

Jeffrey N Perlow

From: Jeffrey N Perlow
Sent: Friday, April 11, 2025 11:24 AM
To: Krysundra Cannington
Cc: Tammy Zahner; Appeals Board; Amy Trexler Mantay; Steve Lafferty; Krystle Patchak; Taylor Bensley; Megan Oliver; Ngone Seye Diop; Jennifer Meacham; Jenifer G. Nugent; Jason Vettori; Kristen L Lewis; PAI Zoning Advisory Committee
Subject: Cycle Zoning Reclassification Petition R-2025-0050
Attachments: 20250050.pdf

TO: Krysundra "Sunny" Cannington, Baltimore County Board of Appeals
FROM: Jeffrey Perlow
RE: Cycle Zoning Reclassification Petition R-2025-0050

Pursuant to Section 32-3-505.(b) of the Baltimore County Code, the Department of Permits, Approvals and Inspections hereby transmits the Cycle Zoning Reclassification Petition and Zoning Advisory Committee (ZAC) comments for case # R-2025-0050 to the County Board of Appeals as required (see attached). Unfortunately, we have only received ZAC comments from the Development Plans Review Division of PAI and from the State Highway Administration. As we receive additional ZAC comments from County and State agencies, we will forward those comments to the Board of Appeals expeditiously. If you have any questions, I can be reached at 410-887-3391 or jperlow@baltimorecountymd.gov

Jeffrey Perlow

Jeffrey Perlow

Zoning Supervisor
Baltimore County Zoning Review Office
Dept. of Permits, Approvals & Inspections
Baltimore County Office Building
111 W. Chesapeake Avenue, Room 124
Towson, Maryland 21204
410-887-3391
jperlow@baltimorecountymd.gov

Jeffrey N Perlow

From: Amy Trexler Mantay
Sent: Friday, April 11, 2025 9:53 AM
To: jvettori@sgs-law.com
Cc: Steve Lafferty; Krystle Patchak; Taylor Bensley; Megan Oliver; Ngone Seye Diop; Jeffrey N Perlow; Jennifer Meacham; Jenifer G. Nugent
Subject: Cycle Zoning Petition R-2025-0050 Planning Board Schedule

Jason,

Good morning! I wanted to reach to you regarding the Planning Board schedule for Cycle Zoning Petition R-2025-0050. At this time we've scheduled the following dates for IN PERSON meetings for this petition to go before the Planning Board:

Thursday, June 5, 2025 for Introduction and Setting the Public Hearing

Tuesday, June 17, 2025 for Presentations and Public Hearing (this meeting will be held on Tuesday due to the Juneteenth holiday on Thursday, June 19th)

Thursday, July 17, 2025 for Planning Board Vote on Recommendation to the Board of Appeals

Please let me know if you have any questions. These dates are based on standard timing for Period II of Cycle 1 which occurs from June 1st to July 31st.

Amy

Amy Trexler Mantay
Deputy Director
Baltimore County Department of Planning
Jefferson Building
105 West Chesapeake Avenue, Suite 101
Towson, Maryland 21204

E : atmantay@baltimorecountymd.gov
T : 410.887.3480

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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: March 10, 2025

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case R-2025-0050

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.

ZAC AGENDA

Case Number: R-2025-0050 **Reviewer:** Jeffrey Perlow
Existing Use: COMMERCIAL **Proposed Use:**
Type: RECLASSIFICATION
Legal Owner: 8635 Loch Raven Blvd, LLC, Richhpal Randhawa, Managing Member
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 6

Property Address: 8635- 8641 LOCH RAVEN BOULEVARD

Location: Area 1: S/side of E. Joppa Road, 128.4 ft. E/of Loch Raven Blvd. (see Misc. Notes for additional addresses)

Existing Zoning: BL

Area: .027 AC

Proposed Zoning:

RECLASSIFICATION:

petition that the zoning/district status of the herein described property be reclassified, pursuant to the zoning law of Baltimore County from a BL zone/district to a BM-CCC zone/district for the reasons given in the attachment.

Attorney: Jason Vettori

Prior Zoning Cases: 1950-1624-X; 1962-5784-X; 2024 CMZP 6-0004; R-1945-0483; R-1946-0478

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Additional Addresses: 1703-1705 E. Joppa Road

Area 2: E/side of Loch Raven Blvd., 291.8 ft. s/of E. Joppa Road

Area 3: E/side of Loch Raven Blvd., 110.8 ft. s/of E. Joppa Road

SHA NO OBJECTIONS TO

APPROVING - 3/10/25

Jeffrey N Perlow

From: Jeffrey N Perlow
Sent: Friday, February 28, 2025 2:03 PM
To: Jason Vettori; John Krach
Cc: prichardson@richardsonengineering.net; Lawrence Schmidt; Thomas Leitch
Subject: RE: Petitioner for Reclassification for 8635-8641 Loch Raven Blvd & 1703-1705 E. Joppa Rd

Confirmed

Jeffrey Perlow

Zoning Supervisor
Baltimore County Zoning Review Office
Dept. of Permits, Approvals & Inspections
Baltimore County Office Building
111 W. Chesapeake Avenue, Room 124
Towson, Maryland 21204
410-887-3391
jperlow@baltimorecountymd.gov

From: Jason Vettori <jvettori@sgs-law.com>
Sent: Friday, February 28, 2025 11:56 AM
To: Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>; John Krach <jkrach@baltimorecountymd.gov>
Cc: prichardson@richardsonengineering.net; Lawrence Schmidt <lschmidt@sgs-law.com>; Thomas Leitch <tleitch@sgs-law.com>
Subject: RE: Petitioner for Reclassification for 8635-8641 Loch Raven Blvd & 1703-1705 E. Joppa Rd

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Jeff/John:

Following up on the below email. Please confirm my recitation of our understanding from our meeting yesterday.

My client is coming to my office around 2:30 p.m. to sign the Petitions and give me the filing fee check of \$950, so I will be over to file the package shortly thereafter. Thanks.



Jason T. Vettori

SMITH, GILDEA & SCHMIDT, LLC

600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070

jvettori@sgs-law.com | [http://secure-](http://secure-web.cisco.com/10VuwHh50b7cwv5eNjNZuqqLZNQINxfBFctBtyP36ixMhziS83_LMG7XLjAmH7cCzHQHVb4toQu342y555p05XtBcGf118_C5wn5akMPBJs3Jssc_7N7kNY9Ec8CrOvzRPQpXa_rlaok3L_eT4a-fSfSdxurC4L6lByJ2hEqJWfjAIECiSaOBEEqY90EfDaQcj77Z1Mt_wIGuB6OKxx3SGMyIzQQ1LpeE-TPSI7Ak_u9_gCUNWPVrvAiEGwdhUZuJuQQuF3atZ2C-G3JS9BJ-jJ-rzkC8MW9J-DAzPGaKQ0Tt_R-GsbWRHtaEbsYIbXk0T7aDtEqTaJd62uN-)

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From: Jason Vettori

Sent: Thursday, February 27, 2025 4:48 PM

To: Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>; John Krach <jkrach@baltimorecountymd.gov>

Cc: prichardson@richardsonengineering.net; Lawrence Schmidt <lschmidt@sgs-law.com>; Thomas Leitch <tleitch@sgs-law.com>

Subject: Petitioner for Reclassification for 8635-8641 Loch Raven Blvd & 1703-1705 E. Joppa Rd

Jeff/John,

Thank you for meeting with Rick Richardson and me today regarding the filing of the above referenced Petition for Reclassification. I am writing to confirm the following deviations from items 2, 4, 5 & 6 on the guide/checklist for preparation of reclassification petitions given the fact that a Petition for Reclassification has not been filed (to everyone's knowledge) in approximately 15 years and the policies regarding the filing of Zoning Petitions has changed in the Office of Zoning Review to be more consistent with County practices.

First, we are submitting four copies of the sealed property descriptions for the overall property (8635-8641 Loch Raven Blvd & 1703-1705 E. Joppa Rd; Tas ID Nos. 0919070302, 1600008897 & 0919070307) as well as four copies of sealed property descriptions for the specific square footage of the respective properties for which we are seeking reclassification.

Second, in accordance with the preference of Zoning Review, four copies of a 1" = 60' scale zoning maps highlighting approximate areas where the reclassification is being requested (as opposed to 1" = 200' and 1" = 1,000' scale zoning maps). The highlighted areas are for illustrative purposes only and are not to scale.

Third, we will not be submitting a filing fee for the posting of reclassification signs as the guide/checklist for preparation of reclassification petitions. Rather, the Petitioner will be responsible for coordinating with one of the County's Approved Sign Posters to post the signage, when necessary, in coordination with Zoning Review. The \$950 filing fee for the requested undocumented/open plan will be submitted with the Petition for Reclassification.

Fourth, we will not be filing fourteen (14) hard copies of a sealed site plan and instead will be filing four (4) hard copies of the sealed site plan, consistent with current Zoning Review policies regarding zoning petition filings (since Zoning Review distributes plans to agencies electronically). We will provide a pdf of the sealed site plan and will gladly provide additional hard copies of the sealed site plan should you require additional copies.

Please confirm that my summary of our meeting regarding the filing package is accurate and authorized by Zoning Review. Thank you.



