



JOHN A. OLSZEWSKI, JR.
County Executive

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

June 13, 2023

Timothy Kotroco, Esquire – tkotroco@gmail.com
Matthew T. Kotroco, Esquire – mattkotroco@gmail.com
305 Washington Avenue, Suite 502
Towson, MD 21204

RE: Petitions for Special Hearing & Variance
Case No. 2023-0084-SPHA
Property: 1624 York Road

Dear Mr. Kotroco:

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 dark ink, appearing to read "Paul M. Mayhew", is written over a light blue horizontal line.

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm

Enclosure

c: HBC Associates, LLC – Charles Bao – transviron@comcast.net

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(1624 York Road)	*	OFFICE OF
9 th Election District		
3rd Council District	*	ADMINISTRATIVE HEARINGS
HBC Associates, LLC		
Legal Owner	*	FOR BALTIMORE COUNTY
 Petitioner	*	 Case No. 2023-0084-SPHA
 * * * * *		 * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed on behalf of HBC Associates, LLC, legal owner (“Petitioner”) for the property located at 1624 York Road, Timonium (the “Property”). The Special Hearing was filed to determine whether or not the Administrative Law Judge should approve a modified parking plan under the Baltimore County Zoning Regulations (“BCZR”) § 409.13.B, and confirm the property's existing off-street parking. Variance relief was also filed pursuant to BCZR § 303.2: To allow an addition with a width of 25 feet with a front average setback of 25 in lieu of the required 89.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioner, Charles Bao, appeared at the hearing in support of the Petition. Timothy Kotroco, Esquire represented the Petitioner. Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”). Subject to proposed conditions they did not oppose the requested relief.

Mr. Kotroco made a detailed proffer of the following facts. The property is approximately .639 acres and is zoned BL, DR 3.5. The site plan that was prepared by Mr. Bao, a licensed professional engineer, was admitted as Petitioner’s Exhibit 6. With reference to the site plan Mr.

Kotroco explained that during a recent rezoning of the far rear of the property the DR 3.5 zoning was erroneously overlayed on portions of the existing parking lot in what had been the BL zone. The special hearing relief requesting a modified parking plan is therefore needed to allow these commercial parking spaces in the portion of what is now a residential zone.

With regard to the building setback variance Mr. Kotroco explained that the Auto Nation store to the north of the subject site has relatively the same front setback as the building on this site. However, the building of the garden center on the south side is set far off of York Road and this greatly skews the average setback calculation. He noted that many of the businesses along this stretch of York Road are located close to the road. The Petitioner wants to construct this addition on the front of the existing retail store in order to make it a more functional and marketable retail location.

SPECIAL HEARING

A “special hearing” request under BCZR §500.7 “is, in legal effect, a request for a declaratory judgment.” *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). This regulation gives the Administrative Law Judge the authority to interpret the county zoning regulations and to grant appropriate relief based on those interpretations. Further, “the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing [request] 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).

Based on the record evidence in this case, I find that the modified parking plan, which will simply allow portions of several existing commercial parking spaces in the DR 3.5 zone, is within

the spirit and intent of the zoning regulations and that it will not harm the public health, safety or welfare.

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 is very unique in a zoning sense because of the steep topography of the lot and because of the existing building setbacks as compared with the adjoining garden center building. It is this unique feature that necessitates the requested average setback variance. I find that if the variance were denied the Petitioner would suffer practical difficulty and hardship because he would be unable to construct the addition to the existing retail space. I further find that the variance is within the spirit and intent of the zoning regulations and that it will not harm the public health, safety, and welfare.

