



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 27, 2023

Jason Vettori, Esquire – jvettori@sgs-law.com
600 Washington Avenue, Suite 200
Towson, MD 21204

RE: Petition for Special Hearing
Case No. 2023-0181- SPH
Property: 3630 Milford Mill Road

Dear Mr. Vettori:

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 fluid and cursive.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dml
Enclosure

C: Shelly Shaffer – shelly.shaffer@chimes.org
Eric Haddaway – ehadaway@dmw.com

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(3630 Milford Mill Road)		
2 nd Election District	*	OFFICE OF
4 th Council District		
Chimes, Inc.	*	ADMINISTRATIVE HEARINGS
<i>Legal Owner</i>		
Petitioner	*	FOR BALTIMORE COUNTY
	*	Case No. 2023-0181-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 Chimes, Inc., (“Petitioner”) for the property located at 3630 Milford Mill Road, Milford Mill (the “Property”). The Petition for Special Hearing was filed to: (1) approve an amendment to the Final Development Plan (“FDP”) entitled "Charles Place", the plat for which is recorded among the Land Records of Baltimore County in Plat Book 62, folio 136, pursuant to the Baltimore County Zoning Regulations (“BCZR”), §1B01.3 and §1B01.3.A.7.c of the Zoning Commissioners Policy Manual (“ZCPM”) for minor alterations to the existing parking facility; (2) for interior alterations to the approved community care center (Case No. 86-266-X); and (3) to determine the basis of the number of spaces to be provided for the community care center under BCZR, §409.6.A because the required number of off-street parking spaces is not set forth for this particular type of use.

A hearing was conducted remotely via WebEx. The Petition was advertised and posted as required by the BCZR. Shelly Shaffer appeared on behalf of the Petitioner in support of the Petition along with Eric Hadaway, Vice President of Environmental Services with Daft, McCune, Walker, the civil engineering firm who prepared and sealed a site plan (the “Site Plan”). (Pet. Ex. 1). Jason Vettori, Esquire of Smith Gildea & Schmidt represented the Petitioner. There were no

Protestants or interested citizens who attended 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 4.97 acres +/- (217,800 sf +/-) consisting of 3 parcels: (1) 3.32 acres +/- which is improved with an approved Community Care Center constructed in 1989 (Pet. Ex. 3); (2) 1.65 acre +/- commercial lot used by Petitioner for parking (Pet. Ex. 4); and (3) 0.032 acre +/- (Pet. Ex. 5). In Case No.: 86-0266-X, approval was granted for a Community Based Rehabilitation Services for Disabled People (the “1986 Case”) and the Chimes building was constructed on the 3.32-acre parcel. (Pet. Ex. 6). At that time, Chimes did not own and was not using the 1.65-acre commercial parking lot. In the 1986 Case, the number of required parking spaces was calculated based on the office space of 9,400 sf (32 spaces) and the number of teachers (32 spaces) plus 7 handicap and 2 additional spaces. (Pet. Ex. 6). In 1990, the commercial parking lot was the subject of a Final Development Plan (“FDP”) for “Charles Place” which showed a proposed 1-story office building and 1-story retail building; neither building was constructed. (Pet. Ex. 7). On November 14, 1990, a plat for the commercial lot was recorded in the Land Records of Baltimore County (Liber SM 62, folio 136). (Pet. Ex. 8).

As shown on the Site Plan and as confirmed by the SDAT information, Chimes has been using the commercial lot for parking since 1994. Petitioner proposes to connect the 3.32-acre parcel with the Chimes building with the commercial parking lot by doing minor alterations which may include less than 5,000 sf of grading. (Pet. Ex. 10). This connection will enable efficient vehicular circulation including the drop off/pick up of the students by passenger vans (23 vans).

The Chimes has 60 employees. The number of parking spaces which can be provided is 126. Mr. Hadaway opined that the required number of parking spaces is 85 based on 60 employees, 23 passenger vans, 2 delivery vans.

Petitioner included in its Petition for Special Hearing relief, approval for interior renovations to the Chimes building. The purpose of this relief is to make known that, in teaching life skills and job skills, the Chimes may install personal property equipment and/or appliances such as industrial washing machines to teach students through hands-on application. The typical job training includes jobs such as: working in a UPS store; floor cleaning; and working in hotels. Ms. Shaffer made clear that the Chimes is not teaching industrial or mechanical type jobs.

