



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

March 8, 2024

Adam Baker, Esquire – jbusse@rosenbergmartin.com
Rosenberg Martin Greenberg, LLP
25 S. Charles Street, 21st Floor
Baltimore, MD 21201

RE: Petition for Variance
Case No. 2024-0016-A
Property: 11300 York Road

Dear Counsel:

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, flowing style.

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlm
Enclosure

c: Brad Hoag – phoenixfoods@kbofbaltimore.com
Bria Burke – bburke@cmrengineers.com

IN RE: PETITION FOR VARIANCE

(11300 York Road)

8th Election District

3rd Council District

KB of Baltimore, Inc.

Legal Owner

Petitioner

*

BEFORE THE

*

OFFICE OF ADMINISTRATIVE

*

HEARINGS OF

*

BALTIMORE COUNTY

*

CASE NO. 2024-0016-A

*

*

*

*

*

*

*

*

*

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by KB of Baltimore, Inc. (“Petitioner”) for property located at 11300 York Rd., Hunt Valley (the “Property”). Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §409.6A(2) to allow 41 parking spaces in lieu of the required 53 parking spaces for a 3,312 sf, fast food restaurant.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Brad Hoag, owner/operator of Slim Chickens restaurant appeared at the hearing in support of the Petition along with Bria Burke, Associate Planner, with Colbert Matz Rosenfelt, the civil engineering firm who prepared and sealed a site plan (the “Site Plan”). (Pet. Ex. 1). Adam Baker, Esquire of Rosenberg Martin Greenberg, LLP represented the Petitioner. There were no interested citizens or protestants who appeared at the hearing.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and Department of Environmental Protection and Sustainability (“DEPS”) which agencies did not oppose the requested relief. Development Plans Review (“DPR”)/ Department of Public Work and Transportation (“DPWT”) indicated that both a Landscape Plan

and a Lighting Plan will be required.

The Property is 1.15 acres +/- (50, 094 sf) and is improved with an existing Burger King restaurant. As shown on the aerial photographs, it sits on the corner of York Rd. and Shilling Rd. and is adjacent to Hunt Valley Mall and a McDonald's restaurant. Along this portion of York Rd. are primarily commercial and retail uses. (Pet. Ex. 2). It is zoned Manufacturing, Light with an Industrial Major overlay district (ML-IM). There are a variety of restaurants and other small businesses in the area. Petitioner proposes to use the Property for a Slim Chickens Restaurant which will be the first in the Baltimore area.

As shown on the colored rendering of the Site Plan, Petitioner requests to reduce the required number of parking spaces in order to install dual drive thru lanes. (Pet. Ex. 4). Mr. Hoag testified that most of the customers for this restaurant will use drive-thru lanes and not dine-in. The dumpster will be relocated to behind a fully enclosed fence/gate. Areas which are currently landscaped will need to be removed to reconfigure the Property for the dual drive thru lanes. Petitioner will be required to file both a Landscaping Plan and a Lighting Plan. Mr. Hoag testified, and Ms. Burke opined, that the reduction in required number of parking spaces will not adversely affect the neighboring properties, nor will it cause any spill-over parking onto the adjacent roads or streets as the required number of parking spaces is not needed.

The Property is oddly shaped and is also unique in that it can be accessed via 2 ingress and egress points; one from Shilling Rd. and the other from an access driveway which also serves the McDonald's restaurant. The Burger King restaurant operated on the Property for over 20 years and as such that Property is capable of handling this similar fast-food restaurant. Accordingly, Ms. Burke opined that the proposed use will not be detrimental to the health, safety or general welfare of the surrounding community. The proffered testimony was that the dual drive thru lanes

will provide a more efficient and safe flow of traffic in and out of the Property by customers.

