



KATHERINE A. KLAUSMEIER
County Executive

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

March 25, 2025

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

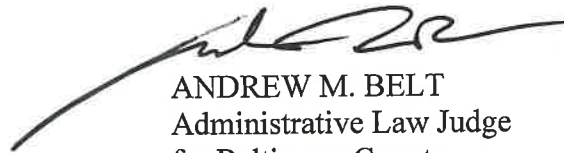
RE: Petition for Variance
Case No. 2025-0024-A
Property: 2045 York Road

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,



ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB;dml
Enclosure
c: Michael Morgan michael.morgan@mjmorgangroup.com

IN RE: PETITION FOR VARIANCE
(2045 York Road)
8th Election District
3rd Council District
MJM York Road, LLC
Legal Owner

Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS OF
* BALTIMORE COUNTY
* **Case No: 2025-0024-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by the legal owner, MJM York Road, LLC (“Petitioner”) for property located at 2045 York Road. The Petitioner filed a Petition for Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 450.4, Table of Sign Regulations, .5(d), to allow 8 wall-mounted enterprise signs for a multi-tenant commercial building in lieu of the 1 permitted enterprise sign (Signs A-F, H, I) and to allow enterprise signs at locations on building walls without separate exterior customer entrances (Signs A-F, I) and in locations that do not define the space occupied by the separate commercial entity (Signs B-D, F, I).

A public WebEx hearing was conducted virtually in lieu of an in-person hearing on March 24, 2025. The Petition was properly advertised and posted.

Patrick Cusgrove, representative for Petitioner, MJM York Road, LLC and their counsel, Paul N. Rouhana, Esq. of Seigel & Rouhana, LLC attended the hearing along with Thomas Sheckells, who prepared and sealed a Site Plan (the “Site Plan”). (Pet. Ex. 1). David Karceski, Esquire and Adam Rosenblatt, Esquire of Venable, LLP represented the Petitioners in regards to the requested zoning relief. There were no Protestants or interested citizens who attended the hearing.

A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”). They did not oppose the requested relief.

The case proceeded by way of proffer by Mr. Karceski. The property is approximately 31,688 sq. ft., and is zoned BL. Mr. Karceski explained that the subject site is a three-story office building with first-floor retail space. (Pet. Ex. 1) The building is surrounded by other commercial uses along York Road, with residential uses being located along Northwood Drive which flanks the property on its south side. He noted that the building is the former location of Charm City Run which, at times, occupied all, or portions of the first floor, with the remaining two floors consisting of office uses. He proffered that the top floor is to be occupied by the headquarters of the MJ Morgan Group, a staffing company, whose name they have proposed to be displayed in wall mounted signs along the top floor of the north and south sides of the property. (Pet. Ex. 1) Mr. Karceski noted that while the building closely fronts York Road, its entrance is actually located on the east side of the building. No entrances exist along York Road or on the north and south of the building. (Pet. Ex. 5) Mr. Karceski noted that due to the building being extremely close to York Road, the front of the building is not visible to approaching north and south bound traffic. (Pet. Ex. 4) The building’s parking is located on the eastside of the building, giving the entire site a unique “airplane wing” – type shape. (Pet. Ex. 3) Mr. Karceski further explained that other than the two wall mounted signs proposed for the north and south of the building, the rest of the requested signage already exists on the property as noted in the DOP comments. He further explained that since the use of the building’s office space on the upper floors is separate and distinct from the ground level retail uses, the additional wall mounted signage for the MJ Morgan Group is necessary to enable clients to locate the property whose uses are not easily recognizable to approaching traffic due to the building’s unique positioning in relation to York Road.

A variance request involves a two-step process, summarized as follows:

- (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).

I find that the subject property is unique in its shape and positioning in relation to York Road. Additionally, I find that the subject building's lack of entrances along the major thoroughfare on which it fronts creates unique challenges for business identification and wayfinding. Finally, I find that the Petitioners would suffer practical difficulty and hardship if the requested variance relief were denied in that they would be prohibited from installing necessary signage for the viability of their tenant.

I 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 25th day of **March, 2025**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from the BCZR, Section 450.4, Table of Sign Regulations, .5(d), to allow 8 wall-mounted enterprise signs for a multi-tenant commercial building in lieu of the 1 permitted enterprise sign (Signs A-F, H, I) and to allow enterprise signs at locations on building walls without separate exterior customer entrances (Signs A-F, I) and in locations that do not define the space occupied by the separate commercial entity (Signs B-D, F, I) be and are 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 Site Plan (Pet. Ex. 1) is attached hereto and incorporated herein in its entirety.

