



JOHN A. OLSZEWSKI, JR.
County Executive

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

April 27, 2023

David Karceski, Esquire – dhkarceski@venable.com
Adam Rosenblatt, Esquire – amrosenblatt@venable.com
Venable, LLP
210 W. Chesapeake Avenue, Suite 500
Towson, MD 21204

RE: Petitions for Special Hearing & Variance
Case No. 2023-0044-SPHA
Property: 3600 Milford Mill Road

Dear Mr. Karceski and Mr. Rosenblatt:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is written in a cursive style with a large, stylized "M" and "E".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dln
Enclosure

c: Justin Rosemore – justin.rosemore@gmail.com
Luis Marcelino – lmcelino@cfgo.com
Niki Hughes – nhughes@cfgo.com
Steve Warfield – steve.warfield@matiswarfield.com
Tanya Bensinger – tbensinger@matiswarfield.com

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(3600 Milford Mill Road)	*	OFFICE OF
2nd Election District		
4th Council District	*	ADMINISTRATIVE HEARINGS
Milford Mill Properties, LLC		
Legal Owner	*	FOR BALTIMORE COUNTY
Grocery Outlet, Inc.		
Contract Purchaser/Lessee	*	Case No. 2023-0044-SPHA

Petitioners

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed by Milford Mill Properties, LLC, legal owner and Grocery Outlet, Inc., contract lessee (“Petitioners”) for the property located at 3600 Milford Mill Road, Windsor Mill (the “Property”). The Special Hearing was filed pursuant to the Baltimore County Zoning Regulations (“BCZR”), §500.7 to amend the site plan approved in Zoning Case No. 2014-0082-SPHA. Variance relief as follows:

1) From the Baltimore County Zoning Regulations (“BCZR”) §450.4.Table of Sign Regulations.5(d): To allow a total of six wall-mounted enterprise signs for a single tenant in a multi-tenant commercial building in lieu of the one wall-mounted enterprise sign and one canopy enterprise sign permitted by right (Signs A, B, C, D, E) and to allow a wall-mounted enterprise sign on a facade of the tenant space without a separate exterior customer entrance (Sign F).

2) From the BCZR, §450.4.Table of Sign Regulations .5(d): To allow the total sign area of the wall-mounted enterprise signs on one facade for a tenant space in a multi-tenant commercial building to exceed two times the length of the wall containing the exterior entrance and defining the space occupied by the tenant (Signs A, B, C, D, E [254 sq. ft.] in lieu of the permitted 198 sq. ft. [length of tenant space wall 99 ft. x 2 = 198 sq. ft. permitted]).

3) From the BCZR, §450.4. Table of Signs Regulations .7(b): To allow letter copy for the names of tenants/occupants displayed on individuals sign panels to be a minimum of 3 in. in height in lieu of the lieu of the required 8 in.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Ryan Voelkel, representative of Milford Mill Properties, LLC appeared at the hearing along with Veronica Vargas, representative of Grocery Outlet, Inc. appeared in support of the Petition. Steven Warfield, PE, of Matis, Warfield, the engineer who prepared a redlined site plan (the "Redlined Site Plan") and the greenlined site plan (the "Greenlined Site Plan"). (Pet. Exs. 1A, 1B). David Karceski, Esquire, Adam Rosenblatt, Esquire and Venable, LLP represented the Petitioners. There were no interest parties or interested citizens that attended the hearing.

Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP") and Department of Environmental Protection and Sustainability ("DEPS") which agencies did not oppose the relief requested.

The Property is 5.01 acres +/- (218, 257 sf) and is improved with a commercial shopping center and paved parking lot. It fronts on both Liberty Rd. (MD 26) and Milford Mill Rd. It is irregularly shaped with topography changes. It is split-zoned as follows: Business, Local with a Commercial Community Core overlay district (BL-CCC); Business, Roadside with a Commercial Community Core overlay district (BR-CCC); Business, Local (BL); and Business, Roadside (BR). An aerial photograph was provided and shows the commercial area along Liberty Rd. and residences behind the commercial uses. (Pet. Ex. 3). Street view photographs of the Property were provided showing the extent of the improvements and the large amount of paved surfaces without landscaping. (Pet. Ex. 4). The Property is located within the Liberty Road Commercial Revitalization District. (Pet. Ex. 6).

Currently existing on the Property is a Giant Food store which has been vacant since 2018. Petitioners propose to construct a 20,220 sf +/- grocery store with a 3,000 sf liquor store, as well as a 4,649 sf Royal Farms store and fuel service station. (Pet. Ex. 1A, 1B). Grocery Outlet, Inc. operates 500 grocery stores nationwide but this will be its first store in Baltimore County. According to Petitioner's counsel, the Royal Farms store does not need any zoning relief as it is proceeding by right under BCZR, §405.2.A.1, and already has planned shopping center approval. (See BCZR, 101.1 definition 'planned shopping center'). There is also a 1-story, 2,800 +/- sf medical office building on the northern end of the Property which will remain.

The proposed use was the subject of a town hall meeting(s) with local community groups/citizens who requested that a grocery store replace the vacant Giant store. The Property is located in a Design Review Panel ("DRP") area and the proposed design for the buildings has been reviewed by the Design Review Panel ("DRP"). (Pet. Ex. 5). The final design has not yet been approved by DOP.

In regard to Variance relief for signage, the dual street frontage and topographical changes, along with the Property's irregular shape, has led Grocery Outlet, Inc. to seek Variance relief for its proposed signage. As part of its branding and identification within the marketplace, Grocery Outlet stores have, on all their wall-mounted signs additional wording "bargain market" beneath the "Grocery Outlet" wording on the sign. As proposed here, those signs will be installed at the front customer entrance and over a separate exterior customer entrance in order to advertise the use. (Signs A, F). In addition, beneath the words "bargain market" are words identifying specific products sold including: 'Produce', 'Dairy', 'Meat', and 'Organics.' (Signs B, C, D, E). Each one of these words is considered a separate sign under BCZR which limits the total wall-mounted signs to one (1). The BCZR also imposes a limit on the total sign area for wall-mounted enterprises

signs on one (1) façade for a tenant space without a separate exterior customer entrance. (Signs A,B,C,D,E). Finally, for one (1) of the two (2) ground mounted freestanding signs, relief is needed to permit the letter size for additional tenants to be a minimum of 3 inches in height in lieu of the required 8 inches. (Sign O). Variance relief is not needed for the second ground-mounted freestanding sign as it will only advertise Royal Farms and Grocery Outlet, not the additional tenants.

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be compatible with the community and generally consistent with the spirit and intent of the regulations." *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016). In the instant case I find that the modest relief requested is within the spirit and intent of the BCZR.

The Petition for Special Hearing is to amend the previous approved site plan from Case 2014-82-A in which the Giant store was granted Variance relief for parking spaces and signage. The site plan for that Case is not in the file. Even if it was, it relates to the former Giant store and

other uses on the Property and has no relevance to the proposed Royal Farms store and Grocery Outlet store. In my view, if the Giant store was still operating and a Petition was filed to improve that use, then a Petition to Amend that site plan would be appropriate. As a result, the Special Hearing relief is not needed and will be dismissed as moot.

VARIANCE

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The Property was previously adjudicated to be unique in Case No.: 2014-0082-SPHA due to its irregular shape. As a result, the Property's shape has not changed, the finding of uniqueness is applicable to this Case under the doctrine of collateral estoppel. *Garrity v. Maryland State Bd. of Plumbing*, 447 Md. 359, 368 (2016). (See also *Colandrea v. Wilde Lake Community Ass'n, Inc.*, 361 Md. 391 (2000); *Washington Suburban Sanitary Commission v. TKU Associates*, 281 Md. 1, 18-19 (1977)).

Given the Property's unique shape which was created, in part, by fronting on two (2) streets, I find that the Petitioners would suffer a practical difficulty and unreasonable hardship if the proposed Variance relief for signage as described in the Petition is not granted because the Petitioners would not have the necessary visibility by way of the proposed signs to alert customers about the Grocery Cart store products. The surrounding community requested the grocery store and will need to be alerted to its existence and products. I also find that the requested Variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury

to the health, safety or general welfare, particularly in light of the lack of opposition at the hearing. I believe the requested variances are therefore within the spirit and intent of the BCZR.

THEREFORE, IT IS ORDERED this 27th day of **April 2023** by this Administrative Law Judge that the Petition for Special Hearing from BCZR, §500.7 to amend the site plan approved in Zoning Case No. 2014-0082-SPHA. is hereby **DISMISSED AS MOOT**; and it is,

FURTHER ORDERED that the Petition for Variance relief from BCZR, §450.4. Table of Sign Regulations.5(d) to allow a total of six wall-mounted enterprise signs for a single tenant in a multi-tenant commercial building in lieu of the one wall-mounted enterprise sign and one canopy enterprise sign permitted by right (Signs A, B, C, D, E) and to allow a wall-mounted enterprise sign on a facade of the tenant space without a separate exterior customer entrance (Sign F), be and it is hereby **GRANTED**; and it is,

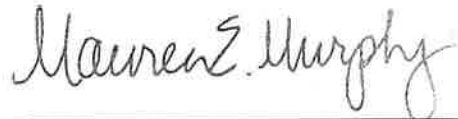
FURTHER ORDERED that the Petition for Variance relief from the BCZR § 450.4. Table of Sign Regulations .5(d) to allow the total sign area of the wall-mounted enterprise signs on one facade for a tenant space in a multi-tenant commercial building to exceed two times the length of the wall containing the exterior entrance and defining the space occupied by the tenant (Signs A, B, C, D, E [254 sq. ft.] in lieu of the permitted 198 sq. ft. [length of tenant space wall 99 ft. x 2 = 198 sq. ft. permitted]); and it is,

FURTHER ORDERED that the Petition for Variance relief from BCZR § 450.4. Table of Signs Regulations .7(b) to allow letter copy for the names of tenants/occupants displayed on individuals sign panels to be a minimum of 3 in. in height in lieu of the required 8 in., are all hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners shall finalize final approval of the building design with the Department of Planning.
3. Petitioners shall file a Landscape Plan and a Lighting Plan with County Landscape Architect.
4. The Greenlined Site Plan (Pet. Ex. 1B) shall be attached hereto and incorporated herein in its entirety.

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

A handwritten signature in cursive script that reads "Maureen E. Murphy". The signature is written in dark ink and is positioned above a horizontal line.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm

23-0103 JS



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 3600 Milford Mill Road which is presently zoned BL-CCC, BR-CCC, BL, BR

Deed References: 40777-205 10 Digit Tax Account # 1600005279

Property Owner(s) Printed Name(s) Milford Mill Properties 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 SHEET

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

3. X a **Variance** from Section(s)

SEE ATTACHED SHEET

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)

TO BE PRESENTED AT HEARING

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:

SEE ATTACHED SHEET

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHED SHEET

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2023-0044-SPA Filing Date 2/28/23 Do Not Schedule Dates: Reviewer JS

3600 MILFORD MILL ROAD

ATTACHMENT TO PETITION FOR VARIANCE

1. Petition for Variance from Section 450.4. Table of Sign Regulations. 5(d) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow a total of six wall-mounted enterprise signs for a single tenant in a multi-tenant commercial building in lieu of the one wall-mounted enterprise sign and one canopy enterprise sign permitted by right (Signs A, B, C, D, E) and to allow a wall-mounted enterprise sign on a façade of the tenant space without a separate exterior customer entrance (Sign F).
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3. Petition for Variance from B.C.Z.R. Section 450.4. Table of Sign Regulations. 7(b) to allow letter copy for the names of tenants / occupants displayed on individual sign panels to be a minimum of 3 inches in height in lieu of the required 8 inches.