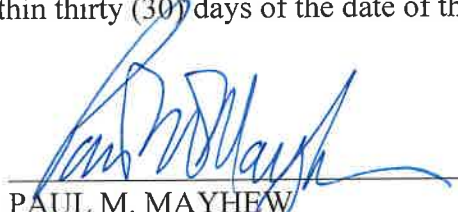
THEREFORE, IT IS ORDERED this 13th day of **June, 2023** by this Administrative Law Judge, that the Petition for Special Hearing to determine whether or not the Administrative Law Judge should approve a modified parking plan under the Baltimore County Zoning Regulations ("BCZR") § 409.13.B, and confirm the property's existing off-street parking is hereby, **GRANTED**; and

IT IS FURTHER ORDERED that Variance relief from BCZR, § 303.2: To allow an addition with a width of 25 feet with a front average setback of 25 in lieu of the required 89 is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

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

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



PAUL M. MAYHEW
Managing Administrative Law Judge
For Baltimore County

PMM/dlm



PETITION FOR ZONING HEARING(S)

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

Address 1624 York Road, Timonium, MD 21093 Currently Zoned BL/DR 3.5
Deed Reference 09334 / 00771 10 Digit Tax Account # 0808079560
Owner(s) Printed Name(s) HBC Associates, LLC (c/o: Charles Bao)

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

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

1. 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 a modified parking plan under Section 409.12.B, BCZR and confirm the property's existing off-street parking.

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)

A variance from BCZR section 303.2 to allow an addition with a width of 25 feet with a front average setback of 25 in lieu of the required 76 89

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Timothy Kotroco, Esq. Matt Kotroco, Esq.

Name - Type or Print _____
Signature Timothy Kotroco Matt Kotroco
305 Washington Avenue STE 502 Towson MD
Mailing Address _____ City _____ State _____
21204 / 410-299-2943 / tkotroco@gmail.com
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

HBC Associates, LLC / (c/o: Charles Bao)
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 Charles Bao Signature #2 _____
1624 York Road Timonium MD
Mailing Address _____ City _____ State _____
21204 / 410-321-6961 / transviron@comcast.net
Zip Code _____ Telephone #'s (Cell and Home) _____ Email Address _____

Representative to be contacted:

Timothy Kotroco, Esq.
Name - Type or Print _____
Signature Timothy Kotroco
305 Washington Avenue STE 502 Towson MD
Mailing Address _____ City _____ State _____
21204 / 410-299-2943 / tkotroco@gmail.com
Zip Code _____ Telephone # _____ Email Address _____

Case Number 2023-0084-SHA Filing Date 4/13/2023 Do Not Schedule Dates _____ Reviewer msk

Property Description of 1624 York Road:

Beginning for the same at a pipe set on the west side of York Road 66 feet wide, said point of beginning being also at the beginning of the first line of that parcel of land as described in a Deed from Wilton L Ensor and wife to Wildwood Construction Co., Inc. dated February 23, 1960 and recorded among the Land Records of Baltimore County in Liber W.J.R. 3670, Folio 597; running thence binding on the west side of said York Road and also binding on all of the first line of the above mentioned Deed North 13 degrees 45 minutes West 100.00 feet to a pipe; running thence binding on all of the second, third, and fourth lines of the above mentioned deed the three following courses and distances viz; first, South 76 degrees 32 minutes West 296.1 feet to a pipe; second, South 14 degrees 49 minutes East 100.00 feet to a pipe; and third, North 76 degrees 32 minutes East 294.24 feet to the point of beginning.



2023-0084 - SPHA



PETITION FOR ZONING HEARING(S)

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

Address 1624 York Road, Timonium, MD 21093 Currently Zoned BL/DR 3.5
Deed Reference 09334 / 00771 10 Digit Tax Account # 0808079560
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A variance from BCZR section 303.2 to allow an addition with a width of 25 feet with a front average setback of 25 in lieu of the required 76 89

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Timothy Kotroco, Esq. Matt Kotroco, Esq.