Jason T. Vettori

SMITH, GILDEA & SCHMIDT, LLC

600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070

jvettori@sgs-law.com | <http://secure->

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fSfSdxurC4L6lByJ2hEgJWfjAIECiSaOBEEgY90EfDaQcj77Z1Mt wIGuB6OKxx3SGMylzQQ1LpeE-TPSI7Ak u9 gCUNWPVrvAiEGwdhUZuJuQQuF3atZ2C-G3JS9BJ-jJ-rzkC8MW9J-DAzPGaKQ0Tt R-GsbWRHtaEbsYIbXk0T7aDtEqTaJd62uN-6Gur7r1xxqaz7pm5PYr4hgCxktBOaY7I8ksQWUI7JWSAzKzGiMHD7INmA5tp3DDn4qdd4nPW BB7EzbaVzj2XGBYiPYU XyvMchQTsFKNC5p-sC-8/http%3A%2F%2Fwww.sgs-law.com

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

No. 237901

Date: 2/28/2025

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 950.00

Total: \$ 950.00

Rec From: Liberty Tavern, Inc. 112016

For: Zoning Reclassification (Undocumented - Open)

R-2025-0050 (8635 Loch Raven Blvd., LLC)
8635-8641 Loch Raven Blvd. & 1703-705 E. Joppa Road
JMP

CASHIER'S
VALIDATION

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

LIBERTY TAVERN INC 112016

8139 LIBERTY RD
WINDSOR MILL, MD 21244

5688

60-1809/433
2771

DATE

2-28-25

PAY
TO THE
ORDER OF

Baltimore County MD

\$ 950.00

Nine Hundred Fifty

no
/100

DOLLARS



First National Bank

FOR R-2025-0050

Trendhove

005688

043318092

95151493

Letter of Transmittal

Smith, Gildea & Schmidt, LLC

600 Washington Avenue
Suite 200
Towson, MD 21204
Phone: 410-821-0070
Fax: 410-821-0071

Date: February 28, 2025

Property: 8635-8641 Loch Raven
Boulevard and 1703-1705 E. Joppa Road
Property Owner: 8635 Loch Raven Blvd
LLC

Re: Petition for Reclassification

To: Baltimore County Zoning Review
Room 111
County Office Building
111 W. Chesapeake Ave.
Towson, MD 21204

Attn.: Jeff Perlow

<u>Quantity</u>	<u>Description</u>
3	Original Petition Forms
1	Advertising Form
4	Briefs
4	Descriptions for Entire Property
4	Descriptions for Areas to be Reclassified (Areas 1, 2 and 3)
4	Zoning Maps
4	Plats (sealed by P.E.)
1	Filing Fee

Transmitted by: Jason T. Vettori
SMITH, GILDEA & SCHMIDT

R-2025-0050



Petition for Reclassification

to the Board of Appeals of Baltimore County

for the property located at 8635-8641 Loch Raven Boulevard and 1703-1705 E. Joppa Road
which is presently zoned/districted BL

Deed Reference: 45629 / 00239

10 digit Tax Account # 0919070302, 1600008897, 0919070307

This Petition shall be filed with the Department of Permits, Approvals and Inspections . The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition: (1) that the zoning/district status of the herein described property be reclassified, pursuant to the zoning law of Baltimore County from a BL zone/district to a BM CCC zone/district, for the reasons given in the attached and (2) for a Special Exception under the zoning regulations of Baltimore County, to use the herein described property for

and (3) for the reasons given in the attached statement, a Variance from the following sections of the zoning regulations of Baltimore County:

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 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 Petition.

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Jason T. Vettori

Name- Type or Print

Signature

600 Washington Ave Ste. 200 Towson MD

Mailing Address City State

21204 410-821-0070 jvettori@sgs-law.com

Zip Code Telephone # Email Address

Legal Owners:

Richhpal Randhawa, Managing Member of 8635 Loch Raven Blvd LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1 Signature #2

8635 Loch Raven Blvd Towson MD

Mailing Address City State

21286 (410) 599-8853 richhpalrandhawa@yahoo.com

Zip Code Telephone # Email Address

Representative to be contacted:

Jason T. Vettori

Name - Type or Print

Signature

600 Washington Ave Ste. 200 Towson MD

Mailing Address City State

21204 410-821-0070 jvettori@sgs-law.com

Zip Code Telephone # Email Address

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING
RECLASSIFICATION 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 reclassification hearing. This is accomplished by Baltimore County posting a sign on the property at least fifteen (15) days before the hearing and advertising in local newspapers. The advertising consists of a list and map of all reclassification petitions (cost evenly distributed between all petitioners), as well as individual advertising in local newspapers. The list and map must be published in two newspapers for three different weeks and the individual advertisements must be published in two newspapers fifteen (15) days prior to the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:

Item Number or Case Number: R-2025-0050

Petitioner: 8635 Loch Raven Blvd LLC

Address or Location: 8635-8641 Loch Raven Blvd and 1703-1705 E. Joppa Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Richhpal S. Randhawa

Address: 8635 Loch Raven Boulevard

Towson, MD 21286

Telephone Number: (410) 599-8853

Petitioner's Explanation of the Reasons Why the Reclassification Should be Granted
8635-8641 Loch Raven Blvd & 1703-1705 E. Joppa Rd
Tax ID Nos. 0919070302, 1600008897 & 0919070307
Case No. _____

This is the explanation/justification for the requested reclassification which is required to be provided with the Petition for Reclassification, as provided in BCC § 32-3-503(b). Specifically, that section provides:

(b) Requirements.

(1) The petition shall include:

- (i) The petitioner's explanation of the reasons why the reclassification should be granted; and
- (ii) Sufficient detail to properly inform the county authorities required to review the petition.

(2) A petition that alleges a change in condition or error as justification for the reclassification sought shall include a precise description of the change or error and supporting information required under § 32-3-510 of this subtitle.

This is an open/undocumented plan, as opposed to a documented plan (one that shows a proposed use). The Petitioner is allowed to submit a plan that does not show a proposed use of the property, as provided in BCC § 32-3-503(c)(2). Before delving into the explanation/justification that there has been a change in condition or error as justification for the reclassification noted in BCC § 32-3-503(b)(2), I just want to succinctly state that this small piece of property was intended to be rezoned from BL and BM to BM-CCC when the above referenced properties which constituted 2024 Comprehensive Zoning Map Process (CZMP) Issue No. 6-004 were rezoned. As such, this petition will set forth how both a change in condition and/or an error are being provided as justification for the reclassification.

8635 Loch Raven Blvd, LLC bought all that lot or parcel of ground described in a deed dated August 10, 2021, and recorded in the Land Records of Baltimore County in Liber 45629, folio 239 (Tax ID Nos. 0919070302, 1600008897, and 0919070307). The intent was to file an Issue in the 2024 CZMP for all three Tax ID Numbers. However, a surveyed plan was not included in the submission of 2024 CZMP Issue No. 6-004 and certain portions of the overall site were not rezoned. Following the 2024 CZMP, the property owner sought a Correction of Zoning Map as provided in BCC § 32-3-231, et seq. Councilman Mike Ertel sent an email to the Director of the Department of Planning indicating that it was his intent to rezone the entire property to BM-CCC. Nevertheless, the Director of Planning issued a final decision that there was not a technical drafting error under BCC § 32-3-231(b)(3) on the written notification under the Correction of Zoning Map regulations. An appeal of the Director's decision has been taken to the Board of Appeals. If there was not a technical drafting error under BCC § 32-3-231(b)(3), the County Council did not fail to consider the property as a specific issue in the CZMP and the property owner's only recourse to cure the Council's decision to rezone the entire property is to file a Petition for Reclassification.

A substantial change has occurred in the character of the neighborhood in which the property is located since the property was last reclassified since all but a minor portion of this property was

R-2025-0050

rezoned to BM-CCC. The requested reclassification is warranted based on a consideration of the Baltimore County Zoning Regulations (BCZR) and maps. The BCZR does not provide any regulations regarding reclassification requests. Populations trends were considered in the Master Plan 2030 and it was decided that more density should be supported in the more urban areas of the County. The subject site has available and adequate present and proposed transportation facilities, water-supply facilities, sewerage, solid-waste-disposal facilities, schools, recreational facilities, and other public facilities. The subject site is located in the Loch Raven Commercial Revitalization District. The uses generally allowable under the BM-CCC zone are compatible with the present and projected development or character of the surrounding area. The requested reclassification is consistent with Master Plan 2030, the county water and sewer plan, and the capital program. The portions of the subject site which are the subject of this reclassification request were not amended on the zoning map as they were not included in 2024 CZMP Issue No. 6-004 or a result of a technical drafting error.

The last classification of the property was established in error. The County Council did not consider facts and circumstances then existing that were relevant to the decision. The County Councilman in whose district this property is located believed the Planning Board had recommended the entire property be rezoned to BM-CCC and he voted to adopt their recommendation. There is no contention that the 2024 CZMP classification error is a result of economic disadvantage resulting from the classification. All that is being contended is that the ability to build a permitted use on the property without the entire property being zoned BM-CCC is seriously hindered. The petitioner is not contending that the last classification is incompatible with the zoning classification of surrounding tracts or parcels of land. Rather, there was either a technical drafting error or some other form of drafting error. Either way, the entire property has not been rezoned which limits the ability to utilize the entire property. The petitioner is not contending that the last classification does not conform with the Master Plan 2030. The contention is that there was an error that led to less than the entire property being rezoned. The County Council did not fail to consider the property as a specific issue in the 2024 CZMP. Instead, it considered most of the property in the 2024 CZMP and found that it should be rezoned to BM-CCC. However, there was an error and less than the entire property was rezoned.

In addition to the open/undocumented plan, property descriptions and zoning maps, documentation regarding the requested Correction of Zoning Map, Councilman Ertel's email to the Director of Planning regarding same and CZMP history are included with Petitioner's Explanation of the Reasons Why the Reclassification Should be Granted.

R-2025-0050

MICHAEL PAUL SMITH
DAVID K. GILDEA
LAWRENCE E. SCHMIDT
JASON T. VETTORI
MELISSA L. ENGLISH*
* Admitted in MD, NC



GREGORY D. GALLI
AMY L. HICKS GROSSI
STEPHEN T. HARRIS
CARMELO D. MORABITO
REBECCA G. WYATT
senior counsel:
ERIC R. HARLAN
of counsel:
EUGENE A. ARBAUGH, JR.
STEPHEN J. NOLAN

November 12, 2024

Sent Via Email: slafferty@baltimorecountymd.gov

Stephen Lafferty, Director
Baltimore County Department of Planning
The Jefferson Building
105 W. Chesapeake Avenue, Suite 101
Towson, MD 21204

Re: Correction of Zoning Map for 2024 CZMP Issue No. 6-004

Dear Director Lafferty,

On behalf of the owner of property, 8635 Loch Raven Blvd, LLC, please accept this letter as written notice that the zoning map last enacted by the County Council does not accurately reflect the zoning classification enacted by the County Council on the owner's property during any comprehensive zoning process, as provided in BCC § 32-3-231(a).

2024 CZMP Issue No. 6-004 included Tax ID Nos. 1600008897 & 0919070307 but did not include Tax ID No. 0919070302. All three of the Tax ID Nos. are part of the property acquired in the deed recorded in Liber 45629 Folio 00239. Specifically, the property owner alleges an error due to "[a] technical drafting error made by the original petitioner for a zoning change, provided the error did not impact on the intent of the County Council to place a particular zoning classification on the particular property." Please investigate whether it was the intent of the County Council to rezone all the property owned by 8635 Loch Raven Blvd, LLC in this area to BM-CCC and send the Director's findings to the undersigned.

Thank you for your prompt attention to this most important matter.

Very truly yours,

A handwritten signature in blue ink that reads "Lawrence E. Schmidt".

Lawrence E. Schmidt

LES:tpl

From: Michael Ertel <mertel@baltimorecountymd.gov>
Sent: Monday, November 25, 2024 4:31 PM
To: Steve Lafferty <slafferty@baltimorecountymd.gov>
Subject: CZMP Issue 6-004

Steve:

I wanted to email you per our conversation about CZMP Issue 6-004 and clarify the situation with the drafting error that has come to light after the CZMP vote.

Throughout the 2024 CZMP period, I believed that all of the property owned by 8635 Loch Raven Blvd, LLC was included in the 2024 CZMP Issue 6-004. The property owner had requested a change from BL and BM to BM-AS.

