



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 31, 2023

Lawrence E. Schmidt, Esquire – lschmidt@sgs-law.com
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, MD 21204

RE: Petition for Special Hearing
Case No. 2023-0115-SPH
Property: 8840 Belair Road

Dear Mr. Schmidt:

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: Pietro Sorrentino – psorrentino@hopeshorizon.com
Brian Dietz – brian@dietzsurveying.net

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(8840 Belair Road)		
11 th Election District	*	OFFICE OF
5 th Council District		
P & G Investment Group, LLC	*	ADMINISTRATIVE HEARINGS
<i>Legal Owner</i>		
	*	FOR BALTIMORE COUNTY
Petitioner		
	*	Case No. 2023-0115-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Hearing filed on behalf of P&G Investment Group, LLC (“Petitioner”) for the property located at 8840 Belair Rd., Perry Hall (the “Property”). The Petition for Special Hearing was filed under Baltimore County Zoning Regulations (“BCZR”), §500.7, to permit parking as shown on the attached site plan to accompany the Petition for Special Hearing (to allow 8 [sic 11] parking spaces in lieu of the required 12, a two-way drive aisle of 14 feet in width and a parking lot with landscaping as shown) pursuant to BCZR, §409.12.B.

A hearing was conducted remotely via WebEx. The Petition was advertised and posted as required by the BCZR. Pietro Sorrentino appeared on behalf of the Petitioner in support of the Petition along with Brian Dietz, registered property line surveyor, of Dietz Surveying, Inc. who prepared a site plan (the “Site Plan”) and a redlined site plan (the “Redlined Site Plan”). (Pet. Ex. 1, 2). Lawrence Schmidt, Esquire of Smith Gildea & Schmidt represented the Petitioner. There were no Protestants or interested citizens at the hearing.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), Development Plans Review (“DPR”), Department of Public Works and Transportation (“DPWT”) and Department of Environmental Protection and Sustainability

(“DEPS”) which agencies did not oppose the requested relief.

The Property is 0.435 acres +/- (18,944 sf), and is improved with a 1½ story, 880 sf building which fronts on Belair Rd. (US Rt. 1) and a 1 story, 1,646 sf building in the rear yard. The shape of the Property is long and narrow. It has paved parking area with 11 striped parking spaces (3 in front including 1 handicap space; 8 in rear). The area surrounding the Property is primarily commercial with retail and office uses along Belair Rd. The Property is currently used as a medical clinic to provide mental health services under the name “Reflections Behavioral Health”. The Property is zoned Business, Local (“BL”) in which zone a medical clinic is permitted by right pursuant to BCZR, §230.1. In the rear of the Property is a stream and associated floodplain. Aerial photographs show the extent of the improvements. However, the 3 shed/buildings farthest from Belair Rd. on the aerial have been removed.

While the Petitioner will continue to use the Property for mental health services, Petitioner desires to now use the 1-story building in the rear for the business. There are no building expansions, additions or exterior improvements planned; interior renovations of the 1 story building will be completed. As a result, there is no development taking place at the Property. The street view photographs show the existing building and improvements as well as neighboring commercial businesses. (Pet. Exs. 4A-4O). There is little if any, landscaping areas on this Property due to the extent of the paving. There is one (1) grass strip bordering on Belair Rd. which is not large enough for landscaping.

Petitioner seeks a modified parking plan for 11 parking spaces in lieu of the required 12 spaces, for a drive aisle width of 14 ft. in lieu of required 22 ft. width, and for landscaping as shown on the Redlined Site Plan. (Pet. Ex. 2). To the extent that more parking spaces are needed, Petitioner has a shared lease parking/drive aisle use agreement with the owners of 8842 Belair Rd.

The street view photographs show 8842 Belair Rd. connects seamlessly to the Property, without any obstacles, allowing vehicles to park at 8842, if needed. Petitioner added that patients of the business are by appointment-only so there will not be overflow parking problems. Given the physical features of the Property, Petitioner contends that it would suffer an undue hardship if required to meet the BCZR regulations and County policies in regard to landscaping. Similarly, with regard to the floodplain, Petitioner added that since there is no development, expansion or improvement taking place on the Property, there is no need for a floodplain study.

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).

A request for a modified parking plan can be made pursuant to BCZR, §409.12:

- B. If the requirements for parking space or loading space in Section 409 would create an *undue hardship*, the Zoning Commissioner may approve a modified plan upon petition and after a public hearing, the procedure for which is set forth in Section 409.8.B.1 above.

Based on the uncontroverted evidence, I find that the Petitioner's request for a modified parking plan to included 11 parking spaces in lieu of the required 12 spaces, for a reduced 2-way drive aisle of 22 ft., and for landscaping as shown on the Redlined Site Plan (none), should be approved. Petitioner's mental health services business is already existing on the Property and the Petitioner simply desires to also use the rear building. Petitioner was clear that no improvements to the Property will take place including exterior improvements to the buildings. This Special Hearing request is more or less to approve the status quo. The Property is already nearly entirely paved with asphalt. Other than decorative plants/flowers in pots on the front porch, there is no place for landscaping even if Petitioner wanted to landscape. The shared parking agreement with the owners 8842 provides the additional one (1) parking space if needed. Here, due to the nature of the by-appointment-only business, there is not an influx or rush of customers as there might be with a retail business. Accordingly, 11 parking spaces plus the shared parking agreement is more than adequate to meet the needs of this business. With regard to the 14 ft. drive aisle width, this is caused by the placement of the existing 1941 building on a 50 ft. wide lot, which circumstances were created prior to the enactment of the BCZR. Thus, it would not be within the spirit and intent of the BCZR to require the Petitioner to move the building to accommodate a 22 ft. wide drive aisle; that would be an undue hardship. Because this is not a use which will bring many vehicles to the Property, there would be little, if any, issue with vehicles traveling on the reduced drive aisle width. I agree with DPR's ZAC comment that the 2-way drive aisle is an existing short distance and only used by a small number of vehicles.