3600 MILFORD MILL ROAD

ATTACHMENT TO PETITION FOR SPECIAL HEARING

1. Special Hearing to amend the site plan approved in Zoning Case No. 2014-82-SPHA.

3600 MILFORD MILL ROAD

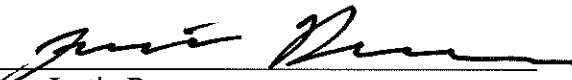
ATTACHMENT TO PETITIONS FOR VARIANCE & SPECIAL HEARING

LEGAL OWNER/PETITIONER:

Milford Mill Properties LLC
3504 Old Court Road
Pikesville, Maryland 21208-3328

By: ARLS Properties, LLC, its Managing Member

By: JSJ Properties, LLC, Managing Member

By: 
Name: Justin Rosemore
Title: Manager

3600 MILFORD MILL ROAD

ATTACHMENT TO PETITIONS FOR VARIANCE & SPECIAL HEARING

CONTRACT LESSEE:

Grocery Outlet Inc.
5650 Hollis Street
Emeryville, CA 94608

By: 

Name: Luis Marcelino, Assoc. AIA

Title: Director of Construction (East)

Phone Number: 717-727-3505

ZONING PROPERTY DESCRIPTION FOR 3600 Milford Mill Road to Accompany Petition For Zoning Hearing

BEGINNING at a point on the West side of Milford Mill Road which is variable width at a distance of 467 feet $\pm$ north of the centerline of the nearest improved intersecting of Liberty Road which is 80 feet wide. Thence the following courses and distances:

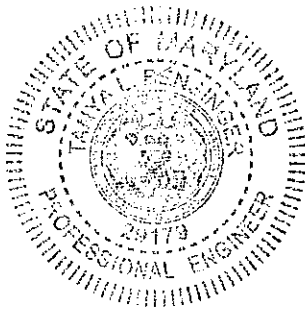
1. South 30°06'49" West a distance of 203.53 feet;
2. South 27°34'45" West a distance of 192.25 feet;
3. South 73°47'35" West a distance of 52.85 feet
4. North 65°46'29" West a distance of 265.19 feet;
5. North 17°53'42" East a distance of 570.33 feet;
6. South 46°44'54" East a distance of 281.34 feet; to the point and place of beginning.

CONTAINING 172,487 square feet or 3.96 acres of land, more or less.

Tax ID No. 02-1600005279

Located in 2nd Election District and 4th Council District

DESCRIPTION COMPILED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED
TO BE USED FOR CONVEYANCES OR AGREEMENTS



2023-0044-SP4A

23-0103 JS



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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 3600 Milford Mill Road which is presently zoned BL-CCC, BR-CCC, BL, BR
Deed References: 40777-205 10 Digit Tax Account # 1600005279
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(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

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

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SEE ATTACHED SHEET

Name- Type or Print

Signature

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Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

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Signature #2

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Representative to be contacted:

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CASE NUMBER 2023-0044-SHA Filing Date 2/28/23

Do Not Schedule Dates: Reviewer JS

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Pikesville, Maryland 21208-3328

By: ARLS Properties, LLC, its Managing Member

By: JSJ Properties, LLC, Managing Member

By: 
Name: Justin Rosemore
Title: Manager

3600 MILFORD MILL ROAD

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By: 
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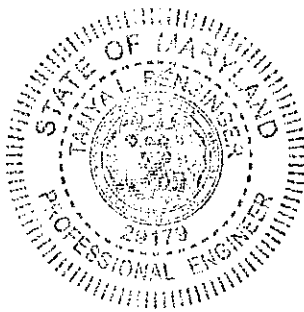
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3. South 73°47'35" West a distance of 52.85 feet
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TO BE USED FOR CONVEYANCES OR AGREEMENTS



2023-0044-SPHA



April 4, 2023

David Karceski, Esq.
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

RE: Case Number: 2023-0044-SPHA, 3600 Milford Mill Road

To Whom It May Concern:

The above referenced petition was accepted for processing ONLY by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 28, 2023. This letter is not an approval, but only a NOTIFICATION.

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

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

Very truly yours,

A handwritten signature in black ink that reads "Jeffrey Perlow". The signature is written in a cursive, flowing style.

Jeff Perlow
Supervisor
Department of Zoning

kl

Cc: Milford Mill Properties, LLC
Enclosures

RECEIVED MAR 22 2023

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 3/21/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0044-SPHA

INFORMATION:

Property Address: 3600 Milford Mill Road
Petitioner: Justin Rosemore, Millford Mill Properties LLC
Zoning: BL-CCC/BR-CCC/BL/BR
Requested Action: Special Hearing/Variance

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

Variance(s) -

1. From Section 450.4 Table of Sign Regulations 5(d) of the Baltimore County Zoning Regulations to allow a total of six wall-mounted enterprise signs for a single tenant in a multi-tenant commercial building in lieu of the one wall-mounted enterprise sign and one canopy enterprise sign permitted by right (Signs A, B, C, D, E) and to allow a wall-mounted enterprise sign on a façade of the tenant space without a separate exterior customer entrance (sign F).
2. From BCZR Section 450.4 Table of Sign Regulations 5(d) to allow the total sign area of the wall-mounted enterprise signs on one façade for a tenant space in a multi-tenant commercial building to exceed two times the length of the wall containing the exterior entrance and defining the space occupied by the tenant (Signs A, B, C, D, E {254 square feet in lieu of the permitted 198 square feet{ length of tenant space wall 99 feet x 2 = 198 square feet permitted}}).
3. From BCZR Section 450.4 Table of Sign Regulations 7(b) to allow letter copy for the names of tenants/occupants displayed on individual sign panels to be a minimum of 3 inches in height in lieu of the required 8 inches.

Special Hearing – to amend the site plan approved in Zoning Case No. 2014-82 SPHA.

The proposed site is a 5.60 acre property zoned BL-CCC, BR-CCC, BL and BR. It is immediately surrounded by commercial uses and outside of that, residential properties. The site is currently improved with a medical office, vacant grocery store, and retail/service use. The site proposes medical office, grocery store, liquor store, fuel station convenience store/carry-out uses.

The property is located in the Liberty Road Design Review Panel (DRP) area which requires review for design compliance through the application of the Master Plan, the Comprehensive Manual of Development Policies, adopted community plans/Section 260 of the Baltimore County Zoning Regulations, as applicable pursuant to Section 32-4-203 of the Baltimore County Code. This development was subject to the Baltimore County Design Review Panel (DRP) review on March 8, 2023 wherein

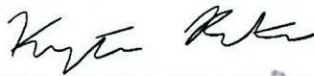
conditional approval was granted. The applicant shall submit all materials approved by the DRP for confirmation with the review files.

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

- 1) Comply with approval conditions set forth in the Design Review Panel Disposition from March 8, 2023 meeting.
- 2) Comply with all other sign regulations set forth in the Baltimore County Zoning Regulations Section 450.
- 3) Comply with any landscaping guidelines required by the Baltimore County Landscape Architect.
- 4) Ensure that the plan conforms to all other bulk and setback regulations set forth in the Baltimore County Zoning Regulations for BL-CCC/BR-CCC/BL/BR zoned property and
- 5) Ensure the plan meets all additional conditions as required by the Administrative Law Judge.

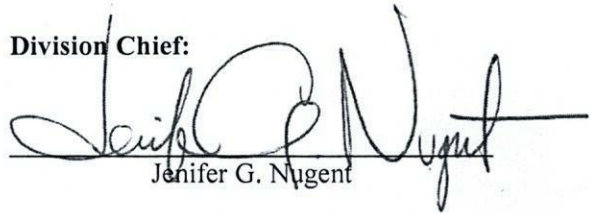
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN

c: David H. Karceski
Daphne Daly, Community Planner
Ngone Seye Diop, Community Planning Division Chief
Jeff Perlow, Zoning Review
Lajuanda Whitaker, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 3/21/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0044-SPHA

INFORMATION:

Property Address: 3600 Milford Mill Road
Petitioner: Justin Rosemore, Millford Mill Properties LLC
Zoning: BL-CCC/BR-CCC/BL/BR
Requested Action: Special Hearing/Variance

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

Variance(s) -

1. From Section 450.4 Table of Sign Regulations 5(d) of the Baltimore County Zoning Regulations to allow a total of six wall-mounted enterprise signs for a single tenant in a multi-tenant commercial building in lieu of the one wall-mounted enterprise sign and one canopy enterprise sign permitted by right (Signs A, B, C, D, E) and to allow a wall-mounted enterprise sign on a façade of the tenant space without a separate exterior customer entrance (sign F).
2. From BCZR Section 450.4 Table of Sign Regulations 5(d) to allow the total sign area of the wall-mounted enterprise signs on one façade for a tenant space in a multi-tenant commercial building to exceed two times the length of the wall containing the exterior entrance and defining the space occupied by the tenant (Signs A, B, C, D, E {254 square feet in lieu of the permitted 198 square feet { length of tenant space wall 99 feet x 2 = 198 square feet permitted})).
3. From BCZR Section 450.4 Table of Sign Regulations 7(b) to allow letter copy for the names of tenants/occupants displayed on individual sign panels to be a minimum of 3 inches in height in lieu of the required 8 inches.

Special Hearing – to amend the site plan approved in Zoning Case No. 2014-82 SPHA.

The proposed site is a 5.60 acre property zoned BL-CCC, BR-CCC, BL and BR. It is immediately surrounded by commercial uses and outside of that, residential properties. The site is currently improved with a medical office, vacant grocery store, and retail/service use. The site proposes medical office, grocery store, liquor store, fuel station convenience store/carry-out uses.

The property is located in the Liberty Road Design Review Panel (DRP) area which requires review for design compliance through the application of the Master Plan, the Comprehensive Manual of Development Policies, adopted community plans/Section 260 of the Baltimore County Zoning Regulations, as applicable pursuant to Section 32-4-203 of the Baltimore County Code. This development was subject to the Baltimore County Design Review Panel (DRP) review on March 8, 2023 wherein

conditional approval was granted. The applicant shall submit all materials approved by the DRP for confirmation with the review files.

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

- 1) Comply with approval conditions set forth in the Design Review Panel Disposition from March 8, 2023 meeting.
- 2) Comply with all other sign regulations set forth in the Baltimore County Zoning Regulations Section 450.
- 3) Comply with any landscaping guidelines required by the Baltimore County Landscape Architect.
- 4) Ensure that the plan conforms to all other bulk and setback regulations set forth in the Baltimore County Zoning Regulations for BL-CCC/BR-CCC/BL/BR zoned property and
- 5) Ensure the plan meets all additional conditions as required by the Administrative Law Judge.