I am aware that the Planning Board sequestered CZMP Issue 6-004 to be considered a change from the Department of Planning recommendation (stay BL and BM) and voted to recommend it be rezoned to BM-CCC.

I voted to retain the Planning Board's recommendation of BM-CCC for what I believed was the entire property.

I support the Department of Planning correcting the zoning map as the drafting error did not impact the intent of the County Council to place BM-CCC on all of the property owned by 8635 Loch Raven Blvd, LLC in this immediate area.

Hopefully we can remedy this drafting error situation in some way.

Let me know your thoughts.

Thank you,

Mike Ertel

Michael Ertel
Baltimore County Council, District 6
Proudly serving Hillendale, Loch Raven Village, Middle River, Parkville, Overlea, Rosedale and Towson
(410) 887-3388
mertel@baltimorecountymd.gov

R-2025-0050



KATHERINE A. KLAUSMEIER
County Executive

STEPHEN LAFFERTY, *Director*
Department of Planning

January 23, 2025

Lawrence E. Schmidt, Esq.
Smith, Gildea and Schmidt
600 Washington Avenue, Suite 200
Towson, Maryland 21204

Re: Correction of Zoning Map for 2024 CZMP Issue No. 6-004

Dear Mr. Schmidt,

On November 12, 2024, you sent me written notice, on behalf of the property owner 8635 Loch Raven Blvd, LLC, alleging that the zoning map last enacted (CZMP 2024) "does not accurately reflect the zoning classification enacted by the County Council on the owner's property ..." Sec. 32-3-231(a) of the Baltimore County Code, 2025 ("BCC"). In your notice you allege, in accordance with Sec. 32-3-231(b)(3) of the BCC:

A technical drafting error made by the original petitioner for a zoning change, provided the error did not impact on the intent of the County Council to place a particular zoning classification on the particular property.

Having received your notice and pursuant to the Sec. 32-3-232(a) I have investigated "the validity of the owner's allegation" and, by this letter, am sending my findings to the owner. Sec. 32-3-232(b), BCC

I have conducted an extensive review of your client's claim and conclude that the original petitioner did not make a "technical drafting error" in accordance with Sec. 32-3-231(b)(3), BCC. Therefore, I do not intend to prepare and file a petition seeking a correction of zoning classification on the owner's property with the County Board of Appeals. Let me explain my reasoning.

On Oct. 4, 2023, Jason Vettori of Smith, Gildea and Schmidt, on behalf of the owner, signed an Application Summary Report for rezoning of two parcels from BL and BM to BM-AS and DR 5.5. One parcel was split-zoned BL and BM and abuts Joppa Road with an address of 1703 East Joppa Road. The second parcel abuts Loch Raven Boulevard with an apparent address of 8635 Loch Raven Boulevard. Only one tax account was provided and that was for the 1703 East Joppa Road property. The Justification in the application states: "One of the parcels is split zoned BM/BL and the other [emphasis added] is zoned BL." It is clear that only two parcels were filed as part of Issue 6-004. Additionally, the parcel that includes 8633 and 8641 Loch Raven Boulevard is not fully included in the submission; it appears that the Issue line goes through a

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building or along a property line between two buildings. Again, Issue 6-004 only includes the 1703 East Joppa Road parcel and 8635 Loch Raven Boulevard.

As part of the Comprehensive Zoning Map Process ("CZMP"), Planning required Mr. Vettori to verify the maps and, if he agreed, to sign the Application Summary Report, the Existing Issue Map, the Requested Issue Map and the Sign Location Issue Map. This process was completed, which verifies the accuracy and correctness of: the Summary Report, the maps and his intent to file this Issue, as mapped by Planning staff. The ownership of, or the need to include, the third parcel in the Application was not part of Issue 6-004.

Planning also requires the Applicant to review the maps, after they have been printed, to make sure they are correct. Once confirmed, the applicant (or the representative), signs and dates the Summary and the three maps. That verification process was followed and the Summary and three maps are signed and dated.

Following the filing of Issue 6-004, the Administration, the Planning Board and the Council had the opportunity to submit an Issue on the parcels. Despite this, no additional Issues were filed to expand or alter Issue 6-004, filed on October 4, 2023.

A Public Hearing for District 6 Issues, including 6-004, was held on February 27, 2024. At no time, during that hearing, did the Applicant state that there was a technical drafting (mapping) error or that the third parcel was excluded. Finally, there was public testimony in opposition to the Applicant's request for zoning change, as it would permit a gas station.

Subsequent to a public hearing held by the County Council, Councilman Mike Ertel rezoned the two parcels included in Issue 6-004 to BM-CCC (not the requested BM-AS). On August 20, 2024, Councilman Ertel signed the Issue map for the two parcels, placing BM-CCC on the two properties included in the Issue. Councilman Ertel did not discuss, nor raise questions about, the Issue boundaries shown on the Issue Map. The County Council voted to support the reclassification of the two parcels to BM-CCC.

In an email to me on November 25, 2024 Councilman Ertel indicated that:

"Throughout the 2024 CZMP period, I believed that all of the property owned by 8635 Loch Raven Blvd, LLC was included in the 2024 CZMP Issue 6-004. The property owner had requested a change from BL and BM to BM-AS.

I am aware that the Planning Board sequestered CZMP Issue 6-004 to be considered a change from the Department of Planning recommendation (stay BL and BM) and voted to recommend it be rezoned to BM-CCC.

I voted to retain the Planning Board's recommendation of BM-CCC for what I believed was the entire property.

I support the Department of Planning correcting the zoning map as the drafting error did not impact the intent of the County Council to place BM-CCC on all of the property owned by 8635 Loch Raven Blvd, LLC in this immediate area."

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Councilman Ertel's e-mail states he believed "all of the property owned by 8635 Loch Raven Blvd. LLC was included in 2024 CZMP Issue 6-004. However, this does not establish there was a technical drafting error made by the original petitioner; particularly, in light of the numerous opportunities that Issue 6-004 and its boundaries were reviewed, with opportunity to change / adjust those boundaries.

Based on the above, I find that adding a third property to Issue 6-004, after public hearing, County Council deliberation and final vote is a substantive change and does not constitute a technical drafting error. Accordingly, and based the above, I do not find that the petitioner made a technical drafting error requiring submission of an application to the Board of Appeals for map correction.

Therefore, I do not intend to submit a petition to the Board of Appeals. However, please be advised that your client has the right to appeal my decision to the County Board of Appeals in accordance with Maryland Annotated Code, Local Government, Section 10-305 and Baltimore County Charter, Section 602.

Sincerely,


Stephen Lafferty

Cc: Sameer Sidh
James Benjamin
Jennifer Frankovich
Amy Trexler Mantay
Jennifer Meacham

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**IN RE:
CORRECTOIN OF ZONING MAP
2024 CZMP ISSUE NO. 6-004**

9th Election District
6th Councilmanic District

8635 Loch Raven Blvd, LLC
Legal Owner
Appellant

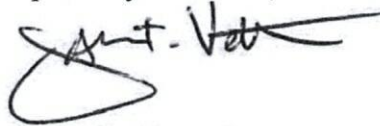
* BEFORE THE
* BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
*
*

* * * * *

NOTICE OF APPEAL

The Appellant/Legal Owner, 8635 Loch Raven Blvd, LLC, by and through its attorneys, Lawrence E. Schmidt, Jason T. Vettori and Smith, Gildea, and Schmidt, LLC, feeling aggrieved by the final decision of the Director of Planning for Baltimore County in his letter dated January 23, 2025 regarding his finding of no error in the above-captioned matter, hereby give notice of this appeal to the County Board of Appeals for Baltimore County in accordance with the Maryland Annotated Code, Local Government, Section 10-305 and Baltimore County Charter, Section 602.

Respectfully submitted,



JASON T. VETTORI
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, MD 21204
(410) 821-0070
Attorney for Appellant

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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this **7th** day of **February, 2025**, a copy of the foregoing Notice of Appeal was electronically mailed to the following:

Stephen Lafferty, Director
Baltimore County Department of Planning
slafferty@baltimorecountymd.gov

James R. Benjamin Jr., County Attorney
Baltimore County Office of Law
jrbenjamin@baltimorecountymd.gov

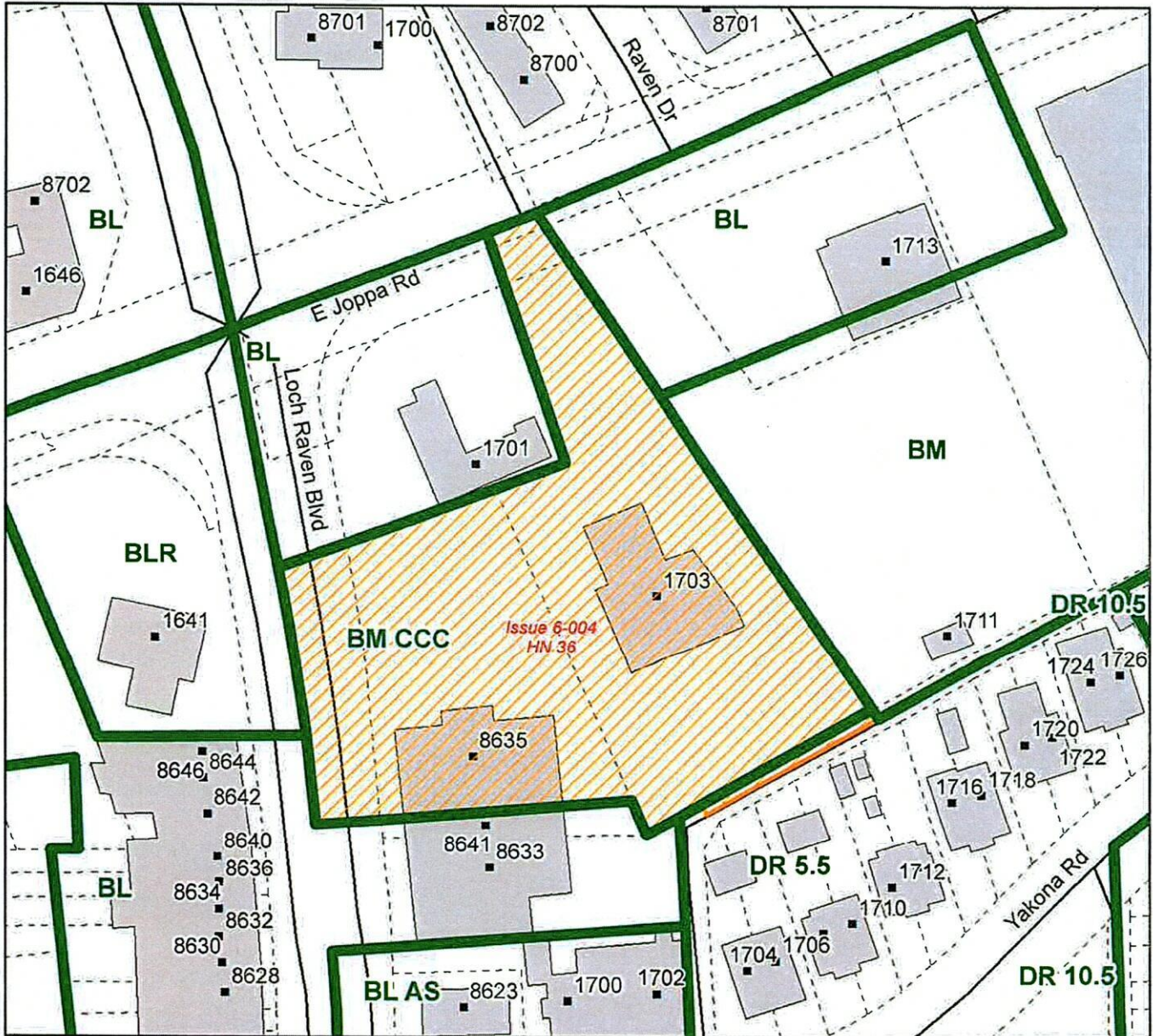
A handwritten signature in black ink, appearing to read "J. T. Vettori", with a large, stylized loop at the beginning.

