



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 11957 Philadelphia Road, Kingsville, MD 21097 Currently Zoned RC 5

Deed Reference 46122 / 00056 10 Digit Tax Account # 110203950

Owner(s) Printed Name(s) BGS, 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

A Special Hearing for a nonconforming use to approve a longstanding commercial office and commercial parking lot in an RC 5 zone

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

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/ 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

Legal Owners (Petitioners):

BGS, LLC
Name #1 - Type or Print Name #2 - Type or Print

Benjamin Andrews
Signature #1 Signature #2

11957 Philadelphia Road Kingsville MD
Mailing Address City State

21087 / /
Zip Code Telephone #'s (Cell and Home) Email Address

Attorney for Petitioner:

Kotroco & Associates, LLC (Timothy M. Kotroco, Esq.)
Name - Type or Print

[Signature]
Signature

210 Allegheny Avenue STE 100 Towson MD
Mailing Address City State

21204 / 410-299-2943 / tkotroco@gmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

Timothy M. Kotroco, Esq.
Name - Type or Print

[Signature]
Signature

210 Allegheny Avenue STE 100 Towson MD
Mailing Address City State

21204 / 410-299-2943 / tkotroco@gmail.com
Zip Code Telephone # Email Address

Case Number 2025-0009-SP4 Filing Date 11/28/25 Do Not Schedule Dates _____ Reviewer JS

Description
To Accompany Zoning Petition

7.5189 Ac.±

South side of Philadelphia Road (MD 7)

11957 Philadelphia Road

Eleventh (11th) Election District, Baltimore County, Maryland

Beginning at a point, said point being the termination of the South 58° 30' East 13.1 perches' line of a tract of land conveyed to E.C. Weil by George and David King and bearing a date on or about February 25, 1846, said point also being the point of beginning for the second tract of land conveyed to BGS, LLC by Mary L. Bellman and recorded among the land records of Baltimore County in Liber 46122 Folio 056, thence binding reversely on the following 2 courses of the aforementioned deed to be described.

1. North 62° 18' 39" West for a distance of 216.15 feet to a point, thence
2. North 68° 48' 39" West for a distance of 181.50 feet to a point, thence
3. North 58° 18' 39" West for a distance of 18.62 feet to a point, thence
4. North 05° 29' 39" West for a distance of 263.35 feet to a point in the center of Turnpike Road, thence continuing with said road the following course
5. North 82° 17' 08" East for a distance of 307.79 feet to a point, thence leaving said turnpike and binding with the west and south boundary lines of Parcel 602 as described by deed and recorded among the land records of Baltimore County at Liber 46667 Folio 349
6. South 34° 19' 19" East for a distance of 165 feet to a point, thence
7. North 55° 27' 41" East for a distance of 311.78 feet to a point on the Western line of Parcel 179 as described by deed and recorded among the Land records of Baltimore County at Liber 4772 Folio 351, thence binding with a portion of said line
8. South 32° 52' 39" East for a distance of 396.00 feet to a double chestnut tree, thence
9. South 39° 11' 21" West for a distance of 401.00 feet to a black oak tree, thence
10. North 60° 04' 46" West for a distance of 247.79 feet to the point of beginning, containing 327,523 square feet, or 7.5189 acres of land, more or less.

Being the same property as described in a deed dated November 22, 2021, granted by Mary L. Bellman, by Mark H. Bellman, her attorney-in-fact unto BGS, LLC, a Maryland limited liability company and recorded among the Land Records of Baltimore County, State of Maryland in Liber 46122 Folio 56.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

This description was prepared under my responsible charge and is in compliance with COMAR Reg. 09.13.06.12.

DATE: 1/24/2025



Robert Walker
Robert E. Walker
Professional Land Surveyor
MD Lic. No. 22030 Exp. 5/11/2026

2025-0009-SPM

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

No. **235060**

Date: **1/28/25**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$500.00
Total:									\$500.00

Rec From: **KOTROCO LAW**

For: **2025-0009 - SP4**



11957 PHILADELPHIA RD

JSS25-0078

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

TIMOTHY M. KOTROCO 07-89		7-7575/2520	2101
ATTORNEY AT LAW		DATE 1/12/25	
PH. 410-299-2943			
305 WASHINGTON AVE			
SUITE 502			
TOWSON, MD 21204			
PAY TO THE ORDER OF	Baltimore County MD		\$ 500.00
	Five Hundred and 00/100		DOLLARS  Security Features Included Details on Back
<i>Your Finances. Our Promise.</i>			
Baltimore County Employees			
Federal Credit Union			
Towson, MD 21284			
MEMO	Filing Fee - SP4	Timothy Kotroco	MP

**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: 2025-0009-SPH
Property Address: 11957 PHILADELPHIA RD
Legal Owners (Petitioners): BGS, LLC
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Kotroco & Associates, LLC
Address: _____
210 Allegheny Avenue, Suite 100
Towson, MD 21204
Telephone Number: 410-299-2943

*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.

