



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

August 29, 2024

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

RE: Petition for Special Exception
Case No. 2024-0158-X
Property: 7253 Ambassador Road

Dear Ms. Busse:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is fluid and cursive, with the first name "Maureen" being more prominent.

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlm
Enclosure

IN RE: PETITION FOR SPECIAL EXCEPTION*

(7253 Ambassador Road)

2nd Election District

4th Council District

7253 Ambassador Owner, LLC

Legal Owner

Caliber Collision

Contract Purchaser/Lessee

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2024-0158-X

Petitioners

* * * * *

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 7253 Ambassador Owner, LLC, legal owner, and Caliber Collision, contract purchaser (“Petitioners”), for the property located at 7253 Ambassador Road, Woodlawn (the “Property”). The Petition for Special Exception was filed under Baltimore County Zoning Regulations (“BCZR”), §253.2.B.2, to allow a service garage.

A public WebEx hearing was scheduled virtually in lieu of an in-person hearing on September 9, 2024, at 1:30 PM.

On August 29, 2024, a formal request was received from Jennifer Busse, Esq. and Rosenberg Martin Greenberg, LLP seeking withdrawal of the Petition for Special Exception.

THEREFORE, IT IS ORDERED this 29th day of **August, 2024**, by this Administrative Law Judge, that the Petition for Special Exception under BCZR, 253.2.B.2, to allow a service garage, be and is hereby **WITHDRAWN AND DISMISSED WITHOUT PREJUDICE**.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.



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 7253 Ambassador Road

which is presently zoned ~~IM~~ ML IM

Deed References: 37407/00177

10 Digit Tax Account # 1 9 0 0 0 0 1 4 3 2

Property Owner(s) Printed Name(s) 7253 Ambassador Owner 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. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

please see attached

2. **X** a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

please see attached

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, 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:

Derrick Stowers- Caliber Collision

Name- Type or Print

Signature

2941 Lake Vista Drive Lewisville TX
Mailing Address City State
75067 / 480-544-0383 / derrick.stowers@calibercollision.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

Jennifer Busse - Rosenberg Martin Greenberg LLP

Name- Type or Print

Signature

25 S. Charles Street, 21st FL Baltimore MD
Mailing Address City State
21201 / 410-727-8647 / jbusse@rosenbergmartingreenberg.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

7253 Ambassador Owner LLC/

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1 Stone Chapel Rd Pikesville Maryland
Mailing Address City State
21208 / /
Zip Code Telephone # Email Address

Representative to be contacted:

Jennifer Busse - Rosenberg Martin Greenberg LLP

Name - Type or Print

Signature

25 S. Charles Street, 21st FL Baltimore MD
Mailing Address City State
21201 / 410-727-8647 / jbusse@rosenbergmartingreenberg.com
Zip Code Telephone # Email Address

CASE NUMBER 2024-0158-X Filing Date 6/21/2024 Do Not Schedule Dates: _____ Reviewer CP



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 7253 Ambassador Road which is presently zoned MLIM
Deed References: 37407/00177 10 Digit Tax Account # 1 9 0 0 0 0 1 4 3 2
Property Owner(s) Printed Name(s) 7253 Ambassador Owner 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. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

please see attached

2. **X** a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

Please see attached

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, 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:

Derrick Stowers- Caliber Collision

Name- Type or Print

Signature

2941 Lake Vista Drive Lewisville TX
Mailing Address City State
75067 / 480-544-0383 / derrick.stowers@calibercollision.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

Jennifer Busse - Rosenberg Martin Greenberg LLP

Name- Type or Print

Signature

25 S. Charles Street, 21st FL Baltimore MD
Mailing Address City State
21201 / 410-727-8647 / jbusse@rosenbergmartin.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

ELLIOTT J. SHARABY
7253 Ambassador Owner LLC/

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1 Stone Chapel Rd Pikesville Maryland
Mailing Address City State
21208 / / /
Zip Code Telephone # Email Address

Representative to be contacted:

Jennifer Busse - Rosenberg Martin Greenberg LLP

Name - Type or Print

Signature

25 S. Charles Street, 21st FL Baltimore MD
Mailing Address City State
21201 / 410-727-8647 / jbusse@rosenbergmartin.com
Zip Code Telephone # Email Address

CASE NUMBER 2024-0158-X Filing Date 6/21/2024 Do Not Schedule Dates: _____ Reviewer CJ

Attachment to Zoning Petition

7523 Ambassador Road

Petition for Special Exception to allow a Service Garage in accordance with BCZR §253.2.B.2.