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 irregularly shaped and accessed via 2 separate ingress and egress points which makes it unique from other properties in the area. The irregular shape generates the need for a reduction in parking spaces as it is not possible to provide the needed dual drive-thru lanes and also provide the required number of parking spaces. I find that the Petitioner would suffer a practical difficulty and unreasonable hardship if the proposed reduction in the number of parking spaces were not granted because customers typically use drive-thru lanes and do not dine-in, and the required number of parking spaces in BCZR is not needed to meet the needs of the Slim Chickens restaurant. I also find that the requested Variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition.

THEREFORE, IT IS ORDERED, this 8th day of **March**, 2024, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from BCZR, §409.6A(2) to allow 41 parking spaces in lieu of the required 53 parking spaces for a 3,312 sf, fast food restaurant be, and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

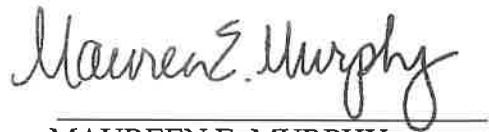
1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the

subject property to its original condition.

2. The Site Plan (Pet. Ex. 1) is attached hereto and incorporated herein.

3. Petitioners must comply with the DOP and DPR/DPWT ZAC comments which are attached hereto and incorporated herein.

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

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

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM/dlm

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 2/6/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0016-A

INFORMATION:

Property Address: 11300 York Road
Petitioner: KB of Baltimore Inc.
Zoning: ML IM
Requested Action: Variance

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

Variance -

1. From Section 409.6.A.2 of the Baltimore County Zoning Regulations to allow 41 parking spaces in lieu of the required 53 parking spaces for a 3,312 square foot fast food restaurant.

The subject site is an approximately 1.15 acre parcel in the Hunt Valley area. It is improved with a one-story, 3,312 square foot, fast food restaurant with a single lane drive-thru and parking. The east (York Road side), south (Schilling Road site), and west perimeters of the site have grassy areas with trees and landscaping, which appear to be in good condition, per Google Streetview imagery from September 2023.

Per the petition, the restaurant is being converted from a Burger King to a Slim Chickens, and the petitioners wish to expand the single lane drive-thru to be a double lane drive-thru. In expanding the drive-thru to be two lanes, the existing parking spaces will be reconfigured and the dumpster will be relocated. In a February 1st, 2024 email, the Department of Planning confirmed with the petitioner's representative that no work was proposed to the existing building, and that the existing ingress and egress points would remain.

Uses surrounding the subject site are a mix of office, retail, and commercial uses. This includes, but is not limited to, the McCormick Headquarters, as well as multiple restaurants, grocery stores, banks, animal hospitals, and retail stores. Immediately north of the subject site is a McDonald's with a double lane drive-thru similar to the petition.

The subject site is within the boundaries of the Hunt Valley/Timonium Master Plan and the Hunt Valley/Timonium Design Guidelines sub-section of the Comprehensive Manual of Development Policies (CMDP). The Hunt Valley/Timonium Master Plan, adopted by the County Council October 19th, 1998, seeks to provide guidance to development of the employment and commercial areas. It offers goals and objectives, issues, and recommendations on improving the area – one of which is to improve the York Road streetscape by increasing landscaping (page 28). The Hunt Valley/Timonium Design Guidelines

provide design guidelines on buildings, screening, pedestrian friendly development, etc., within the area boundary.

The proposal is consistent with other nearby fast-food establishments. Further, the Variance for the decreased parking spaces allows the Petitioner to accommodate more vehicles in the drive-thru lanes. As such, the Department of Planning has no objections to the requested Variance relief, subject to the following condition:

- I. In keeping with the recommendations of the Hunt Valley/Timonium Master Plan to improve the York Road streetscape, existing landscaping along the perimeter of the site shall be maintained to the greatest extent possible.

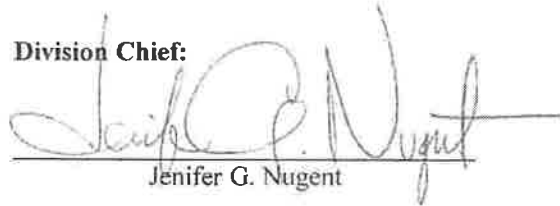
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Adam Baker – Rosenberg, Martin, Greenberg LLP
David Birkenthal, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, 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

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0016-A

DATE: February 7, 2024

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

DPR: No comment.