Real Property Data Search ()
 Search Result for BALTIMORE COUNTY

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

Special Tax Recapture: None

Account Number: District - 11 Account Identifier - 1102023950

Owner Information

Owner Name: BGS LLC Use: COMMERCIAL
 Principal Residence: NO
 Mailing Address: 12025 PHILADELPHIA RD Deed Reference: /46122/ 00056
 KINGSVILLE MD 21087-

Location & Structure Information

Premises Address: 11957 PHILADELPHIA RD Legal Description: 7.543 AC SS
 KINGSVILLE 21087- 11957-11959 PHILA RD
 1320 W OF

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0064 0021 0334 10000.04 0000 2025 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1852 4,686 SF 7,5400 AC 06

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
 OFFICE BUILDING/ C3

Value Information

	Base Value	Value As of 01/01/2025	Phase-in Assessments	
			As of 07/01/2024	As of 07/01/2025
Land:	247,700	247,700		
Improvements	149,300	215,600		
Total:	397,000	463,300	397,000	419,100
Preferential Land:	0	0		

Transfer Information

Seller: BELLMAN MARY L Date: 12/30/2021 Price: \$415,000
 Type: ARMS LENGTH IMPROVED Deed1: /46122/ 00056 Deed2:
 Seller: BELLMAN HUBERT A Date: 08/09/2002 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: /16692/ 00213 Deed2:
 Seller: Date: Price:
 Type: Deed1: 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:



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Professional Land Surveyor
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2025-0009-SPH

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: February 3, 2025

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2025-0009-SPH

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 is successful, a Landscape Plan is required per the Baltimore County Landscape Manual and a Lighting Plan is also required for new proposed Lights.

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: 2/11/2025

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2025-0009

INFORMATION:

Property Address: 11957 Philadelphia Road
Petitioner: BGS, LLC
Zoning: RC 5
Requested Action: Special Hearing

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

Special Hearing - For a nonconforming use to approve a longstanding commercial office and commercial parking lot in an RC 5 zone.

The subject property is located along Philadelphia Road closer to Interstate 95 in the Kingsville area of Baltimore County. The property is improved with a building used as an office and construction materials. The property is approximately 7.54 and zoned RC 5. The property is surrounded by detached residential dwellings, agricultural activities, forest conservation and a solar facility to the north of the proposed site.

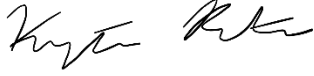
The R.C.5 zoning classification was established in response to concerns over wasteful and disorderly rural-residential development and inadequate lot sizes for on-lot sewer and water systems. These issues could result in undue financial hardships and negatively affect the safety and welfare of citizens. In identifying specific areas suitable for rural-residential development, the aim is to direct future growth towards these areas and prevent disorderly development patterns. The R.C.5 zoning classification serves to provide suitable areas for rural-residential development, minimize encroachments on natural resource areas, and provide a minimum lot size for proper on-lot sewer and water system functioning.

It should be noted that the property has been subject to several older zoning cases, including case number 1989-0477-X. Specifically, on July 15, 1989, the Zoning Commissioner granted a Special Exception allowing the use of the subject property for the construction, operation, and maintenance of an above-ground 230kV electric transmission line. This authorization facilitated the approved commercial uses currently under review, including the office and parking areas.

Since the existing use of the property predated the implementation of the RC5 zoning change, the Department of Planning has no objections to the proposed relief and defers all decision-making to the Administrative Law Judge. Additionally, the Department advises the applicant that the site is subject to the RC 5 Performance Standards as outlined in Section 1A04.4 of the Baltimore County Zoning Regulations (BCZR), which must be adhered to.