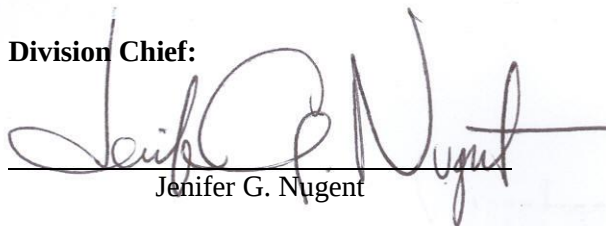
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN

c: David H. Karceski
Daphne Daly, Community Planner
Ngone Seye Diop, Community Planning Division Chief
Jeff Perlow, Zoning Review
Lajuanda Whitaker, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

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: March 10, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0044-SPHA
Address: 3600 Milford Mill Rd
Legal Owner: Milford Mill Properties, LLC

Zoning Advisory Committee Meeting of March 13, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
3600 Milford Mill Road; NW corner at	*	OF ADMINISTRATIVE
intersection of Milford Mill Rd and Liberty Rd		
2 nd Election & 4 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Milford Mill Properties LLC		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2023-044-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

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

Carole S. Demilio/rmw
 CAROLE S. DEMILIO
 Deputy People's Counsel
 Jefferson Building, Suite 204
 105 West Chesapeake Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of March, 2023, a copy of the foregoing Entry of Appearance was emailed to David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, dhkarceski@venable.com, Attorney for Petitioner(s).

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

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING March 6, 2023
FORMAL OR INFORMAL RESPONSE DUE AT March 13, 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; Jesse Krout, jkrout@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: 2023-0040-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: James Locke
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 2270 MONOCACY RD

Location: Property located North side of Monocacy Rd. Southeast 153 feet to centerline of Wicomico Rd.

Existing Zoning: DR 3.5 **Area:** 9,000 SQ FT.

Proposed Zoning:

VARIANCE:

BCZR 1B02.3.C.1: To permit a side yard setback of 1 foot and a combined total of 12 feet in lieu of the required 10 feet and combined total of 25 feet side yard setback.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2023-0041-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Daniel and Erin Bakondi
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 501 STONELEIGH RD

Location: Property located on the South side of Stoneleigh Rd.; 50 feet South of Petworth Rd.

Existing Zoning: DR 5.5 **Area:** 6,552 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3.C.1 and 400.1: To approve a rear addition with a rear yard setback of 5 feet in lieu of the required 30 feet setback and to approve an existing detached garage in the side yard with a setback of 2 feet in lieu of the rear yard and a 2.5 foot setback as required.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/20/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0042-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Gail Keller and Heather Hicks
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 3710 KAHL FARM RD

Location: Property located on the North side of Kahl Farm Rd., 470 feet East of Libby Lane.

Existing Zoning: DR 2 **Area:** 15,537 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1: To approve an accessory building (pavilion) located in the side yard in lieu of the rear yard and located in the 1/3 area of the yard closest to the side street in lieu of the 1/3 furthest removed from the side street.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/27/2023

Miscellaneous Notes:

Case Number: 2023-0043-A **Reviewer:** Shaun Crawford
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Jerome and Brunilda Stephens
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 2 **Council Dist:** 4

Property Address: 8715 DOGWOOD RD

Location: Property located beginning at the centerline of Dogwood Rd. 888 feet Northwest of Willow Run Rd.

Existing Zoning: RC 2 **Area:** 15.74 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3: To allow an accessory building (garage) with a height of 26 feet in lieu of the required 15 feet.

Attorney: Not Available

Prior Zoning Cases: 2006-0400-SPH; 2011-0279-SPHX; 2017-0268-A; 2022-0270-A

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/27/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0044-SPHA **Reviewer:** Jason Seidelman
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL HEARING, VARIANCE
Legal Owner: Milford Mill Properties, LLC
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 2 **Council Dist:** 4

Property Address: 3600 MILFORD MILL RD

Location: Property located on the Northwest corner of intersection of Milford Mill Rd. (85 feet) and Liberty Rd. (85 feet)

Existing Zoning: BL-CCC (BR-CCC, BL, BR)

Area: 4.9 ACRES

Proposed Zoning:

SPECIAL HEARING:

To amend the site plan approved in Zoning Case No. 2014-0082-SPHA.

VARIANCE:

1.) BCZR 450.4.Table of Sign Regulations.5(d): To allow a total of six wall-mounted enterprise signs for a single tenant in a multi-tenant commercial building in lieu of the one wall-mounted enterprise sign and one canopy enterprise sign permitted by right (Signs A, B, C, D, E) and to allow a wall-mounted enterprise sign on a facade of the tenant space without a separate exterior customer entrance (Sign F).

2.) BCZR 450.4.Table of Sign Regulations.5(d): To allow the total sign area of the wall-mounted enterprise signs on one facade for a tenant space in a multi-tenant commercial building to exceed two times the length of the wall containing the exterior entrance and defining the space occupied by the tenant (Signs A, B, C, D, E [254 square feet in lieu of the permitted 198 square feet [length of tenant space wall 99 feet x 2= 198 square feet permitted]]).

3.) BCZR 450.4.Table of Signs Regulations.7(b): To allow letter copy for the names of tenants/occupants displayed on individuals sign panels to be a minimum of 3 inches in height in lieu of the required 8 inches.

Attorney: David Karceski

Prior Zoning Cases: 2012-0015-XA; 2014-0082-SPHA

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0045-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Melvin and Courtney Benhoff
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 2

Property Address: 1713 CIRCLE RD

Location: Property located on the Southwest side of Circle Rd. 865 feet west of the centerline of Ruxton Rd.

Existing Zoning: DR 1 **Area:** .92 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1: To permit a proposed accessory building to be located in the side yard in lieu of the rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/27/2023

Miscellaneous Notes:

Case Number: 2023-0046-A **Reviewer:** Shaun Crawford
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Andrew and Patricia Flott (Trustee)
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 2 STANLEY DR

Location: Property located beginning at the intersections of Frederick Rd. and Stanley Dr. at a distance of 201 feet East of North Beechwood Ave.

Existing Zoning: DR 2 **Area:** 14,760 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 & 400.3: To approve an accessory building (garage) with a height of 20 feet and a side yard placement, in lieu of the required maximum height of 15 feet and rear yard only placement required. And to approve an existing accessory structure (pool) with a side yard placement in lieu of the rear yard only placement.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/27/2023

Miscellaneous Notes:

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID

For Newspaper Advertising:

Case Number: 2073-0044-SPHA
Property Address: 3600 Milford Mill Road
Legal Owners (Petitioners): Milford Mill Properties LLC
Contract Purchaser/Lessee: Grocery Outlet Inc.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Venable LLP
Address: David H. Karceski
210 W. Pennsylvania Avenue, Suite 500
Towson MD 21204
Telephone Number: 410 494 6285

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

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)
[View GroundRent Redemption](#)
[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 02 Account Number - 1600005279

Owner Information

Owner Name: MILFORD MILL PROPERTIES LLC Use: COMMERCIAL
Principal Residence: NO
Mailing Address: 3504 OLD COURT RD Deed Reference: /40777/ 00205
PIKESVILLE MD 21208-3123

Location & Structure Information

Premises Address: 3600 MILFORD MILL RD Legal Description: 5.008 AC
WINDSOR MILL 21244-3328 3600-3602 MILFORD MILL R
NW COR MILFORD MILL

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0077 0023 0468 10000.04 0000 2022 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1991 59,518 SF 4.9000 AC 14

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
MARKET / C3

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	980,000	980,000		
Improvements	5,049,700	3,257,700		
Total:	6,029,700	4,237,700	4,237,700	4,237,700
Preferential Land:	0	0		

Transfer Information

Seller: MILFORD MZL LLC	Date: 10/12/2018	Price: \$10,400,000
Type: NON-ARMS LENGTH OTHER	Deed1: /40777/ 00205	Deed2:
Seller: SAUL SUBSIDIARY I	Date: 05/01/2014	Price: \$7,450,000
Type: ARMS LENGTH IMPROVED	Deed1: /34920/ 00229	Deed2:
Seller: SAUL HOLDINGS LIMITED PARTNERSHIP	Date: 08/03/1994	Price: \$183,275
Type: ARMS LENGTH VACANT	Deed1: /10683/ 00377	Deed2:

Exemption Information

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

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

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

No. 218990

Date: 2/28/23

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 1000.00

Total: \$ 1000.00

Rec From: VENABLE / MILFORD MILL PROPERTIES

For: 2023-0044-SAHA

3600 MILFORD MILL RD.

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION



PNC, N.A. Bank 040
Maryland

VENABLE_{LLP}

750 E. Pratt Street Suite 900
Baltimore, Maryland 21202

Operating Account

F 537406

15-3
540

DATE

February 08, 2023

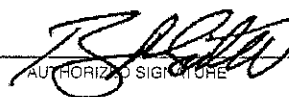
AMOUNT

\$1,000.00

*****ONE THOUSAND AND 00/100

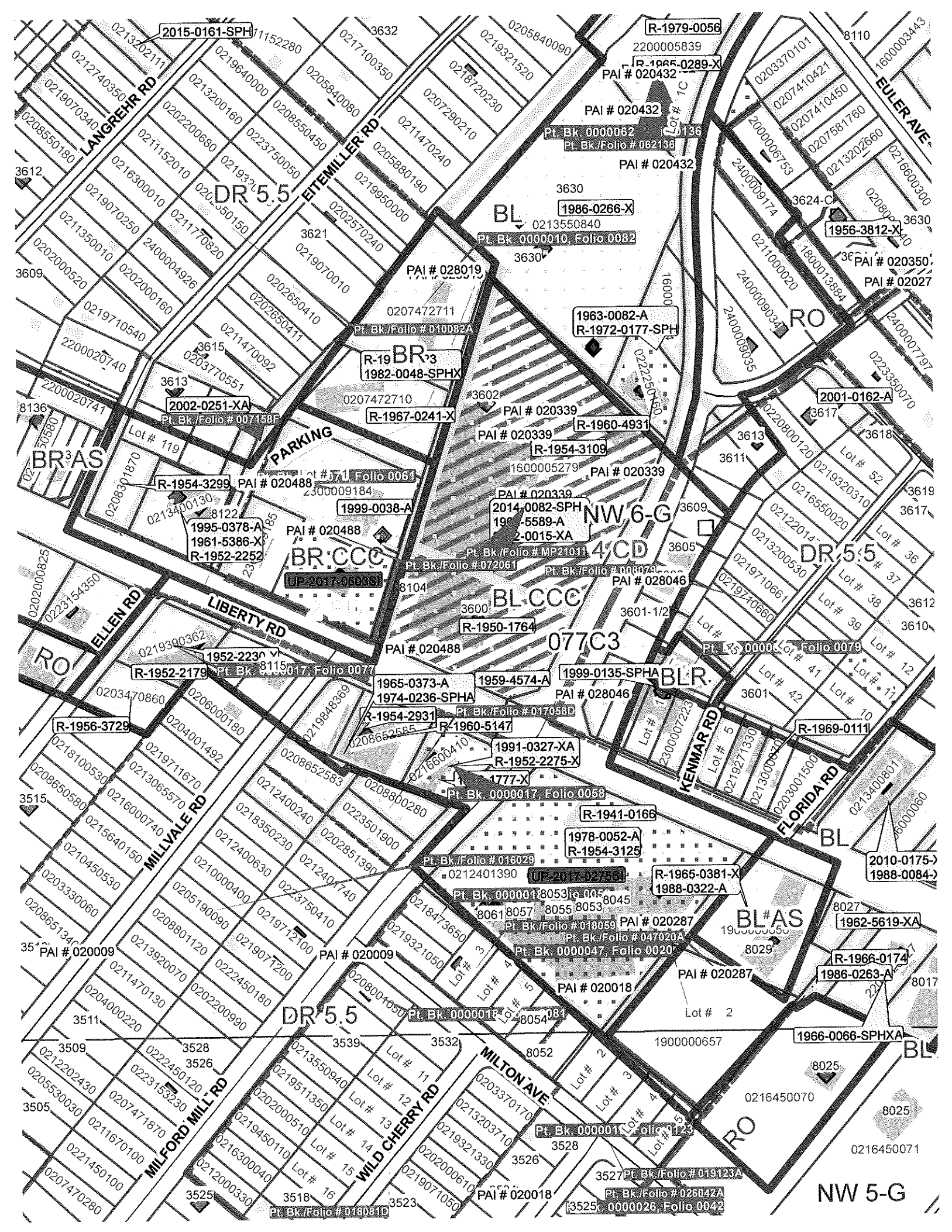
PAY
TO THE
ORDER
OF

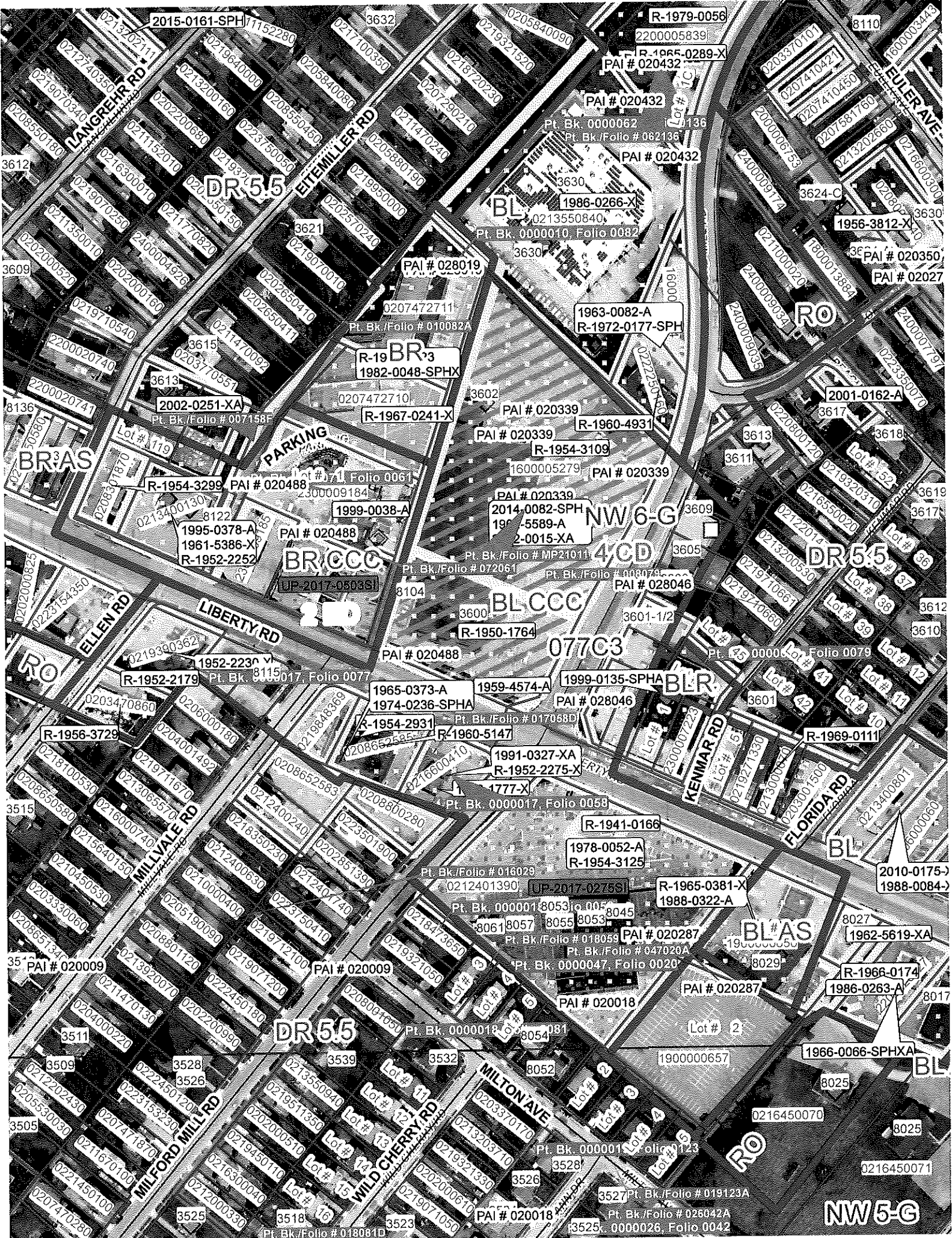
Baltimore County, Maryland
Office of Budget and Finance
400 Washington Avenue, Room 152
Towson, MD 21204-4665


AUTHORIZED SIGNATURE

VOID AFTER 180 DAYS

AUTHORIZED SIGNATURE
(TWO SIGNATURES REQUIRED OVER \$25,000)





ROYAL FARMS

SIGN AREA = 37.85-SF CABINET: 0.40 ALUMINUM WITH ACRYLIC LETTER, ILLUMINATED WITH NEON.

H ENTERPRISE WALL MOUNTED NTS

WORLD FAMOUS CHICKEN & FRESH KITCHEN

@ FRONT TRELLIS

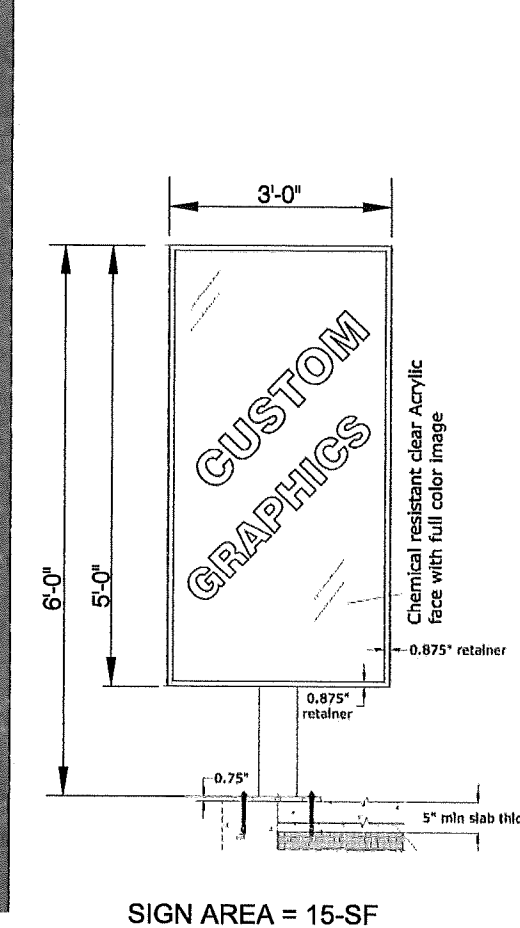
FONT: CORPORATE GOTHIC BOLD
COLOR: ROYALFARM CORP. RED
SIGN AREA = 11.75-SF

I ENTERPRISE CANOPY NTS

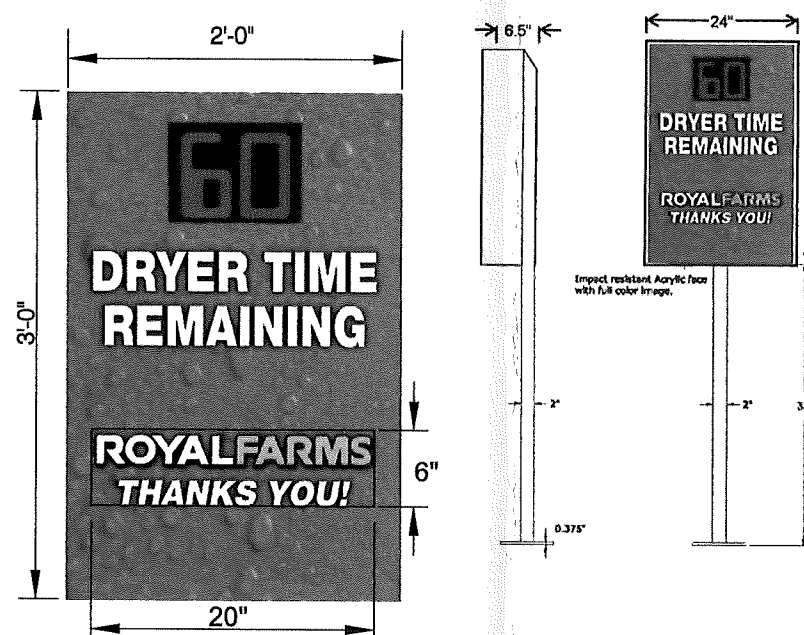
ROYAL FARMS

J ENTERPRISE SERVICE STATION CANOPY SIGNS NTS

SIGN AREA = 24.3-SF



SIGN AREA = 15-SF

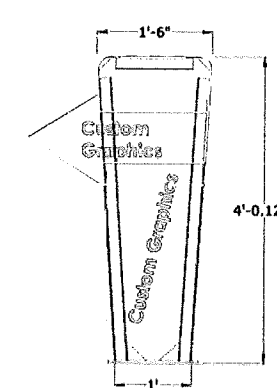
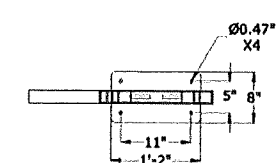


TOTAL SIGN SQUARE FOOTAGE: 6

*ROYAL FARMS' TEXT/LOGO IS LIMITED TO A MAXIMUM OF 30% OF DIRECTIONAL SIGN AREA.
SIGN AREA = 6.0 SF
ALLOWABLE TEXT/LOGO AREA = (6.0 SF) X (0.3) = 1.8 SF
PROPOSED TEXT/LOGO AREA = 2.0' X 6" = 0.83 SF
PROPOSED PERCENT OF SIGN AREA = 14% FOR TEXT/LOGO