Any further relief deemed necessary by the Administrative Law Judge.

4861-1140-5763, v. 1

2024-0158-X

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: August 6, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0158-X
Address: 7253 AMBASSADOR ROAD
Legal Owner: 7253 Ambassador Owner, LLC

Zoning Advisory Committee Meeting of August 5, 2024.

- X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

A class IV stream is located immediately north of this parcel which will cast a forest buffer onto the proposed development area.

Reviewer: Jannifer D. Anderson

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: July 30, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0158-X

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 Baltimore County Landscape Manual and 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: 8/5/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0158-X

INFORMATION:

Property Address: 7253 Ambassador Road
Petitioner: 7253 Ambassador Owner LLC, Elliott J. Sharaby
Zoning: ML-IM
Requested Action: Special Exception

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

Special Exception -

1. To allow a Service Garage in accordance with BCZR Section 253.3.B.2.
2. Any further relief deemed necessary by the Administrative Law Judge.

The proposed site is a 4.3542-acre property located in the Federal Center at Woodlawn Enterprise Zone surrounded by office and business uses. The proposed site has one previous zoning case for zoning reclassification (R-1963-0073-XA), which was granted, and is not in any historic district.

The applicant is proposing a service garage use on the site, which requires a special exception, and office buildings, which are a permitted use.

According to the Master Plan 2030 Place Types designations, this site is in a Core Retrofit area called Nodes. Nodes are the most strategic locations for retrofitting efforts. They are predominantly located along aging neighborhood centers, major arterials, near transit hubs or large greyfield sites. Nodes include adjacent residential and commercial properties that support walkable redevelopment with mid- to higher-density residential density and a mix of uses that serve the community. Some primary land uses include high density residential uses, auxiliary and infill development, Civic/Institutional, Office/Commercial, and open space. The proposed service garage and office use are aligned with the vision and goals of the Master Plan 2030.

The site, pursuant to FEMA Maps 2400100359G and 2400100378G, is located in floodplain “Zone X”, which is an area of minimal flood hazard. The property is not located within the Baltimore County Critical Area, and is not located in any failed Basic Services Map Areas.

The site is a spacious lot with proposed circulation that is ideal, with more than adequate parking provided. It is understood that the footprint of the building will not change and the western portion of the building will be converted in to a Caliber Collision service garage. It is noted that all signage will comply with Baltimore County Zoning Regulations Section 450. The vehicle storage area will be paved with all-weather materials over suitably compounded and compacted base materials and shall be properly drained. The storage areas are proposed to be screened with a 6" tall fence and all screening and landscaping will comply with the Baltimore County Landscape Manual.

The Department of Planning has no objection to the granting of the above requested relief pending the following conditions are met:

1. Coordinate with the Baltimore County Landscape Architect to provide adequate interior and exterior perimeter screening and landscaping on the site.
2. Provide architectural elevations and details of the proposed dumpster enclosure. Elevations should include dimensioning, colors, and materials to be used and comply with Condition H. of the Baltimore County Landscape Manual.
3. Provide elevations and details of all proposed fencing.
4. Provide elevations and details of all proposed signage. Details should include sign type, any illumination, colors, and materials to be used.
5. Provide to the Baltimore County Landscape Architect any Lighting or Photometric Plans for review and approval.
6. Any further relief deemed necessary by the Administrative Law Judge.

