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, BRAS and DR 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  $\underline{X}$  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: a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve  $\underline{\phantom{a}}$  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) 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: Legal Owners (Petitioners): N/A Name - Type or Print Name #1 -Craig Whitcraft Name #2 - Mary Whitcraft Signature Signature,#1 Mailing Address City State Mailing Address 21136 410-868-5317 Zip Code Telephone # Email Address Attorney for Petitioner: Representative to be contacted: Jennifer R. Busse, Esquire Jennifer R. Busse, Esquire Name- Type or Print Name - Type or Print Signature Whiteford, Taylor & Presson Whiteford, Faylor & Preston 1 W. Pennsylvania Ave., Ste. 300, Towson MD 1 W. Pennsylvania Ave., Ste. 300, Towson MD Mailing Address 21204 410-832-2077 jbusse@wtplaw.com 21204 410-832-2077 jbusse@wtplaw.com Zip Code **Email Address** Zip Code Telephone # Email Address CASE NUMBER 2633-6007 Filing Date 1 1 2 1 2025 Do Not Schedule Dates:

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: which is presently zoned BR

Address 534 Reisterstown Road	which is presently zoned BR
Deed References: <u>46571/00240</u>	10 Digit Tax Account #0408031340
Property Owner(s) Printed Name(s) 534 Reisters	stown Road LLC
(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIA	TE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)
The undersigned legal owner(s) of the property situate in and plan attached hereto and ma	Baltimore County and which is described in the description de a part hereof, hereby petition for:
1. X a Special Hearing under Section 500.7 of the Zoning F	Regulations of Baltimore County, to determine whether or
not the Zoning Commissioner should approve	ice attached
2. X a Special Exception under the Zoning Regulations of SEE ATTA	of Baltimore County to use the herein described property for ACHED
3. X a Variance from Section(s)	tached
of the zoning regulations of Baltimore County, to the zo (Indicate below your hardship or practical difficulty on you need additional space, you may add an attachmen	oning law of Baltimore County, for the following reasons: or indicate below "TO BE PRESENTED AT HEARING". If t to this petition)
Property is to be posted and advertised as prescribed by the zoning regulatingly, or we, agree to pay expenses of above petition(s), advertising, posting, etc., and restrictions of Baltimore County adopted pursuant to the zoning law for Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under which is the subject of this / these Petition(s).	c. and further agree to and are to be bounded by the zoning regulations Baltimore County. er the penalties of perjury, that I / We are the legal owner(s) of the property
Contract Purchaser/Lessee:	Legal Owners (Petitioners):
N/A	534 Reisterstown Road, LLC
Name - Type or Print	Name #1 –Alex Pais Name #2 –
71	
	Signature #1 Signature # 2
Signature	Signaturo II 1
Mailing Address City State	901 Curtain Avenue, Baltimore, MD
,	Mailing Address City State
	21218 410-243-6628 alexpaiscar@gmail.com
Zip Code Telephone # Email Address	Zip Code Telephone # Email Address
Attorney for Petitioner:	Representative to be contacted:
Jennifer R. Busse, Esquire	Jennifer R. Busse, Esquire
Name- Type or Print	Name — Type or Print
Signature	
Whiteford, Taylor & Preston	Whiteford Taylor & Preston
1 W. Pennsylvania Ave., Ste. 300, Towson MD	1 W. Pennsylvania Ave., Ste. 300, Towson MD
Mailing Address City State	4 O. dalawaana
21204 410-832-2077 jbusse@wtplaw.com	21204 410-832-2077 jbusse@wtplaw.com
Zip Code Telephone # Email Address	Zip Code Telephone # Email Address
CASE NUMBER 2023 - 0007 - Filing Date 1 12 12625	Do Not Schedule Dates: Reviewer
- CPH2A	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 <u>BR, BR AS &amp; DR 3.5</u>
Deed References: <u>15440/00038</u>	10 Digit Tax Account # <u>0412084140</u>
Property Owner(s) Printed Name(s) Craig and I	Mary Whiteraft
(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRI	IATE 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 nade a part hereof, hereby petition for:
not the Zoning Commissioner should approve	Regulations of Baltimore County, to determine whether or
	s of Baltimore County to use the herein described property for
3. × a Variance from Section(s) See at	tached
(Indicate below your hardship or practical difficulty	zoning law of Baltimore County, for the following reasons: or indicate below "TO BE PRESENTED AT HEARING". If
you need additional space, you may add an attachme	at to this pention)
divertishings of Politimare County adopted rurguant to the 700100 18W to	etc. and further agree to and are to be bounded by the zoning regulations or Baltimore County. Inder the penalties of perjury, that I / We are the legal owner(s) of the property  Legal Owners (Petitioners):
ame – Type or Print	Name #1 -Cralg Whitcraft Name #2 - Mary Whitcraft
ignature	Signature #1. Signature #2. Whitchaft
failing Address City State	538 Main Street, Reisterstown, MD  Mailing Address City State
The state of the s	21136 410-868-5317 CCWHITCRAFT @OUTLOOK
p Code Telephone # Email Address	Zip Code Telephone # Email Address 410-302-7668 WHITCRAFT @ AOL. COM
uttorney for Petitioner:	Representative to be contacted:
ennifer R. Busse, Esquire	Jennifer R. Busse, Esquire
larne-Type or Arihit	Name Type or Print
Signature	
Whiteford, Taylor & Preston	Whiteford, Taylor & Preston  1 W. Pennsylvania Ave., Ste. 300, Towson MD
W. Pennsylvania Ave., Ste. 300, Towson MD	1 W. Pennsylvania Ave., Ste. 300, Towson MD
Mailing Address City State 21204 410-832-2077 jbusse@wtplaw.com	21204 410-832-2077 jbusse@wtplaw.com
20/200	Zip Code Telephone # Email Address
	24 0000 ms 10
CASE NUMBER 2023 - 0007 - Filling Date 1 12 1203	<del>Time</del> and the second of the s
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## **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 DATE: 2/7/2023

