



KATHERINE A. KLAUSMEIER
County Executive

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

February 14, 2025

David Karceski, Esquire – dhkarceski@venable.com
Adam M. Rosenblatt, Esquire – amrosenblatt@venable.com
Venable, LLP
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: Petitions for Special Hearing & Variances
Case No. 2024-0277-SPHA
Property: 1802 York Road 805-933 Taylor Avenue
Also : 1304-1322 Goucher Boulevard, 6810 & 6820 Loch Raven Boulevard

Dear Messrs. Karceski and Rosenblatt:

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".

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM;dln
Enclosure

c: Mark Bradshaw mbradshaw@dlcmgmt.com
David Thaler dsthaler@dsthaler.com
Stacey McArthur smcarthur@dsthaler.com

Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 / Phone 410-887-3868
www.administrativehearings@baltimorecountymd.gov

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
805 -933 Taylor Ave.	*	OFFICE OF
937 Taylor Ave.		
1304 -1322 Goucher Blvd.	*	ADMINISTRATIVE HEARINGS
6810 & 6820 Loch Raven Blvd.		
9 th Election District	*	FOR BALTIMORE COUNTY
6 th Council District		
Loch Raven Improvements, LLC	*	
 <i>Legal Owner</i>	*	Case No. 2024-0277-SPHA
 Petitioner	*	

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as Petitions for Special Hearing and Variance filed by legal owner, Loch Raven Improvements, LLC., (the “Petitioner”) for the Shopping Center property located at 805 – 933 Taylor Ave., 937 Taylor Ave., 1304-1322 Goucher Blvd., and 6810 and 6820 Loch Raven Boulevard (the “Property”). A Petition for Special Hearing was filed pursuant to the Baltimore County Zoning Regulations (“BCZR”), §409.12 to permit a modified parking plan. Petitions for Variance were also filed seeking relief from BCZR:

- (1) §409.6 to permit 593 off-street parking spaces in lieu of the required 719;
- (2) §409.8.A.3, to allow existing light standards in a surface parking lot without curbing or landscaping;
- (3) §409.8.4, to allow existing parking spaces in a surface parking facility as close as 3 ft from the right-of-way line of a public street in lieu of the required 10 ft;
- (4) §409.4, to permit an existing two-way aisle width a minimum of 19 ft for access to parking spaces in lieu of the required 20 feet or 22 ft; and

(5) Any relief necessary for compliance with the Baltimore County Landscape Manual (“BCLM”).

A public WebEx hearing was conducted virtually in lieu of an in-person hearing February 11, 2025. The Petition was properly advertised and posted. Mark Bradshaw, Regional Manager for DLC Management, the parent company of the Petitioner, appeared in support of the Petition along with David Thaler, PE of DS Thaler & Associates, LLC, the civil engineering firm who prepared and sealed a redlined site plan (the “Redlined Site Plan”). (Pet. Ex. 1). David Karceski, Esquire and Adam Rosenblatt, Esquire of Venable, LLP represented the Petitioners. There were no Protestants or interested parties who appeared at the hearing.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), Development Plans Review (“DPR”)/Department of Public Works and Transportation (“DPWT”) and Department of Environmental Protection and Sustainability (“DEPS”) these agencies did not oppose the requested relief.

The Property is 10.262 acres +/- and improved with a Shopping Center known as Loch Raven Plaza which was developed in or about 1969 (the “Shopping Center”). The Property is surrounded by 3 streets: Taylor Ave., Loch Raven Blvd., and Goucher Blvd. It has frontage on both Taylor Avenue and Loch Raven Blvd. but does not occupy either the northeastern or the southeastern corners of the block. As shown in the aerial photograph, this results in an oddly shaped Property. (Pet. Ex. 3). The Redlined Site Plan identifies six (6) buildings, which are labeled as Buildings A – F, along with the individual addresses. (Pet. Ex. 1).¹ The main Shopping Center building is located primarily along Goucher Blvd. and has a lower level which is accessible from Goucher Blvd. There are additional access points from Taylor Ave. and Loch Raven Blvd. The

¹ An Amended Petition was filed to add the address of 937 Taylor Ave. (Bldg. F) which is occupied by the Bank of America.

Property is zoned Business, Local with a Commercial, Community Core overlay district (BL-CCC).

At the hearing, the proffered evidence was that, as part of the refinancing of the Property, Petitioner, who has owned the Property for 20 years, was requested to obtain zoning approval to confirm the existing conditions. It was undisputed that no improvements, additions, or physical changes are proposed for the Property. In a prior case, Case No. 1982-127-A, Variance relief was granted to provide 655 parking spaces in lieu of the required 752 spaces.

In addition to the irregular shape of the Property, there are drastic grade changes and slopes which can be seen on both the Topography Exhibit and street view photographs. (Pet. Exs. 4, 5). The cross section on the Topography Exhibit reveals that the grade changes 12 ft. in one location, and 16 ft. in another. (Pet. Ex. 5). The topography makes compliance with the BCZR provisions difficult.