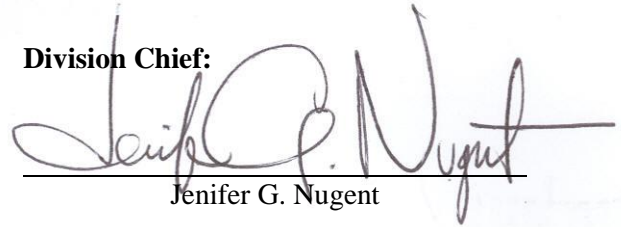
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

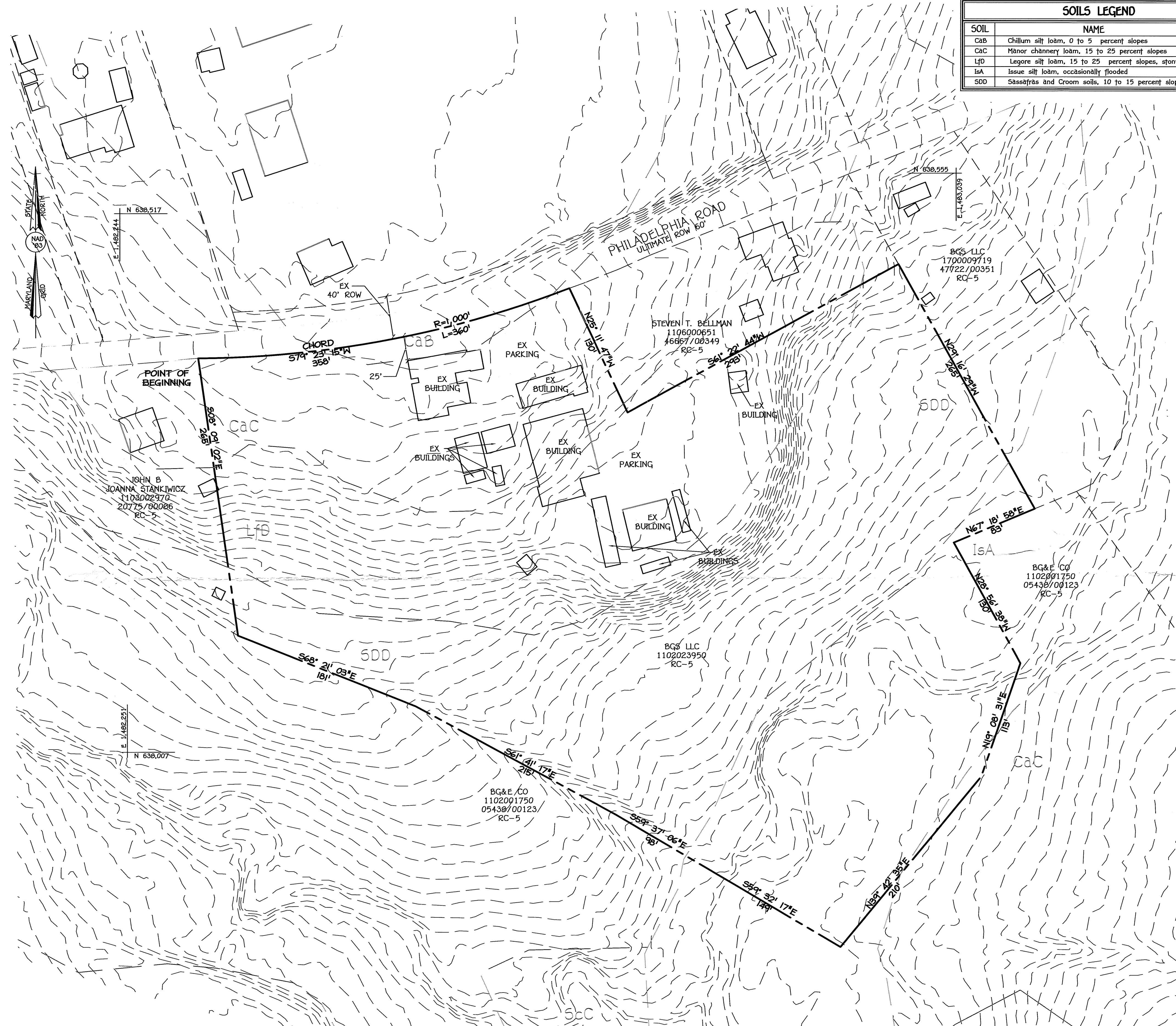
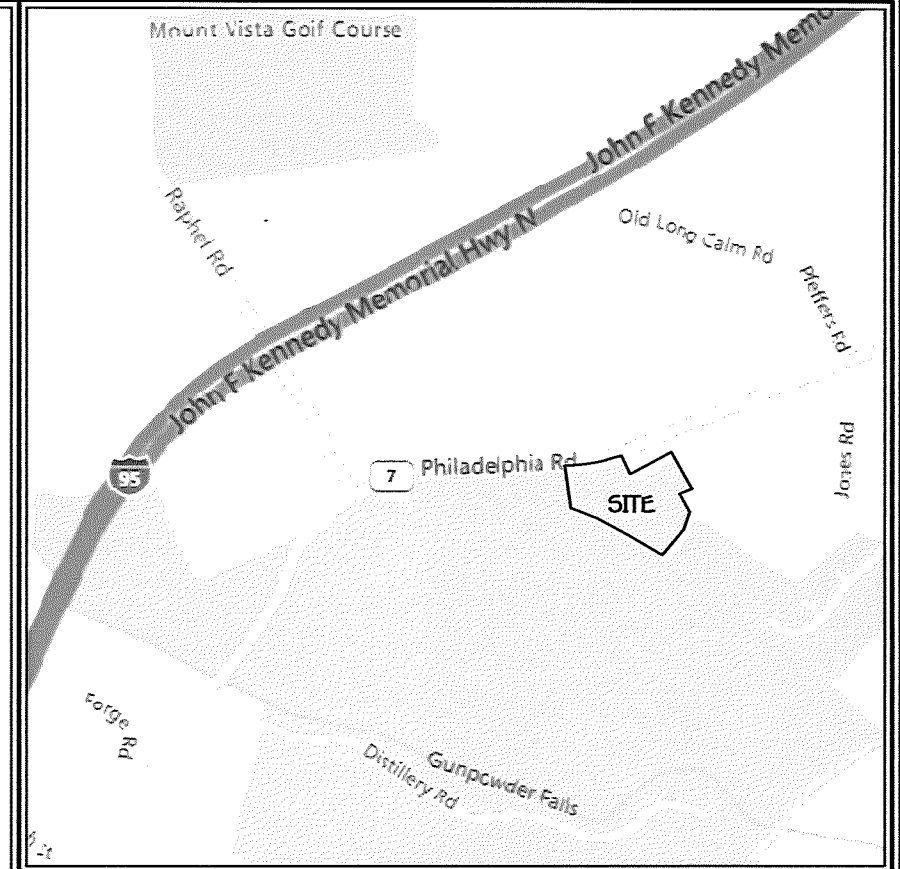
SL/JGN/KP

c: Timothy M. Kotroco, Esq. Kotroco and Associates
Megan Oliver, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

SITE DATA

- PROJECT NAME: 11957 PHILADELPHIA ROAD
 GROSS SITE AREA = 7.543 AC (SDAT)
 NET SITE AREA = 7.543 AC (SDAT)
- OWNER/APPLICANT: BGS LLC
 - SITE ADDRESS: 11957 PHILADELPHIA ROAD
 - UTILITIES
 WATER: PRIVATE
 SEWER: PRIVATE
 - TAX MAP REFERENCES:
 TAX MAP 64; G.21; P.334
 TAX ID. (1102023950)
 - DEED REFERENCES: 46122/00056
 PLAT REFERENCE: N/A
 - ELECTION DISTRICT: 11TH
 COUNCILMANIC DISTRICT: 5TH
 - EXISTING ZONING:
 RC-5
 MAP 064B3
 - THE SITE IS NOT HISTORIC, NOR WITHIN A HISTORIC DISTRICT.
 - THE SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - EXISTING & PROPOSED: COMMERCIAL OFFICES, COMMERCIAL STORAGE AND WAREHOUSING, PARKING OF COMMERCIAL VEHICLES, STORAGE OF COMMERCIAL AND INDUSTRIAL MATERIALS, EIGHT (8)-UNIT APARTMENT BUILDING.
 - F.A.R. ALLOWED = N/A
 PROPOSED F.A.R. = N/A
 - THE PROPERTY INFORMATION SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS INFORMATION
 - URDL LAND TYPE: RURAL
 - WATERSHED: LOWER GUNPOWDER FALLS
 - GROWTH TIER: PRESERVATION & CONSTRUCTION- NO MAJOR SUBDIVISIONS ON SEPTIC
 - BASED UPON BALTIMORE COUNTY'S "MY NEIGHBORHOOD" WEBSITE, THERE IS NO ZONING HISTORY ON THIS PROPERTY, SUBJECT TO THE SPECIAL HEARING REQUEST.
 - REQUIRED PARKING: -1 PER EMPLOYEE ON THE LARGEST SHIFT.
 -3.3 P.S./1,000 SQ FT GROSS FLOOR AREA OF OFFICE.