Director, Department of Permits, Approvals and Inspections

**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.

**Division Chief:** 

Prepared by:

+ M. Welling

SL/JGN

c: Jennifer R. Busse Alexandra Laham Ngone Seve 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.: 202 3- 007 -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.

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2023-0007-SPHXA



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 3/4" 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. Whiteraft to Craig C. Whiteraft and Mary C. Whiteraft, 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.





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 30<sup>th</sup>, 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.

2023-0007-58HXA

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.





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. Whiteraft to Craig C. Whiteraft and Mary C. Whiteraft, 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-SPHXA



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. Whiteraft to Craig C. Whiteraft and Mary C. Whiteraft, 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.





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. Whiteraft to Craig C. Whiteraft and Mary C. Whiteraft, 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.



2023-0007-51HXA

# Real Property Data Search () Search Result for BALTIMORE COUNTY

Special Tax Recapture: No				
Account Identifier:	District -	- 04 Account Numbe		
		Owner Informatio	n	
Owner Name:	* * * *	AFT CRAIG C AFT MARY C	Use: Principal Reside	COMMERCIAL nce: NO
Mailing Address:	538 MAII REISTER	N ST STOWN MD 21136-191	Deed Reference	: /15440/00038
	Loca	tion & Structure Info	rmation	
Premises Address:	515 OWII 0-0000	NGS AVE	Legal Description	n: ES OWINGS AV .45 AC
Map: Grid: Parcel: Neigh		bdivision: Section: 00	Block: Lot: Assessn 2023	nent Year: Plat No: Plat Ref:
lown: None				
Primary Structure Built A 2005 3.	bove Grade Livi 840 SF	ng Area Finished Bas	sement Area Property 19,645 SF	
StoriesBasementType	Exterio	orQualityFull/Half Ba	thGarageLast Notice	of Major Improvemen
• •	GARAGE/	C3		• ,
		Value Information	n	
	Base Value	e Value	Phase-in Asses	sments
	Dase Valu	As of	As of	As of
		01/01/2023	07/01/2022	07/01/2023
and:	79,600	79,600		
mprovements	194,100	227,800		
Total:	273,700	307,400	273,700	284,933
Preferential Land:	0	0		
		Transfer Information	on	
Seller: WHITCRAFT CRAIG	CONWAY	Date: 08/06/2001	Pri	ce: \$0
vpe: NON-ARMS LENGTH		Deed1: /15440/ 000	38 <b>De</b>	ed2:
Seller: LYNCH C R		Date: 02/02/1981	Pri	<b>ce</b> : \$150,000
Type: ARMS LENGTH MUL	TIPLE	Deed1: /06256/ 005	77 De	ed2:
Seller:		Date:	Pri	ce;
Гуре;		Deed1:	D€	ed2:
		Exemption Information	tion	
Partial Exempt Assessme		•	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: No	one			
		stead Application In	formation	
Homestead Application S				
Tomostaa Application 5			tion Information	
Homeowners' Tax Credit /		s' Tax Credit Applica	tion information  Date:	