K ENTERPRISE FREESTANDING CAR WASH ORDER BOARD NTS

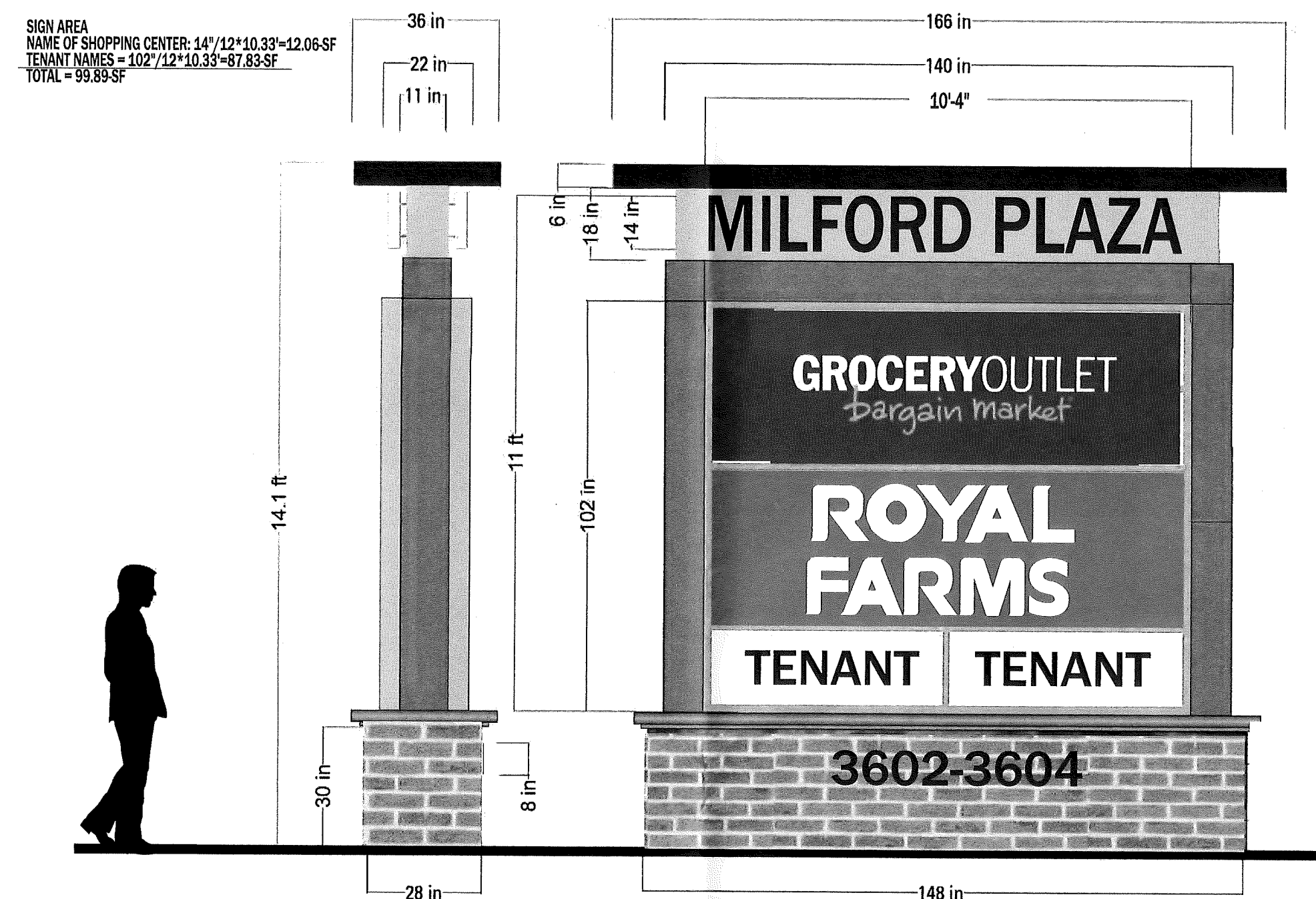
L DIRECTIONAL FREESTANDING CAR WASH DRYER TIMER NTS



M DIRECTIONAL FREESTANDING CAR WASH ENTER/EXIT SIGNS NTS

*ROYAL FARMS' TEXT/LOGO IS LIMITED TO A MAXIMUM OF 30% OF DIRECTIONAL SIGN AREA.
SIGN AREA = 2.92 SF
ALLOWABLE TEXT/LOGO AREA = (2.92 SF) X (0.3) = 0.87 SF
PROPOSED TEXT/LOGO AREA = 10' X 1" = 0.07 SF
PROPOSED PERCENT OF SIGN AREA = 2% FOR TEXT/LOGO