Name - Type or Print _____
Signature Timothy Kotroco Matt Kotroco
305 Washington Avenue STE 502 Towson MD
Mailing Address _____ City _____ State _____
21204 / 410-299-2943 / tkotroco@gmail.com
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

HBC Associates, LLC / (c/o: Charles Bao)
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 Charles Bao Signature #2 _____
1624 York Road Timonium MD
Mailing Address _____ City _____ State _____
21204 / 410-321-6961 / transviron@comcast.net
Zip Code _____ Telephone #'s (Cell and Home) _____ Email Address _____

Representative to be contacted:

Timothy Kotroco, Esq.
Name - Type or Print _____
Signature Timothy Kotroco
305 Washington Avenue STE 502 Towson MD
Mailing Address _____ City _____ State _____
21204 / 410-299-2943 / tkotroco@gmail.com
Zip Code _____ Telephone # _____ Email Address _____

Case Number 2023-0084-SHA Filing Date 4/13/2023 Do Not Schedule Dates _____ Reviewer msk

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2023-0084 - SPHA

**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: 2023-0084-SPHA

Property Address: 1624 York Road

Property Description: West Side of York Road, 50 feet
South of the centerline of Haddington Road

Legal Owners (Petitioners): HTBC Associates, LLC

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Timothy Kotroco

Company/Firm (if applicable): Kotroco & Associates, LLC

Address: 305 Washington Ave Suite 502
Towson, MD 21204

Telephone Number: 410 299 2943

Revised 7/9/2015

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

No. 222534

Date: 4/13/2023

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

Total: \$ 1000.00

Rec

From:

Transvision Inc

For:

Zoning Variance & Special Hearing
11624 York Road
Zoning Case 2023-0084-SPHA

DISTRIBUTION

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

GOLD - ACCOUNTING

CASHIER'S
VALIDATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 5/5/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0084-SPHA

INFORMATION:

Property Address: 1624 York Road
Petitioner: HBC Associates, LLC c/o Charles Bao
Zoning: BL, DR 3.5
Requested Action: Special Hearing, Variance

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

Special Hearing -

1. Under Section 500.7 of the Baltimore County Zoning Regulations (BCZR) to determine whether or not the Zoning Commissioner should approve a modified parking plan under Section 409.12.B of the BCZR and confirm the property's existing off-street parking; and

Variance -

2. From Section 303.2 of the BCZR to allow an addition with a width of 25 feet with a front average setback of 25 in lieu of the required 89.

The subject site is an approximately 27,817 square foot parcel in the Timonium area. The site is currently improved with a three-story office/retail building, a two-story office/retail building, and associated parking for the site. Per the site plan, the applicant wishes to construct a 36' x 25' addition in front of the existing two-story office/retail building. The proposed location for the addition is currently diagonally striped lines for the adjacent handicap parking space.

The subject site is within the boundaries of the Community Conservation Plan for Lutherville, the Hunt Valley/Timonium Master Plan, and the Western Baltimore County Pedestrian and Bicycle Access Plan. The Community Conservation Plan for Lutherville, adopted February 20, 1996, aims to assess critical issues and define goals and an action plan; key issues include zoning and land use, traffic, pedestrian safety, environment, open space, recreation, and the preservation of the existing residential character of the community. The Hunt Valley/Timonium Master Plan, adopted October 19, 1998, provides actions and recommendations for the Hunt Valley/Timonium area, as well as design guidelines for certain areas within the plan, however, the subject site is outside of the three focus areas of the design guidelines.

The Department of Planning contacted the representative for the petition via email on April 26, 2023. In the representatives reply, he explained that the addition was not proposed to the rear of the existing three-

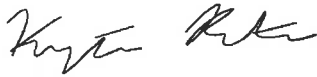
story office/retail building because it will be additional retail space needed for the two-story building on the property, not the three-story building on the property. He explained that, "the retail space in the front of the building is too small for any tenant to open a retail operation. The proposed addition intends to add significant square footage to this retail space so the owner can meet the requests of tenants that have approached him."

Because the parking configuration already exists and the addition will allow the retail space to be occupied by a tenant, the Department of Planning has no objections to the requested Special Hearing or Variance, subject to the following condition:

1. The proposed addition is currently diagonally striped lines for the adjacent handicap parking space; handicapped parking requirements shall still be met, and the site shall be ADA compliant.

