



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

September 24, 2024

Howard Alderman, Esquire - halderman@aldermanlaw.net
Alderman Law LLC
7505 Mount Vista Road
Kingsville, MD 21087

RE: Petitions for Special Hearing, Special Exception & Variance
Withdrawn and Dismissed without Prejudice
Case No. 2024-0140-SPHXA
Property: 6328 Windsor Mill Road

Dear Mr. Alderman:

Enclosed please find a copy of the Opinion and Order in reference to 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".

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dln
Enclosure

c: Kevin Hilliard – kevinhblessed2bless@gmail.com
Windsor Mill Realty – aashparkh1@gmail.com
Patrick Richardson – rick@richardsonengineering.net

IN RE: PETITIONS FOR SPECIAL HEARING, *	BEFORE THE
SPECIAL EXCEPTION &	
VARIANCE *	THE OFFICE
(6823 Windsor Mill Road)	
1st Election District *	ADMINISTRATIVE HEARINGS
4 th Council District	
Windsor Mill Realty, LLC *	FOR BALTIMORE COUNTY
Legal Owner	
The Venue Vault, LLC *	Case No. 2024-0140-SPHXA
Contract Purchaser/Lessee	
	*
Petitioners	

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for consideration of Petitions for Special Hearing, Special Exception, and Variance filed on behalf of Windsor Mill Realty, LLC legal owner and The Venue Vault, LLC contract purchaser/lessee ("Petitioners") for the property known as 6328 Windsor Mill Road, Woodlawn (the "Property"). The Petition for Special Hearing was filed to: (1) approve utilization of off-street parking spaces located within 500 ft of the proposed building entrance per Baltimore County Zoning Regulations ("BCZR"), §409.7.B.1 (2) approve Use Permit for commercial parking to be located in a residential zone per BCZR, §409.8.B.1; (3) determine that the parking provided for the community building use is sufficient as no standard exists under BCZR, §409.6.A; or, (4) in the alternative, approve a modified parking plan for the existing and proposed uses per BCZR, §409.12.B.

A Special Exception was also filed for a Community Building as set forth in BCZR, §230.3. If neither the parking determination nor modified parking plan under the Petition for Special Hearing are approved as requested, a Variance from BCZR, §409.6 was requested in the alternative, to permit a total of 48 parking spaces in lieu of the 53 required.

A public WebEx hearing was initially scheduled virtually in lieu of an in-person hearing for August 19, 2024; however, a postponement was received from Howard L. Alderman, Jr. on July 28, 2024 and granted by C. Pete Gutwald, Director, Department of Permits, Approvals & Inspections on July 29, 2024. The hearing was to be rescheduled at a later time after possible negotiations regarding parking spaces.

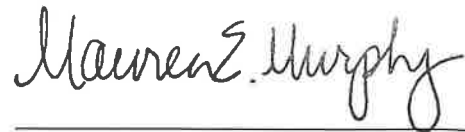
On September 23, 2024, a formal request was received from Howard L. Alderman, Jr., Esquire seeking to withdrawal of the Petitions for Special Hearing, Special Exception and Variance without prejudice.

THEREFORE, IT IS ORDERED this 24th day of **September, 2024**, by this Administrative Law Judge, that the Petition for Special Exception under BCZR, §230.3, be, and it is hereby, **WITHDRAWN AND DISMISSED WITHOUT PREJUDICE**, and

IT IS FURTHER ORDERED that the Petition for Special Hearing was filed to: (1) approve utilization of off-street parking spaces located within 500 ft of the proposed building entrance per Baltimore County Zoning Regulations (“BCZR”), §409.7.B.1 (2) approve Use Permit for commercial parking to be located in a residential zone per BCZR, §409.8.B.1; (3) determine that the parking provided for the community building use is sufficient as no standard exists under BCZR, §409.6.A; or, (4) in the alternative, approve a modified parking plan for the existing and proposed uses per BCZR, §409.12.B, be, and they are hereby, **WITHDRAWN AND DISMISSED WITHOUT PREJUDICE**; and

IT IS FURTHER ORDERED, that the Petition for Variance relief from BCZR, §409.6, to permit a total of 48 parking spaces in lieu of the 53 required be, and it is hereby, **WITHDRAWN AND DISMISSED WITHOUT PREJUDICE**.

