



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP
*Director, Department of Permits,
Approvals and Inspections*

June 26, 2023

Mr. Abraham Philips
Corporate Counsel
Fraley & Schilling, Inc.
1920 S State Road 3
Rushville, IN 46173

RE: Zoning Verification
The Property Commonly Known As:
KLR Factoring LLC
8230 Bletzer Road
Baltimore, MD 21222
Tax Account Numbers 1600014053 and 1600005727
15th Election District, 7th Councilmanic District

Dear Mr. Philips:

Your request to Jeff Perlow, Baltimore County Zoning Supervisor, has been referred to me for reply. Based upon the information you provided, Baltimore County's "My Neighborhood" website (County GIS), prior zoning case history, and the Baltimore County Zoning Regulations (BCZR), the following has been determined.

The properties, with the referenced tax account numbers, are zoned DR3.5 (Density, Residential – 3.5 dwelling units per acre), which primarily allows for residential use. The current use of a Class II Trucking Facility is not permitted in the DR3.5 Zone. Based upon prior zoning case history, the property enjoys an approved Special Exception for an expansion of the site area of an existing Class II Trucking Facility via Zoning Case 1981-0092-X (Order enclosed). However, the acreage as shown on the hearing site plan does not conform to the property acreage as listed per the Maryland State Department of Assessments and Taxation (SDAT). Both are also enclosed with a portion of official Baltimore County Zoning Maps 104B1 and 104A1.

While the site plan that accompanied the Special Exception illustrates both properties for the Class II Trucking Facility use, it may be a precautionary measure to apply for a Special Hearing to confirm the property's continued use. It is our opinion that Baltimore County will not challenge the use; however, a prospective purchaser may want a more recent Order that establishes a current plan of the Class II Trucking Facility and establishes the correct amount of land area for the existing use. With a public hearing, the community could challenge the use or bring up any opposition against the property. Please note that a Special Hearing would be required to materially amend the site plan or the restrictions within the granted Special Exception.

THE FOREGOING IS MERELY AN INFORMAL OPINION FOR ZONING PURPOSES ONLY; IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.

If you have any questions, please contact us at your earliest convenience.

Sincerely,

Mitchell Kellman
Zoning Review

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

November 19, 1982

o0o

Nicholas B. Commodari
Chairman

MEMBERS

Bureau of
Engineering

Department of
Traffic Engineering

State Roads Commission

Bureau of
Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial
Development

Stanley Holmes, Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: A. Duie Pyle Trucking Facility
NW/S Bletzer Road
15th Election District

Dear Mr. Holmes:

As indicated in our previous conversations, the above referenced property was granted a special exception (Case #81-92-X) to expand the site area for the existing use. The order was granted on February 3, 1981, and will expire on February 3, 1983, unless the plan is approved and construction has begun and is pursued to completion with "reasonable diligence".

In view of this, I suggest that you confer with your client, Mr. Latta, and contact me as soon as possible.

Very truly yours,

Nicholas B. Commodari

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

cc: Mr. James Latta, Jr.
200 Garfield Avenue
West Chester, Pennsylvania 19380

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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 for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for an expansion of the site area of the existing Class II trucking facility by amending the plan approved for this use.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, 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 Law for Baltimore County.

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: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Return for Petitioner: _____
George W. White, Jr., Esquire
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: 828-1050

Legal Owner(s):
James Latta, Jr.
(Type or Print Name)
Signature _____
Eleanor Pyle Latta
(Type or Print Name)
Signature _____
THE PYLE CORPORATION
BY: _____
James Latta, Jr., President
Address 200 Garfield Avenue
West Chester, Pennsylvania 19380
City and State _____
Name and telephone number of legal owner, contract purchaser or representative to be contacted
Stanley L. Holmes
Name _____
828-1050
Telephone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 9th _____ day of _____ September, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ 6th _____ day of _____ November, 1980, at 10:45 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1 (over)

9. A revised site plan, incorporating the above applicable restrictions and including a schedule of compliance, shall be submitted for approval by the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division. Full compliance with this plan shall be obtained before utilization of the additional area.

[Signature]
Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 29, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

George W. White, Jr., Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 19
Petitioner - The Pyle Corporation
Special Exception Petition

Dear Mr. White:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This hearing originates because of your client's proposal to expand his existing trucking facility, which is located on the northwest side of Bletzer Road at its intersection with Glenhurst Road in the 15th election district. In accordance with Bill No. 18-76, which was written for trucking facilities, the existing operation is considered a nonconforming use, because it does not satisfy all requirements of the aforementioned bill. One of the provisions of this bill allows the site area of nonconforming trucking facilities to be expanded provided the area of the expansion does not exceed 25% of the area of the previous use and also that particular attention is given to existing dwellings within 300' of the proposed expansion. After a number of conversations with Mr. Stanley Holmes of your office and Mr. Richard Truelove of the engineering company, the site plan appears to satisfy all requirements necessary for filing the petition. Because of this the hearing was scheduled.

Particular attention should be afforded to the comments of the Department of Permits and Licenses.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that

Item No. 95
The Pyle Corporation
Special Exception Petition
October 29, 1980

no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

Enclosures
cc: Purdum & Jeschke
1023 North Calvert Street
Baltimore, Maryland 21202



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

October 6, 1980

Mr. William F. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #49 (1980-1981)
Property Owner: James & Eleanor Pyle Latta, Jr.
1/WS Bletzer Rd. & S/WS Glenhurst Rd.
Acres: 0.960 Acres District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments which were supplied January 12, 1978 for the existing Class II Trucking Facility in connection with the C.T.F.D.O.C. review of the Site Plan, dated March 28, 1977 are referred to for your consideration.

Highways:

Cove Road is an existing bituminous concrete surfaced roadway, constructed by the Maryland State Highway Administration in conjunction with the construction of the Patapsco Freeway, which is maintained by the Bureau of Highways. No further improvements are planned for Cove Road at this time and the existing right-of-way is considered to be adequate. No access will be permitted from this property onto Cove Road.

Edgewater Place (Phase 1) constructed under Job Order 5-2-592, as a 14-foot open roadway section within a 50-foot right-of-way, was extended as depicted through this property, from Cove Road to Glenhurst Road - Bletzer Road (See Drawings No. 77-0015 and 0016, File 5).

Edgewater Place (Phase 2) is proposed to be further improved in the future as a 48-foot closed roadway section within a 60-foot right-of-way.

Glenhurst Road, along the frontage of this property, will become an integral part of the proposed Edgewater Place - Bletzer Road traffic way which has been designed to eliminate heavy truck traffic on Glenhurst Road.

Item #49 (1980-1981)
Property Owner: James & Eleanor Pyle Latta, Jr.
Page 2
October 6, 1980

Highways:

The residual segment of Glenhurst Road is proposed to be strictly a residential street, and as such, will ultimately be improved as a 30-foot closed section roadway within the 50-foot right-of-way, shown on the recorded plat of Glenhurst (C.W.B., Jr. 12/22) and will terminate with a tee type intersection with Edgewater Place.