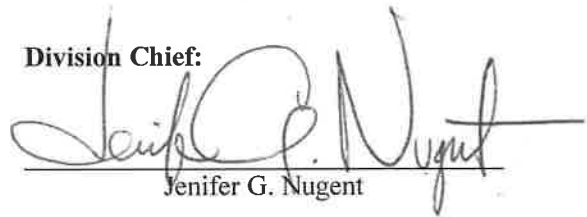
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Timothy Kotroco, Esq.
David Birkenthal, 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

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 22, 2023

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 1, 2023
Item No. 2023-0084-SPHA

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

Consideration should be given to incorporate landscape islands within the parking layout. If Special Exception and Zoning Relief is granted, a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required.

DPW&T Comment:

The plan submitted with the application must be revised to show that the existing storm drain system is private.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 22, 2023

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 1, 2023
Item No. 2023-0085-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

The existing storm drain system shall be modified to the grade and slope of the proposed road section connection/extension discussed in DPW&T's comments below.

DPW&T Comments:

1. The existing water mains must be connected with an 8" water main before the approval of any variances. All water meters must be located in a Baltimore County right-of-way or easement.
2. The extension and connection of Talbott Avenue (Road Section) meeting DPWT design standards must be made before the approval of any variances.

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VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 22, 2023

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 24, 2023
Item No. 2023-0086-A & 0087-A

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

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VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals
EPC for VKD
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For April 17, 2023
Item No. 2023-0070-SPH

DATE: April 25, 2023

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPW&T Response:

The proposed 30' x 60' utility shed is located in a tidal Zone AE special hazard area per FEMA FIRM 2400100465F dated 9/26/08. The proposed utility shed is 1800 square feet. Baltimore County Building Code dated 2015 Part 124.3 (3) prohibits accessory structures greater than 900 square feet. The Administrative Variance must be denied unless the structure size is reduced.

*

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VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor
EPL for VKD
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 17, 2023
Item No. 2023-0076-A

DATE: April 25, 2023

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

Prior to building permit application, the petitioner shall contact the Office of DPW&T, to determine the Flood Protection Elevation so that the floor elevation can be set

*

*

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*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: April 25, 2023

FROM: Vishnu Desai, Supervisor
EFC for VKD
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 17, 2023
Item No. 2023-0071-A, 0073-A, 0074-A, 0077-A & 0078-A

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

*

*

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*

*

VKD: cen
cc: file

Affidavit of Publication

To: Timothy Kotroco -
305 Washington Ave, Ste 502
Towson, MD, 212044747

Re: Legal Notice 2506429,
CASE NUMBER: 2023-0084-SPHA

We hereby certify that the annexed advertisement was published in Maryland The Daily Record, a Daily newspaper published in the State of Maryland 1 time(s) on the following date(s): 05/25/2023

By



Darlene Miller
Authorized Designee of the Publisher

Baltimore County

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2023-0084-SPHA

1624 York Road

Westside of York Road, 50 feet south of the centerline of Haddington Road

8th Election District - 3rd Councilmanic District

Legal Owners: HBC Associates, LLC, Charles Bao

Special Hearing to determine whether or not the Administrative Law Judge should approve a modified parking plan under Section 409.13.B, BCZR and confirm the property's existing off-street parking. Variance to allow an addition with a width of 25 feet with a front average setback of 25 feet in lieu of the required 89.

Hearing: Tuesday, June 13, 2023 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Pete Gutwald

Director of Permits, Approvals and Inspections for Baltimore County
my25 2506429

CERTIFICATE OF POSTING

CASE NO. 2023-0084-SPHA

PETITIONER/DEVELOPER

Matthew

Kotroco Esq.