With regard to the DPR/DPWT ZAC comment, Mr. Vettori explained that the minor grading proposed for the parking lot connection is less than 5,000 sf which should not require a grading permit. Mr. Hadaway confirmed that the Property does not lie in a floodplain and therefore, BCC, §32-4-414 does not apply. Mr. Hadaway also confirmed that the width of the two-way drive aisles in the parking is 22 ft, and each parking space meets the required measurement (18 x 8.5).

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).

Based on the uncontroverted evidence, I find that the proposed minor alterations to connect the existing parking lot with the Chimes building parcel is a non-material amendment, and therefore the FDP should be amended as proposed on Pet. Ex. 10. The new configuration of the parking lot will provide for the more efficient and safer ingress/egress, and drop off/pick up of students between the parking lot and the Chimes building. I find that the required number of parking spaces for this Community Care Center is based on the number of employees plus the number of passenger and delivery vehicles used in the operation of this business which is calculated to be 85 spaces. As such, I find that the proposed 126 spaces will provide sufficient parking to promote the safety, health and wellness of motorists, patrons and pedestrians.

While there is no requirement to approve interior renovations here, I find that the proposed interior renovations of the Chimes building which may include the installation of equipment and appliances needed to teach both life skills and job skills, is necessary and an integral part of the Community Care Center.

THEREFORE, IT IS ORDERED this 27th day of **October, 2023** by this Administrative Law Judge, that the Petition for Special Hearing to approve an amendment to the Final Development Plan ("FDP") entitled "Charles Place", the plat for which is recorded among the Land Records of Baltimore County in Plat Book 62, folio 136, pursuant to the Baltimore County Zoning Regulations ("BCZR"), §1B01.3 and §1B01.3.A.7.c of the Zoning Commissioners Policy

Manual ("ZCPM") for minor alterations to the existing parking facility, be, and it is hereby **GRANTED**; and

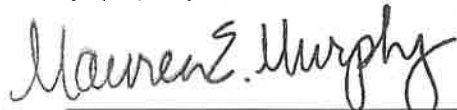
IT IS FURTHER ORDERED, that the Petition for Special Hearing to approve the interior alterations to the approved community care center (Case No. 86-266-X) to include the renovations and installation of all equipment and appliances necessary to teach life skills and job training to students, be, and it is hereby **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for Special Hearing to approve 85 required off-street parking spaces for this community care center under BCZR, §409.6.A as calculated using the number of employees and the number of passenger and delivery vehicles, 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 Site Plan (Pet. Ex. 1) and the Milford Mill Parking Plan (Pet. Ex. 10) which are attached hereto, are incorporated herein in their entirety.
3. Petitioner and all subsequent owners and operators shall comply with the DOP ZAC comment which is attached hereto.

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



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 3630 Milford Mill Road Currently Zoned BL, DR 5.5 & BR
Deed Reference 7092/232 & 10655/343 10 Digit Tax Account # 0213550840, 2200005839 & 1600013235
Owner(s) Printed Name(s) Chimes, Inc.

(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

See 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:

Jason T. Vettori
Name - Type or Print Jason T. Vettori
Signature [Signature]
600 Washington Ave., Ste 200 Towson MD
Mailing Address _____ City _____ State _____
21204 (410) 821-0070 jvettori@sgs-law.com
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Shelly Shaffer, Authorized Representative of Chimes, Inc. /
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 [Signature] Signature #2 _____
4815 Seton Drive Baltimore MD
Mailing Address _____ City _____ State _____
21215 410-358-5387 Shelly.Shaffer@chimes.org
Zip Code _____ Telephone #'s (Cell and Home) _____ Email Address _____

Representative to be contacted:

Jason T. Vettori
Name - Type or Print Jason T. Vettori
Signature [Signature]
600 Washington Ave., Ste 200 Towson MD
Mailing Address _____ City _____ State _____
21204 (410) 821-0070 jvettori@sgs-law.com
Zip Code _____ Telephone # _____ Email Address _____

Case Number 2023-0181-SP4 Filing Date 9/7/23 Do Not Schedule Dates _____ Reviewer JS

ATTACHMENT TO PETITION FOR ZONING HEARING

3630 Milford Mill
(Tax ID Nos. 0213550840, 2200005839 & 1600013235)
4th Councilmanic District
2nd Election District

Special Hearing Relief to approve:

1. An amendment to the Final Development Plan entitled "Charles Place", the plat for which is recorded among the Land Records of Baltimore County in Plat Book 62, folio 136, pursuant to BCZR § 1B01.3 and Section 1B01.3.A.7.c of the Zoning Commissioner's Policy Manual, for minor alterations to the existing parking facility; and
2. Interior alterations to the approved community care center (Case No. 86-266-X); and
3. The basis of the number of spaces to be provided for the community care center under BCZR § 409.6.A because the required number of off-street parking spaces is not set forth for this particular type of use; and
4. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Zoning Description

To Accompany a petition for Zoning Variance

Tax Map 77, Parcels 468, 469, and 1284

The Chimes Inc.

