



KATHERINE A. KLAUSMEIER
County Executive

March 5, 2025

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

Timothy Kotroco, Esquire – tkotroco@gmail.com
Matthew Kotroco, Esquire – mattkotroco@gmail.com
Kotroco & Associates, LLC
210 Allegheny Avenue, Suite 100
Towson, MD 21204

RE: **ORDER ON MOTION FOR CLARIFICATION**
Petition for Special Exception
Case No. 2024-0248-X
Property: 302 Reisterstown Road

Dear Counsel:

Enclosed please find a copy of the Order on Motion for Clarification rendered in the above-captioned matter.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Belt", is written over a horizontal line.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw
Enclosure

c: Ron Shalem - ronshalem@orlymoving.com
Patrick Richardson - rick@richardsonengineering.net

IN RE: PETITIONS FOR SPECIAL EXCEPTION *	BEFORE THE
(302 Reisterstown Road)	
3 rd Election District *	THE OFFICE
2 nd Council District	
Slade Shopping Center, LLC *	ADMINISTRATIVE HEARINGS
<i>Legal Owner</i>	
	FOR BALTIMORE COUNTY
Petitioner	
	Case No. 2024-0248-X

* * * * *

ORDER ON MOTION FOR CLARIFICATION

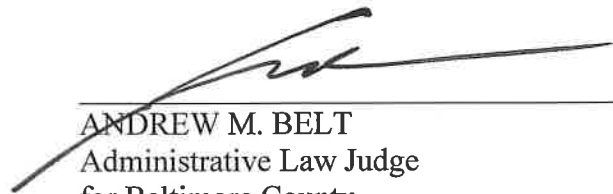
This matter comes before the Office of Administrative Hearings (“OAH”) in response to the undersigned Opinion and Order, dated December 23, 2024. A Motion for Clarification was received on February 28, 2025 from Matthew Kotroco with Kotroco & Associates, LLC. on behalf of the Petitioner, Slade Shopping Center, LLC.

For purposes of clarification, 302 Reisterstown Road is the street address for the entire shopping center located at 302 Reisterstown Road, Pikesville, MD 21208, and thus, was the address for which Special Exception relief was granted. The entire 33,460 sq. ft. property was the subject of the Special Exception hearing and is the extent for the Special Exception boundary. (See attached Site Plan.) The building located on-site is broken into several units for lease: 302, 304, 306, 308, 310, and 312. “302 Reisterstown Road” is the address for both the property, as well as the unit on the southmost end of the building.

THEREFORE, IT IS ORDERED this 5th day of **March, 2025**, by this Administrative Law Judge, that the Approved Petition, dated December 23, 2024, for Special Exception filed pursuant to BCZR, §236.2 for a used motor vehicle outdoor sales area, separated from sales agency building, **is for the entire 33,460 sq. ft. property known as 302 Reisterstown Road, Pikesville, MD 21208 (both the entire building and the parking lot, not just unit 302 of the building) as is**

customary in the granting of Special Exception relief.

IT IS FURTHER ORDERED that all of the Conditions set forth in the December 23, 2024 Final Order shall remain in effect and that **this Order shall not be construed, in any way, to expand the previously approved parameters of the internet car dealership at issue.**



ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw

[illegible]

© 2000 Blackwell Science Ltd
Journal of Internal Medicine 247: 111–116

[illegible]Richardson
ENGINEERING

SITE PLAN TO ACCOMPANY ZONING PETITION
FOR
SLADE SHOPPING CENTER
302 REISTERSTOWN ROAD

MALDEN COUNTY MARYLAND
1ST ELECTION DISTRICT 1ST COUNCILMAN'S DISTRICT

DATE	TIME	NAME
1/17	10:00	JOHN

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: November 16, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0248-X

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

DPR: No comments.

DPW-T: No exception taken.

Landscaping: No comment.

Recreations & Parks: No comment LOS & No Greenways affected.



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

December 23, 2024

Timothy Kotroco, Esquire – tkotroco@gmail.com
Matthew Kotroco, Esquire – mattkotroco@gmail.com
Kotroco & Associates, LLC
210 Allegheny Avenue, Suite 100
Towson, MD 21204

RE: Petitions for Special Exception
Case No. 2024-0248-X
Property: 302 Reisterstown Road

Dear Counsel:

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: Ron Shalem ronshalem@orlymoving.com
Patrick Richardson rick@richardsonengineering.net

IN RE: PETITIONS FOR SPECIAL EXCEPTION *		BEFORE THE
(302 Reisterstown Road)		
3 rd Election District	*	THE OFFICE
2 nd Council District		
Slade Shopping Center, LLC	*	ADMINISTRATIVE HEARINGS
<i>Legal Owner</i>		
	*	FOR BALTIMORE COUNTY
Petitioner		
	*	Case No: 2024-0248-X
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petition for Special Exception filed by the legal owner, Slade Shopping Center, LLC (the “Petitioner”) for the property known as 302 Reisterstown Road, Pikesville (the Property”). A Petition for Special Exception was filed pursuant to Baltimore County Zoning Regulations (“BCZR”), §236.2 for a used motor vehicle outdoor sales area, separated from sales agency building. (No cars displayed for sale on the property, sales are done through the internet, cars are picked up by appointment only).

A public WebEx hearing was conducted virtually in lieu of an in-person hearing on December 19, 2024. The Petition was properly advertised and posted. Patrick Richardson, Jr. of Richardson Engineering, LLC who prepared the Site Plan appeared on behalf of the Petitioner, and who prepared the site plan. (Pet. Ex. 3A). Matthew Kotroco and Timothy Kotroco, Esquire of Kotroco & Associates represented the Petitioner. Interested citizen, Deb Patterson appeared, as well as the owner of the adjacent business, Orley Moving, Yair Shalem.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and Department of Environmental Protection and Sustainability (“DEPS”) these agencies did not oppose the requested relief.

The Property is 33,460 sq. ft., and is zoned BR. Mr. Richardson, who was accepted as an expert in his field, testified that the subject property is a small, five-tenant strip mall, known as the Slade Shopping Center, located on Reisterstown Road in the Pikesville area of Baltimore County. The Petitioner is proposing a small office, and three designated parking spaces in the rear of the subject property's side parking lot to be used as a pick-up location for vehicles sold through the internet. (Pet. Ex. 2C) Mr. Richardson explained that no vehicles will be displayed for sale at this location and pick-up of purchased vehicles will be done by appointment only. Mr. Richardson noted, as outlined on the site plan, that sufficient parking exists for both the strip mall and the Petitioner's proposed use. Additionally, an over-flow parking area, owned by the Petitioners is located nearby on Dreher Road. This lot, however, is located in a residential zone. (Pet. Ex. 3B). Mr. Richardson explained that this lot is sometimes used for employee parking. Mr. Richardson noted that a standard, brick and mortar used car lot is permitted by Special Exception in the BR zone, and while the nature of the proposed use is not specifically contemplated in the BCZR, such a manner of vehicle sales is less-intensive use than the traditional brick and mortar used car lot.

Interested community member Deb Patterson expressed her concerns that the proposed Special Use was not in compliance with State Regulations required for car dealer licensing, specifically COMAR language requiring vehicles to be sold be present of the property at time of sale. Ms. Patterson also expressed her concern over the use of the "overflow" lot on Dreher Road that is located in a residential zone.

Mr. Shalem of Orly Moving expressed his concern that vehicles will be repaired on the subject property and that tow trucks and other car-moving vehicles may create traffic problems in the immediate area.

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.

Regarding the requirements for the granting of Special Exception, BCZR, § 502.1 states the following:

§502.1 Conditions determining granting of special exception.

Before any special exception may be granted, it must appear that the use for which the special exception is requested 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;
- H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations . . .

Mr. Richardson presented uncontradicted expert testimony that the proposed Special Exception meets these requirements. Based on the uncontroverted evidence, it is clear proposed use meets all of the Special Exception factors in BCZR, §502.1.

While the compliance with BCZR, §502.1 has been established, the issue remains as to whether the proposed use is a contemplated Special Exception use in a BR Zone and whether it will meet State licensing requirements. As explained by Mr. Richardson, appropriate zoning approval must be obtained before the State will consider appropriate licensing. Consequently, I find the sole issue before me in this matter is zoning compliance BCZR, §§502.1 and 236.2. A review of the BCZR, reveals that while an exact definition of the proposed use does not exist in zoning terms, there is no provision of the BCZR which specifically prohibits such a use in a BR Zone. A pragmatic review of the issue at bar, is that the BCZR is yet to keep pace with modern consumer practices which often include internet sales and purchases of vehicles, separate and apart from brick-and-mortar car dealerships. This reality has sometimes led to such internet-based car sale enterprises taking place from home offices in residential zones without any effort being made to obtain proper State licensing or zoning approval. In this matter, however, the Petitioner is openly requesting zoning approval and voluntarily availing themselves to the rigors of State licensing requirements. It is clear the proposed enterprise is far better suited to be openly conducted in a BR zone than stealthfully conducted elsewhere. While some may argue that an internet car sales operation does not meet the exact definition of BCZR, § 236.2 and, thus, is not subject to zoning approval, the Petitioner is arguing the opposite, which allows for restrictive zoning conditions to be placed on such an operation, benefiting of the community as a whole. Accordingly, I find that the proposed Special Exception use falls within the definition of BCZR, §236.2 and defer to the State as to further licensing considerations. Additionally, in keeping with the concerns of Ms. Patterson and Mr. Shalem, I will require that the granting of Special Exception relief be conditioned on the prohibition of vehicles being serviced or repaired on the subject property, that no vehicle should be parked in one of the three designated parking spaces for more than 48 hours, and that the "overflow lot" located

on Dreher Road is not to be used in conjunction with the proposed use and that no untagged vehicles, or trailers be kept on that lot, nor vehicle repairs conducted. With these conditions in place, I find that the proposed use will not be detrimental to the health, safety or general welfare of the locality as it is surrounded by other commercial properties

For all these reasons, the Special Exception will be granted.

THEREFORE, IT IS ORDERED this 23rd day of **December, 2024**, by this Administrative Law Judge, that the Petition for Special Exception filed pursuant to BCZR, §236.2 for a used motor vehicle outdoor sales area, separated from sales agency building. (No cars displayed for sale on the property, sales are done through the internet, cars are picked up by appointment only) be, and it is hereby **GRANTED**; and

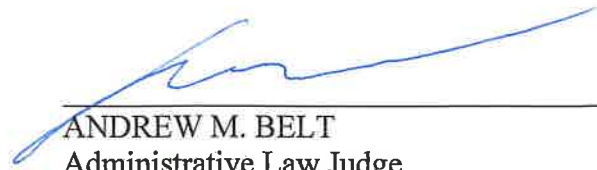
IT IS FURTHER, ORDERED that, pursuant to BCZR, § 502.3, the Special Exception is **valid for a period of five (5) years** from the date of this Order

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. The Site Plan (Pet. Ex. 3A-3B) is attached hereto and incorporated herein.
3. No vehicles will be displayed for sale on the property.
4. No vehicle can be parked in the three designated spaces on the Site plan for more than 48 hours.
5. No vehicle will be repaired or serviced in the subject property or on the overflow lot located on Dreher Road.
6. No nonoperational or untagged vehicles nor trailers will be parked on the overflow lot located on Dreher Road.

7. The overflow lot located on Dreher Road is not to be used in conjunction with the proposed Special Exception use.

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



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 302 Reisterstown Road, Pikesville, MD 21208 Currently Zoned BR

Deed Reference 31413 / 0440 10 Digit Tax Account # 1600009596

Owner(s) Printed Name(s) Slade Shopping Center, LLC

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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

BCZR 236.2: A used motor vehicle outdoor sales area, separated from sales agency building
-No cars displayed for sale on the property, sales are done through the internet
cars are picked up by appointment only

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

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

To be presented at hearing

Property is to be posted and advertised as prescribed by the zoning regulations

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I/we do so solemnly declare and affirm, under the penalties of perjury, that I/We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Kotroco & Associates, LLC

Name - Type or Print

Signature

210 Allegheny Avenue STE 100 Towson MD
Mailing Address City State

21204 / 410-299-9453 / mattkotroco@gmail.com
Zip Code Telephone # Email Address

Case Number 2024-0248-x Filing Date 11 / 18 / 2024 Do Not Schedule Dates Reviewer TV

Legal Owners (Petitioners):

Slade Shopping Center, LLC

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

2703 Bartol Avenue Baltimore MD
Mailing Address City State

21209 /
Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

Matthew T. Kotroco, ESQ

Name - Type or Print

Signature

210 Allegheny Avenue STE 100 Towson MD
Mailing Address City State

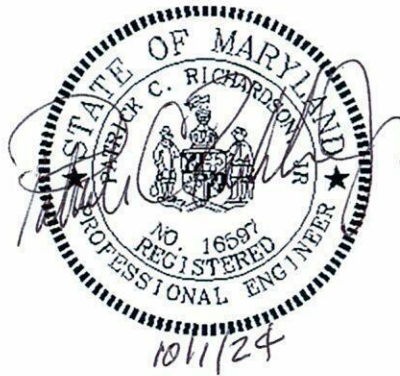
21204 / 410-299-9453 / mattkotroco@gmail.com
Zip Code Telephone # Email Address

**ZONING PROPERTY DESCRIPTION FOR
302 REISTERSTOWN ROAD
3rd ELECTION DISTRICT
2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Beginning for the same on the southwest side of Reisterstown Road, at a distance of 178' +/- from the centerline of Dreher Road and running thence the following bearings and distances:

1. S 38°27'40" E 177.00'
2. S 52°48'30" W 154.75'
3. N 38°27'40" E 112.00'
4. S 52°48'30" E 44.00'
5. N 38°27'40" E 65.00'
6. N 52°48'30"E 198.75'

Containing a net area of 30,243 square feet or 0.69 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

2024-0248-X

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 12/2/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0248-X

INFORMATION:

Property Address: 302 Reisterstown Road
Petitioner: Slade Shopping Center, LLC
Zoning: BR
Requested Action: Special Exception

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

Special Exception - To allow a used motor vehicle outdoor sales area, separated from sales agency building, no cars displayed for sale on the property, sales are done through the internet cars are picked up by appointment pursuant to Baltimore County Zoning Regulation Section 236.2.

The proposed site is a 0.816-acre property with a 0.132-acre parking area in the Slade Shopping Center. It is surrounded by mostly commercial uses and is currently a shopping center. The applicant proposes a used motor vehicle outdoor sales area, separated from the sales agency building.

The property at 302 Reisterstown Road is located in the Pikesville DRP area which requires review by the Design Review Panel for design compliance through the application of the Master Plan, the Comprehensive Manual of Development Policies, adopted community plans/Section 260 of the Baltimore County Zoning Regulations, as applicable pursuant to Section 32-4-203 of the Baltimore County Code. The petitioner is not proposing any new construction, therefore no DRP review is required.

The zoning request as stated above does not adversely impact vehicular or pedestrian users and does not alter the character of the community. There are no new site improvements being proposed. The petitioners are requesting to designate 3 parking spaces located at Slade Shopping Center to use as the vehicle sales area. It is understood that there will be no cars displayed for sale on the property. When vehicles are ordered online by potential buyers, the cars will be stored in the designated parking area and the cars will be picked up by appointment only. The petitioner intends to rely on the ALJ to determine if 3 spaces are sufficient or if additional spaces are required. The proposal does not appear to alter or disrupt functions or parking lot circulations.

The Department has no objections in granting the above requested relief conditioned upon the following:

- If additional designated spaces are deemed necessary by the Administrative Law Judge, Planning would like to re review as additional comments may apply.
- All covenants/easements/agreements are established and recorded for the use of the designated parking spaces.

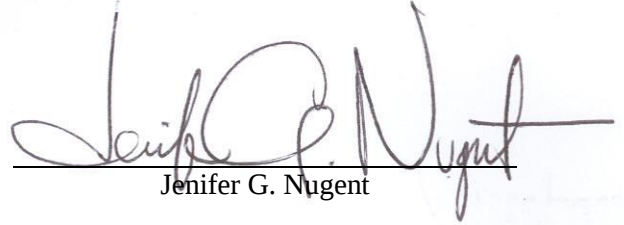
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Matthew T. Kotroco, Esq.
Sydney Cooper, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

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: November 22, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0248-X
Address: 302 REISTERSTOWN ROAD
Legal Owner: Slade Shopping Center, LLC

Zoning Advisory Committee Meeting of November 26, 2024.

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

Additional Comments:

Reviewer: Earl D. Wrenn

**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: 2024-0248-X

Property Address: 302 Reisterstown Rd

Property Description: _____

Legal Owners (Petitioners): _____

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

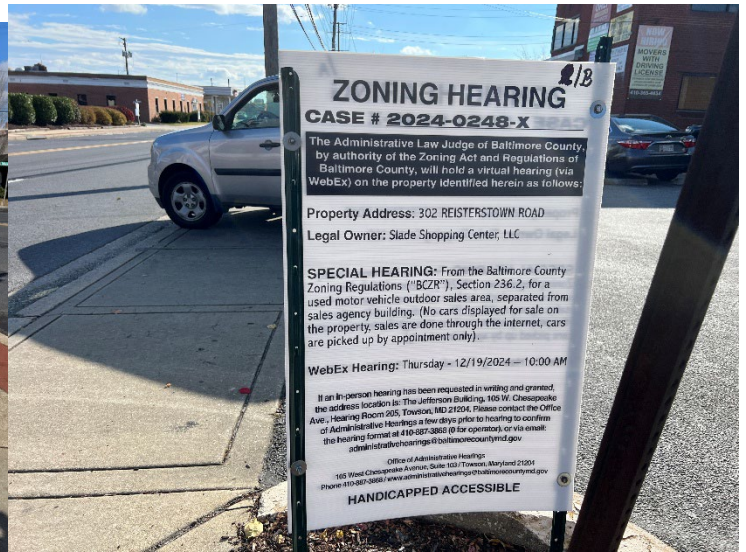
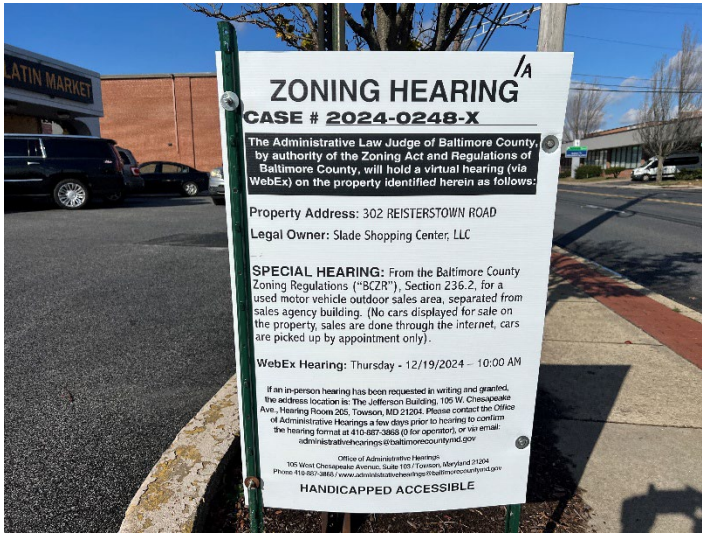
Name: Timothy Kokroco

Company/Firm (if applicable): Kokroco & Associates, LLC

Address: 305 Washington Ave Suite 502
Towson, MD 21204

Telephone Number: 410 299 2943

Revised 7/9/2015



Certificate of Posting

Case# 2024-0248-X
 Petitioner/Developer
Matt Kotroco

Date of Hearing/Closing
December 19, 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 302 Reisterstown Road on November 26, 2024. Signs 1A & 1B

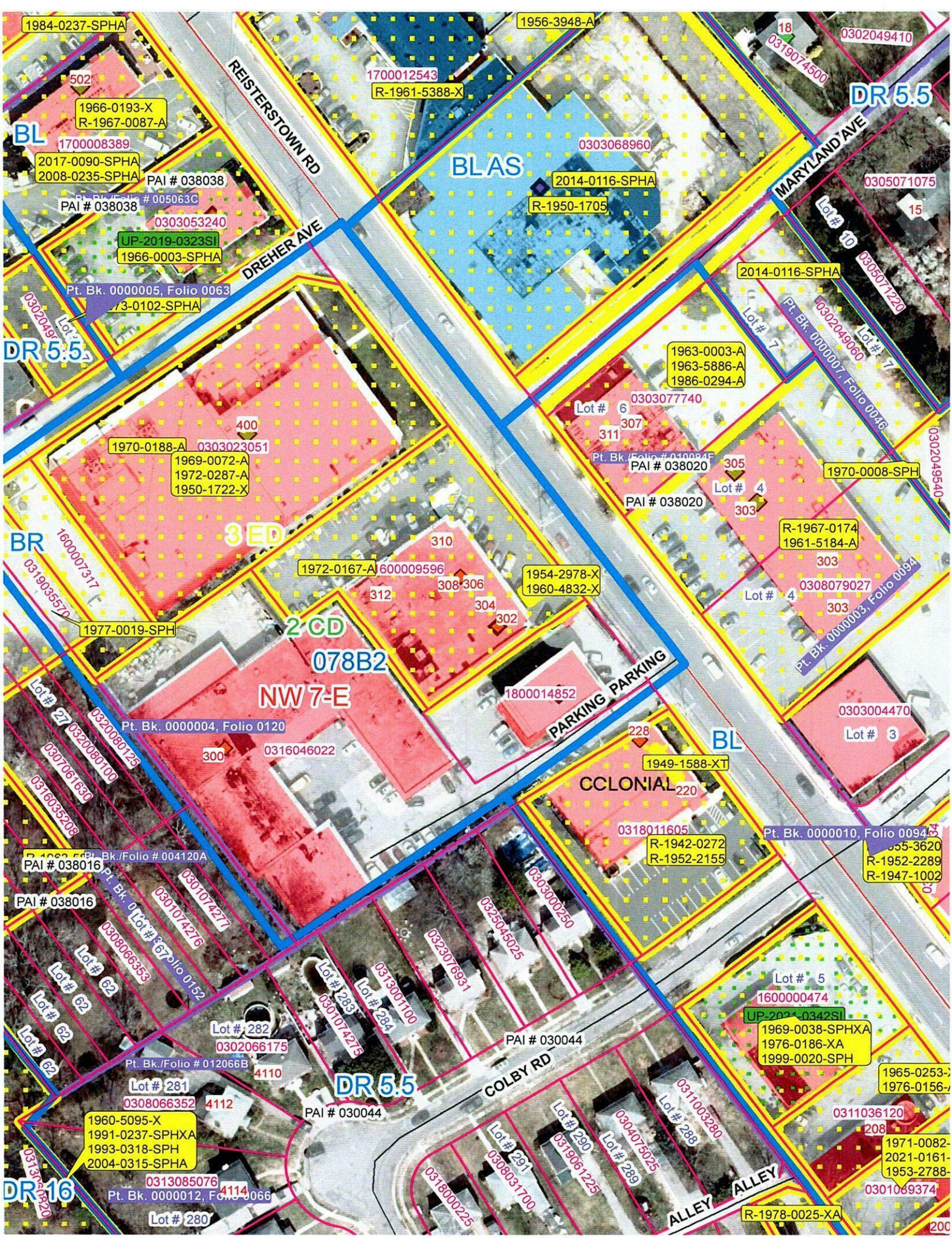
Sincerely, Martin Ogle

Martin Ogle
 9912 Maidbrook Road
 Parkville, Md. 21234
 443-629-3411

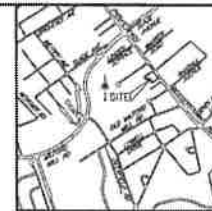
Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 03 Account Number - 1600009596		
Owner Information		
Owner Name:	SLADE SHOPPING CENTER LLC	Use: COMMERCIAL
Mailing Address:	2703 BARTOL AVE BALTIMORE MD 21209-	Principal Residence: NO Deed Reference: /31413/ 00440
Location & Structure Information		
Premises Address:	302 REISTERSTOWN RD 0-0000	Legal Description: 33,460 SQFT WS REISTERSTOWN RD 80 N ROSE AVE
Map: 0078	Grid: 0009	Parcel: 0261
Neighborhood: 10000.04	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2025
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1972	10,670 SF	
Property Land Area	County Use	
33,460 SF	06	
StoriesBasementType	ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements	
SHOPPING CENTER / NEIGHBORHOOD/	C3	
Value Information		
	Base Value	Value
		Phase-in Assessments
		As of
		As of
Land:	634,600	634,600
Improvements	1,171,700	1,171,700
Total:	1,806,300	1,806,300
Preferential Land:	0	1,806,300
Transfer Information		
Seller: SLADE VILLAGE LLC	Date: 11/18/2011	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /31413/ 00440	Deed2:
Seller: ERLANGER RICHARD H TRUSTEE	Date: 11/07/2011	Price: \$1,550,000
Type: ARMS LENGTH IMPROVED	Deed1: /31368/ 00144	Deed2:
Seller: ERLANGER RICHARD H	Date: 02/23/2006	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /23434/ 00276	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2024
County:	000	0.00
State:	000	0.00
Municipal:	000	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:		

2024-0248-X



Petitioners Exhibit 3A



SITE DATA

1. OFFICIAL 1st MR. ROBERTO CORDER, LIE
2nd MR. JAMES
3rd MR. JAMES
4. DATE RECEIVED 2nd RECEPTIONS ROOM
5. REFERENCE 1st RECEPTIONS ROOM
6. DATE 1st RECEPTIONS ROOM
7. DATE 1st RECEPTIONS ROOM
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99. DATE 1st RECEPTIONS ROOM
100. DATE 1st RECEPTIONS ROOM

PARKING CALCULATIONS

REQUIRED:
MEDICAL OFFICER 4.5 PER 1,000 SF = 1,199/1,800 X 4.5 = 10 SPACES
POA. PHAR. 4.0 PER 1,000 SF = 1,199/1,800 X 4.0 = 8 SPACES
NURSE 3.0 PER 1,000 SF = 1,199/1,800 X 3.0 = 7 SPACES
WHEEL CHAIR STATION 5.0 PER 1,000 SF = 1,199/1,800 X 5.0 = 7 SPACES
TOTAL REQUIRED 32 SPACES
PROVIDED 30 SPACES (4 SPACES SHORT) & 10 SPACES OFFSET
WHEEL CHAIR STATION 3 SPACES

TECHNICAL SUPPORT:
 1-800-393-5847 FAX 847-393-5848
 E-MAIL: techsupport@harsco.com
 WEBSITE: www.harsco.com



04-200-1

SITE PLAN TO ACCOMPANY ZONING PETITION
FOR
SLADE SHOPPING CENTER
302 REISTERSTOWN ROAD

BALTIMORE COUNTY
3RD ELECTION DISTRICT

MARYLAND
END COUNCILMANIC DISTRICT

DRAWN BY: ENR	CHECKED BY: PCR	SCALE: 1" = 30'
	DATE: APR-01-74	SHEET NO.: 1 OF 1

MARYLAND

Petitioners Exhibit 3B



SITE DATA

1. SITE ADDRESS: 302 REISTERSTOWN ROAD, BALTIMORE, MD 21204
2. SITE AREA: 1.00 AC. (43,560 SQ. FT.)
3. ZONE: R-1 (Residential Single-Family)
4. DISTRICT: 2ND COUNCILMANIC DISTRICT
5. SUBDISTRICT: 2ND COUNCILMANIC DISTRICT
6. LOT AREA: 1.00 AC. (43,560 SQ. FT.)
7. LOT DIMENSIONS: 100' x 100'
8. LOT COVERAGE: 100%
9. LOT AREA: 1.00 AC. (43,560 SQ. FT.)
10. LOT DIMENSIONS: 100' x 100'
11. LOT COVERAGE: 100%
12. LOT AREA: 1.00 AC. (43,560 SQ. FT.)
13. LOT DIMENSIONS: 100' x 100'
14. LOT COVERAGE: 100%
15. LOT AREA: 1.00 AC. (43,560 SQ. FT.)
16. LOT DIMENSIONS: 100' x 100'
17. LOT COVERAGE: 100%

Richardson ENGINEERING
 7000 York Road, Suite 100, Baltimore, MD 21204
 Phone: 410-528-1700, Fax: 410-528-1701

SITE PLAN TO ACCOMPANY ZONING PETITION FOR SLADE SHOPPING CENTER
 302 REISTERSTOWN ROAD

BALTIMORE COUNTY
2ND COUNCILMANIC DISTRICT
MARYLAND

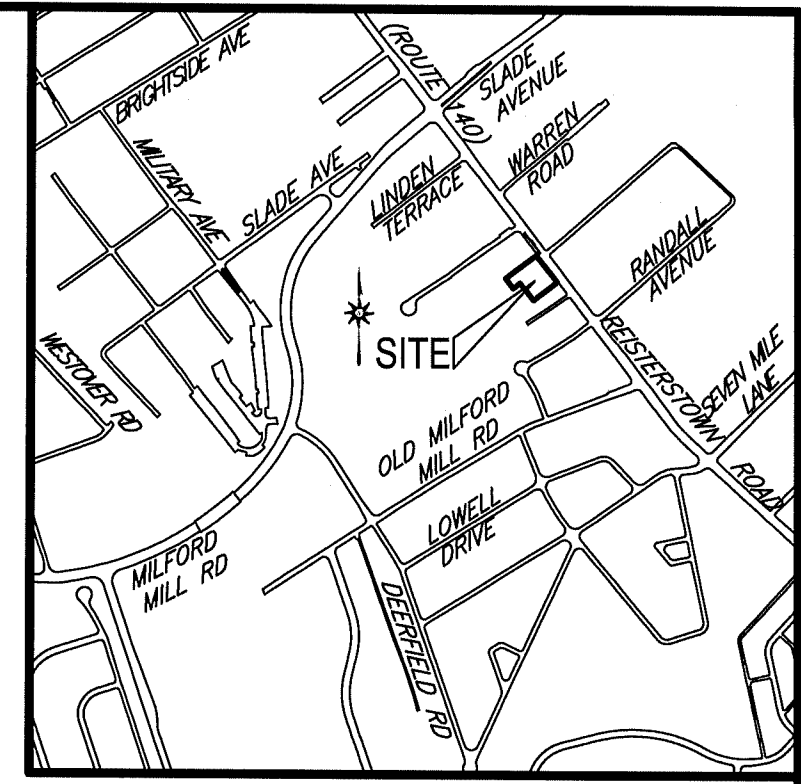
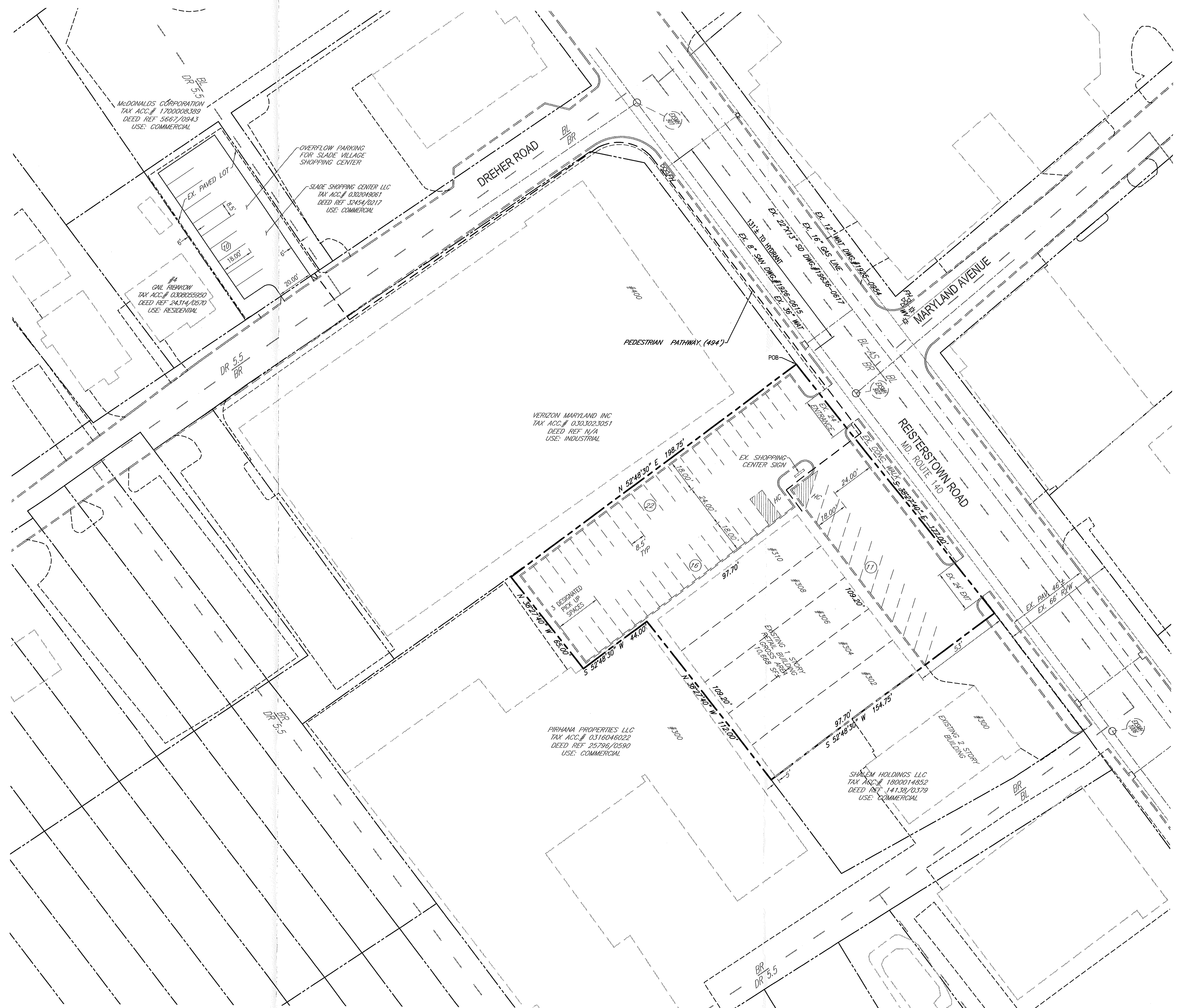
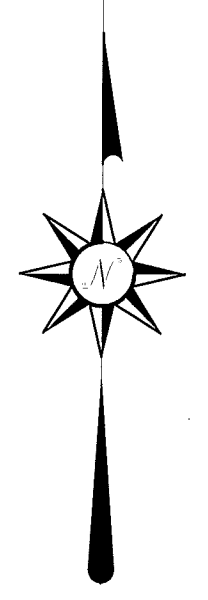


18-05-24

PURPOSE CALCULATIONS

REMARKS:
 1. LOT AREA: 1.00 AC. (43,560 SQ. FT.)
 2. LOT DIMENSIONS: 100' x 100'
 3. LOT COVERAGE: 100%

NOTES:
 1. THIS SITE IS NOT ZONED FOR A RETAIL SHOPPING CENTER.
 2. THE SITE IS NOT ZONED FOR A RETAIL SHOPPING CENTER.