DATE OF HEARING/CLOSING

June 13, 2023

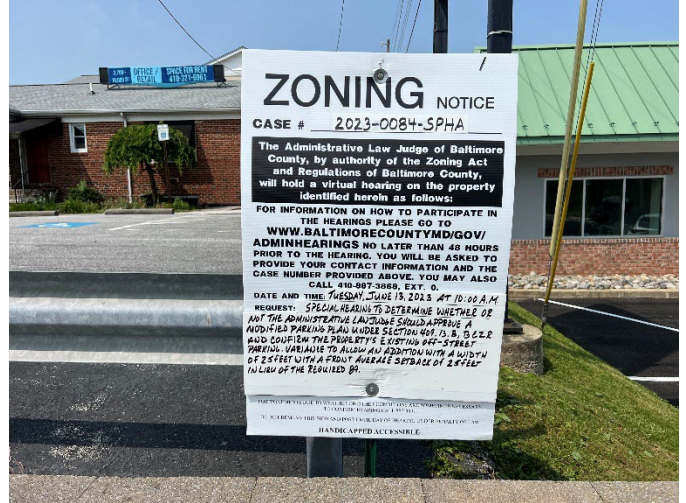
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN:

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

1624 York Road

Sign 1



THE SIGN(S) POSTED ON May 24, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2023-0084-SPHA

PETITIONER/DEVELOPER

Matthew

Kotroco Esq.

DATE OF HEARING/CLOSING

June 13, 2023

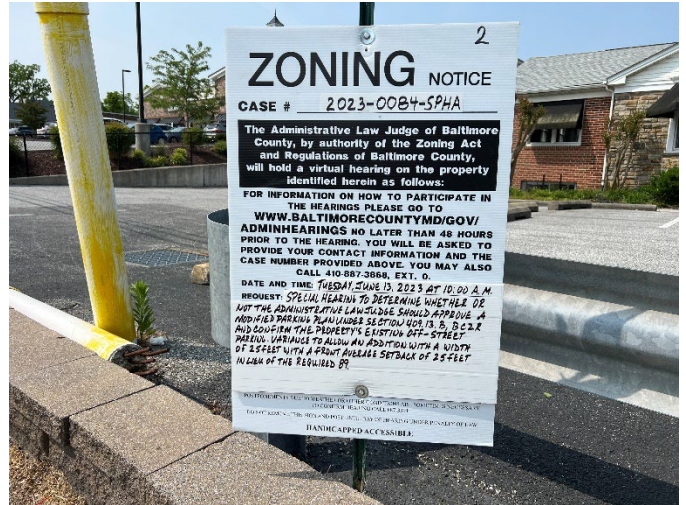
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN:

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

1624 York Road

Sign 2



THE SIGN(S) POSTED ON May 24, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 08 Account Number - 0808079560

Owner Information

Owner Name: HBC ASSOCIATES Use: COMMERCIAL
Principal Residence: NO
Mailing Address: 1624 YORK RD Deed Reference: /09334/ 00771
LUTH-TIMONIUM MD 21093-5603

Location & Structure Information

Premises Address: 1624 YORK RD Legal Description: LT WS YORK RD
0-0000 660 N MELANCHTON AVE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0060 0018 0207 20000.04 0000 2023 Plat Ref:
Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1953 5,416 SF 27,817 SF 06

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2022	07/01/2023
Land:	463,700	463,700		
Improvements	220,100	220,100		
Total:	683,800	683,800	683,800	683,800
Preferential Land:	0	0		

Transfer Information

Seller: BAO CHARLES S H SI EUGENE Y Date: 08/24/1992 Price: \$1
Type: ARMS LENGTH IMPROVED Deed1: /09334/ 00771 Deed2:
Seller: Date: Price:
Type: Deed1: Deed2:
Seller: Date: Price:
Type: Deed1: Deed2:

Exemption Information

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

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

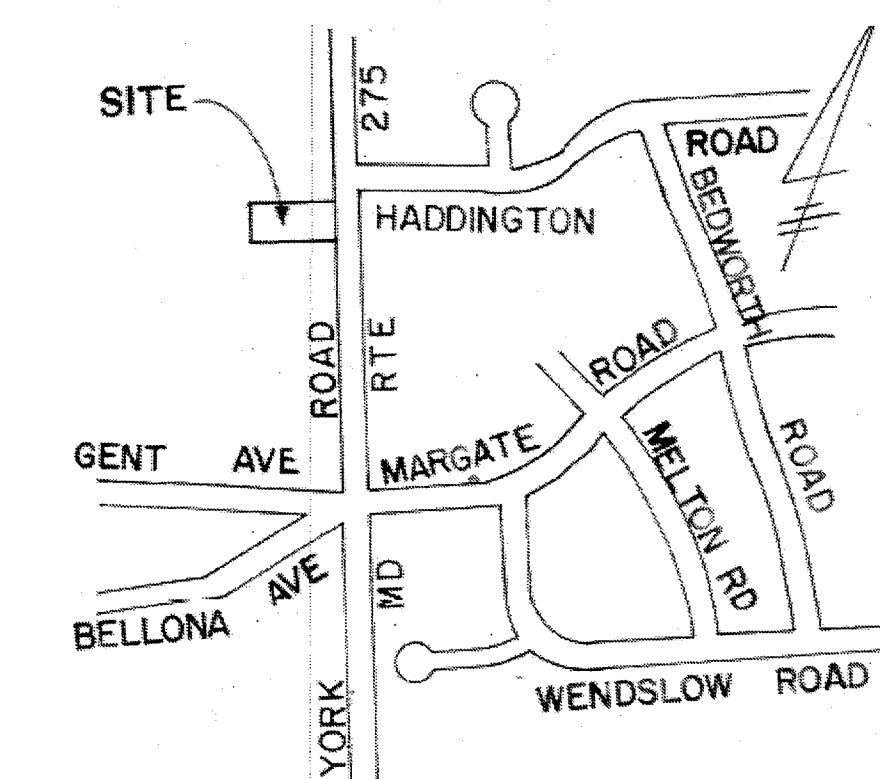
Homeowners' Tax Credit Application Status: No Application Date:

2023-0084-SPHA

REVISIONS			
NO.	DESCRIPTION	DATE	BY

GENERAL NOTES

- OWNER:
HBC ASSOCIATE, LLC
4 JOHNSON MILL ROAD
LUTHERVILLE, MD 21093
PH (410) 321-6961
- SITE AREA:
30,000 SF OR 0.69 AC
- DEED REFERENCE 09334/00771
TAX ACCOUNT: # 08-08-079560
COUNCILMANING DISTRICT: 3;
ELECTION DISTRICT: 8
- WATERSHED: JONES FALLS
- THIS SITE IS SERVED BY PUBLIC WATER AND SEWER
- ZONING (PER 1'=200' ZONING MAP 0C0C3)
BL = 0.69 AC
- BUILDING AREA:
- EXISTING: 10,000 SF
- PROPOSED: 900 SF
- PARKING:
EXISTING: 10000 SF RETAIL @ 5/1,000 SF = 50 SPACES
PROPOSED: 10900 SF RETAIL @ 5/1,000 SF = 55 SPACES
PARKING AVAILABLE/SITE: 55 SPACES
- NO KNOWN PERMITS ON FILE.
- THE PROPERTY AND STRUCTURES ARE NOT HISTORIC.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- USES:
EXISTING: 10,000 SF THREE (3) STORY RETAIL/OFFICE BUILDING
PROPOSED: 900 SF ONE (1) STORY RETAIL/OFFICE BUILDING
- SETBACKS FOR BL (EXCEPT AS REQUIRED FOR FRONT AVERAGING):
TYPE REQUIRED
FRONT 10'
SIDE 0'
BACK 20'
- ANY PROPOSED SIGNS MUST CONFORM TO B.C.Z.R.
- BOUNDARY AND TOPOGRAPHY SHOWN HEREON IS TAKEN FROM A SURVEY PERFORMED BY TRANSVIRON, INC.
- THE BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
- THE POSTED SPEED LIMIT ON YORK YORD IS 35 MPH.
- AVERAGE DAILY TRIPS:
92 TRIPS PER 1,000 SF= 92*(900/1,000) = 83 TRIPS
- ALL WORK SHALL CONFORM TO BALTIMORE COUNTY 'STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.'
- ALL EXISTING DIMENSIONS AND ELEVATIONS SHALL VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL CONTACT UTILITY COMPANIES AND LOCATE EXISTING UTILITIES (GAS, ELECTRIC, ETC.) IN THE FIELD PRIOR TO CONSTRUCTION.'
- THE 14"STORM DRAM DRAIN UNDER THE BUILDING SHALL BE ENCASED IN CONCRETE.
- ELECTRICAL LIGHTING AND HVAC WORKS ARE NOT INCLUDED IN THE CONSTRUCTION.
- NO WATER AND SEWER CONNECTION WILL BE INSTALLED IN THE BUILDING
- .BASED UPON BALTIMORE COUNTY GIS, THERE IS NO HISTORY OF ZONING ON PROPERTY.