DPW-T: No Exception taken

Landscaping: If Zoning Relief is granted a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required.

Recreations & Parks: No Greenways affected.



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 11300 York Road which is presently zoned ML-IM
Deed References: 12168 / 00397 10 Digit Tax Account # 2 2 0 0 0 3 4 2 9 1
Property Owner(s) Printed Name(s) KB of Baltimore Inc.

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. XX a **Variance** from Section(s)

please see attached

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Adam Baker, Rosenberg Martin Greenberg LLP
Name- Type or Print

Signature

25 S. Charles Street, 21st FL Baltimore MD
Mailing Address City State

21201 / 410-649-1241 / abaker@rosenbergmartin.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

KB of Baltimore Inc. /
Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

1937 Greenspring Dr. Lutherville/Timonium MD
Mailing Address City State

21093 / 410/913-6441 / phoenix@kbf.com
Zip Code Telephone # Email Address

Representative to be contacted:

Adam Baker, Rosenberg Martin Greenberg LLP
Name - Type or Print

Signature

25 S. Charles Street, 21st FL Baltimore MD
Mailing Address City State

21201 / 410-649-1241 / abaker@rosenbergmartin.com
Zip Code Telephone # Email Address

CASE NUMBER 2024-0016-A Filing Date 1/10/2024 Do Not Schedule Dates: Reviewer CF

Attachment to Zoning Petition for 11300 York Road

1. Variance from Section 409.6.A.2 of the Baltimore County Zoning Regulations to allow 41 parking spaces in lieu of the required 53 parking spaces for a 3,312 square foot fast food restaurant.

4883-1352-3608, v. 1

2024-0016-A

Colbert Matz Rosenfelt

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION

FOR

#11300 YORK ROAD

BEGINNING for the same at a point on the west side of York Road, variable width right-of-way, said point being 61 feet, more or less, northerly of the centerline of Schilling Road.

BEING Lot # 3 in the subdivision of "Bell Atlantic, Resubdivision of a Portion of Lot, Block A, Greater Baltimore Industrial Park" as recorded in Baltimore County Plat Book # S.M. 67, Folio # 114, containing 50,400 square feet, or 1.1570 acres, more or less.

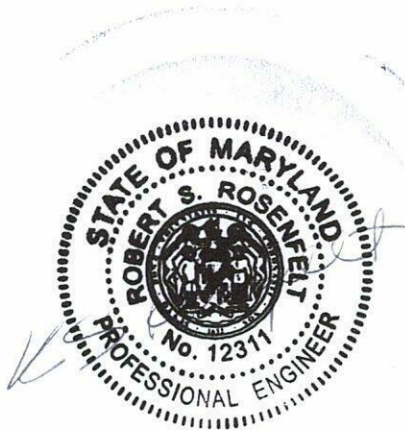
ALSO known as 11300 York Road, and located in the 8th Election District and 3rd Councilmanic District of Baltimore County.

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 12311

Expiration Date: 02/09/2025



2024-0016-A

2835 Smith Avenue, Suite G Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953



Certificate of Posting

Case# 2024-0016-A

Petitioner/Developer

Rosenberg Martin Greenberg

Jennifer Busse

Date of Hearing/Closing

March 6, 2024

Baltimore County Department of Permits and Management

County Office Building Room 111; 111 West Chesapeake Ave. Towson Md. 21204

Attention:

Ladies and Gentlemen:

This is to certify under penalties of perjury that the necessary sign/signs required by law were posted conspicuously on the property located at

11300 York Road on February 14, 2024. Signs 1A & 1B

Sincerely, Martin Ogle

Martin Ogle

9912 Maidbrook Road

Parkville, Md. 21234

443-629-3411

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: February 6, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0016-A
Address: 11300 YORK RD
Legal Owner: KB of Baltimore, Inc.