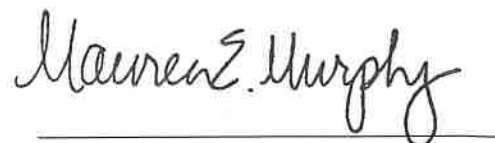
The DEPS and DPR ZAC comments are very much appreciated by OAH in bringing to forefront issues that may need to be addressed. In this case, there is no development, no improvements of any kind (other than interior renovations of the 1 story building). As a result, there should be no impact on the 75 ft. buffer, floodplain or stream in the rear of the Property. Therefore, providing a floodplain study should not be required here. As a precaution, the DEPS ZAC comment will be attached to and incorporated into the Order. For all the foregoing reasons, the Special Hearing relief will be granted.

THEREFORE, IT IS ORDERED this 31st day of **August, 2023** by this Administrative Law Judge, that the Petition for Special Hearing from the Baltimore County Zoning Regulations (“BCZR”), § 409.12.B to permit parking as shown on the attached site plan to accompany the Petition for Special Hearing (to allow 11 [sic 8] parking spaces in lieu of the required 12, a two-way drive aisle of 14 feet in width and a parking lot with landscaping as shown on the Redlined Site Plan), be, and it 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. The Redlined Site Plan (Pet. Ex. 2) is attached hereto and incorporated herein by reference.
3. Petitioner must comply with the DEPS ZAC Comments which are 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.

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

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM: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 8840 Belair Road Currently Zoned BL
Deed Reference 45125 / 368 10 Digit Tax Account # 1113008625
Owner(s) Printed Name(s) P&G Investment Group, LLC

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

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

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Please see the attached.

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

3. ☐ a **Variance** from Section(s)

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

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

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

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

Contract Purchaser/Lessee:

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

Attorney for Petitioner:

Lawrence E. Schmidt, Esquire

Name - Type or Print Lawrence E. Schmidt
Signature _____
600 Washington Ave., Ste 200 Towson MD
Mailing Address _____ City _____ State _____
21204 / (410) 821-0070 / lschmidt@sgs-law.com
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Pietro Sorrentino, Auth. Rep. of P&G Investment Group

Name #1 - Type or Print Pietro Sorrentino Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
19809 Valley Mill Road Freeland MD
Mailing Address _____ City _____ State _____
21053 / _____
Zip Code _____ Telephone #'s (Cell and Home) _____ Email Address _____

Representative to be contacted:

Lawrence E. Schmidt, Esquire

Name - Type or Print Lawrence E. Schmidt
Signature _____
600 Washington Ave., Ste 200 Towson MD
Mailing Address _____ City _____ State _____
21204 / (410) 821-0070 / lschmidt@sgs-law.c
Zip Code _____ Telephone # _____ Email Address _____

Case Number 2023-0115-SP4 Filing Date 5/19/23 Do Not Schedule Dates _____ Reviewer JS

ATTACHMENT TO PETITION
ZONING RELIEF REQUESTED
P&G Investments Group (Legal Owners)
8840 Belair Road (Property)

Special Hearing Relief For:

1. Approval of the attached site plan, including a modified parking plan pursuant to BCZR § 409.12.B, to permit parking as shown on the attached site plan to accompany the Petition for Special Hearing (to allow 8 parking spaces in lieu of the required 12, a two way drive aisle of 14 feet in width and a parking lot with landscaping as shown); and
2. For such other and further relief as may be deemed necessary by the ALJ for Baltimore County.

Dietz Surveying, Inc.

8119 Oakleigh Road, Baltimore, MD 21234
Phone 410-661-3160 Fax 410-661-3163

Zoning Description
For
8840 Belair Road
May 10, 2023

Beginning on the Northeast side of Belair Road (80' R/W), distant 1263 feet +/- from Joppa Road (80' R/W), thence running with and binding on the Southwest side of Belair Road

1. South 42 degrees 03 minutes 29 seconds West 50.00 feet,
2. North 47 degrees 56 minutes 31 seconds West 381.02 feet,
3. North 46 degrees 57 minutes 03 seconds East 50.18 feet, and
4. South 47 degrees 56 minutes 31 seconds East 376.74 feet, to the place of beginning.

Containing 0.435 Ac. or 18,944 sq.ft. of land more or less. Being known as 8840 Belair Road and located in the 11th Election District, 5th Councilmanic District.

**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 fifteen (15) 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: 2023-0115-SPH

Property Address: 8840 Belair Road

Property Description: _____

Legal Owners (Petitioners): P&G Investment Group

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Pietro Sorrentino

Company/Firm (if applicable): P&G Investment Group

Address: 8840 Belair Road

Baltimore, MD 21236

Telephone Number: (410) 591-3565

Revised 5/20/2014

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: June 8, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0115-SPH
Address: 8840 BELAIR RD
Legal Owner: Pietro Sorrentino, P & G Investment Group

Zoning Advisory Committee Meeting of June 12, 2023.