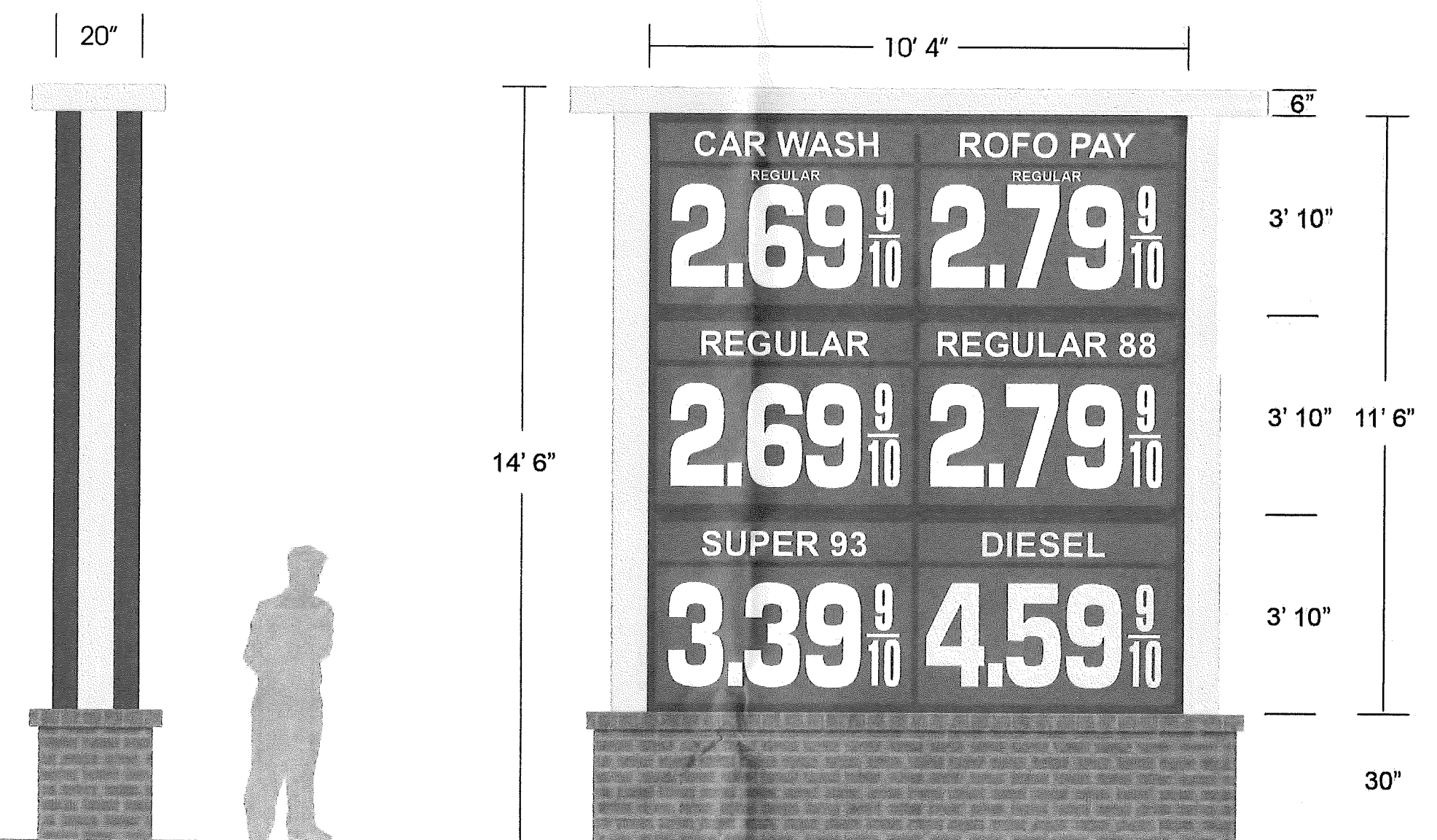
N DIRECTIONAL FREESTANDING SIGN NTS



O ENTERPRISE FREESTANDING NTS



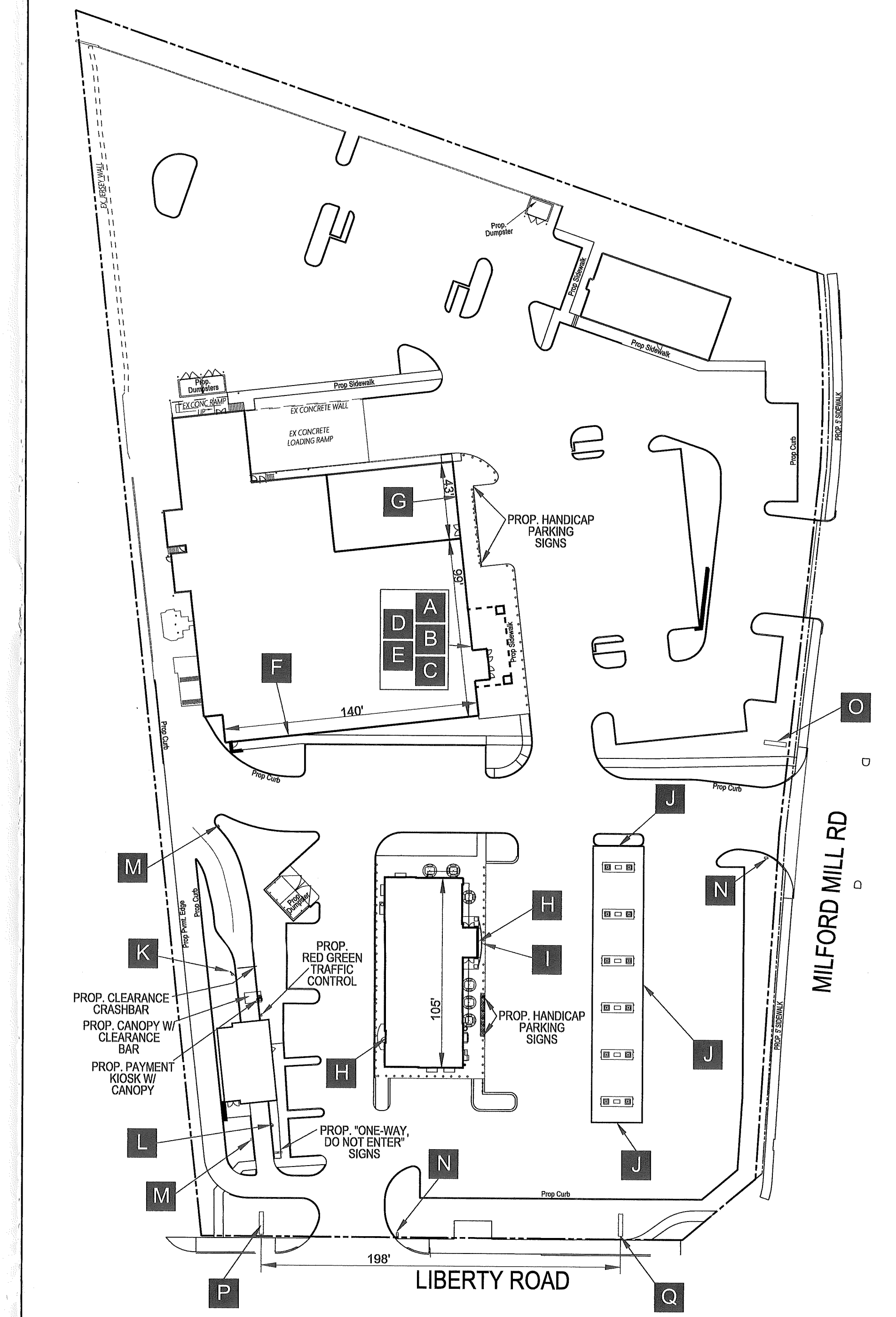
P ENTERPRISE FREESTANDING NTS



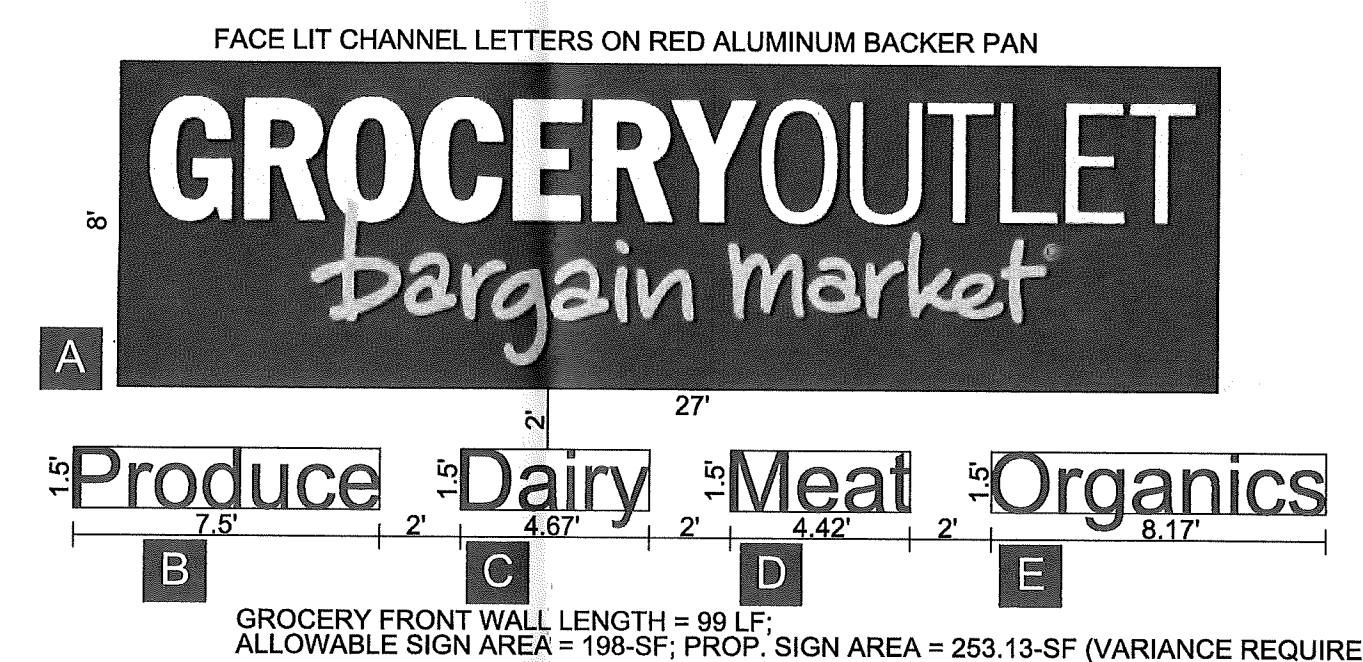
Q EXEMPT FUEL PRICE SIGN NTS

SIGN AREAS						
SIGN LABEL	SIGN CLASS	SIGN TYPE	QUANTITY PROPOSED	QUANTITY ALLOWED	PROP. AREA EACH (SF)	PROP. TOTAL AREA (SF)
A	ENTERPRISE MULTI-TENANT	WALL-MOUNTED	1	1	216	216
B			1	1	11.25	11.25
C			1	1	6.62	6.62
D			1	1	12.25	12.25
E			1	1	216	216
G	ENTERPRISE	WALL-MOUNTED CANOPY	1	1	86	86
H (FRONT)			1	3	37.85	113.55
I (FRONT)			1	1	11.75	11.75
J			1	1	37.85	37.85
K			3	6	24.3	72.9
L	DIRECTIONAL	FREESTANDING	1	EXEMPT**	15	15
M			2	NOT REGULATED	2.92	5.84
N			2	NOT REGULATED	8	16
O	JOINT IDENTIFICATION	FREESTANDING	1	1	99.89	99.89
P			1	1	99.89	99.89
Q			1	EXEMPT	118.83	118.83

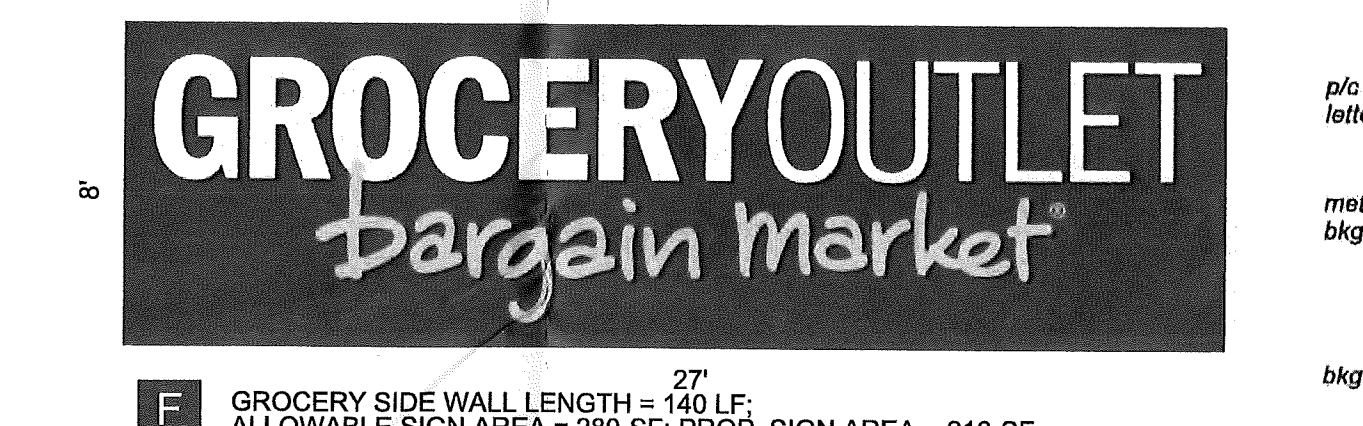
* NO SINGLE SIGN LARGER THAN 150-SF
** THE 'SIGN' IS NOT 'VISIBLE' FROM ANY 'HIGHWAY' AS EACH OF THESE TERMS IS DEFINED IN SECTION 450.3.



SIGN LAYOUT DETAIL
1" = 50'



ENTERPRISE MULTI-TENANT WALL MOUNTED NTS



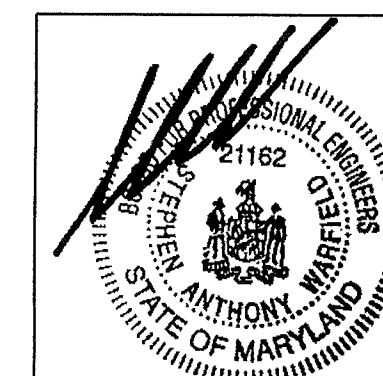
F GROCERY SIDE WALL LENGTH = 27' ALLOWABLE SIGN AREA = 86-SF; PROP. SIGN AREA = 216-SF

ENTERPRISE MULTI-TENANT WALL MOUNTED NTS

RETAIL USER SIGNAGE PANEL

G RETAIL FRONT WALL LENGTH = 43' L.F. ALLOWABLE SIGN AREA = 86-SF; PROP. SIGN AREA = 86-SF

ENTERPRISE MULTI-TENANT WALL MOUNTED NTS



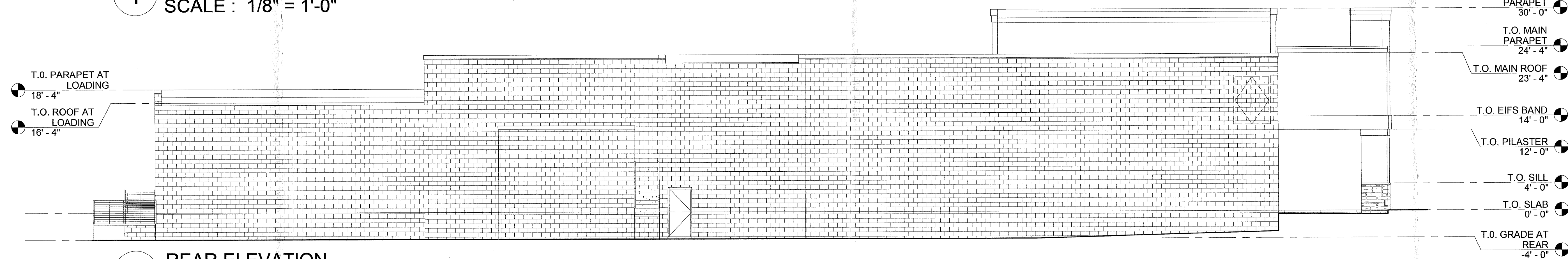
PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland, License No. 21162, Expiration Date: 03-20-2022.

Owner Developer: MILFORD MILL PROPERTIES, LLC
3504 Old Court Road
Pikesville, MD 21208
contact: Justin Rosemore (443)801-7151
Engineer: MATIS WARFIELD
Consulting Engineers
909 Ridgeway Road, Suite 100
Sparks, MD 21152
(410) 472-5415

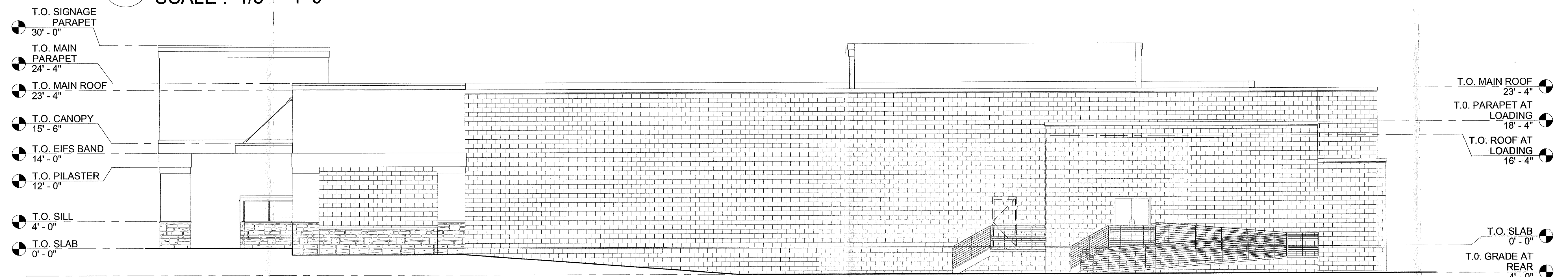
No.	Revision / Issue	By	Date
Design and Drawing based on Maryland Coordinate System (MCS): Horizontal: NAD 83/91 Vertical: NAVD 88			
Graphic Scale 0 50 100 150			
PAI# 02-339 DRC# 011723B			
Project Name and Address: MILFORD MILL SHOPPING CENTER 3600 Milford Mill Road Windsor Mill, Maryland 21244 TRACKING NO. LIM-2022-00121			
Plan to Accompany Petition for a SIGN VARIANCE		Tax Map: 077 Parcels: 468 Date: 2/16/23	
Election District: 02 Councilmanic District: 04		ZON-02	



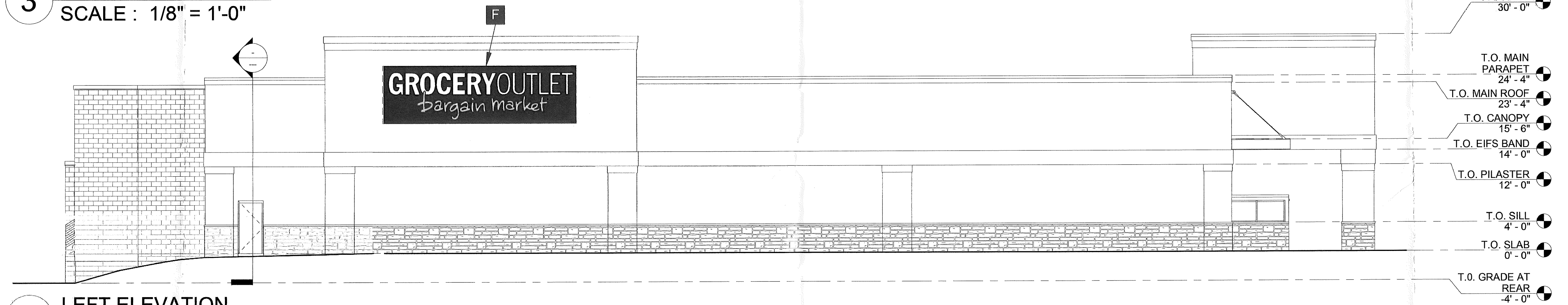
1 FRONT ELEVATION
SCALE : 1/8" = 1'-0"



