ARNOLD JADLON ZONING COMMISSIONER

May 10, 1934

Mr. C. R. Niemana, Manager Planning & Analysis Ford Parts and Service Division The Ford Motor Company

RE: Proposed Port of Entry Vehicle Processing Center 2950 Dundalk Avenue -12th Election District

Dear Mr. Niemann:

I am in receipt of your correspondence of April 16, 1984 ein you request information relative to the above.

General maintenance of new vehicles, including washing and clasmup and short-term vehicle storage while awaiting shipment-by a carrier, is permitted under Section 253.1.B; Paltimore County Zoning Regulations, as accessory to Item Bo. 8 "Treight storage" and/or Item No. 15 "Storage, warehousing or wholesale distribution of any product whose sale (retail or wholesale) or final precessing or production is permitted as of right as a principal use in M.L. zone. public warehousing."

Prior to approval of the front 60,000 square foot section of the facility, additional information regarding the details of th.s part of the operation will be required.

At the present time, we have some concerns as to whether or not container storage and shi ment would be a principal part of this operation or it the operation would otherwise fall under the definition of a trucking facility as compared to the definition of a warehousing operation (see unclosed definitions).

Sincerely,

9:52 BALT PREDELUCESS CTR

ALS IS TO

Bureau of Air Quality Management 500 East Towsontown Boulevard Towson, Maryland 21204

August 17, 1988

for a Permit To Construct the following installation has

Baltimore, Faryland 21222 copy of your application and the Permit To Construct are enclosed the registration number which has been assigned to this installation. remind you that possession of the Permit does not relieve ty to obtain other permits related to this installation from a You should ensure that you are in compliance with all regulations.

advised that under State Regulation 10.18.02, any modifications is installation, that would change the quality, nature, or quantity approval by the Department. Please notify the Baitment County, rry Source Enforcement if any such modifications or alterations. Also, applications for Permit To Construct should be field with any new installations that will cause emissions to the atmosphere.

for your cooperation in this matter. If there are any questions e necessary, please contact Mr. Edward M. Schmaus.

Very truly yours, Little Brooks H. Stafford, Milix. Director Division of Stationary Source Enforcement Bureau of Art Quality Management

03-7-0673

Registration Number

AJ:JED:nr

cc: Mr. Robert L. Hannon, Director Economic Development Commission

Robert W. Sho

Attention: Mr.

Your been approved.

Truck Paint Son

Please

BHS:pms /EMS

Installation

Location

Predelivery Service Corporation 2950 Dundalk Averje Baltimore, Maryland 21222

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Registration Number Installation 03-7-0497-84 1-74530 Binks Location: copy of your application and the permit to construct ish to remind you that possession of this parmit does not your responsibility to obtain other permits related to this case other regulatory agencies. You should ensure that all sion control regulations are complied with. as be advised that under State Regulations 10.18.02, any modifi-larations so this turnal/atton that would change the quality, mility of mode souther approval by the Department. Please at contemply Division of Air Foll-witon if any such modifications at a contemplated. Also, application for permits to construct of with the Department for any new installations that will cause the atmosphere. t you for your cooperation in this matter for it is only through sation by all segments of the public that we can achieve a same observe. Very truly yours. David Fillert Mavid Filbert, Director Division of Air Pollution Bureau of Environmental 5 APC 25 A NGU 27 190 9:54 BALT PREDELUCESS CTP PAGE 03

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SAST & ACN

July 10, 1984

pplication for a permit to construct the following instal-

DEPARTMENT OF THE ENVIRONMENT 201 W. PRESTON STREET ALTIMORE, MARYLAND 2120 X C PERMIT NO. 03-PERMIT FEE NO yland 21222 One automobile paint spray booth. on for Processing or Manufacturing equipment Permit to Construct March 1, 1988, is incorporated by reference in this permit, any discrepancies between the permit and the application, the sky nearly utilizate new defence. The Applic (AMA-5) da II there a s subject to COMAR 10.18 21.13. Based on the information provided stion, the installation described above can rempty with the of this regulation. -3of Materials, All Major Equipment and All Pelats of Discharge to the Atmosphere, Indicate any connection, and all emission control devices. Provide a materials because for all materials in this present, in PART NO. 85-8025 (24 FO PART NO. 38-6028 (24 FO PART NO. 86-5985 (25 FO PART NO. 86-598 (25 FO PART NO. 86-5982 (22 FO PART NO. 86-5982 (22 FO LID BACK) - Box Room Passage Inches OLID BACK) - N. NO . NO . EMISSIONS PAINT 155 EAL X YE X לעישה ב TOTAL - 17 #JOL \Box Volatile Organics Grid Grid Gre 57 (8 01931 4463 2003 - 464