SITE DATA

1. APPLICANT
SLADE SHOPPING CENTER LLC
2703 BARTOL AVENUE
BALTIMORE MD 21209
2. SITE ADDRESS
PARKING AREA
302 REISTERSTOWN ROAD
BALTIMORE, MD 21208
2 DREHER AVENUE
BALTIMORE, MD 21208
3. SITE AREA
PARKING AREA
GROSS 35,553 SF OR 0.816 AC.±
NET 30,243 SF OR 0.694 AC.±
GROSS 5,750 SF OR 0.132 AC.±
NET 5,000 SF OR 0.115 AC.±
4. EXISTING ZONING
BR
5. PROPOSED ZONING
NO CHANGE
6. TAX MAP 78, GRID 09, PARCEL 261
TAX MAP 78, GRID 09, PARCEL 256, LOT 7 LAMPMAN PLAT 5/63
7. COMMERCIAL REVITALIZATION DISTRICT: PIKESVILLE
8. ZONING MAP
78B02
9. DEED REFERENCE
31413/440, 32454/217
10. ELECTION DISTRICT
3RD
11. COUNCILMANIC DISTRICT
2ND
12. CENSUS TRACT
403402
13. PROPERTY ACC. #
1600009596
14. EXISTING USE
1 STORY COMMERCIAL BUILDING
PARKING LOT
15. PROPOSED USE
1 STORY COMMERCIAL BUILDING
PARKING LOT
16. EXISTING BUILDING AREA
10,668 SF
17. PREVIOUS ZONING CASES
1954-2978-X SPECIAL PERMIT TO ERECT AN ADVERTISING SIGN - GRANTED APRIL 30, 1954.
1960-4832-X SPECIAL EXCEPTION FOR THE ERECTION OF A 6.5'X13' ADVERTISING STRUCTURE - GRANTED JANUARY 5, 1960
1972-0167-A SIDE YARD SETBACK OF 0' IN LIEU OF REQUIRED 30', REAR YARD SETBACK OF 5' IN LIEU OF REQUIRED 30' - GRANTED FEBRUARY 10, 1972
1973-102-SPHA SPECIAL HEARING TO PERMIT PARKING IN A RESIDENTIAL ZONE AND A VARIANCE TO SETBACK REQUIREMENTS FROM A STREET PROPERTY LINE AND TO PERMIT A PARKING AREA TO BE LOCATED IN A LOCATION OTHER THAN ADJOINING OR ACROSS THE STREET OR ALLEY FROM THE BUSINESS INVOLVED. GRANTED DECEMBER 5, 1972. SETBACK VARIANCE DENIED.
18. SETBACKS FOR BR ZONE

	REQUIRED	PROVIDED
FRONT	50'	53'
SIDE	30'	68'0" (CASE#1972-0167-A)-VARIANCE GRANTED
REAR	30'	5' (CASE#1972-0167-A)-VARIANCE GRANTED
19. BASIC SERVICE MAPS (2024)

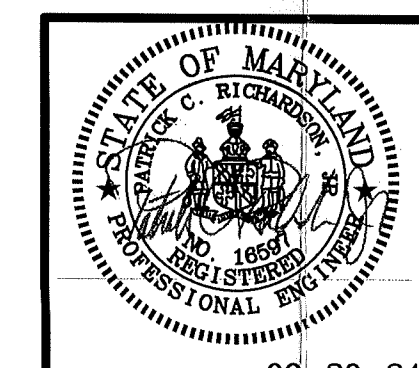
TYPE	DEFICIENT(Y/N)	NOTE
WATER	N	-
SEWER	N	-
TRANSPORTATION	N	-
20. THIS SITE IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN.
21. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
22. THE SUBJECT SITE IS SERVED BY PUBLIC WATER AND SEWER.
23. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A PLAT COMPLETED BY SACHARACH ASSOCIATES INC., TITLED: SLADE VILLAGE SHOPPING CENTER, DATED: 10/11/71 AS PART OF ZONING ORDER 1972-0167-A. ADDITIONAL INFORMATION IS TAKEN FROM BALTIMORE COUNTY GIS AND AVAILABLE RECORDS AND DOES NOT REPRESENT A FIELD RUN SURVEY.
24. F.A.R.
MAX ALLOWED: 2.0
EXISTING: 10,668/35,553=0.30

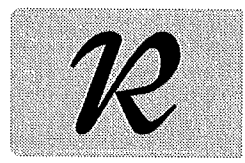
PLAN
SCALE: 1" = 30'

PARKING CALCULATIONS

REQUIRED:	
MEDICAL OFFICE-	4.5 PER 1,000 SF = 2,185/1,000 X 4.5 = 10 SPACES
POOL HALL-	4.0 PER 1,000 SF = 1,900/1,000 X 4.0 = 8 SPACES
RETAIL-	5.0 PER 1,000 SF = 5,750/1,000 X 5.0 = 29 SPACES
USED CAR SALES-	5.0 PER 1,000 SF = 853/1,000 X 5.0 = 5 SPACES
TOTAL REQUIRED:	52 SPACES
PROVIDED:	56 SPACES (46 SPACES ONSITE & 10 SPACES OFFSITE)
USED CAR PICKUP SPOTS	3 SPACES

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





Richardson
ENGINEERING

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

rick@richardsonengineering.net

SITE PLAN TO ACCOMPANY ZONING PETITION
FOR
SLADE SHOPPING CENTER
302 REISTERSTOWN ROAD

BALTIMORE COUNTY
3RD ELECTION DISTRICT

MARYLAND
2ND COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY: DNM	CHECKED BY: PCR	SCALE: 1" = 30'
	DATE: 09-20-24	JOB NO.: 24161	SHEET NO.: 1 OF 1

2024-0248-X