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

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

A variance to the Regulations for the Protection of Water Quality, Streams, Wetlands, and Floodplains will be required if any impact is proposed to the 75-foot buffer off the unnamed tributary to Gunpowder Falls that runs along the back of the property.

Reviewer: Libby Errickson 6/7/23

Affidavit of Publication

To: Smith, Gildea & Schmidt, LLC - Lawrence Schmidt
Suite 200, 600 Washington Avenue
Towson, MD, 21204

Re: Legal Notice 2524486,
CASE NUMBER: 2023-0115-SPH

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): 07/26/2023

By



Joy Hough
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: 2023-0115-SPH

8840 Belair Road

Northwest side of Belair Road, southwest of Cottingham Road

11th Election District - 5th Councilmanic District

Legal Owners: Pietro Sorrentino, P & G Investment Group

Special Hearing for the approval of the attached site plan, including a modified parking plan pursuant to BCZR Sec. 409.12.B to permit parking as shown on the attached site plan to accompany the Petition for Special Hearing (to allow 8 parking spaces in lieu of the required 12, a two way drive aisle of 14 feet in width and a parking lot with landscaping as shown); for such other and further relief as may be deemed necessary by the ALJ for Baltimore County.

Hearing: Tuesday, August 15, 2023 at 11:00 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.

jy26 2524486

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 7/20/2023

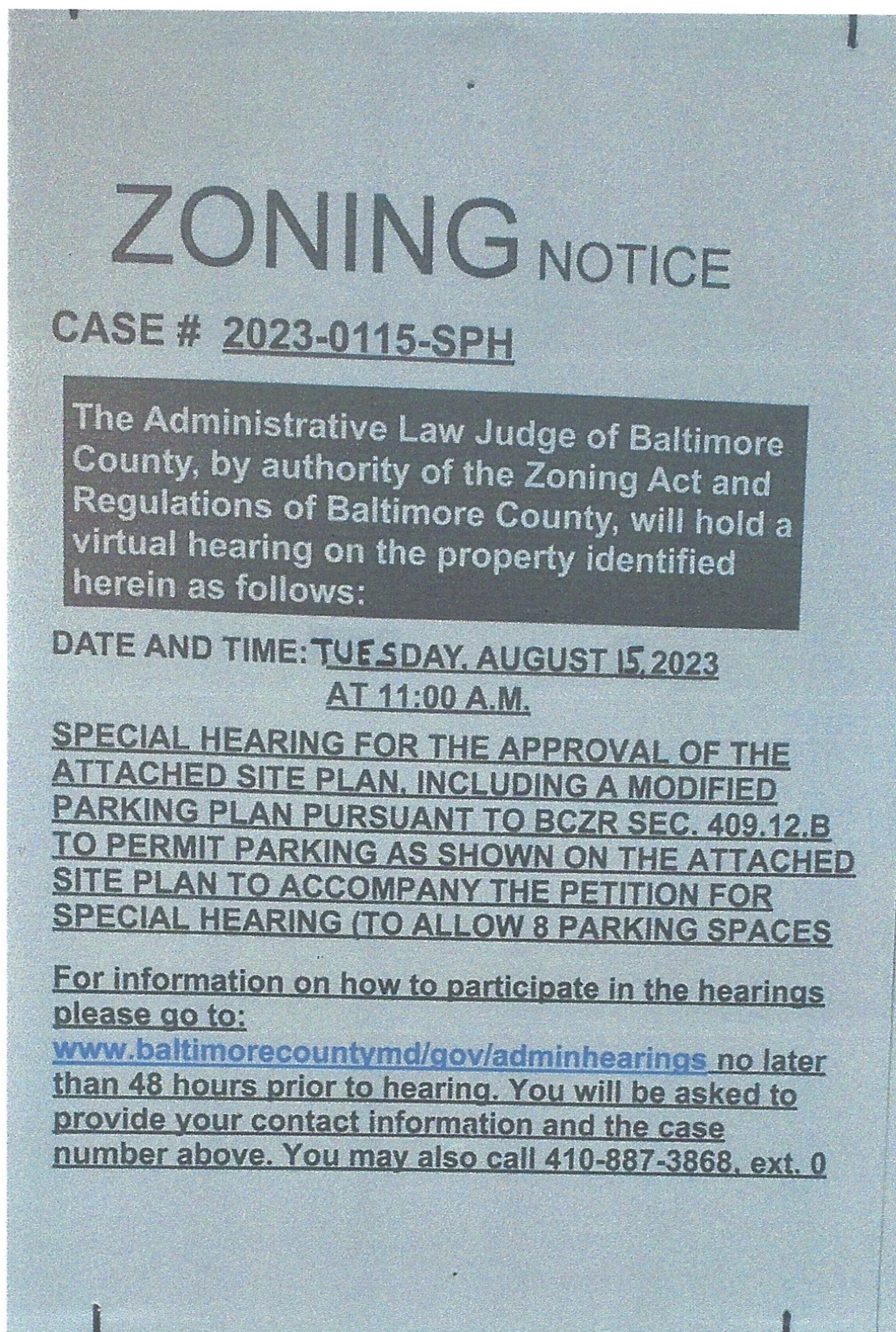
Case Number: 2023-0115-SPH

Petitioner / Developer: LAWRENCE SCHMIDT, ESQ. ~
PIETRO SORRENTINO

Date of Hearing: AUGUST 15, 2023

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
8840 BELAIR ROAD

The sign(s) were posted on: JULY 20, 2023



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

ZONING NOTICE

CASE # 2023-0115-SPH

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:

DATE AND TIME: TUESDAY, AUGUST 15, 2023
AT 11:00 A.M.