2 REAR ELEVATION
SCALE : 1/8" = 1'-0"



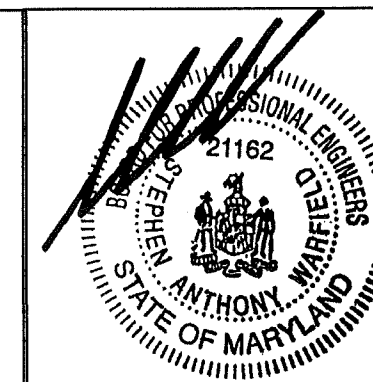
3 RIGHT ELEVATION
SCALE : 1/8" = 1'-0"



4 LEFT ELEVATION
SCALE : 1/8" = 1'-0"

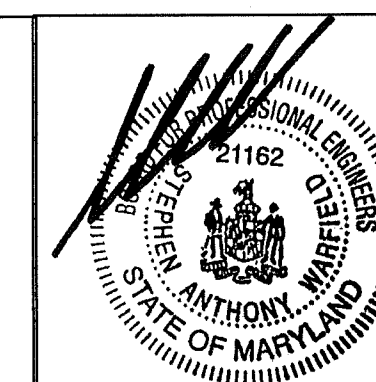
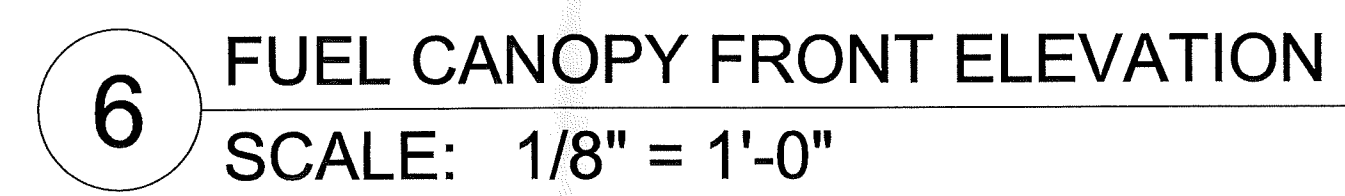
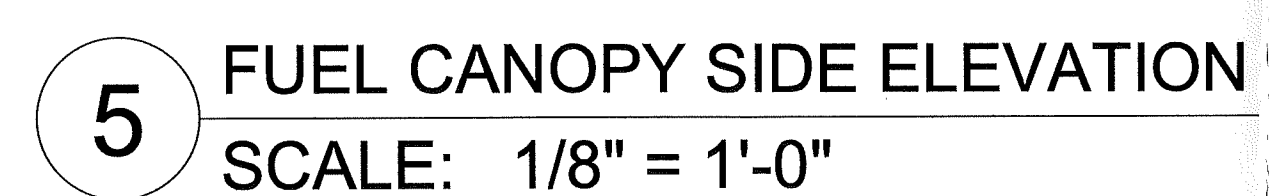
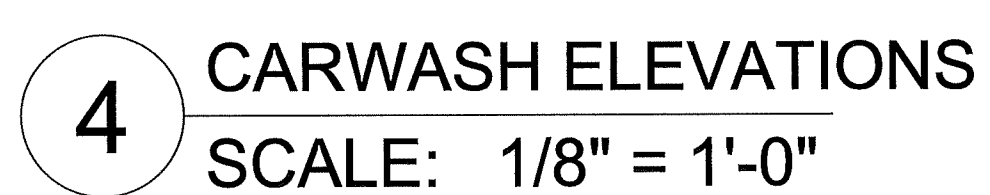
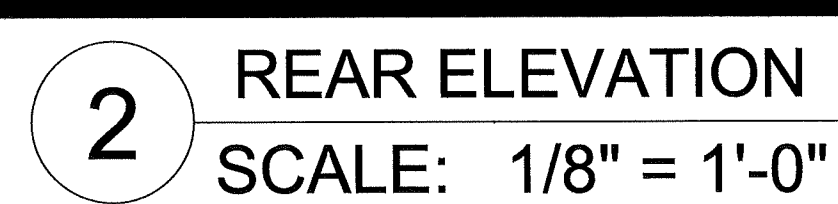
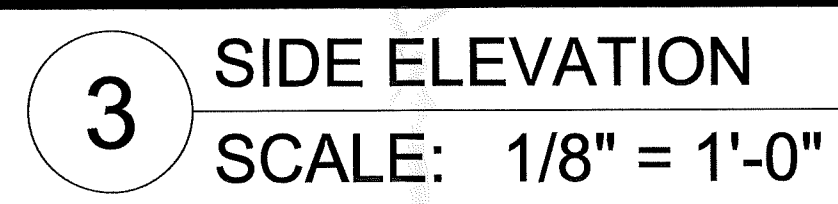
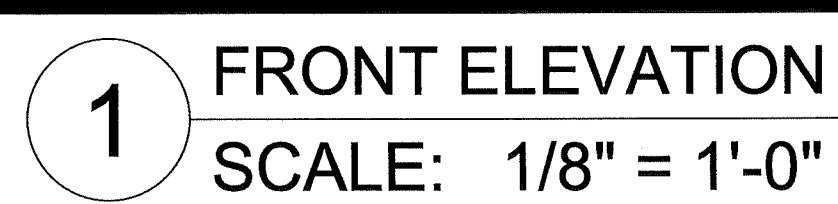
No.	Revision / Issue	By	Date
Design and Drawing based on Maryland Coordinate System (MCS); Horizontal: NAD 83/91 Vertical: NAVD 88			
Graphic Scale 0 8' 16' 24'			
PAI# 02-339 DRC# 011723B			
Project Name and Address: MILFORD MILL SHOPPING CENTER 3600 Milford Mill Road Windsor Mill, Maryland 21244 TRACKING NO. LIM-2022-00121			
Plan to Accompany Petition for a SIGN VARIANCE			
Tax Map: 077	Election District: 02		
Parcels: 468	Councilmanic District: 04		
Date: 2/16/23	Sheet Number: 03 OF 04	ZON-03	

RATCLIFFE
ARCHITECTS
10404 Stevenson Road Stevenson, Maryland 21153
Phone 410-484-7010 Fax 410-484-3619 pcor@ratcliffearchitects.com



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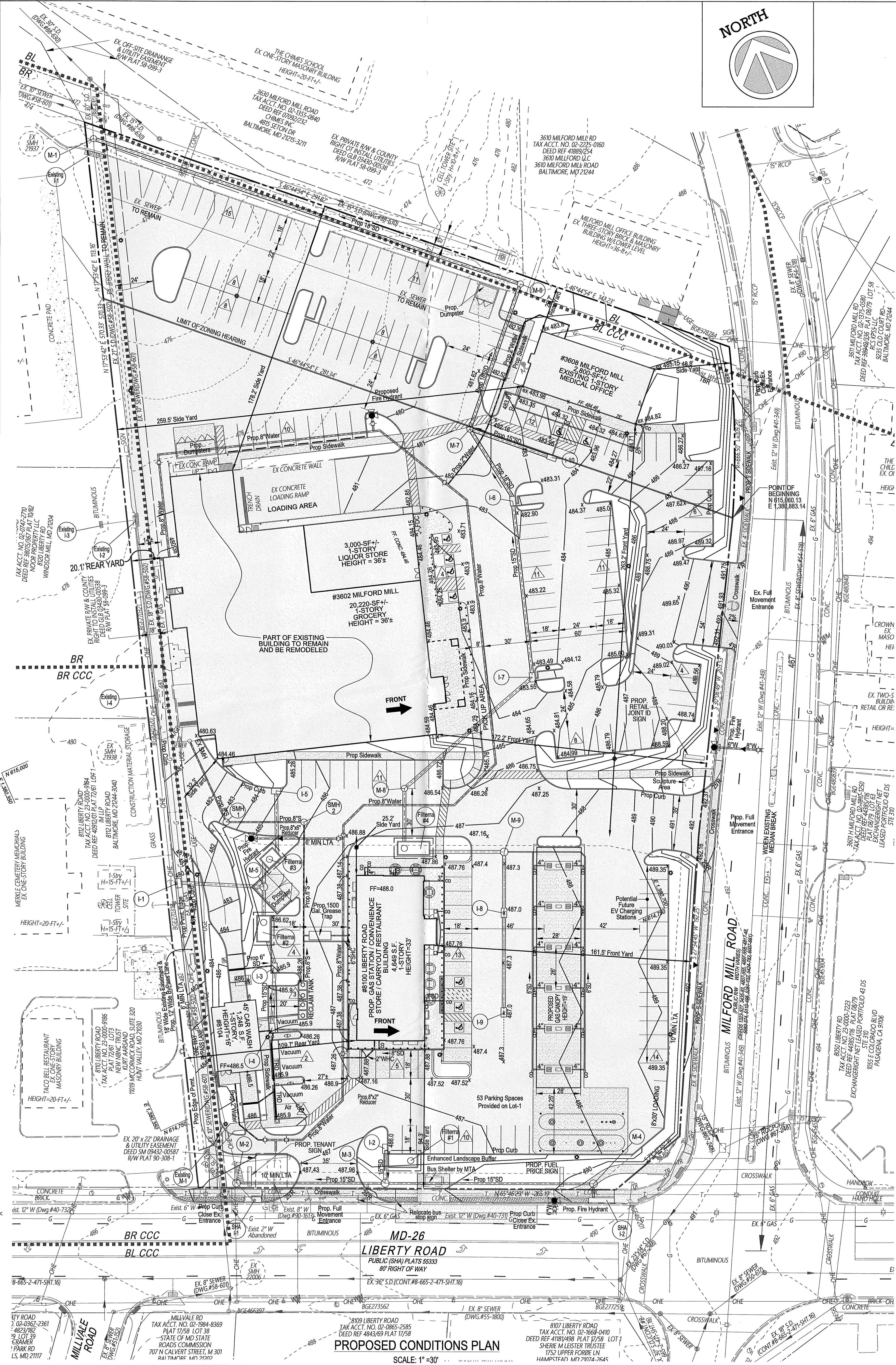
Owner Developer: **MILFORD MILL PROPERTIES, LLC**
3504 Old Court Road Pikesville, MD 21208 contact: Justin Rosemore (443)801-7151
Engineer: **MATIS WARFIELD**
Consulting Engineers
909 Ridgebrook Road, Suite 100 Sparks, MD 21152 (410) 472-5415



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Tax Map: 077					Election District: 02												
Parcels: 468					Councilmanic District: 04												
Date 2/16/23		Sheet Number 04 OF 04			ZON-04												