JASON T. VETTORI

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CZMP 2024 - Issue Map

Issue Number: 6-004

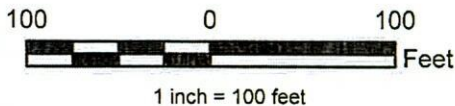


Iteration: COUNTY COUNCIL/2

Tracking#: CZMP24-00036

Zone	District	Acreage
DR 5.5		0.02
BM	CCC	1.72

Total Acreage: 1.75



[Signature]
8/20/2024

Publication Date: July 30, 2024
Publication Agency: Department of Planning
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

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Baltimore County 2024 Comprehensive Zoning Map Process Log of Issues - District 6

August 29, 2024

Issue Number 6-004		Petitioner 8635 Loch Raven Blvd LLC		Location 1703 Joppa Road					
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
BL	1.19	BM AS	1.72	BL	1.19	BM CCC	1.72	BM CCC	1.72
BM	0.56	DR 5.5	0.02	BM	0.56	DR 5.5	0.02	DR 5.5	0.02
<u>1.75</u>		<u>1.74</u>		<u>1.75</u>		<u>1.74</u>		<u>1.74</u>	

Comments

Issue Number 6-005		Petitioner Ehon Corporation		Location 8200 Belair Rd					
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
BM	8.94	BR AS	8.94	BM	8.94	BR AS	8.94	BM CCC	8.94
<u>8.94</u>		<u>8.94</u>		<u>8.94</u>		<u>8.94</u>		<u>8.94</u>	

Comments

Issue Number 6-006		Petitioner 305 WCA Ventures LLC		Location 305 Chesapeake Ave					
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 5.5	0.87	OR 1	2.11	OR 2	2.11	OR 2	2.11	RO	2.11
RO	1.24		2.11		2.11		2.11		2.11
<u>2.11</u>									

Comments

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FINAL

**BALTIMORE COUNTY COUNCIL AGENDA
LEGISLATIVE SESSION 2024, LEGISLATIVE DAY NO. 16
AUGUST 27, 2024 6:00 P.M.**

SPECIAL LEGISLATIVE SESSION

**CEB = CURRENT EXPENSE BUDGET
BY REQ. = AT REQUEST OF COUNTY EXECUTIVE**

**A. MOMENT OF SILENT MEDITATION
PLEDGE OF ALLEGIANCE TO THE FLAG**

B. CALL OF BILLS FOR FINAL READING AND VOTE

PASSED Bill 56-24 – Mr. Young - The Comprehensive Zoning Map – First District
PASSED Bill 57-24 – Mr. Patoka – The Comprehensive Zoning Map – Second District
PASSED Bill 58-24 – Mr. Kach – The Comprehensive Zoning Map – Third District
PASSED Bill 59-24 – Mr. Jones – The Comprehensive Zoning Map – Fourth District
PASSED Bill 60-24 – Mr. Marks – The Comprehensive Zoning Map – Fifth District
PASSED Bill 61-24 – Mr. Ertel – The Comprehensive Zoning Map – Sixth District
PASSED Bill 62-24 – Mr. Crandell – The Comprehensive Zoning Map – Seventh District

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COUNTY COUNCIL OF BALTIMORE COUNTY
COURT HOUSE, TOWSON, MARYLAND 21204

MIKE ERTEL
COUNCILMAN, SIXTH DISTRICT
COUNCIL6@BALTIMORECOUNTYMD.GOV

COUNCIL OFFICE: 410-887-3388
FAX: 410-887-5791

MEMORANDUM

TO: Tom Bostwick

FROM: Mike Ertel
Councilman, Sixth District 

SUBJECT: CZMP 2024 – Issues in Agreement with Planning Board

DATE: August 20, 2024

Issue 6.001

Issue 6.002

Issue 6.003

Issue 6.004

Issue 6.008

Issue 6.010

Issue 6.013

Issue 6.015

Issue 6.016

Issue 6.019

Issue 6.021

Issue 6.024

Issue 6.031

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Baltimore County 2000 Comprehensive Zoning Map Issues

Issue Number	Owner, Petitioner	Location	Existing Zoning and Acres	Requested Zoning and Acres	Planning Board Recommendations	County Council Decisions	Comments
4-009	Staff	South side of Joppa Rd between Pleasant Plains Rd and Oakleigh Rd; North side of Joppa Rd between Lackawanna Ave and Oakleigh Rd	BR AS 26.3 Total 26.3	BL or BLR 26.3 Total 26.3	BR BLR BL AS BM Total 26.3	BR BLR BL AS BM Total 26.3	See Issue 4-001 Overlay Adopted
4-010	Staff	East and west side of York Rd between Washington Ave and Bosley Ave	BR AS 9.0 Total 9.0	BM CT 9.0 Total 9.0	BM CT Total 9.0	BR AS Total 9.0	See Issues 4-012, 4-029, 4-071
4-011	William Pugh	1002 Dulaney Valley Rd at Locustvale Rd	DR 3.5 0.3 Total 0.3	ROA or RO 0.3 Total 0.3	ROA Total 0.3	ROA Total 0.3	See Issues 4-037, 4-038 Covenant Agreement
4-012	Staff	811-865 Bosley Ave, east of York Rd	DR 16 1.5 Total 1.5	DR 10.5 1.5 Total 1.5	DR 10.5 Total 1.5	DR 10.5 Total 1.5	See Issue 4-010
4-013	Staff	Northside Aigburth Rd, east side of York Rd	DR 16 6.0 Total 6.0	DR 10.5 6.0 Total 6.0	DR 10.5 Total 6.0	DR 16 Total 6.0	See Issue 4-022
4-014	Staff	West side of York Rd between Highview St and Rose St	BR 1.0 Total 1.0	BLR 1.0 Total 1.0	BR Total 1.0	BR Total 1.0	Covenant Agreement
4-015	Herbert R. Stevenson	4 Cinder Rd, west of Sweet Briar Ln	DR 5.5 0.2 Total 0.2	BR 0.2 Total 0.2	DR 5.5 Total 0.2	DR 5.5 Total 0.2	See Issues 4-025, 4-026, 4-027

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Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasly, and the GIS user community.

Baltimore County 2004 Comprehensive Zoning Map Process

Final Log of Issues

August 31, 2004

Issue Number	Owner, Petitioner	Location	Existing Zoning and Acres	Requested Zoning and Acres	Final Staff Recommendation	Planning Board Recommendations	County Council Decision	Comment
5-004	Staff	East and West side of York Rd, between Towsontown Blvd and Burke Ave						
			BM AS	BL	5.311 DR 16	0.056	BM	5.426 BM
				DR 16	0.056 RO	0.055	DR 16	0.056 DR 5.5
				RAE 2	0.042 BM	5.426	RAE 2	0.042 RAE 2
				RO	0.045 RAE 2	0.042	RO	0.055 RO
				BM	0.125 Total	5.579	Total	5.579
			Total		5.579			See Issue 5-066
5-005	Staff	111 & 113 West Rd, North of Kenilworth Dr						
			BL	MLR	0.012 MLR	0.011	MLR	0.011 Kenilworth Drive
			DR 5.5	OR 2	3.277 OR 2	3.278	OR 2	3.278 Corridor Plan
			MLR	Total	3.289 Total	3.289	Total	3.289
			Total		3.289			
5-006	Staff	East and West sides of Loch Raven Blvd, South of Joppa Rd, North of Naturo Rd						
			BL	BL	3.831 BL	3.799	BL	3.799
			BL AS	DR 5.5	0.024 DR 5.5	0.056	DR 5.5	0.056
			DR 5.5	Total	3.855 Total	3.855	Total	3.855
			OR 1					
			Total		3.855			

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[illegible]

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Baltimore County 2020 Comprehensive Zoning Map Process

Log of Issues

August 26, 2020

Issue Number	5-042	Petitioner	County Council	Location	1608-1813 East Joppa Road, 8509-8801 Loch Raven Boulevard
Existing Zoning and Acres	Requested Zoning and Acres	Final Staff Recommendations	Planning Board Recommendations	County Council Decision	
BL	13.77	BL	13.77	BL	20.12
BL AS	2.67	BL AS	2.67	BL AS	2.67
BLR	6.09	BLR	6.09	BLR	6.09
BM	30.59	BM	30.59	BM	36.58
BR	16.40	BR	16.40	BR	5.60
DR 1	0.10	DR 1	0.10	DR 1	0.10
DR 5.5	15.78	DR 5.5	15.78	DR 5.5	14.24
OR 1	2.59	OR 1	2.59	OR 1	2.59
	87.99	87.99	87.99		87.99

Comments: Adjacent to Issues 5-003, 5-013, 5-016, 5-017, 5-018, 5-020, 5-024, 5-025 and 5-045

Issue Number	5-043	Petitioner	County Council	Location	4216-4510 Silver Spring Road
Existing Zoning and Acres	Requested Zoning and Acres	Final Staff Recommendations	Planning Board Recommendations	County Council Decision	
DR 1 NC	7.40	DR 1 NC	7.40	DR 1 NC	36.93
DR 16	0.14	DR 16	0.14	DR 16	7.40
DR 5.5	41.51	DR 5.5	41.51	DR 5.5	4.73
	49.05	49.05	49.05		49.06
Comments:					

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[illegible]

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Department of Public Works and Transportation

