



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 12, 2024

John Waring – detailwizards1@gmail.com
134 Cockeysville Road
Cockeysville, MD 21030

RE: Petition for Special Exception
Case No. 2024-0022-X
Property: 134 – Rear – Cockeysville Road

Dear Petitioner:

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, appearing to read "AMB", is written over a horizontal line.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlm

Enclosure

c: Patrick Richardson – rick@richardsonengineering.net
t@sachsrealty.com

IN RE: PETITION FOR SPECIAL	*	BEFORE THE
EXCEPTION		
(134 Cockeysville Road- Rear)	*	OFFICE OF
8 th Election District		
3 rd Council District	*	ADMINISTRATIVE HEARINGS
134 Cockeysville Road		
<i>Legal Owner</i>	*	FOR BALTIMORE COUNTY
John Waring		
<i>Contract Purchaser/Lessee</i>	*	Case No: 2024-0022-X
Petitioners		

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Special Exception filed for property located 134 Cockeysville Road – Rear, Cockeysville (the “Property”) by 134 Cockeysville Road, legal owner, and John Waring, contract purchaser/lessee (collectively the “Petitioners”). The Petition for Special Exception seeks approval from Baltimore County Zoning Regulations (“BCZR”), § 253.2.B.2 for a service garage in the ML-IM zone.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. John Warring authorized representative of the lessee, appeared in support of the Petition along with Patrick Richardson, PE of Richardson Engineering, the civil engineering firm who prepared and sealed a site plan (the “Site Plan”). (Pet. Ex. 1). There were no Protestants or interested citizens who attended the hearing.

A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”) they did not oppose the requested relief.

The property is approximately .70 acres and is zoned ML-IM in the Cockeysville area on Cockeysville Road which runs between York Road and Beaver Dam Road. The site is improved with a two-story office building; a 25’ tall storage shed; a one-story, three-bay garage with an attached office/waiting area, and a paved parking lot. The garage is located to the rear of the

property and appears to have a fence and gate separating it from a portion of the parking lot. (Pet. Ex. 1)

Mr. Richardson explained that the four service bays are to be used for a car detailing operation. No repair of vehicles will take place on the property. One of the four bays will serve as an office space for the operation. (Pet. Ex. 3) Mr. Richardson noted that the site had been previously used for a storage facility for equipment associated with a landscaping company. The area is surrounded by ML-IM zone and contains a variety of industrial and commercial uses. (Pet. Ex. 2)

Mr. Waring testified that there are several other auto repair facilities on Cockeysville Road for which he provides detailing services., He also noted that he provides detailing services for Baltimore County Police vehicles.

SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

Based on the uncontroverted record evidence in this case, I find that the Petition for Special Exception relief to approve the use of the rear of 134 Cockeysville Road as a service garage should be granted. I find that the service garage will not be detrimental to the health, safety or general

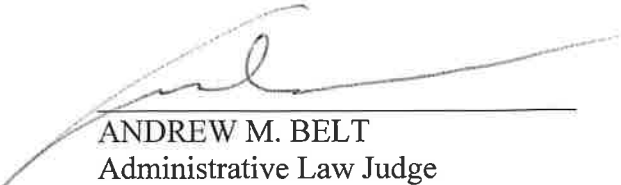
welfare of the locale, particularly given that the proposed use is in keeping with several other auto repair operations on the same road and that no new construction, paving or grading is proposed. Mr. Richardson confirmed that the proposed use will not create congestion in the roads or streets. The evidence further supports the conclusion that the use will not create a hazard from fire, panic or other danger nor will it overcrowd the land or cause undue concentration of population. No actual auto repairs will occur on the premises and services will be limited to the washing and detailing of vehicles. Likewise, there will be no storage of damaged or disabled vehicles on the premises. I further find that there is no interference with adequate provision for school, parks, water, sewer, transportation. The Property is already connected to public water and sewer and is not located in a deficient water or sewer shed. Because the facility is a 1-story existing building, there will not be any interference with light or air. Regarding impermeable surface and vegetative retention provisions, the Property was previously developed and paved. Lastly, as shown by the absence of an adverse comment by DEPS, there are no environmental or natural resources which would be adversely affected.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 12th day of **March 2024** that the Petition for Special Exception per the BCZR, §253.2.B.2 for a service garage in the ML-IM zone be, and it is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. The Site Plan (Pet. Ex. 1) is attached hereto and incorporated herein in its entirety.