Baltimore County, Maryland

Commencing for the same at the intersection point of the centerlines of Church Road, a 60 foot right of way, and Milford Mill Road, a 60 foot right of way, thence running southwesterly with the centerline of Milford Mill Road approximately 700 feet, thence westerly approximately 30 feet to the point of beginning of this description; thence binding on and running with the outlines of parcels 468, 469, and 1284 of Tax Map 77, in Baltimore County, referring all courses of this description to the Maryland Coordinate System (NAD83/2011) adjustment; (1) North 37 degrees 05 minutes 27 seconds West 48.85 feet; thence (2) South 22 degrees 57 minutes 56 seconds West 272.95 feet; thence (3) North 46 degrees 47 minutes 17 seconds West 443.98 feet; thence (4) North 43 degrees 45 minutes 52 seconds East 420.02 feet; thence (5) South 36 degrees 23 minutes 18 seconds East 50.74 feet; thence (6) North 27 degrees 48 minutes 04 seconds East 31.25 feet; thence (7) North 47 degrees 27 minutes 33 seconds East 36.14 feet; thence (8) North 42 degrees 42 minutes 26 seconds East 47.00 feet; thence (9) South 70 degrees 58 minutes 20 seconds East 42.83 feet; thence (10) North 38 degrees 35 minutes 03 seconds East 68.33 feet; thence (11) North 81 degrees 10 minutes 28 seconds West 41.14 feet; thence (12) North 44 degrees 58 minutes 31 seconds East 55.35 feet; thence (13) North 36 degrees 10 minutes 51 seconds East 62.66 feet; thence (14) North 31 degrees 14 minutes 24 seconds East 34.58 feet; thence (15) North 55 degrees 50 minutes 47 seconds East 60.49 feet; thence (16) by a line curving to the left

having a radius of 125.00 feet, for a distance of 55.31 feet, (the arc of said curve being subtended by a chord bearing and distance of North 43 degrees 13 minutes 36 seconds East 54.86 feet; thence (17) by a line curving to the right having a radius of 55.00 feet, for a distance of 74.54 feet, (the arc of said curve being subtended by a chord bearing and distance of North 69 degrees 35 minutes 31 seconds East 68.97 feet; thence (18) by a line curving to the right having a radius of 470.00 feet, for a distance of 94.36 feet, (the arc of said curve being subtended by a chord bearing and distance of South 34 degrees 57 minutes 01 seconds East 94.20 feet; thence (19) South 08 degrees 28 minutes 07 seconds West 19.18 feet; thence (20) by a line curving to the left having a radius of 630.00 feet, for a distance of 641.82 feet, (the arc of said curve being subtended by a chord bearing and distance of South 26 degrees 43 minutes 54 seconds West 614.55 feet; thence (21) South 02 degrees 18 minutes 15 seconds East 58.80 feet to the point of beginning; containing 217,800 square feet or 5.00 acres, more or less, as now described by Daft- McCune-Walker, Inc.

THIS DESCRIPTION BASED ON THE CURRENT DEEDS / PLATS OF RECORD AND IS FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR ANY TYPE OF PROPERTY CONVEYANCE.

June 14, 2023

Project No. 21062.B



Michael David Martin
6.14.23



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:

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Deed Reference 7092/232 & / 10655/343 10 Digit Tax Account # 0213550840, 2200005839 & 1600013235
Owner(s) Printed Name(s) Chimes, Inc.

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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:

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See attached.