2024 Basic Services Map Transportation Zones

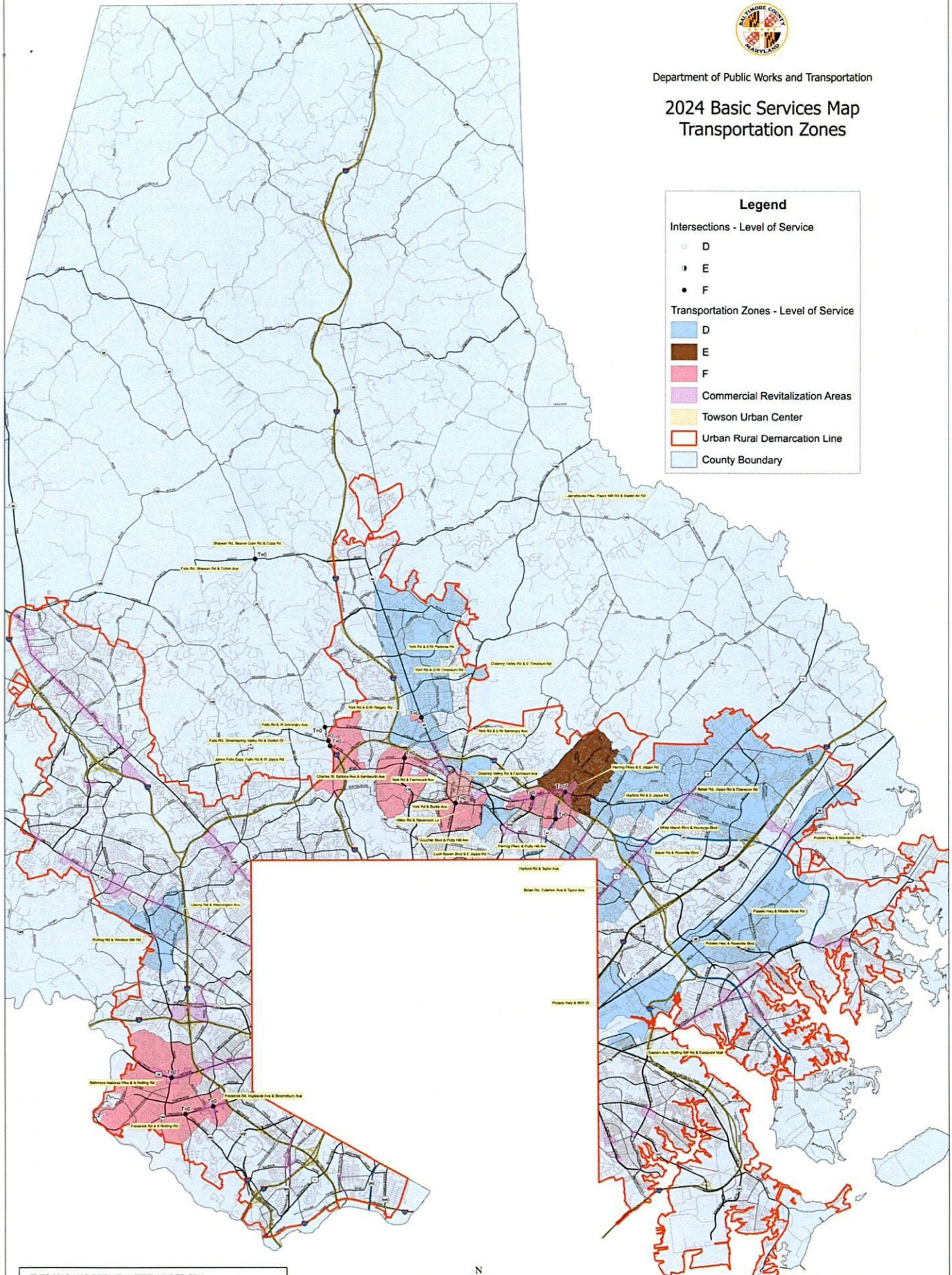
Legend

Intersections - Level of Service

- D
- E
- F

Transportation Zones - Level of Service

- D
- E
- F
- Commercial Revitalization Areas
- Towson Urban Center
- Urban Rural Demarcation Line
- County Boundary



THIS MAP HAS BEEN ENACTED UNDER BILL
NUMBER 17-24 AND IS PART OF THE
BALTIMORE COUNTY ZONING REGULATIONS,
1955, AS AMENDED BY THE BILL ADOPTED
MAY 6, 2024. EFFECTIVE MAY 24, 2024.

COUNTY COUNCIL OF BALTIMORE COUNTY



SCALE 1 INCH = 4,000 Feet

0 2,000 4,000 8,000 12,000 16,000 20,000 Feet

NOTE: The interpretation of the Basic Services Map are subject to exceptions provided for in the Baltimore County Zoning Regulations, Article 44 Growth Management, Section 4A-22 Basic Services Maps. These exceptions include those mapped in the County's geographic information system (GIS) the Urban and Rural Demarcation Line (URDL), Commercial Revitalization Districts (ARZD A-E, 1, 2), and the Towson Urban Center (Downtown Towson District) exists in the Master Plan 2020 in the Land Management Areas Section 4.4.4.

Feature Class Production Dates
Transportation Zones 2024
Intersections 2024
Commercial Revitalization Districts 2024
Towson Urban Center 2011
Urban Rural Demarcation Line 2012
Roads 2024
County Boundary 2008

Produced by Baltimore County Department of Public Works and Transportation
North American Datum 1983 (NAD83) U.S. Survey Feet
Published May 15, 2024

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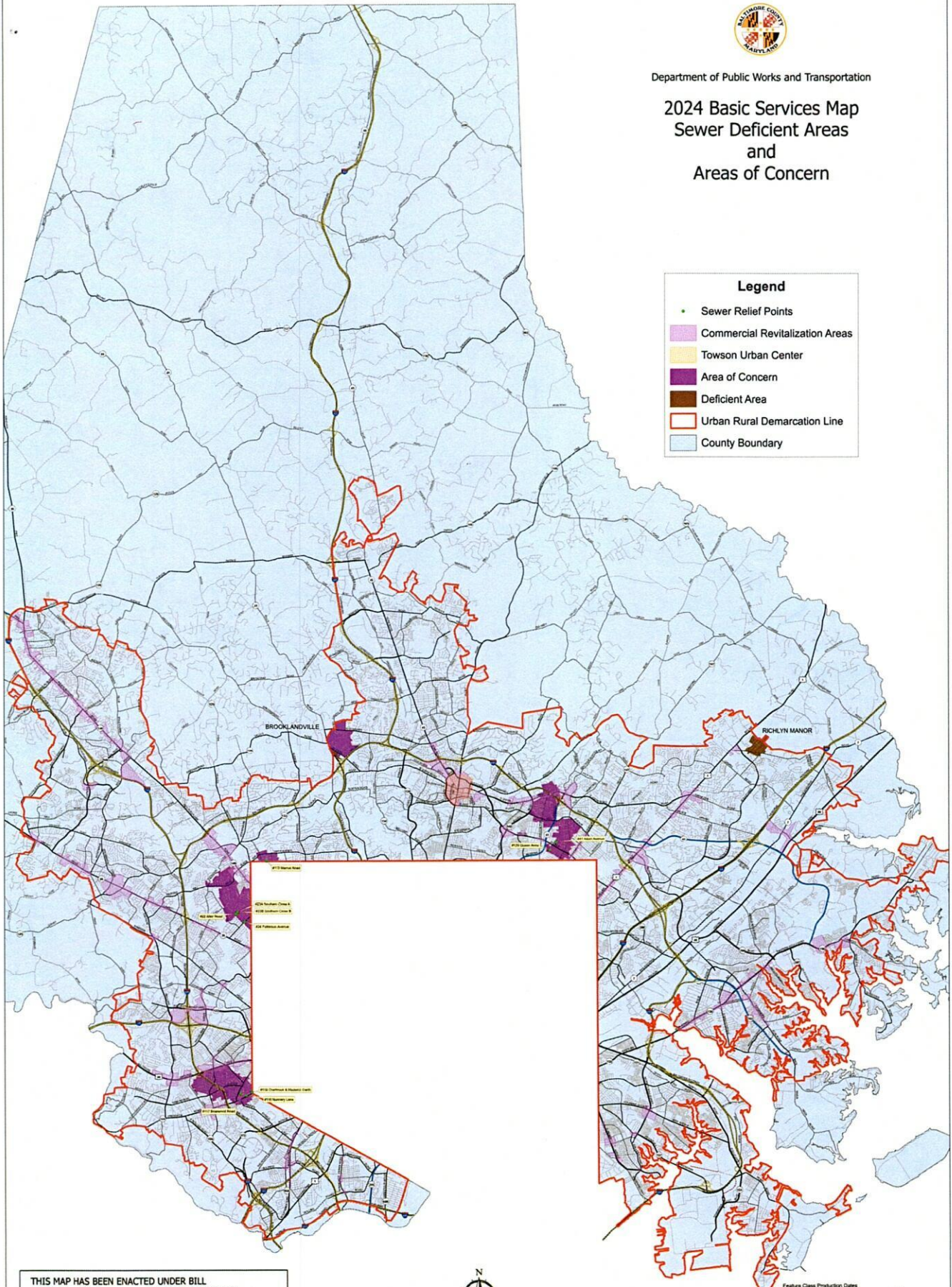


Department of Public Works and Transportation

2024 Basic Services Map Sewer Deficient Areas and Areas of Concern

Legend

- Sewer Relief Points
- Commercial Revitalization Areas
- Towson Urban Center
- Area of Concern
- Deficient Area
- Urban Rural Demarcation Line
- County Boundary



THIS MAP HAS BEEN ENACTED UNDER BILL
NUMBER 17-24 AND IS PART OF THE
BALTIMORE COUNTY ZONING REGULATIONS,
1955, AS AMENDED BY THE BILL ADOPTED
MAY 6, 2024 EFFECTIVE MAY 24, 2024

J. P. [Signature]
COUNTY COUNCIL OF BALTIMORE COUNTY



SCALE 1 INCH = 4,000 Feet

0 2,000 4,000 8,000 12,000 16,000 20,000 Feet

NOTE: The interpretation of the Basic Services Maps are subject to exceptions provided for in the Baltimore County Zoning Regulations, Article 6A Growth Management, Section 4A22 Basic Services Maps. These exceptions include those mapped in the County's geographic information system (GIS); the Urban and Rural Demarcation Line (URDL); Commercial Revitalization Districts (AR22 & E. 1.1); and the Towson Urban Center (AR22 & E. 1.1). The Towson Urban Center (Overseas Towson District) is in the Master Plan 2023 in the Land Management Areas feature class.