2023-6007-84XA

# Real Property Data Search () Search Result for BALTIMORE COUNTY

View Map	View GroundRent Reder	mption	View Groun	dRent Registration
Special Tax Recapture: N				
Account Identifier:		ount Number - 0	408031340	
	Ow	ner Information		
Owner Name:	534 REISTERSTO	WN ROAD LLC U	Jse: Principal Residenc	COMMERCIAL e: NO
Mailing Address:	901 CURTAIN AV BALTIMORE MD	-	Deed Reference:	/46571/ 00240
	Location 8	Structure Inform	mation	
Premises Address:	REISTERSTOWN 0-0000	RD L	egal Description:	.668 AC WS REISTERSTOWN RD 178 S STOCKSDALE R
Map: Grid: Parcel: Neigh 0048 0023 0257 20000		Section: Block: I	Lot: Assessment Y 2023	'ear: Plat No: Plat Ref: 0003/00
Town: None				
Primary Structure Built / 1966	Above Grade Living Ar 564 SF	ea Finished Base	ment Area Prope 29,098	
StoriesBasementType SERVIC	ExteriorQua E STATION/ C3	ilityFull/Half Bath	GarageLast Notic	e of Major Improveme
	Va	lue Information		
	Base Value	Value	Phase-in Ass	essments
		As of	As of	As of
		01/01/2023	07/01/2022	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		
	Trai	nsfer Information	1	
Seller: HESS RETAIL STOP	RES LLC Dat	e: 03/17/2022		Price: \$201,060
Type: NON-ARMS LENGT	H OTHER Dee	<b>:d1:</b> /46571/ 00240		Deed2:
Seller: HESS REALTY COF	P OF DELAWARE Dat	e: 04/30/2015		Price: \$0
Type: NON-ARMS LENGT		<b>d1:</b> /36117/ 00032		Deed2:
Seller:	Dat	e:		Price: \$0
Type: NON-ARMS LENGT	H OTHER Dec	d1: /04584/ 00398	3	Deed2:
	Exem	nption Informatio	on	
Partial Exempt Assessm	ents: Class	C	07/01/2022	07/01/2023
County:	000	C	00.0	
State:	000	C	0.00	
Municipal:	000	C	0.00 0.00	0,00 0,00
Special Tax Recapture: N	lone		:	
	Homestead	Application Info	ormation	
Homestead Application	Status: No Application			
	Homeowners' Tax	Credit Applicati	on Information	
	: Application Status: N	* *	Date:	

2023-0007-SPHXA

# Real Property Data Search () Search Result for BALTIMORE COUNTY

View Map	View GroundRen	t Redemption		View G	roundRent Regis	tration
Special Tax Recaptur	e: None					
Account Identifier:	District - 04	Account Nu	mber - 04120	84140		
		Owner Ir	formation			
Owner Name:	WHITCRAF WHITCRAF		Use: Princip	al Residenc	COMMERCIA e:NO	L
Mailing Address:	538 MAIN S REISTERSTO	T DWN MD 2113		Reference:	/15440/ 00038	3
	Loc	ation & Stru	cture Informa	ation		
Premises Address:	536 MAIN S' REISTERSTO	T DWN 21136-	Legal I	Description:		RRYMANS LAN
Map: Grid: Parcel: 0048 0023 0258	<del>-</del>	ubdivision: 000	Section: Bl		ssessment Yea 23	r: Plat No: Plat Ref:
Town: None						
Primary Structure Bu	uilt Above Grade Liv	ing Area Fin	ished Basem	ent Area Pr	operty Land A	rea County Use
1910	8,069 SF				750 SF	06
Stories Basement Typ	e Exter	iorOualityFu	II/Half Bath C	iarage Last N	otice of Major	Improvements
• .	RVICE GARAGE/	C1	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	<b>3</b>	•	•
		Value In	formation			
	Base Val	ie Va	lue	Phase-in	Assessments	
	Dasc val		of	As of	As o	f
		01	/01/2023	07/01/2022	2 07/0	1/2023
Land:	270,500	27	0,500			
Improvements	232,200	27	2,500			
Total:	502,700	54	3,000	502,700	516,1	33
Preferential Land:	0	0				
		Transfer l	nformation			
Seller: WHITCRAFT C	RAIG CONWAY	Date: 08/0	6/2001		Price: \$0	
Type: NON-ARMS LEI	NGTH OTHER	<b>Deed1:</b> /15	440/00038		Deed2:	
Seller: LYNCH CHARL	ES R	Date: 02/0			Price: \$150,	000
Type: ARMS LENGTH	MULTIPLE	Deed1: /06	5256/ 00577		Deed2:	
Seller:		Date:			Price:	
Туре:		Deed1:			Deed2:	
		Exemption	Information	1		
Partial Exempt Asses	ssments: Class	•	07/01/2		07/01/2023	
County:	000		0.00			
State:	000		0,00			
Municipal:	000		0.00[0.	00	0.00 0.00	
Special Tax Recaptu	r <b>e:</b> None					
	Hom	estead Appl	cation Inform	mation		
Homestead Applicat	ion Status: No Appli	cation				
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		rs lax Cred	t Application	i informacio		

2023-0007-SPHXA

Date:  Rev Sub Source/ Rev/ Occo	Rev Sub Source! Rev! Sub Source! Rev! Sub Source! Rev! Sub Obj Dept Obj BS Acct $6/50$ Total: $3$	BALTI OFFIC	MORE CO E OF BUI	OUNTY, N DGET AN	BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET AND FINANCE	ωШ.		No	No. 221102	102
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		WHITE -	CASHIFE		SENCY	YELLOW	- CUSTOME		GOLD - AC	COUNTING

# DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS ZONING REVIEW OFFICE

#### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 2023-0007-SPHXA  Property Address: 534 Reisterstaun Rd, 536 Reisters taun Rd and  Property Description: 515 During Avenue
Property Description: 515 Durings Avenue
Legal Owners (Petitioners): 534 Revsterstrum Rol UC and Mary & Craig  Contract Purchaser/Lessee: NA Whitea
PLEASE FORWARD ADVERTISING BILL TO:  Name:
Company/Firm (if applicable):
Address: IW Pennsylvanie Ave
Ste 360
Towson MD 21204
Telephone Number: 410 832 2077

CASE NO. <u>2023-0007-SPHXA</u>	
PETITIONER/DEVELOPER	NOTICE OF ZONING HEARING
Whiteford, Taylor, Preston	The Administrative Law Gudge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property Identified herein as:
Jennifer Busse	CASE NUMBER: 2023-0007-SPIXA  Special Hearing (534) to extinguish previously approved Special Reception in Case 66-96X. To allow existing building to stradduc existing purperly fires where the subject put oper feat
DATE OF HEARING/CLOSING	have not integral. Variance to primit a valid your spokes. For adjuscent commenced building of the fails in laid of 30 lots. For a crear year destack for accessory shoutches of least in like of or 30 feet. To primit for 10 the patient of so of the patient of so all of a strong
February 27, 2023	Exception to permit a used multi-vision discussed. (SSA) to a populariat from a sales agency visiting. (Nation (SSA) to a permit a side year settled of the elit less of 50 pet, first a freat year settled of a caressay of sheer at the set is less of 30 pet, first a freat year settled or accessory of sheer and the set is less of 30 pet. (Nation Catherino 27, 2003 at 1.30 p.m.
	For information on him by participates in the hearings phases pe to low what immorrance profit plays all institutions plays and the profit plays are the profit plays are the second profit plays Bestimportation of the time of the participates information to the profit plays are
BALTIMORE COUNTY DEPARTMENT OF	hadring. You will be seen million growing distore, and the chee million growing distore, you may also can 410 867 388, on .0.
PERMITS AND DEVELOPMENT MANAGEME	NT
COUNTY OFFICE BUILDING ROOM 111	
111 WEST CHESAPEAKE AVENUE	
ATTENTION:	
LADIES AND GENTLEMEN:	
THIS LETTER IS TO CERTIFY UNDER PENALTI	ES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WE	RE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT	
515 Owings Avenue	Sign 1
THE SIGN(S) POSTED ONFebruary 5, 202	3
(MONTH, DAY, YE	
SINCERLEY,	
MARTIN OGLE	arth Oxh
MARTIN OGLE	<del></del>
9912 MAIDBROOK RD.	
PARKVILLE, MD 21234	
443-629-3411	

CASE NO. <u>2023-0007-SPHXA</u>	
PETITIONER/DEVELOPER	NOTICE OF ZONING HEARING The Administrative Law Judge of Battmore
Whiteford, Taylor, Preston	County, by authority of the Zoning Act and Papulations of Ballinone County, will hold a virtual hearing on the property identified therein as:  CASE NUMBER: 2023-0007-3PQA
Jennifer Busse	Special Hearing (534) to edinguish previously approved Special Secretion in Case 66-864, 17 older continty building be and on a small, experience in graph and server activates for the most interest, experience in graph and server activates for the small secretion of the sec
DATE OF HEARING/CLOSING	adjacent commercial hateling of 8 feet in lieu of 30 feet. For a new year solatack for accessing various to 5 feet in lieu of 30 feet. For a new year solatack for accessing various for 5 feet in lieu of 30 feet. To great year of the packing but area for intender autocarcular feet water required. For Schoolsten feet years of the packing the packing feet in the pack
February 27, 2023	our year dictable for accessory EtroCares of 0 feet in flee of 30 feet.  Blacking, Monday, February 97, 2023 at 130 p.m.
	First information on tow to pass section in the heapings potential and the processing processing the processing processing potential and the processing potential and the processing potential and the processing
BALTIMORE COUNTY DEPARTMENT OF	
PERMITS AND DEVELOPMENT MANAGEMI	ENT
COUNTY OFFICE BUILDING ROOM 111	
111 WEST CHESAPEAKE AVENUE	
ATTENTION:	
LADIES AND GENTLEMEN:	
THIS LETTER IS TO CERTIFY UNDER PENALT	TES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WE	ERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT	
515 Owings Avenue	Sign 2
THE SIGN(S) POSTED ON February 5, 202	23
(MONTH, DAY, YE	EAR)
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MARTIN OGLE	aven of
MARTIN OGLE	
9912 MAIDBROOK RD.	
PARKVILLE, MD 21234	
443-629-3411	