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3. ☐ a **Variance** from Section(s)

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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:

Jason T. Vettori
Name - Type or Print Jason T. Vettori
Signature [Signature]
600 Washington Ave., Ste 200 Towson MD
Mailing Address _____ City _____ State _____
21204 , (410) 821-0070 , jvettori@sgs-law.com
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Shelly Shaffer, Authorized Representative of Chimes, Inc. /

Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 Shelly Shaffer Signature #2 _____
4815 Seton Drive Baltimore MD
Mailing Address _____ City _____ State _____
21215 , 410-358-5387 , Shelly.Shaffer@chimes.org
Zip Code _____ Telephone #'s (Cell and Home) _____ Email Address _____

Representative to be contacted:

Jason T. Vettori
Name - Type or Print Jason T. Vettori
Signature [Signature]
600 Washington Ave., Ste 200 Towson MD
Mailing Address _____ City _____ State _____
21204 , (410) 821-0070 , jvettori@sgs-law.com
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Case Number 2023-0181-SP4 Filing Date 9/7/23 Do Not Schedule Dates _____ Reviewer JS

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3630 Milford Mill

(Tax ID Nos. 0213550840, 2200005839 & 1600013235)

4th Councilmanic District

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Special Hearing Relief to approve:

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THIS DESCRIPTION BASED ON THE CURRENT DEEDS / PLATS OF RECORD AND IS FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR ANY TYPE OF PROPERTY CONVEYANCE.

June 14, 2023

Project No. 21062.B



Michael David Martin
6.14.23

**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: 2023-0181-SPH

Property Address: 3630 Milford Mill Road

Property Description: _____

Legal Owners (Petitioners): Chimes, Inc.

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Anna Fritzges, Office Manager Chimes International LTD

Company/Firm (if applicable): Chimes International LTD

Address: 4815 Seton Drive

Baltimore, MD 21215

Telephone Number: (410) 358-6699 or Anna.Fritzges@chimes.org

Revised 5/20/2014

Date: 9/7/23

[illegible]

Rec
From: SMITH GILDEA + SCHMIDT

For: 2023-0181-SPM

3630 MILFORD MILL ROAD

JS 23-0801

DISTRIBUTION

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

\$ 500.00

00/100 DOLLARS

AUTHORIZED SIGNATURE _____

MEMO

Security features. Details on back.

000305100 101331400000 000000000000

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 9/20/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0181-SPH

INFORMATION:

Property Address: 3630 Milford Mill Road
Petitioner: Chimes, Inc. - Shelly Shaffer
Zoning: BL, DR 5.5, BR
Requested Action: Special Hearing

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

Special Hearing Relief to Approve -

1. An amendment to the Final Development Plan entitled "Charles Place", the plat for which is recorded among the Land Records of Baltimore County in Plat Book 62, folio 136, pursuant to BCZR Section 1B01.3 and Section 1B01.3.A.7.c of the Zoning Commissioner's Policy Manual, for minor alterations to the existing parking facility;
2. Interior alterations to the approved community care center (Case No. 86-266-X);
3. The basis of the number of spaces to be provided for the community care center under BCZR Section 409.6.A because the required number of off-street parking spaces is not set forth for this particular type of use; and
4. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

The proposed site is a 4.97-acre property that is immediately surrounded by commercial uses and outside of that, residential properties. The site is currently improved with a Community Based Habilitation Service for Disabled People (Community Care Center).

The Department has determined that the proposal/alteration does not constitute a material change and the FDP should be allowed to be amended to support the minor alterations to the existing parking facility. The Department of Planning has no purview over interior alterations to the Community Care Center and does not oppose this proposal. Due to the fact there is no parking count regulations established, Planning will defer to the expertise of the Department of Public Works & Transportation, the Office of Zoning Review and the recommendation of the Administrative Law Judge to determine a sufficient parking calculation that will promote the safety, health, and wellness of motorist, patrons, and pedestrians.

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

1. Indicate and demonstrate that the site will be ADA compliant;

2. Clearly indicate on the plan the amount of existing and proposed parking, and demonstrate to the satisfaction of the Administrative Law Judge that the parking capacity is sufficient enough to support the use and any alterations;
3. Comply with any landscaping guidelines required by the Baltimore County Landscape Architect;
4. The plan conforms to all other bulk and setback regulations set forth in the Baltimore County Zoning Regulations; and
5. The plan meets all additional conditions as required by the Administrative Law Judge.