SPECIAL HEARING FOR THE APPROVAL OF THE ATTACHED SITE PLAN, INCLUDING A MODIFIED PARKING PLAN PURSUANT TO BCZR SEC. 409.12.B TO PERMIT PARKING AS SHOWN ON THE ATTACHED SITE PLAN TO ACCOMPANY THE PETITION FOR SPECIAL HEARING (TO ALLOW 8 PARKING SPACES

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

ZONING NOTICE

CASE # 2023-0115-SPH

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:

DATE AND TIME: TUESDAY, AUGUST 15, 2023
AT 11:00 A.M.

IN LIEU OF THE REQUIRED 12. A TWO WAY DRIVE AISLE OF 14 FEET IN WIDTH AND A PARKING LOT WITH LANDSCAPING AS SHOWN); FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE DEEMED NECESSARY BY THE ALJ FOR BALTIMORE COUNTY. 8840 BELAIR ROAD

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

1st Sign

2nd Sign

Posted @ 8840 Belair Road ~ 7/20/2023

CASE # 2023-0115-SPH

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 6/13/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0115-SPH

INFORMATION:

Property Address: 8840 Belair Road

Petitioner: Pietro Sorrentino, Authorized Representative of P&G Investment Group, LLC

Zoning: BL

Requested Action: Special Hearing

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

Special Hearing For -

1. Approval of the attached site plan, including a modified parking plan pursuant to Section 409.12.B of the Baltimore County Zoning Regulations, to permit parking as shown on the attached site plan to accompany the Petition for Special Hearing (to allow 8 parking spaces in lieu of the required 12, a two-way drive aisle of 14 feet in width, and a parking lot with landscaping as shown); and
2. For such other and further relief as may be deemed necessary by the Administrative Law Judge.

The subject site is an approximately 18,900 square foot parcel in the Perry Hall area. The lot is a relatively narrow rectangle, measuring 50 feet in width and approximately 376 feet in length on County GIS. It is currently improved with three buildings (a one and a half story, 880 square foot building that fronts Belair Road; a one story, 1,646 square foot building towards the center of the parcel; and a one-story building at the rear of the lot), asphalt drive aisles, and parking. The site has eleven parking spaces total – three in front of the one and a half story building and eight behind the one-story building. The rear of the lot appears to be grassy area and established landscaping.

Many of the surrounding lots are very similar to the subject site. They are long, relatively narrow lots with a building fronting Belair Road and parking to the rear of the structure. Nearby examples include 8836, 8838, 8842, 8844, and 8846 Belair Road. 8842 Belair Road was the subject of Variance 1997-0358, which was approved for a two-way drive aisle of 14 feet in lieu of the required 20 feet. All of these sites, plus the subject site, are commercial in nature, per County GIS.

The subject site is within the boundaries of the following community plans: The East Joppa Road Corridor Community Plan, the Perry Hall Community Plan, and the Eastern Baltimore County Revitalization Strategy. The East Joppa Road Corridor Community Plan recognizes this stretch of Belair Road as being a commercial corridor within the plan boundary area (page 17). In addition, the site is within the boundary of the Perry Hall Design Review Panel (DRP) area. The goal of the DRP is to encourage design excellence through the application of design guidelines. Additional information is

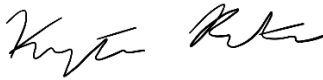
available on the County website: <https://www.baltimorecountymd.gov/boards-commissions/planning/design-review-panel>. Should alterations to the property be proposed in the future, prior review and approval of the plans may be required by the Panel.

The petition for the Zoning Case stated that the applicant was seeking approval to allow 8 parking spaces in lieu of the required 12, however, the site plan submitted with the petition shows there are 11 spaces existing. On June 7th, 2023, the Department of Planning contacted the petition representative via email for confirmation on the number of parking spaces. The representative confirmed that there are three handicap/restricted parking spaces in front of the existing one and a half story building and eight non-handicap/non-restricted parking spaces behind the one story building. Further, the representative informed the Department that the property owner has an agreement with the adjoining property owner for overflow parking, if needed. The representative confirmed that the existing lot layout, parking, and landscaping are all to remain; no changes/alterations are proposed.

The Department of Planning has no objections to the requested relief. All of the buildings, drive aisles, and parking are existing, and the lot is similar to many of the surrounding lots. Further, the relief is common for this stretch of Belair Road. The approval of the Special Hearing relief requested will confirm the existing conditions.

