



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

April 26, 2024

Timothy Manuelides, Esquire – tmanuelides@tmlaw-llc.com
600 Washington Avenue, Suite 202
Towson, MD 21204

RE: Petition for Special Exception
Case No. 2024-0049-X
Property: 1026 York Road

Dear Mr. Manuelides:

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 blue ink signature of Derek J. Baumgardner, consisting of a stylized 'D' and 'B' intertwined.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB: dlm
Enclosure

c: Patrick Richardson – rick@richardsonengineering.net
Adam Shoar – adam.shoar@gmail.com

IN RE: PETITION FOR SPECIAL EXCEPTION

(1026-1028 York Road)

9th Election District

6th Council District

DLL, LLC

(Legal Owner)

95 AUTO

(Lessee)

Petitioners

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2024-0049-X

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OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Exception filed on behalf of DLL, LLC, legal owner, and 95 Auto, lessee, (“Petitioners”), for the property known as 1026-1028 York Road, Towson, Baltimore County, Maryland (the Property”). The Petition for Special Exception was filed pursuant to Baltimore County Zoning Regulations (“BCZR”), §236.2 to approve a used motor vehicle outdoor sales area on the premises.

A public WebEx hearing was conducted on April 10, 2024, using the web-based platform WebEx in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioners, Adam Shoar, Principal of 95 Auto, and Dennis Locke, of DLL, LLC were present along with Patrick Richardson of Richardson Engineering who prepared a site plan (the “Site Plan”). (Pet. Ex. 1). Timothy Manuelides, Esq. represented the Petitioner. There were no Protestants or opposing parties at the hearing.

Petitioners submitted the following materials that were admitted as exhibits: (1) Site Plan; (2) photograph of parking lot entrance; (3) photograph 1 of front view w/laundromat; (4) photograph 2 of front view w/ laundromat; (5) photograph of shop front; (6) photograph of office; and (7) photograph of office entrance. The following county agency reports were received and

admitted as exhibits: (1) Zoning Advisory Committee (“ZAC”) comments from the Department of Planning (“DOP”); (2) Department of Environmental Protection and Sustainability (“DEPS”) comments; and (3) Development Plans Review (“DPR”) comments. County agencies provided recommended conditions of approval, incorporated herein as appropriate, but did not oppose the requested relief.

Findings of Fact

The Property consists of two parcels, 11,274 sq. ft. and 7,276 sq. ft. in land area respectively. The parcels are improved with a one-story building and associated surface parking currently under permitted use as a laundromat, office, and a one-story, three-car auto service repair garage at the rear. The Property is zoned BR.

Petitioner proposes to use a portion of the lot as a used car sale area. The Site Plan indicates that fifteen (15) off-street parking spaces will be used for vehicle sales. Motor vehicles are typically acquired at auction and are proposed to be sold on-site to customers. Approximately ten (10) vehicles will be stored on-site for sale at any given time. No damaged or disabled vehicles will be kept outside on-site. No exterior alterations or improvements are proposed with the Petition.

Surrounding uses include a myriad of commercial uses including motor vehicle dealerships and service stations, car washes, retail stores, and an animal hospital. The Property is within the boundaries of the Towson Community Plan and the Kenilworth Drive Corridor Plan.

Conclusions of Law

Special Exception

Petitioners request to use the premises for used motor vehicle outdoor sales listed as a special exception in this BR (business roadside) zoned property pursuant to BCZR §236.2. 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. “A special exception is presumed to be in the interest of the general welfare, and therefore a special exception enjoys a presumption of validity. *Id.* at 285 (*citing Schultz*, 291 Md. at 11, 432 A.2d at 1325 (1981)).

“A special exception...is merely deemed *prima facie* compatible in a given zone. The special exception requires a case-by-case evaluation by an administrative zoning body or officer according to legislatively-defined standards. That case-by-case evaluation is what enables special exception uses to achieve some flexibility in an otherwise semi-rigid comprehensive legislative zoning scheme.” *People's Couns. for Baltimore Cnty. v. Loyola Coll. in Maryland*, 406 Md. 54, 71–72, 956 A.2d 166, 176 (2008). In Baltimore County, Petitioners are further required to satisfy the special exception factors pursuant to BCZR § 502.1. OAH is required to make affirmative findings in regard to these special exception factors as well as the prevailing common law with respect to special exceptions.