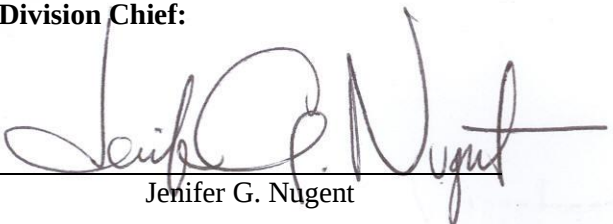
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

Jennifer Busse-Rosenberg Martin Greenberg LLP
Derrick Stowers- Caliber Collision
Yolanda Gregory, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County



Certificate of Posting

Case# 2024-0158-X

Petitioner/Developer

Rosenberg Martin Greenberg

Jennifer Busse

Date of Hearing/Closing

September 9, 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 7253 Ambassador Road on August 17, 2024. Signs 1A & 1B

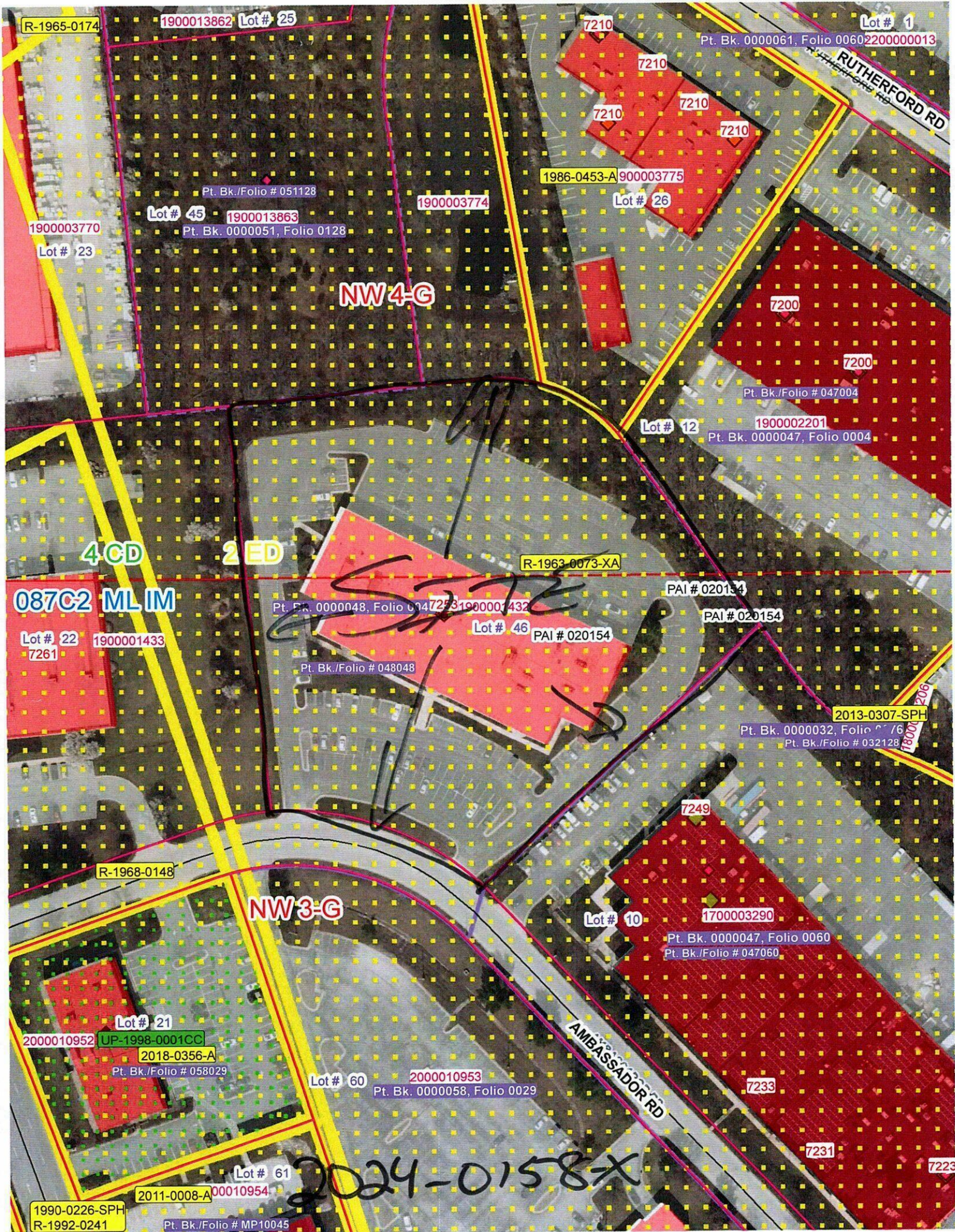
Sincerely, Martin Ogle

Martin Ogle

9912 Maidbrook Road

Parkville, Md. 21234

443-629-3411



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: 2024-0158-X
Property Address: 7253 Ambassador Rd
Baltimore MD 21244
Legal Owners (Petitioners): 7253 Ambassador Owner LLC
Contract Purchaser/Lessee: DERRICK STOWERS

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Jennifer Busse
Address: 25 S. CHARLES ST 21ST FL
Baltimore MD 21201
Telephone Number: 410-727-8647

*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.

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

No. 231824

Date: 6-21-2024

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
2000 2001	806	0000		6150				500.00

Total: 500.00

Rec

From: 7253 Ambassador Rd

For: 2024-0158-X

ML - *jm*

DISTRIBUTION

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

CASHIER'S
VALIDATION

CP 24-0524

CROSS ARCHITECTS PLLC

1255 W 15TH ST STE 125
PLANO TX 75075

41769

88-2265/1131-401

DATE 5-24-2024

CHECK AMOUNT
88-2265/1131-401

PAY
TO THE
ORDER OF

Baltimore County

\$ 500.00

five hundred dollars & no/100

DOLLARS

Photo
Safe
Deposit
Details on back



PROSPERITY BANK®

15th Street-Plano Banking Center
1573 Alma Drive • Plano, TX 75075
972-461-7841 www.prosperitybankusa.com

7253 Ambassador Rd - Zoning Hearing
FOR

Leri D. Flory

⑈041769⑈ ⑈113122655⑈ 70309299⑈

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

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

Special Tax Recapture: None

Account Identifier: District: 02 Account Number - 1900001432

Owner Information

Owner Name: 7253 AMBASSADOR OWNER LLC Use: INDUSTRIAL

Mailing Address: 5918 SIMMONDS AVE
BALTIMORE MD 21215- Principal Residence: NO
Deed Reference: /37407/ 00177**Location & Structure Information**Premises Address: 7253 AMBASSADOR RD
BALTIMORE 21244-2710Legal Description: 4.3542 AC
7253 AMBASSADOR RD
RUTHERFORD BUSINESS CTRMap: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0087 0012 0663 10000.04 0000 2 46 2022 Plat Ref: 0048/ 0048

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1988	37,552 SF		4.3500 AC	07

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

Value Information

	Base Value	Value		
		As of 01/01/2022	As of 07/01/2023	As of 07/01/2024
Land:	1,362,000	1,362,000		
Improvements	3,896,200	3,631,800		
Total:	5,258,200	4,993,800	5,141,600	4,993,800
Preferential Land:	0	0		

Transfer Information

Seller: 7253 AMBASSADOR ROAD LLC	Date: 04/19/2016	Price: \$5,790,000
Type: ARMS LENGTH IMPROVED	Deed1: /37407/ 00177	Deed2:
Seller: ROUSE-TEACHERS PROPERTIES	Date: 12/21/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /23107/ 00373	Deed2:
Seller: RUTHERFORD 46 LIMITED PARTNERSHIP	Date: 09/10/1996	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11790/ 00573	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