The submitted plan does not indicate the future highway improvements.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

The entrances shall be a minimum of 35 feet in width with 30-foot radius curb returns. All entrance gates shall be set back a minimum distance of 60 feet from the proposed curb so that an entering tractor-trailer unit does not project into the public roadway while awaiting the opening of the gates. All gates should either swing into the site or slide parallel with the public roadway.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Storm drains, as may be required in connection with any further development of this Trucking Facility, are to be designed and constructed in accordance with Baltimore County Standards and Specifications.

Water and Sanitary Sewer:

As indicated, public water supply and sanitary sewerage are available to serve this property.

Very truly yours,
[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss
Attachments
E-W Key Sheet, 6 & 7 SE 28 Pos. Sheets
SE 2 G Topo, 104 Tax Map
cc: R. Morton, J. Trenner, J. Wambley, D. Grise

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Richard Latini Date: January 12, 1978

FROM: Ellsworth N. Diver, P.E.

SUBJECT: A. Pyle Corp., Inc.
Bletzer Road and Glenhurst Road
District 15C7

The following comments are furnished in regard to the site plan, dated March 28, 1977, submitted to this office for review by the C.T.F.D.O.C.:

Cove Road is an existing bituminous concrete surfaced roadway, constructed by the Maryland State Highway Administration in conjunction with the construction of the Patapsco Freeway, which is maintained by the Bureau of Highways. No further improvements are planned for Cove Road at this time and the existing right-of-way is considered to be adequate. No access will be permitted from this property onto Cove Road.

Edgewater Place is proposed to be constructed in the future, under Job Order 5-2-592, as a 24-foot open roadway section within a 50-foot right-of-way and would extend, as depicted, through this property, from Cove Road to Glenhurst Road - Bletzer Road (See B.C.H.E. Drawings No. 77-0015 and 0016, available in this office). This project (Phase 1) is contingent upon acquisition of the necessary highway right-of-way from the various properties involved and construction cannot be scheduled at this time.

Edgewater Place (Phase 2) is proposed to be ultimately constructed as a 48-foot closed roadway section within a 60-foot right-of-way and would provide continuity of Beachwood Road via Bletzer Road.

Glenhurst Road, along the frontage of this property, will become an integral part of the proposed Edgewater Place - Bletzer Road traffic way which has been designed to eliminate heavy truck traffic on Glenhurst Road.

The residual segment of Glenhurst Road is proposed to be strictly a residential street, and as such, would ultimately be improved as a 30-foot closed roadway section within the 50-foot right-of-way, as laid out on the recorded plat of Glenhurst (C.W.B., Jr. 12/22) and would terminate with a tee type intersection with proposed Edgewater Place.

The site plan must be revised to portray the future highway improvements as shown on the attached (8 1/2" x 11") plan.

The entrance location is subject to approval by the Department of Traffic Engineering and shall be constructed with a temporary tie-in to the existing roadway. It would appear that in conjunction with the construction of Edgewater Place, a more desirable entrance could be provided, perpendicular to the centerline of the proposed roadway. This matter should be resolved in connection with right-of-way acquisition procedures in regard to this property.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 3rd day of February, 1981, that the herein Petition for Special Exception for the expansion of an existing Class II trucking facility should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. All truck parking on the west side of the subject property shall be located at least 150 feet from the adjacent residence.
2. All truck ingress and egress shall be from Edgewater Place. The truck entrance shall have a minimum setback of 60 feet from the curb or a shoulder pull-off shall be provided. The entrance gates shall swing into the site or slide parallel with the public roadway.
3. Automobiles may continue to use the Edgewater Place, Glenhurst Road, and Bletzer Road intersection entrance.
4. The site plan, under General Notes, shall designate Edgewater Place as a proposed 48 foot closed roadway within a 70 foot right-of-way.
5. Wheel stops shall be located to prevent damage to fences, screening, light posts, etc.
6. Compliance with the applicable portions of the comments submitted by the Department of Permits and Licenses, dated September 16, 1980, and the Health Department, dated November 17, 1980.
7. Compliance with the applicable portions of Section 410 of the Baltimore County Zoning Regulations.
8. A slatted, chain-link fence shall enclose the entire portion of the property to be utilized as a trucking facility, including the existing 1 1/2-story frame building and 2 1/2-story office building. The slatted fence may be eliminated on that portion of the fence parallel to Bletzer Road from the southeast corner of the 1 1/2-story frame building to the automobile entrance near the Edgewater Place, Glenhurst Road, and Bletzer Road intersection if approved by the Current Planning and Development Division.

ORDER RECEIVED FOR FILING

DATE February 3, 1981
BY John L. Wimbley
ADMINISTRATIVE ASSISTANT

A. Dula Pyle, Inc.
Page 2
January 12, 1978

The entrances shall be a minimum of 35 feet in width with 30-foot radius curb returns. All entrance gates shall be set back a minimum distance of 60 feet from the proposed curb so that an entering tractor-trailer unit does not project into the public roadway while awaiting the opening of the gates. All gates should either swing into the site or slide parallel with the public roadway.

A detail indicating the dimensions and method of anchorage of the proposed truck wheel stops is required to be shown on the site plan. Wheel stops must be placed so that the rear of backing trucks or units will not hit or damage fencing, screening, light posts, etc.

The site plan does not meet the requirements of sub-paragraph 410A.33.6 of Bill No. 18-76 for paving of the site. The site plan must be revised to indicate both the existing and proposed typical pavement cross-section and the location of test borings or other means utilized to determine the existing pavement and soil conditions. All proposed paving and/or grading must be indicated with proposed finished elevations (solid line contours).

The site plan does not indicate any provisions for accommodating offsite storm water and drainage flows emanating from upstream properties or Glenhurst Road. Storm drainage facilities will be provided and constructed in conjunction with the previously discussed construction of Edgewater Place and as shown on B.C.D.E. Drawing No. 77-0790. The site plan must be revised to indicate all proposed and existing onsite or adjacent offsite storm drainage facilities.

The grading of the site must be accomplished in a manner that does not increase surface water flows upon adjacent properties. All onsite surface water flows should remain dispersed and the rear or unimproved portions of the property must be completely stabilized in accordance with "Standards and Specifications for soil erosion and sediment control in development areas" (Published by the U. S. Department of Agriculture and available through the Soil Conservation Service).

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The operator/owner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the operator/owner.

Since the amount of grading required on this property is minimal, and due to the proximity of this property to tide water, storm water management provisions would be waived in conjunction with the proposed site development.

The subject property is located on the urban side of the Urban-Rural Demarcation Line and is included in the Baltimore County Water Plan and Sewerage Plan, as amended, as an existing area of public water supply and a planned area of sewerage in the final planning stage.

A. Dula Pyle, Inc.
Page 3
January 12, 1978

Public water supply is available to serve this property from the existing 8-inch water main in Glenhurst Road, as shown on B.C.D.E. Drawing No. 51-0232 and the existing 10-inch water main in Bletzer Road, as shown on B.C.D.E. Drawing No. 51-0284. Fire protection is furnished by the existing fire hydrant as shown on the site plan.

