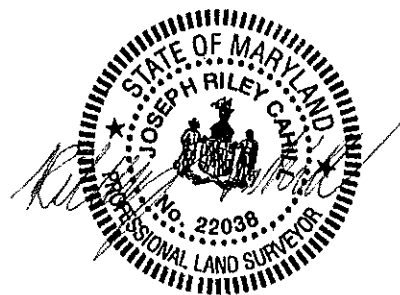
BEGINNING for the same at a ¾" pipe on the northeasterly side of Owings Avenue, 35 feet wide, being the intersection of the northeasterly side of Owings Avenue and the division line between lands of Hess Realty Corporation and the lands of C.R. Lynch, as shown on a Property Location Survey prepared for Hess Oil & Chemical Corporation by Maryland Surveying and Engineering Co., Inc., dated June 9, 1965 and numbered 18028. Thence, running with and binding on said Owings Avenue,

- 1.) North 37°32'00" West 156.83 feet to a ¾" pipe. Thence, from said pipe,
- 2.) North 48°29'47" East 116.02 feet to a pin and cap as shown on a Boundary Survey from MAI Surveyors, LLC dated January 21, 2022. Thence, from said pin and cap,
- 3.) South 44°56'00" East 156.74 feet to a railroad spike as shown on a Boundary Survey from MAI Surveyors, LLC dated January 21, 2022. Thence, from said railroad spike,
- 4.) South 48°29'48" West 136.25 feet to the beginning hereof.

CONTAINING 0.4531 acres (19735 square feet) of land, more or less.

BEING that tract or parcel of land conveyed by Craig C. Whitcraft to Craig C. Whitcraft and Mary C. Whitcraft, his wife, by a deed dated July 31, 2001 as recorded among the land records of Baltimore County in Liber SM 15440, Folio 38.

THIS ZONING DESCRIPTION was prepared by Joseph R. Cahill, a Professional Land Surveyor in the State of Maryland and in accordance with the Minimum Standards of Practice for Land Surveyors of the Annotated Code of Maryland Regulation (09.13.06.12). My current license expires August 10, 2024.



2023-0007-SPHA



5 South Main Street
P.O. Box 727
Bel Air, Maryland 21014
410-838-7900

www.frederickward.com

Zoning Description – 534 Main Street, Reisterstown, MD 21136

November 17, 2022

BEGINNING for the same at an iron pipe found on the southwest side of Reisterstown Road at the division line between lots 1 and 2 as shown on a plat entitled "Owings Heights" and recorded among the Land Records of Baltimore County in Plat Book W.P.C. 3, page 61, said point of beginning being located also at the beginning of that parcel of land firstly described in a Deed from Horace LaMotte Shipley and wife to Shipley Transfer, Inc., dated March 18, 1947 and recorded among said Land Records in Liber J.W.B. No. 1553, page 353. Thence, from said iron pipe found running with and binding on said division line,

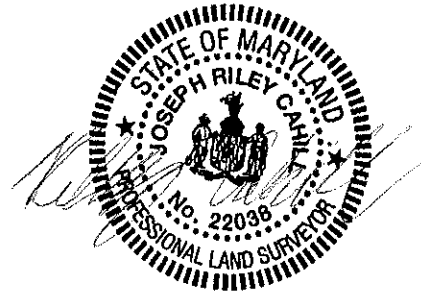
- 1.) South 48°56'08" West 150.00 feet to an iron pipe found at the division line between lot 2 as shown on a plat entitled "Owings Heights" and recorded among the Land Records of Baltimore County in Plat Book W.P.C. 3, page 61, and that tract or parcel of land conveyed by C.R. Lynch and Mary K. Lynch, his wife to Craig Conway Whitcraft and Shirley Helen Whitcraft, his wife, by a deed dated January 30th, 1981 as recorded among the land records of Baltimore County in Liber EHK Jr. 6256, Folio 577. Thence, from said iron pipe found running reversely with and binding on said northeasterly line of that tract or parcel conveyed by C.R. Lynch and Mary K. Lynch, his wife to Craig Conway Whitcraft and Shirley Helen Whitcraft, his wife,
- 2.) North 44°07'52" West 156.66 feet to an iron pipe found at the division line between lot 3 and 4 as shown on a plat entitled "Owings Heights" and recorded among the Land Records of Baltimore County in Plat Book W.P.C. 3, page 61. Thence, from said iron pipe found running reversely with and binding on said division line,
- 3.) North 48°56'08" East 150.00 feet to an iron pipe found on the southwest side of Reisterstown Road. Thence, running with said road,
- 4.) South 44°07'52" East 156.66 feet to the beginning hereof.

CONTAINING 0.668 acres (29098 square feet) of land, more or less.

BEING that tract or parcel of land conveyed by Hess Corporation, a Delaware Corporation formerly known as Amerada Hess Corporation to Hess Retail Stores, LLC, a Delaware limited liability company by a deed dated April 24, 2014 as recorded among the land records of Baltimore County in Liber JLE 36117, Folio 32.

2023-0007-SPHXA

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410-838-7900

www.frederickward.com

Zoning Description – 536 Main Street, Reisterstown, MD 21136

December 14, 2022

BEGINNING for the same at a point on the southwesterly side of Baltimore and Reisterstown Turnpike Road the distance of twenty feet North 44°26'15" West, from the end of the third line of the third tract of land conveyed and described in a deed of Elizabeth Choate and others to Mary Ann Owings, dated September 8, 1863, and recorded among the Land Records of Baltimore County in Liber GHC No. 38, folio 430. Thence, running with and binding on the southwesterly side of the aforesaid Turnpike Road,

- 1.) North 44°26'15" West 66.00 feet to a x-cut in concrete on the southwesterly side of the aforesaid Turnpike Road as shown on a Boundary Survey from MAI Surveyors, LLC dated January 21, 2022, said x-cut in concrete also being at the division line between lots 1 and 2 as shown on a plat entitled "Owings Heights" and recorded among the Land Records of Baltimore County in Plat Book W.P.C. 3, page 61. Thence, from said x-cut in concrete running with and binding on the aforesaid division line,
- 2.) South 48°29'48" West 330.00 feet to a point. Thence, running parallel with the aforesaid Turnpike Road,
- 3.) South 44°26'15" East 66.00 feet to a point on the northerly side of Church Avenue a shown on a Plat entitled "Owings Heights" and recorded among the Land Records of Baltimore County in Plat Book W.P.C. 3, page 61. Thence, running with and binding on said Church Avenue,
- 4.) North 48°29'48" East 330.00 feet to the beginning hereof.