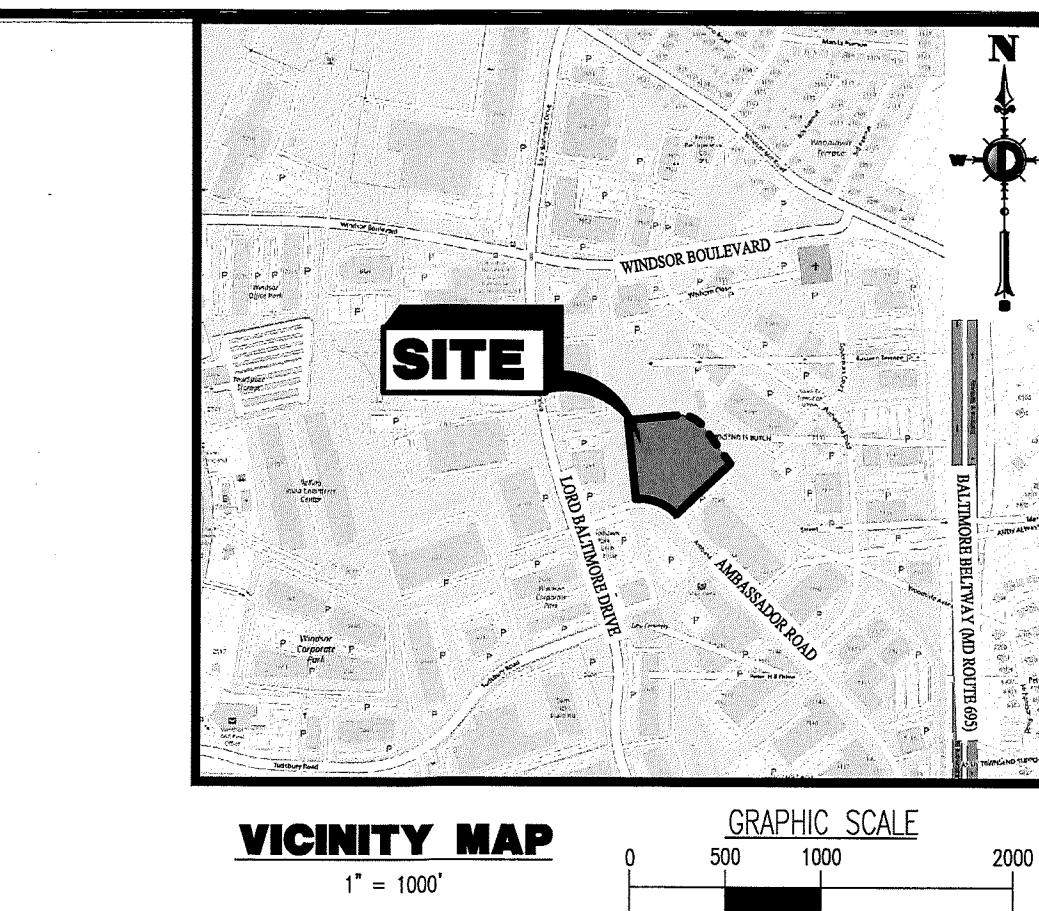
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0158-X



1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: ALTA/ACSM LAND TITLE SURVEY
7253 AMBASSADOR ROAD - LOT 46
PREPARED BY KD TECHNOLOGIES
DATED: 11/10/05
KCI DRAWING NO: V-01054595-AS

2. PARCEL DATA: 7253 AMBASSADOR ROAD
WINDSOR MILL, MD 21244
BALTIMORE COUNTY
TAX MAP: 87, GRID: 12, PARCEL: 663, LOT: 46

3. OWNER: 7253 AMBASSADOR OWNER LLC
1618 SHIMMERS AVE
BALTIMORE, MD 21215

4. SITE AREA: 4,3542 AC

5. ZONE: ML=IM (LIGHT MANUFACTURING, INDUSTRIAL, MAJOR DISTRICT)

6. PROPOSED USE: GARAGE SERVICE (SPECIAL EXCEPTION)
OFFICES OR OFFICE BUILDING (PERMITTED USE)

7. FLOOR AREA RATIO: MAX: 2.0
PROPOSED: 0.21

8. HEIGHT OF STRUCTURE: MAX. PERMITTED: 40'
EXISTING/PROPOSED: 18'

9. DEED REFERENCE: BOOK 37407, PAGE 177

10. PLAT REFERENCE: BOOK 48, PAGE 48

11. TAX ACCOUNT #: 190001432

12. ELECTION DISTRICT: 2

13. COUNCILMANIC DISTRICT: 4

14. CENSUS TRACT: 402407

15. ZONING HISTORY CASE: R-1963--0073-VA
REQUESTED ZONING: ML
ORDER CASE: 07/23/1964
DECISION: GRANTED

16. PERMITS ON FILE (LAST IMPROVEMENT):
B842628: EXPAND EXISTING FM 200 FIRE SYSTEM TO PROTECT 1 SERVER ROOM.
3 HEADS LARGEST PIPE 1 1/2"

17. ENVIRONMENTAL: WATERHEED: OWYNN FALLS

FLOODPLAIN: THE SITE IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD)
PER FEMA MAPS 24001003596 AND 24001003760, BOTH DATED 11/27/2023.