Public sanitary sewerage will be available to serve this property when the proposed Bletzer Road area sewerage system is constructed. The proposed sewers are scheduled for construction in the near future under Job Order 1-2-347 (Contract No. 75037) and are shown on B.C.D.E. Drawings No. 71-0173 and 0174. The site plan must be revised to indicate the proposed sanitary sewers adjacent to this property and the existing private sewage disposal system.

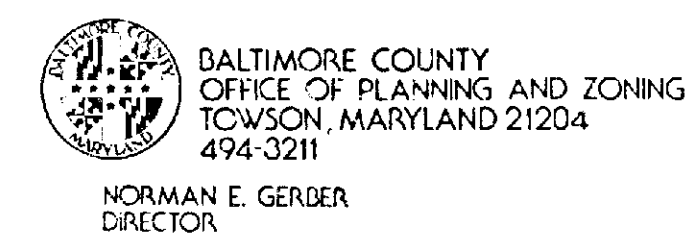
Further development of this property in the future will require public works improvements in accordance with County policy, prevailing at that time.

Edwin M. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EM:MD:es

cc: J. Trenner
D. Grise

22-12 S.W. 200' Scale Aerial Photo
S.E. 2-G & 2-H 200' Scale Topo
"E" N.W. 500' Scale Key Sheet
Tax Map No. 104



October 23, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #49, Zoning Advisory Committee Meeting, September 9, 1980, are as follows:

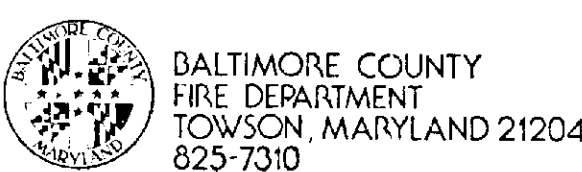
Property Owner: James and Eleanor Pyle Latta, Jr.
Location: NW side Bletzer Road and SW side Glenhurst Road
Acres: 0.860 acres
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



PAUL H. REINCKE
CHIEF

September 29, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: James & Eleanor Pyle Latta, Jr.

Location: NW/4 Bletzer Road & SW/4 Glenhurst Road

Item No.: 49 Zoning Agenda Meeting of September 9, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below, marked with an "X", are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards, as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

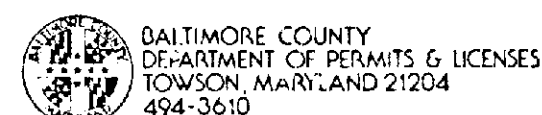
() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John L. Wimbley* Noted and Approved: *George M. Keganoff*
PLANNING GROUP FIRE PREVENTION BUREAU
SPECIAL INSPECTION DIVISION

/ml



TED ZALESKI JR.
DIRECTOR

September 16, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #49 Zoning Advisory Committee Meeting, September 9, 1980 are as follows:

Property Owner: James & Eleanor Pyle Latta, Jr.
Location: NW/4 Bletzer Road & SW/4 Glenhurst Road
Existing Zoning: RE-1M
Proposed Zoning: Special Exception for an expansion of the site area of the existing Class II trucking facility by amending the plan approved for this use.

Acres: 0.860
District: 15th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.

X B. A building permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.

X G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal. See attached comments.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.

X I. Comments - If future structures are anticipated please review Section 319.0 as amended in Bill 199-79.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Avenue, Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

September 16, 1980
Meeting September 9, 1980

ATTACHMENT TO ITEM COMMENTS - "G"

1. All work which may be required to allow the proposed use shall be done under an approved permit, applied for by the owner at Room #100. The Baltimore County Office Building, Towson, Maryland.
2. Unless a change of occupancy has been previously granted, or if the structure was built under a permit as an office, the structure will require a change of occupancy and an alteration permit as indicated by Item "G" of the attached sheet.
3. Permits are required for paving, grading, fencing, fuel tanks, and numerous other items which may or may not be applicable to this project.
4. If the office has existed under a legal permit prior to this it shall be treated as an existing structure as permitted in Section 105.1 amended.

rrj/

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: September 5, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: September 9, 1980

RE: Item No.: 48, 49, 50, 51
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

William Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NW/S of Bletzer Rd. and SW/S :
of Glenhurst Rd., 15th District : OF BALTIMORE COUNTY
THE PYLE CORPORATION, Petitioner : Case No. 81-92-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 28th day of October, 1980, a copy of the foregoing Order was mailed to George W. White, Jr., Esquire, White, Mindel, Clarke & Hill, 305 W. Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III
John W. Hession, III

DESCRIPTION

DESCRIPTION TO ACCOMPANY APPLICATION FOR
SPECIAL EXCEPTION
PROPERTY OF
THE PYLE CORPORATION
FIFTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



BEGINNING for the same at a point distant South 35° 55' 04" West 86.23 feet and North 51° 52' West 179.00 feet from the corner formed by the intersection of the northwest side of Bletzer Road, as laid out forty feet wide, and the southwest side of the Glenhurst Road, as laid out fifty feet wide, as shown on a Plat of Glenhurst, said plat being recorded among the Land Records of Baltimore County, Maryland in Plat Book 12 at Folio 22, said point being on and distant 179.00 feet from the end of the Sixth or South 52° 29' East 793.13 feet line of that parcel of land which by deed dated March 1, 1972 and recorded among the Land Records of Baltimore County, Maryland in Liber O.T.G. 5252 at Folio 740 was conveyed by William J. Piccirilli, ET AL, to James Latta, Jr., and Eleanor Pyle Latta, His Wife, and running thence for lines of division, as drawn, the five (5) following courses and distances, viz.

- (1) South 38° 09' 08" West 86.97 feet,
 - (2) North 51° 50' 52" West 268.33 feet,
 - (3) North 46° 55' 07" West 168.59 feet,
 - (4) North 43° 04' 53" East 60.00 feet, and
 - (5) North 46° 55' 07" West 147.88 feet to a point on the Sixth or South 52° 29' East 793.13 feet line of the aforesaid parcel of land described in the herein above-mentioned deed, thence binding along part of said Sixth Line South 51° 50' 52" East 578.48 feet to the point of beginning, containing 0.860 acres of land more or less.
- BEING a part of all that parcel of land which by deed dated March 2, 1979 and recorded among the aforesaid Land Records in Liber E.H.K. Jr. 6006 at Folio 595 was conveyed by Sophie M. Long to The Pyle Corporation.

OFFICE COPY

PURDUM AND JESCHKE,
ENGINEERS AND LAND SURVEYORS

1023 NORTH CALVERT STREET, BALTIMORE, MARYLAND 21204

Sheet 1 of 1

July 17, 1980



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

November 17, 1980

Mr. William R. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #49, Zoning Advisory Committee Meeting of September 9, 1980, are as follows:

Property Owner: James & Eleanor Pyle Latta, Jr.
Location: NW/S Bletzer Rd. & SW/S Glenhurst Rd.
Existing Zoning: MH-IM
Proposed Zoning: Special Exception for an expansion of the site area of the existing Class II trucking facility by amending the plan approved for this use.
Acres: 0.860 Acres
District: 15th

Backfill existing dug water well by license well driller.

The parking area/s should be surfaced with a dustless, bonding material.

Metropolitan water and sewer exists, therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/mw

8-22-A
11/6



Baltimore County
Department of Health
TOWSON, MARYLAND 21204
301 484 3550

STEPHEN E. COLLINS
DIRECTOR

November 13, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 49 - ZAC - September 9, 1980
Property Owner: James & Eleanor Pyle Latta, Jr.
Location: NW/S Bletzer Road & SW/S Glenhurst Road
Existing Zoning: MH-IM
Proposed Zoning: Special exception for an expansion of the site area of the existing Class II trucking facility by amending the plan approved for this use.

Acres: 0.860
District: 15th

Dear Mr. Hammond:

No traffic problems are anticipated by the requested special exception for an expansion of a Class II Trucking Facility.

Very truly yours,

Michael S. Planican
Michael S. Planican
Engineering Associate II

MSF/bza

8-22-A
11/6

October 8, 1980

George W. White, Jr., Esquire
White, Mindel, Clarke & Hill
305 W. Chesapeake Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception - NW/S Bletzer Rd & SW/S Glenhurst Rd - The Pyle Corporation
Case No. 81-92-X

TIME: 10:45 A.M.

DATE: Thursday, November 6, 1980

PLACE: ROOM 106, COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nicholas B. Commodari
TO: Zoning Advisory Committee
Sharon M. Caplan
FROM: Economic Development Commission
Date: September 9, 1980
SUBJECT: Item #49 - Property Owner: James & Eleanor Pyle Latta, Jr.
Location: NW/S Bletzer Road & SW/S Glenhurst Road
Existing Zoning: MH-IM
Proposed Zoning: Special Exception for an expansion of the site area of the existing Class II trucking facility by amending the plan approved for this use.

In recognition of Baltimore County's desire to foster a healthy economic growth, we request the zoning officer to evaluate the above request in the best interest of industrial expansion.

Sharon M. Caplan
SHARON M. CAPLAN

SMC:jet

William E. Hammond
WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3553

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 27, 1980

George W. White, Jr., Esquire
White, Mindel, Clarke & Hill
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
NW/S Bletzer Rd & SW/S Glenhurst
Road - The Pyle Corporation
Case No. 81-92-X

Dear Mr. White:

This is to advise you that \$80.00 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

PETITION FOR SPECIAL EXCEPTION

15th District

ZONING: Petition for Special Exception
LOCATION: Northwest side of Bletzer Road and Southwest Side of Glenhurst Road
DATE & TIME: Thursday, November 6, 1980 at 10:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

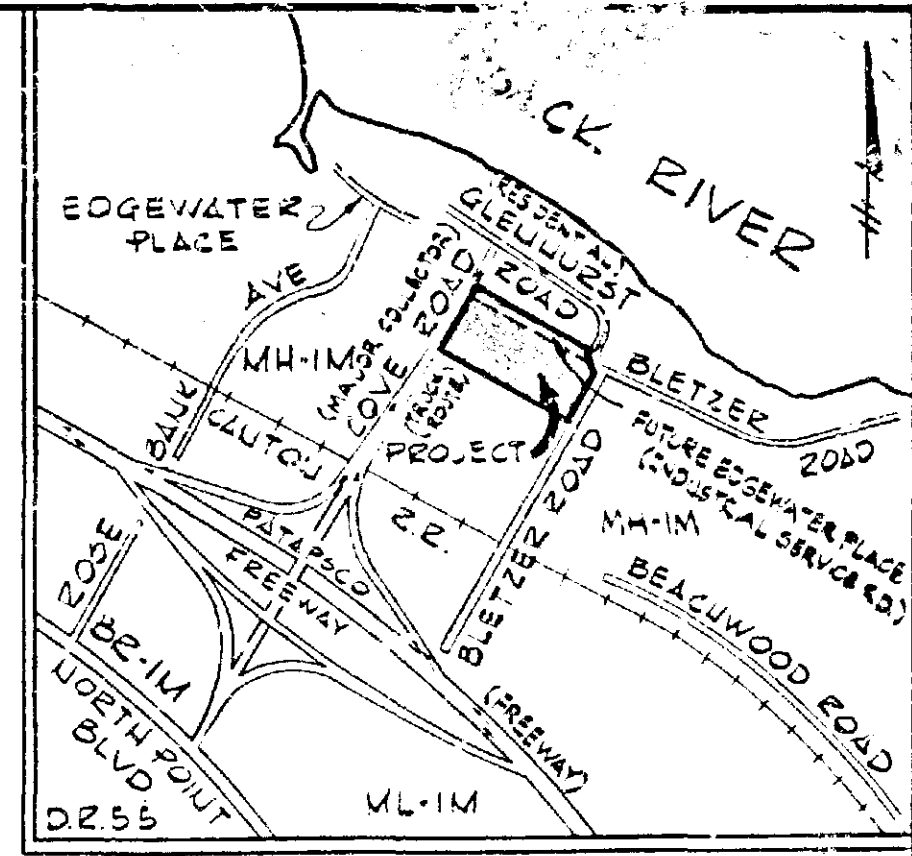
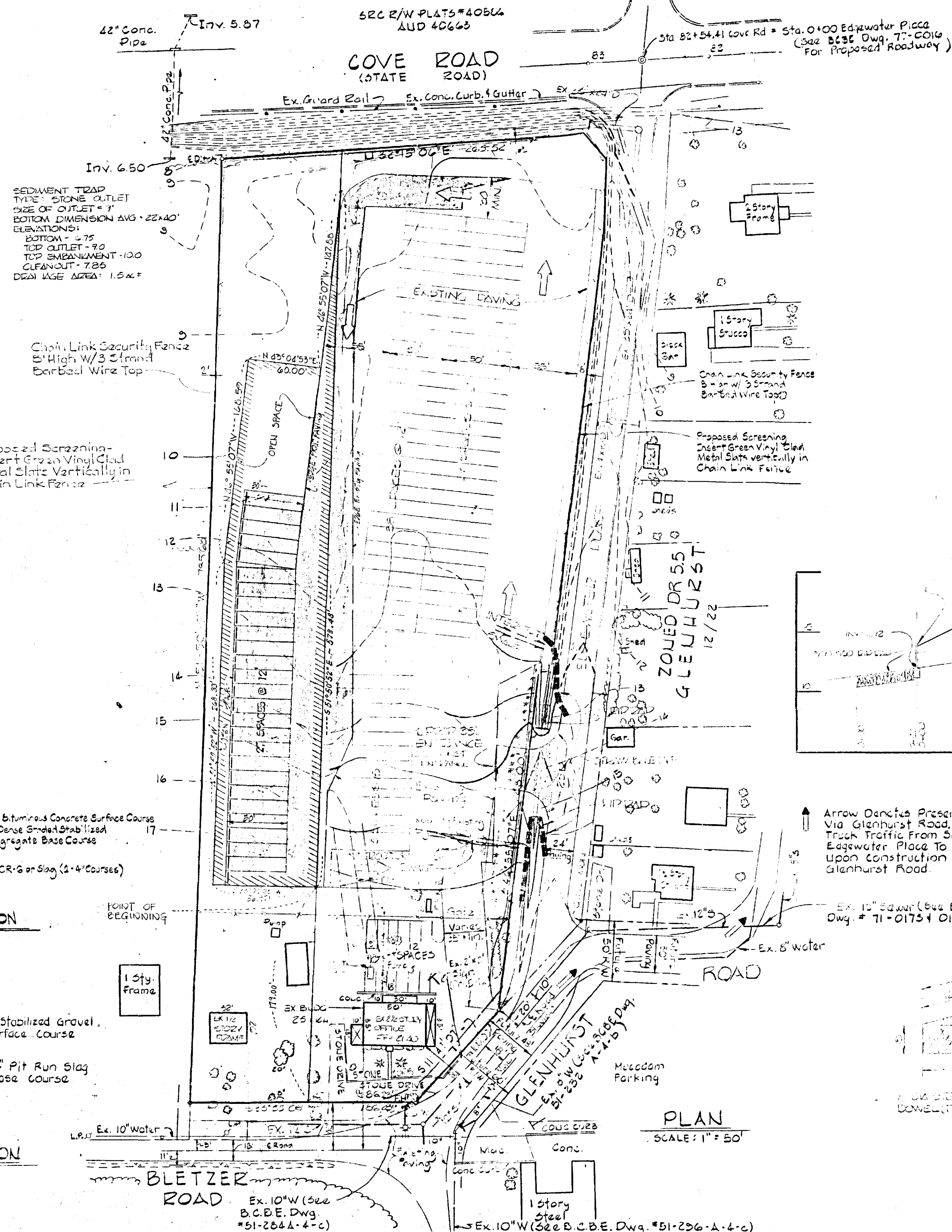
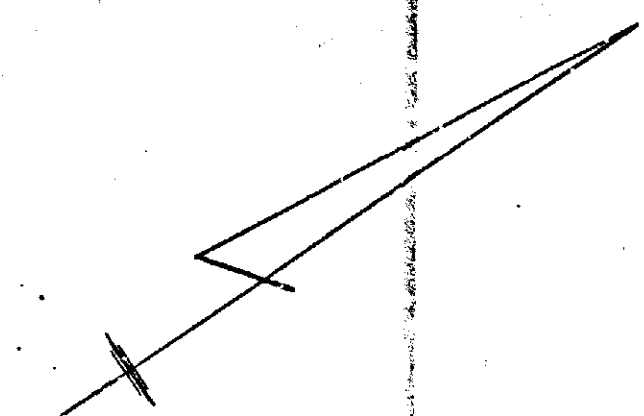
Petition for Special Exception for an expansion of the site area of the existing Class II trucking facility by amending the plan approved for this use.

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of The Pyle Corporation, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, November 6, 1980 at 10:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

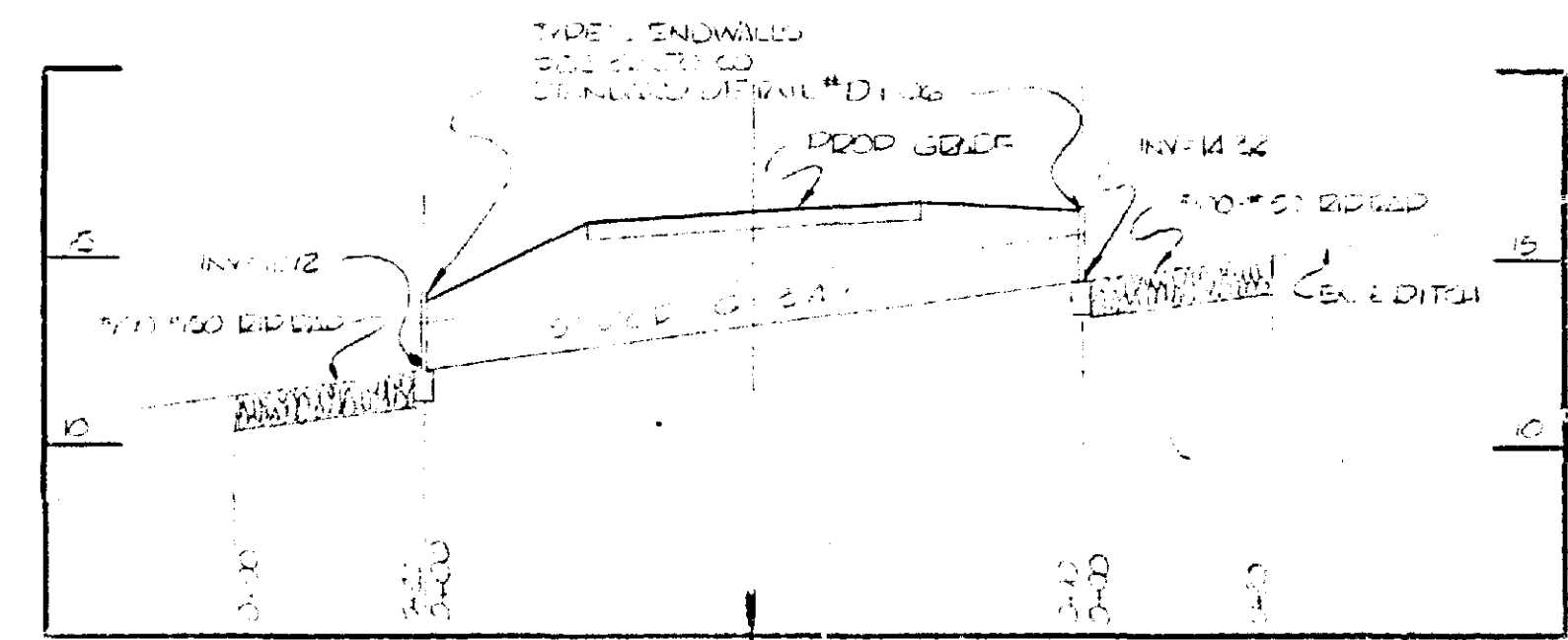
BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY



- GENERAL NOTES
- Existing Zoning MH-1M
 - Present Use Class II Trucking Facility
 - F.A.R. Existing Building 0.01
 - No Junked Vehicles or Autoparts shall be stored on site.
 - Office to contain Rest Room Facilities for both sexes, Drivers Room, and Telephone Service
 - Normal Hours of Operation Mon - Fri 9AM - 6PM
Saturday 8AM - 1PM
 - Parking -
(1) Number of Spaces Required @ 1 Space / 2 Employees 4
(2) Minimum Parking Required 4 Spaces
(3) Number of Spaces Provided 12
 - Screening.
(1) Existing - Evergreens to be removed
(2) Proposed - Vinyl Clad Slats to be incorporated w/ Chain Link Security Fence
 - Lighting Existing (to be relocated)
 - Maximum Number of Vehicles on the Site
(1) Automobiles 12
(2) Trucks 11

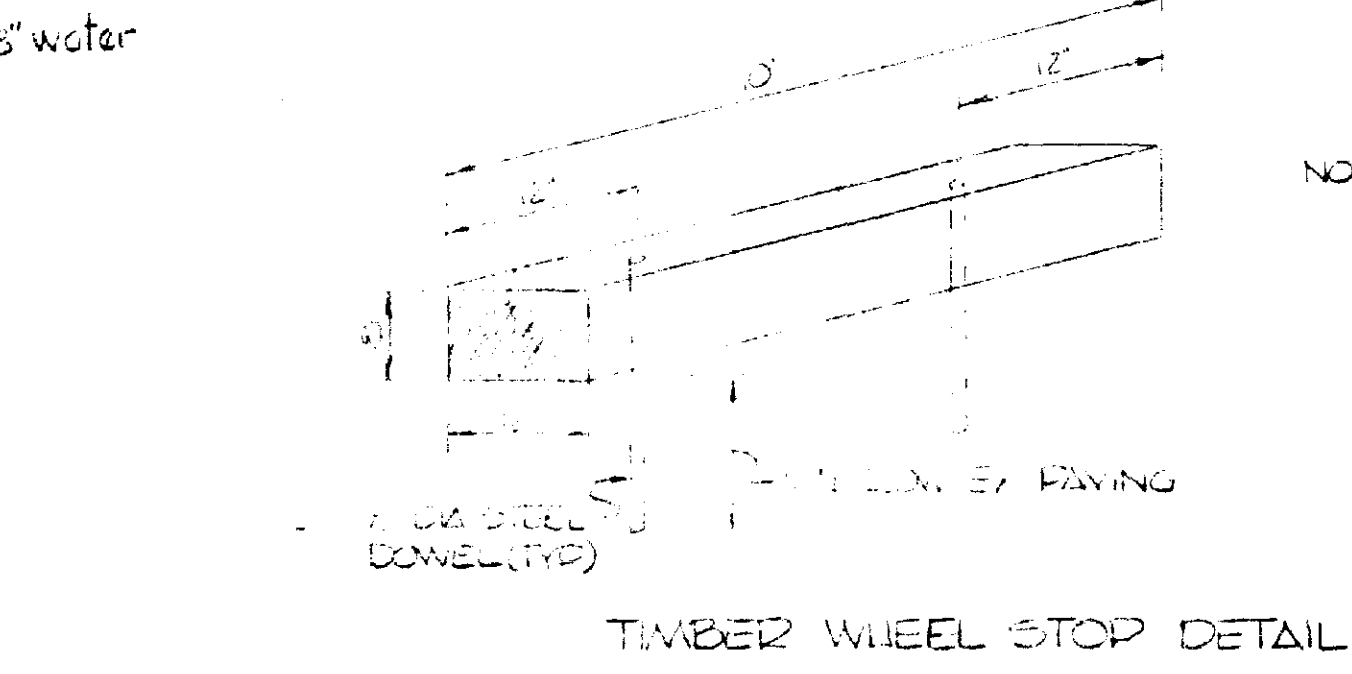
EXPANSION AREA SUMMARY

1. TOTAL ORIGINAL AREA	3.866
2. TOTAL ORIGINAL PAVED AREA	2.23
3. OPEN SPACE IN BUILDING AREA	0.966
4. MAXIMUM EXPANSION ALLOWED	
a. MAXIMUM PAVED AREA .125 X 2.50 =	0.733
b. OPEN SPACE .125 X 0.906 =	0.234
c. TOTAL EXPANSION AREA .125 X 3.866 =	0.967
5. PROPOSED FACILITY EXPANSION	
a. NEW PAVED AREA IN ORIGINAL SITE	0.107
b. NEW PAVED AREA IN NEW SITE	0.626
c. TOTAL NEW PAVED AREA	0.733
d. TOTAL NEW OPEN SPACE	0.234
e. TOTAL EXPANSION	0.967



Arrow Denotes Present Truck Route Via Glenhurst Road, Truck Traffic From Site To Use Edgewater Place To Cove Road Upon Construction In Lieu of Glenhurst Road

EX. 10" WATER (SEE B.C.B.E. DWG. # 71-0175 + 0174)

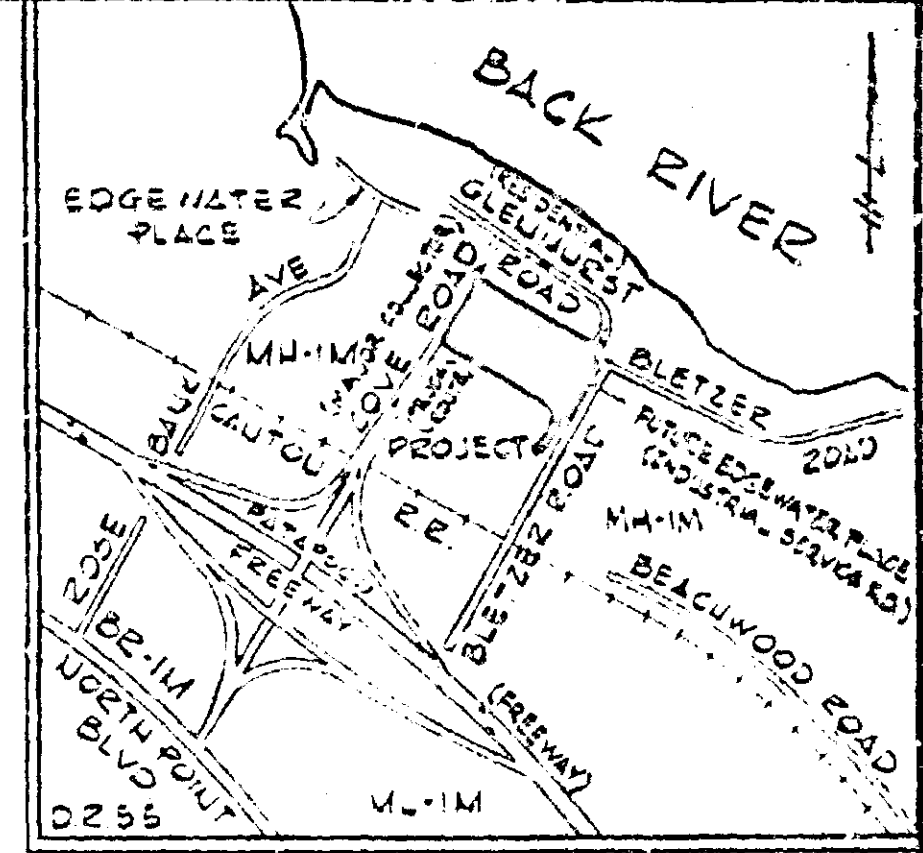
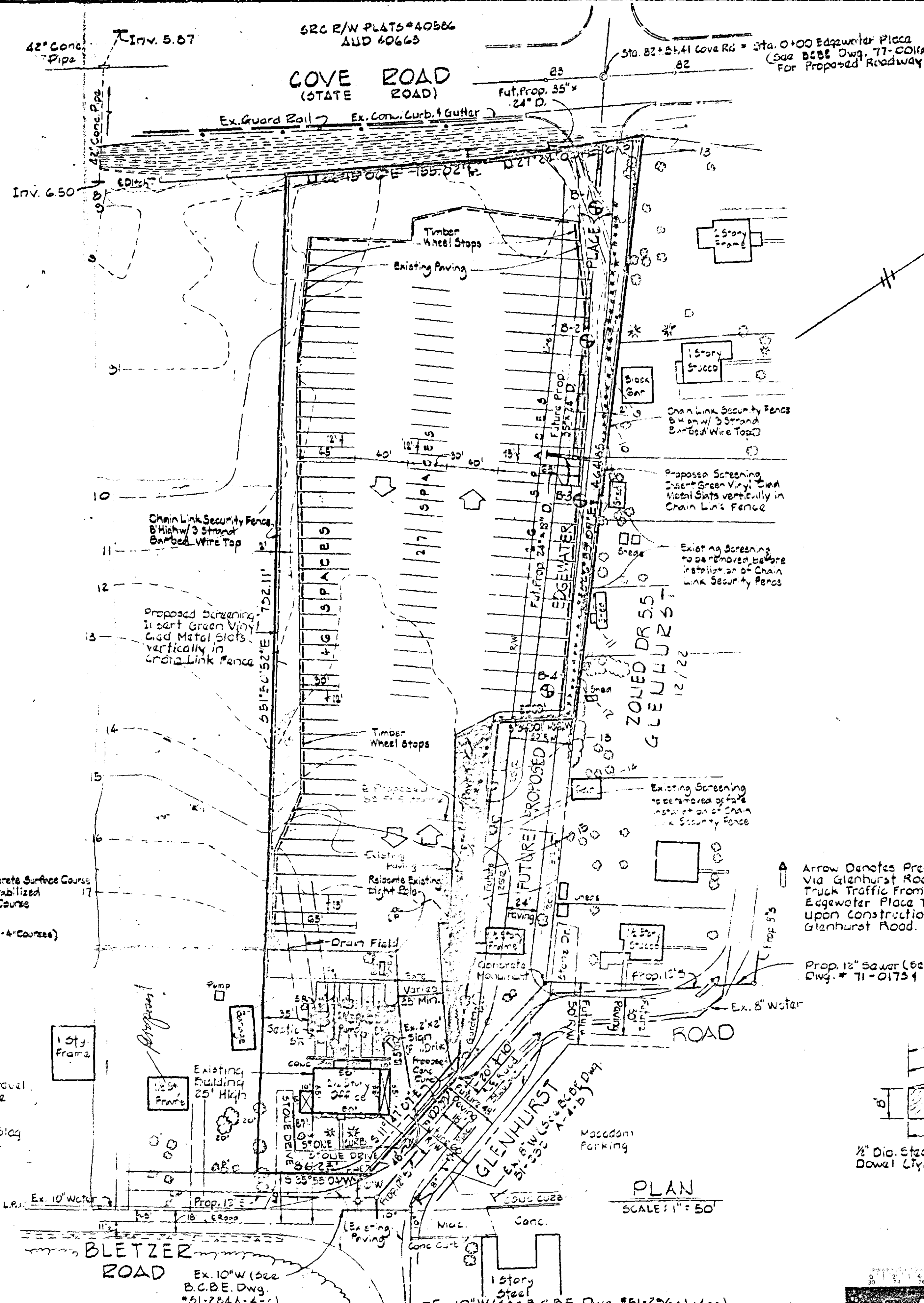


NOTE: PROVIDE 1/2" DIA. STEEL DOWELS THROUGH TIMBER WHEEL STOP FOR PLACEMENT OF 1/2" DIA. STEEL DOWELS

OWNER
JAMES LATA JR. & WIFE
THE PYLE CORPORATION
250 GARFIELD AVE
WEST CHESTER, PA. 19380

SITE PLAN APPROVED BY: Zoning Commissioner _____ Date _____ Chairman, County Training Facilities Development _____ Date _____		PAVING CERTIFICATION I hereby certify that the existing paving section, and that the specifications for the proposed paving section, including the subbase, and the soil conditions relative to this site, are capable of withstanding loads imposed by fully loaded trucks of maximum gross weight of 73,280 lbs. _____ William D. Purdum Reg. #1992		PURDUM & JESCHKE CONSULTING ENGINEERS LAND SURVEYORS 1023 North Calvert Street Baltimore, Maryland 21202 301/837-0194		Designed: EBC Drafted: ZAZ Checked: EBC Date: _____		PLAN TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION THE PYLE CORPORATION formerly A. DUKE PYLE INC. 13th ELECTION DISTRICT BALTO. COUNTY MD DATE: AUGUST 26, 1980 SCALE: AS SHOWN SHEET NO. 1 OF 2	
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BRUNING 44132 23442-1



- Denotes Location of Soil Boring

Depth	Soil Classification	Moisture Content (%)
0.5'	Topsoil	
1.5'	A-4 (VI) Brown Silt	18.1
		13.4
	A-4-7 Brown & Gray Clayey Silt	18.1
5.0'		21.7

B-2

Depth	Soil Classification	Moisture Content (%)
1.5'	Pit Run Slag	18.0
2.5'	A-2-4 (VI) Silty Sand	20.3
	A-7-4 Silty Clay	11.2
5.0'		17.0

B-3

Depth	Soil Classification	Moisture Content (%)
2.0'	Pit Run Slag	25.0
		20.5
	A-4-7 Brown Clayey Silt	25.8
5.0'		22.7

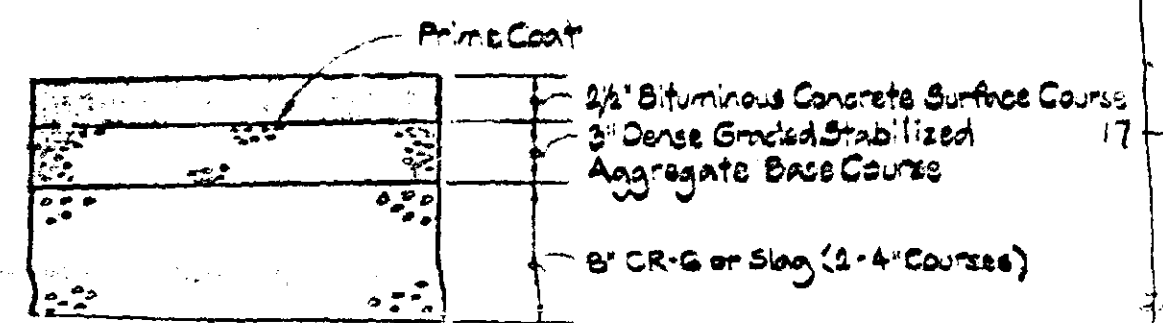
B-4

Depth	Soil Classification	Moisture Content (%)
2.0'	Pit Run Slag	11.4
		13.2
	A-4-2 Brown Sandy Silt	12.7
5.0'		14.2