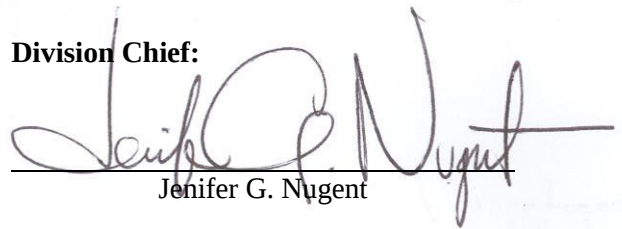
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Lawrence E. Schmidt, Esquire
David Birkenthal, Community Planner
Ngone Seye Diop, Community Planning Division Chief
Jeff Perlow, Zoning Review
Kristen Lewis, 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: June 8, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0115-SPH
Address: 8840 BELAIR RD
Legal Owner: Pietro Sorrentino, P & G Investment Group

Zoning Advisory Committee Meeting of June 12, 2023.

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

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

A variance to the Regulations for the Protection of Water Quality, Streams, Wetlands, and Floodplains will be required if any impact is proposed to the 75-foot buffer off the unnamed tributary to Gunpowder Falls that runs along the back of the property.

Reviewer: Libby Errickson 6/7/23

Real Property Data Search ()

Search Result for BALTIMORE COUNTY

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

Account Identifier: District - 11 Account Number - 1113008625

Owner Information

Owner Name: P&G INVESTMENT GROUP LLC Use: COMMERCIAL
Principal Residence: NO

Mailing Address: 19807 VALLEY MILL RD Deed Reference: /45125/ 00368
FREELAND MD 21053-

Location & Structure Information

Premises Address: 8840 BELAIR RD Legal Description: 8840 BELAIR RD
BALTIMORE 21236- BEL JOPPA PARK

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0072 0013 1023 10000.04 0000 21 2022 Plat Ref: 0009/ 0040

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1941 1,280 SF 18,900 SF 06

StoriesBasementType	ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
1 1/2 YES STANDARD UNITFRAME/4	1 full

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	251,400	251,400		
Improvements	92,900	136,800		
Total:	344,300	388,200	358,933	373,567
Preferential Land:	0	0		

Transfer Information

Seller: MEDITERRANEAN REALTY INC	Date: 07/19/2021	Price: \$390,000
Type: ARMS LENGTH IMPROVED	Deed1: /45125/ 00368	Deed2:

Seller: EC INVESTMENTS	Date: 10/23/2001	Price: \$239,000
Type: ARMS LENGTH IMPROVED	Deed1: /15684/ 00074	Deed2:

Seller: J W S INC	Date: 12/03/1990	Price: \$182,000
Type: ARMS LENGTH IMPROVED	Deed1: /08662/ 00767	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:

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

No. 220097

Date: 5/19/23

Fund	Dept	Unit	Sub Unit	Obj	Rev	Sub	Dept	Obj	BS Acct	Amount
					Source/	Rev/				
001	806	0000		6150						\$ 500.00
Total:										\$ 500.00

Rec From: PTG INVESTMENT GROUP, LLC / SMITH GILDEA SCHMIDT

For: 2023-0115-SAH

8840 BELAIR RD.

JS

DISTRIBUTION

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

GOLD - ACCOUNTING

CASHIER'S
VALIDATION

2828

SMITH, GILDEA & SCHMIDT, LLC

600 WASHINGTON AVENUE
SUITE 200
TOWSON, MD 21204



First National Bank
60-1809/433



May 15, 2023

PAY TO THE
ORDER OF

Baltimore County, Maryland

\$ 500.00

*** Five Hundred *****

00/100 DOLLARS

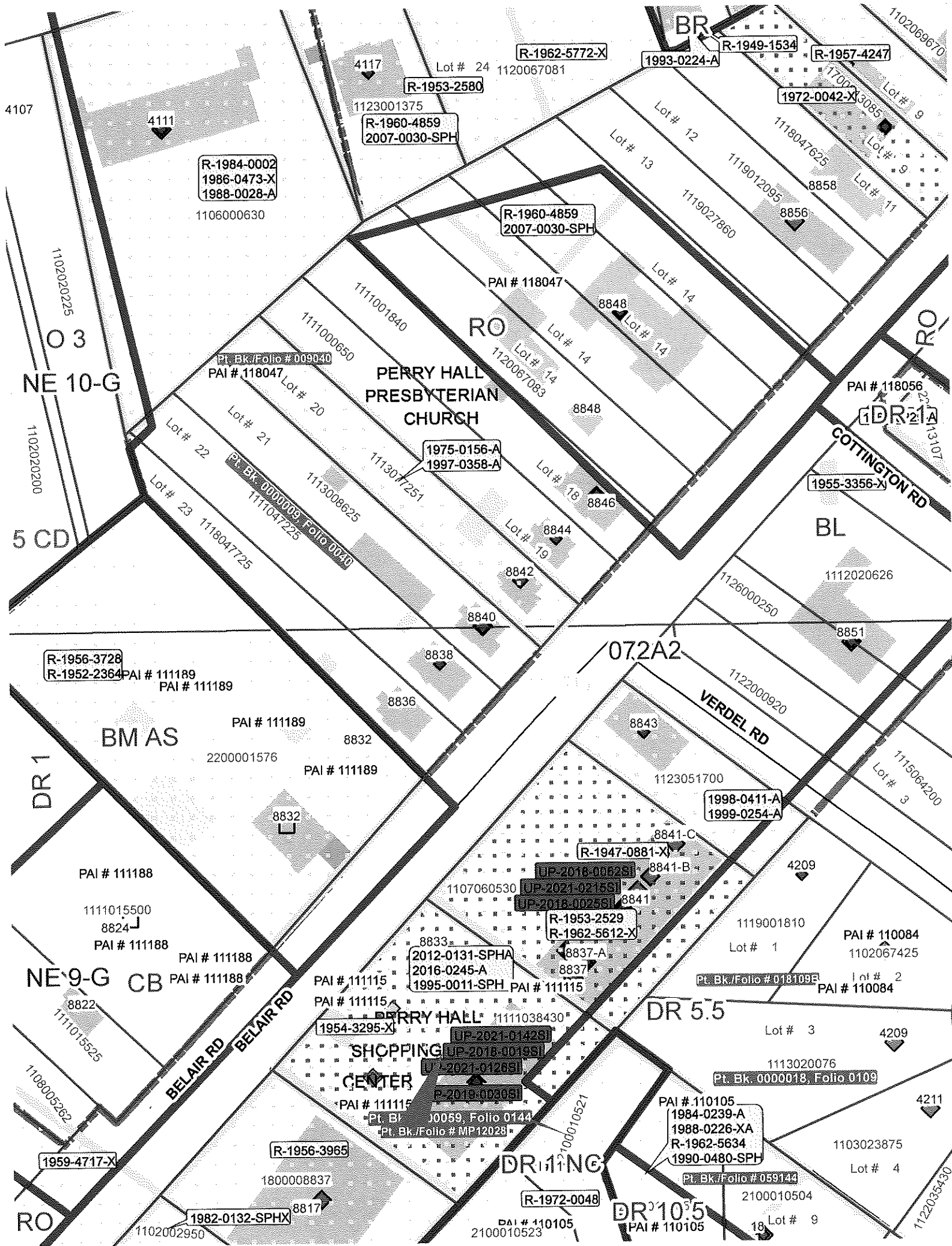
Baltimore County, Maryland
Office of Budget & Finance
400 Washington Avenue, Room 152
Towson, MD 21204