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

A handwritten signature in black ink, reading "Maureen E. Murphy". The signature is written in a cursive style with a horizontal line underneath it.

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw



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 6328 Windsor Mill Road

which is presently zoned BL-AS **DRS.5**

Deed References: 45362 / 0002 & 46385/206

10 Digit Tax Account # 01-13-753220 & 01-13-751360

Property Owner(s) Printed Name(s) WINDSOR MILL REALTY LLC

(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. XXXX 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. XXXX a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for a Community Building as set forth in BCZR Sec. 230.3

3. XXXX a **Variance** from Section(s)

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).

Lessee:

The Venue Vault LLC

Name- Type or Print

By: **X** Kevin L. Hilliard

Signature

2221 Braddish Avenue Baltimore MD

Mailing Address City State

21216 443-562-3438 kevinblessed2bless@gmail.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

Howard L. Alderman, Jr., Esq. / ALDERMAN LAW LLC

Name- Type or Print

Signature

7505 MOUNT VISTA RD KINGSVILLE MD

Mailing Address City State

21087-1759 410-929-9113 halderman@aldermanlaw.net

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

WINDSOR MILL REALTY LLC

Name #1 - Type or Print

Name #2 - Type or Print

By: **X** [Signature]

Signature #1

Signature #2

P.O. Box 3427

Ellicott City MD

Mailing Address City State

21041 443-677-5091 aashparikh1@gmail.com

Zip Code Telephone # Email Address

Representative to be contacted:

Rick Richardson, PE Richardson Engineering, LLC

Name - Type or Print

By: **X** [Signature]

Signature

7 Deneison Street Timonium Maryland

Mailing Address City State

21093 410-560-1502-x1 rick@richardsonengineering.net

Zip Code Telephone # Email Address

CASE NUMBER 2024-0140-SPHXA Filing Date 5/31/24

Do Not Schedule Dates: _____

Reviewer [Signature]

Attachment 1

CASE NO: 2024-SPHA

Address: 6328 Windsor Mill Road
Legal Owner: Windsor Mill Realty LLC
Tenant: The Venue Vault LLC
Present Zoning: BL-AS and DR 5.5

PETITION FOR SPECIAL HEARING

A request that the Administrative Law Judge, in accordance with BCZR § 500.7:

- i) approve utilization of off-street parking spaces located within 500 feet of the proposed building entrance per BCZR § 409.7.B.1.; **and**
- ii) approve a Use Permit for commercial parking to be located in a residential zone per BCZR § 409.8.B.1.; **and**
- iii) determination that the parking provided for the community building use is sufficient as no standard exists under BCZR § 409.6.A, or in the alternative, approve a modified parking plan for the existing and proposed uses per BCZR § 409.12.B.; **and**
- iv) for such additional relief as the nature of this case may require for approval of the continued use of the existing and proposed uses and parking areas as shown on the plan which accompanied this Petition.

**PETITION FOR VARIANCE
REQUESTED RELIEF:**

Alternatively a Variance from:

- i) If neither the parking determination or modified parking plan is approved as requested, a Variance from BCZR §409.6 to permit a total of 48 parking spaces in lieu of the 53 required; **and**
- ii) for such additional relief as the nature of this case may require for approval of the continued use of the existing and proposed uses and parking areas as shown on the plan which accompanied this Petition.