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



ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlm



GENERAL NOTES:

- [illegible]

Richardson
ENGINEERING

7 Denelson Street
Timonium, Maryland 21093
Phone: 410-560-1502, info@hardsonandheering.net

PLAN TO ACCOMPANY ZONING PETITION FOR

FOR
DETAIL WIZARDS AT
134 COCKEYSVILLE, LLC
OFFICES
134 COCKEYSVILLE ROAD
COCKEYSVILLE, MARYLAND 21030

BALTIMORE COUNTY
11TH ELECTION DISTRICT

DATE: 01/15/24	CHECKED BY: PER	SCALE: 1" = 30'
JOB NO.: 240001		SHEET NO.: 1 OF 1



ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN
OTHERWISE



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 134 Cockeysville Road

Currently Zoned ML-IM

Deed Reference 33470 / 22 10 Digit Tax Account # 0803002880

Owner(s) Printed Name(s): 134 Cockeysville, 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

2. X a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for use as a service garage in an ML-IM zone per section 253.2.B.2

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)

TO BE PRESENTED AT HEARING

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:

John Waring

Name - Type or Print

[Signature]

134 Cockeysville Road Cockeysville MD
Mailing Address City State

21030 / 404-791-7209 / detailwizards1@gmail.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

Name - Type or Print

Signature

Mailing Address City State

 / /
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

134 Cockeysville, LLC (Todd Sachs, Managing Member)

Name #1 - Type or Print

Name #2 - Type or Print

[Signature] [Signature]
Signature #1 Signature #2

134 Cockeysville Road Cockeysville MD
Mailing Address City State

21030 / (410) 599-8323 / t@sachsrealty.com
Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

Richardson Engineering, LLC, PATRICK RICHARDSON JR. P.E.

Name - Type or Print

[Signature]

7 DENEISON STREET TIMONIUM MD
Mailing Address City State

21093 / (410) 560-1502 / rick@richardsonengineering.net
Zip Code Telephone # Email Address

CASE NUMBER 2024-0022-X Filing Date 1 / 24 / 24 Do Not Schedule Dates Reviewer JS
3/2022



Richardson
ENGINEERING

CIVIL | COMMERCIAL
RESIDENTIAL
INDUSTRIAL

RICHARDSON ENGINEERING, LLC.
7 DENEISON ST. | TIMONIUM, MD 21093
410-560-1502 | RICHARDSONENGINEERING.NET

**ZONING DESCRIPTION FOR
134 COCKEYSVILLE ROAD
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the North side of Cockeysville Road (60' ultimate width R.O.W.) at a distance of 95 feet east of the centerline intersection of Cockeysville Road and Williamson Lane, thence parallel to the north side of Cockeysville Road (1) North 77 1/4 degrees East 144 feet, (2) North 11 1/4 degrees West 208.75 feet; (3) South 77 1/4 degrees West 144.3 feet, thence (4) South 11 1/4 degrees East 212.5 feet to the point of beginning;

Containing a net area of 30,437 square feet, or 0.70 acres of land, more or less.