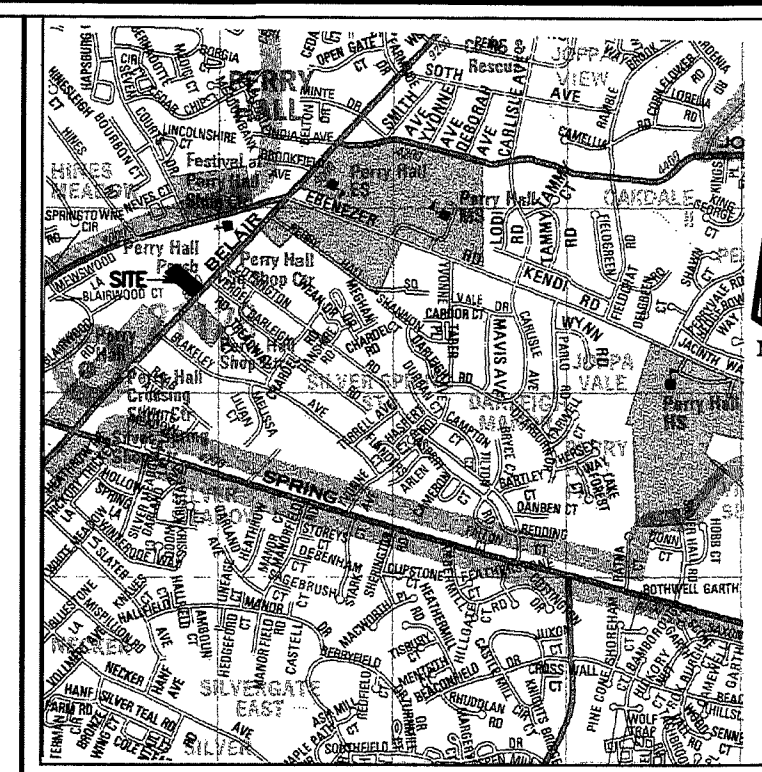
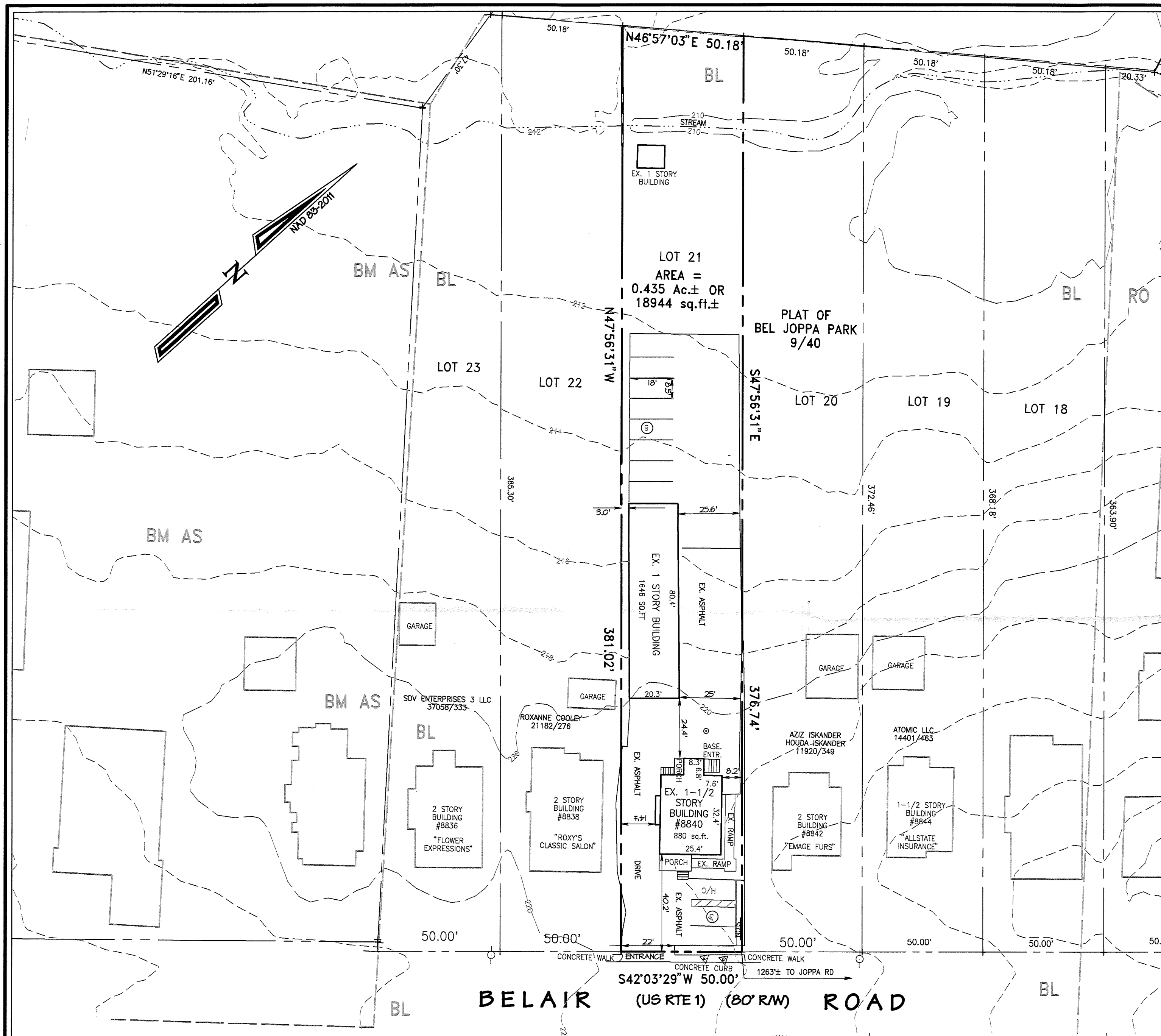
[Signature]
AUTHORIZED SIGNATURE