Because the Shopping Center has existed since 1969, it does not comply with current zoning regulations in regard to the parking lot including the lack of spaces, landscaping, lighting, drive aisle widths, and setbacks from the adjoining right of way. In regard to the required number of spaces, as calculated on the Redlined Site Plan, BCZR, §409.6.A.2 permits a Shopping Center with 100,000 sf or more of gross leasable area, to provide 5 spaces per 1,000 sf of gross leasable area, including restaurant space. The Redlined Site Plan itemizes the gross leasable area and gross floor area by the particular use, leaving a total gross leasable area of 143,657 sf, which calculates to 719 required parking spaces. In this Case, Petitioner is able to provide 593 spaces. As referenced on the Redlined Site Plan, there are an additional 16 parking spaces available which are subject to a shared parking agreement with the adjoining McDonald's Restaurant and Calvery Gospel Presbyterian Church. Those additional spaces are not included in the number of available

parking spaces (593) and are *not* subject to zoning relief here. Mr. Bradshaw testified that the peak hours for the Shopping Center are Fridays and Saturdays from 11:00 am to 3:00 pm. Mr. Bradshaw stated that 593 parking spaces meets the needs of the Shopping Center.

The Redlined Site Plan also identifies the location near the northern boundary line, where the two-way drive aisle width is 19 ft wide in lieu of the required 22 ft. It also identifies, along the western boundary line, where a parking space is as close as 3 ft. from the right-of-way of a public street (Goucher Blvd.). It was Petitioner's contention that if the two-way drive aisle width were required to be 22 ft., and/or if the parking space(s) within 3 ft. of the right-of-way was eliminated, the number of available parking spaces would be further reduced. As shown on the aerial and street view photographs, there is lighting in the parking lot, but without the required curbing or landscaping in BCZR, §409.8.A.3. The existing features of this Shopping Center prevent full compliance with the Baltimore County Landscape Manual as required in BCZR, §409.8.A.1. Those existing features notwithstanding, Petitioner seeks to enhance the appearance of the Shopping Center, by planting new trees, bushes and/or other vegetation in the five (5) areas labeled as 'Landscape Renovations' on the 'Landscape Exhibit.' (Pet. Ex. 6). The areas in green show existing landscaping.

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §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).

BCZR, §409.12 permits a modified parking plan for parking or loading spaces to be approved upon a finding of 'undue hardship.' Petitioner here seeks this Special Hearing relief as an alternative to the Variance relief. Since the Variance relief requested will be granted as below, thereby accomplishing the same end-goal, the Petition for Special Hearing will be dismissed as moot.

VARIANCE

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The Property was previously adjudicated to be unique in Case No.: 1982-127-A due to its irregular shape and relatively steep topography. As a result, the Property's physical characteristics have not changed, that factual finding is applicable to this Case under the doctrine of collateral estoppel. *Garrity v. Maryland State Bd. of Plumbing*, 447 Md. 359, 368 (2016). (See also *Colandrea v. Wilde Lake Community Ass'n, Inc.*, 361 Md. 391 (2000); *Washington Suburban Sanitary Commission v. TKU Associates*, 281 Md. 1, 18-19 (1977)).

Having satisfied the uniqueness factor, there is a nexus between these unique physical features and the requested zoning relief for parking spaces, drive aisle widths, parking space setbacks, and parking lot landscaping and lighting. As it currently exists, the parking lot provides as many parking spaces as possible while also providing landscaping and lighting. However, Petitioner here is not developing or improving the Property but merely refinancing. If Petitioner were required to comply with curbing and landscaping on parking lot islands, or to widen the drive aisles, or eliminate the parking space which is as close as 3 ft. to the right of way of Goucher Blvd., then the already deficient number of parking spaces would be further reduced. Those facts notwithstanding, and in the interest of enhancing the Shopping Center, Petitioner provided a Landscape Exhibit proposing to add vegetation where space is available in 5 designated areas. Other than the requested Variance relief, the uncontroverted evidence confirmed that the Property meets the requirements of BCZR, §409.1 *et seq.* I find that the Petitioner would suffer a practical difficulty and unreasonable hardship if the requested Variance relief were not granted because this is an older, built-out Shopping Center with multiple uses, where no improvements or development are being proposed. I further find that the requested Variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition.

THEREFORE, IT IS ORDERED, this **14th** day of **February 2025**, by the Administrative Law Judge for Baltimore County that the Petition for Special Hearing pursuant to BCZR, §500.7 seeking approval under BCZR, §409.12 to permit a modified parking plan be, and it is hereby **DISMISSED AS MOOT**; and

IT IS FURTHER ORDERED, that the Petition for Variance from BCZR, §409.6, to permit 593 off-street parking spaces in lieu of the required 719 be, and it is hereby, **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for Variance from BCZR, §409.8.A.3, to allow existing light standards in a surface parking lot without curbing or landscaping be, and it is hereby, **GRANTED**, and

IT IS FURTHER ORDERED, that the Petition for Variance from BCZR, §409.8.4, to allow existing parking spaces in a surface parking facility as close as 3 ft from the right-of-way line of a public street in lieu of the required 10 ft, be, and it is hereby, **GRANTED**, and

IT IS FURTHER ORDERED, that the Petition for Variance from BCZR, §409.4, to permit an existing two-way drive aisle width at a minimum of 19 ft for access to parking spaces in lieu of the required 22 ft, be, and it is hereby, **GRANTED**, and

IT IS FURTHER ORDERED, that the Petition for Variance from BCZR, §409.8.A.1, for relief from compliance with the Baltimore County Landscape Manual be, and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