Feature Class Production Dates	
Sewer Relief Points	2024
Sewer Areas	2024
Commercial Revitalization Districts	2022
Towson Urban Center	2011
Urban Rural Demarcation Line	2012
Roads	2024
County Boundary	2008

Produced by Baltimore County Department of Public Works and Transportation
North American Datum 1983 NAD83, U.S. Survey Feet
Published May 7, 2024

R-2025-0050

C&C Title
File No. 21-1402
Tax ID # 09-19-070302
Chicago Title Insurance Company

TO: C & C Title
108 W Timonium Road
Suite 201
Timonium, MD 21093
21-1402

1/3

This Deed made this 10 day of August, 2021, by and between Schafer Buildings, LLC, a Maryland Limited Liability Company, party of the first part, Grantor and 8635 Loch Raven Blvd LLC, a Limited Liability Company, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of THREE MILLION AND 00/100 (\$3,000,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor do grant and convey to the said 8635 Loch Raven Blvd LLC, a Limited Liability Company, its assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

Property 1:

All those parcels or lots of ground, situate, lying and being in Baltimore County, State of Maryland, aforesaid, and described as follows, that is to say:

8635-8645 Loch Raven Boulevard:

Beginning for the first thereof at a point on the east side of Loch Raven Boulevard South 145 feet, more or less, from the southerly side line of Joppa Road and at a pipe there driven, thence running with the southerly side line of the Standard Oil Company property North 79 Degrees 10 Minutes East 88.02 feet to an iron pipe there driven, thence South 16 Degrees 26 Minutes East 115 feet, thence South 79 Degrees 34 Minutes West 122.60 feet to the east side of Loch Raven Boulevard, thence north binding on the east side of Loch Raven Boulevard a distance of 20 feet, thence east a distance of 6 feet to an iron pipe, thence continuing north binding on the east side of Loch Raven Boulevard a distance of 95 feet to the point or place of beginning.

Beginning for the second thereof at a point on the east side of Loch Raven Boulevard, as widened to a width of 77.67 feet and shown on Plat #12386 of the States Road Commission of Maryland filed among the Plat Records of Baltimore County, and in the second line of the land described in the lease from the Bedford Holding Co. to Henry John Weber, dated September 10, 1948 and recorded among the Land Records of Baltimore County in Liber T.B.S: No. 1692, folio 392 etc., and said point of beginning being northerly 200 and 1/10 feet measured along east side of said Loch

LR - Deed (w Taxes)
Recording only \$20.00
Name: SCHAFER
BUILDINGS/8635 LOCH
RAVEN BLVD L
Ref:
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 15,000.00
LR - NR Tax - 1kd 0.00
=====
SubTotal: 15,060.00
=====
Total: 15,335.00
10/15/2021 09:59
CC03-LL
#15524912 CC0301
Baltimore
County/CC03.01.06 -
Register 06

Deed - Individual

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Raven Boulevard from the north side of Yakona Road as laid out 50 feet wide and shown on the Plat No. 1 Ridgeleigh recorded among the Land Records in Plat Book No. 10, folio 127; and running thence northerly binding on the east side of said Loch Raven Boulevard by a line curving to the left with a radius of 2123.48 feet the distance of 49 and 75/100ths feet to the south side of the Texaco Filling Station Lot; thence binding on the south side of the Texaco Filling Station Lot North 79 Degrees 34 Minutes East 111 and 81/100ths feet to intersect the first line of the land described in said lease; thence binding on said first and second lines the two following courses and distances, namely: South 16 Degrees 26 Minutes East 76 and 42/100ths feet and North 88 Degrees 36 Minutes West 131 and 55/100ths feet to the place of beginning.

Beginning for the third at a stake heretofore planted at the northeast corner of Lot No. 276, as shown on Plat No. 1 of Ridgeleigh, as filed among the Land Records of Baltimore County in Plat Book No. 10, folio 127; and running thence binding of the easternmost or South 2 Degrees 37 Minutes West 164.76 foot line of said lot, South 2 Degrees 4 Minutes West 39.66 feet to a point in line with the prolongation of the second or South 87 Degrees 26 Minutes East 156 foot line of that tract of land which, by Deed dated March 10, 1942, and recorded among the Land Records of Baltimore County in Liber C.H.K. No. 1224, folio 307, etc., was conveyed by Walter J. Sims and wife to Charles P. Maranto and wife; and running thence binding on said prolongation and said line reversely North 87 Degrees 59 Minutes West 194.20 feet to an iron pipe heretofore planted at the beginning of said second line and in the easternmost right of way of Loch Raven Boulevard, as shown on Plat No. 1132 of the State Roads Commission of Maryland, which plat is recorded among the Land Records of Baltimore County in Plat Book No. 11, folio 141; thence northerly, binding on said eastern right of way of said Loch Raven Boulevard by a line curving to the left with a radius of 2,113.48 feet for a distance of 75 feet; thence leaving said Loch Raven Boulevard; and running for a line of division parallel to the second line of this description, South 87 Degrees 59 Minutes East 142.22 feet to intersect the third or South 16 Degrees 26 Minutes East 426 foot 5 inch line of that tract of land, which by Deed dated August 30, 1923 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 578, folio 369, etc., was conveyed by Mazy Sims to Walter J. Sims; thence running with and binding on said line South 15 Degrees 49 Minutes East 53.54 feet to the end of said line; thence running with and binding on the northern outline of said Lot No. 276 of Plat No. 1 of Ridgeleigh filed as aforesaid North 68 Degrees 30 Minutes east 39.15 feet to the place of beginning. Containing .289 acres of land, more or less. Subject to an easement area for slopes, etc., along and adjacent to the eastern right of way of Loch Raven Boulevard, as shown on Plat No. 1132 of the State Roads Commission of Maryland, which Plat is recorded among the Land Records of Baltimore County in Plat Book No. 11, folio 141.

BEING THE SAME parcel of ground which by a Deed dated July 7, 2011 and recorded among the Land Records of Baltimore, in Liber 31108, folio 333, was granted and conveyed by Gretchen M. McGrath and Timonthy McGrath unto Schafer Buildings, LLC, a Maryland Limited Liability Company.

Property 2:
1703-1705 East Joppa Road:

Beginning for the first thereof at a stone heretofore planted at the beginning of the second line of a parcel of land which by deed dated July 15, 1937, and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 1013, folio 276, was conveyed by the Canton Company of Baltimore to Samuel E. C. Burns and wife and running thence with and binding on the second line and on a part of the third line of said parcel of land as now surveyed, the two following courses and distances, viz: North 69 degrees 08 minutes East 184 feet and North 26 degrees 30 minutes West 221.34 feet to the end of the second line of a parcel of land which by a deed dated May 10, 1941, and recorded among the Land Records of Baltimore County in Liber C.W.B.Jr. No. 1156, folio 151, was conveyed by Mary C. Burns to Eugene H. Wirth and wife; thence binding reversely on said second line South 76 degrees 48 minutes West 138.69 feet to intersect the first line of the aforesaid parcel of land which was conveyed by the Canton Company of Baltimore to Samuel E. C. Burns and wife and thence binding on a part of the first line South 14 degrees 56 minutes East 240.08 feet to the place of beginning. Containing 0.847 of an acre of land, more or less.

Beginning for the second thereof on the southernmost side of the Joppa Road, 40 feet wide as shown on a plat of the State Roads Commission of Maryland, which plat is recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 10, folio 44, where said road is intersected by the fifth line of a parcel of land which by a deed dated July 15, 1937, and recorded among the Land Records of Baltimore County in Liber C.W.B.Jr. No. 1013, folio 276, was conveyed by the Canton Company of Baltimore to Samuel E. C. Burns and wife and running thence binding on a part of said fifth line as now surveyed, South 14 degrees 56 minutes East 77 feet to intersect the last line of a parcel of land which by a deed dated May 10, 1941, and recorded among the Land Records of Baltimore County in Liber C.W.B.Jr. No. 1156, folio 151, was conveyed by Mary C. Burns to Eugene H. Wirth and wife; thence binding reversely on a pad of the said last line North 76 degrees 48 minutes East 57.08 feet to intersect the third line of the aforesaid parcel of land which was conveyed by the Canton Company of Baltimore to Samuel E. C. Burns and wife; thence binding on a part of said third line North 26 degrees 30 minutes West 79.36 feet to the southernmost side of the Joppa Road as laid out 40 feet wide and thence binding on the southernmost side of the Joppa Road,

Deed - Individual

R-2025-0050

South 76 degrees 27 minutes West 41.15 feet to the place of beginning. Containing 0.087 of an acre of land, more or less; and subject to and with the right of way as set forth in a deed dated April 2nd, 1946, and recorded among the aforesaid Land Records in Liber R.J.S. No. 1448, folio 210, from Mary C. Burns, widow, et al., to A. Swanson Patrick and wife.

Saving and excepting, however, from the above described lot of ground, all that lot or parcel of ground described in a deed dated August 30, 1968, and recorded among and Land Records of Baltimore County in Liber 4925, folio 557, from Paul G. Schafer and Charlotte M. Schafer, his wife, and Charlotte Ann Marek, as Grantors, Rosedale Federal Savings and Loan Association, as mortgagee, and Baltimore County, Maryland, as Grantee.

Beginning for the third at the beginning of the lot or parcel of ground described in the deed from Canton Company of Baltimore to Samuel E. C. Bums and wife, dated July 15th, 1937, and recorded among the Land Records of Baltimore County in Liber C.W.B.Jr. No. 1013, folio 276, said point of beginning being distant 112 feet southerly from a point on the north side of Joppa Road, formerly marked by a stone, which stone is now (May 6, 1941) non-existent and running thence and binding on a part of the first line of the said lot or parcel of ground described in the said deed from Canton Company of Baltimore to Bums and wife aforementioned, South 16 degrees 26 minutes East 75 feet; thence parallel with the last line of the said lot or parcel of ground described in the said deed from Canton Company of Baltimore to Burns and wife, North 75 degrees, 18 minutes East 138 feet 6-1/2 inches to intersect the third line of the said lot or parcel of ground described in said deed; thence binding on a part of said third line, northwesterly 77 feet to intersect a line drawn North 75 degrees 18 minutes East from the beginning hereof, said line being coincident with a projection easterly of the last line of the said lot or parcel of ground described in said deed from Canton Company of Baltimore to Burns and wife and thence reversing said line so drawn, South 75 degrees 18 minutes West 123 feet 1 inch to the place of beginning. Said lot or parcel of ground being shown and designated on the plat of a survey thereof made by S. J. Martenet & Co., May 6, 1941, recorded among the Land Records of Baltimore County in Plat Book No. C.W.B.Jr. No. 12, folio 66.

Saving and excepting, however, from the above described lots of ground, all that lot or parcel of ground described in a deed dated January 31, 1951, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 1927, folio 509, from Eugene H. Wirth and wife to James A. Bums.