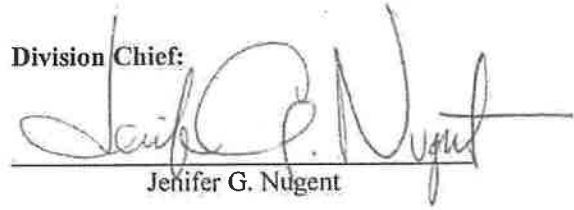
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

SL/JGN/KP

c: Jason T. Vettori
Daphne Daly, 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

CERTIFICATE OF POSTING

Baltimore County Dept. of Permits,
Approvals & Inspections
Zoning Review Office
111 W. Chesapeake Avenue, Rm. 111
Towson, MD 21204

Date: 10/2/2023

Attention: Kristen Lewis

RE: Case Number 2023-0181-SPH
Petitioner/Developer: Chimes, Inc.
Date of Hearing/Closing: 10/23/2023

This is to certify that under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 3630 Milford Mill Road, Baltimore, MD 21244.

The sign(s) were posted on October 2, 2023

(Month, Day, Year)



(Signature of Sign Poster)

Eric C. Hadaway

(Printed Name of Sign Poster)

501 Fairmount Ave., Ste. 300

(Street Address of Sign Poster)

Towson, MD 21286

(City, State, Zip Code of Sign Poster)

(410) 296-3333

(Telephone Number of Sign Poster)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 9/20/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0181-SPH

INFORMATION:

Property Address: 3630 Milford Mill Road
Petitioner: Chimes, Inc. - Shelly Shaffer
Zoning: BL, DR 5.5, BR
Requested Action: Special Hearing

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

Special Hearing Relief to Approve -

1. An amendment to the Final Development Plan entitled "Charles Place", the plat for which is recorded among the Land Records of Baltimore County in Plat Book 62, folio 136, pursuant to BCZR Section 1B01.3 and Section 1B01.3.A.7.c of the Zoning Commissioner's Policy Manual, for minor alterations to the existing parking facility;
2. Interior alterations to the approved community care center (Case No. 86-266-X);
3. The basis of the number of spaces to be provided for the community care center under BCZR Section 409.6.A because the required number of off-street parking spaces is not set forth for this particular type of use; and
4. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

The proposed site is a 4.97-acre property that is immediately surrounded by commercial uses and outside of that, residential properties. The site is currently improved with a Community Based Habilitation Service for Disabled People (Community Care Center).

The Department has determined that the proposal/alteration does not constitute a material change and the FDP should be allowed to be amended to support the minor alterations to the existing parking facility. The Department of Planning has no purview over interior alterations to the Community Care Center and does not oppose this proposal. Due to the fact there is no parking count regulations established, Planning will defer to the expertise of the Department of Public Works & Transportation, the Office of Zoning Review and the recommendation of the Administrative Law Judge to determine a sufficient parking calculation that will promote the safety, health, and wellness of motorist, patrons, and pedestrians.

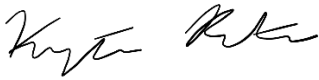
The Department has no objections in granting the relief conditioned upon the following:

1. Indicate and demonstrate that the site will be ADA compliant;

2. Clearly indicate on the plan the amount of existing and proposed parking, and demonstrate to the satisfaction of the Administrative Law Judge that the parking capacity is sufficient enough to support the use and any alterations;
3. Comply with any landscaping guidelines required by the Baltimore County Landscape Architect;
4. The plan conforms to all other bulk and setback regulations set forth in the Baltimore County Zoning Regulations; and
5. The plan meets all additional conditions as required by the Administrative Law Judge.

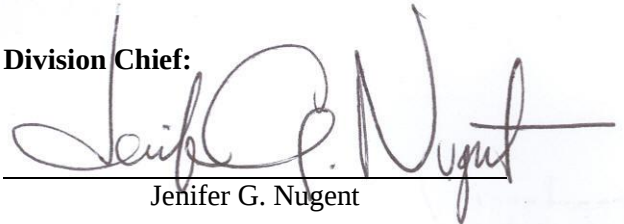
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Jason T. Vettori
Daphne Daly, 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: September 18, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0181-SPH
Address: 3630 MILFORD MILL RD
Legal Owner: Chimes, Inc.

Zoning Advisory Committee Meeting of September 18, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

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 - 02 Account Number - 0213550840

Owner Information

Owner Name:	CHIMES INC	Use:	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	4815 SETON DR BALTIMORE MD 21215-3211	Deed Reference:	/07092/ 00232

Location & Structure Information

Premises Address:	EULER LN 0-0000	Legal Description:	3.32 AC ES EULER LA 675 FT N LIBERTY RD
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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
1989	50,450 SF		3.3200 AC	06

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

Value Information

	Base Value	Value	Phase-In Assessments	
		As of	As of	As of
		01/01/2022	07/01/2023	07/01/2024
Land:	868,000	868,000		
Improvements	3,864,900	3,495,400		
Total:	4,732,900	4,363,400	4,363,400	4,363,400
Preferential Land:	0	0		