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 Law of Baltimore County for the property located at:

Address 2045 York Road which is presently zoned BL

Deed References: 47712-479 10 Digit Tax Account # 0814090130

Property Owner(s) Printed Name(s) MJM York Road LLC

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

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

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

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

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

SEE ATTACHED SHEET

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

N/A

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHED SHEET

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

Signature #1 Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature [Signature] Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 / 410-494-6285 / dhkarceski@venable.com

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature [Signature] Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 / 410-494-6285 / dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2025-0024-A Filing Date 1/28/2025 Do Not Schedule Dates: _____ Reviewer SP

2045 YORK ROAD

ATTACHMENT TO PETITION FOR VARIANCE

1. Petition for Variance from BCZR Section 409.4. Table of Sign Regulations.5(d) to allow 8 wall-mounted and/or canopy enterprise signs for a multi-tenant commercial building in lieu of the 1 permitted enterprise sign (Signs A-F, H, I) and to allow enterprise signs at locations on building walls without separate exterior customer entrances (Signs A-F, I) and in locations that do not define the space occupied by the separate commercial entity (Signs B-D, F, I).

2045 YORK ROAD

ATTACHMENT TO PETITION FOR VARIANCE

Petitioner / Legal Owner:

MJM York Road LLC
2045 York Road, Suite 300
Timonium, Maryland 21093



By: Michael Morgan

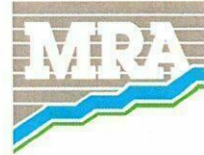
Title: Manager, MJM York Road LLC

Phone: 410.952.7884

Email: michael.morgan@mjmorgangroup.com

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



January 23, 2025

ZONING AREA DESCRIPTION

FOR 2045 YORK ROAD

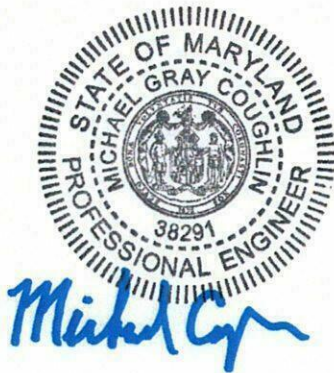
Tax Map 60, Parcel 579
Tax Account # 0814090130
Deed Reference: 47712/479

Beginning at a point located at the intersection of York Road and Northwood Drive or N 645,317.53 E 1,418,225.55, at the distance of 60.42' and bearing of N 22°34'38" E to a point. Thence, the following courses and distances:

- 2) North 19°01'44" West 53.02',
- 3) North 70°58'16" East 299.27',
- 4) South 04°01'11" East 151.89',
- 5) South 85°58'49" West 244.45',
- 6) North 57°07'46" West 38.61',

Containing 31,668 square feet or 0.73 acres of land, more or less, being located in the 8th Election District and 3rd Councilmanic District of Baltimore County, Maryland

I certify that this description was either personally prepared by me or I was in responsible charge of its preparation.



1220-B East Joppa Road, Suite 400K, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

Abingdon, MD ♦ Baltimore, MD ♦ Laurel, MD ♦ Towson, MD ♦ Georgetown, DE ♦ Newark, DE ♦ Purcellville, VA ♦ Raleigh, NC ♦ Orlando, FL
(410) 515-9000 (443) 490-7201 (410) 792-9792 (410) 821-1690 (302) 855-5734 (302) 326-2200 (703) 994-4047 (984) 200-2103 (407) 317-6288

2025-0024-A

**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: 2025-0024 A
Property Address: 2045 York Road
Legal Owners (Petitioners): MJM York Road LLC
Contract Purchaser/Lessee: X N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Vengle LLP
Address: David H. Kacceski
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.