Upon review and consideration of all the evidence submitted with the Petition and adduced at the hearing, I find that the Petition satisfies the *Schultz* standard and the BCZR § 502.1 special exception factors. Petitioners have met their burden of proof and persuasion to satisfy their *prima facie* case that the proposed special exception will have no adverse impacts at this particular location that would be above and beyond those impacts inherently associated with the special exception use. Moreover, I find that there are no facts of circumstances in the record to indicate

that the proposed use will be detrimental to the health, safety or general welfare, will create congestion in roads, streets or alleys therein, will create a potential hazard from fire, panic or other danger, will overcrowd land and cause undue concentration of population, will interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements, will interfere with adequate light and air, will be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of these Zoning Regulations, will be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations, or will be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains.

For these reasons, the Petition shall be **GRANTED**.

THEREFORE, IT IS ORDERED this 26th day of **April, 2024**, by this Administrative Law Judge, that the Petition for Special Exception filed pursuant to BCZR § 236.2 to approve a used motor vehicle outdoor sales area on the premises, be and is hereby **GRANTED** and;

IT IS FURTHER, ORDERED that, pursuant to BCZR, §502.3, the Special Exception is valid for a period of five (5) years from the date of this Order; and

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 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, Petitioners would be required to return the subject property to its original condition;
2. There shall be no damaged or disabled vehicles stored outside of any building on the premises at any time;
3. In conformance with the Towson Community Plan, no temporary signage or banners are permitted.

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



DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

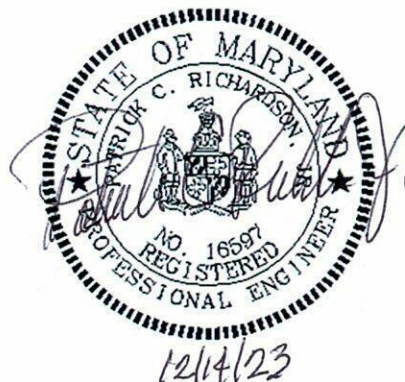
DJB:dlm

PETITION FOR ZONING HEARING(S)

**ZONING PROPERTY DESCRIPTION FOR
1026 YORK ROAD
9th ELECTION DISTRICT
6th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Located at a point on the West side of York Road approximately 325+/- feet South of the intersection of West Road and York Road. Then running away from York Road 1) South 66 degrees 35 minutes West 32.96 feet, 2) North 23 degrees 33 minutes West 0.34 feet, 3) South 66 degrees 27 minutes West 80.00 feet, 4) South 23 degrees 33 minutes East 0.15 feet, 5) South 66 degrees 35 minutes West 104.19 feet, 6) South 23 degrees 34 minutes East 49.50 feet, 7) South 23 degrees 36 minutes East 35.77 feet, 8) North 66 degrees 41 minutes East 216.87 feet, to intersect the west side of York Road and following the west side of the right of way, 9) North 23 degrees 25 minutes West 85.64 feet, to the place of beginning.

Containing a net area of 18,564 square feet or 0.43 acres +/-.



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

2024-0049-X

Certification of Posting

Case Number: 2024-0049-X

Sign Posting Date: 3/20/24



1026-1028 York Road – NS of property looking North (1 of 5)

Richard E. Hoffman (signed) 3/20/24

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

CERTIFICATION OF POSTING

RE: Case No. 2024-0049-X

Petitioner: DLL, LLC

Hearing Date: 4/10/24

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

1026-1028 York Road-NS of property-looking North (1 of 5)

1026-1028 York Road-NS of property-looking South (2 of 5)

1026-1028 York Road-SS of property-looking North (3 of 5)

1026-1028 York Road-SS of property-looking South (4 of 5)

1026-1028 York Road-Close-up of sign wording (5 of 5)

on 3/20/24

Sincerely,

Richard E. Hoffman (signed) 3/20/24

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

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: March 6, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0049-X
Address: 1026-1028 YORK RD
Legal Owner: DLL, LLC

Zoning Advisory Committee Meeting of March 11, 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: March 7, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0049-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 Special Exception is granted a Landscape Plan is required per the requirements of the Baltimore County 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: 3/8/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0049-X

INFORMATION:

Property Address: 1026-1028 York Road

Petitioner: DLL, LLC

Zoning: BR

Requested Action: Special Exception

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

Special Exception -

1. Under Section 236.2 of the Baltimore County Zoning Regulations to permit a user motor vehicle outdoor sales area.

The subject site is comprised of two parcels – one that is approximately 11,274 square feet and one that is approximately 7,276 square feet – on York Road in the Towson area. The parcels are improved with a one-story building and associated parking. The one-story building contains an existing laundromat fronting York Road, and then has a small office and a one-story, three-car auto service repair garage at the rear. Per the submitted site plan, with the existing uses, the site is required to have 14 parking spaces; 38 parking spaces currently exist on the property. Per the site plan, the Petitioner wishes to add used vehicle sales to the property. The site plan designates 15 parking spaces for vehicle sales and specifically states that no damaged or disabled vehicles are to be stored on the premises.

The surrounding uses on York Road are commercial, including an animal hospital and Lexus dealership to the north, and parking for the Lexus dealership to the west. Immediately south of the subject site is currently a Star Auto Service used car sales business, however, Zoning Case 2022-0291-XA was approved to permit a full-service car wash on the site, and the Limited Exemption Development Plan is currently undergoing County review (PAI # 09-0882). South of the subject site beyond that property is an auto repair shop, a Goodwill Retail Store and Donation Center, a car care center, and a Patient First Urgent Care facility.

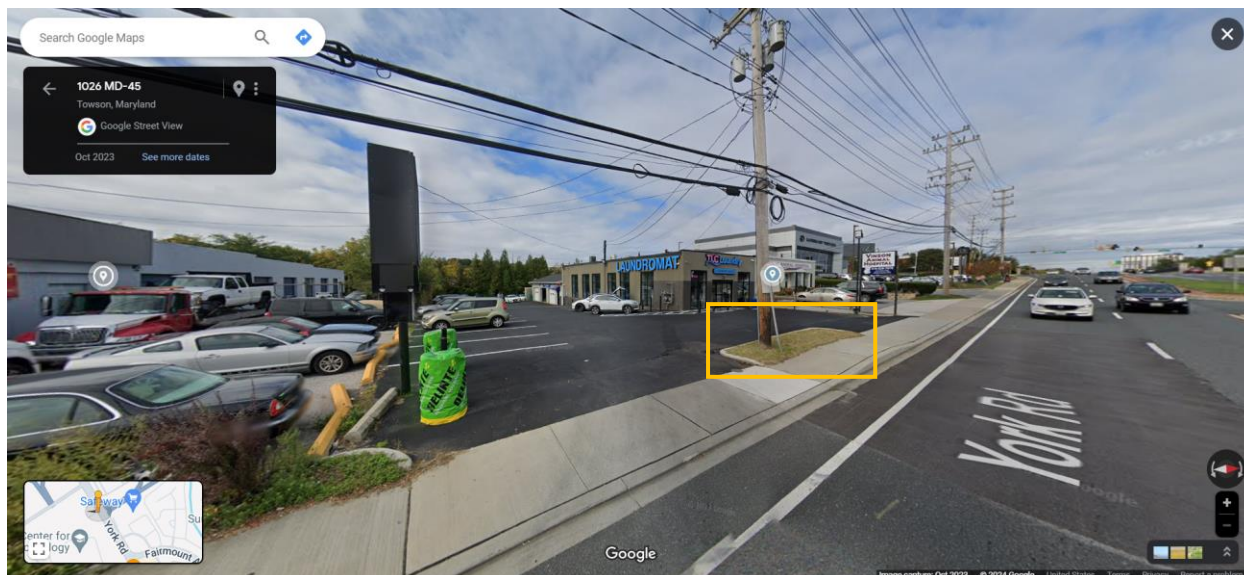
The site is within the boundaries of the Towson Community Plan and the Kenilworth Drive Corridor Plan. The Towson Community Plan, adopted February 3rd, 1992, labels the subject site as part of the Commercial Corridor, and states these areas should be treated as gateways to Towson, include special landscaping, and have attractive frontage, landscaping, and signage. Continuing on, the Plan encourages business owners to upgrade appearances to improve the gateway entrances to Towson, limit the

proliferation of signs, and establish a continuity of setbacks, buffers, and landscaping (pages 13, 16, and 17).

The Department of Planning contacted the representative for the Petition via email on March 7th, 2024 requesting additional information on if any exterior alterations were proposed. In a same day reply, the representative confirmed that no exterior alterations or improvements for the building or property were proposed, and that existing parking spaces would be used for the auto sales.