SOILS LEGEND			
SOIL	NAME	Kw	GROUP
Cab	Chilum silt loam, 0 to 5 percent slopes	.32	C
CAC	Manor channery loam, 15 to 25 percent slopes	.15	x
Lfd	Legore silt loam, 15 to 25 percent slopes, stony	N/A	x
IsA	Issue silt loam, occasionally flooded	N/A	x
SDD	Sassafras and Croom soils, 10 to 15 percent slopes	N/A	x



LEGEND	
SYMBOL	DESCRIPTION
--- (dashed line)	EXISTING CONTOUR 2' INTERVAL
--- (long dashed line)	EXISTING CONTOUR 10' INTERVAL
---	EXISTING TREE LINE
---	EXISTING PROPERTY LINE
---	EXISTING ADJOINING LOT
Cab, CAC	SOIL LINES AND TYPES

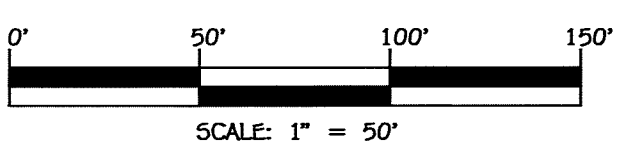
THIS PLAN IS FOR GRAPHICAL PURPOSES ONLY. NO CONVEYANCE OR CONSTRUCTION SHALL BE DONE ACCORDINGLY.



PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECTION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27020, EXPIRATION DATE: 01/25/26.

OWNER
 BGS LLC
 12025 PHILADELPHIA ROAD
 KINGSVILLE, MD 21087

PAUL G. CAVANAUGH, P.E. DATE



2025-009-514

**PLAN TO ACCOMPANY
 PETITION FOR
 SPECIAL HEARING
 11957 PHILADELPHIA ROAD**

TAX MAP 64 GRID 21 PARCEL 334
 11TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
 COUNCILMANIC DISTRICT: 5TH ZONED: RC-5
 SCALE: 1"=50' DATE: JANUARY 2025

2018-0095-SPHXA
2017-0101-XA

1600014703

1123054610

1120030910

1600013639

111204209012034

1700009592

NE 12-K

1122025225

2017-0042-A

2018-0095-SPHXA
2017-0101-XA

1107083325

1112040300

1112040275

11946

12014

1104023250

12010

1104036690

1108080575

PHILADELPHIA RD

12025

11942

12007

1700009719

UP-2018-0329SI

2018-0127-X

1113024060

11956

1106000651

1119034601

064B3

RC-5

11947

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

1979-0216-

5 CD 11 ED

1103002970

12007

1102023950

NE 11-K

1997-0584-SPH
1999-0001-A
1989-0477-X
1975-0004-X
1997-0411-SPH
1985-0358-X

2018-0127-X

1102001750

RC 20

Pt. Bk. 0000077, Folio 0055

2018-0095-SPHXA
2017-0101-XA

1600014703

1123054610

1120030910

1600013639

1112042090 12034

1700009552

NE 12-K

2018-0095-SPHXA
2017-0101-XA

1107083325

1122025225

2017-0042-A

112040300

112040275

11946

12014

1104023250

1100080075
12010

11942

1113024060

PHILADELPHIA RD

12007
1106000651

11956

1700009719

UP-2018-0328S
2018-0127-X

1119034601

1979-0216-

064B3

RC 5

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

11947

12007

5 CD 11 ED

1103002970

1102023950

NE 11-K

1997-0584-SPH
1999-0001-A
1989-0477-X
1975-0004-X
1997-0411-SPH
1985-0358-X

2018-0127-X

1102001750

RC 20

Pt. Bk. 0000077, Folio 0055