VICINITY MAP

NTS # 2023-0084-SPHA

TRANSVIRON, INC. Consulting Engineers 501 Hungerford Road Rockville, MD 20850 Suite 135 Phone: (410)-321-6961 Fax: (410)-494-9321	STATE OF MARYLAND PROFESSIONAL ENGINEER CHARLES S. BAO
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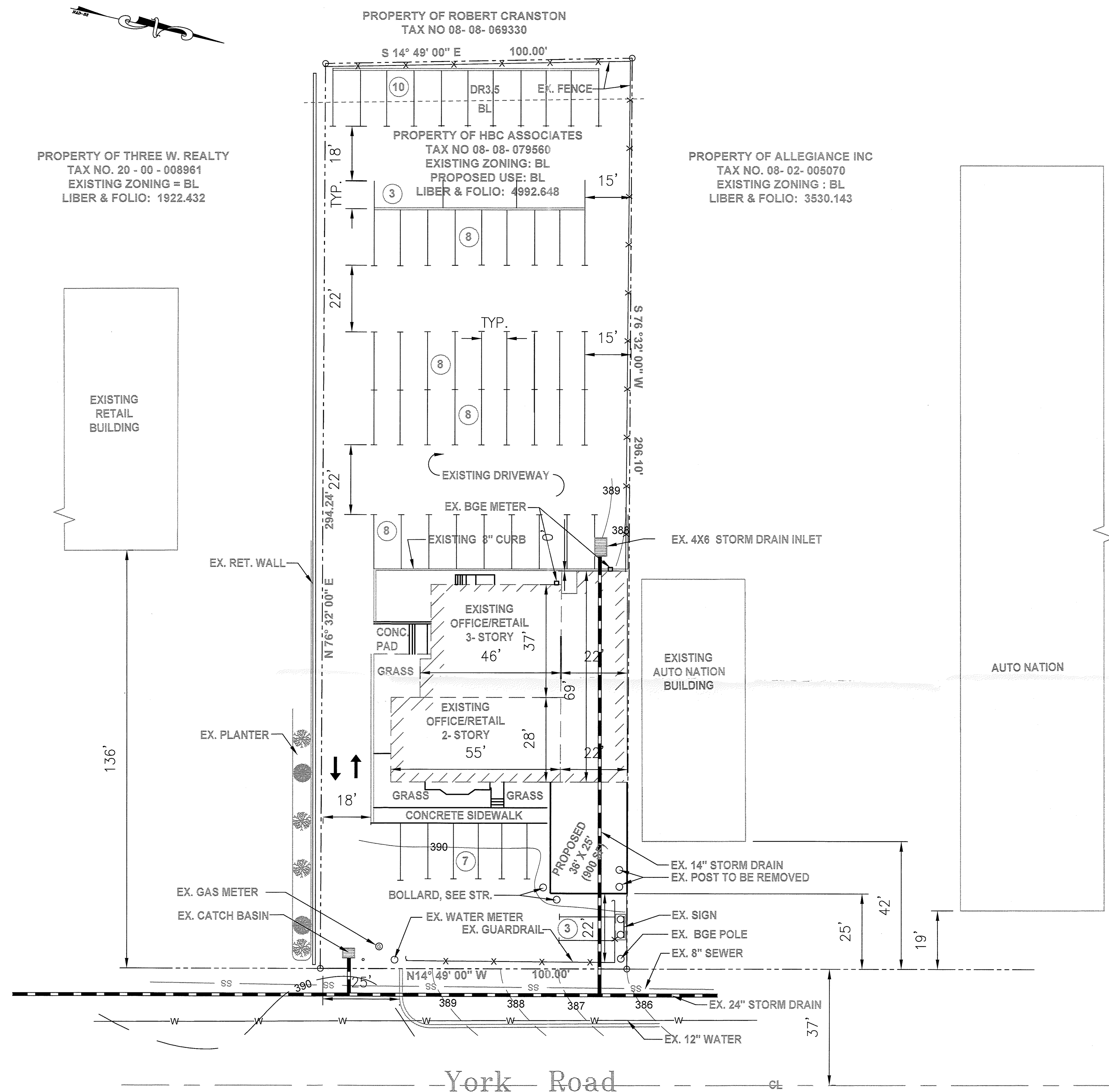
1624 YORK ROAD BUILDING RENOVATION
1624 YORK ROAD, BALTIMORE, MD