BEING THE SAME parcel of ground which by a Deed dated July 7, 2011 and recorded among the Land Records of Baltimore, in Liber 31108, folio 340, was granted and conveyed by Gretchen M. McGrath and Timonthy McGrath unto Schafer Buildings, LLC, a Maryland Limited Liability Company.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said 8635 Loch Raven Blvd LLC, a Limited Liability Company, its assigns, in fee simple.

And the said party of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

As Witness the hand and seal of said Grantor, the day and year first above written.

LS

Schafer Buildings, LLC, a Maryland Limited Liability Company

By: Gretchen McGrath (SEAL)
Gretchen McGrath, Managing Member

STATE OF MARYLAND
COUNTY OF BALTIMORE, to wit:

I hereby certify that on the 10 day of August, 2021, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Gretchen McGrath, Managing Member of Schafer Buildings, LLC, a Maryland Limited Liability Company, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.

S.C. Drago-Sternberg
Signature of Notary Public

My Commission Expires: 7 23 2024

S.C. DRAGO-STERMBERG
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires 07-23-2024

AFTER RECORDING, PLEASE RETURN TO:

C&C Title
108 W. Timonium Road
Suite 201
Lutherville-Timonium, MD 21093
(410) 457-9910

R-2025-0050

Maryland
FORM
WH-AR

**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**

2021

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Schafer Buildings, LLC

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

8635-8645 Loch Raven Boulevard, Towson, MD 21286

3. Reasons for Exemption**Resident Status**
☐

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

☒

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence
☐

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

Schafer Buildings, LLC

Name of Entity

By

Gretchen McGrath

Name

**Date

Managing Member

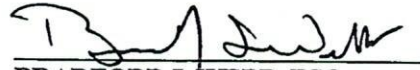
Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

This is to certify that the within instrument has been prepared under the supervision of the undersigned Maryland attorney.


BRADFORD L. WEBB, ESQ.

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only - All Copies Must Be Legible)

1	Type(s) of Instruments	(☐ Check Box if addendum Intake Form is Attached.)						
	☒ Deed	☐ Mortgage	☒ Other <u>IDOT</u>	☐ Other				
	☒ Deed of Trust	☐ Lease						
2	Conveyance Type Check Box	☒ Improved Sale Arms-Length [1]	☐ Unimproved Sale Arms-Length [2]	☐ Multiple Accounts Arms-Length [3]	☐ Not an Arms-Length Sale [9]			
3	Tax Exemptions (if applicable)	Recordation <u> </u> State Transfer <u> </u> County Transfer <u> </u>						
Cite or Explain Authority								
4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration				
Purchase Price/Consideration		\$ 3,000,000.00		Transfer Tax Consideration	\$			
Any New Mortgage		\$ 2,400,000.00		X () % =	\$ <u>45,000</u>			
Balance of Existing Mortgage		\$		Less Exemption Amount -	\$			
Other: IDOT		\$		Total Transfer Tax =	\$			
Other:		\$		Recordation Tax Consideration	\$			
		Full Cash Value: \$		X () per \$500 =	\$ <u>15,000</u>			
				TOTAL DUE	\$			
5	Fees	Amount of Fees		Doc. 1				
Recording Charge		\$ 60.00		\$ 160.00				
Surcharge		\$		\$				
State Recordation Tax		\$ 15,000.00		\$				
State Transfer Tax		\$ 15,000.00		\$				
County Transfer Tax		\$ 45,000.00		\$				
		Other \$		\$				
		Other \$		\$				
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
			09-19-070302	31108 , 333				☐ (5)
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
		<u>1600008891</u>						
		Location/Address of Property Being Conveyed (2)						
		<u>0919070307</u>		<u>8635-8645 Loch Raven Boulevard, Towson, MD 21286</u>				
		Other Property Identifiers (if applicable)		Water Meter Account No.				
		Residential ☐ Or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount: \$						
		Partial Conveyance ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred:						
		If Partial Conveyance, List Improvements						
7	Transferred From	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)			
		Schafer Buildings, LLC			8635 Loch Raven Blvd LLC			
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)			Doc. 2 Owner(s) of Record, if Different from Grantor(s)			
8	Transferred To	Doc. 1 - Grantee(s) Name(s)			Doc. 2 - Grantee(s) Name(s)			
		8635 Loch Raven Blvd LLC			Schafer Buildings, LLC			
		New Owner's (Grantee) Mailing Address						
		7900 Pulaski Highway, Rosedale, MD 21237						
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional)			
					Schafer Buildings, LLC			
10	Contact/Mail Information	Instrument Submitted By or Contact Person					☒ Return to Contact Person	
		Name: Susan Drago-Sternberg					☐ Hold for Pickup	
		Firm C&C Title					☐ Return Address Provided	
		Address: 108 W. Timonium Road, Suite 201						
		Lutherville-Timonium, MD 21093 Phone: (410) 457-9910						
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
	Assessment Information	Yes ☐ No ☒ Will the property being conveyed be the grantee's principal residence? Yes ☐ No ☒ Does the transfer include personal property? If yes, identify: _____ Yes ☐ No ☒ Was property surveyed? If Yes, attach copy of survey (if recorded, no copy required).						
		Assessment use only - Do Not Write Below This Line						
		Terminal Verification		Agricultural Verification		Whole Part		Tran. Process Verification
	Transfer Number	Date Received:		Deed Reference:		Assigned Property No.:		
	Year	20	20	Geo.	Map	Sub	Block	
	Land			Zoning	Grid	Plat	Lot	
	Buildings			Use	RECORDATION TAX NOT REQUIRED			
	Total			Town Cd.	Director of Budget and Finance			
	BALTIMORE COUNTY, MARYLAND							
	T.P. ART 12-108							
	DOE # 2 3 4 5 6							
	Initial <u> </u>							
	Date <u>10/14/21</u>							

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 45629, p. 0247, MSA-CE62-45486, Date available 10/19/2021, Printed 10/18/2021

DUPLICATE PAID RECEIPT

Addendum

State of Maryland Land Instrument

Intake Sheet

☐ Baltimore City ☐ County: Baltimore

The addendum form should be used when one transaction involves more than two instruments.

Each instrument should be itemized in accordance with Section No. 1 of the Intake Sheet.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

5 (Continued) Fees	Amount of Fees	Doc. 3	Doc. 4	Doc. 5	Doc. 6
	Recording Charge	\$115.00	\$	\$	\$
	Surcharge	\$	\$	\$	\$
	State Recordation Tax	\$	\$	\$	\$
	State Transfer Tax	\$	\$	\$	\$
	County Transfer Tax	\$	\$	\$	\$
	Other	\$	\$	\$	\$
	Other	\$	\$	\$	\$
7 (Continued) Transferred From	Doc. 3 – Grantor(s) Names(s)		Doc. 4 – Grantor(s) Names(s)		
	7900 Pulaski Highway LLC				
	Doc. 5 – Grantor(s) Names(s)		Doc. 6 – Grantor(s) Names(s)		
	Doc. 3 – Owners(s) of Record, if Different from Grantor(s)		Doc. 4 – Owners(s) of Record, if Different from		
	Doc. 5 – Owners(s) of Record, if Different from Grantor(s)		Doc. 6 – Owners(s) of Record, if Different from		
8 (Continued) Transferred To	Doc. 3 – Grantee(s) Names(s)		Doc. 4 – Grantee(s) Names(s)		
	Schafer Buildings LLC				
	Doc. 5 – Grantee(s) Names(s)		Doc. 6 – Grantee(s) Names(s)		
9 (Continued) Other Names to be Indexed	Doc. 3 – Additional Names to be Indexed (Optional)		Doc. 4 – Additional Names to be Indexed (Optional)		
	Doc. 5 – Additional Names to be Indexed (Optional)		Doc. 6 – Additional Names to be Indexed (Optional)		
Special Instructions	Special Recording Instructions (if any)				

RECORDATION TAX NOT REQUIRED
Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND
T.P. ART 12-10B

DOC# 2

Initial

Date

10/14/21

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 45629, p. 0248, MSA_CE62_45486. Date available 10/19/2021. Printed 10/18/2024.

Distribution: White – Clerk's Office
Pink – Office of Finance
AOC-CC 301 (5/2007)

Canary – SDAT
Goldenrod – Preparer

File No 21-1402

R-2025-0050

**ZONING PROPERTY DESCRIPTION FOR
8635-8641 LOCH RAVEN BOULEVARD AND 1703 & 1705 E. JOPPA ROAD
9th ELECTION DISTRICT
6th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Beginning for the same at a point 128.4' +/- from the intersection of the eastern right of way line of Loch Raven Blvd and the southern right of way line of E. Joppa Road, running thence the following bearings and distances:

1. N 68°18'53"E 47.83' along the southern right of way line of E. Joppa Road thence leaving said right of way line for the following bearings and distances.
2. S 34°37'23" E 344.42'
3. S 61°03'37" W 142.94'
4. S 05°08'00" E 41.85'
5. S 84°46'46"W 184.93'
6. Thence by a curve to the left with a radius 2,465.06' and a curve length of 239.63' binding on the eastern right of way line of Loch Raven Blvd, thence leaving said right of way line for the following bearings and distances.
7. N 71°45'00"W 84.47'
8. S 23°05'51"W 4.90'
9. N 68°40'40"E 66.15'
10. N 23°03'20"W 119.53' to the point of beginning.

Containing a net area of 74,825 square feet or 1.718 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

R-2025-0050

ZONING DESCRIPTION FOR AREAS TO BE RECLASSIFIED
8635-8641 LOCH RAVEN BOULEVARD AND 1703 & 1705 E. JOPPA ROAD
9th ELECTION DISTRICT
6th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

AREA 1

Beginning for the same at a point 128.4' +/- from the intersection of the eastern right of way line of Loch Raven Blvd and the southern right of way line of E. Joppa Road, running thence the following bearings and distances:

1. N 23°03'20"W 42.30'
2. N 68°54'27"E 13.32'
3. S 18°50'10"E 42.21' to a point on the southern right of way line of E. Joppa Road
4. S 18°50'10"E 113.94'
5. S 66°56'40"W 1.82'
6. N 23°03'20"W 113.87' to the point of beginning

Containing a net area of 1,181 square feet or 0.027 acres +/-.

AREA 2

Beginning for the same at a point 291.8' +/- from the intersection of the eastern right of way line of Loch Raven Blvd and the southern right of way line of E. Joppa Road, running thence the following bearings and distances:

1. N 85°26'32"W 159.97'
2. S 23°02'32"W 23.82'
3. N 61°03'37"W 19.67'
4. N 05°08'00"W 41.85'
5. S 84°46'46"W 184.93'
6. S 84°46'46"W 40.58'
7. N 07°11'46"W 58.99'
8. N 85°26'32"W 42.35' to the point of beginning

Containing a net area of 12,642 square feet or 0.290 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



2/28/25

R-2025-0050

ZONING DESCRIPTION FOR AREAS TO BE RECLASSIFIED
8635-8641 LOCH RAVEN BOULEVARD AND 1703 & 1705 E. JOPPA ROAD
9th ELECTION DISTRICT
6th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

AREA 3

Beginning for the same at a point 110.8' +/- from the intersection of the eastern right of way line of Loch Raven Blvd and the southern right of way line of E. Joppa Road, running thence the following bearings and distances:

1. N 77°45'00"E 32.67'
2. S 69°37'05"E 32.87' to a point on the eastern right of way line of Loch Raven Boulevard
3. Thence binding on said right of way line by a curve to the left with a radius 2,465.06' and a curve length of 1.23' to the point of beginning.

Containing a net area of 20 square feet or 0.0005 acres +/-.

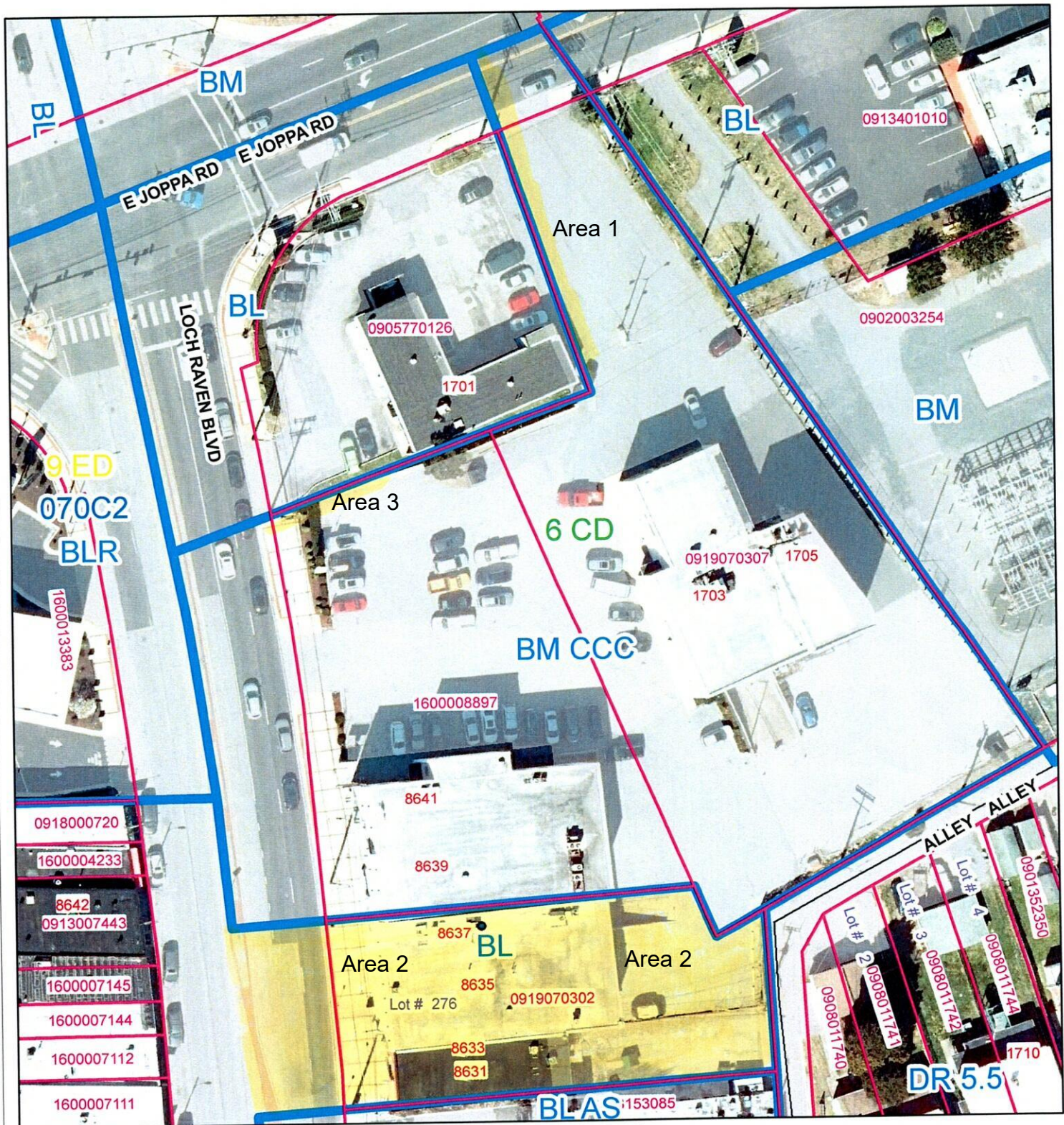
PROFESSIONAL CERTIFICATION:

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



R-2025-0050

8635-8641 Loch Raven Blvd. & 1703-1705 E. Joppa Rd.



Publication Date: 2/27/2025



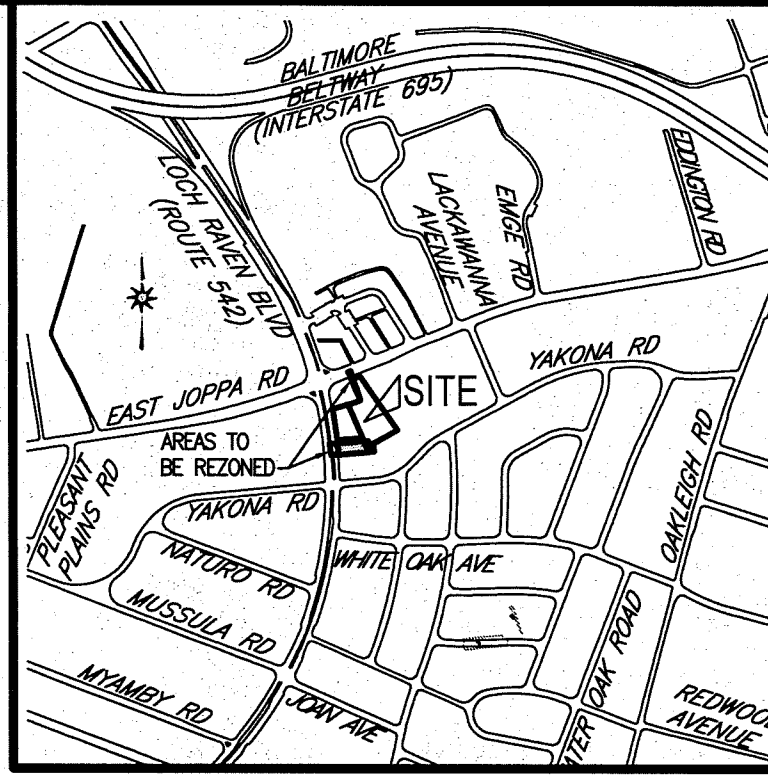
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 15 30 60 90 120 Feet

1 inch = 60 feet

R-2025-0050



VICINITY MAP
SCALE: 1" = 1,000'

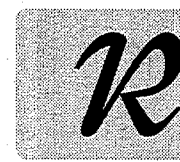
SITE DATA

1. APPLICANT 8635 LOCH RAVEN BLVD LLC
7900 PULASKI HIGHWAY
ROSEDALE MD 21237
2. SITE ADDRESS 8635-8641 LOCH RAVEN BOULEVARD
1703 & 1705 E. JOPPA ROAD
TOWSON MD 21286
3. SITE AREA GROSS 83,385 SF OR 1.718 AC.±
NET 74,825 SF OR 1.914 AC.±
4. EXISTING ZONING DR 5.5, BL & BM-CCC
5. PROPOSED ZONING BM-CCC
6. TAX MAP 70, GRID 18, PARCEL 424, 527 & 1023
7. SITE DOES NOT LIE IN THE CHESAPEAKE BAY CRITICAL AREA
8. SITE DOES NOT LIE IN A 100 YEAR FLOOD PLAIN AS PER FEMA MAPS 2400100265G & 2400100270G DATED 11/2/23
9. ZONING MAP 070C2
10. DEED REFERENCE 45629/239
11. ELECTION DISTRICT 9TH
12. COUNCILMANIC DISTRICT 6TH
13. CENSUS TRACT 491600
14. PROPERTY ACC. # 0919070302, 1600008897 & 0919070307
15. EXISTING USE 2 COMMERCIAL BUILDINGS
16. EXISTING BUILDING AREA 25,358 SF
17. PREVIOUS ZONING CASES
R-1945-0483 PETITION FOR REZONING - APPROVED NOVEMBER 6, 1945
R-1946-0478 PETITION FOR REZONING - APPROVED NOVEMBER 4, 1946
1950-1624-X PETITION FOR SPECIAL PERMIT FOR A GASOLINE STATION - GRANTED JANUARY 25TH, 1950
1962-5784-X SPECIAL HEARING FOR AN ADDITION TO A GAS STATION - GRANTED FEBRUARY 27, 1963
CZMP 6-004 REZONING FROM BL TO BM-CCC (8639 & 8641 LOCH RAVEN BLVD AND 1703 & 1705 E. JOPPA RD - APPROVED
18. SETBACKS FOR BM-CCC ZONE

	REQUIRED	PROVIDED
FRONT	15'	15.8'±
SIDE	0'	0'±
REAR	0'/20'	68'±
19. BASIC SERVICE MAPS (2024)

TYPE	DEFICIENT(Y/N)	NOTE
WATER	N	-
SEWER	Y	-
TRANSPORTATION	Y	-

SECTION 4402.4.E.1.1 EXEMPTS PROJECTS IN A COMMERCIAL REVITALIZATION DISTRICT. THIS SITE IS IN THE LOCH RAVEN COMMERCIAL REVITALIZATION DISTRICT.



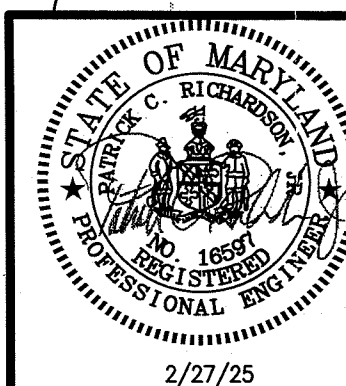
Richardson
ENGINEERING

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

rich@richardsonengineering.net

UNDOCUMENTED PLAN TO ACCOMPANY RECLASSIFICATION PETITION FOR 8635 LOCH RAVEN BLVD LLC PROPERTIES

8635-8641 LOCH RAVEN BLVD &
1703-1705 E. JOPPA ROAD
BALTIMORE COUNTY MARYLAND
9TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT



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 16564, EXPIRATION DATE: 08-15-2025

2/27/25

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	DNM	PCR	1" = 20'
DATE:	JOB NO.:	SHEET NO.:	
02-27-25	25024	1 OF 1	

R-2025-0050

PLAN
SCALE: 1" = 20'