THE SITE IS NOT LOCATED WITHIN THE BALTIMORE COUNTY CRITICAL AREA.

THERE ARE NO KNOWN HISTORIC STRUCTURES LOCATED ON SITE, NOR IS THE SITE
ITSELF HISTORIC.

THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES MAP AREAS.

18. UTILITIES: PUBLIC WATER = W-1
PUBLIC SEWER = S-1

19. THE VEHICLE STORAGE AREA WILL BE PAVED WITH ALL-WEATHER MATERIALS OVER SUITABLY COMPOUNDED
AND COMPACTED BASE MATERIALS, AND SHALL BE PROPERLY DRAINED. THE STORAGE AREA WILL ADDITION
BE SOREKED WITH A 6" TALL FENCE.

20. SIGNAGE WILL CONFORM TO BALTIMORE COUNTY ZONING CODE, SECTION 430.

21. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL UNLESS
OTHERWISE NOTED.

22. ANY FUTURE USE TO ELIMINATE AN ON-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT
THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.

SETBACKS		
BUILDING SETBACKS (TO PROPERTY LINE)		
	REQUIRED	PROVIDED
FRONT (AMBASSADOR ROAD)	25'	150.7'
SIDE (EAST)	30'	40.5'
SIDE (WEST)	30'	54.8'
REAR (NORTH)	30'	116.5'
LANDSCAPE SETBACKS (TO PROPERTY LINE)		
	REQUIRED	PROVIDED
FRONT (AMBASSADOR ROAD) - CONDITION B (CLASS "B")	10'	14.8'
SIDE (EAST)	N/S	3.8'
SIDE (WEST)	N/S	8.7'
REAR (NORTH)	N/S	33.1'

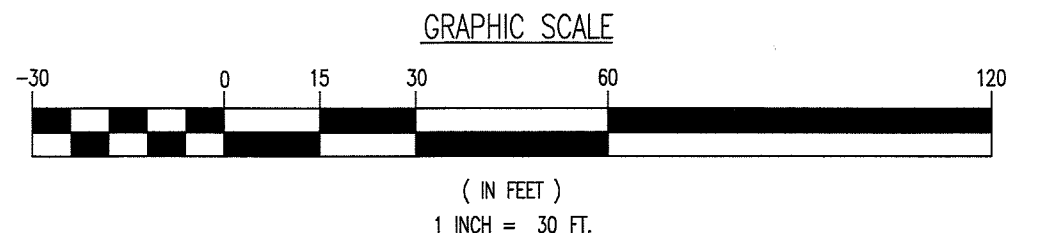
N/S: N/A STANDARD N/A: NOT APPLICABLE (S): EXISTING NON-CONFORMANCE A.S.: UNPAVED

PARKING TABULATION CHART				
(PARKING SPACES REQUIRED BY BCZR SECTION 408.6A)				
USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED PER \$408.6A	PARKING SPACES PROVIDED
SERVICE GARAGE	20,407	3.3/1,000 SF	68 SPACES	87 SPACES (INCLUDES 6 ADA PARKING SPACES AND 20 SERVICE BAYS INTERIOR TO BUILDING)
OFFICE	18,625	3.3/1,000 SF	62 SPACES	88 SPACES
TOTAL PARKING			130 SPACES	175 SPACES

SPECIAL EXCEPTION RELIEF TO APPROVE:

1. USE SERVICE GARAGE IN THE ML-IM ZONE UNDER SECTION 253.2.B.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS ("BCZR")

LEGEND:	
	PROPERTY LINE (SUBJECT SITE)
	PROPERTY LINE (ADJACENT PROPERTIES)
	CALIBER COLLISION PARKING COUNT
	OFFICE USE PARKING COUNT



2024-0158-X