SITE PLAN
FOR VARIANCE REQUEST

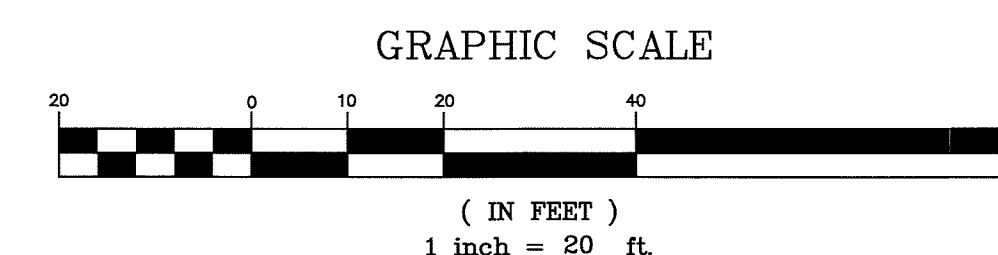
SCALE: AS NOTED
DRAWING NO.: C-1
DATE: DECEMBER 2022
SHEET 1 OF 1

LEGEND

	EXISTING PILE
	EXISTING BUILDING
	EXISTING BUILDING FOOTING
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING SANITARY LINE
	EXISTING STORMDRAIN LINE
	EXISTING BOLLARD
	EXISTING FENCE
	EXISTING RETAINING WALL
	EXISTING CLEANOUT
	EXISTING STORM DRAIN MANHOLE
	EXISTING DECIDUOUS TREE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING CURB
	ZONING LINE
	EXISTING PROPERTY LINE
	EXISTING ROADWAY
	EXISTING ASPHALT PAVING

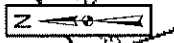


SITE PLAN



PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 12006, EXPIRATION DATE 06/20/24

Baltimore County - My Neighborhood



2023 - 0084 - SPHA

House Numbers

Zoning History Cases

Zoning

Property

SWM Easements since 2008

County Boundary

1:1,128

0 45 90 180 Feet

April 14, 2023

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, AeroGRID, IGN, Sateo, NPS, NRCAN, Google, IGN, Kadaster NL, OpenStreetMap contributors, Swatch, (Hong Kong), (c) OpenStreetMap contributors

Baltimore County Government VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA