



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

November 27, 2024

Dino La Fiandra, Esquire – dcl@lafiandralaw.com
The Law Office of Dino C. La Fiandra, LLC
100 W. Pennsylvania Avenue, Suite 305
Towson, MD 21204

RE: Petitions for Special Hearing & Special Exception
Case No. 2024-0222-SPHX
Property: 237 Main Street

Dear Mr. La Fiandra:

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 blue ink, appearing to read "Andrew M. Belt", is written over a horizontal line.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlm
Enclosure

c: - See Next Page -

Page Two

Case No: 2024-0222-SPHX

c: Andrew Lohmeyer info@alchomebuilders.com
Steve Sherfey stsgraphics@gmail.com
Scott Dallas jsdinc@aol.com
Linda graderlinda@gmail.com
Mary Molinaro mary.molinaro@reisterstown.com
P Gordon pgordonmaynard@yahoo.com

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND SPECIAL EXCEPTION		
(237 Main Street)	*	OFFICE OF
4 th Election District		
4 th Council District	*	ADMINISTRATIVE HEARINGS
STS Graphics, LLC		
<i>Legal Owner</i>	*	FOR BALTIMORE COUNTY
Petitioner	*	Case No. 2024-0222-SPHX
* * * * *		
* * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Special Exception filed on behalf of the legal owner, STS Graphics, LLC (“Petitioner”) for the property known as 237 Main Street (the “Property”). A Petition for a Special Hearing has been filed to determine whether the proposed garage as shown on the Site Plan to accompany petition is permitted by right under Baltimore County Zoning Regulations (“BCZR”), Sections 230.1.A.1 and 230.3 (service garage) and to approve a modified parking plan pursuant to BCZR, Section 409.12.B, as shown on the Site Plan, including allowing 15 parking spaces in lieu of 27 parking spaces required or in lieu of such other number of parking spaces as may be required for the use; for such further and other relief as may be necessary. A Special Exception has also been filed in the event that the Administrative Law Judge (“ALJ”) determines that the proposed use should not be approved by right pursuant to Special Hearing request 1, and a Special Exception for a service garage is required.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing on November 21, 2024. The Petitions were properly advertised and posted. Steve Sherfey, authorized member of STS Graphics, LLC appeared at the hearing along with J. Scott Dallas of J.S. Dallas, a licensed surveyor and civil engineer who prepared and sealed a site plan (the “Site Plan”). Dino

C. La Fiandra, Esquire represented the Petitioner. Tenant of the subject property Linda Fornes, Mary Molinaro, First Vice President of the Reisterstown, Owings Mills, Glyndon Coordinating Council ("ROG") and interested citizen Patricia Gordon, also appeared.

Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP") and the Department of Environmental Protection and Sustainability ("DEPS") which agencies did not oppose the requested relief. During the hearing, a comment from Kristoffer Nebre of Baltimore County Traffic Engineering was offered into evidence which stated that the department had no objections to the Petitioner's requested relief. (Pet. Ex. 8)

Mr. Dallas was accepted as an expert in his field and presented the Petitioner's case. (Pet. Ex. 1) The Property is approximately 26,310 +/- sq. ft. parcel in the BL zone. Mr. Dallas explained that the subject property consists of a pre-existing building containing three retail uses that front Main Street in the Reisterstown Area of Baltimore County. (Pet. Ex. 4) The building also includes an apartment. Parking for this building is located in the rear, as well as parking along Main Street. Mr. Dallas testified that the Petitioner is proposing the construction of a 60' x 40', one story garage in the rear of the existing parking area. (Pet. Ex. 2) This garage is to be used for the storage of the Petitioner's private car collection. Mr. Dallas clarified that the proposed garage will not contain a lift, nor will any other car repair activities occur within. Mr. Dallas further clarified that no further zoning relief is necessary for the construction of the garage in that all set backs will be within code requirements. A small shed located where the proposed garage is to be constructed will be removed and the proposed structure will not be visible from Main Street.

Mr. Dallas further testified that the Petitioner is requesting approval of a modified parking plan that includes 15 parking spaces in lieu of the required 27. (Pet. Ex. 2) Mr. Dallas noted that there are currently 15 spaces on the subject property and that no alterations to the property are

being proposed that would create a need for additional parking. Additionally, the t-shirt printing shop, antique store and carpet store which occupy the subject property faces Main Street are low impact retail uses with limited hours of operation.

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, Section 500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be compatible with the community and generally consistent with the spirit and intent of the regulations." *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

The Petitioner has requested that a determination be made as to which of the following definitions found in BCZR, Section 101.1 applies to the proposed garage in the instant case.

GARAGE, COMMUNITY — A structure or series of structures for the storage of automobiles of residents of the neighborhood, and not used for making repairs.

GARAGE, RESIDENTIAL — An accessory building, portion of a main building or building attached thereto used for storage of private motor vehicles.

GARAGE, SERVICE — A garage, other than a residential garage, where motor-driven vehicles are stored, equipped for operation, repaired or kept for remuneration, hire or sale.

While the proposed use is somewhat in keeping with the definitions of both a community garage and residential garage, these definitions predominantly imply a residential use, not present in the existing circumstance. While the majority of the delineated uses found in the definition of a service garage are more intensive than the use proposed by the Petitioner, the Petitioner does intend to “store” vehicles” which is contemplated in the definition. Accordingly, I find that the proposed structure is a “service garage” and must comport with the requirements of BCZR, Section 502.1 outlined *infra*. Additionally, I find that the proposed modified parking plan is appropriate for the subject property in that no change in the current use that would affect parking is proposed, and that the proposed parking plan is compatible with the community and generally consistent with the spirit and intent of the regulations.

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, 11 (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.

In regards to the requirements of BCZR, Section 502.1, Mr. Dallas testified that the proposed service garage will not:

- A. Be detrimental to the health, safety or general welfare of the locality involved;
- B. Tend to create congestion in roads, streets or alleys therein;
- C. Create a potential hazard from fire, panic or other danger;
- D. Tend to overcrowd land and cause undue concentration of population;
- E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
- F. Interfere with adequate light and air;
- G. 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.

Based on the uncontradicted testimony of Mr. Dallas, the Petitioner's request for Special Exception is granted. It is noteworthy that if the existing businesses on the subject site were to use the proposed accessory structure for the storage of supplies on excess inventory, that such a use would be permitted by right. See BCZR, Section 230.1(10). While the Petitioner's proposed use of the service garage will have little to no impact on the surrounding community, the possible use of such a garage by a future owner may be more intensive and require further review. Consequently, conditions will be placed on the granting of the requested Special Exception, limiting the garage's use to the storage of vehicles only.

THEREFORE, IT IS ORDERED this 27th day of **November, 2024**, by this Administrative Law Judge, that the Petition for Special Hearing from BCZR Sections 230.1.A.1 and 230.3, to allow a proposed service garage, be and is hereby **GRANTED**, and;

IT IS FURTHER ORDERED, from BCZR Section 409.12, as shown on the Site Plan, including allowing 15 parking spaces in lieu of the 27 parking spaces required or in lieu of such other number of parking spaces, be and is hereby **GRANTED**, and;

IT IS FURTHER ORDERED that the Petition for Special Exception for a service garage be and is hereby **GRANTED**.

IT IS FURTHER, ORDERED that, pursuant to BCZR, Section 502.3, the Special Exception is valid for a period of five (5) years from the date of this Order, be and is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must comply with the DOP ZAC comment, a copy of which is attached hereto and made a part hereof. Specifically, the proposed service garage will be for the storage of vehicles, only. The use of the subject garage for the servicing or repair of vehicles is prohibited.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 10/29/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0222-SPHX

INFORMATION:

Property Address: 237 Main Street
Petitioner: STS Graphics LLC
Zoning: BL
Requested Action: Special Hearing, Special Exception

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

Special Hearing –

1. To determine whether the proposed garage as shown on the Site Plan to Accompany Zoning Petition is permitted by right under Baltimore County Zoning Regulations (BCZR) Sections 230.1.A.1 and 1B01.1.A (residential or community garage), or whether it required a Special Exception under BCZR Section 230.3 (service garage);
2. To approve a modified parking plan pursuant to BCZR Section 409.12.B as shown on the Site Plan, including allowing 15 parking spaces in lieu of the 27 parking spaces required or in lieu of such other number of parking spaces as may be required for the use;
3. For such further and other relief as may be necessary; and

Special Exception –

4. If the Administrative Law Judge determined that the proposed use should not be approved by right pursuant to Special Hearing Request 1, then a Special Exception for a Service Garage.

The subject site is an approximately 0.604 acre parcel in the Reisterstown area. It is improved with an existing two-story brick and vinyl commercial building, surface parking, and a small wood shed. The commercial building is split into four uses and is used as a t-shirt shop, an antique store, a carpet store, and a one-bedroom apartment, as shown on the site plan submitted with the Zoning Case. Per the site plan, the petitioner wishes to raze the existing wood shed and construct a 60' by 40' detached garage to the rear of the building and behind the existing surface parking.

Uses surrounding the subject site vary and include a mix of office, commercial, institutional, and residential uses. Along Main Street, uses include office space, commercial businesses, a church, and a middle school. Immediately south of the subject site is a two-story apartment building. Behind the site is an elementary school. Uses off of Main Street, including down Bond Avenue and Cockeys Mill Road, include residential, single family detached dwellings.

The Department of Planning met with the representative for the petition on October 28th, 2024. During the meeting, the representative explained that the petitioner owns and operates the t-shirt shop in the existing building. He wishes to construct the detached garage to have somewhere to store his own personal car collection, as he does not have sufficient space at his residence or business office location. The proposed garage will store approximately 7-8 vehicles, will not be open to the public, and will not be used to service cars in any capacity. It is proposed to be accessed via the parking lot when the parking spaces in front of it are not in use. The garage is proposed to be one-story tall and no car lift was mentioned by the petitioner to the representative. The location for the garage on the site was chosen due to an existing sewer line north of the proposed structure. Both a Special Hearing and Special Exception are being requested due to issues classifying the garage, as a community, residential, or service garage, as it will be used for storage, not service; will be located in the BL zone; and will not be open to the public.

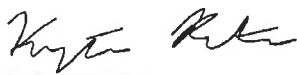
The representative also explained that there are no changes proposed for the existing commercial building, including no expansions or changes in use. Further, the fifteen parking spaces – fourteen of which are behind the building, along the grassy area to the rear of the site, and one of which is a handicap space along the building – are all existing and there have been no issues with parking/the number of parking spaces in the past. Finally, the representative confirmed that all existing landscaping would be maintained, with the exception of any vegetation where the garage is proposed.

During the meeting, the representative noted the desire to discuss the proposal with the community. The Department of Planning encouraged that and, following the meeting, provided contact information for the Reisterstown Improvement Association.

Because the garage will be personally owned and maintained, will not have any public access, and will not include the servicing of any vehicles, the Department of Planning has no objections to the requested Special Hearing or Special Exception. The Department of Planning requests that the south façade of the structure, which will face the residential apartment building at 241 Main Street, include at least one architectural element, such as a window or door, so as to not be a blank wall facing a residence.

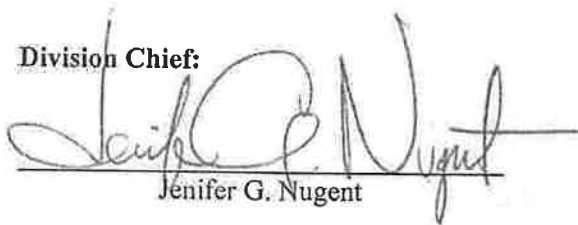
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

SL/JGN/KP

c: Dino La Fiandra
Yolanda Gregory, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County



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 237 Main Street

which is presently zoned BL

Deed References: 38093 / 387

10 Digit Tax Account # 0426029510

Property Owner(s) Printed Name(s) STS Graphics, 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

See attachment.

2. ☒ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
- See attachment.

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)

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:

N/A

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Attorney for Petitioner:

Dino C. La Fiandra, Esquire

The Law Office of Dino C. La Fiandra, LLC

Name- Type or Print

Signature

100 W. Pennsylvania Avenue, Suite 305

Towson, Maryland 21204

Mailing Address City State

21204 / 443-204-3473 / dcl@lafiandalaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

STS Graphics, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Steve Sherrey Authorized Member

Signature #1

Signature #2

411 1/2 Central Avenue, Reisterstown, MD

Mailing Address City State

21136 / 410-526-5908 / stsgraphics@me.com

Zip Code Telephone # Email Address

Representative to be contacted:

Dino C. La Fiandra, Esquire

The Law Office of Dino C. La Fiandra, LLC

Name - Type or Print

Signature

100 W. Pennsylvania Avenue, Suite 305

Mailing Address City State

21204 / 443-204-3473 / dcl@lafiandalaw.com

Zip Code Telephone # Email Address

CASE NUMBER 2024-0222-SPHX

Filing Date 10/11/2024

Do Not Schedule Dates: _____

Reviewer [Signature]

Petition for Zoning Hearing
237 Main Street
Continuation Sheet

Special Hearing

1. To determine whether the proposed garage as shown on the Site Plan to Accompany Zoning Petition ("Site Plan") is permitted by right under BCZR, § 230.1.A.1 and §1B01.1.A (residential garage or community garage), or whether it requires a special exception under BCZR, §230.3 (service garage).
2. To approve a modified parking plan pursuant to BCZR, § 409.12.B as shown on the Site Plan, including allowing 15 parking spaces in lieu of 27 parking spaces required or in lieu of such other number of parking spaces as may be required for the use.
3. For such further and other relief as may be necessary.

Special Exception

1. If the ALJ determines that the proposed use should not be approved by right pursuant to Special Hearing Request 1, then a Special Exception for a Service Garage.

J.S. DALLAS, INC.

Surveying & Engineering

P.O. Box 26

Baldwin, MD 21013

(410)817-4600

FAX (410)817-4602

ZONING DESCRIPTION OF 237-239 MAIN STREET

BEGINNING on the northeast side of Main Street, Maryland Route No. 140, 66 feet wide, distant 146 feet, more or less northwesterly from the northwest side of Bond Avenue, 30 feet wide, thence running with and binding on said Main Street **(1)** North 9 degrees West 116 feet thence leaving said Main Street and running **(2)** North 81 degrees East 201 feet 6 inches thence **(3)** South 9 degrees East 144 feet thence **(4)** South 88 1/2 degrees West 203 feet 6 inches to the place of beginning as recorded in Deed Liber 38093 folio 387.

CONTAINING 26,310 square feet (or 0.604 acres) of land, more or less).

ALSO known as **237-239 Main Street** and located in the 4th Election District, 4th Councilmanic District.

Note: above description is based on existing deed and is for zoning purposes only.



**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: 202 4-0222-SPHX

Property Address: 237 Main Street

Property Description: 0.604 Acres ES Main Street 100 N Bond Ave

Legal Owners (Petitioners): STS Graphics LLC

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Dino C. La Fiandra, Esquire

Company/Firm (if applicable): The Law Office of Dino C. La Fiandra, LLC

Address: 100 W. Pennsylvania Avenue, Suite 305

Towson, Maryland 21204

Telephone Number: 443-204-3473

Revised 7/9/2015



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 237 Main Street

which is presently zoned BL

Deed References: 38093 / 387

10 Digit Tax Account # 0426029510

Property Owner(s) Printed Name(s) STS Graphics, LLC

(SELECT THE HEARING(S) BY MARKING ☒ 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

See attachment.

2. ☒ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
- See attachment.

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)

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:

N/A

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Dino C. La Fiandra, Esquire

The Law Office of Dino C. La Fiandra, LLC

Name- Type or Print

Signature

100 W. Pennsylvania Avenue, Suite 305

Towson, Maryland 21204

Mailing Address City State

21204 / 443-204-3473 / dcl@lafiandralaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

STS Graphics, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Steve Cherrey STEVE CHERREY Authorized Member

Signature #1

Signature #2

411 1/2 Central Avenue, Reisterstown, MD

Mailing Address City State

21136 / 410-526-5908 / stsgraphics@me.com

Zip Code Telephone # Email Address

Representative to be contacted:

Dino C. La Fiandra, Esquire

The Law Office of Dino C. La Fiandra, LLC

Name- Type or Print

Signature

100 W. Pennsylvania Avenue, Suite 305

Mailing Address City State

21204 / 443-204-3473 / dcl@lafiandralaw.com

Zip Code Telephone # Email Address

CASE NUMBER 2024-0222-SPHX

Filing Date 10/11/2024

Do Not Schedule Dates: _____

Reviewed *[Signature]*

Petition for Zoning Hearing
237 Main Street
Continuation Sheet

Special Hearing

1. To determine whether the proposed garage as shown on the Site Plan to Accompany Zoning Petition ("Site Plan") is permitted by right under BCZR, § 230.1.A.1 and §1B01.1.A (residential garage or community garage), or whether it requires a special exception under BCZR, §230.3 (service garage).
2. To approve a modified parking plan pursuant to BCZR, § 409.12.B as shown on the Site Plan, including allowing 15 parking spaces in lieu of 27 parking spaces required or in lieu of such other number of parking spaces as may be required for the use.
3. For such further and other relief as may be necessary.

Special Exception

1. If the ALJ determines that the proposed use should not be approved by right pursuant to Special Hearing Request 1, then a Special Exception for a Service Garage.

J.S. DALLAS, INC.

Surveying & Engineering

P.O. Box 26

Baldwin, MD 21013

(410)817-4600

FAX (410)817-4602

ZONING DESCRIPTION OF 237-239 MAIN STREET

BEGINNING on the northeast side of Main Street, Maryland Route No. 140, 66 feet wide, distant 146 feet, more or less northwesterly from the northwest side of Bond Avenue, 30 feet wide, thence running with and binding on said Main Street **(1)** North 9 degrees West 116 feet thence leaving said Main Street and running **(2)** North 81 degrees East 201 feet 6 inches thence **(3)** South 9 degrees East 144 feet thence **(4)** South 88 1/2 degrees West 203 feet 6 inches to the place of beginning as recorded in Deed Liber 38093 folio 387.

CONTAINING 26,310 square feet (or 0.604 acres) of land, more or less).

ALSO known as **237-239 Main Street** and located in the 4th Election District, 4th Councilmanic District.

Note: above description is based on existing deed and is for zoning purposes only.



CERTIFICATE OF POSTING

2024-0222-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

STS Graphics, LLC

November 21, 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: _____

237 Main Street ***SIGN 1A & 1B***

October 31, 2024

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



Sincerely,

 October 31, 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: October 25, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0222-SPHX
Address: 237 MAIN STREET
Legal Owner: STS Graphics, LLC

Zoning Advisory Committee Meeting of October 28, 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: October 31, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0222-SPHX

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

DPR: No comment.

DPW-T: Awaiting Traffic Engineering's review.

Landscaping: If Special Hearing and or Special Exception is approved 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: 10/29/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0222-SPHX

INFORMATION:

Property Address: 237 Main Street
Petitioner: STS Graphics LLC
Zoning: BL
Requested Action: Special Hearing, Special Exception

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

Special Hearing –

1. To determine whether the proposed garage as shown on the Site Plan to Accompany Zoning Petition is permitted by right under Baltimore County Zoning Regulations (BCZR) Sections 230.1.A.1 and 1B01.1.A (residential or community garage), or whether it required a Special Exception under BCZR Section 230.3 (service garage);
2. To approve a modified parking plan pursuant to BCZR Section 409.12.B as shown on the Site Plan, including allowing 15 parking spaced in lieu of the 27 parking spaces required or in lieu of such other number of parking spaces as may be required for the use;
3. For such further and other relief as may be necessary; and

Special Exception –

4. If the Administrative Law Judge determined that the proposed use should not be approved by right pursuant to Special Hearing Request 1, then a Special Exception for a Service Garage.

The subject site is an approximately 0.604 acre parcel in the Reisterstown area. It is improved with an existing two-story brick and vinyl commercial building, surface parking, and a small wood shed. The commercial building is split into four uses and is used as a t-shirt shop, an antique store, a carpet store, and a one-bedroom apartment, as shown on the site plan submitted with the Zoning Case. Per the site plan, the petitioner wishes to raze the existing wood shed and construct a 60' by 40' detached garage to the rear of the building and behind the existing surface parking.

Uses surrounding the subject site vary and include a mix of office, commercial, institutional, and residential uses. Along Main Street, uses include office space, commercial businesses, a church, and a middle school. Immediately south of the subject site is a two-story apartment building. Behind the site is an elementary school. Uses off of Main Street, including down Bond Avenue and Cockeys Mill Road, include residential, single family detached dwellings.

The Department of Planning met with the representative for the petition on October 28th, 2024. During the meeting, the representative explained that the petitioner owns and operates the t-shirt shop in the existing building. He wishes to construct the detached garage to have somewhere to store his own personal car collection, as he does not have sufficient space at his residence or business office location. The proposed garage will store approximately 7-8 vehicles, will not be open to the public, and will not be used to service cars in any capacity. It is proposed to be accessed via the parking lot when the parking spaces in front of it are not in use. The garage is proposed to be one-story tall and no car lift was mentioned by the petitioner to the representative. The location for the garage on the site was chosen due to an existing sewer line north of the proposed structure. Both a Special Hearing and Special Exception are being requested due to issues classifying the garage, as a community, residential, or service garage, as it will be used for storage, not service; will be located in the BL zone; and will not be open to the public.

The representative also explained that there are no changes proposed for the existing commercial building, including no expansions or changes in use. Further, the fifteen parking spaces – fourteen of which are behind the building, along the grassy area to the rear of the site, and one of which is a handicap space along the building – are all existing and there have been no issues with parking/the number of parking spaces in the past. Finally, the representative confirmed that all existing landscaping would be maintained, with the exception of any vegetation where the garage is proposed.

During the meeting, the representative noted the desire to discuss the proposal with the community. The Department of Planning encouraged that and, following the meeting, provided contact information for the Reisterstown Improvement Association.

Because the garage will be personally owned and maintained, will not have any public access, and will not include the servicing of any vehicles, the Department of Planning has no objections to the requested Special Hearing or Special Exception. The Department of Planning requests that the south façade of the structure, which will face the residential apartment building at 241 Main Street, include at least one architectural element, such as a window or door, so as to not be a blank wall facing a residence.

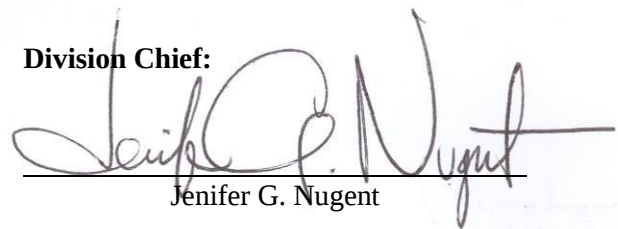
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Dino La Fiandra
Yolanda Gregory, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 04 Account Number - 0426029510

Owner Information

Owner Name: STS GRAPHICS LLC Use: COMMERCIAL
Principal Residence: NO
Mailing Address: 411 1/2 CENTRAL AVE Deed Reference: /38093/ 00387
REISTERSTOWN MD 21136-

Location & Structure Information

Premises Address: MAIN ST Legal Description: 0.604 AC ES
REISTERSTOWN 21136- MAIN ST
100 N BOND AVE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0048 0017 0301 20000.04 0000 2023 Plat Ref:

Town: None

Primary Structure BuiltAbove Grade Living AreaFinished Basement AreaProperty Land AreaCounty Use
1963 5,414 SF 26,310 SF 06

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
RETAIL STORE/ C3

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2023	As of 07/01/2024	As of 07/01/2025
Land:	156,300	156,300		
Improvements	149,500	247,500		
Total:	305,800	403,800	371,133	403,800
Preferential Land:	0	0		

Transfer Information

Seller: JOHANSSON CHRISTINE Date: 10/04/2016 Price: \$300,000
BARBARA TRUSTEE
Type: ARMS LENGTH IMPROVED Deed1: /38093/ 00387 Deed2:
Seller: JOHANSSON CHRISTINE B Date: 08/24/2015 Price: \$0
Type: NON-ARMS LENGTH OTHER Deed1: /36573/ 00284 Deed2:
Seller: ZGORSKI ROBERT F Date: 05/16/1978 Price: \$96,000
Type: ARMS LENGTH IMPROVED Deed1: /05885/ 00210 Deed2:

Exemption Information

Partial Exempt Assessments: Class 07/01/2024 07/01/2025
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