NOV 27 '90 9:51 BALT PREDELUCESS CTR



PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: I, or we, G. ***PRED ORRECHT ____legal owner.___of the property stuate in Baltimore County and which is described in the description and plat attached hereto and made a part increof, hereby petition for a Special learing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deptyt Zoning. Commissioner should approve the storage of unlicenzed vehicles in an ML zone.

See attached description

Property is to be posted and advertised as prescribed by $\ensuremath{\mathtt{Toning}}$ Regulations.

Regulations.

I, or we, agree to Lay expenses of above Special Hearing advertising, prating, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Lev for Baltimore County.

Contract Purchase: ---- Bone

Address_ 4101 E. Monument Street Baltimore, Maryland 21205 Protestant's Attorney

Bhach

Legal Owne:

70-86-SPH

SPH

Address 22 W. Pennsylvania Avenue Towson, Maryland 21204

JOHNSON BOWIE, ESQ. Petitioner's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this_x34th29th

OURSEAS By the coning commissioner of maintenance county, this seasons and any of seateness, 196 9; that the subject matter of this pertition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property har of Baltimore County in koom 106, County office Suliding in Townson, Faltimore County in koom 106, County office Suliding in Townson, Faltimore County, on the 27th day of October 196 3. at 2:00 o'clock ... Pa... M.

25 5 g . Ro VM

(over)

willow Spring Rd. #70-86-116.04: 12th

2

90,2716

August 19, 1969

HOWARD C SUTTON 1904-1918

. E. LEVINGTON STREET BALTIMORE, MD. 21202 PHONE: 539-4263 GOORGE E. WILLIAM DESCRIPTION OF A PARCEL OF LAND OF 2.5653 ACRES + FOR SPECIAL ZONING

9970-1881 1004-1940 1007-1001

DEPTIMUS P. TUSTIN

ESTABLISHED 1849

S. J. MARTENET & CO.

SURVEYORS AND CIVIL ENGINEERS

Beginning for the same at a point on the Easternmost side of Willow Spring Road, 30 feet wide, said point being in the eighth line of the land described in a Deed dated June 17, 1942 from The Central Foundry Company to G. Fred Obrecht and recorded among the Land Records of Baltimore County in Liber C.H.K. No. 1232 folio 527 etc. and distant North 84 degrees, 04 minutes and 20 seconds East 15.00 feet from the end of said eighth line and running thence binding reversely on said eighth line North 84 degrees, 04 minutes and 20 seconds East 338.52 feet to a point in line with a Security Pence there situate; running thence to and binding on said fence to a bend in same South 5 degrees, 55 minutes and 40 seconds East 304,41 feet; thence still running with and binding on said Pence the three following courses and distances to wit: South 84 degrees, 04 minutes and 20 seconds West 153.60 feet; South 5 degrees, 55 minutes and 40 seconds East 42.00 feet and South 81 degrees, 48 minutes and 40 seconds West to a bend in said Security Pence and continuing the same course, in all, 195.55 feet to intersect the Easternmost side of Willow Spring Road hereinabove referred and thence running with and binding on the Easternmost side of Willow Spring Road North 4 degrees, 26 minute and 40 seconds West 355.00 feet to the place of beginning.

Containing 111,746 square feet or 2.5653 Acres of land,

The courses in the above description are referred to the True Meridian of the Topographical Survey of Baltimore City.

Being a part of all that parcel of land conveyed by The Central Foundry Company to G. Fred Obrecht by Deed dated June 17, 1942 and recorded among the Land Records of Balt/more County in Liber C.H.K. No. 1232 folio 527 etc.

G. Fred Obrecht - No. 70-86-SPH

Business Majar (B.M.) zone, as well as those uses permitted in the Business Local (B.L.)

Referring to the B.R. zone, Section 238.4 of the Zoning Regulations, under "Area Regulations" states: "Storage and display of materials, vehicles and equipment are permitted in the front yard but not more than 15 feet in front of the required front building line." (Underlining supplied).

Referring to the Business Major (8.M.) zone, Section 233.2 of the Zoning Regulations allows as a permitted use an "Automobile soles room and adjoining outdoor sales areu...", and it also allows a "Garage, service" as a permitted use.

Referring to the Business Local (B.L.) zone, Section 230.9 of the Zoning allows as a permitted use an "Automobile parking lot", but the Regulations fail scifically what is meant by an "Automobile parking lot", which very well broad interpretation of the use being made of the subject property.

So while the petitioned use is not categorically tisted in the Zoning Regulations as a specific permitt. Tuse, it appears to the Board that such use is at least a closely related variant of the aforementioned uses allowed in the M.L. and Business

Therefore, for these reasons, the Board hereby decides that the Petitioner has the right, under the Zoning Regulations of Baltimore County, to store new unlicensed vehicles in an M.L. zone.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Edward D. Herdesty, Deputy Zoning Date October 20, 1969 FROMM: George E. Govrelis, Director of Flanning

SUBJECT Petition 70-86-SPH. Special Hearing to store unlicensed vehicles in an M.L. Zone. East side of William Spring Road 116.04 feet south of Woodley Road. G. Fred Obre sht, Petitioner.

HEARING: Monday, October 27, 1769 (2:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

Subsection 253,6 of the Zoning Regulations, drafted by the Office of Planning and Zoning, was adopted by the County Council upon recommendation of the Planning Board. In part, the purpose of this provision was to assure that any use or development in a light narufacturing zone adjacent to a residential zone would be strictly compatible with the character of present or future adjacent uses. It was for this reason that the uses within 100 feet of the zone boundary were not only restricted, for all practical purposes, to those permitted in M.R. zones, but the supplementary limitations on M.R. zone uses (with respect to screening and display or storage) were imposed as well.

The mention of "passenger-automobile accessory parking" as a specifically permitted use in the M.L.-Residential "buffer strip" was set forth only because it had not been established that accessive year were clearly permitted in M.R. zones in the first place; the term was sever intended to over what it a commonly known as "feed storage of automobiles". We assume that it it does storage, not parking, which is the subject of the present petition. Further, from the petitioner's plant, it would appear that the dead storage is not even to be an accessory use, but rather the principal (sentings only) use of the lot in question.

We suggest that the use for which approval is sought is not a permitted use; certainly, from a site-planning viewpoint, it is not a use compatible with the adjacent residential zoning.

CERTIFICATE OF POSTING

#70-86-5PH

#70-86-51H

District 12 W	appeal	Date of Posting June - 12	- 70
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Petitioner: @ 2rd	OBrucht		
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EX PARTE IN THE MATTER

OF THE PETITION FOR A

SPECIAL HEARING

G. FRED OBRECHT- Petitioner E/S of Willow Spring Road, 116.04'

S of Woodley Road - 12th District

ORDER OF APPEAL

.... 12'70 M

Please enter an appeal to the Board of Appeals from your Order of May 18, 1970, denying the special hearing in the above entitled matter.

> Johnson Bowie Athorney for G. Fred Obrecht 22 West Penna. Avenue Towson, Maryland 21204 Phone: 825-6014

BEFORE

ECHIPIC COMMISSIONER

MORE COUNTY

REFORE RE- PETITION FOR SPECIAL HEARING COUNTY BUARD OF APPEALS to store unicensed venicles in an M.L. zone
M.L. zone
East Side of Willow Spring Road
116.04 feet South of Woodley Road
12th District
G. Fred Obrecht OF BALTIMORE COUNTY No. 70-86-SPH

OPINION

This case comes to the Board on an appeal by the Petitioner from a decision of the Zoning Commissioner dated May 18, 1970 denying the Petitioner's request for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or the Deputy Zoning Commissioner should approve the storage of unlicensed vehicles in a Manufacturing Light

The subject property is located on the east side of Willow Spring Road 116.04 feet south of Woodley Road near the 3000 block of Dundalk Avenue, in the 12th Election District of Bullimore County, Maryland. The Petitioner owns 22 acres of M.L. zoned land there, but only 1.8633 acres in the southwest corner of the tract is the subject of this appeal. See Plat entered as Petitioner's Exhibit No. 1).

The F. J. Boutell Drive A Way Co., Inc. now leases the property to conduct a business of storing and transferring new automobiles of various makes. The automobiles arrive by rail and by truck transporters and are stored on the lot for subsequent delivery to government agencies. No mechanical work or auto servicing is performed, and no employees are stationed at the site. The number of autos on hand at any one time ranges from five to several hundred. No Protestants nor Complainants appeared

Section 253.1 of the Zoning Regulation, states that among the permitted uses allowed in an M.L. zone are those "Non-residential uses permitted and as limited in B.R. zone...". The M. L. zone further adopts all the uses permitted in a

0 G. Fred Obrecht - No. 70-86-SPH

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 27th day of August, 1970, by the County Board of Appeals O RDERED, that the Petitioner has the right, under the Zoning Regulations of Baltimore County, to store new unlicensed vehicles in an M.L. zone

Any appeal from this decision must be in accordance with Chapter 1100, subtitle 8 of the Muryland Rules of Procedure, 1761 edition.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

3.

OFFIL. OF

M.L. Zone. W East side of Willow 116,04 Post South of centro Cartes of Battlement and September 1 an

ing 111,746 square feet or serve of land, more or lest. Course for land, more or lest. Course feet of the True of the Topographical of the Topographical F Betlimore City. a part of all that parcel of inveyed by The Central Company to C. Fred by Course device the and of Betlimore County is of Betlimore County in the Course of the County is the County of the County in the County of the County is the County of the County in June 10 Betlimore County is June 10 Betlimore County is

DUNDALK LIMES DUNDALK, MD. 21222 October 13, THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE DUNDALK TIMES, a weekly newspaper published in Bultimore County, Maryland, once 2 week for One ANAXXX weeks before the 13th day of Oct., 1959, that is to say, the same was inserted in the issue of October 9, 1969.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

No. 71287

TOTAL AMOUNT

OLIVER L MYERS

MEMBERS BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERS STATE ROADS COMMIT

BUREAU OF FIRE PREVENTION HEALTH DEPARTMENT PROJECT PLANNING BUILDING DEPARTMEN ZONDIG ADMINISTRATIO

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DEPOSIT TO ACCOUNT NO. 01-622

Johnson Bowie, Esq., 22 W. Pennsylvania Avenue Towson, Marylana 21204

RE: Type of Heering: Special Hearing for the storage of unlicement Location: If So if NI low Spring Rd., Pailtioner: G. Fred Threcht Committee Heeting of September 2, 1969 221) District Ites 46

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has nade an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently improved with a storage warehouse with the surrounding properties being used for storage of new noton rewhicles that are unli-mesd. This appears to be a dropping off place for these whicles that are unli-mesd. This appears to be a dropping off place for these whicles the property to the north is improved with group hows. To the vest the property is ensed by Baltimore County as a park. The property to the south of seast is improved with dwellings. The property to the south is vacant, with the Paryland Fort Authority property to the south of Second with dwellings. The standard is represented to the south of the scan of the standard of the standard is standard. The property of the south of the scan of Sundall Amente, are improved with concrete ourb and gutter.

BUREAU OF ENGINEERING:

Willow Spring Road is an existing Court, road which will be improped in the future as a Mo-Goot closed section will be improped in the future as a Mo-Goot closed section will fleable type pavement on a 60-foot right-of-say, Based on the internation shown on the subject plan, a 22-foot wide highway right-of-way widening would be recultred along the frontage of this property adjacent to Millow Spring Road.

The alley adjacent to this site is for residential use only; therefore, no access to this property will be permitted from the alley.

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collectic. and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

September 16, 1969

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent receiving any mustances or denages to adjacent or drainages to adjacent or drainages to adjacent or drainages to the concentration of surface waters, other drainage facilities, would be the full responsibility of the Applicant.

Development of this property through stripping, grading, and stabilization could result in a sedimant pollution problem, changing private and public hodings downstream of the property. A grading period is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessar, to be reviewed and approved prior to the issuance of any grading or building permits.

Public smitary severage is not available to serve this property at this time. However, sanitary sewerage can be cade available to serve the subject site by extending the existing B-inch sever located in MIIOw Spring Road at the alley located in the rear of the deallings fronting on the north side of Woodley Road. (See Baltimore County Bureau of Engineering drawing #52-1728-1).

Waters

Public vater supply is available to serve this property from the esfating Baltimore City own-d water main located in Willow Spring Road adjacent to the subject property. The adequacy of the existing water main for fire protection is not known and should be verified by the pctitioner with the Baltimore City Bureau of Water Supply.

BUREAU OF TRAFFIC ENGINEERING:

Since no change in zoning is requested, there should be no major change in trip density.

FIRE DEPARTMENT:

This office has no comment at this time.

BUILDING ENGINEER'S OFFICE:

This office has no comment at this time.

September 16, 1969

BOARD OF EDUCATION:

No bearing on student population.

HEALTH DEPARTMENT:

Since the proposed zoning is for storage of vehicles only, no health problems are anticipated.

PROJECT PLANNING DIVISION:

The plan should be revised to show the following perior to the hearing being set.

- 4. high compact screen planting must be provided along the north and west property line.
- (2) The B' setback from the street property line must be provided as required in Section 409,2c4 of the Paltimore County Zoning Regulations.
- (3) The "proposed" parking spaces of vehicles to be stored must be shown.

ZONING ADMINISTRATION DIVISION:

Upon field investigation of the subject property, it was found that the entire property bounded by Willow Spring Road, Woodley Road, Bundski Avenue and Dunil II Road is being used for the storage of unlicensed motor vehicles. It should be noted that if the Special Exception is granted, these unlicensed vehicles could only be stored on the 2.56 acres of land, which is indicated on the positioner's site pleas and nomberne also on the lot. Any buildings that would be proposed pleas and nomberne also on the lot. Any buildings that would be proposed compliance with Burnourty must be shown on revised plan as well is compliance with Burnourty must be shown on revised plan any beginning that the standard of the standard plan any the submitted to this office prior to a hearing date being assigned.

ativer L. MYERS, Chairman

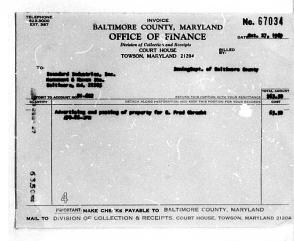
Boot side of Willow ATE & TIME Handay, October 27, 1969 at 2:00 P.M. TRLM: HEARING: Room 196, Coun-ty Office Building, 111 W. Cheve. Peaks Avenue, Townes, Harriand. more County, will half a public certage:
Putition for Special Hooring Un-der Sortin Self. of the Emiss. Regulations of Baltimere Crunty, to determine whether or not the Zoolng Commissioner and/or De-uty Essing Commissioner should approve the storage of unitempoli-

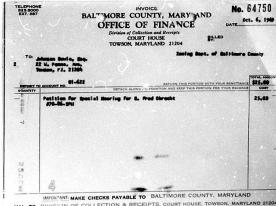
CERTIFICATE OF PUPLICATION

TOWSON, MD. Occober 9 19 69 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed day of ______Qctober _______ 19.69 .. the first publication appearing on the 9th day of October 19.60

> THE JEFFERSONIAN, S. Frank Sureper

Cost of Advertisement. \$...



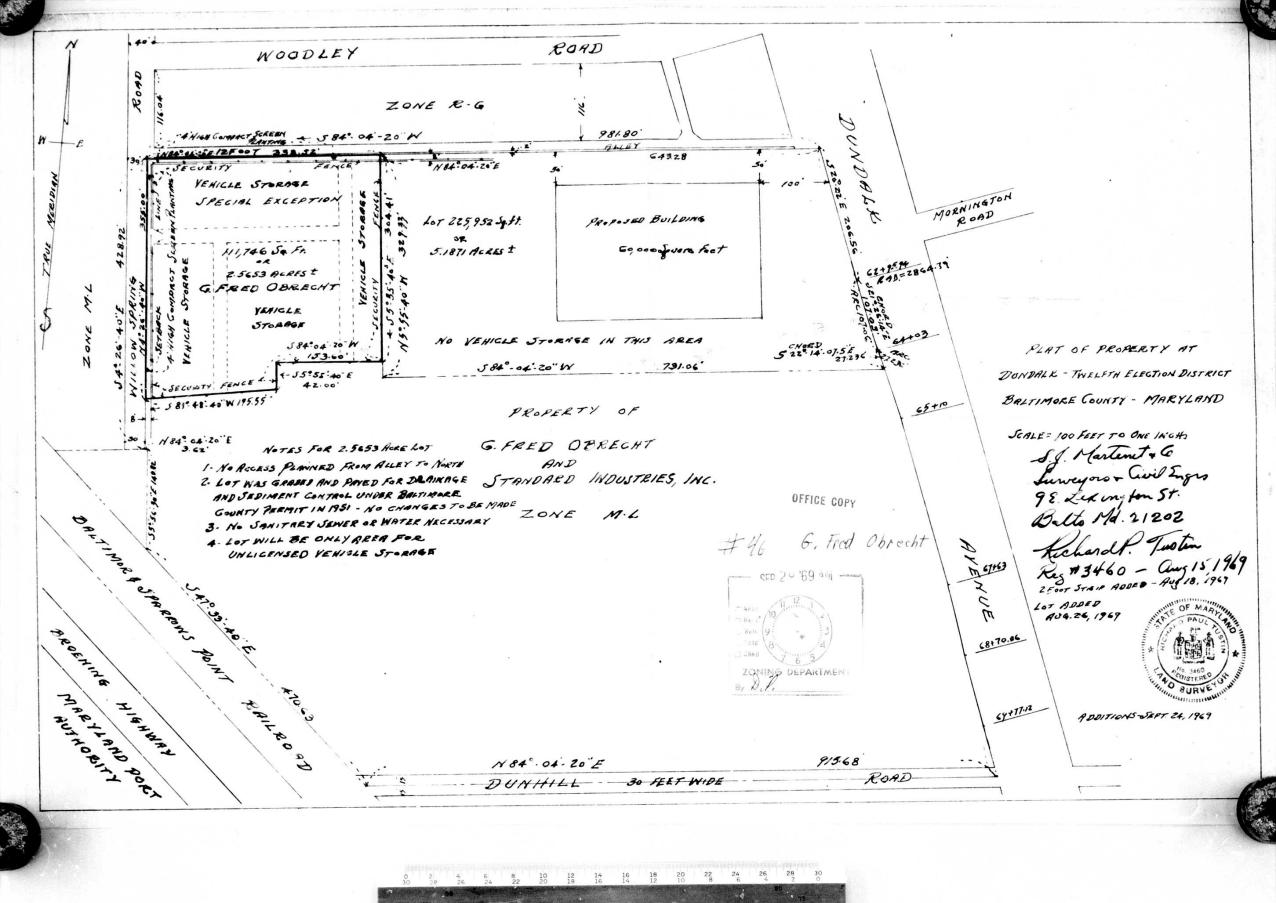


MAI. TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

LTIMOF COUNTY OFFICE OF PLANNING AND THE County Office Suild' g 111 W. Chesapeake Avenue Towson, Haryland 21204 Your Patition has been received and accepted for filing this Petitioner & Fred Greeke

