

IN THE MATTER OF	*	BEFORE THE
A.I. GLENVIEW, LLC, LEGAL OWNER	*	BOARD OF APPEALS
TIKVA, LLC, CONTRACT PURCHASER	*	
PETITIONERS FOR SPECIAL HEARING	*	OF
AND SPECIAL EXCEPTION ON	*	
THE PROPERTY LOCATED AT	*	BALTIMORE COUNTY
800 GOUCHER BOULEVARD	*	
9 TH ELECTION DISTRICT	*	Case No.: 23-262-SPHX
6 TH COUNCIL DISTRICT	*	

* * * * *

ORDER UPON RECONSIDERATION

On December 17, 2024, this Board issued an Order granting a special exception to permit a roll-over car wash in combination with an existing fuel service station and convenience store in this matter. That special exception was subject to certain conditions. One of those conditions was that the Petitioner install a six-foot sound barrier. That condition was incorrectly required in that the Board had decided in its public deliberation that no such sound barrier was needed.

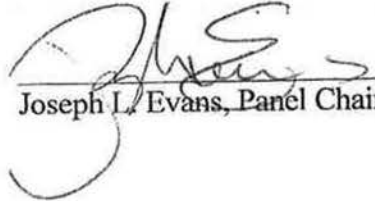
Accordingly, it is this 20th day of February, 2025, by the Board of Appeals of Baltimore County hereby

ORDERED, that the Order dated December 17, 2024, in this matter is hereby modified to eliminate the requirement of a six-foot sound barrier. All other aspects of the December 17, 2024, Order shall remain in full force and effect.


Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*.

In the matter of: A.I. Glenview, LLC, Legal Owner
Tikva, LLC, Lessee
Case No: 23-262-SPHX

**BOARD OF APPEALS
OF BALTIMORE COUNTY**



Joseph L. Evans, Panel Chair



Bryan T. Pennington



William H. Paulshock, Sr.



Board of Appeals of Baltimore County

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February 20, 2025

Dino C. La Fiandra, Esquire
Law Office of Dino C. La Fiandra, LLC
100 W. Pennsylvania Avenue, Suite 305
Towson, Maryland 21204

RE: In the matter of: *A.I. Glenview, LLC – Legal Owner*
Tivka, LLC – Contract Purchaser
Case No.: 23-262-SPHX

Dear Mr. La Fiandra:

Enclosed please find a copy of the Order upon Reconsideration issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT.** Please note that all Petitions for Judicial Review filed from this decision should be noted under the same civil action number. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Sunny Cannington".

Krysundra "Sunny" Cannington
Executive Secretary

KLC/taz
Enclosure

c: Marilyn Lustbader, Manager/A.I. Glenview, LLC
Afshin Attar/ Tivka, LLC
Jacob Attar/Tivka, LLC
Office of People's Counsel
Maureen E. Murphy, Chief Administrative Law Judge
Stephen Lafferty, Director/Department of Planning
C. Pete Gutwald, Director/PAI
James R. Benjamin, Jr., County Attorney/Office of Law

Elsie Dare
Linda Galati
Richard Armstrong
Kevin Koepenick