Transfer Information

Seller: B F SAUL REAL ES TATE	Date: 02/10/1986	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /07092/ 00232	Deed2:

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	970	4,159,193.00	4,159,193.00
State:	970	4,159,193.00	4,159,193.00
Municipal:	970	0.00 0.00	0.00 0.00

Special Tax Recapture: None

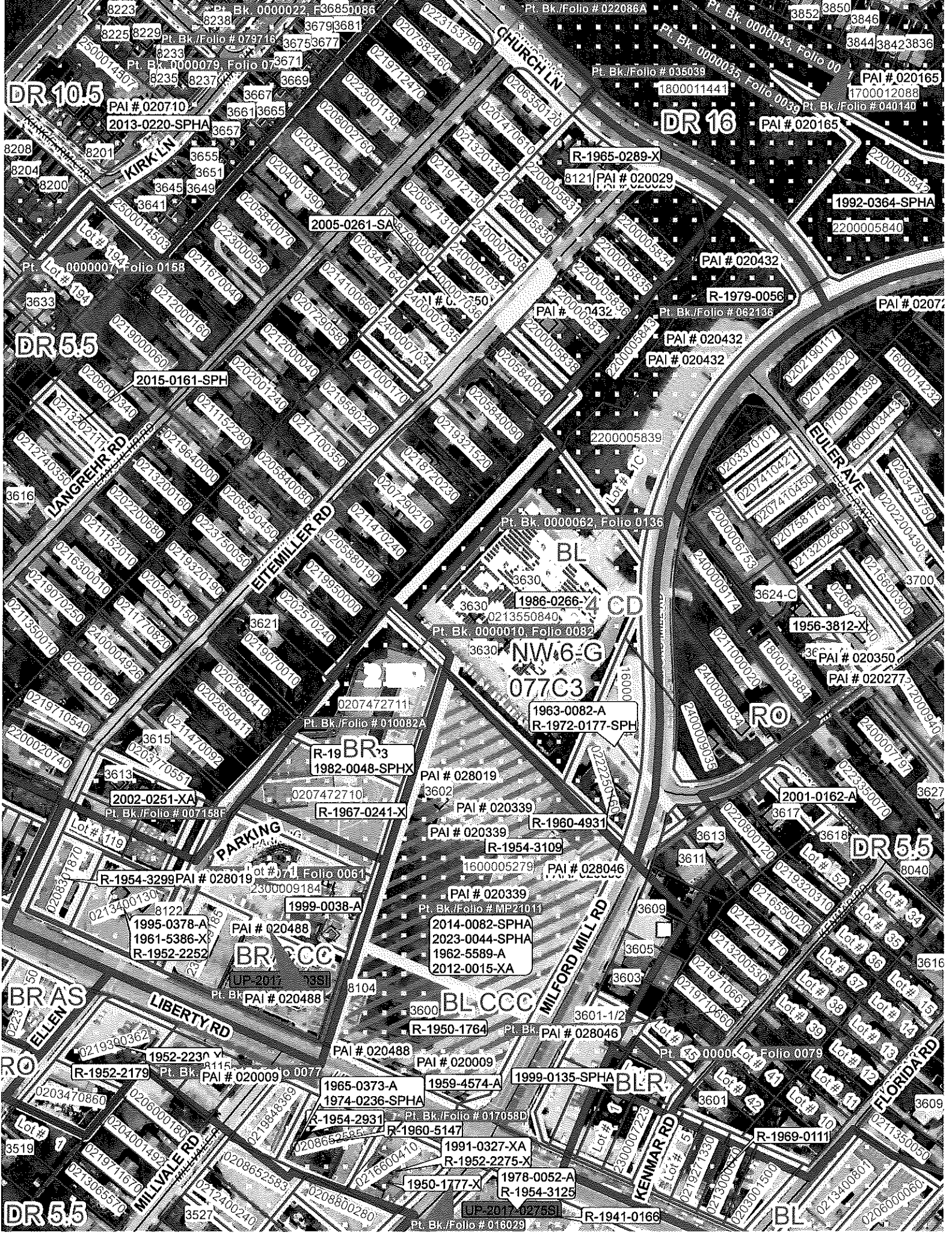
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:





DR 10.5

DR 16

DR 5.5

DR 5.5

BR AS

BL CCC

BLR

DR 5.5

BL