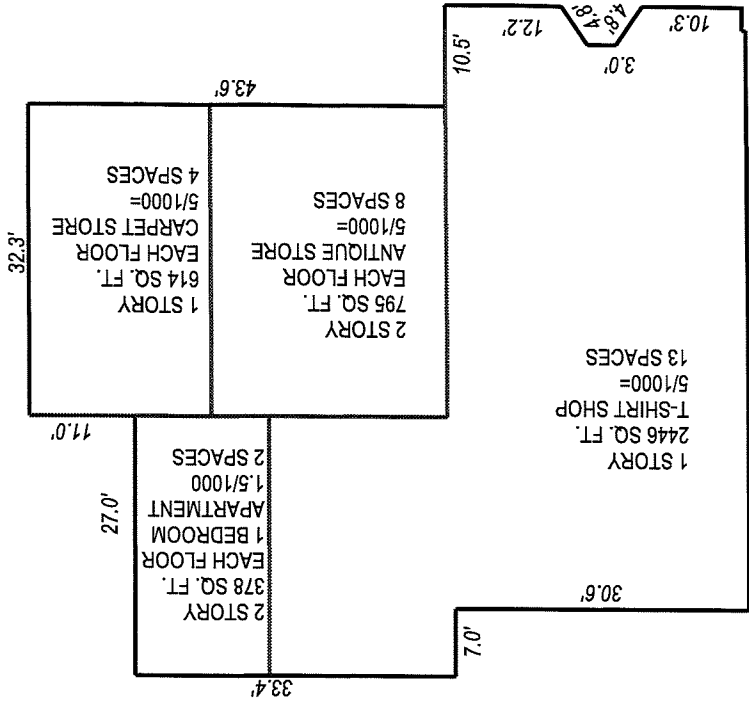
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

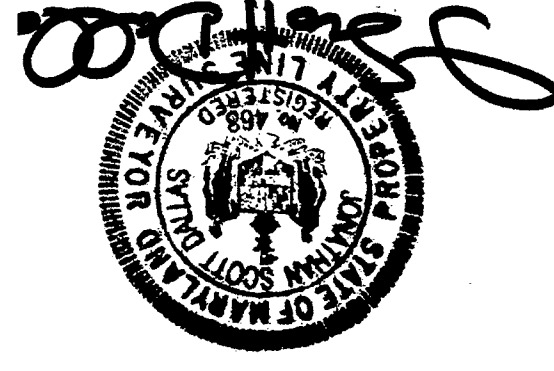
Homeowners' Tax Credit Application Status: No Application Date:

GENERAL NOTES:

- OWNER: STS GRAPHICS LLC
411-1/2 CENTRAL AVENUE
REISTERSTOWN, MD 21136
DEED REF: JLE 38093-387
TAX ACCOUNT: #0428029510
TAX MAP: #0048, PARCEL 301
SITE ADDRESS: 237-239 MAIN STREET
- SITE AREA:
NET: 26310 Sq. Ft. OR 0.604 Ac-
GROSS: 29718 Sq. Ft. OR 0.682 Ac-
3. EXISTING BUILDING AREA: 4242 Sq. Ft.
4. UTILITIES:
PUBLIC SEWER
PUBLIC WATER
PUBLIC STORM DRAIN
5. THE SITE LIES WITHIN ZONE "X" AS SHOWN ON F.I.R.M. 24001002056G DATED 11-02-2023
6. PARKING: (INC. 1 HCP)
8 PROVIDED ON SITE
7 POSSIBLE IN FRONT OF GARAGE
TOTAL: 15 SPACES PROPOSED
7. SETBACKS: (BL)
FRONT: 10'
REAR: 20'
SIDE: NONE
PROPOSED GARAGE FRONT SETBACKS
REQUIRED: 10'
PROVIDED: 108'
8. EX. STRUCTURE = 2 STORY COMMERCIAL BUILDING
9. COUNCILMANIC DISTRICT: 4TH
10. CENSUS TRACT: 404404
11. WATERSHED: GWYNNS FALLS
12. ZONING: BL
13. NO KNOWN PREVIOUS ZONING CASES ON FILE.
14. NO KNOWN PERMITS ON FILE.
15. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
16. THERE ARE NO HISTORIC FEATURES ON THE SITE NOR IS THE SITE ITSELF HISTORIC.
17. NO KNOWN PREVIOUS DRC MEETINGS
18. SITE IS NOT IN A FAILED OR DEFICIENT AREA ON THE BASIC SERVICES MAPS.
19. FLOOR AREA RATIO (EXISTING BUILDING)
5406 SF/29718 SF=0.18



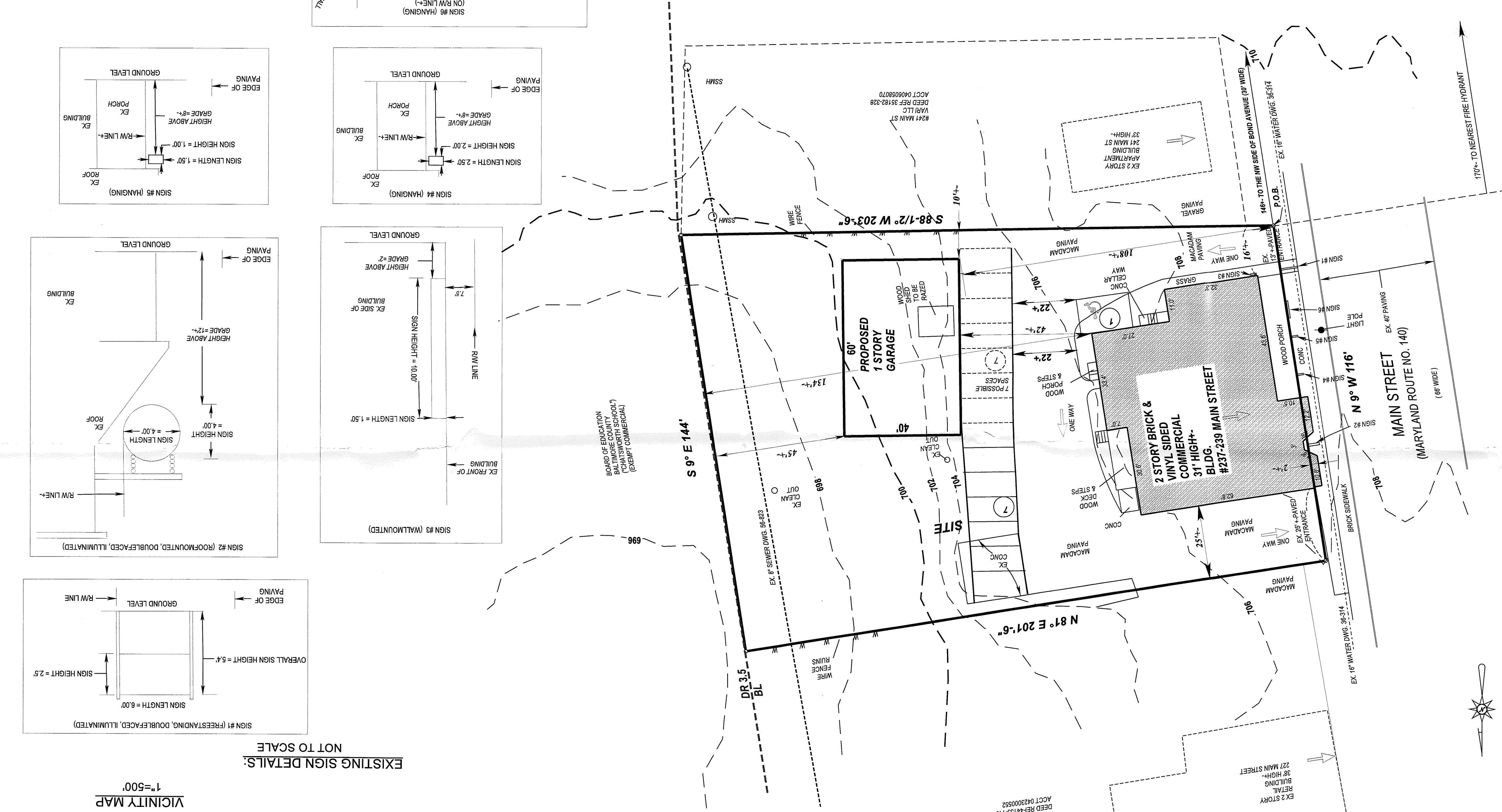
MAIN STREET



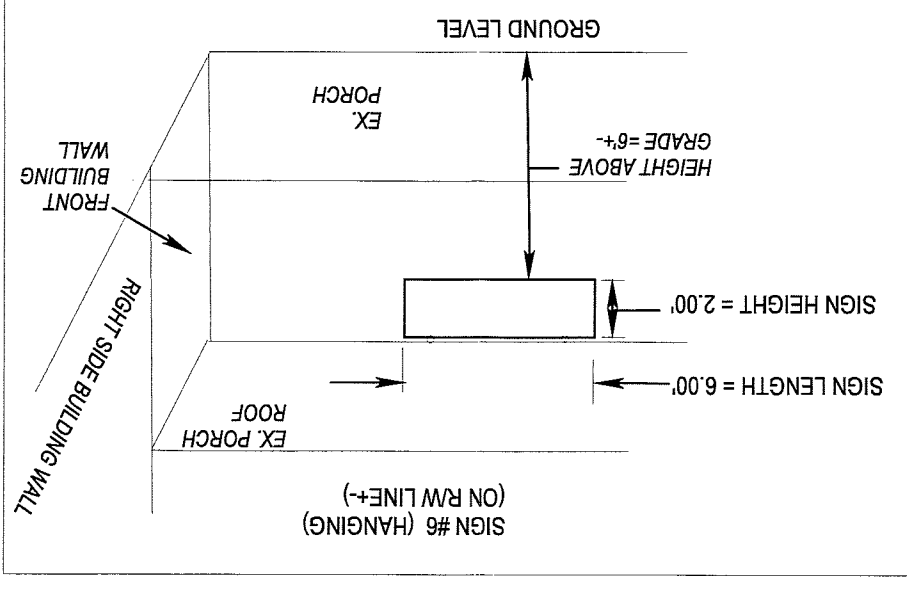
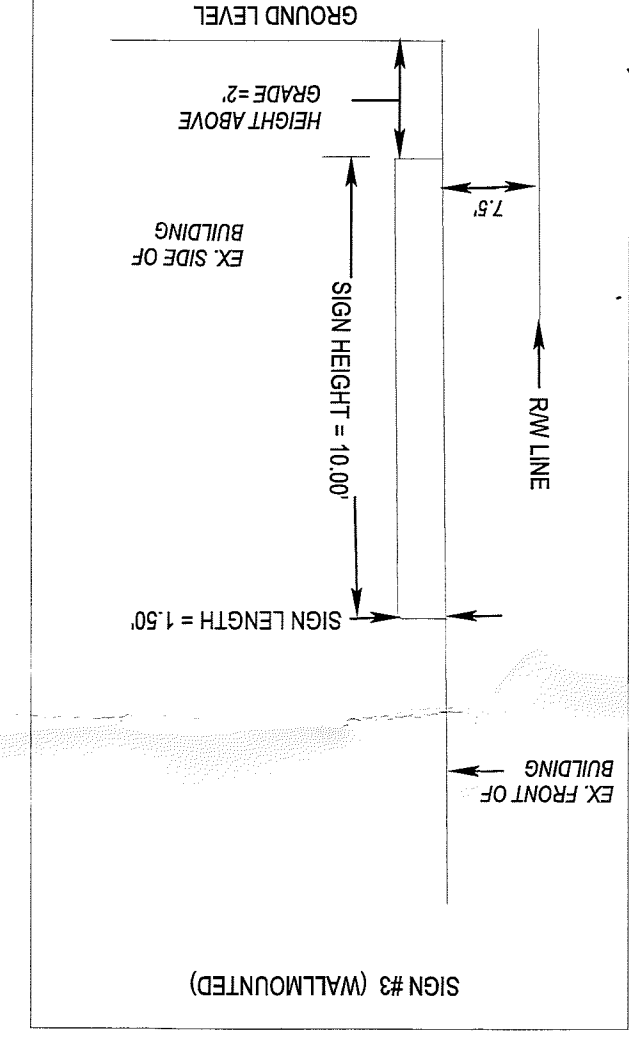
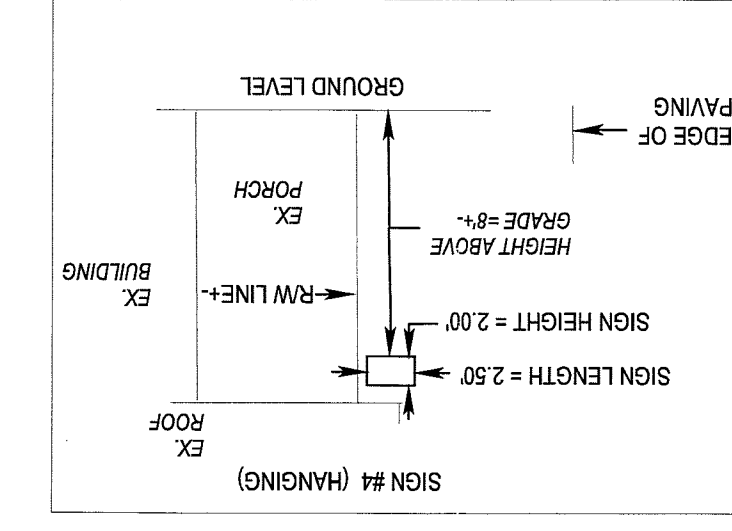
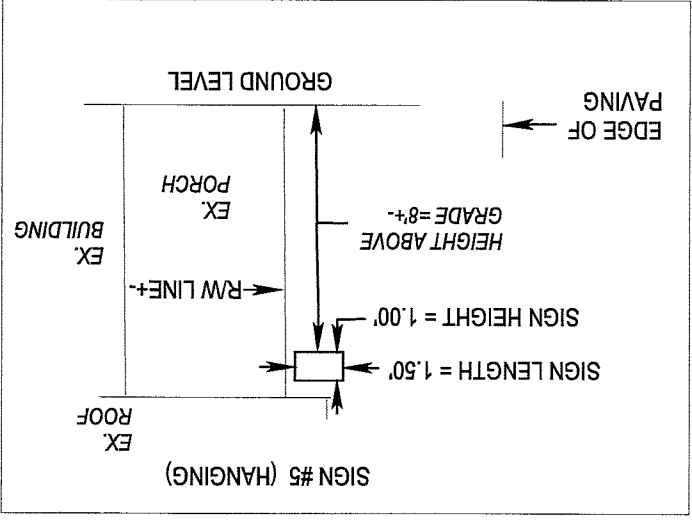
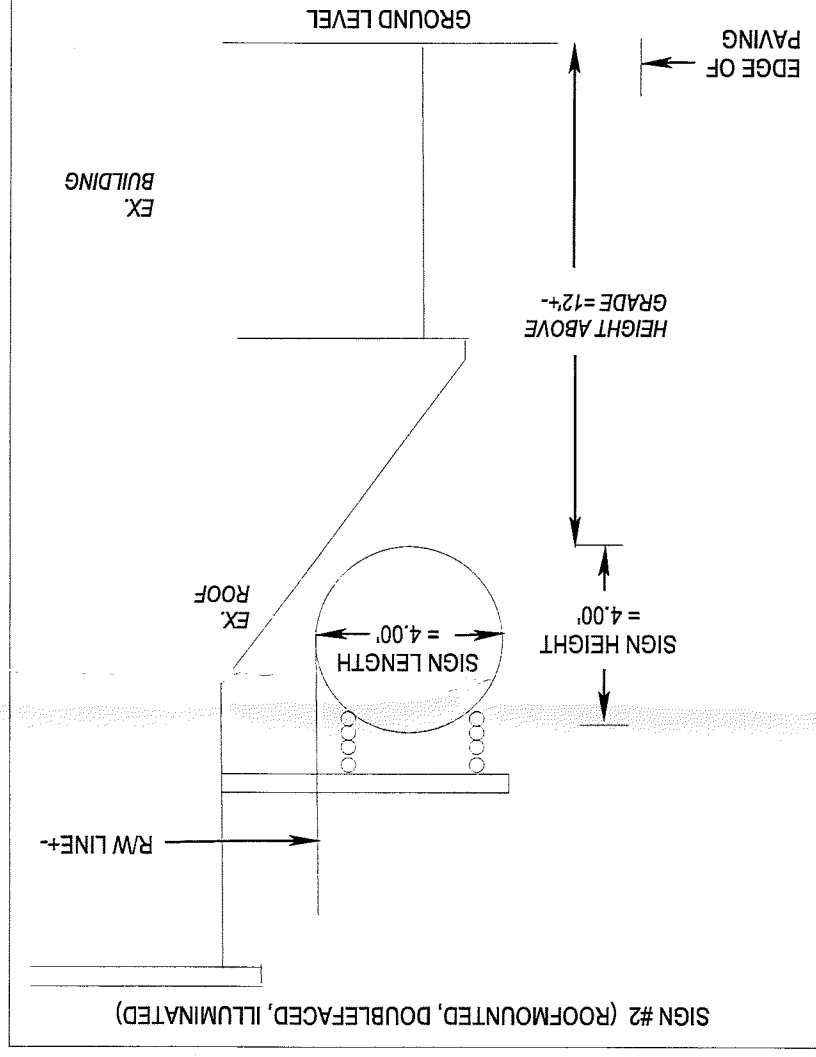
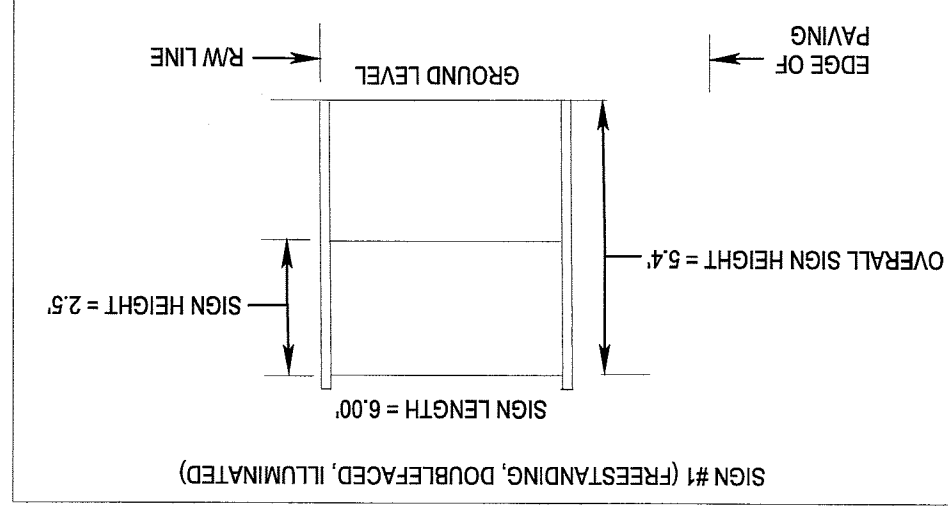
J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600

DATE
09-12-2024

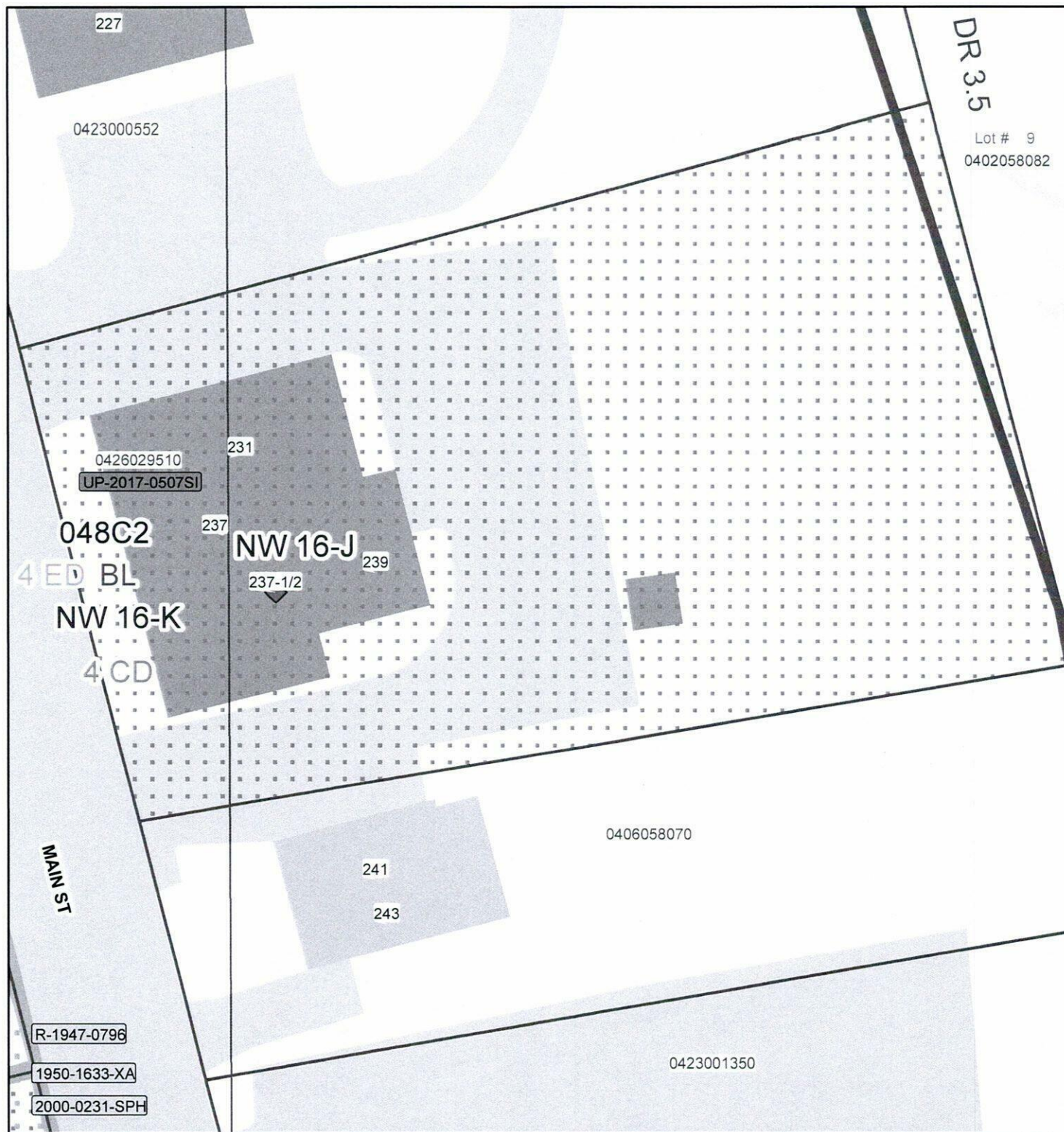
PLAN TO ACCOMPANY PETITION
FOR ZONING HEARING
237-239 MAIN STREET
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.
SCALE: 1"=20'. DATE: 09-12-2024