NOTES

1. PROPERTY OWNER: Milford Mill Properties, LLC
3504 Old Court Road
Pikesville, MD 21208
2. PROPERTY DEVELOPER: Milford Mill Properties, LLC
3504 Old Court Road
Pikesville, MD 21208
3. TAX ACCOUNT NUMBERS:
16-0000-5279 (Tax Map 77 Parcel 488)
3600 Milford Mill Road
Deed Ref 40777205
4. NET SITE AREA = 218,257-SF (5.01-ACRES+)
PROPOSED ROW DEDICATION = 1789-SF (0.04-ACRES+)
PROPOSED NET SITE AREA = 216,467-SF (4.97-ACRES+)
5. ZONING:
BL-CCC 4.72-ACRES+ 5.28-ACRES+
BR-CCC 0.11-ACRES+ 0.13-ACRES+
BR 0.08-ACRES+ 0.08-ACRES+
BL 0.08-ACRES+ 0.10-ACRES+
TOTAL 5.01-ACRES+ 5.68-ACRES+
ZONING MAP NUMBER: 077C3
7. MINIMUM PRINCIPAL BUILDING SETBACKS IN THE BL ZONE:
NONRESIDENTIAL
FRONT YARD 25 FT
SIDE YARD 30 FT
REAR YARD 30 FT
FUEL SERVICE STATION
35 FT FROM MAIN STRUCTURE TO STREET ROW
25 FT FROM FUEL PUMP TO STREET ROW
15 FT FROM CANOPY TO STREET ROW
10 FT FROM PERIMETER OF PAVED AREA TO PUBLIC ROW
10 FT FROM PERIMETER OF PAVED AREA TO PUBLIC ROW
8. EXISTING LAND USE: 2,800-SF MEDICAL OFFICE, 81,267-SF VACANT GROCERY, 8,081-SF RETAIL, SERVICE
9. PROPOSED LAND USE: 2,800-SF MEDICAL OFFICE, 20,220-SF GROCERY, 3,000-SF LIQUOR STORE,
1,640-SF FUEL STATION CONVENIENCE STORE/CARRY-OUT WITH 540 S.F. OUTDOOR SEATING, 1,248-SF CAR WASH
10. NO 100-YEAR FLOODPLAIN AREA EXISTS ON SITE
11. THE SITE IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER.
12. PROPOSED FLOOR AREA RATIO: 31,917-SF BLDGS/ 243,748-SF GROSS SITE = 0.13 (4.0 ALLOWED)
13. PROPOSED HEIGHT: CONVENIENCE STORE = 33-FT, CANOPY=10-FT, CAR WASH = 16-FT,
14. THE SITE IS NOT IN ANY FAILED BASIC SERVICES MAP AREAS, AND/OR TRAFFIC DEFICIENT AREAS.
15. THE SITE IS INSIDE THE UDL.
16. THE PROJECT SITE FALLS WITHIN THE AREA COVERED BY THE:
LIBERTY ROAD REVITALIZATION AREA PLAN ADOPTED OCTOBER 7, 1991
17. THE SITE FALLS WITHIN THE LIMITS OF THE NORTH WEST GATEWAYS SUSTAINABLE
COMMUNITY AREA PER THE 2020 MASTER PLAN
18. AMENITY OPEN SPACES RATIO: REQUIRED = 0.2; PROVIDED = 1.16 (37,170-SF AOS / 31,917-SF ADJ. GROSS BLDG. AREA)
19. THE SITE FALLS WITHIN A PRIORITY FUNDING AREA
20. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
21. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN LIMITATIONS ESTABLISHED BY THE COURTS,
CITY BOARD OF APPEALS, PLANNING BOARD AND/OR ZONING COMMISSIONER OR RESTRICTIVE COVENANTS.

PREVIOUS COMMERCIAL PERMITS:

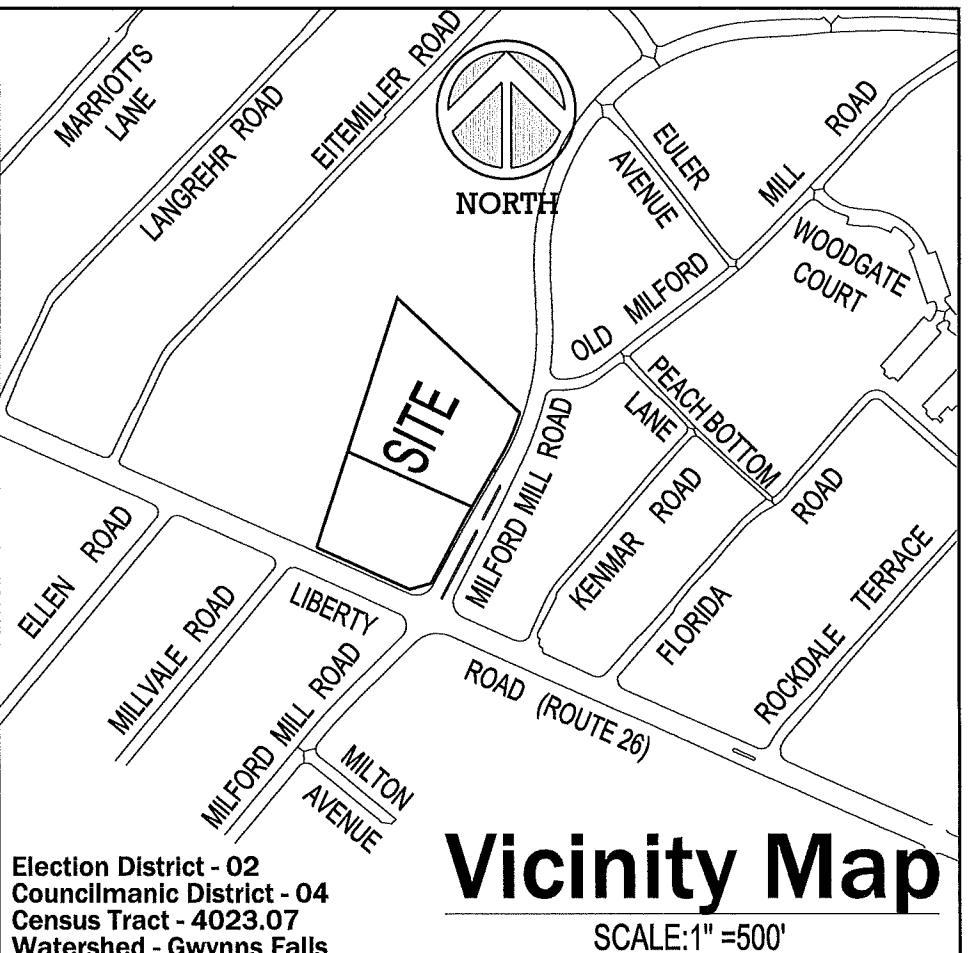
B080628, B701547, B739779, B856588 (GROCERY STORE AND RETAIL SERVICE BUILDING BUILT 1982)

ZONING HEARINGS, CRG, DRC, WAIVERS:

ZONING HISTORY:
R-1950-1764: ZONING RECLASSIFICATION FOR A PORTION OF THE PROPERTY
FROM A RESIDENTIAL TO E COMMERCIAL, GRANTED 08/24/1950
R-1954-3108: ZONING RECLASSIFICATION FOR A PORTION OF THE PROPERTY
FROM A RESIDENTIAL TO E COMMERCIAL, DENIED 10/20/1954
REVERSED AND GRANTED BY BOARD OF APPEALS 03/17/1955
1969-4574-A: VARIANCE FOR A SIGN AREA OF 320-SF IN LIEU OF THE
100-SF ALLOWED, DENIED 02/17/1969
1962-5588-A: VARIANCE FOR A SIGN AREA OF 171-SF IN LIEU OF THE
150-SF ALLOWED, GRANTED 07/06/1962
2012-0015-XA: CASE POSTPONED/CANCELED, NO ORDER
2014-0002-SHA: SPECIAL HEARING FOR MODIFIED PARKING PLAN DISMISSED,
VARIANCES TO ALLOW 7 WALL MOUNTED SIGNS IN LIEU OF THE 1 ALLOWED; TO ALLOW THE
AREA OF A FREESTANDING JOINT ID SIGN OF 188-SF IN LIEU OF THE 150-SF ALLOWED; AND
TO ALLOW 284 PARKING SPACES PROVIDED IN LIEU OF THE 288 PARKING SPACES REQUIRED
ALL GRANTED 12/17/2013
DRC HISTORY: DRC# 043019C GRANTED LIMITED EXEMPTION PER BCC 32-4-106(A)(1)(V);
DRC# 050701E TABLED
DRC# 121520B GRANTED LIMITED EXEMPTION PER BCC 32-4-106(B)(8)
DRC# 011723B GRANTED LIMITED EXEMPTION PER BCC 32-4-106(B)(8)
NO PREVIOUS CRG

PARKING CALCULATIONS

PARKING REQUIRED:	
LOT-1:	
CONVENIENCE STORE/CARRY-OUT USE	
4,649 S.F. @ 51000 +	= 26
540 S.F. OUTDOOR SEATING @ 91000	= 6
MAXIMUM EMPLOYEES PER SHIFT	= 1
ATM	= 1
SELF SERVICE AIR	
ROLL OVER CAR WASH	= 2
1 TUNNEL @ 21 TUNNEL (DRYING)	= 4
4 VACUUM CLEANER UNITS @ 1/UNIT	= 2
2 ADDITIONAL SPACES PER TUNNEL	= 42
SUBTOTAL LOT-1 REQUIRED	= 72
LOT-2:	
20,220-SF GROCERY @ 51000	= 102
3,000-SF LIQUOR STORE @ 6 P.S./1000-SF	= 15
2,800-SF MEDICAL OFFICE @ 4.5 P.S./1,000-SF	= 130
SUBTOTAL LOT-2 REQUIRED	= 147
TOTAL REQUIRED	= 172
TOTAL PROVIDED (53 on Lot-1 & 139 on Lot-2)	= 192



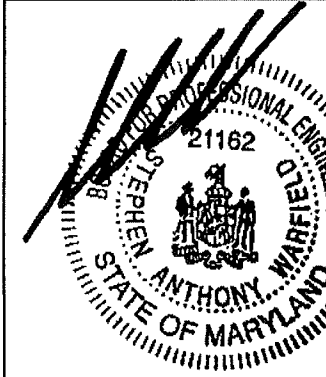
BENCHMARK INFO:

STATION 381A N815223.574 E1378446.078 EL+518.46 CAPPED REBAR
STATION 382A N814406.036 E1378018.349 EL+522.12 PK+11

LEGEND

- Tract Boundary
- Adjacent Property Lines
- Existing Curb
- Existing Wetlands
- Existing Edge of Pavement
- Existing Zoning
- Existing 100-Year Floodplain
- Existing Building
- Existing Contours
- Existing Stream Centerline
- Existing Woods Line
- Existing Zoning
- EX GAS
- EX FENCE
- EX WATER LINE
- EX SANITARY LINE
- EX OVERHEAD LINE
- EX STORM DRAIN
- EX FIRE HYDRANT
- EX WATER VALVE
- EX WATER METER
- EX SOILS
- PROF. STORM DRAIN
- PROF. WATER
- PROF. SEWER
- PROF. CONTOUR
- PROF. CONC. CURB & GUTTER
- PROF. BUILDING
- PROF. EASEMENT

No.	Revision / Issue	By	Date
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Graphic Scale 0 30 60 90			
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Tax Map: 077	Parcels: 468	Election District: 02	Councilmanic District: 04
Date: 2/16/23	Sheet Number: 01 OF 04	ZON-01	



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Expiration Date: 03-20-2022.

Owner Developer: **MILFORD MILL PROPERTIES, LLC**
3504 Old Court Road
Pikesville, MD 21208
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