CONTAINING 0.4993 acres (21751 square feet) of land, more or less.

BEING that tract or parcel of land conveyed by Craig C. Whitcraft to Craig C. Whitcraft and Mary C. Whitcraft, his wife, by a deed dated July 31, 2001 as recorded among the land records of Baltimore County in Liber SM 15440, Folio 38.

THIS ZONING DESCRIPTION was prepared by Joseph R. Cahill, a Professional Land Surveyor in the State of Maryland and in accordance with the Minimum Standards of Practice for Land Surveyors of the Annotated Code of Maryland Regulation (09.13.06.12). My current license expires August 10, 2024.



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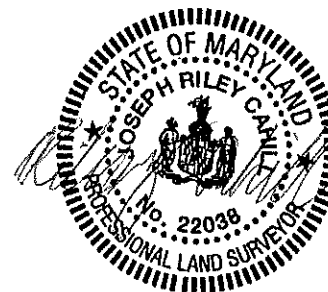
BEGINNING for the same at a point on the southwesterly side of Baltimore and Reisterstown Turnpike Road the distance of twenty feet North 44°26'15" West, from the end of the third line of the third tract of land conveyed and described in a deed of Elizabeth Choate and others to Mary Ann Owings, dated September 8, 1863, and recorded among the Land Records of Baltimore County in Liber GHC No. 38, folio 430. Thence, running with and binding on the southwesterly side of the aforesaid Turnpike Road,

- 1.) North 44°26'15" West 66.00 feet to a x-cut in concrete on the southwesterly side of the aforesaid Turnpike Road as shown on a Boundary Survey from MAI Surveyors, LLC dated January 21, 2022, said x-cut in concrete also being at the division line between lots 1 and 2 as shown on a plat entitled "Owings Heights" and recorded among the Land Records of Baltimore County in Plat Book W.P.C. 3, page 61. Thence, from said x-cut in concrete running with and binding on the aforesaid division line,
- 2.) South 48°29'48" West 330.00 feet to a point. Thence, running parallel with the aforesaid Turnpike Road,
- 3.) South 44°26'15" East 66.00 feet to a point on the northerly side of Church Avenue a shown on a Plat entitled "Owings Heights" and recorded among the Land Records of Baltimore County in Plat Book W.P.C. 3, page 61. Thence, running with and binding on said Church Avenue,
- 4.) North 48°29'48" East 330.00 feet to the beginning hereof.

CONTAINING 0.4993 acres (21751 square feet) of land, more or less.

BEING that tract or parcel of land conveyed by Craig C. Whitcraft to Craig C. Whitcraft and Mary C. Whitcraft, his wife, by a deed dated July 31, 2001 as recorded among the land records of Baltimore County in Liber SM 15440, Folio 38.

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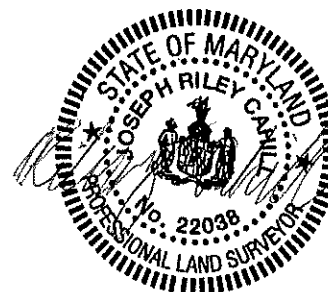
BEGINNING for the same at a point on the southwesterly side of Baltimore and Reisterstown Turnpike Road the distance of twenty feet North 44°26'15" West, from the end of the third line of the third tract of land conveyed and described in a deed of Elizabeth Choate and others to Mary Ann Owings, dated September 8, 1863, and recorded among the Land Records of Baltimore County in Liber GHC No. 38, folio 430. Thence, running with and binding on the southwesterly side of the aforesaid Turnpike Road,

- 1.) North 44°26'15" West 66.00 feet to a x-cut in concrete on the southwesterly side of the aforesaid Turnpike Road as shown on a Boundary Survey from MAI Surveyors, LLC dated January 21, 2022, said x-cut in concrete also being at the division line between lots 1 and 2 as shown on a plat entitled "Owings Heights" and recorded among the Land Records of Baltimore County in Plat Book W.P.C. 3, page 61. Thence, from said x-cut in concrete running with and binding on the aforesaid division line,
- 2.) South 48°29'48" West 330.00 feet to a point. Thence, running parallel with the aforesaid Turnpike Road,
- 3.) South 44°26'15" East 66.00 feet to a point on the northerly side of Church Avenue a shown on a Plat entitled "Owings Heights" and recorded among the Land Records of Baltimore County in Plat Book W.P.C. 3, page 61. Thence, running with and binding on said Church Avenue,
- 4.) North 48°29'48" East 330.00 feet to the beginning hereof.

CONTAINING 0.4993 acres (21751 square feet) of land, more or less.

BEING that tract or parcel of land conveyed by Craig C. Whitcraft to Craig C. Whitcraft and Mary C. Whitcraft, his wife, by a deed dated July 31, 2001 as recorded among the land records of Baltimore County in Liber SM 15440, Folio 38.

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2023-0007-SPHXA

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 - 0412084141

Owner Information

Owner Name: WHITCRAFT CRAIG C Use: COMMERCIAL
WHITCRAFT MARY C Principal Residence: NO
Mailing Address: 538 MAIN ST Deed Reference: /15440/ 00038
REISTERSTOWN MD 21136-1916

Location & Structure Information

Premises Address: 515 OWINGS AVE Legal Description: ES OWINGS AV
0-0000 .45 AC

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0048 0023 0628 20000.04 0000 2023 Plat Ref:
Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
2005 3,840 SF 19,645 SF 06

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
SERVICE GARAGE/ C3

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments As of 07/01/2022	As of 07/01/2023
Land:	79,600	79,600		
Improvements	194,100	227,800		
Total:	273,700	307,400	273,700	284,933
Preferential Land:	0	0		

Transfer Information

Seller: WHITCRAFT CRAIG CONWAY	Date: 08/06/2001	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /15440/ 00038	Deed2:
Seller: LYNCH C R	Date: 02/02/1981	Price: \$150,000
Type: ARMS LENGTH MULTIPLE	Deed1: /06256/ 00577	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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	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:

2023-0007-SHXA

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 - 0408031340

Owner Information

Owner Name: 534 REISTERSTOWN ROAD LLC **Use:** COMMERCIAL
Principal Residence: NO
Mailing Address: 901 CURTAIN AVE **Deed Reference:** /46571/ 00240
 BALTIMORE MD 21218-6201

Location & Structure Information

Premises Address: REISTERSTOWN RD **Legal Description:** .668 AC WS
 0-0000 REISTERSTOWN RD
 178 S STOCKSDALE RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0048 0023 0257 20000.04 0000 2023 Plat Ref: 0003/ 0061
Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1966 564 SF 29,098 SF 20

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
 SERVICE STATION/ C3

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments As of 07/01/2022 As of 07/01/2023	
Land:	445,400	515,900		
Improvements	8,100	36,500		
Total:	453,500	552,400	453,500	486,467
Preferential Land:	0	0		

Transfer Information

Seller: HESS RETAIL STORES LLC	Date: 03/17/2022	Price: \$201,060
Type: NON-ARMS LENGTH OTHER	Deed1: /46571/ 00240	Deed2:

Seller: HESS REALTY CORP OF DELAWARE	Date: 04/30/2015	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /36117/ 00032	Deed2:

Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /04584/ 00398	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	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:**

2023-0007-SPHxA

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 - 0412084140

Owner Information

Owner Name: WHITCRAFT CRAIG C Use: COMMERCIAL
WHITCRAFT MARY C Principal Residence: NO
Mailing Address: 538 MAIN ST Deed Reference: /15440/ 00038
REISTERSTOWN MD 21136-1916

Location & Structure Information

Premises Address: 536 MAIN ST Legal Description: .499 AC
REISTERSTOWN 21136- 200 N OF BERRYMAN'S LANE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0048 0023 0258 20000.04 0000 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1910 8,069 SF 21,750 SF 06

StoriesBasementType ExteriorQualityFull/Half Bath GarageLast Notice of Major Improvements
SERVICE GARAGE/ C1

Value Information

	Base Value	Value As of 01/01/2023	Phase-In Assessments As of 07/01/2022	As of 07/01/2023
Land:	270,500	270,500		
Improvements	232,200	272,500		
Total:	502,700	543,000	502,700	516,133
Preferential Land:	0	0		

Transfer Information

Seller: WHITCRAFT CRAIG CONWAY	Date: 08/06/2001	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /15440/ 00038	Deed2:
Seller: LYNCH CHARLES R	Date: 02/02/1981	Price: \$150,000
Type: ARMS LENGTH MULTIPLE	Deed1: /06256/ 00577	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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 ApplicationDate:

2023-0007-SPHXR

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

No. 221102

Date: 1/12/03

Fund	Dept	Unit	Sub Unit	Rev		Sub	Obj	Dept	Obj	BS Acct	Amount
				Source/	Rev/						
001	806	0000		6150							\$ 1,200
Total: \$ 1,200											

Rec
From:

Whiteford, Taylor, Paston

For:

Special Exception, Special Hearing, Variance
515 Quince Ave / 534-536 M.D. in Street
Zoning Case 2023-0007-SPHXA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!

CASHIER'S
VALIDATION

WVC

**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/neighbor 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: 2023-0007-SPHXA

Property Address: 534 Reisterstown Rd, 536 Reisterstown Rd and

Property Description: 515 Durning Avenue

Legal Owners (Petitioners): 534 Reisterstown Rd LLC and Mary & Craig

Contract Purchaser/Lessee: N/A Whitcraft

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer Burre, Esq.

Company/Firm (if applicable): WTP

Address: 1 W Pennsylvania Ave

Ste 300

Towson MD 21204

Telephone Number: 410 832 2077

CERTIFICATE OF POSTING

CASE NO. 2023-0007-SPHXA

PETITIONER/DEVELOPER

Whiteford,Taylor,Preston

Jennifer Busse

DATE OF HEARING/CLOSING

February 27, 2023

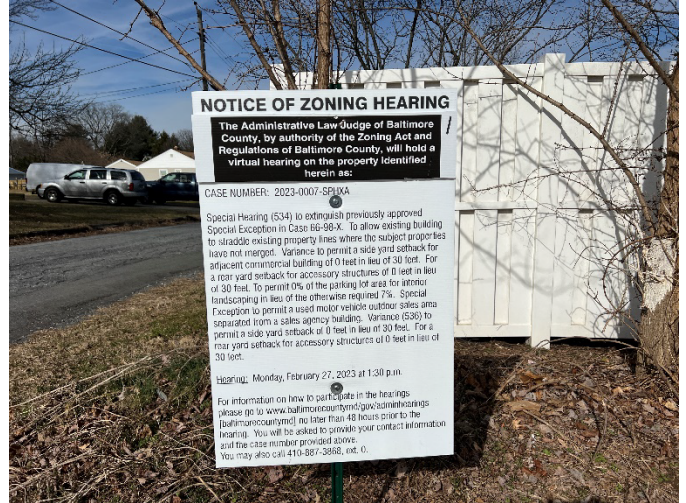
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

515 Owings Avenue

Sign 1



THE SIGN(S) POSTED ON February 5, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2023-0007-SPHXA

PETITIONER/DEVELOPER

Whiteford,Taylor,Preston

Jennifer Busse

DATE OF HEARING/CLOSING

February 27, 2023

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
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111 WEST CHESAPEAKE AVENUE
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515 Owings Avenue

Sign 2



THE SIGN(S) POSTED ON February 5, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

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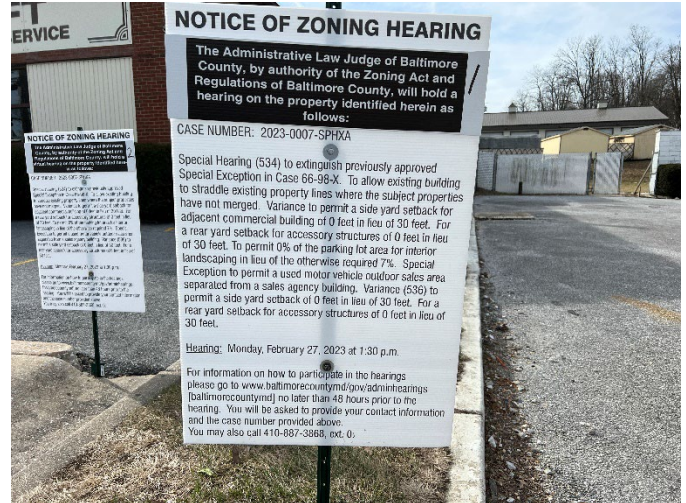
BALTIMORE COUNTY DEPARTMENT OF
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LADIES AND GENTLEMEN:

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NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

534 Main Street

Sign 1



THE SIGN(S) POSTED ON February 5, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

A handwritten signature in black ink, appearing to read 'Martin Ogle', is written over a horizontal line.