MEMO

Security features. Details on back.



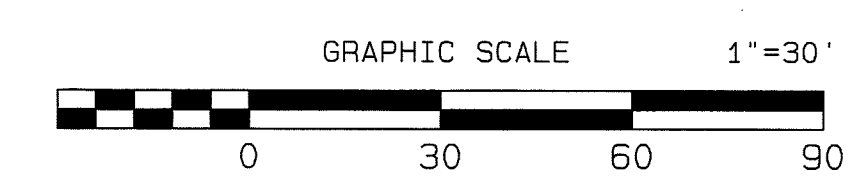




Vicinity Map Scale: 1" = 2000'

NOTES:

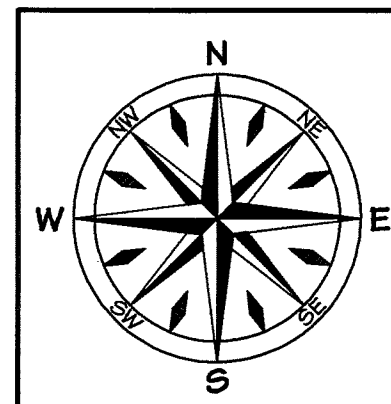
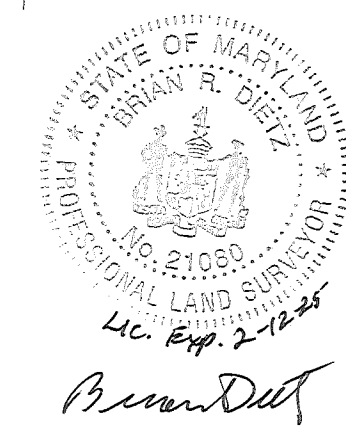
1. Owner: P&G INVESTMENT GROUP LLC
19807 VALLEY MILL RD
FREELAND MD 21053
2. Zoned: BL
3. This site is not in the Chesapeake Bay Critical Area.
4. There are no underground fuel tanks.
5. This is not a historic property/building.
6. This site is serviced by public sewer and water.
7. No prior Zoning Hearings.
8. F.A.R.= 0.13
9. All signage will be compliant with the requirements of BCZR Section 450.
10. All buildings meet the height limitation for the BL zone (BCZR Sec. 231).