CASE NO. <u>2023-0007-SPHXA</u>	NOTICE OF ZONING HEARING The Administrative Law Judge of Baltimore County, by authority of the Administrative Law Judge of Baltimore
PETITIONER/DEVELOPER	County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a hearing on the property identified herein as follows:
Whiteford, Taylor, Preston	CASE NUMBER: 2023-0007-SPHXA  Special Hearing (334) to evinguish previously approved  Special Evereting to 25 or 35 or 3
Jennifer Busse	have not merget. Variance to permit a site year of state of the state
DATE OF HEARING/CLOSING	Landscaping in lieu of the otherwise required 7%. Special Exception to permit a used motor vehicle outdoor sales area separated from a sales agency building. Variance (565) to permit a side yard setback of Offen in lieu of 30 leaf. For a
February 27, 2023	Teal yati a settack for accessory structures of 0 feet in lieu of 30 feet.  Heating: Monday, February 27, 2023 at 1:30 p.m.  For information on how to participate in the hearings please go to www.hallmorecountymid/dow/dominispaming please go to the set of the set
BALTIMORE COUNTY DEPARTMENT OF	You may also call 410-887-3888, pct. 0;
PERMITS AND DEVELOPMENT MANAGEM	ENT
COUNTY OFFICE BUILDING ROOM 111	
111 WEST CHESAPEAKE AVENUE	
ATTENTION:	
LADIES AND GENTLEMEN:	
THIS LETTER IS TO CERTIFY UNDER PENALT	TIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WE	ERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT	
534 Main Street	Sign 1
THE SIGN(S) POSTED ON <u>February 5, 203</u> (MONTH, DAY, YI	
SINCERLEY,	1 01
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MARTIN OGLE	
9912 MAIDBROOK RD.	
PARKVILLE, MD 21234	
443-629-3411	

CASE NO. 2023-0007-SPHXA	
PETITIONER/DEVELOPER	NOTICE OF ZONING HEARING  The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a
Whiteford, Taylor, Preston	hearing on the property identified herein as follows:  CASE NUMBER: 2023-0007-SPHXA
Jennifer Busse	Special Hearing (534) to extinguish previously approved Special Exception in Case 66-98-X. To allow existing building to stratdile existing property lines where the subject properties have not imaged. Variance to germal saidy part selback for
DATE OF HEARING/CLOSING	adjacent commercial hilliding of 0 feet in lieu of 30 feet. For a rear yard setback for accessory structures of 0 feet in lieu of 30 feet. To germit 0% of the parking lot area for interior landscapring lii lieu of the orderwise required 7%. Special Exception to permit a used motor verified endroor saltes area
February 27, 2023	separated from a sales agency building. Variance (358) to pormit a side yard selback of lot tent fault of 30 feet. For a sear yard selback for accessory structures of 0 feet in feu of 30 feet.  Bearing. Monday, February 27, 2023 at 1:30 p.m. For information on how to partic yate in the hearings please go to www.buildinorecountymid government fully buildings and the search of th
BALTIMORE COUNTY DEPARTMENT OF	hearing. You will be asked to provide your contact information and the case number provided above. You may also cal 410-867-3888, ext. 0.
PERMITS AND DEVELOPMENT MANAGEM	MENT
COUNTY OFFICE BUILDING ROOM 111	
111 WEST CHESAPEAKE AVENUE	
ATTENTION:	
LADIES AND GENTLEMEN:	
THIS LETTER IS TO CERTIFY UNDER PENA	LTIES OF PERJURY THAT THE
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THE PROPERTY LOCATED AT	
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MARTIN OGLE	<del>)</del>
9912 MAIDBROOK RD.	
PARKVILLE, MD 21234	
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CASE NO. <u>2023-0007-SPHXA</u>	
PETITIONER/DEVELOPER	NOTICE OF ZONING HEARING The Administrative Law, Judge of Baltimore County, by authority or the Zoning Act and Regulations of Baltimore County, will hold a Regulations of Baltimore County, will hold a Regulation as of Baltimore County will hold an
Whiteford, Taylor, Preston	Virtual hearing on trup projects of the projec
Jennifer Busse	Special Hearing (334) to extinguish proviously approved Special Exception in Case 65-95X. To allow existing building to stratified existing properly fines where the subject properties take not morpid. Variance in permit a side yard setback for adjacent commercial building of 0 feet in law of 0 feet. For adjacent commercial building of 0 feet in law of 0 feet in lieu
DATE OF HEARING/CLOSING	a nest year deablors for accessing year business for the service of 80 feet. To permit by of the pathway to the service for interior landscaping in feet of the other wist prequired 7%. Special Encyclon to permit a good major halfors are as feet of the service outdoor service.
February 27, 2023	permit a size y year settlesk or or open consistency or open year settlesk or or open consistency are understand of of leet in lieu of so fact.  Hoselings, Monday, February 27, 2023 at 1:30 p.m.  For information on livou to participant in the hearings of the consistency or open consistency consistency or open consistency consistency or open con
BALTIMORE COUNTY DEPARTMENT OF	and the case marbot provided above. You may also call 410-887-3988, etc. 0.
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COUNTY OFFICE BUILDING ROOM 111	
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ATTENTION:	
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MARTIN OGLE	
9912 MAIDBROOK RD.	
PARKVILLE, MD 21234	
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CASE NO. <u>2023-0007-SPHXA</u>	NOTICE OF TONING HEADING
PETITIONER/DEVELOPER	NOTICE OF ZONING HEARING The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, with hold a
Whiteford, Taylor, Preston	virtual hearing on the property Identified here- in as follows: CASE NUMBER: 2023-0007-SPHXA
Jennifer Busse	Special Hearing (534) to extinguish previously approved special Exception in Case 66-98X. To allow existing building to stradile existing property lines when the subject properties have not imaged. Variance to permit a side yard sorback for adjacent commercial building of 0 feet in early of 30 feet. For
DATE OF HEARING/CLOSING	a rizer yand setbock for accessory structures of 0 feet in lieu of 30 feet. To permit 0% of the parking lot area for interior landscaping in lieu of the otherwise required 7%. Special Eucephon to permit a used motor-vehicle outdoor sakes area superior forms a used agroup building. Variance 6039 to a superior forms a use agroup building. Variance 6039 to a superior forms a use of agroup building. Variance 6039 to a superior forms a use of the superior forms are superior forms as the superior forms are superior forms.
February 27, 2023	permit a side yard sethack of 0 foat in lever 130 foat. For a reary and sethack for accessory structures of 0 foet in lever of 30 foat.  Hearing: Monday, Rebrusy 27, 2023 at 1,00 pm.  For information on how to part a data in the bearings please go to weak-ball one-county of the set of
BALTIMORE COUNTY DEPARTMENT OF	You may also call 410-887-3868, ect. ().
PERMITS AND DEVELOPMENT MANAGEN	<b>MENT</b>
COUNTY OFFICE BUILDING ROOM 111	
111 WEST CHESAPEAKE AVENUE	
ATTENTION:	
LADIES AND GENTLEMEN: THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE	
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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), <a href="mailto:JPerlow@baltimorecountymd.gov">JPerlow@baltimorecountymd.gov</a>
  \* PAI, Development Management (Lloyd Moxley), MS # 1105, Imoxley@baltimorecountymd.gov
- \* PAI, Code Enforcement (Lisa Henson), MS # 1105, <a href="mailto:lhenson@baltimorecountymd.go">lhenson@baltimorecountymd.go</a>

\* 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, myneighborhoodimprovment@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, <u>inugent@baltimorecountymd.gov</u>; Henry Ayakwah <u>hayakwah@baltimorecountymd.gov</u>; Taylor Bensley <u>tbensley@baltimorecountymd.gov</u>
- # 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.

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.

#### 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)

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:

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

Case Number: 2023-0011-A Reviewer: Christina Frink
Existng 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 Regulations 5(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 Regulations 3: 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:** 

Case Number: 2023-0012-SPH Reviewer: Mitchell Kellman Existing 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 Existing 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.

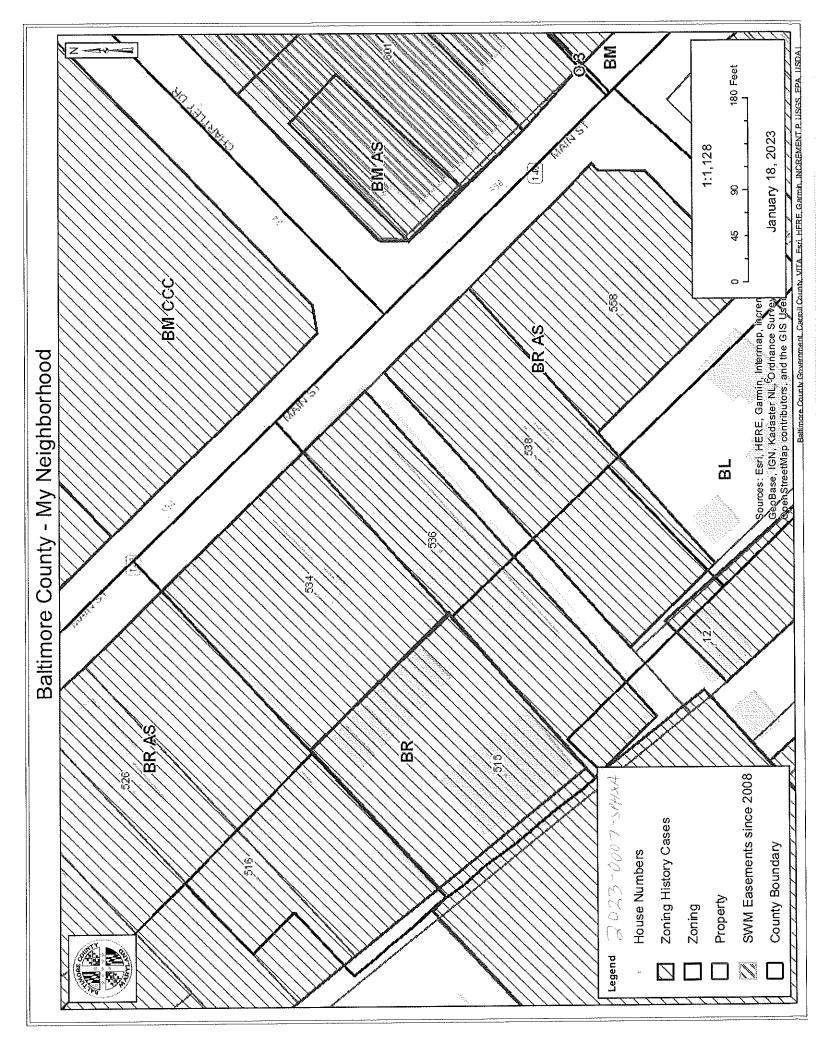
Existing Zoning: DR 5.5 Area: 1.08 ACRES