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 NUMBER 16597,
EXPIRATION DATE: 08-15-2025

2024-0022-X

**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:

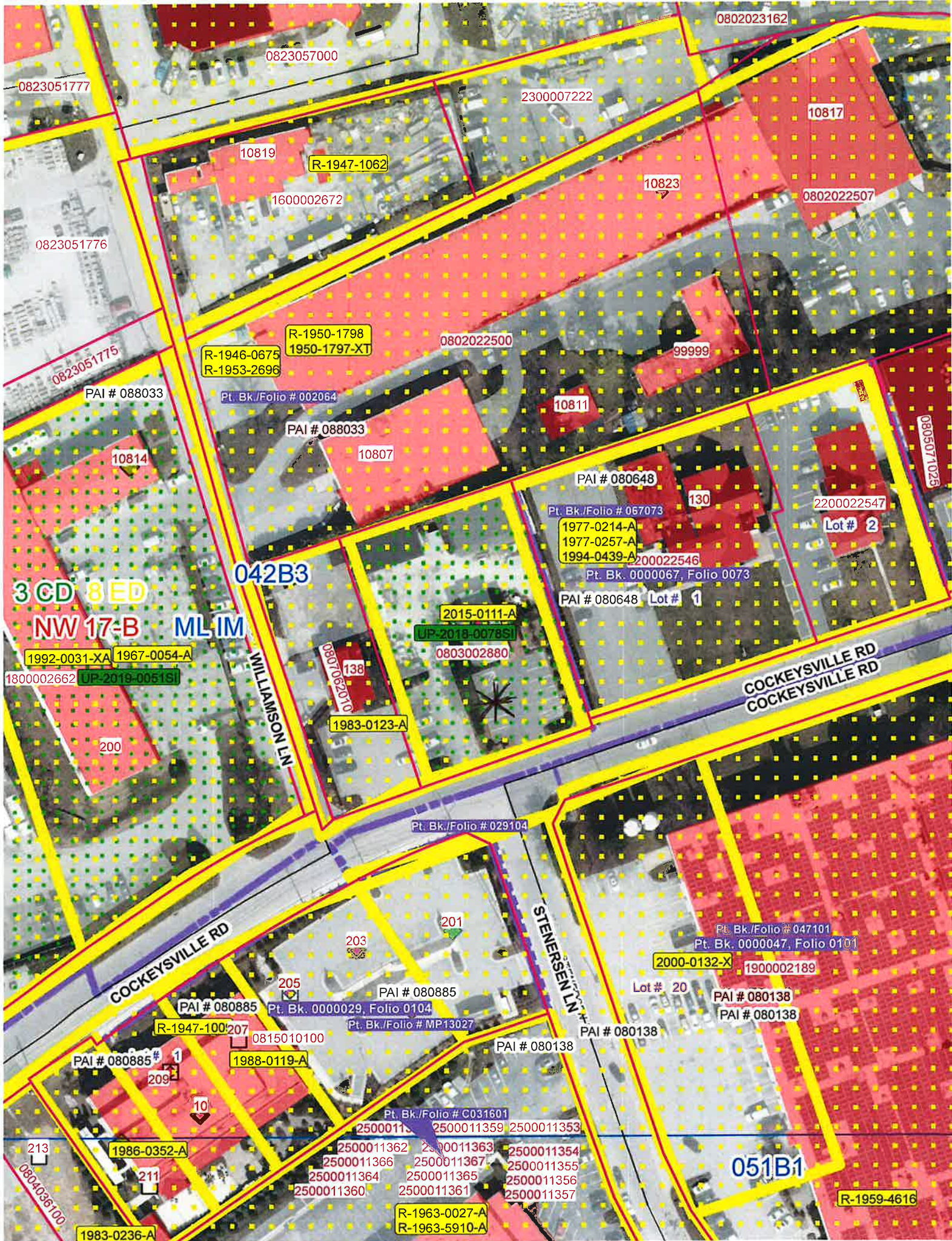
Case Number: 2024-0072-X
Property Address: 134 COCKEYSVILLE ROAD PEAR
Legal Owners (Petitioners): ~~JOHN WARING~~ 134 COCKEYSVILLE ROAD, LLC
Contract Purchaser/Lessee: JOHN WARING