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

No. **235183**

Date: **2025-28-1**

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: 2045 YORK RD

For: 2025-0024-A

SL

**CASHIER'S
 VALIDATION**

CF 25-0075

DISTRIBUTION

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

Check Total: **500.00**

PNC BANK
 PNC, N.A. Bank 040
 Maryland

VENABLE^{LLP}
 750 E. Pratt Street Suite 900
 Baltimore, Maryland 21202
 Operating Account

F 547561

15-3
 540

DATE

January 14, 2025

AMOUNT

\$500.00

*****FIVE HUNDRED 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

[Signature]
 AUTHORIZED SIGNATURE

VOID AFTER 180 DAYS

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

CERTIFICATE OF POSTING

2025-0024-A

RE: Case No.: _____

Petitioner/Developer: _____

MJM York Road, LLC

March 24, 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: _____

2045 York Road *SIGN 1A & 1B*

March 2, 2025

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

Sincerely,

 **March 2, 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)



03/02/2025



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: February 18, 2025

SUBJECT: DEPS Comment for Zoning Item # 2025-0024-A
Address: 2045 YORK ROAD
Legal Owner: MJM York Road, LLC

Zoning Advisory Committee Meeting of February 18, 2025.

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

Additional Comments:

Reviewer: Earl Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: February 11, 2025

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2025-0024-A

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: No comment.

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: 2/19/2025

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2025-0024

INFORMATION:

Property Address: 2045 York Road
Petitioner: MJM York Road LLC
Zoning: BL
Requested Action: Variance

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

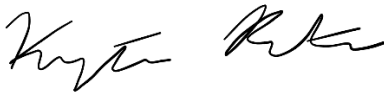
Variance - From BCZR Section 409.4. Table of Sign Regulations.5(d) to allow 8 wall-mounted and/or canopy enterprise signs for a multi-tenant commercial building in lieu of the 1 permitted enterprise sign (Signs A-F, H, I) and to allow enterprise signs at locations on building walls without separate exterior customer entrances (Signs A-F, I) and in locations that do not define the space occupied by the separate commercial entity (Signs B-D, F, I).

The proposed property is situated along York Road at the intersection of Northwood Drive in the 3rd Councilmanic District. Currently, it is improved with a multi-story commercial building on a 0.46-acre lot zoned BL.

The Department of Planning does not object to the proposed relief. The proposed signage placement appears to align with the existing signage on the property.

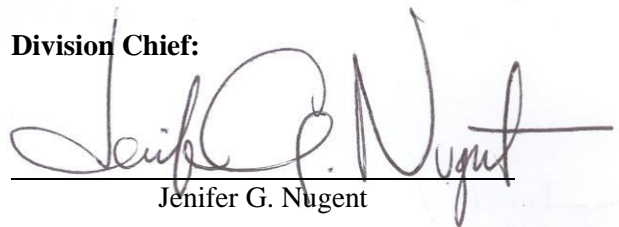
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: David H. Karceski, Esq.
Megan Benjamin, Community Planner
Jeff Perlow, Zoning Review

Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

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

Special Tax Recapture: None

Account Number: District - 08 Account Identifier - 0814090130

Owner Information

Owner Name: MJM YORK ROAD LLC Use: COMMERCIAL
Mailing Address: STE 175 Principal Residence: NO
2330 WEST JOPPA ROAD Deed Reference: /47712/ 00479
LUTHERVILLE MD 21093-

Location & Structure Information

Premises Address: 2045 YORK RD Legal Description: .727AC PT LTS 5-9
LUTHERVILLE TIMONIUM 21093- 2045 YORK RD
YORKSHIRE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0060 0012 0579 20000.04 0000 E 5 2023 Plat Ref: 0007/ 0021

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1985 14,829 SF 31,668 SF 15

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

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments	
			As of 07/01/2024	As of 07/01/2025
Land:	797,500	797,500		
Improvements	1,077,500	1,146,300		
Total:	1,875,000	1,943,800	1,920,867	1,943,800
Preferential Land:	0	0		

Transfer Information

Seller: BDL PROPERTIES LLC Date: 01/19/2023 Price: \$3,060,000
Type: ARMS LENGTH IMPROVED Deed1: /47712/ 00479 Deed2:

Seller: YORKSHIRE LIMITED Date: 09/22/2005 Price: \$2,500,000
PARTNERSHIP Deed1: /22588/ 00403 Deed2:

Seller: MERRITT SAVINGS & LOAN INC Date: 12/19/1986 Price: \$1,600,000
Type: ARMS LENGTH IMPROVED Deed1: /07360/ 00779 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