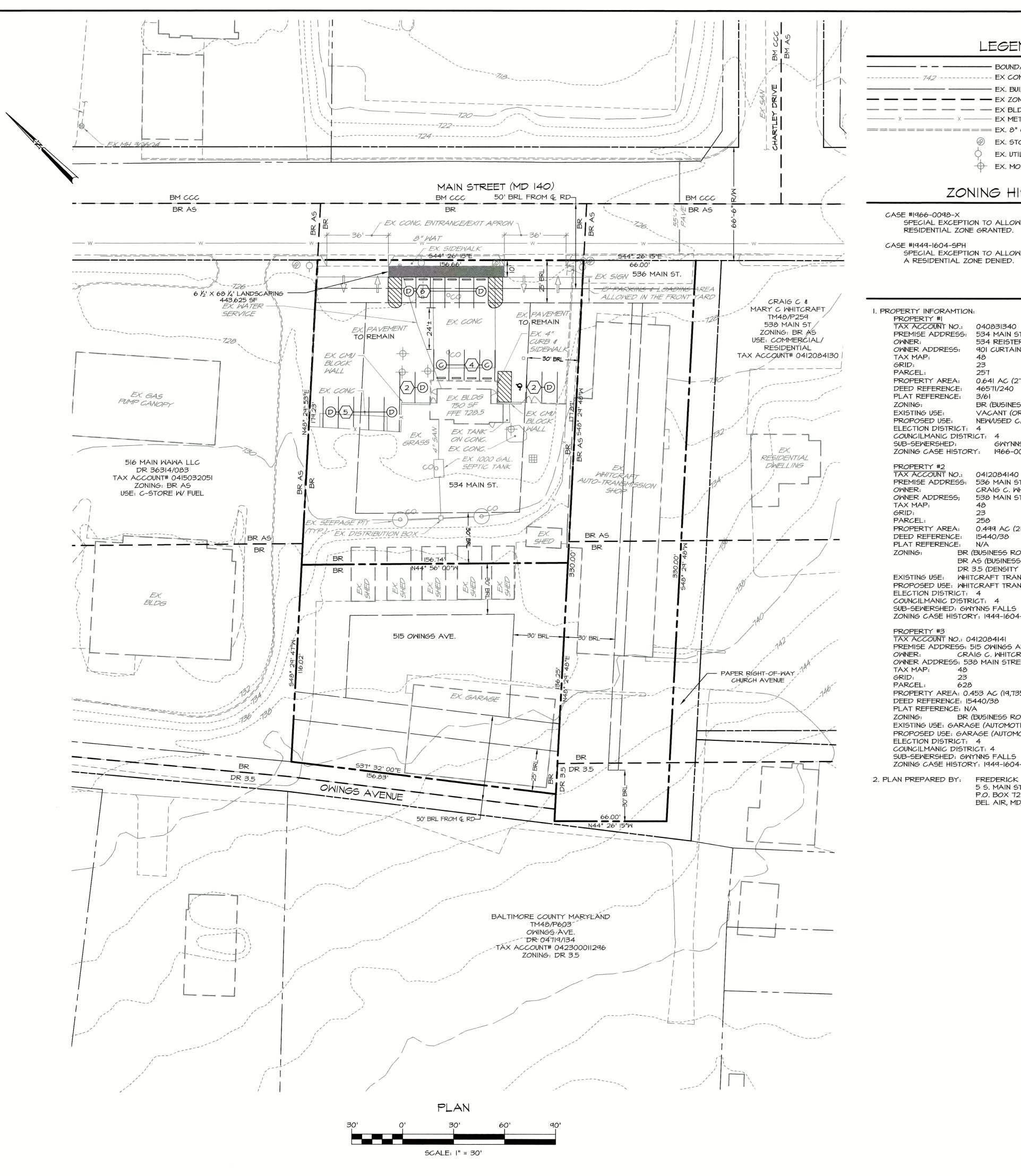
**Proposed Zoning:** 

**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





# LEGEND

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

## ZONING HISTORY

SPECIAL EXCEPTION TO ALLOW A FILLING STATION IN A RESIDENTIAL ZONE GRANTED.