CERTIFICATE OF POSTING

CASE NO. 2023-0007-SPHXA

PETITIONER/DEVELOPER

Whiteford,Taylor,Preston

Jennifer Busse

DATE OF HEARING/CLOSING

February 27, 2023

BALTIMORE COUNTY DEPARTMENT OF
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COUNTY OFFICE BUILDING ROOM 111

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Sign 2



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(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

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CASE NO. 2023-0007-SPHXA

PETITIONER/DEVELOPER

Whiteford,Taylor,Preston

Jennifer Busse

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February 27, 2023

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

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February 27, 2023

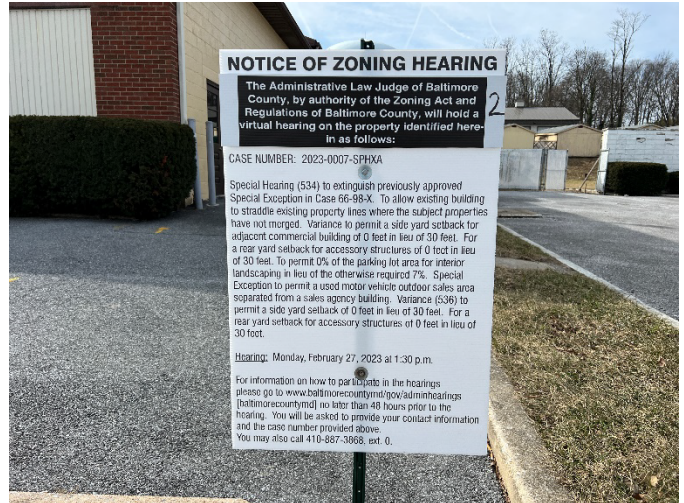
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536 Main Street

Sign 2



THE SIGN(S) POSTED ON February 5, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING January 23, 2023
FORMAL OR INFORMAL RESPONSE DUE AT January 30, 2023 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.

ZAC AGENDA

Case Number: 2023-0006-SPHX **Reviewer:** Gary Hucik
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL HEARING, SPECIAL EXCEPTION
Legal Owner: Joseph Dwyer
Contract Purchaser: Robert & Ann Gahuso

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 7 **Council Dist:** 3

Property Address: 106 MT CARMEL RD

Location: Property located on the North side of Mt. Carmel Rd. West 800 feet to centerline of York Rd.

Existing Zoning: RC 5 CR **Area:** .615 ACRES

Proposed Zoning:

SPECIAL HEARING:

BCZR 500.7: To allow the variances granted in Case 2014-0194-A to remain in place for the new proposed use being requested.

SPECIAL EXCEPTION:

BCZR 259.3.B.2: To permit a doctors office and medical clinic in an existing building on a lot within a RC 5 CR zone which is not permitted in the underlying zone and which meets the bulk regulations of Section 259.3.C.1.

Attorney: Not Available

Prior Zoning Cases: 2014-0194-A

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2023-0007-SPHXA **Reviewer:** Mitchell Kellman
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE, SPECIAL EXCEPTION, SPECIAL HEARING
Legal Owner: 534 Reisterstown Road LLC. Craig Mary Whitecraft
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 515 OWINGS AVE

Location: Property located Southwest side of Reisterstown Rd., 115 feet Northwest centerline of Chartley Dr.

Existing Zoning: DR 3.5; BR; BR-AS

Area:

Proposed Zoning:

VARIANCE:

534 Reisterstown Rd

- 1.) BCZR 238.2: To permit a side yard setback for adjacent commercial building of 0 feet in lieu of the 30 feet.
- 2.) BCZR 238.2: To a rear yard setback for accessory structures of 0 feet in lieu of 30 feet.
- 3.) BCZR 307; 409.8.A.1 & 504.1; BCC 32-4-404; and page 19 of the Landscape Manual: To permit 0% of the parking lot area for interior landscaping in lieu of the otherwise required 7% accordance.

ZAC AGENDA

536 Reisterstown Rd.

- 1.) BCZR 238.2: To permit a side yard setback of 0 feet in lieu of 30 feet.

515 Owings Ave.

- 1.) BCZR 238.2: To a rear yard setback for accessory structures of 0 feet in lieu of 30 feet.

SPECIAL EXCEPTION:

534 Reisterstown Rd.

BCZR 236.2: To permit a used motor vehicle outdoor sales area separated from a sales agency building.

SPECIAL HEARING:

534 Reisterstown Rd.

- 1.) To extinguish previously approved Special Exception in Case No. 66-98-X.
- 2.) To allow existing buildings to straddle existing property lines where the subject properties have not merged.

Attorney: Jennifer Busse

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

3 addresses. 515 Owings Ave. %34-536 Reisterstown Rd. (Main Street)

ZAC AGENDA

Case Number: 2023-0009-SPHA **Reviewer:** Gary Hucik

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: SPECIAL HEARING, VARIANCE

Legal Owner: Blair and Heidi Darsch

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 6 **Council Dist:** 3

Property Address: 19925 GRAVE RUN RD

Location: Property located West side of Grave Run Rd. South 886 feet to centerline of Church Rd.

Existing Zoning: RC 5/ RC 2

Area: 1 ACRE

Proposed Zoning:

SPECIAL HEARING:

BCZR 500.7: To permit a proposed accessory building (garage) with a building footprint (2,448 square feet) which is larger than the principal dwelling (1,120 square feet).