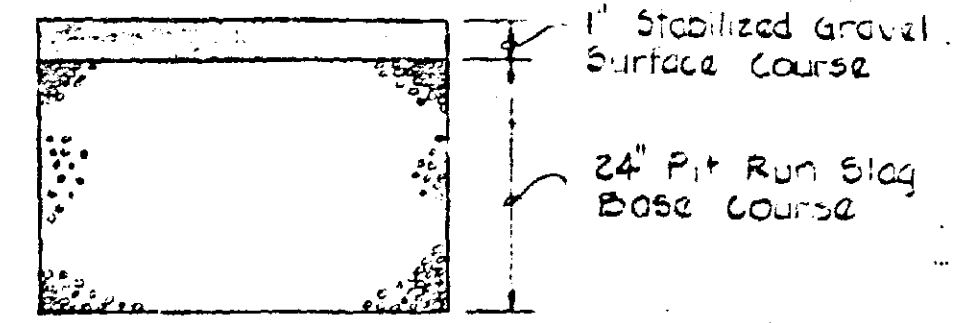
- GENERAL NOTES**
- Area of Tract 3.866 Ac ±
 - Existing Zoning MH-1M
 - Present Use Class II Trucking Facility
 - F.A.R. Existing Building 0.01
 - No Junked Vehicles or Auto parts shall be stored on site.
 - Office to contain Rest Room Facilities for both sexes, Drivers Room, and Telephone Service
 - Normal Hours of Operation Mon - Fri 9AM - 6PM Saturday 8AM - 1PM
 - Parking -
 - (1) Number of Spaces Required ± 1 Space 2 Employees
 - (2) Minimum Parking Available 4 Spaces
 - (3) Number of Spaces Provided 12
 - Screening
 - (1) Existing - Evergreens to be removed
 - (2) Proposed - Vinyl Clad Slats to be incorporated - Chain Link Security Fence
 - Lighting Existing (to be relocated)
 - Maximum Number of Vehicles on the Site
 - (1) Automobiles 12
 - (2) Trucks 93

- SCHEDULE FOR COMPLETION IMPROVEMENTS TO A. DUKE PYLE TRUCKING FACILITY**
- Relocate Exist. Power Pole - Application to Baltimore Gas and Electric Company for relocation of the existing light pole to be completed within 60 days after approval of site plan.
 - Timber Wheel Stops - To be in place by May 1979.
 - Existing Trees to be Removed - Removal of existing pyramidal screening trees along northeast side of property and removal of all trees within the limits of the Employee Parking Area and the widening of the existing Truck Entrance.
 - Chain Link Security Fence - Green Vinyl Clad Metal Slats - To be Constructed by May 1979.
 - Addition of Rest Room Facilities to be Installed by May 1979.
 - Widening of Existing Truck Entrance - To be Constructed by May 1980
 - Employee Parking Area - To be Constructed by May 1980.

ZONED MH-1M



PROPOSED PAVEMENT SECTION
Not to Scale



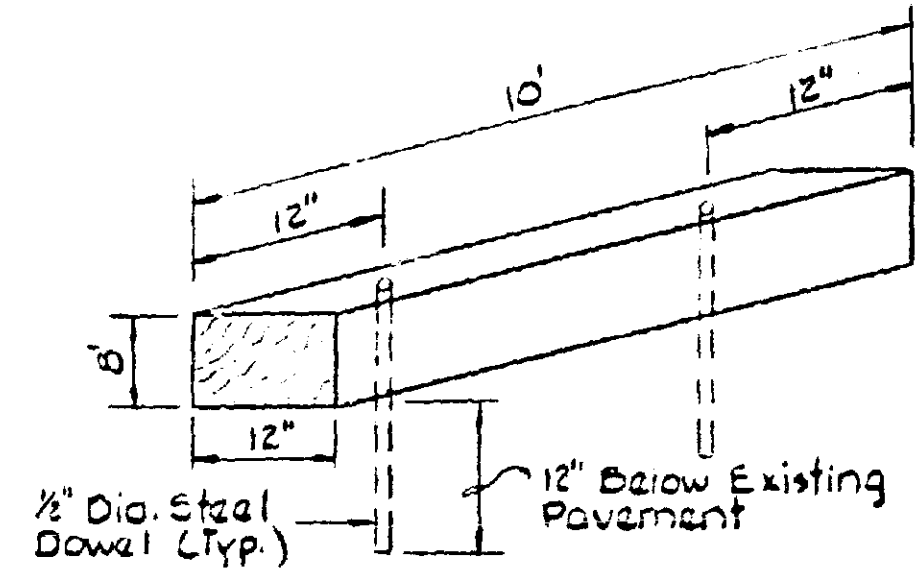
EXISTING PAVEMENT SECTION
Not to Scale

Arrow Denotes Present Truck Route via Glenhurst Road. Truck Traffic From Site To Use Edgewater Place To Cove Road upon construction in lieu of Glenhurst Road.

SOIL BORING DATA
Vertical Scale: 1/2" = 1'-0"

Note: Soil Borings Taken Along E. of Proposed Edgewater Place

Prop. 12" Sewer (See B.C.B.E. Dwg. # 71-0173 & 0174)



TIMBER WHEEL STOP
Not to Scale

Note: Provide 5/8" Dia. Holes Through Timber Wheel Stop for Placement of 1/2" Dia. Steel Dowels.

C. Elmer Appert
Engt. Permits & Licenses
Michael S. Fleming
Traffic Engineering
John W. Miley
Fleming
Michael S. Fleming Jr.

SITE PLAN APPROVED BY: William D. Purdum Chairman, County Traffic Engineering Committee Date: 7/24/78	PAVING CERTIFICATION I hereby certify that the existing paving section, and that the specifications for the proposed paving section, including the subbase, and the soil conditions relative to this site, are capable of withstanding loads imposed by fully loaded trucks of maximum gross weight of 73,280 lbs. William D. Purdum Reg. #1992	REVISIONS <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Date	Description				PURDUM & JESCHKE CONSULTING ENGINEERS LAND SURVEYORS 1023 North Calvert Street Baltimore, Maryland 21202 301/837-0194	Designed: EBC Drafted: EAZ Checked: EBC Date: 7/12/78	SITE PLAN PROPERTY OF A. DUKE PYLE INC. 15th ELECTION DISTRICT BALTO COUNTY MD DATE: MARCH 25, 1977 SCALE: AS SHOWN
	No.	Date	Description								
William D. Purdum Reg. #1992 William D. Purdum Reg. #1992											