**PLAT TO ACCOMPANY
A ZONING PETITION**
of the
P+G INVESTMENT GROUP LLC
8840 Belair Road
Baltimore County, Maryland
Tax # 1113008625
Tax Map 72, Grid 13, Parcel 1023
11th Election District, 5th Councilmanic District
Scale: 1"=30' Date: May 19, 2022

PARKING COMPUTATIONS

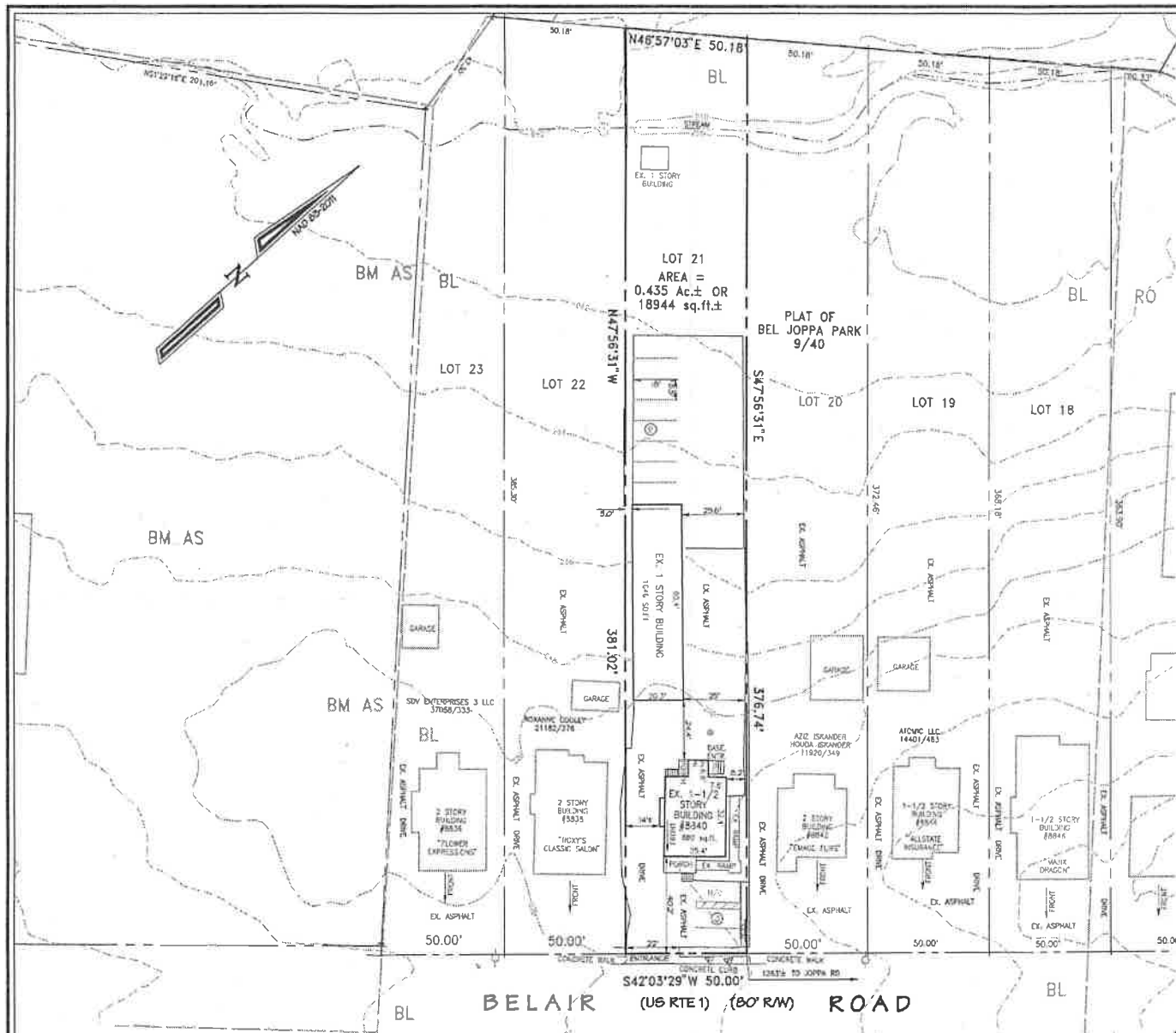
PARKING SPACES REQUIRED:
4.5 per 1000 sq.ft. = 2,526 x 4.5 = 11.4 or 12 Spaces
Spaces provided = 11 Spaces



Dietz Surveying Inc.
Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.net

File Name: Z:\Belair Rd 8840 Job# 22196\BELAIR RD 8840.pro

Revisions	Date	Plot Date: 5/11/2023	FIELD: KW	DRAWN: BRD	Job No. 22196
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Vicinity Map

Scale: 1" = 2000'

NOTES:

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FREELAND MD 21053
2. Zoned: BL
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7. No prior Zoning Hearings.
8. F.A.R. = 0.13
9. All signage will be compliant with the requirements of BCZR Section 450.
10. All buildings meet the height limitation for the BL zone (BCZR Sec. 231).
11. Existing uses: medical clinic.



**PLAT TO ACCOMPANY
A ZONING PETITION**

of the

P+G INVESTMENT GROUP LLC

8840 Belair Road
Baltimore County, Maryland
Tax # 1113008625

Tax Map 72, Grd 13, Parcel 1023
11th Election District, 5th Councilmanic District
Scale: 1"=30' Date: May 19, 2022

PARKING COMPUTATIONS

PARKING SPACES REQUIRED:
4.5 per 1000 sq.ft. = 2,525 x 4.5 = 11.4 or 12 Spaces
Spaces provided = 11 Spaces

Petitioner's
Exhibit 2

ADD NOTE 11

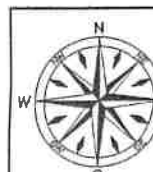
7-18-23

Plot Date: 8/7/2023

FIELD: KW

DRAWN: BRD

Job No: 22195



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File Name: Z:\Belair Rd 8840 Job# 22195\BELAIR RD 8840.prs