VARIANCE:

BCZR 400.3: To permit a proposed accessory building (garage) with a height of 28 feet in lieu of the maximum height of 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0010-A **Reviewer:** Jason Seidelman

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Glenn Mason

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 10803 LAKESPRING DR

Location: Property located on Southeast side of Lakespring Dr. (60 feet) 137 feet Northeast of intersection with Staffordshire Rd. (50 feet).

Existing Zoning: DR 3.5

Area: 9052 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B01.2.c.1.b: To permit a side yard dwelling addition (garage) with a side setback of 3 feet and combined sum of side yard setbacks of 21 feet in lieu of the required 10 feet and 25 feet, respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/13/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0011-A **Reviewer:** Christina Frink
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: GFU, LLC.
Contract Purchaser: Lisa Olivieri

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

Property Address: 9808 REISTERSTOWN RD

Location: Property located on the South side of Reisterstown Rd.; 3159 feet Southeast of Paintersmill Rd.

Existing Zoning: BR; BR-Im **Area:** 2.9 ACRES

Proposed Zoning:

VARIANCE:

1.) BCZR 450.4.Table of Sign Regulations5(a): To allow a total of 4 wall-mounted enterprise signs in a single tenant building in lieu of the permitted 3 wall-mounted enterprise signs with no more than 2 signs on any one facade (Sign Nos. 3,4,5,7)

2.) BCZR 450.4.Table of Sign Regulations3: To allow a wall-mounted directional sign with a sign area/face of 16 square feet in lieu of the permitted 8 square feet (Sign No. 6)

Attorney: David Karceski

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0012-SPH **Reviewer:** Mitchell Kellman
Existng Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL HEARING
Legal Owner: Joppa Road Commercial, LLC.
Contract Purchaser: PB & J's Grill & Games, LLC.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 3613 3615 JOPPA RD E

Location: Property located corner of South side of Joppa Rd., East side of Hervesy Court.

Existing Zoning: BLR/ DR 5.5 **Area:** 8,672 SQ FT.

Proposed Zoning:

SPECIAL HEARING:

To amend the order approved in Zoning Case No. 2008-0553-X to allow operation of the arcade by a new entity, pursuant to Condition No. 2 to the Order, and to remove Condition No. 4 and the requirement for an interior patron connection between the arcade tenant space and the restaurant tenant space.

Attorney: David Karceski

Prior Zoning Cases: 2008-0553-X

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2023-0013-A **Reviewer:** Shaun Crawford
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Frederick John Dillon
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 8622 TALL OAKS RD

Location: Property located beginning at East side of Tall Oaks Rd., which is about 20 feet in width, at a distance of 219 feet North of Shore Rd.

Existing Zoning: DR 5.5 **Area:** 1.08 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1: To approve an accessory structure (shed) in side yard in lieu of the required rear yard only.