Because the proposed use will use the existing building, site layout, and parking; the property is currently overparked by 24 parking spaces; and the auto-related use is consistent for this stretch of York Road, the Department of Planning has no objections to the requested relief, subject to the following conditions:

1. In keeping with the Towson Community Plan's recommendation to limit the proliferation of signs, no temporary signage or banners should be installed; and
2. In keeping with the Towson Community Plan's recommendation to improve the gateway entrances to Towson, plantings shall be provided in the grassy strip along York Road, between the two ingress/egress points, as shown below:



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

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

SL/JGN/KP

c: Timothy Manuelides, Esq.
David Birkenthal, Department of Planning

Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

R-1945-0438
1947-0870-X
1947-1036-X

R-1954-2910

PAI # 090491

Pt. Bk./Folio # 078442

Pt. Bk. 0000078, Folio 0442

PAI # 090491

PAI # 090491

PAI # 090491

1957-4215-A

YORK RD

RAMP DR 10.5

RAMP

YORK RD

0919848247

YORK RD YORK RD

BR

BM

Lot # 1

2500005128
1986-0363-SPH
2005-0109-A
1988-0440-SPHA

6 CD

9 ED

070A1

NE 11-A

1030

1028

Pt. Bk. 0000013, Folio 0006

UP-2020-0177SI

0902850760

1979-0004-XA
1960-5090-A

PAI # 098039

Pt. Bk./Folio # 013006B

PAI # 098039

1955-3640-X

0908300662

1979-0188-XA
2000-0532-A
1988-0341-A

0908300661
1957-4124-X

0919001830

1022

0919000690

1020

1949-1432-XI

PAI # 090882

PAI # 090882

2022-0291-XA
1994-0321-XA

0919000691

1014

1971-0223-A

0903475510

0912400820
1985-0110-A

2024-0049-X

DR 1

**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: 2024-0049-X
Property Address: 1026 and 1028 YORK RD
Legal Owners (Petitioners): DLI INC
Contract Purchaser/Lessee: 95 AUTO, Adam Shoar

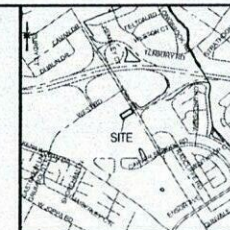
PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Timothy Manuelides
Address: 600 Washington Ave STE 202
TOWSON MD 21293

Telephone Number: 443-538-5725

*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



VICINITY MAP

GENERAL NOTES:

- [illegible]

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



Richardson ENGINEERING

PLAN TO ACCOMPANY ZONING PETITION
FOR
95 AUTO

1026 YORK ROAD

BALTIMORE COUNTY	MARYLAND
9TH ELECTION DISTRICT	6TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY: LNR	CHECKED BY: PCR	SCALE: 1" = 20'
	DATE: 12-09-23	JOB NO.: 23204	SHEET NO.: 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 10567, EXPIRATION DATE: 08-15-2025

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

No. **229418**

Date: **2-21-24**

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6050					500.00

Total: **500.00**

Rec

From: **1026 YORK RD**

For: **2024-0049-~~5000~~X**

BR

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CF 240006

Official eCheck

Timothy Manuelides LLC
 600 Washington Ave., Suite 202
 Towson, MD 21204

This is a Deluxe eCheck. The PAY TO THE ORDER OF line designates the Payee. For questions, call Deluxe Payment Exchange customer support at 1-877-333-6964. Ref: 3B82-0CDS

VV242

Date **12/18/2023**
 Void after 90 days

PAY TO THE ORDER OF **Baltimore County**

\$ 500.00

Five hundred and 00/100

M & T Bank

Dollars

Memo **1026 York Road; 95 Auto**

Timothy Manuelides

Verify check at <https://echecks.com/verify>

⑈000242⑈ ⑆052000113⑆ 9865644083⑈

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:	District - 09 Account Number - 0908300661	
Owner Information		
Owner Name:	DLL LLC	Use: COMMERCIAL
Mailing Address:	1028 YORK RD BALTIMORE MD 21204-2515	Principal Residence: NO
		Deed Reference: /15214/ 00461
Location & Structure Information		
Premises Address:	1026 YORK RD 0-0000	Legal Description: LT WS YORK RD & IMP 1026 YORK RD 3960 S OF SEMINARY AV
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:	0070 0001 0345 20000.04 0000 2023 Plat Ref:	
Town: None		
Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use	1988 1,500 SF 7,276 SF 06	
StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements	STORAGE GARAGE/ C3	