Zoning Advisory Committee Meeting of February 6, 2024.

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

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: February 7, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0016-A

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

DPR: No comment.

DPW-T: No Exception taken

Landscaping: If Zoning Relief is granted a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required.

Recreations & Parks: No Greenways affected.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/6/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0016-A

INFORMATION:

Property Address: 11300 York Road
Petitioner: KB of Baltimore Inc.
Zoning: ML IM
Requested Action: Variance

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

Variance -

1. From Section 409.6.A.2 of the Baltimore County Zoning Regulations to allow 41 parking spaces in lieu of the required 53 parking spaces for a 3,312 square foot fast food restaurant.

The subject site is an approximately 1.15 acre parcel in the Hunt Valley area. It is improved with a one-story, 3,312 square foot, fast food restaurant with a single lane drive-thru and parking. The east (York Road side), south (Schilling Road site), and west perimeters of the site have grassy areas with trees and landscaping, which appear to be in good condition, per Google Streetview imagery from September 2023.

Per the petition, the restaurant is being converted from a Burger King to a Slim Chickens, and the petitioners wish to expand the single lane drive-thru to be a double lane drive-thru. In expanding the drive-thru to be two lanes, the existing parking spaces will be reconfigured and the dumpster will be relocated. In a February 1st, 2024 email, the Department of Planning confirmed with the petitioner's representative that no work was proposed to the existing building, and that the existing ingress and egress points would remain.

Uses surrounding the subject site are a mix of office, retail, and commercial uses. This includes, but is not limited to, the McCormick Headquarters, as well as multiple restaurants, grocery stores, banks, animal hospitals, and retail stores. Immediately north of the subject site is a McDonald's with a double lane drive-thru similar to the petition.

The subject site is within the boundaries of the Hunt Valley/Timonium Master Plan and the Hunt Valley/Timonium Design Guidelines sub-section of the Comprehensive Manual of Development Policies (CMDP). The Hunt Valley/Timonium Master Plan, adopted by the County Council October 19th, 1998, seeks to provide guidance to development of the employment and commercial areas. It offers goals and objectives, issues, and recommendations on improving the area – one of which is to improve the York Road streetscape by increasing landscaping (page 28). The Hunt Valley/Timonium Design Guidelines

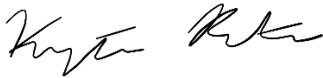
provide design guidelines on buildings, screening, pedestrian friendly development, etc., within the area boundary.

The proposal is consistent with other nearby fast-food establishments. Further, the Variance for the decreased parking spaces allows the Petitioner to accommodate more vehicles in the drive-thru lanes. As such, the Department of Planning has no objections to the requested Variance relief, subject to the following condition:

1. In keeping with the recommendations of the Hunt Valley/Timonium Master Plan to improve the York Road streetscape, existing landscaping along the perimeter of the site shall be maintained to the greatest extent possible.

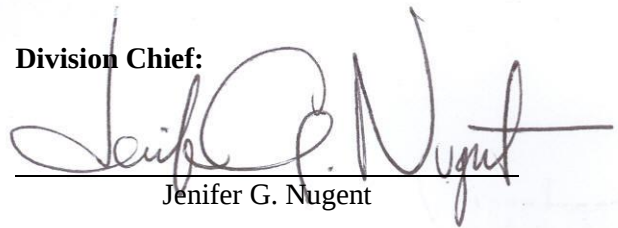
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Adam Baker – Rosenberg, Martin, Greenberg LLP
David Birkenthal, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

R-1982-0073
2017-0213-SPHA
2016-0178-SPHA
2005-0270-SPHA
2004-0402-A

UP-2019-0480SI
UP-2020-0106SI
UP-2020-0272SI
UP-2019-0482SI
UP-2019-0482SI

PAI # 080435
PAI # 080435
PAI # 080435

BR
PARKING

YORK RD

BLA

SCHILLING RD

11310

2013-0124-A

2200023490

Lot # 2

PAI # 080643

Pt. Bk./Folio # 067114

PAI # 080643

PAI # 080643

Pt. Bk./Folio # C031721

2500013989

2018-0055-A

3 CD

MLIM

8 ED

NW 18-B

042B2

Lot # 3 Pt. Bk. 0000067, Folio 0114

2200023491

11300

R-1960-4846

Pt. Bk. 0000031, Folio 0721

PAI # 080091

PAI # 080091

PAI # 080091

PAI # 080091

Pt. Bk./Folio # 028064

Pt. Bk. 0000028, Folio 0064

Lot # 0

1975-0073-A

1600010377

0800023606

2024-0016-A

11234

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: 2024-0016-A
Property Address: 11300 YORK RD
LOCKEYSVILLE MD 21030
Legal Owners (Petitioners): _____
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Adam Baker
Address: 25 S. CHARLES ST.
21ST FL
BALTIMORE MD 21201
Telephone Number: 410 2649-1241

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

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 08 Account Number - 2200023491

Owner Information

Owner Name: KB OF BALTIMORE INC Use: COMMERCIAL
Mailing Address: 1937 GREENSPRING DR Principal Residence: NO
LUTH-TIMONIUM MD 21093-4113 Deed Reference: /12168/ 00397

Location & Structure Information

Premises Address: 11300 YORK RD Legal Description: 1.157 AC
COCKEYSVILLE MD 21030-1910 11300 YORK RD WS
BELL ATLANTIC

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0042 0015 0445 20000.04 0000 3 2023 Plat Ref: 0067/ 0114

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1997 3,354 SF 1.1500 AC 06

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
FAST FOOD / C4

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2023	07/01/2024
Land:	1,429,700	1,429,700		
Improvements	589,200	701,400		
Total:	2,018,900	2,131,100	2,056,300	2,093,700
Preferential Land:	0	0		

Transfer Information

Seller: CRESTAR BANK, MD	Date: 05/08/1997	Price: \$925,000
Type: NON-ARMS LENGTH OTHER	Deed1: /12168/ 00397	Deed2:
Seller: LOYOLA FEDERAL SAVINGS BANK	Date: 11/20/1996	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11131/ 00594	Deed2:
Seller: BELL ATLANTIC-MD	Date: 07/19/1995	Price: \$780,975
Type: ARMS LENGTH VACANT	Deed1: /11131/ 00594	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2023	07/01/2024
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00

Special Tax Recapture: None

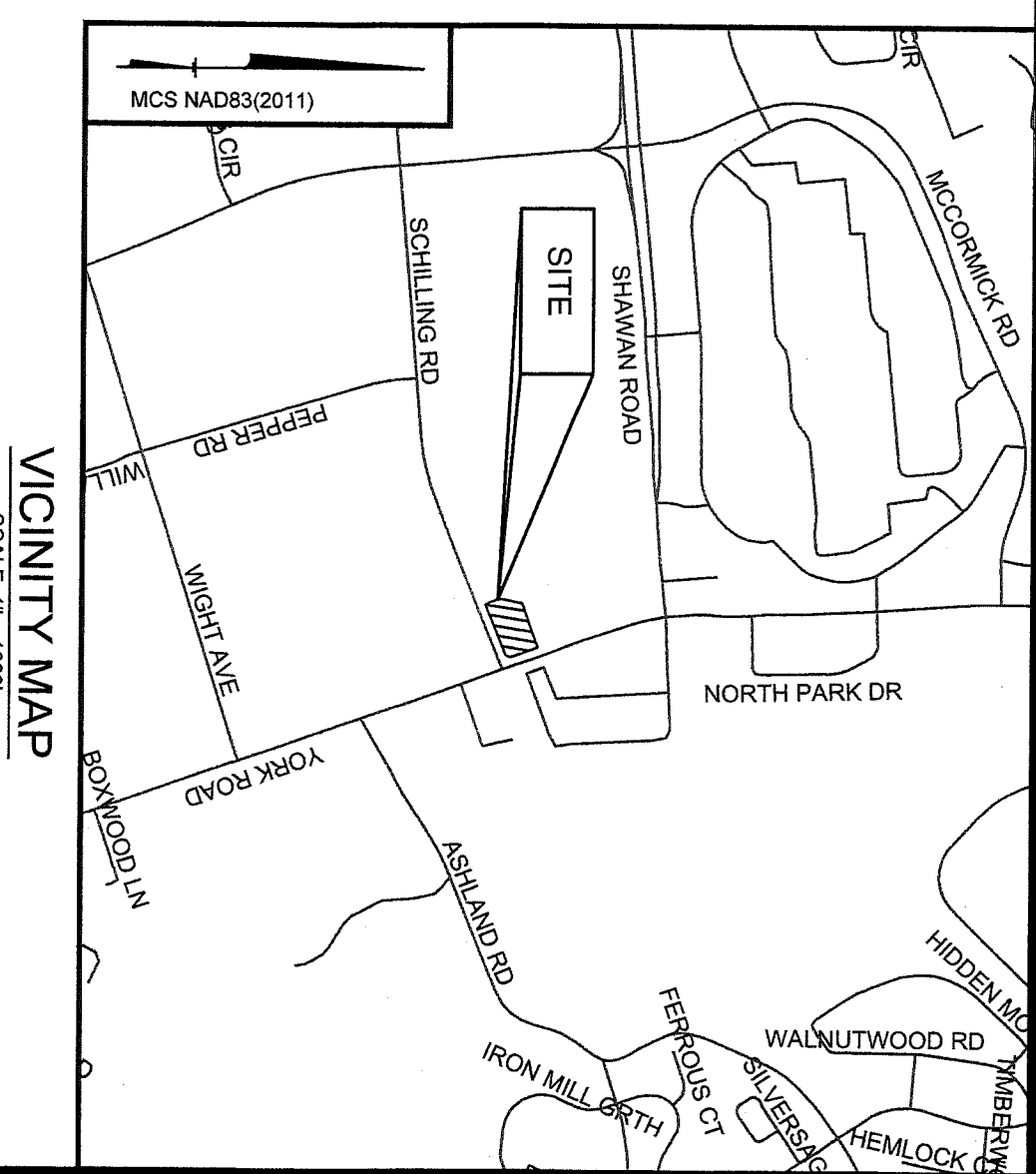
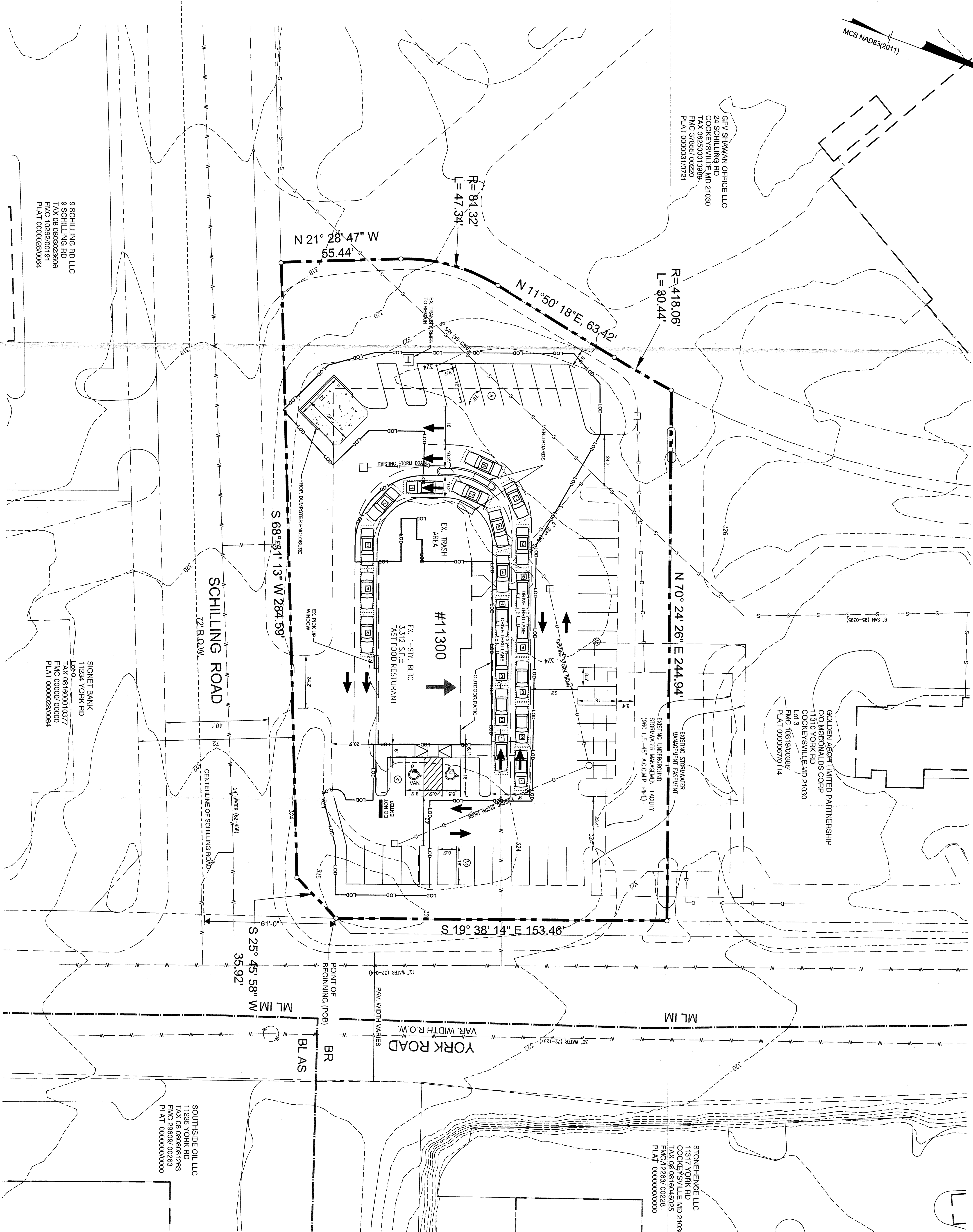
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0016-A



- OWNER/DESIGNER: 18 OF BALTIMORE, MD 21093
- ADDRESS: 11300 YORK ROAD, COCKEYSVILLE, MD 21030
- DEED REFERENCE: 67/114
- LOT AREA: 50,094 SQUARE FEET OR 1.15 ACRE
- ZONING: M-1M (LIGHT MANUFACTURING DISTRICT)
- ZONING HISTORY: R-1960-486; A ZONING CHANGE REQUEST FROM R-20 AND B-R TO M-1 ZONE. THE REQUEST WAS GRANTED ON FEBRUARY 9TH 1960.
- 2018-0055-A - ZONING CASE UNAVAILABLE ONLINE.
- EXISTING USE: FASTFOOD RESTAURANT WITH DRIVE-THROUGH LANE
- PROPOSED USE: FASTFOOD RESTAURANT WITH DOUBLE DRIVE-THROUGH LANE
- MINIMUM FLOOR AREA RATIO: MINIMUM PERMITTED: 2.0 OR UP TO 100.188 SQUARE FEET EXISTING: 3.312 / 50,094 = 0.066
- MAXIMUM BUILDING HEIGHT: MAXIMUM ALLOWED: 40 FEET PROPOSED: LESS THAN 40 FEET
- REQUIRED YARDS/SETBACKS:

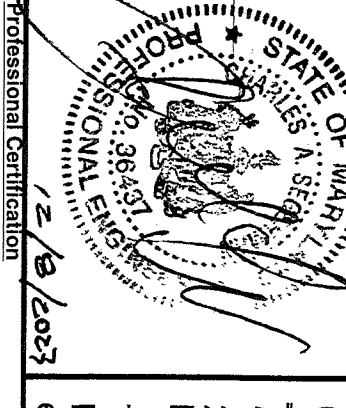
	REQUIRED	EXISTING
FRONT	25 FEET	80 FEET
INTERIOR SIDE	30 FEET	92 FEET/78 FEET
REAR	30 FEET	120 FEET
- REQUIREMENTS FOR DRIVE-THROUGH FACILITIES, PER SECTION 409.10:

	REQUIRED	EXISTING
FRONT	25 FEET	80 FEET
INTERIOR SIDE	30 FEET	92 FEET/78 FEET
REAR	30 FEET	120 FEET
- REQUIREMENTS FOR DRIVE-THROUGH FACILITIES, PER SECTION 409.10:

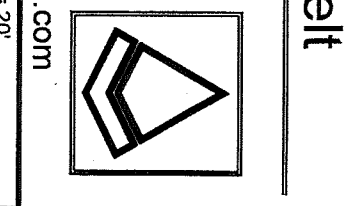
	REQUIRED	EXISTING
FRONT	25 FEET	80 FEET
INTERIOR SIDE	30 FEET	92 FEET/78 FEET
REAR	30 FEET	120 FEET
- OFF-STREET VEHICLE PARKING: REQUIRED: 16 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA WITH AT LEAST 10 SPACES REQUIRED OR 3,312 SQUARE FEET / 1,000 * 16 = 53 SPACES PROPOSED: 41 SPACES INCLUDING 2 HANDICAP SPACES
- THE SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE IS NOT IN A PAILED BASIC SERVICES MAP AREAS
- THE SITE IS NOT AFFECTED BY A 100-YEAR FLOODPLAIN.
- STORMWATER MANAGEMENT IS WILL NEED TO BE ADDRESSED BECAUSE THE DISTURBED AREA WILL BE GREATER THAN 5,000 SQUARE FEET.
- FOREST CONSERVATION MAY BE NECESSARY DUE TO THE SITE BEING GREATER THAN 40,000 SQUARE FEET.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AVAILABLE G.I.S. INFORMATION OBTAINED FROM BALTIMORE COUNTY AND PREVIOUS SITE PLAN RECORDS.
- CONTACT PERSON: COLBERT MATZ ROSENFELT, BALTIMORE, MD 21209
- ENGINEER: COLBERT MATZ ROSENFELT, BALTIMORE, MD 21209

LIMIT OF DISTURBANCE=16,000 SF ±

PLAN TO ACCOMPANY ZONING PETITION
PROPOSED SLIM CHICKENS RESTAURANT
11300 YORK ROAD
TAX MAP 42 GRID:15 PARCEL 445, LOT 3
BALTIMORE COUNTY, MD 21030-1910
08 ELECTION DISTRICT 03 COUNCIUMANNIC DISTRICT



Engineers & Surveyors - Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3638
Fax: (410) 653-3638
Email: bmrc@colbertmatzrosenfelt.com



Colbert Matz Rosenfelt
Professional Engineer
No. 12345
Exp. Date: 12/31/2025

NO.	DATE	REVISIONS
1	07/11/2023	1

SCALE: 1" = 20'

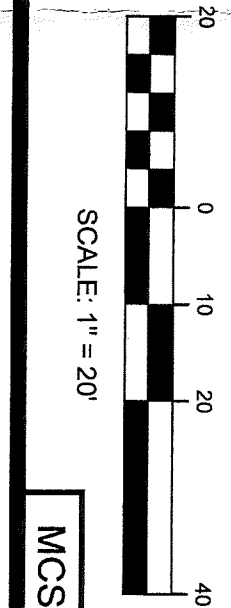
DATE: July 11, 2023

DESIGNED BY: BMRC

CHECKED BY: BMRC

FILE: 2023102.DWG

NUMBER: DRC-1



MCS