Attorney: Not Available

Prior Zoning Cases: None

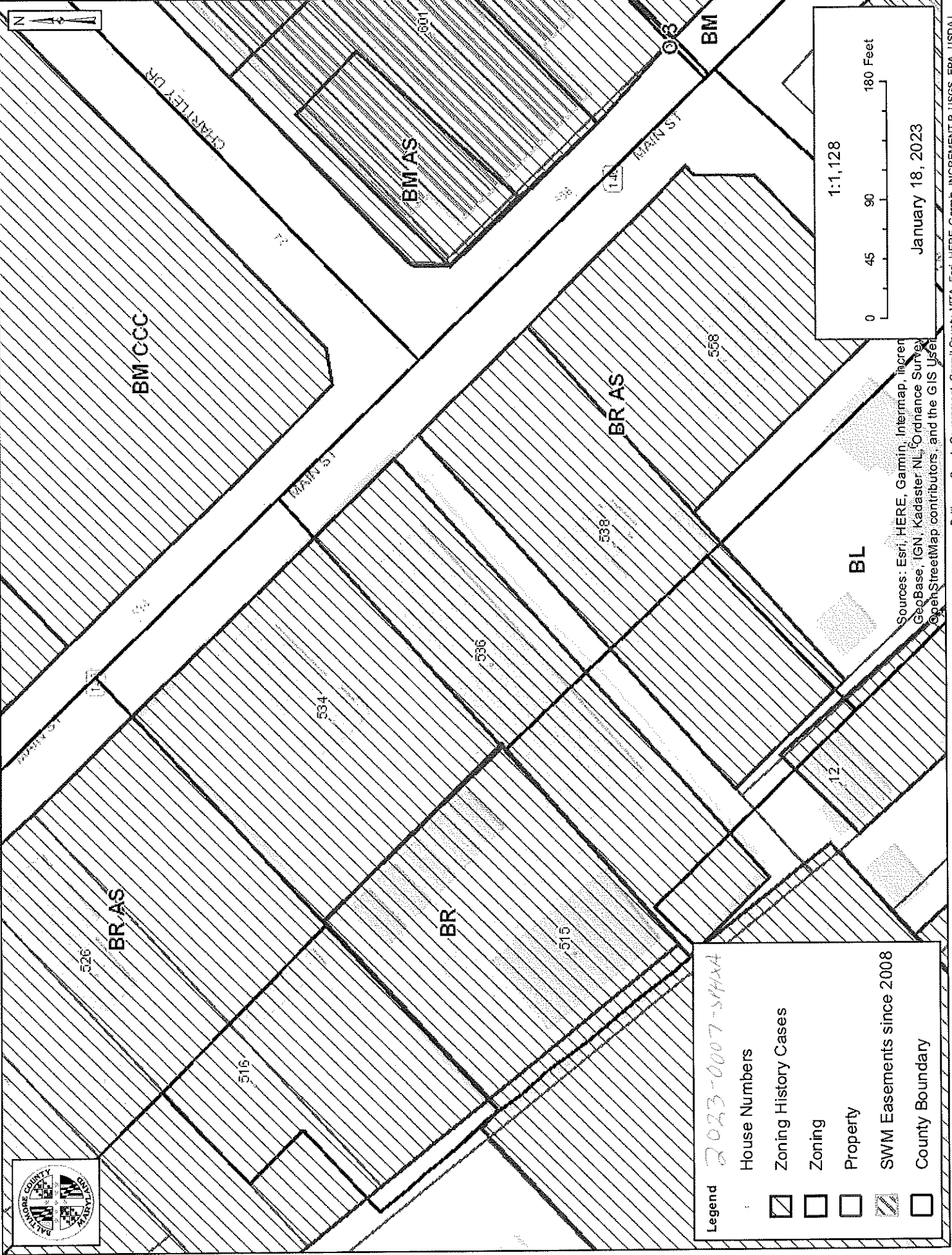
Concurrent Cases: None

Violation Cases: None

Closing Date: 02/13/2023

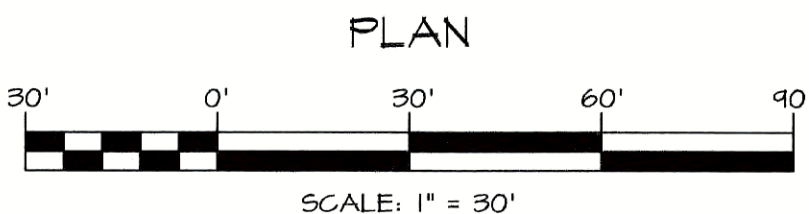
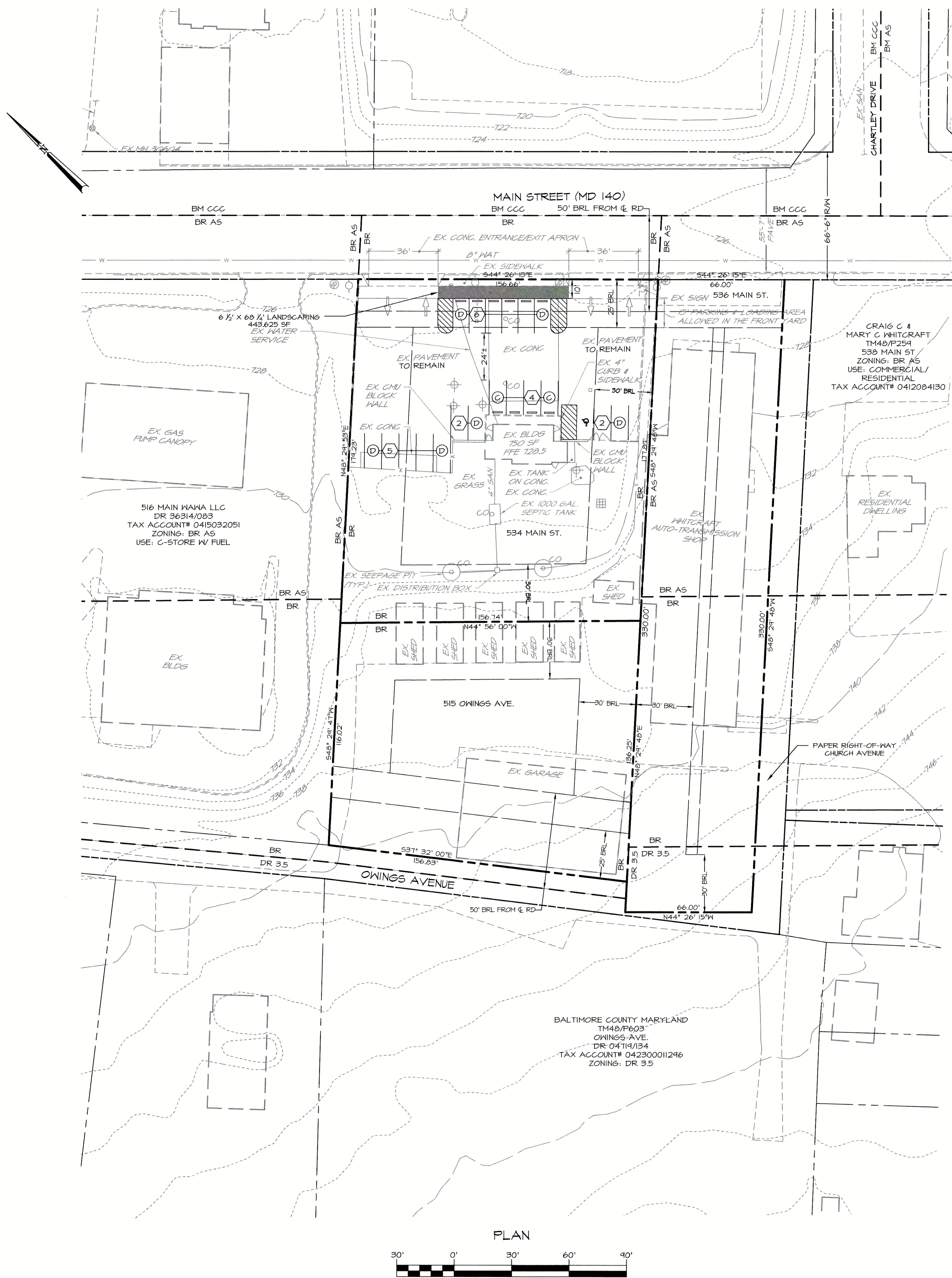
Miscellaneous Notes:

Baltimore County - My Neighborhood



Sources: Esri, HERE, Garmin, Intermap, increment P, etc., GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri, DeLorme, NAVTEQ, Swisstopo, etc., OpenStreetMap contributors, and the GIS User Community

January 18, 2023



LEGEND

- BOUNDARY LINE
- EX CONTOUR
- EX. BUILDING SETBACK LINE
- EX ZONE LINE
- EX BLDG
- EX METAL FENCE
- EX. 8" CURB
- EX. STORM DRAIN
- EX. UTILITY POLE
- EX. MONITORING WELL

ZONING HISTORY

- CASE #1466-0040-X
SPECIAL EXCEPTION TO ALLOW A FILLING STATION IN A RESIDENTIAL ZONE GRANTED.
- CASE #1444-1604-SPH
SPECIAL EXCEPTION TO ALLOW PARKING COMMERCIAL VEHICLES IN A RESIDENTIAL ZONE DENIED.