For Additional Information Contact:

Howard L. Alderman, Jr., Esquire
Alderman Law LLC
7505 Mount Vista Road
Kingsville, Maryland 21087-1759

(410) 929-9113
halderman@aldermanlaw.net



Richardson
ENGINEERING

CIVIL | COMMERCIAL
RESIDENTIAL
INDUSTRIAL

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

**ZONING PROPERTY DESCRIPTION FOR
6328 WINDSOR MILL ROAD
1ST ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

FIRST: BEGINNING FOR THE SAME at a point of the intersection of Windsor Mill Road and Gwynn Oak Avenue approximately 36' east along Windsor Mill Boulevard, thence binding on the North side of Windsor Mill Road the following bearings and distances: (1) South 49 degrees 13 minutes 15 seconds East 116.28 feet, leaving Windsor Mill Road and following a 10' alley, (2) North 43 degrees 24 minutes 35 seconds East 88.12 feet, leaving the alley and, (3) North 44 degrees 54 minutes 48 seconds West 74.61 feet, (4) South 43 degrees 29 minutes 00 seconds West 10.11 feet, (5) North 46 degrees 31 minutes 00 seconds West 11.07 feet, (6) South 45 degrees 30 minutes 00 seconds West 8.36 feet, (7) North 44 degrees 54 minutes 48 seconds West 35.48 feet, (8) South 43 degrees 28 minutes 19 seconds West 24.22 feet, (9) South 39 degrees 00 minutes 00 seconds West 53.12 feet, to the point of beginning.

Containing a net area of 10,418 square feet or 0.24 acres +/-.

SECOND: BEGINNING FOR THE SAME at a point of the intersection of Windsor Mill Road and Gwynn Oak Avenue binding on the South side of Windsor Mill Road the following bearings and distances: (1) South 50 degrees 40 minutes 00 seconds East 205.57 feet, leaving Windsor Mill Road, (2) South 37 degrees 25 minutes 00 seconds West 120.25 feet, (3) South 50 degrees 40 minutes 00 seconds East 50.80 feet, (4) South 37 degrees 25 minutes 00 seconds West 139.85 feet, (5) North 54 degrees 19 minutes 00 seconds West 67.35 feet, (6) North 31 degrees 39 minutes 00 seconds East 86.16 feet, (7) North 60 degrees 50 minutes 00 seconds West 16.00 feet, (8) North 29 degrees 00 minutes 00 seconds East 114.33 feet, (9) North 50 degrees 40 minutes 00 seconds West 48.07 feet, (10) North 68 degrees 53 minutes 00 seconds West 108.99 feet, (11) North 15 degrees 09 minutes 30 seconds East 63.01 feet, (12) by a curve to the right with a radius of 30.00 and a length of 59.43 feet, to the point of beginning.

Containing a net area of 31,504 square feet or 0.72 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



2024-0140-SPHXA

**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: 2024-0140-SPHX A
Property Address: 6328 WINDSOR MILL RD
Legal Owners (Petitioners): ~~REDD HILLIARD~~ WINDSOR MILL REALTY, LLC
Contract Purchaser/Lessee: KEVIN HILLIARD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): KEVIN HILLIARD
Address: 2221 BRADDISH AVE
BALT MD 21216
Telephone Number: 443-562-3438

*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

FOR DEPOSIT ONLY - SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

Richardson Engineering, LLC 12/14
 7 Deneison Street
 Timonium, MD 21093
 (410) 560-1502

MANUFACTURERS & TRADERS TR CO
 7-11/520

12979

May 28, 2024

PAY TO THE ORDER OF Baltimore County, MD

One thousand two hundred and

\$ 1200.00

00
100 DOLLARS

T. C. Puller Jr.

MEMO

Details on Back

Secure Check

ISN# 648782153813
 Date 6/10/2024
 WorkType:26 Batch#: 3

FOR DEPOSIT ONLY
 BALTIMORE COUNTY, MARYLAND
 CORPORATE COLLECTION ACCT.
 6/06/2024 TR02 MSJ 46765 TO 46765
 CR NO. 230493
 CHECK: M & T
 1,200.00 CR 1,200.00
 .00 CA

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 01 Account Number - 0113751360

Owner Information

Owner Name: WINDSOR MILL REALTY LLC Use: COMMERCIAL
Principal Residence: NO
Mailing Address: PO BOX 3427 Deed Reference: /46385/ 00206
ELLICOTT CITY MD 21041-