EXISTING SIGN DETAILS:
NOT TO SCALE



237 Main St



Publication Date: 10/10/2024



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

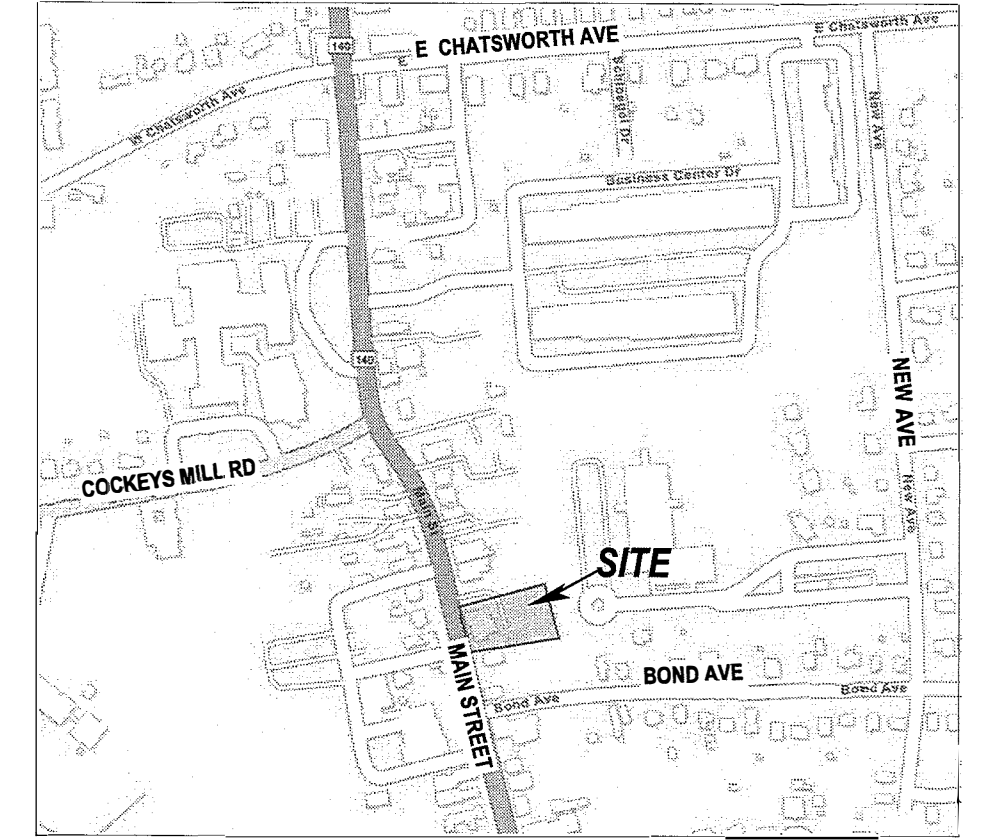


0 5 10 20 30 40
Feet

1 inch = 33.362008 feet

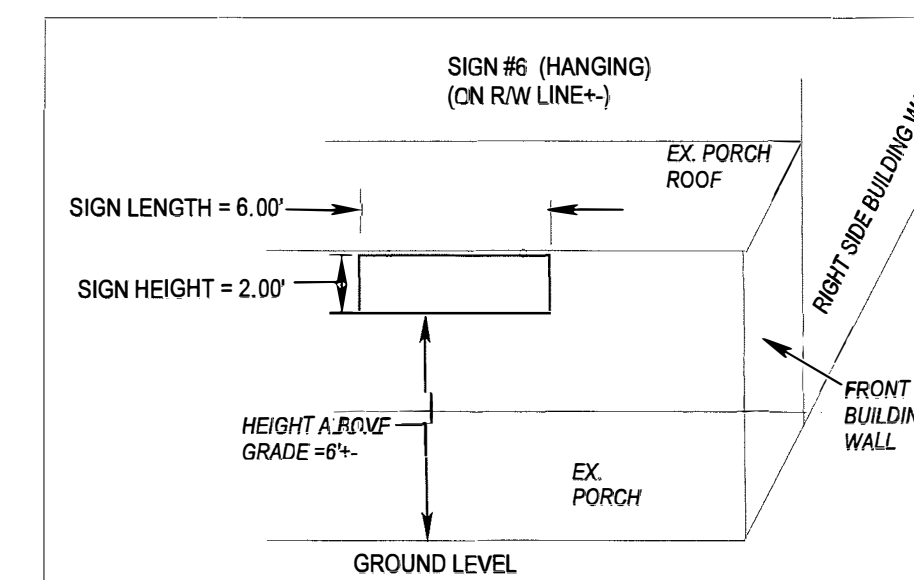
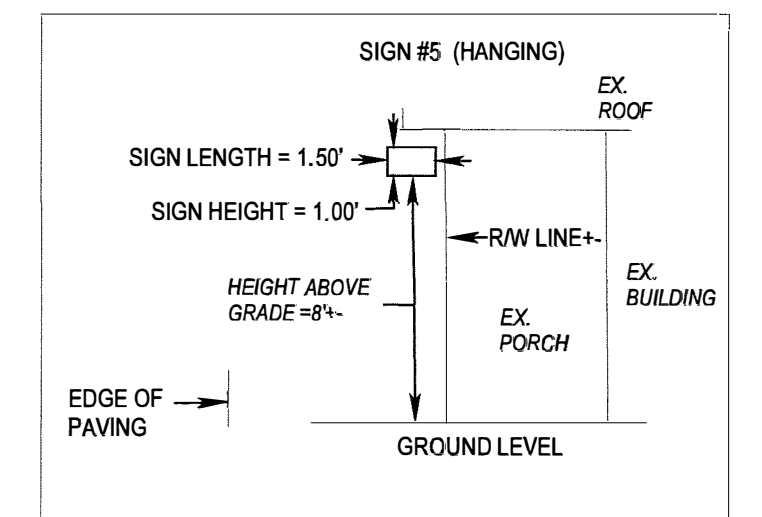
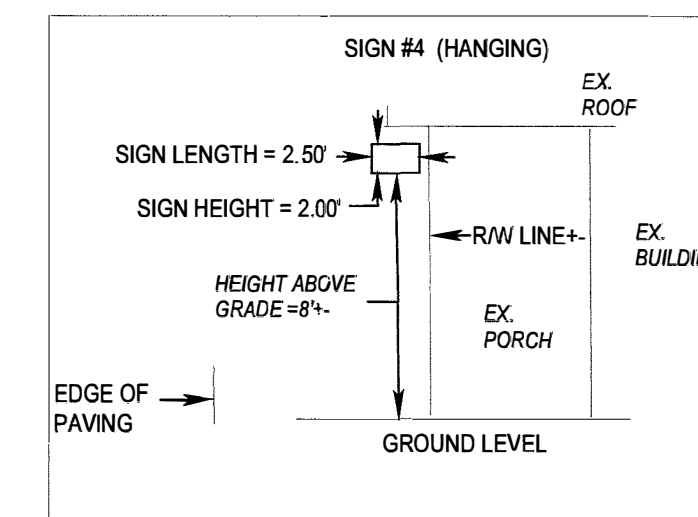
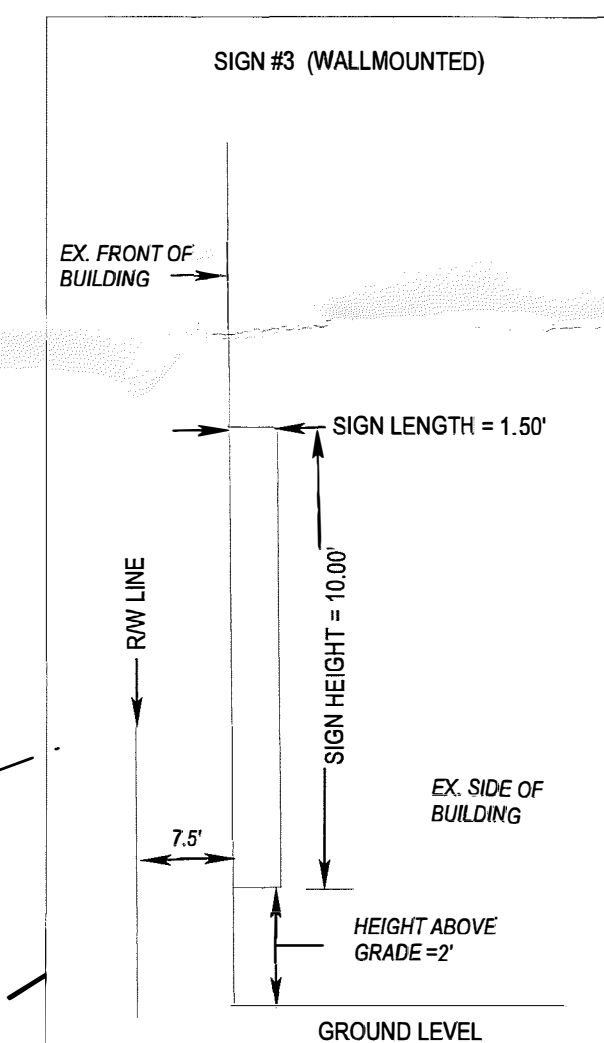
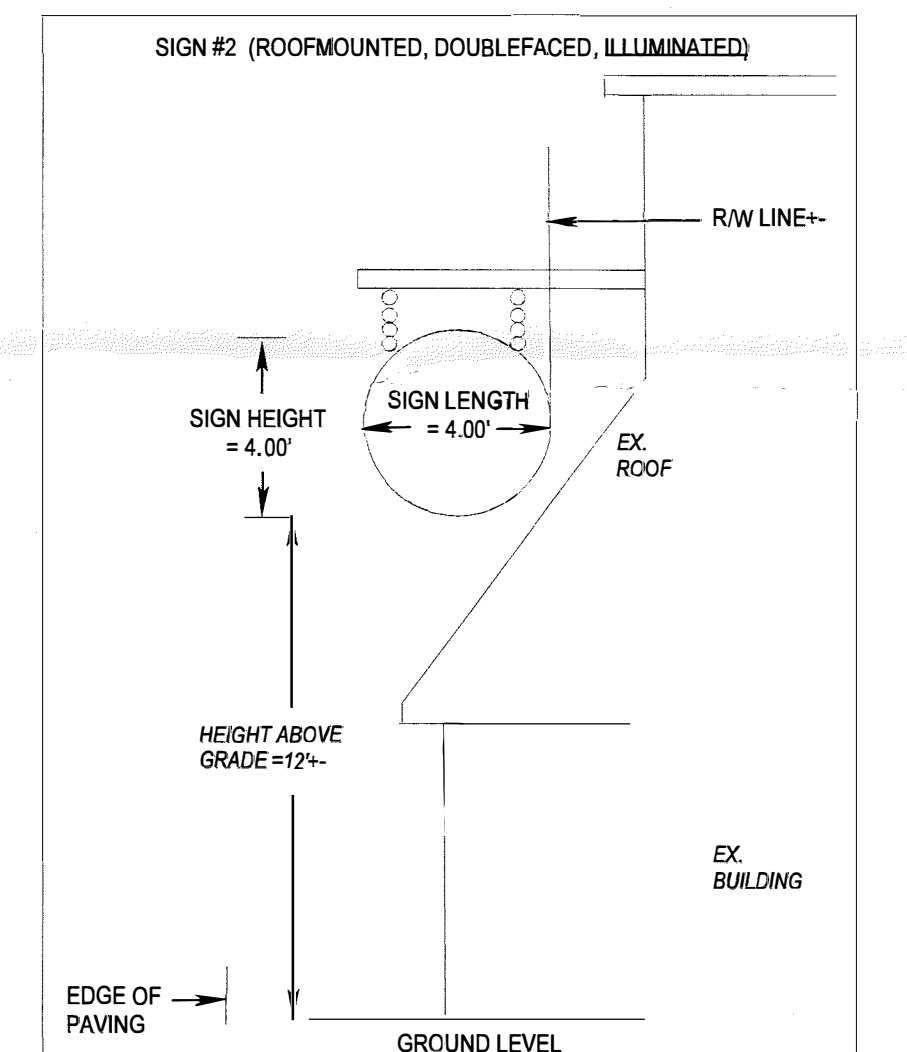
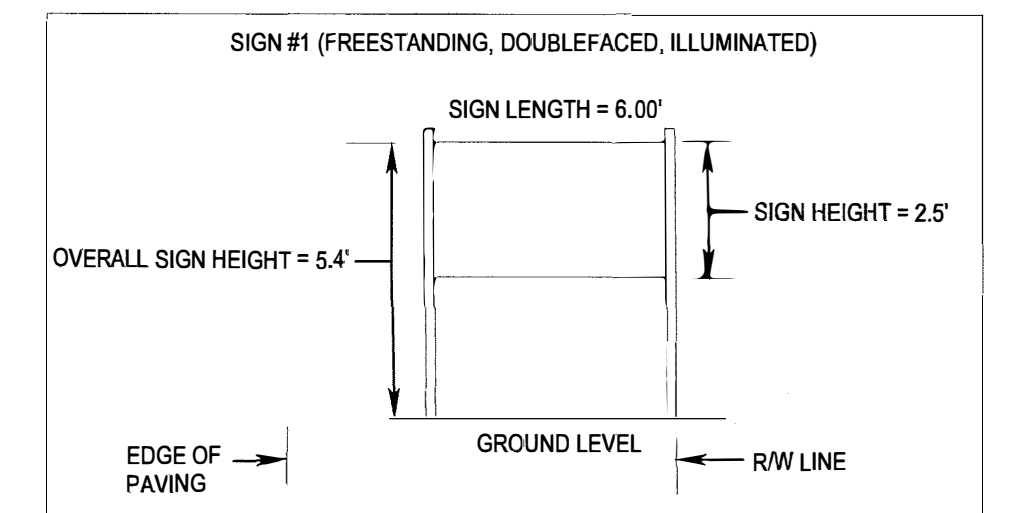
GENERAL NOTES:

- OWNER: STS GRAPHICS LLC
411-1/2 CENTRAL AVENUE
REISTERSTOWN, MD 21136
DEED REF.: JLE 38093-387
TAX ACCOUNT: #0426029510
TAX MAP: #0048, PARCEL 301
SITE ADDRESS: 237-239 MAIN STREET
- SITE AREA:
NET: 26310 Sq. Ft. OR 0.604 Ac+
GROSS: 29718 Sq. Ft. OR 0.682 Ac+~
- EXISTING BUILDING AREA: 4242 Sq. Ft.
PROPOSED GARAGE AREA: 2400 Sq. Ft.
- UTILITIES:
PUBLIC SEWER
PUBLIC WATER
PUBLIC STORM DRAIN
- THE SITE LIES WITHIN ZONE "X" AS SHOWN
ON F.I.R.M. 2400100205G DATED 11-02-2023
- PARKING: (INC. 1 HCP.)
27 SPACES REQUIRED
- PROVIDED ON SITE
7 POSSIBLE IN FRONT OF GARAGE
- TOTAL: 15 SPACES PROPOSED
- SETBACKS: (BL)
- FRONT: 10'
REAR: 20'
SIDE: NONE
- PROPOSED GARAGE FRONT SETBACKS
REQUIRED: 10'
PROVIDED: 108'
- EX. STRUCTURE = 2 STORY COMMERCIAL BUILDING
- COUNCILMANIC DISTRICT: 4TH
- CENSUS TRACT: 404404
- WATERSHED: GWYNNS FALLS
- ZONING: BL
- NO KNOWN PREVIOUS ZONING CASES ON FILE.
- NO KNOWN PERMITS ON FILE.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY
CRITICAL AREA.
- THERE ARE NO HISTORIC FEATURES ON THE SITE NOR
IS THE SITE ITSELF HISTORIC.
- NO KNOWN PREVIOUS DRC MEETINGS
- SITE IS NOT IN A FAILED OR DEFICIENT AREA
ON THE BASIC SERVICES MAPS.
- FLOOR AREA RATIO (EXISTING BUILDING)
5406 SF/29718 SF=0.18



VICINITY MAP
1"=500'

EXISTING SIGN DETAILS: NOT TO SCALE

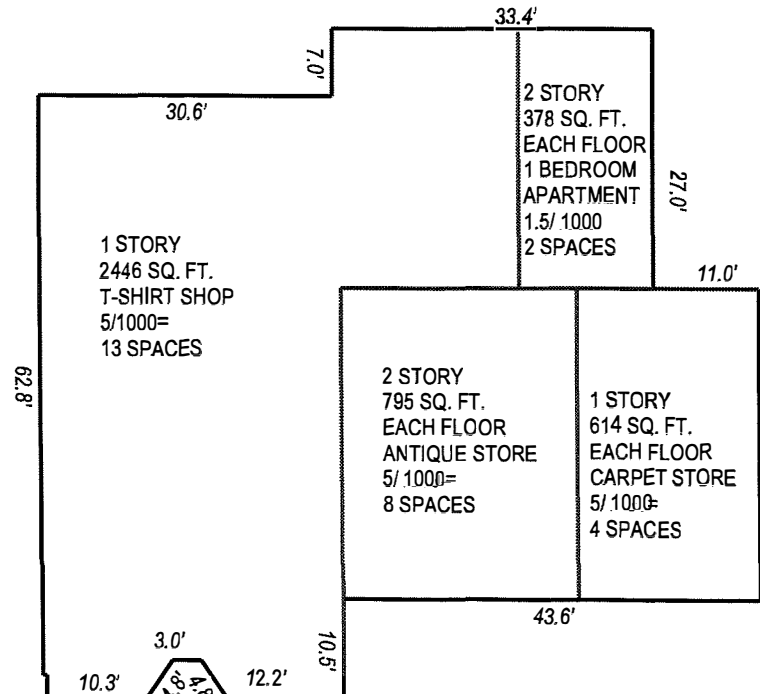


PLAN TO ACCOMPANY PETITION
FOR ZONING HEARING
237-239 MAIN STREET
DEED REFERENCE JLE 38093-387
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.
SCALE: 1"=20' DATE: 09-12-2024



PARKING TABULATION DETAIL

TOTAL 27 SPACES REQUIRED



MAIN STREET



J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600

09-12-2024
DATE