SITE & DEVELOPMENT DATA

1. PROPERTY INFORMATION:

PROPERTY #1
TAX ACCOUNT NO.: 040831340
PREMISE ADDRESS: 534 MAIN STREET, REISTERSTOWN, MD 21136
OWNER: 534 REISTERSTOWN ROAD LLC
OWNER ADDRESS: 401 CURTAIN AVE., BALTIMORE, MD 21218-6201
GRID: 23
PARCEL: 257
PROPERTY AREA: 0.641 AC (27,434.75 SF)
DEED REFERENCE: 46571/240
PLAT REFERENCE: 3/61
ZONING: BR (BUSINESS ROADSIDE)
EXISTING USE: VACANT (ORIGINALLY GAS STATION)
PROPOSED USE: NEW/USED CAR SALES/RENTAL
ELECTION DISTRICT: 4
COUNCILMANIC DISTRICT: 4
SUB-DIVISION: Gwynns Falls
ZONING CASE HISTORY: 1466-0040-X, 1444-1604-SPH

PROPERTY #2
TAX ACCOUNT NO.: 0412084140
PREMISE ADDRESS: 536 MAIN STREET, REISTERSTOWN, MD 21136
OWNER: CRAIG C. WHITCRAFT & MARY C. WHITCRAFT
OWNER ADDRESS: 538 MAIN STREET, REISTERSTOWN, MD 21136
GRID: 23
PARCEL: 258
PROPERTY AREA: 0.494 AC (21,751 SF)
DEED REFERENCE: 15440/35
PLAT REFERENCE: N/A
ZONING: BR (BUSINESS ROADSIDE)
BR AS (BUSINESS ROADSIDE AUTOMOTIVE SERVICES)
DR 3.5 (DENSITY RESIDENTIAL, 3.5 DU PER ACRE)

EXISTING USE: WHITCRAFT TRANSMISSION (AUTOMOTIVE SERVICE)
PROPOSED USE: WHITCRAFT TRANSMISSION (AUTOMOTIVE SERVICE)
ELECTION DISTRICT: 4
COUNCILMANIC DISTRICT: 4
SUB-DIVISION: Gwynns Falls
ZONING CASE HISTORY: 1444-1604-SPH, R-1965-0346-A

PROPERTY #3
TAX ACCOUNT NO.: 0412084141
PREMISE ADDRESS: 515 OWINGS AVENUE, REISTERSTOWN, MD 21136
OWNER: CRAIG C. WHITCRAFT & MARY C. WHITCRAFT
OWNER ADDRESS: 538 MAIN STREET, REISTERSTOWN, MD 21136
GRID: 23
PARCEL: 628
PROPERTY AREA: 0.453 AC (19,735 SF)
DEED REFERENCE: 15440/35
PLAT REFERENCE: N/A
ZONING: BR (BUSINESS ROADSIDE)
EXISTING USE: GARAGE (AUTOMOTIVE SERVICE)
PROPOSED USE: GARAGE (AUTOMOTIVE SERVICE)
ELECTION DISTRICT: 4
COUNCILMANIC DISTRICT: 4
SUB-DIVISION: Gwynns Falls
ZONING CASE HISTORY: 1444-1604-SPH, 2004-0041-A

2. PLAN PREPARED BY: FREDERICK WARD ASSOCIATES, INC.
5 S. MAIN STREET
P.O. BOX 121
BEL AIR, MD 21014

NEW DEVELOPMENT OF PROPERTY #1 (534 MAIN ST.) ONLY:

3. BUILDING COVERAGE FOR PROPERTY #1 ONLY:
- A. EXISTING: 750 SF
 - B. PROPOSED: 750 SF (USING EXISTING BUILDING ON SITE)
4. ZONING & PERMIT INFORMATION (PROPERTY #1 ONLY):
- A. TRACKING # DRG-202X-00XXX (NOT AVAILABLE AT THIS TIME)
 - B. DRG #: N/A (NOT AVAILABLE AT THIS TIME)
5. PARKING REQUIREMENTS FOR PROPOSED USE ON PROPERTY #1 ONLY:
- A. REQUIRED:
TOTAL CUSTOMER PARKING: 5/1000 = 4 SPACES INCLUDING 1 ADA SPACE
TOTAL SERVICE PARKING: 3.3/1000 = 0 SPACES NEEDED BECAUSE NO SERVICE PROVIDED ON SITE
TOTAL PARKING FOR DISPLAY/INVENTORY: 0 SPACES REQUIRED
 - B. PROVIDED:
TOTAL CUSTOMER PARKING: 5/1000 = 5 SPACES INCLUDING 1 ADA SPACE (DISPLAYED WITH A 'C')
TOTAL SERVICE PARKING: 3.3/1000 = 0 SPACES
TOTAL PARKING FOR DISPLAY/INVENTORY: 15 SPACES (DISPLAYED WITH A 'D')

6. FLOOR AREA RATIO (PROPERTY #1 ONLY):

- A. MAX. PERMITTED FLOOR AREA RATIO = 2.0
- B. PROVIDED: 750 SF / 21,435.75 SF = 0.0268 < 2.0 GOOD!

7. SITE IMPERVIOUS AREA:

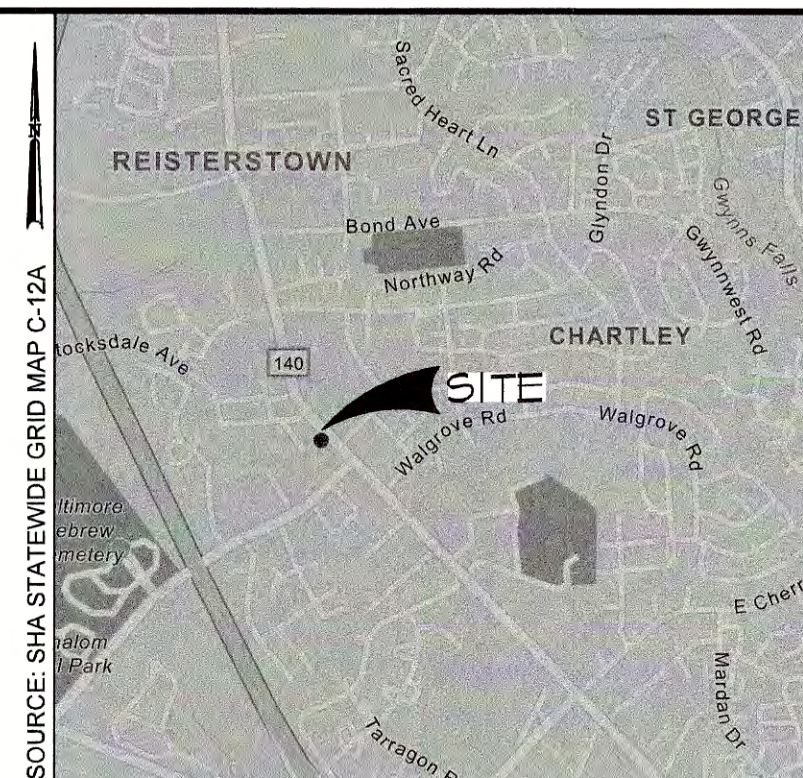
- A. EXISTING IMPERVIOUS AREA = 0.314 AC (13,657 SF)
- B. PROPOSED IMPERVIOUS AREA = 0.303 AC (13,204 SF)