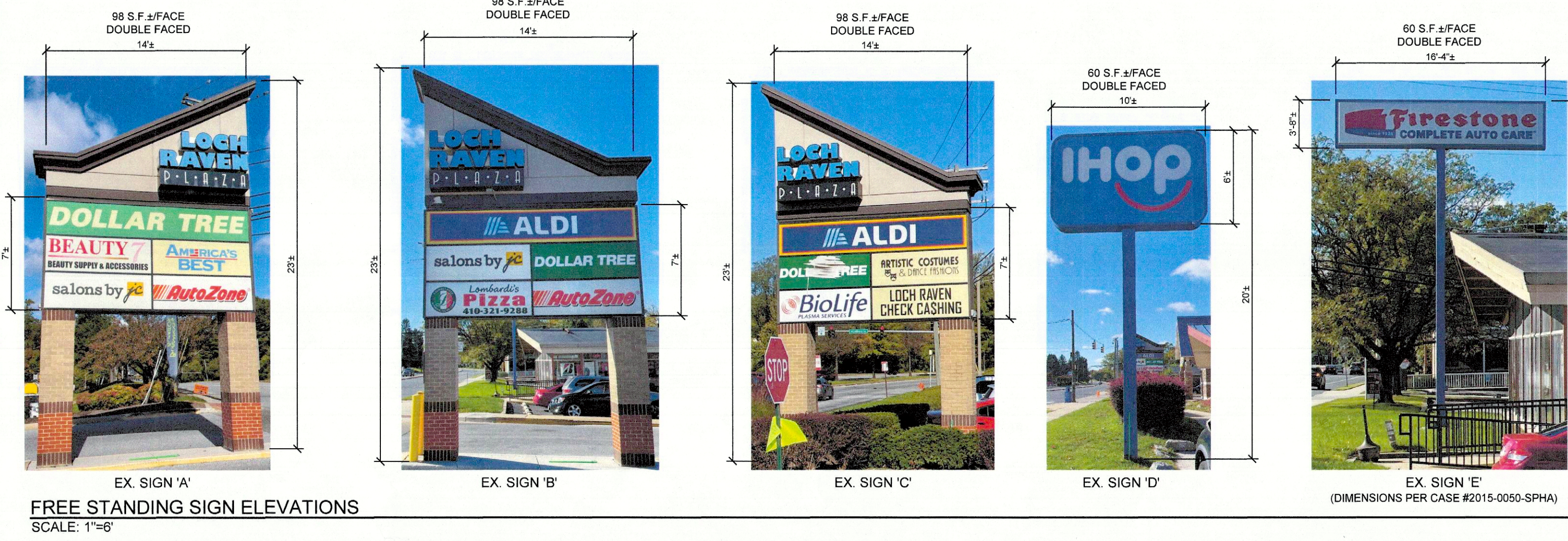
1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. The Redlined Site Plan, (Pet. Ex. 1) a copy of which is attached hereto, is incorporated herein.
3. Using the Landscape Exhibit (Pet. Ex. 6), a copy of which is attached hereto and incorporated herein, Petitioner shall work with the Baltimore County Landscape Architect to comply, to the greatest extent possible, with the Baltimore County Landscape Manual, and provide new trees, bushes, vegetation and/or other landscaping as the Landscape Architect shall direct, in the five (5) areas designated on the Landscape Exhibit. Petitioner and all subsequent owners shall maintain all landscaped areas and replace and supplement all landscaping as needed.

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

A handwritten signature in black ink, reading "Maureen E. Murphy". The signature is written in a cursive, flowing style.

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlm



VICINITY MAP ELECTION DISTRICT: 1
COUNCILLMAN DISTRICT: 6 SCALE: 1"=1000'

1. **Loch Raven Plaza**

Owner/Applicant: Loch Raven Improvements, LLC 905 Taylor Road, Suite 400 Erlinville, PA 17023 ATTN: Mark Brashers Regional Property Manager for DLM Management Corp./A/E/P Cell: 481-406-7830	Plan Prepared by: D. S. Traylor & Assoc., LLC 1176 Ambassador Road P.O. Box 5429 Baltimore, MD 21244 ATTN: Stanley A. McArthur 410-944-3547
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2. **Property Reference: Area of Zoning Request**

PARCEL	TAX ACCOUNT #	TAX MAP GRID	DEED
383	0961741830	7022	193434597

- Boundary & On-Site Features: ALTA Survey per Biew & Associates, P.A. (December, 2023)
- Zoning: Baltimore County, 2024
Zoning Map, USE Tia UH083
- Utilities: Baltimore County Key Street NWNV
3. Election District 9
4. Councildistrict Number
5. No floodplain exists onsite.
6. Zoning: BLUOC
- Site Area: 10,262 AC ± = 447,208 S.F. (± 3% Acc.)
- Taylor Ave. 548' Lf's x 30' = 0.37 Acre
Lock Raven Blvd. 330 Ff's x 30' = 0.22 Acre
Goucher Blvd. 1,036 Ff's x 30' = 0.22 Acre
- + 10,262 AC ±
= 11,562 AC ± (or 503,640 S.F. ± 3% Acc.)
- | EXISTING | | PARKING SPACES | | AVERAGE DAILY TRIPS | | FAR |
|-----------------|---------------------------|---|---------------------|--------------------------------|---------------------------------------|---------------------------------------|
| USE | UNDEVELOPED LEASABLE AREA | REQUIRED | EXISTING | ALLOWED | EXISTING | |
| SHOPPING CENTER | 143,657 S.F. GLA | 5 SPACES PER 1,000 S.F. OF SPECIAL COMMERCE GLA
X 5.95 = 29.9 SPACES | 500 SPACES ON SITE* | SF / ADITD / MOV =
OR 7.327 | 2,014,500 SF / S.
x 0.025 = 50,362 | 166,232 S.F. / S.
x 0.040 = 66,496 |
- *NOTE: 15 SPACES ARE SUBJECT TO A SHARED PARKING AGREEMENT BUT ARE NOT INCLUDED IN THE EXISTING TOTAL.
- There are no known historic features identified on site (per Maryland Historical Trust).
- The site is located within the Loch Raven Critical Review Area.
- The site is not located within the Chesapeake Bay Critical Area.
- The site is located within the Urban Rural Development Land (URDL).
- There was to active zoning violations found on file with Baltimore County via Access Citizens Actions (Reviewed September 2024).
- Basic Services:** per Baltimore County 2024 Basic Service Map (per BR 17-24, adopted 05-24-24):
The site is not located within a "Deafened Zone" per the Average Area Map.
The site is not located within a "Darkened Zone" per the Viewmap Area Map.
The site is not located within a "Deficient Level of Service" per the Transportation Map.
- Commercial Services:** per Baltimore County Map Neighborhood Map:
B 373440 3037346, B 870735, B 80894, B 97407, B 73793, B 697765, B 763860, B 761560, B 674412, C 2545407, C 2544113, C 2540401, B 8517860000, B 850005, C 02035001, C 25100076,
B 892093064341, C 2110105, B 870737, B 847274, B 846649, B 846649, B 846649, B 860263, B 870361,
B 84116326592, B 870135, B 870171, C 2540401, B 850005, B 850005, B 850005, B 850005, B 850005, B 850005,
B 870136, B 870210, B 870007, B 870007, B 870007, B 850001, B 850001, B 850001, B 850001, B 850001,