Location & Structure Information

Premises Address: 2101 GWYNN OAK AVE Legal Description: .595 AC
WOODLAWN 21207- 2101 GWYNN OAK AVE
SW COR WINDSOR MILL

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0088 0020 0235 30000.04 0000 2024 Plat Ref:
Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
25,918 SF 06

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2023	07/01/2024
Land:	165,900	165,900		
Improvements	14,000	14,100		
Total:	179,900	180,000	179,900	179,933
Preferential Land:	0	0		

Transfer Information

Seller: DSSB LLC	Date: 02/10/2022	Price: \$180,000
Type: ARMS LENGTH VACANT	Deed1: /46385/ 00206	Deed2:
Seller: B B J INC	Date: 12/05/2005	Price: \$150,000
Type: ARMS LENGTH IMPROVED	Deed1: /23007/ 00070	Deed2:
Seller: MORGENSTERN W A, JR	Date: 05/17/1999	Price: \$100,000
Type: ARMS LENGTH IMPROVED	Deed1: /13751/ 00434	Deed2:

Exemption Information

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

2024-0140-SPHXA

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 01 Account Number - 0113753220

Owner Information

Owner Name: WINDSOR MILL REALTY LLC Use: COMMERCIAL
Principal Residence: NO

Mailing Address: 6616 FOREST SHADE TRAIL Deed Reference: /45362/ 00002
CLARKSVILLE MD 21029-

2024-0140-SPHXA

Location & Structure Information

Premises Address: 6320 WINDSOR MILL RD Legal Description: 6320-28 WINDSOR ML RD
GWYNN OAK 21207-0000 373FT SE GWYNN OAK AV

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0088 0020 0235 30000.04 0000 2024 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1952 22,176 SF 9,970 SF 14

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2023	07/01/2024
Land:	149,500	149,500		
Improvements	578,500	1,023,100		
Total:	728,000	1,172,600	728,000	876,200
Preferential Land:	0	0		

Transfer Information

Seller: HERITAZE LLC	Date: 08/20/2021	Price: \$1,225,000
Type: ARMS LENGTH IMPROVED	Deed1: /45362/ 00002	Deed2:
Seller: B B J INC	Date: 08/31/2005	Price: \$900,000
Type: ARMS LENGTH IMPROVED	Deed1: /22466/ 00524	Deed2:
Seller: MORCO CORP	Date: 10/03/1996	Price: \$250,000
Type: ARMS LENGTH IMPROVED	Deed1: /11829/ 00403	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:

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: June 24, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0140-SPHXA
Address: 6328 WINDSOR MILL RD
Legal Owner: Windsor Mill Realty, LLC

Zoning Advisory Committee Meeting of June 24, 2024.

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

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 10, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0145-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 Hearing, Special Exception and or 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 comment – LOS & No Greenways affected.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 7/1/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0140-SPHXA

INFORMATION:

Property Address: 6328 Windsor Mill Road
Petitioner: Windsor Mill Realty LLC
Zoning: BL-AS/DR 5.5
Requested Action: Special Exception/Special Hearing/Variance

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

Special Hearing -

1. To approve the utilization of off-street parking spaces located within 500 feet of the proposed building entrance per BCZR Section 409.7.B.1.
2. To approve a Use Permit for commercial parking to be located in a residential zone per BCZR Section 409.8.B.1.
3. Determination that the parking provided for the community building use is sufficient as no standard exists under BCZR Section 409.6.A, or in the alternative, approve a modified parking plan for the existing and proposed uses per BCZR Section 409.12.B
4. For such additional relief as the nature of this case may require for approval of the continued use of the existing and proposed uses and parking areas as shown on the plan which accompanied this Petition.

Variance(s) -

1. If neither the parking determination or modified parking plan is approved as requested, a Variance from BCZR Section 409.6 to permit a total of 48 parking spaces in lieu of the 53 required.
2. For such additional relief as the nature of this case may require for approval of the continued use of the existing and proposed uses and parking areas as shown on the plan which is accompanied this Petition.