8. SETBACK REQUIREMENTS:

- A. BR (BUSINESS ROADSIDE):
FRONT YARD FOR COMMERCIAL BLDGS: 25' FROM FRONT PROPERTY LINE
50' FROM CENTER LINE OF ANY STREET
SIDE YARD FOR COMMERCIAL BLDGS: 30'
REAR YARD FOR COMMERCIAL BLDGS: 30'
HEIGHT REGULATIONS: SAME AS B.L. ZONES (Section 231.1)
- B. BR AS (BUSINESS ROADSIDE AUTOMOTIVE SERVICES)
FRONT YARD FOR COMMERCIAL BLDGS: 25' FROM FRONT PROPERTY LINE
50' FROM CENTER LINE OF ANY STREET
SIDE YARD FOR COMMERCIAL BLDGS: 30'
REAR YARD FOR COMMERCIAL BLDGS: 30'
HEIGHT REGULATIONS: SAME AS B.L. ZONES (Section 231.10)
- C. DR 3.5 (DENSITY RESIDENTIAL) NON-RESIDENTIAL PRINCIPAL BLDG SETBACKS
FRONT YARD: 50'
SIDE YARD: 20'
CORNER STREET SIDE: 35'
REAR YARD: 30'
HEIGHT: 50'

THE FOLLOWING NOTES REFLECT CONDITIONS ON PROPERTY #1 (534 MAIN ST.)

- THERE ARE NO 100-YR F.E.M.A. FLOOD PLAINS ON THIS SITE.
- THERE ARE NO NON-TIDAL WETLANDS LOCATED ON THIS SITE.
- THERE ARE NO KNOWN REGULATED PLANT OR WILDLIFE COMMUNITIES ASSOCIATED WITH THIS SITE.
- THERE ARE NO KNOWN ARCHEOLOGICAL SITES ON THIS PROPERTY.
- PROPOSED USE ON THIS SITE WILL BE SERVICED BY PUBLIC WATER AND PRIVATE SEPTIC SYSTEM.
- BOUNDARY FOR PROPERTY #1 (534 MAIN ST.) IS FROM A BOUNDARY SURVEY PERFORMED BY MAI, LLC SURVEYORS DATED JANUARY 21, 2022. BOUNDARIES FOR PROPERTY #2 (536 MAIN ST.) AND PROPERTY #3 (515 OWINGS AVE.) WERE TAKEN FROM DEED/PLAT RESEARCH. TOPOGRAPHICAL INFORMATION IS FROM BALTIMORE COUNTY GIS & PLANS AVAILABLE THROUGH BALTIMORE COUNTY - MY NEIGHBORHOOD UNDER PREVIOUS ZONING CASE #1466-0040-X PREPARED FOR HESS OIL & CHEMICAL CORPORATION BY UNKNOWN ENGINEER LAST DATED AUGUST 4, 1965.
- EXISTING SIGNAGE OF ORIGINAL USE WILL BE RE-PURPOSED AND USED FOR THE PROPOSED USE.
- EXISTING BUILDING SHALL MEET ALL BUILDING AND FIRE CODE REQUIREMENTS.
- ANY PROPOSED EXTERIOR LIGHTING WILL BE ARRANGED SO AS TO REFLECT LIGHT AWAY FROM ADJACENT SITES AND PUBLIC STREETS. A PHOTOMETRIC LIGHT MAPPING PLAN SHALL BE REVIEWED AND APPROVED BY THE BALTIMORE COUNTY LANDSCAPE ARCHITECT IN THE OFFICE OF PARKS & RECREATION.
- A LANDSCAPE PLAN MUST BE REVIEWED AND APPROVED BY THE BALTIMORE COUNTY LANDSCAPE ARCHITECT IN THE OFFICE OF PARKS & RECREATION PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
- SOIL INFORMATION IS FROM THE SOIL SURVEY OF BALTIMORE COUNTY, USDA, 1916.
- THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 52-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.



VICINITY MAP
1"=1000'

REVISIONS	
DATE	DESCRIPTION

REV#	DATE	DESCRIPTION

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS

FREDERICK WARD ASSOCIATES
410.879.2080
frederickward.com

PO Box 727, 5 South Main Street Bel Air Maryland 21014

OWNERS	
PROPERTY 1: 534 REISTERSTOWN ROAD, LLC 901 CURTAIN AVENUE, BALTIMORE, MD 21218 ATTN: ALEX PAIS, PH: (410) 243-6628	PROPERTY 2 & 3: CRAIG & MARY WHITCRAFT 538 MAIN STREET, REISTERSTOWN, MD 21136 ATTN: CRAIG WHITCRAFT, PH: (410) 833-5752

PLAN TO ACCOMPANY ZONING HEARING

534 REISTERSTOWN ROAD
536 REISTERSTOWN ROAD
515 OWINGS AVENUE

4TH COUNCILMANIC DISTRICT
4TH ELECTION DISTRICT

BALTIMORE COUNTY MD

1. GERRY P. POWELL, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 48282, EXP. DATE: 12/24/2023

DATE: 12/28/22

DRAWING NO: **Z01**

SCALE: 1" = 30'

DESIGNED BY: GPP

DRAWN BY: BKS

CHECKED BY: GPP

SHEET 1 OF 1

PWA JOB NUMBER: 2221172