SPECIAL EXCEPTION TO ALLOW PARKING COMMERCIAL VEHICLES IN

# ST GEORGE REISTERSTOWN CHARTLEY

VICINITY MAP

# SITE & DEVELOPMENT DATA

PREMISE ADDRESS: 534 MAIN STREET, REISTERSTOWN, MD 21136 534 REISTERSTOWN ROAD LLC 901 CURTAIN AVE., BALTIMORE, MD 21218-6201

0.641 AC (27,934.75 SF) 46571/240

BR (BUSINESS ROADSIDE) VACANT (ORIGINALLY GAS STATION) NEW/USED CAR SALES/RENTAL

**GWYNNS FALLS** 

ZONING CASE HISTORY: 1966-0098-X, 1949-1604-SPH

PREMISE ADDRESS: 536 MAIN STREET, REISTERSTOWN, MD 21136 CRAIG C. WHITCRAFT & MARY C. WHITCRAFT 538 MAIN STREET, REISTERSTOWN, MD 21136

PROPERTY AREA: 0.499 AC (21,751 SF) DEED REFERENCE: 15440/38

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

ZONING CASE HISTORY: 1949-1604-5PH, R-1965-0346-A

PREMISE ADDRESS: 515 OWINGS AVENUE, REISTERSTOWN, MD 21136 CRAIG C. WHITCRAFT & MARY C. WHITCRAFT OWNER ADDRESS: 538 MAIN STREET, REISTERSTOWN, MD 21136

PROPERTY AREA: 0.453 AC (19,735 SF) DEED REFERENCE: 15440/38 PLAT REFERENCE: N/A

BR (BUSINESS ROADSIDE) EXISTING USE: GARAGE (AUTOMOTIVE SERVICE) PROPOSED USE: GARAGE (AUTOMOTIVE SERVICE) ELECTION DISTRICT: 4

ZONING CASE HISTORY: 1949-1604-SPH, 2004-0047-A

2. PLAN PREPARED BY: FREDERICK WARD ASSOCIATES, INC. 5 S. MAIN STREET P.O. BOX 727 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 #I ONLY):
- A. TRACKING # DRC-202X-00XXX (NOT AVAILABLE AT THIS TIME)
- B. DRC #: 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 | ADA SPACE TOTAL SERVICE PARKING: 3.3/1000 = 0 SPACES NEEDED BECAUSE NO SERVICE PROVIDED ON

TOTAL PARKING FOR DISPLAY/INVENTORY: 0 SPACES REQUIRED

TOTAL CUSTOMER PARKING: 5/1000 = 5 SPACES INCLUDING I 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 / 27,935.75 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 (13,209 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 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: SIDE YARD: CORNER STREET SIDE: 35' REAR YARD: HEIGHT

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

- 9. THERE ARE NO 100-YR F.E.M.A. FLOOD PLAINS ON THIS SITE.
- 10. THERE ARE NO NON-TIDAL WETLANDS LOCATED ON THIS SITE.
- II. THERE ARE NO KNOWN REGULATED PLANT OR WILDLIFE COMMUNITIES ASSOCIATED WITH THIS SITE.
- 12. THERE ARE NO KNOWN ARCHEOLOGICAL SITES ON THIS PROPERTY.
- 13. PROPOSED USE ON THIS SITE WILL BE SERVICED BY PUBLIC WATER AND PRIVATE SEPTIC SYSTEM.
- 14. 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 #1966-098-X PREPARED FOR HESS OIL \$ CHEMICAL CORPORATION BY UNKNOWN ENGINEER LAST DATED AUGUST 4, 1965.
- 15. EXISTING SIGNAGE OF ORIGINAL USE WILL BE RE-PURPOSED AND USED FOR THE PROPOSED USE.
- 16. EXISTING BUILDING SHALL MEET ALL BUILDING AND FIRE CODE REQUIREMENTS.
- 17. 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.
- 18. A LANDSCAPE PLAN MUST BE REVIEWED AND APPROVED BY THE BALTIMORE COUNT LANDSCAPE ARCHITECT IN THE OFFICE OF PARKS & RECREATION PRIOR TO THE ISSUANCE OF THE BUILDING
- 19. SOIL INFORMATION IS FROM THE SOIL SURVEY OF BALTIMORE COUNTY, USDA, 1976.
- 20. THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTYCODE 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.

 $\mathcal{C}$ GERRY P. POWELL CERTIFY THA HESE DOCUMENTS WERE PREPARED OR

CENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ICENSE NO. 48252, EXP. DATE: 12/29/202 12/28/22

GPP

HEET 1 OF 1 FWA JOB NUMBER:

2221172