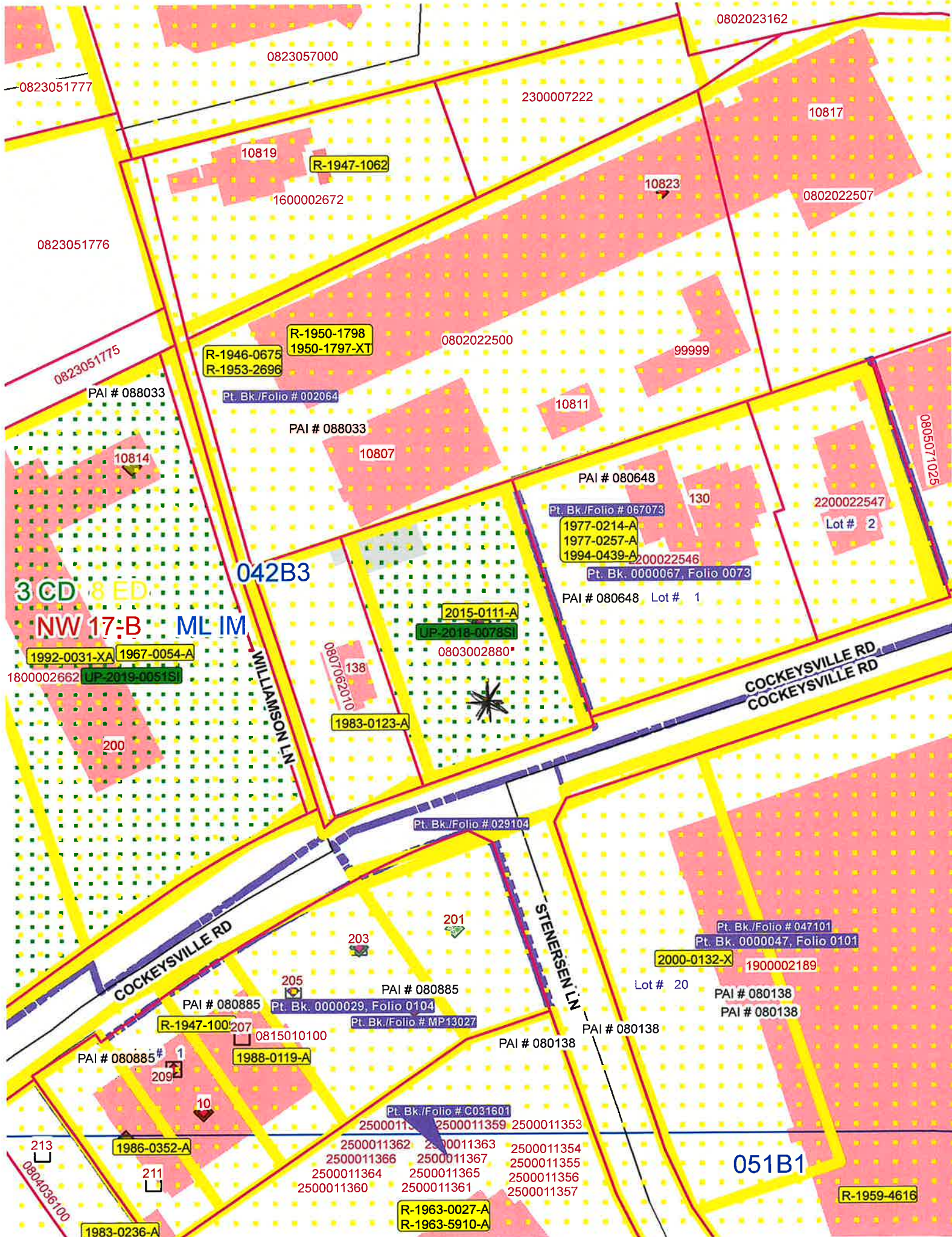
PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): JOHN WARING
Address: 134 COCKEYSVILLE ROAD PEAR
COCKEYSVILLE, MD 21030
Telephone Number: 424-791-7209

*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.