The proposed site is a 0.72-acre property zoned BL AS/DR 5.5. It is surrounded by mostly small retail and residential uses. The property has an existing retail building on the site. The subject site area is currently involved in the American Rescue Plan Act (ARPA) Streetscape project. Additionally, the potential parking lot located on the corner of Windsor Mill Road and Gwynn Oak Avenue is under contract by Baltimore County. Both projects conflict with the petitioner's parking request.

The customers of The Venue Vault LLC have already been utilizing the lot for events informally. Renderings for the proposed parking area indicate it can accommodate up to 40 spaces. Alternatively, the petitioner is requesting a variance to permit a total of a minimum of 48 spaces if the originally requested 53 spaces are not approved. While the area does have limited parking, the intention for Baltimore County is to redevelop the parking lot to provide space on a first-come, first-served basis. The petitioners do not legally own the proposed parking lot and therefore can not use the space for parking counts to meet requirements. The property is currently under contract with Baltimore County, who is currently working to repave and strip the lot for use of local businesses in the area.

Consequently, the Department of Planning does not support the request at this time due to ongoing County projects and lack of legal ownership of the potential lot by the petitioners.

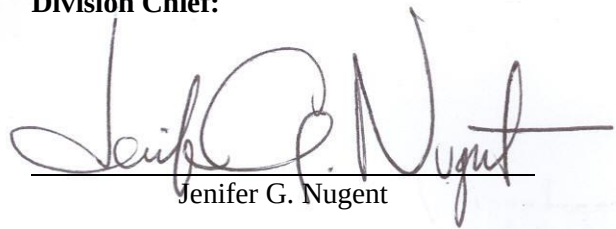
For further information, concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:

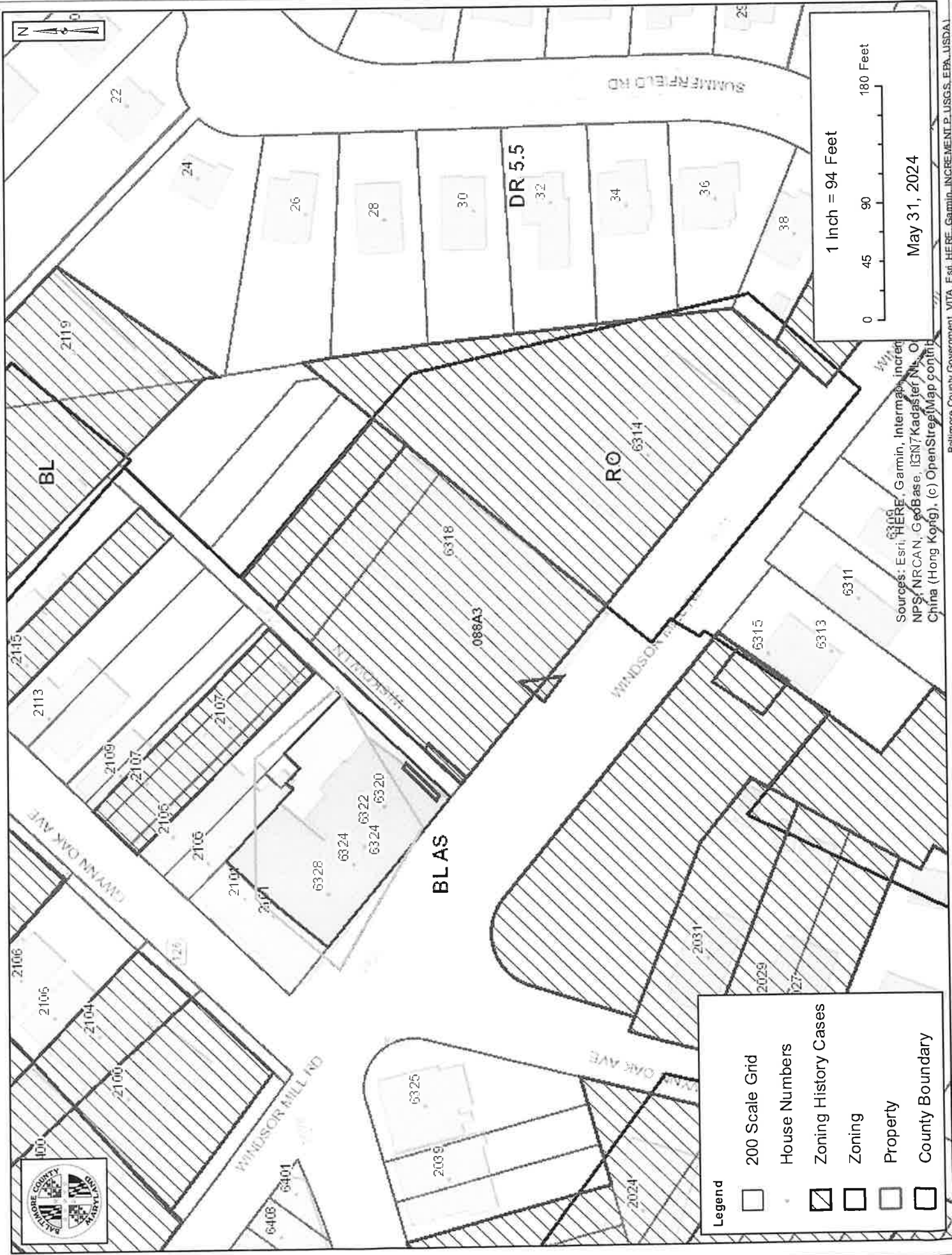


Jenifer G. Nugent

SL/JGN/KP

c: Rick Ricardson, PE, Richardson Engineering, LLC
Yolanda Gregory, Community Planner
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

2624-0140-SPHX A

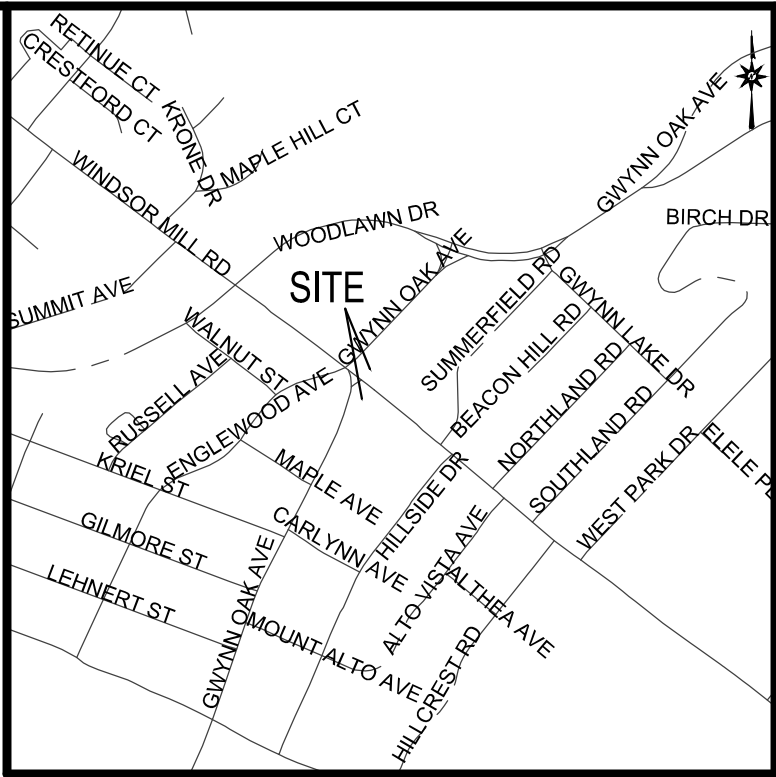
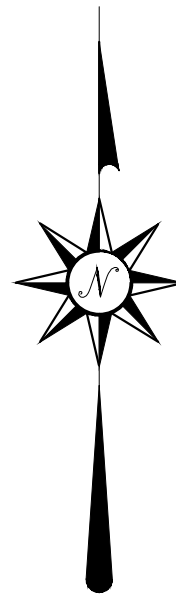


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, AeroGRID, IGN, Swayz Info Inc., NPS, NRCAN, GeoBase, IGN7 Kadaster NL, Ordnance Survey, The Swire, Hongkong & Shanghai Mapping Co., Ltd., OpenStreetMap contributors, Swatchy, China (Hong Kong).