EXISTING BUILDING INFORMATION						
EXISTING BUILD #	LEVEL	USE	GROSS AVAILABLE AREA (SF)	GROSS AVAILABLE AREA (SF)	GROSS FLOOR AREA (SF)	ADJUSTED GROSS FLOOR AREA (SF)
BLDG A	UPPER	RETAIL	95,217			
		MEDICAL OFFICE	4,500	65,617	65,617	65,617
	LOWER	RETAIL	3,502			
		OFFICE	15,221	20,253	36,460	36,460
BLDG B	UPPER	MEDICAL OFFICE	15,000	13,000	13,000	13,000
		SPA	7,000			
	LOWER	RETAIL	3,222	10,222	13,000	13,000
		OFFICE	3,400			
BLDG C	UPPER	RESTAURANT	4,600	7,800	7,800	7,800
	LOWER	OFFICE	4,400	4,400	7,800	7,800
BLDG D	ONE LEVEL	RETAIL	15,000	15,000	15,000	15,000
	ONE LEVEL	RESTAURANT	7,000	7,000	7,000	7,000
BLDG F	ONE LEVEL	BANK	365	365	365	365
	ONE LEVEL	BANK	365	365	365	365
TOTAL:				143,507	166,222	166,222

CASE #653-39-I: Special Exception: To allow an auto accessory and service attendant. Granted. (October 1993)
CASE #62-127-A: Variance: To permit 655 spaces in lieu of time required 752 spaces. Granted. (January 1992)
CASE #63-161-XSPH: Special Exception: To allow an indoor Relaxation Center. Granted. (February 1993)
CASE #2015-0050-SPHA: Special Hearing: To permit a freestanding enterprise sign for a single tenant pad site within a shopping center. Granted. (October 2014)
CASE #2015-0050: Variance: To allow a freestanding sign within 95% of another freestanding sign in lieu of 100' minimum and allow more than one freestanding sign on a single street frontage. Granted. (October 2014)

VARIANCES

4- From Section 409-6 for permit 993 off-street parking spaces in lieu of the required 119.

SPECIAL HEARING

1- In the alternative to Variance No. 1, to permit a modified parking plan pursuant to Section 409-12 of the MCLR:

VARIANCES

1. From Section 409-6 to permit 993 off-street parking spaces in lieu of the required 119.

2. From Section 409-A.1, to allow existing light standards in a surface parking lot without curbing or landscaping.

3. From Section 409-A.2, to allow existing parking spaces in a surface parking facility as close as 2 feet from the front and rear line of a public street in lieu of the required 10 feet.

4. Variance to permit an existing two-way alley with a minimum of 19 feet for access to parking spaces in lieu of the required 20 feet or 27 feet.

5. Any other increase for compliance with the Ballwin County Landscape Manual.

SPECIAL HEARING

1. In the alternative to the requested variances, to permit a modified parking plan pursuant to Section 409-12 of the MCLR.

0 25 50 100

PROJECT NAME: LOCH RAVEN PLAZA PLAN TITLE: REDLINE PLAN TO ACCOMPANY ZONING PETITION COUNCILMAN DISTRICT: 6 ELECTION DISTRICT: 9	REVISIONS: 2.11.25 ADD UPDATE REQUESTED RELIEF ADD DIMENSIONS AND EXISTING LIGHTING TO PLAN
APPLICANT: LOCH RAVEN IMPROVEMENTS, LLC 35 DUC MANAGEMENT CORPORATION, ITS AGENT 565 TAXTER ROAD, SUITE 400 ELMSFORD, NY 10523 ATTN: MARK BRADSHAW REGIONAL PROPERTY MANAGER FOR DUC MANAGEMENT CORP./AAAF CELL: 914-406-7630	DATE: 12-11-2024 SCALE: 1"=60' C.I.: 2" PROJ. NO.: 04978 SHEET 1 OF 1





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 805-933 Taylor Ave., 1304-1322 Goucher Blvd., 6810 and 6820 Loch Raven Blvd. which is presently zoned BL-CCC
 Deed References: 19343/497 10 Digit Tax Account # 0 9 0 1 7 4 1 8 3 0
 Property Owner(s) Printed Name(s) Loch Raven Improvements 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. X a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether
SEE ATTACHED.
2. _____ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a **Variance** from
SEE ATTACHED.

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

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: (Legal Owner)

David H. Karceski/Adam Rosenblatt
 Name- Type or Print

Signature

210 W. Penn. Ave, Suite 500 Towson MD
 Mailing Address City State

21204 / 410-494-6271 / dkarceski@venable.com
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHED /
 Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski/Adam Rosenblatt
 Name - Type or Print

Signature

210 W. Penn. Ave, Suite 500 Towson MD
 Mailing Address City State

21204 / 410-494-6271 / dkarceski@venable.com
 Zip Code Telephone # Email Address

CASE NUMBER 2024-0277-SPHA Filing Date 12/24/24 Do Not Schedule Dates: _____ Reviewer JS

**RELIEF ATTACHMENT TO
ZONING PETITION**

2024-0277-SPHA

**LOCH RAVEN PLAZA
TAYLOR AVENUE
TAX ACCOUNT NO. 0901741830**

VARIANCES

1. From Section 409.6 to permit 593 off-street parking spaces in lieu of the required 719.
2. From Section 409.8.A.3 to allow existing light standards in a surface parking lot without curbing or landscaping.
3. From Section 409.8.A.4 to allow existing parking spaces in a surface parking facility as close as 3 feet from the right of way line of a public street in lieu of the required 10 feet.
4. Variance to permit an existing two-way aisle width a minimum of 19 feet for access to parking spaces in lieu of the required 20 feet or 22 feet.
5. Any relief necessary for compliance with the Baltimore County Landscape Manual.

SPECIAL HEARING

1. In the alternative to the requested variances, to permit a modified parking plan pursuant to Section 409.12 of the BCZR.

Revised



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 805-933 Taylor Ave., 1304-1322 Goucher Blvd., 6810 and 6820 Loch Raven Blvd. which is presently zoned BL-CCC
Deed References: 19343/497 10 Digit Tax Account # 0 9 0 1 7 4 1 8 3 0
Property Owner(s) Printed Name(s) Loch Raven Improvements LLC

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

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SEE ATTACHED.

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

3. **X** a Variance from
SEE ATTACHED.

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

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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 (Legal Owner)

David H. Karceski/Adam Rosenblatt
Name- Type or Print

Signature

210 W. Penn. Ave, Suite 500 Towson MD
Mailing Address City State

21204 / 410-494-6271 / dkarceski@venable.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

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

Signature #1 Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski/Adam Rosenblatt
Name - Type or Print

Signature

210 W. Penn. Ave, Suite 500 Towson MD
Mailing Address City State

21204 / 410-494-6271 / dkarceski@venable.com
Zip Code Telephone # Email Address

CASE NUMBER 2024-0277-SP4A Filing Date 12/24/24 Do Not Schedule Dates: _____ Reviewer JS

ATTACHMENT TO ZONING PETITION

LOCH RAVEN PLAZA
TAYLOR AVENUE
TAX ACCOUNT NO. 0901741830

PROPERTY OWNER

LOCH RAVEN IMPROVEMENTS LLC
565 Taxter Road
Suite 400
Elmsford, New York 10523

By: 
Manager, Adam Ifshin
aifshin@dlcmgmt.com
(914) 631-3131

2024-0277-SPHA

**RELIEF ATTACHMENT TO
ZONING PETITION**

**LOCH RAVEN PLAZA
TAYLOR AVENUE
TAX ACCOUNT NO. 0901741830**

VARIANCES

1. From Section 409.6 for permit 593 off-street parking spaces in lieu of the required 719.

SPECIAL HEARING

1. In the alternative to Variance No. 1, to permit a modified parking plan pursuant to Section 409.12 of the BCZR.

2024-0277-SP4A

October 18, 2024

**PROPERTY DESCRIPTION
(for Zoning Purposes Only)**

LOCH RAVEN PLAZA

Beginning for the same at a point on the east side of Goucher Boulevard (a 110 foot wide right-of-way) at a distance southeasterly 352 feet, more or less, from the centerline of Colbury Road (a 70 foot wide right-of-way), thence binding on the property outline with all bearings referenced to the Maryland Coordinate System, NAD 83/2011,

1. South 62°52'45" East 330.62 feet to a point; thence,
2. North 28°23'50" East 330.05 feet to a point; thence,
3. North 62°53'33" West 304.92 feet to a point; thence,
4. North 28°13'28" East 334.11 feet to a point; thence,
5. Northwesterly 303.69 feet by a curve to the right, having a radius of 1,465.50 feet and a chord bearing North 45°51'51" West 303.15 feet to a point; thence,
6. North 39°55'42" West 123.78 feet to a point; thence,
7. South 44°15'06" West 7.08 feet to a point; thence,
8. North 38°02'14" West 127.48 feet to a point; thence,
9. Southwesterly 123.38 feet by a curve to the left, having a radius of 84.00 feet and a chord bearing South 71°47'26" West 112.58 feet to a point; thence,
10. South 29°37'54" West 93.87 feet to a point; thence,

2024-0277-SP4A

11. Southwesterly 82.94 feet by a curve to the left, having a radius of 567.00 feet and a chord bearing South 25°23'28" West 82.87 feet to a point; thence,
12. South 27°38'28" East 24.22 feet to a point; thence,
13. South 18°34'01" West 18.59 feet to a point; thence,
14. North 72°24'12" West 18.00 feet to a point; thence,
15. Southeasterly 475.96 feet by a curve to the left, having a radius of 567.00 feet and a chord bearing South 06°29'51" East 462.11 feet to a point; thence,
16. South 30°37'14" East 238.96 feet to a point; thence,
17. Southeasterly 49.78 feet by a curve to the right, having a radius of 928.88 feet and a chord bearing South 29°05'07" East 49.77 feet to a point; thence,
18. North 62°05'18" East 32.16 feet to a point; thence,
19. South 16°45'31" East 58.29 feet to the point of beginning.

Containing 447,028 square feet or 10.262 acres of land, more or less.

Being located in the Sixth Councilmanic District in the Ninth Election District of Baltimore County, Maryland.



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

No. **235046**

Date: **12/24/24**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 1000.00

Total: **\$ 1000.00**

Rec
From: **VENABLE**

For: **2024-0277-SPHA**

LOCH RAVEN PLAZA

JSS 24-1157

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

 **PNC BANK**
PNC, N.A., Bank 040
Maryland

VENABLE
750 E. Pratt Street Suite 900
Baltimore, Maryland 21202
Operating Account

F 547325

15-3
540

DATE

December 13, 2024

AMOUNT

\$1,000.00

*****ONE THOUSAND AND 00/100*****

PAY
TO THE
ORDER
OF

Baltimore County, Maryland
Office of Budget and Finance
400 Washington Avenue, Room 152
Towson, MD 21204-4665


AUTHORIZED SIGNATURE

VOID AFTER 180 DAYS

AUTHORIZED SIGNATURE
(TWO SIGNATURES REQUIRED OVER \$25,000)

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 two signs 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: 2024-0277-S444
Property Address: 805-933 Taylor Avenue, 1304 - 1322 Goucher Blvd., 6810 and 6820 Loch Raven Blvd.
Legal Owners (Petitioners): Loch Raven Improvements LLC
Contract Purchaser/Lessee: X N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Venable LLP
Address: David H. Karcuski
210 W. Pennsylvania Ave. Suite 500
Towson MD 21204
Telephone Number: (410) 494-6285

*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.



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 805-933 Taylor Ave., 1304-1322 Goucher Blvd., 6810 and 6820 Loch Raven Blvd. which is presently zoned BL-CCC
Deed References: 19343/497 10 Digit Tax Account # 0 9 0 1 7 4 1 8 3 0
Property Owner(s) Printed Name(s) Loch Raven Improvements 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. **X** a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether
SEE ATTACHED.

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

3. **X** a Variance from
SEE ATTACHED.

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

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 (Legal Owner)

David H. Karceski/Adam Rosenblatt
Name- Type or Print

[Signature]
Signature

210 W. Penn. Ave, Suite 500 Towson MD
Mailing Address City State

21204 / 410-494-6271 / dkarceski@venable.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

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

Signature #1 Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski/Adam Rosenblatt
Name - Type or Print

[Signature]
Signature

210 W. Penn. Ave, Suite 500 Towson MD
Mailing Address City State

21204 / 410-494-6271 / dkarceski@venable.com
Zip Code Telephone # Email Address

CASE NUMBER 2024-0277-SP4A Filing Date 12/24/24 Do Not Schedule Dates: _____ Reviewer JS

ATTACHMENT TO ZONING PETITION

LOCH RAVEN PLAZA
TAYLOR AVENUE
TAX ACCOUNT NO. 0901741830

PROPERTY OWNER

LOCH RAVEN IMPROVEMENTS LLC
565 Taxter Road
Suite 400
Elmsford, New York 10523

By: 
Manager, Adam Ifshin
aifshin@dlcmgmt.com
(914) 631-3131

2024-0277-SPHA

**RELIEF ATTACHMENT TO
ZONING PETITION**

**LOCH RAVEN PLAZA
TAYLOR AVENUE
TAX ACCOUNT NO. 0901741830**

VARIANCES

1. From Section 409.6 for permit 593 off-street parking spaces in lieu of the required 719.

SPECIAL HEARING

1. In the alternative to Variance No. 1, to permit a modified parking plan pursuant to Section 409.12 of the BCZR.

2024-0277-SP4A

October 18, 2024

**PROPERTY DESCRIPTION
(for Zoning Purposes Only)**

LOCH RAVEN PLAZA

Beginning for the same at a point on the east side of Goucher Boulevard (a 110 foot wide right-of-way) at a distance southeasterly 352 feet, more or less, from the centerline of Colbury Road (a 70 foot wide right-of-way), thence binding on the property outline with all bearings referenced to the Maryland Coordinate System, NAD 83/2011,

1. South 62°52'45" East 330.62 feet to a point; thence,
2. North 28°23'50" East 330.05 feet to a point; thence,
3. North 62°53'33" West 304.92 feet to a point; thence,
4. North 28°13'28" East 334.11 feet to a point; thence,
5. Northwesterly 303.69 feet by a curve to the right, having a radius of 1,465.50 feet and a chord bearing North 45°51'51" West 303.15 feet to a point; thence,
6. North 39°55'42" West 123.78 feet to a point; thence,
7. South 44°15'06" West 7.08 feet to a point; thence,
8. North 38°02'14" West 127.48 feet to a point; thence,
9. Southwesterly 123.38 feet by a curve to the left, having a radius of 84.00 feet and a chord bearing South 71°47'26" West 112.58 feet to a point; thence,
10. South 29°37'54" West 93.87 feet to a point; thence,

2024-0277-SP4A

11. Southwesterly 82.94 feet by a curve to the left, having a radius of 567.00 feet and a chord bearing South 25°23'28" West 82.87 feet to a point; thence,
12. South 27°38'28" East 24.22 feet to a point; thence,
13. South 18°34'01" West 18.59 feet to a point; thence,
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15. Southeasterly 475.96 feet by a curve to the left, having a radius of 567.00 feet and a chord bearing South 06°29'51" East 462.11 feet to a point; thence,
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18. North 62°05'18" East 32.16 feet to a point; thence,
19. South 16°45'31" East 58.29 feet to the point of beginning.