Revised 3/2022





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 - 0803002880

Owner Information

Owner Name: 134 COCKEYSVILLE ROAD LLC Use: COMMERCIAL
Principal Residence: NO
Mailing Address: 134 COCKEYSVILLE RD Deed Reference: /33470/ 00022
COCKEYSVILLE MD 21030-

Location & Structure Information

Premises Address: 134 COCKEYSVILLE RD Legal Description: LT N COCKYSVILLE RD
COCKEYSVILLE 21030- 50 E STENERSON LA

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0042 0021 0241 20000.04 0000 2023 Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1906	1,971 SF		29,520 SF	04

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	FRAME/4	1 full	1 Detached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2023	07/01/2024
Land:	299,500	299,500		
Improvements	393,600	454,500		
Total:	693,100	754,000	713,400	733,700
Preferential Land:	0	0		

Transfer Information

Seller: EMICH JANE N	Date: 04/12/2013	Price: \$350,000
Type: NON-ARMS LENGTH OTHER	Deed1: /33470/ 00022	Deed2:
Seller: CAMPBELL JANE N	Date: 11/09/1998	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /13279/ 00498	Deed2:
Seller: NORRIS ROBERT A & ALMA L	Date: 11/13/1959	Price: \$3,000
Type: ARMS LENGTH IMPROVED	Deed1: /03625/ 00508	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	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:



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 134 Cockeysville Road

Currently Zoned ML-IM

Deed Reference 33470 / 22 10 Digit Tax Account # 0803002880

Owner(s) Printed Name(s): 134 Cockeysville, 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

2. X a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for use as a service garage in an ML-IM zone per section 253.2.B.2

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)

TO BE PRESENTED AT HEARING

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 John Waring
 Signature [Signature]
 Mailing Address 134 Cockeysville Road Cockeysville MD
 City State
 Zip Code 21030 / Telephone # 404-791-7209 / Email Address detailwizards1@gmail.com

Attorney for Petitioner:

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

Legal Owners (Petitioners):

134 Cockeysville, LLC (Todd Sachs, Managing Member)
 Name #1 - Type or Print Todd Sachs Name #2 - Type or Print Managing Member
 Signature #1 [Signature] Signature #2
 Mailing Address 134 Cockeysville Road Cockeysville MD
 City State
 Zip Code 21030 / Telephone #'s (Cell and Home) (410) 599-8323 / Email Address t@sachsrealty.com

Representative to be contacted:

Richardson Engineering, LLC, PATRICK RICHARDSON JR. P.E.
 Name - Type or Print Patrick Richardson Jr.
 Signature [Signature]
 Mailing Address 7 DENEISON STREET TIMONIUM MD
 City State
 Zip Code 21093 / Telephone # (410) 560-1502 / Email Address rick@richardsonengineering.net

CASE NUMBER 2024-0022-X Filing Date 1 / 24 / 24 Do Not Schedule Dates Reviewer JS
 3/2022



Richardson
ENGINEERING

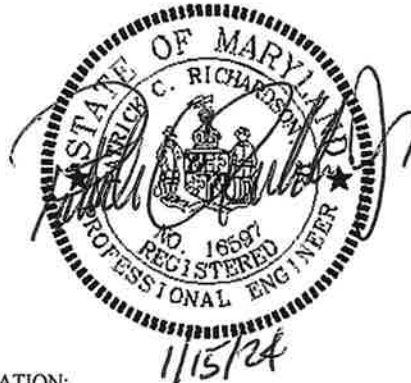
CIVIL | COMMERCIAL
RESIDENTIAL
INDUSTRIAL

RICHARDSON ENGINEERING, LLC.
7 DENEISON ST. | TIMONIUM, MD 21093
410-560-1502 | RICHARDSONENGINEERING.NET

**ZONING DESCRIPTION FOR
134 COCKEYSVILLE ROAD
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the North side of Cockeysville Road (60' ultimate width R.O.W.) at a distance of 95 feet east of the centerline intersection of Cockeysville Road and Williamson Lane, thence parallel to the north side of Cockeysville Road (1) North 77 1/4 degrees East 144 feet, (2) North 11 1/4 degrees West 208.75 feet; (3) South 77 1/4 degrees West 144.3 feet, thence (4) South 11 1/4 degrees East 212.5 feet to the point of beginning;

Containing a net area of 30,437 square feet, or 0.70 acres of land, more or less.