Baltimore County Government VITA Esri HERE Gamin_ INCREMENT P USGS EPA USDA

Baltimore County - My Neighborhood 2024-0140-51HxA





VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: WINDSOR MILL REALTY LLC, 6616 FOREST SHADE TRAIL, CLARKSVILLE MD 21029
- SITE AREA: 0113753220, 0113751360, NET 10418 SF or 0.24 Ac.±, 31504 SF OR 0.72 Ac.±
- USES: EXISTING: RETAIL, PROPOSED: RETAIL AND COMMUNITY BUILDING
- UTILITIES: PUBLIC WATER & SEWER, DEED REFERENCE: 45362/2, 46385/206, TAX ACCOUNT #0113753220, #0113751360, COUNCILMANIC DISTRICT: 2ND, ELECTION DISTRICT: 1ST, CENSUS TRACT: 401200
- ZONING: BL-AS AND DR-5.5 (PER 200 SCALE GIS TILE #088A3)
- TAX MAP #88, GRID #20, PARCEL #235
- WATERSHED: GWYNN'S FALLS
- PRIOR PERMITS ON FILE: B945746 GRADE 32,891SF OF DISTURBED AREA FOR GAS MAIN PERMIT EXPIRES TWO YEARS FROM DATE OF ISSUE, ISSUED AUGUST 9, 2018.
- THE PROPERTY AND STRUCTURES ARE NOT HISTORIC
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA
- PRIOR ZONING CASES ON FILE: 2000-0503-SPH SPECIAL HEARING AN AMENDMENT TO THE ORDER AND SITE PLAN APPROVED CASE #99-287-SPHA TO REMOVE RESTRICTIONS #4 AND INCREASE THE AMOUNT OF OFF SITE PARKING SPACES TO 22 TO ACCOMMODATE 100% COMMERCIAL USE OF BUILDING, GRANTED JULY 19, 2000, 1999-0287-SPHA VARIANCE TO PERMIT SEVEN (7) PARKING SPACES IN LIEU OF THE REQUIRED 22 AND SPECIAL HEARING TO APPROVE AN AMENDED SITE PLAN DATED 1/12/99, GRANTED APRIL 19, 1999, 1985-0037-X TWO ILLUMINATED ADVERTISING STRUCTURES, WITHDRAWN/DISMISSED, R-1958-4395 RE-CLASSIFICATION FROM A R-6 ZONE TO A BL ZONE, DENIED APRIL 10, 1958
- THE SITE DOES NOT LIE WITHIN A FLOOD ZONE ACCORDING TO FEMA MAP 2400100378F SEPTEMBER 26, 2008
- BASIC SERVICE MAPS: TYPE DEFICIENT (Y/N) NOTE: SEWER N, WATER N, TRANSPORTATION N
- SETBACKS FOR BL AS: TYPE REQUIRED PROVIDED: FRONT 0'±, 0'±, SIDE 0', 0', REAR 0', 0'±
- PARKING REQUIRED: RETAIL: 3619 SF @ 51/ 1000SF = 18.1 SPACES, COMMUNITY BUILDING: 3312SF @ 10/ 1000SF = 33.1 SPACES, TOTAL REQUIRED = 53 SPACES
- PARKING PROVIDED: 48 SPACES



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

rick@richardsonengineering.net

PLAN TO ACCOMPANY ZONING PETITION
FOR
THE VENUE VAULT

6328 WINDSOR MILL ROAD

BALTIMORE COUNTY MARYLAND
1ST ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY: LNR	CHECKED BY: PCR	SCALE: 1" = 30'
	DATE: 2/2/24	JOB NO.: 23169	SHEET NO.: 1 OF 1

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 16597, EXPIRATION DATE: 08-15-2025