Containing 447,028 square feet or 10.262 acres of land, more or less.

Being located in the Sixth Councilmanic District in the Ninth Election District of Baltimore County, Maryland.



CERTIFICATE OF POSTING

2024-0277-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Lock Raven Improvements, LLC

February 11, 2025

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: _____

805-933 Taylor Avenue *SIGN 1A & 1B REVISED*

January 20, 2025

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

Sincerely,



January 20, 2025

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

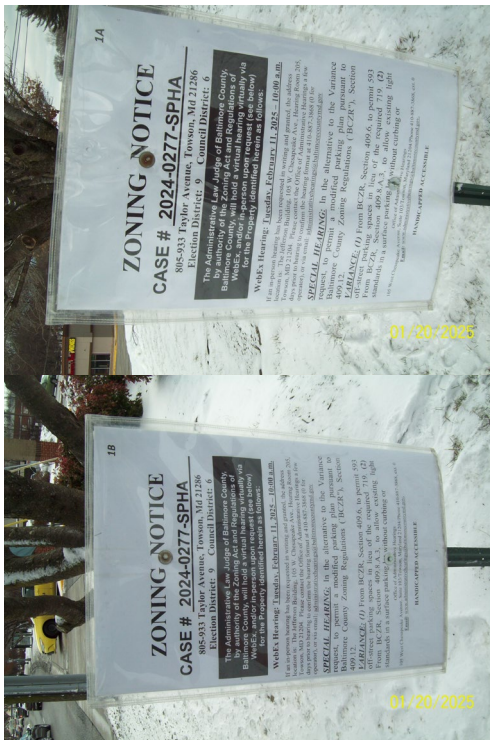
(Address)

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: January 31, 2025

SUBJECT: DEPS Comment for Zoning Item # 2024-0277-SPHA
Address: 805-933 TAYLOR AVENUE
Legal Owner: Loch Raven Improvements, LLC

Zoning Advisory Committee Meeting of January 31, 2025.

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

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: January 21, 2025

SUBJECT: DEPS Comment for Zoning Item # 2024-0277-SPHA
Address: 805-933 TAYLOR AVENUE
Legal Owner: Loch Raven Improvements, LLC

Zoning Advisory Committee Meeting of January 21, 2025.

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: January 14, 2025

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0277-SPHA

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:

Recreations & Parks:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: January 27, 2025

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0277-SPHA

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

DPR: No Comment.

DPW-T: No Exception taken.

Landscaping: If Special Hearing and or zoning relief is granted a Landscape Plan is required per the Baltimore Landscape Manual. A Lighting Plan is also required for any proposed Lighting.

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: 1/23/2025

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

INFORMATION: Case Number: 2024-0277-SPHA
Property Address: Loch Raven Plaza, Taylor Avenue
Petitioner: LOCH RAVEN IMPROVEMENTS, LLC.
Zoning: BL-CCC
Requested Action: Variance and Special Hearing

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

Variance – Under Section 409.6 of the Zoning Regulations of Baltimore County, to determine whether the Zoning Commissioner should permit 593 off-street parking spaces in lieu of the required 719.

Special Hearing – Under Section 409.12 of the Zoning Regulations of Baltimore County, to permit a modified parking plan as an alternative to the requested variance.

The subject site is an existing shopping center with established parking. The Petitioner/Owner intends to enter into shared parking agreements with two adjacent property owners. One agreement would share 9 spaces with an existing church, and the second would share 7 spaces with an existing drive-thru restaurant. The parking space locations will remain unchanged and will only be considered “off-street” where they extend beyond the shared property boundaries into their respective parking areas.

The Department of Planning has no objections to the Special Hearing or Variance request. The existing shopping center has established parking space locations which will remain unchanged by the shared agreements.

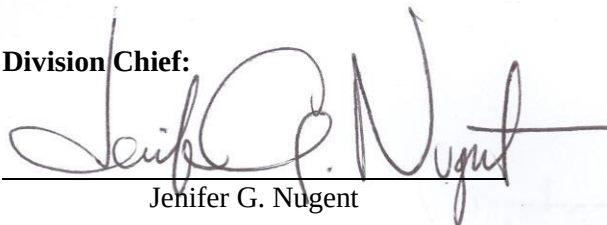
For further information concerning the matters stated herein, please contact Shawn Frankton at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: David H. Karceski and Adam Rosenblatt, Attorneys for Petitioner

Megan Oliver, Community Planner for District 6
Jeff Perlow, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**

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

DATE: 2/4/2025

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS - Revised

INFORMATION: Case Number: 2024-0277-SPHA
Property Address: Loch Raven Plaza, Taylor Avenue
Petitioner: LOCH RAVEN IMPROVEMENTS, LLC.
Zoning: BL-CCC
Requested Action: Variance and Special Hearing

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

Variance(s) -

1. From Section 409.6 of the Zoning Regulations of Baltimore County, to determine whether the Zoning Commissioner should permit 593 off-street parking spaces in lieu of the required 719.
2. From Section 409.8.A.3 to allow existing light standards in a surface parking lot without curbing or landscaping.
3. From Section 409.8.A.4 to allow existing parking spaces in a surface parking facility as close as 3 feet from the right-of-way line of a public street in lieu of the required 10 feet.
4. Variance to permit a minimum 19-foot existing two-way aisle width in lieu of the required 20 or 22 feet, allowing access to existing parking.
5. Any necessary relief to comply with the Baltimore County Landscape Manual.

Special Hearing – Under Section 409.12 of the Zoning Regulations of Baltimore County, to permit a modified parking plan as an alternative to the requested variance.

The subject site is an existing shopping center with established parking facilities. According to the site plan submitted with this filed petition, dated December 24, 2024, the Petitioner/Owner intends to enter into shared parking agreements with two adjacent property owners. One agreement would share 9 spaces with an existing church, and the second would share 7 spaces with an existing drive-thru restaurant. The parking space locations will remain unchanged and will only be considered “off-street” where they extend beyond the shared property boundaries into their respective parking areas.

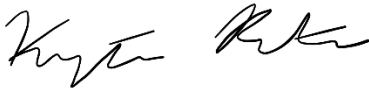
Additional variance requests 2-5 listed above were received by the Department of Planning as a revised petition for further review and comment. The Department of Planning has no objections to the additional variance requests for an existing shopping center with established parking facilities.

Furthermore, the Department of Planning has no objections to the Special Hearing or Variance request from Section 409.6 to allow 593 off-street parking spaces in-lieu of the required 719. The existing shopping center has established parking space locations which will remain unchanged by the proposed shared agreements. The Department of Planning recommends to the Administrative Law Judge that any

future improvements to the existing parking facilities or any new development at this site should comply with the existing Zoning Regulations of Baltimore County.

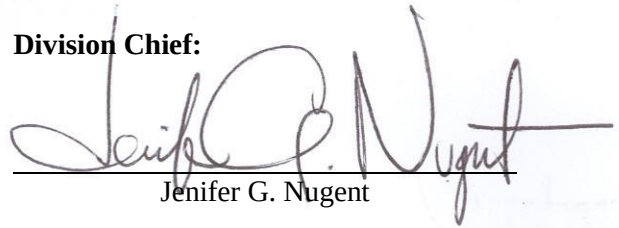
For further information concerning the matters stated herein, please contact Shawn Frankton at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: David H. Karceski and Adam Rosenblatt, Attorneys for Petitioner
Megan Oliver, Community Planner for District 6
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 - 09 Account Number - 0901741830	
Owner Information		
Owner Name:	LOCH RAVEN IMPROVEMENTS LLC	Use: COMMERCIAL
		Principal Residence:NO
Mailing Address:	565 TAXTER ROAD 4TH FLR ELMSFORD NY 10523-	Deed Reference: /19343/ 00497
Location & Structure Information		
Premises Address:	TAYLOR AVE BALTIMORE 21286-8309	Legal Description: 10.274 AC SWS TAYLOR AVE 300 NW OF LOCH RAVEN BL
Map:	Grid:	Parcel:
0070	0022	0383
Neighborhood:	Subdivision:	Section:
20000.04	0000	
Block:	Lot:	Assessment Year:
		2023
Town:	None	
Plat No:	Plat Ref:	
Primary Structure Built		
1969	Above Grade Living Area	Finished Basement Area
	9,283 SF	
Property Land Area	County Use	
10.2700 AC	14	
Stories	Basement	Type
		RESTAURANT /
Exterior Quality	Full/Half Bath	Garage
C3		
Last Notice of Major Improvements		

Value Information				
	Base Value	Value	Phase-in Assessments	
		As of 01/01/2023	As of 07/01/2024	As of 07/01/2025
Land:	5,135,000	5,135,000		
Improvements	6,189,500	13,332,100		
Total:	11,324,500	18,467,100	16,086,233	18,467,100
Preferential Land:	0	0		

Transfer Information		
Seller: HIGH EQUITY PARTNERS SERIES 85	Date: 12/23/2003	Price: \$9,875,000
Type: ARMS LENGTH IMPROVED	Deed1: /19343/ 00497	Deed2:
Seller: A & R INC	Date: 06/27/1986	Price: \$9,451,510
Type: ARMS LENGTH IMPROVED	Deed1: /07195/ 00121	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information		
Partial Exempt Assessments:Class	07/01/2024	07/01/2025
County:	0.00	
State:	0.00	
Municipal:	0.00 0.00	0.00 0.00
Special Tax Recapture: None		

Homestead Application Information	
Homestead Application Status: No Application	

Homeowners' Tax Credit Application Information	
Homeowners' Tax Credit Application Status: No Application	Date:



A vicinity map showing the proposed site (indicated by a shaded area and an arrow) located at the intersection of Levee Road and Taylor Ave. Other roads shown include Coulbury Rd, Callendar Rd, and Princes Highway. A north arrow is present in the bottom right corner.

VICINITY MAP ELECTION DISTRICT: 9 COUNCILMAN DISTRICT: 6 SCALE: 1"=1000'

2. Property Reference: (Area of Zoning Request)

PARCEL	TAX ACCOUNT #	TAX MAP GRID	DEED
383	0901741830	70/22	19343/497

100