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 NUMBER 16597,
EXPIRATION DATE: 08-15-2025

2024-0022-X

CERTIFICATE OF POSTING

2024-0022-X

RE: Case No.: _____

Petitioner/Developer: _____

134 Cockeysville Road, LLC (Todd Sachs, Managing Member

March 12, 2024

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Jeff Perlow:

Ladies and Gentlemen:

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

134 Cockeysville Road ***SIGN 1A & 1B***

February 17, 2024

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 February 17, 2024
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2024-0022-X

RE: Case No.: _____

Petitioner/Developer: _____

134 Cockeysville Road, LLC (Todd Sachs, Managing Member

March 12, 2024

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Jeff Perlow:

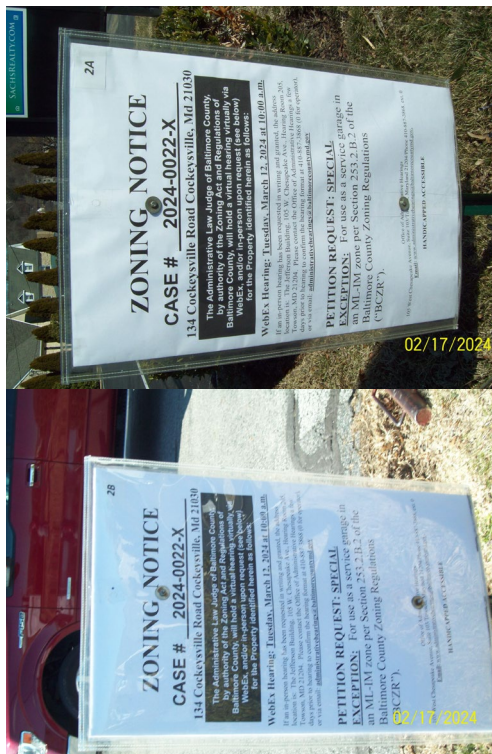
Ladies and Gentlemen:

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

134 Cockeysville Road ***SIGN 2A & 2B***

February 17, 2024

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 February 17, 2024

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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 12, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0022-X
Address: 134 COCKEYSVILLE RD
Legal Owner: 134 Cockeysville Road, LLC
(Todd Sachs, Managing Member)

Zoning Advisory Committee Meeting of February 12, 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
MCD
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0022-X

DATE: February 9, 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: No comment.

Recreations & Parks: No Greenways affected.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/15/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0022-X

INFORMATION:

Property Address: 134 Cockeysville Road
Petitioner: 134 Cockeysville Road, LLC c/o Todd Sachs, Managing Member
Zoning: ML IM
Requested Action: Special Exception

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

Special Exception -

1. To use the property as a service garage in an ML IM zone per Section 253.2.B.2 of the Baltimore County Zoning Regulations (BCZR).

The subject site is an approximately 29,520 square foot parcel in the Cockeysville area on Cockeysville Road, which runs between York Road and Beaver Dam Road. The site is improved with a two-story office building; a 25' tall storage shed; a one-story, three-bay garage with an attached office/waiting area, and a paved parking lot. The garage is located to the rear of the property, and appears to have a fence and gate separating it from a portion of the parking lot. Based on Google Streetview of the property from September 2023, the site appears to be well maintained and nicely landscaped.