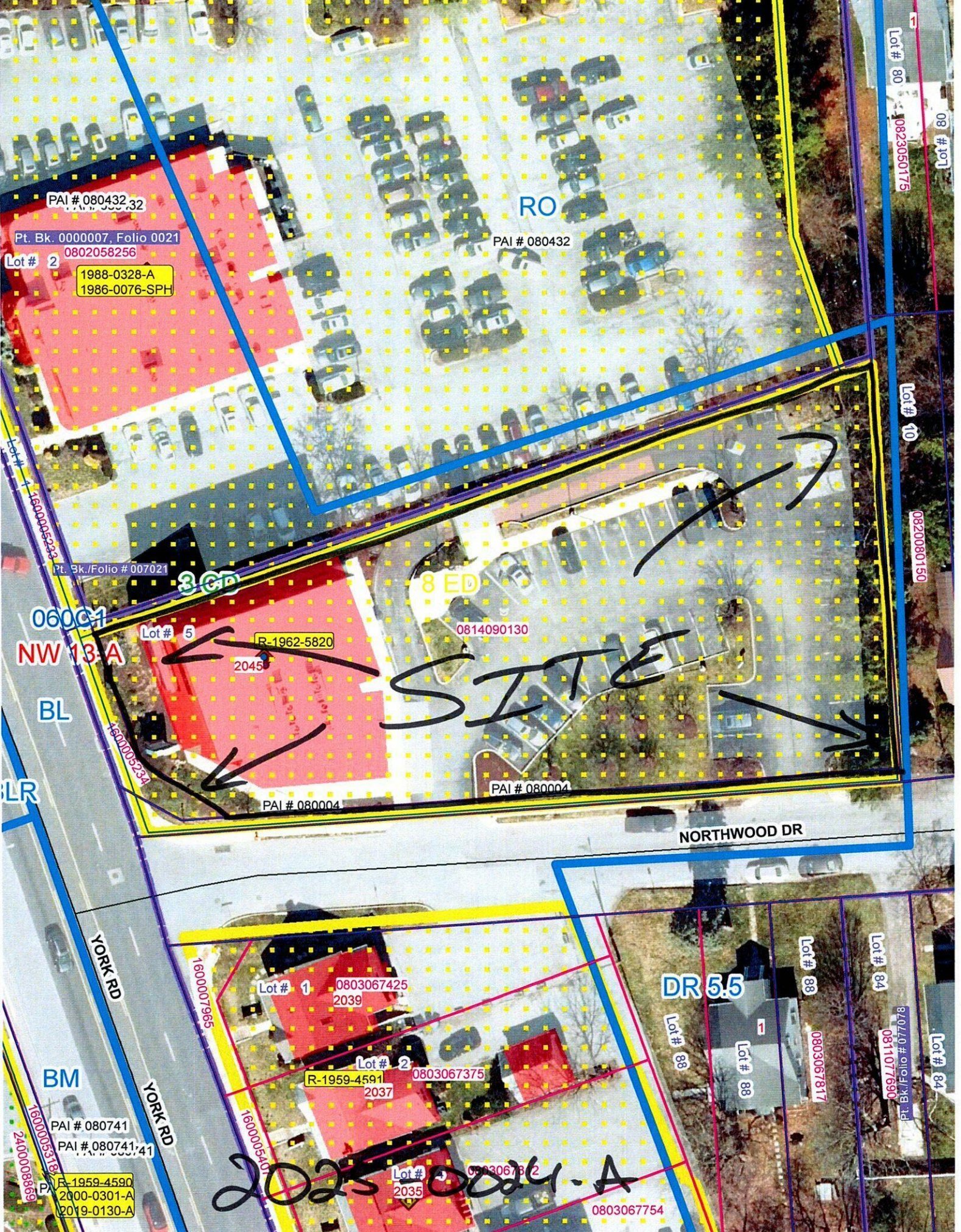
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2025-0024-A



PAI # 080432.32

Pt. Bk. 0000007, Folio 0021
0802058256

Lot # 2
1988-0328-A
1986-0076-SPH

RO

PAI # 080432

Lot # 80
0823050175
08 Lot

Lot # 10

0820080150

Pt. Bk./Folio # 007021

0600C1
NW 13 A

Lot # 5
R-1962-5820
2045

8 ED
0814090130

SITE

PAI # 080004

PAI # 080004

NORTHWOOD DR

YORK RD

Lot # 1
0803067425
2039

DR 5.5

Lot # 88

Lot # 84

Lot # 84

870720 # Folio
0811077690

0803067817

BM

Lot # 2
R-1959-4591
2037
0803067375

Lot # 88

Lot # 88

2025 0024-A

Lot # 3
2035

080306782

0803067754

PAI # 080741
PAI # 080741.41

R-1959-4590
2000-0301-A
2019-0130-A