Value Information

	Base Value	Value		
		As of	Phase-in Assessments	
		01/01/2023	As of	As of
			07/01/2023	07/01/2024
Land:	254,600	254,600		
Improvements	66,600	66,300		
Total:	321,200	320,900	320,900	320,900
Preferential Land:	0	0		

Transfer Information

Seller: QUIGG TIMOTHY R	Date: 05/18/2001	Price: \$637,500
Type: ARMS LENGTH MULTIPLE	Deed1: /15214/ 00461	Deed2:
Seller: HECKER AILEEN	Date: 06/30/1978	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05905/ 00367	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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:

2024-0049-X

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 0908300662

Owner Information

Owner Name: DLL LLC

Use: COMMERCIAL

Principal Residence: NO

Mailing Address: 1028 YORK RD
BALTIMORE MD 21204-2515

Deed Reference: /15214/ 00461

Location & Structure InformationPremises Address: 1028 YORK RD
0-0000Legal Description: LT SWS YORK RD
1028 YORK RD
319 S OF WEST RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0070	0001	0467	20000.04	0000				2023	

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1953	2,400 SF		11,274 SF	06

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

Value Information

	Base Value	Value		Phase-in Assessments	
		As of 01/01/2023	As of 07/01/2023	As of 07/01/2024	
Land:	394,500	394,500			
Improvements	208,300	204,700			
Total:	602,800	599,200	599,200	599,200	
Preferential Land:	0	0			

Transfer Information

Seller:	Date:	Price:
QUIGG TIMOTHY R	05/18/2001	\$637,500
Type: ARMS LENGTH MULTIPLE	Deed1: /15214/ 00461	Deed2:
HECKER AILEEN	06/30/1978	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05905/ 00367	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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

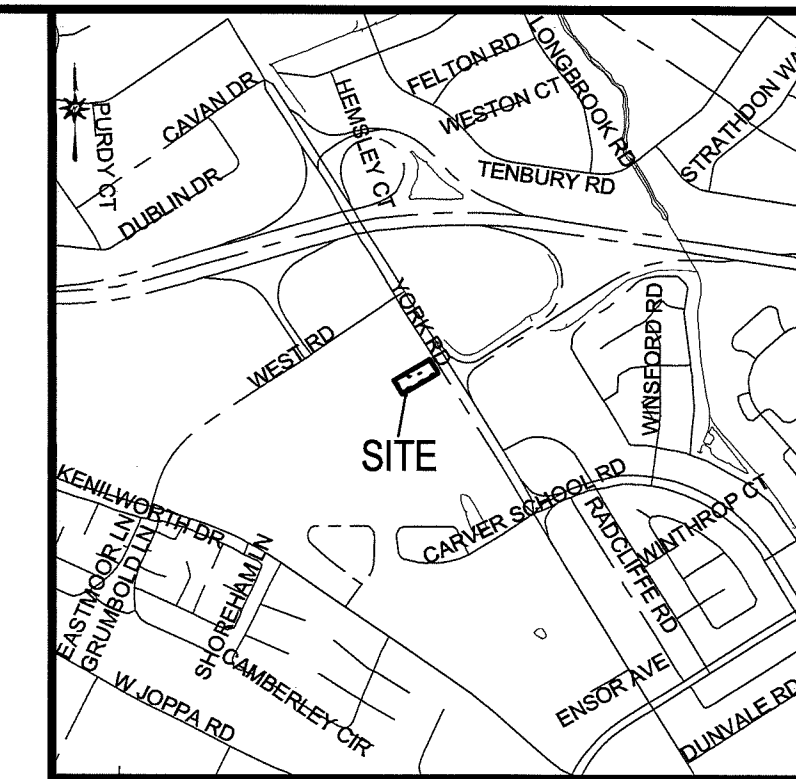
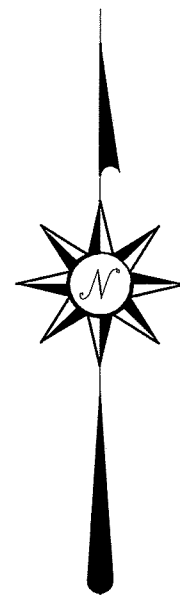
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0049-X



VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER
D.L.L. LLC
1028 YORK RD
TOWSON, MD 21204-2515

PETITIONER:
95 AUTO
1028 YORK ROAD
TOWSON, MD 21204
- SITE AREA
NET 18,564 SF or 0.43 Ac.± 1026: 7,274 SF
GROSS 21,133 SF OR 0.49 AC.± 1028: 11,290 SF
- USES:
EXISTING: LAUNDROMAT AND SERVICE GARAGE
PROPOSED: LAUNDROMAT, SERVICE GARAGE AND USED VEHICLE SALES
- UTILITIES:
PUBLIC WATER & SEWER
- DEED REFERENCE: 15214/461
- TAX ACCOUNT #0908300661, #0908300662
- COUNCILMANIC DISTRICT: 6TH
- ELECTION DISTRICT: 9TH
- CENSUS TRACT: 490303
- ZONING: BR (PER 200 SCALE GIS TILE 070A1)
- TAX MAP #70, GRID #1, PARCEL #345
- WATERSHED: LOCH RAVEN RESERVOIR
- PRIOR PERMITS ON FILE- NONE
- PRIOR ZONING CASES ON FILE- 1957-4124-X SPECIAL EXCEPTION TO USE THE LAND FOR ONE ADVERTISING STRUCTURE, GRANTED MAY 2, 1957.
1988-0341-XA TO PERMIT A SIDE YARD SETBACK OF 0 FEET IN LIEU OF THE REQUIRED 30 FEET FOR A PROPOSED ADDITION, GRANTED MARCH 14, 1988.
2000-0532-A FOR A VARIANCE TO PERMIT A PET SHOP LOCATED 35 FEET FROM A RESIDENTIAL ZONE IN LIEU OF THE REQUIRED 200 FEET, GRANTED MAY 3, 2001.
1979-0188-XA BE RECLASSIFIED FOR USE AS A USED CAR AND SALES SERVICE, GRANTED MARCH 7, 1979.
- THE PROPERTY AND STRUCTURES ARE NOT HISTORIC
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE DOES NOT LIE WITHIN A FLOOD ZONE ACCORDING TO FEMA MAP #24001002656 NOVEMBER 2, 2023.
- THE SITE DOES NOT LIE WITHIN A TRAFFIC DEFICIENT AREA.
- BASIC SERVICE MAPS
TYPE DEFICIENT (Y/N) NOTE
SEWER N
WATER N
TRANSPORTATION N
20. SETBACKS FOR BR
TYPE REQUIRED PROVIDED
FRONT 50' FROM CL OF RD 33'±
SIDE 30' 0'±
REAR 30' 56'±
21. PARKING
REQUIRED: LAUNDROMAT: 2,240 SQ.FT. @ 3.3 SPACES/1,000 SQ.FT. = 8 SPACES
SERVICE GARAGE: 1,040 SQ.FT. @ 3.3 SPACES/1,000 SQ.FT. = 4 SPACES
SALES OFFICE: 400 SQ.FT. @ 5 SPACES/1,000 SQ.FT. = 2 SPACES
TOTAL REQUIRED: 14 SPACES
22. PROVIDED: 38 SPACES
23. NO DAMAGED/DISABLED VEHICLES ARE TO BE STORED ON PREMISES



Richardson
ENGINEERING

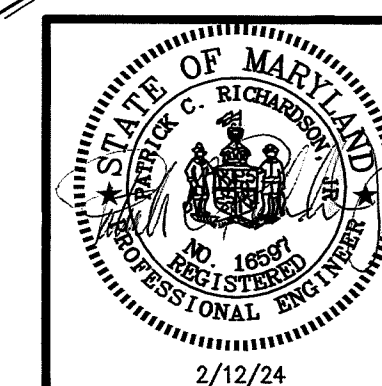
7 Deneison Street
Timonium, Maryland 21093
Phone: 410-560-1502, info@richardsonengineering.net

rich@richardsonengineering.net

PLAN TO ACCOMPANY ZONING PETITION
FOR
95 AUTO

1026 & 1028 YORK ROAD
BALTIMORE COUNTY MARYLAND
9TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	LNR	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	12-09-23	23204	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

2/12/24

2024-0049-X