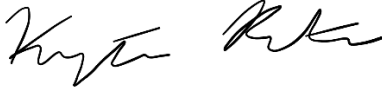
Uses surrounding the subject site are primarily manufacturing and warehouse in nature, with automotive and other uses throughout. To the north, businesses include a truck repair shop, a stone supply warehouse, a recycling center, a welding business, and a landscaping company. To the east, businesses include a civil engineering company, an auto body shop, an auto repair shop, and warehouse space. As you approach York Road, uses become more commercial in nature, including multiple restaurants, a tire shop, and a comic book store. To the south, businesses include various warehouse and construction companies, and an automotive services business. To the west, businesses include a trash removal company, a daycare center, manufacturing warehouses, and a dog daycare facility.

The subject site is within the boundaries of the Hunt Valley/Timonium Master Plan, adopted by the County Council October 19th, 1998. The Plan provides guidance on development of the employment and commercial areas within the plan area boundary. Specific to manufacturing, the Plan encourages the preservation of ML zoned land in order to ensure it remains available for new development of manufacturing-related uses (page 10).

The three-bay garage is existing and appears to be in good condition. Further, the use appears to be consistent with the surrounding uses and properties, as well as with the spirit and intent of the Hunt Valley/Timonium Master Plan. As such, the Department of Planning has no objections to the requested relief.

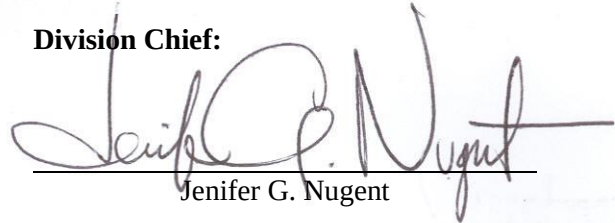
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

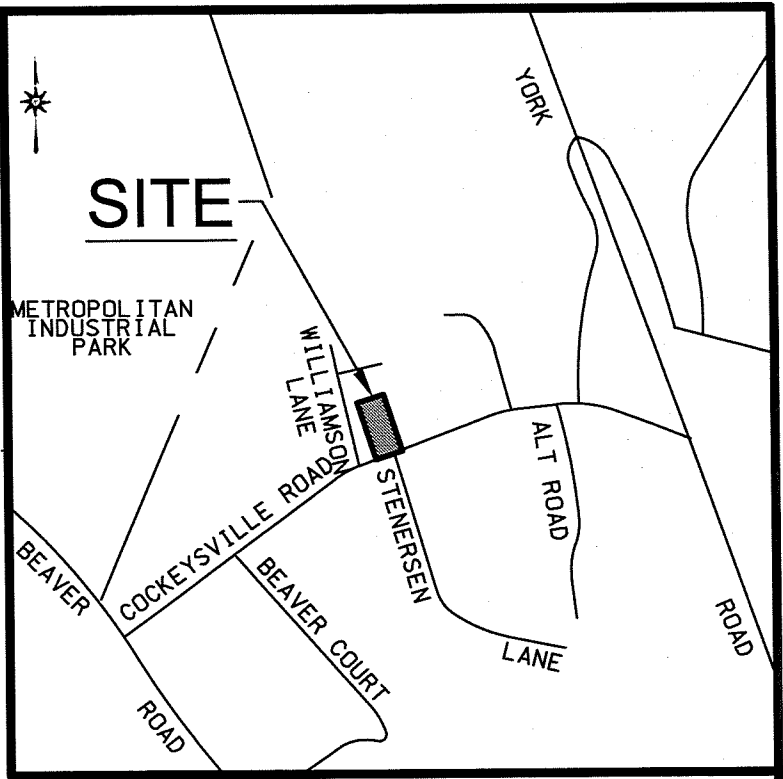
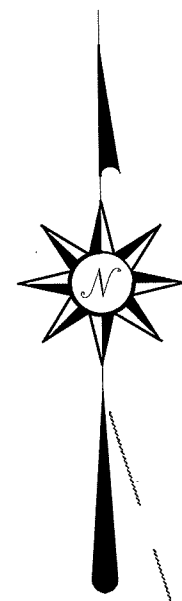
Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Patrick Richardson, Richardson Engineering, LLC
David Birkenthal, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County



VICINITY MAP
SCALE: 1" = XXX'