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

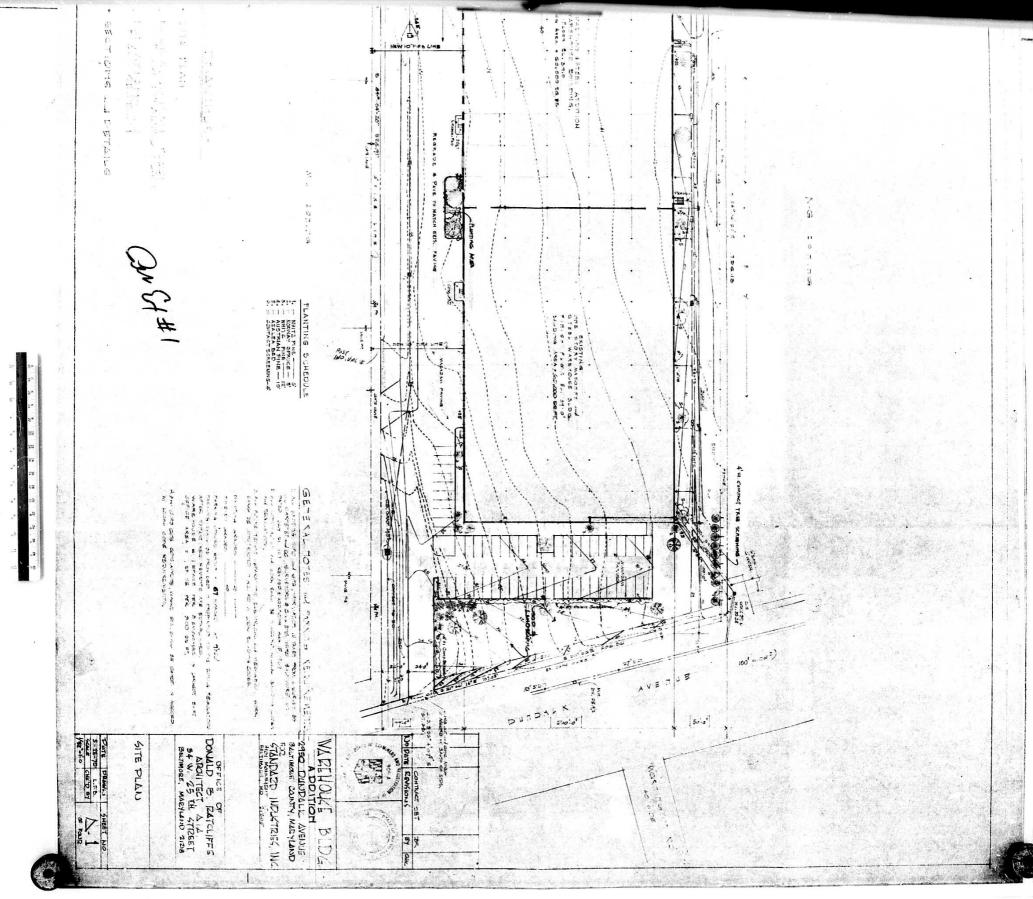
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

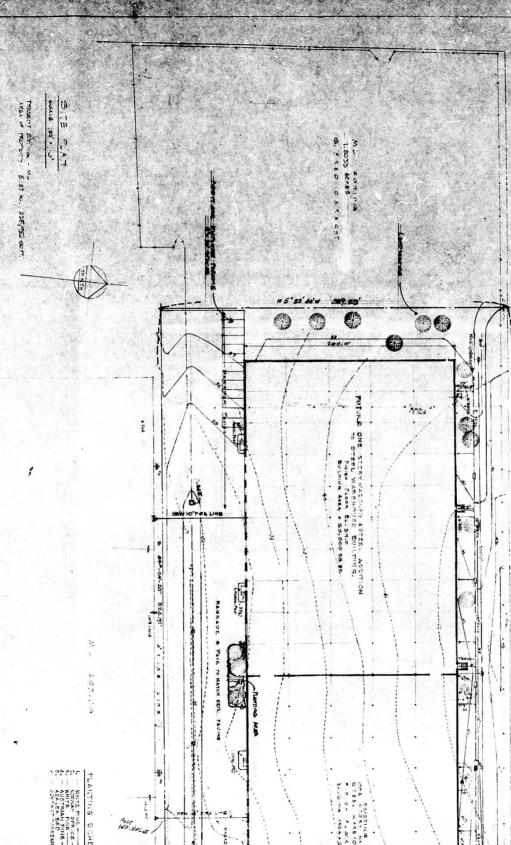


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