GENERAL NOTES:

1. OWNER: 134 COCKEYSVILLE, LLC
134 COCKEYSVILLE ROAD
COCKEYSVILLE, MD 21030
2. SITE AREA: 30,437 Sq.Ft. or 0.699 Ac.±
3. USES:
EXISTING: OFFICE AND WAREHOUSE BUILDINGS
PROPOSED: OFFICE BUILDING, WAREHOUSE AND SERVICE GARAGE
4. UTILITIES:
PUBLIC WATER & SEWER
5. DEED REF: 33470/22
6. TAX ACCOUNT: #0803002880
7. COUNCILMANIC DISTRICT: 3
8. ZONING: ML IM
(PER 1"=200' ZONING MAP 42B3)
9. TAX MAP: 42, PARCEL: 241
10. SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP
(FIRM) PANEL #2400100235F DATED SEPTEMBER 26, 2008.
11. THERE ARE NO KNOWN PREVIOUS ZONING CASES.
12. PREVIOUS PERMITS: B813835 TO CONVERT EXISTING HOUSE TO OFFICE
13. SITE LIES DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
14. THE PROPERTY AND THE STRUCTURES ARE NOT HISTORIC.
15. BUILDING FLOOR AREAS:
EXISTING OFFICE:
1ST FLOOR: 1,270 Sq.Ft.
2ND FLOOR: 1,208 Sq.Ft.
TOTAL: 2,478 Sq.Ft.
EXISTING GARAGE: 1,775 Sq.Ft.
EXISTING WAREHOUSE: 2,404 Sq.Ft.
TOTAL FLOOR AREA: 6,655 Sq.Ft.
16. FAR: 6,655 SF / 30,437 SF = 21.9%
17. WATERSHED: LOCH RAVEN RESERVOIR
18. SETBACKS:

	REQUIRED	PROVIDED
FRONT	25'	78'±
SIDE	30'	3'±
REAR	30'	3'±
19. PURPOSE OF PLAN IS TO CHANGE USE OF EXISTING GARAGE BUILDING TO A SERVICE GARAGE
20. PARKING CALCULATIONS:
REQUIRED:
OFFICE: $3.3 \times 1,000 = 2,478 / 1,000 \times 3.3 = 9$ SPACES
WAREHOUSE: 0 SPACES
SERVICE GARAGE: $3.3 \times 1,000 = 1,775 / 1,000 \times 3.3 = 6$ SPACES
TOTAL REQUIRED: 15 SPACES
PROVIDED: 25 SPACES OUTSIDE + 3 SERVICE BAYS

2024-0077-X

Richardson
ENGINEERING

7 Deneison Street
Timonium, Maryland 21093
Phone: 410-560-1502, info@richardsonengineering.net

rick@richardsonengineering.net

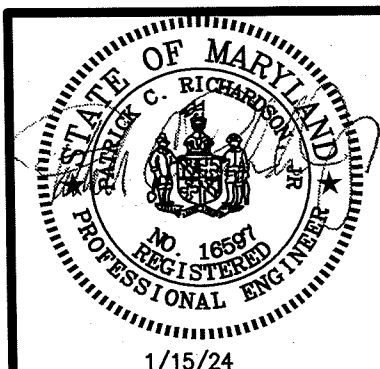
PLAN TO ACCOMPANY ZONING PETITION
FOR
DETAIL WIZARDS AT
**134 COCKEYSVILLE, LLC
OFFICES**
134 COCKEYSVILLE ROAD
COCKEYSVILLE, MARYLAND 21030

BALTIMORE COUNTY
8TH ELECTION DISTRICT

MARYLAND
3RD COUNCILMANIC DISTRICT

REVISIONS		
DRAWN BY:	CHECKED BY:	SCALE:
PCR	PCR	1" = 30'
DATE:	JOB NO.:	SHEET NO.:
01/15/24	24003	1 OF 1

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
NUMBER 16597, EXPIRATION DATE: 08-15-2025



1/15/24