

PETITION FOR SPECIAL HEARING

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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the determination of whether or not the existing use should be considered as a trucking facility (Class II), and if it is determined to be same, whether it should be considered as a valid non-conforming trucking facility as limited in Council Bill 18-76.

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

I, or we, agree to pay expenses of the above Special Hearing 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

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

Attorney's Telephone No.: 363-4200

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of July, 1981, 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 25th day of August, 1981, at 9:30 o'clock A.M.

RESCHEDULED TO:
Thursday, September 24, 1981
at 10:00 A.M.

Z.C.O.-No. 1

(over)

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

I, or we, agree to pay expenses of the above Special Hearing 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.

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(Type or Print Name)
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Address
City and State

Attorney's Telephone No.: 363-4200

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BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
August 4, 1981
Petition No. 82-47-SPH Item 222

Petition for Special Hearing
Southwest side of Marmenoco Court, 580 ft. Southwest of Patapsco Avenue
Petition: Transport International Pool

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director
Office of Planning and Zoning

NEGJGH:ob

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 17, 1981

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

cc: 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

Walter I. Seif, Jr., Esquire
Suite 10, 110 Painters Mill Road
Painters Mill Professional Bldg.
Owings Mills, Maryland 21117

Re: Item No. 222
Petitioner = Transport International Pool
Special Hearing Petition

Dear Mr. Seif:

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.

As you are aware, this property has been the subject of a previous violation hearing in which the existing use was determined to be a trucking facility. However, a review of the original building permit for this site indicates that it was not considered as such at that time. In view of the obvious uncertainty, this hearing is requested to determine how the existing operation should be classified. If it is considered a trucking facility, you should determine at the hearing what requirements of Bill 18-76 would be applicable to your client's site.

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

Nicholas B. Commodari, Esq.
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

ENCLOSURE
cc: James S. Spamer & Associates
8017 York Road, Box 5804
Towson, Md. 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 7, 1981

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

Re: Item #222 (1980-1981)
Property Owner: Transport International Pool
S/W Marmenoco Ct., 580' S/W of Patapsco Ave.
Acres: 5.6 District: 13th

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 supplied in conjunction with the Zoning Advisory Committee review of this property for Item 127 (1978-1979), and the comments, January 31, 1979, supplied in connection with the review of this site by the C.T.P.D.O.C. are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 222 (1980-1981).

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:BN:FW:iss

cc: Jack Wimbley

C-NE Key Sheet
20 & 21 SW 4 Pos. Sheets
NW 5 & 6 A Topo
109 Tax Map

Attachments

January 31, 1979

Mr. S. Eric Dinkens
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #127 (1978-1979)
Property Owner: Transport International Pool
W/S Marmenoco Ct., 580' S/W of Patapsco Ave.
Existing Zoning: N.L.
Proposed Zoning: Special Exception for a Class II truck terminal, Variance to permit a Class II truck terminal within 300' of a residentially zoned dwelling in lieu of the required 300' and Special Hearing to allow the parking area to remain as slag and crush stone in lieu of the required bituminous paving.
Acres: 5.6 District: 13th

Dear Mr. Dinkens:

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:

This property comprises Lot 3 of "Patapsco Industrial Sites", recorded O.T.G. 33, Folio 118.

Baltimore County highway and utility improvements exist or are as secured by Public Works Agreement 136605, executed in conjunction with the development of Patapsco Industrial Sites.

Comments were supplied by this office to Mr. J. Richard Latini, Chairman, County Trucking Facilities Development Officials Committee, January 31, 1979, in regard to the Site Plan dated January 6, 1978. A copy of those comments is attached for your consideration.

Very truly yours,

William E. Hammond, P.E.
Chief, Bureau of Engineering

RAM:BN:FW:iss

C-NE Key Sheet
20 & 21 SW 4 Pos. Sheets
NW 5 & 6 A Topo
109 Tax Map

Attachment

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

1. The petitioner herein seeks a determination as to whether or not the existing use of the subject property should be considered as a Trucking facility, Class II and if so determined, should be considered to be a valid nonconforming trucking facility as limited in Bill 18-76.
2. The petitioner detailed the day-to-day business operation, i.e., the rental/leasing of empty truck trailers (no more than six containers), all leases are a minimum of 30 days, and about 25% of the leases are one year or more.
3. Sixty to seventy percent of the inventory of about 400 truck trailers are out of the yard at any given time.
4. The petitioner owns no tractors.
5. The company could not operate with a scattered inventory because it would have no control or security and could not inventory on a daily basis.

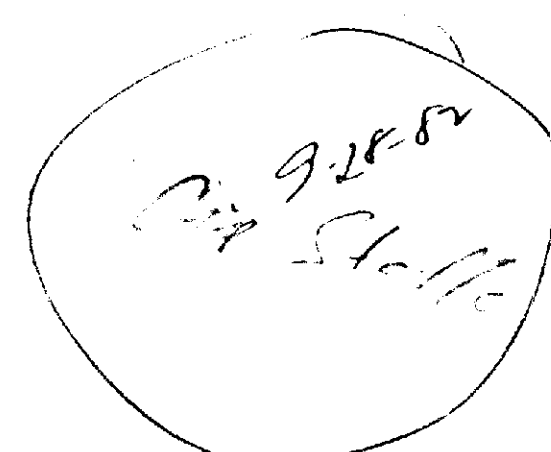
After a review of the "Trucking facility, Class II" definition and considering the facts in the case, it is the judgment of the Deputy Zoning Commissioner that the operation is not a "Trucking facility, Class II." The primary function of the subject property is the rental/leasing of truck trailers which are the inventory and stock in trade of the business operation and is similar to the operation of many automobile and truck rental businesses located in Baltimore County. The use is permitted as a matter of right in an M. L. Zone in accordance with the Baltimore County Zoning Regulations, Section 253.1C.24, "Truck-rental and truck-trailer-rental agencies."

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 24th day of March, 1982, that the existing use of the subject property is a truck-rental and truck-trailer-rental agency, not a Trucking facility, Class II, and, as such, is hereby GRANTED the right to continue from and after the date of this Order, subject, however, to the following restrictions:

1. The use of the property for the storage of freight-shipping containers designated to be mounted on chassis for part or all of their transport shall not be permitted.
2. A schedule for compliance with paving requirements shall be indicated on the site plan.

3. A revised site plan, reflecting the truck-rental and truck-trailer-rental agency use and incorporating the restrictions set forth above, shall be submitted and approved by the Department of Public Works and the Office of Planning and Zoning within 120 days from the date of this Order.

Jan M. N. Jung
Deputy Zoning Commissioner of
Baltimore County



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

1. The petitioner herein seeks a determination as to whether or not the existing use of the subject property should be considered as a Trucking facility, Class II and if so determined, should be considered to be a valid nonconforming trucking facility as limited in Bill 18-76.
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3. Sixty to seventy percent of the inventory of about 400 truck trailers are out of the yard at any given time.
4. The petitioner owns no tractors.
5. The company could not operate with a scattered inventory because it would have no control or security and could not inventory on a daily basis.

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Jan M. N. Jung
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILE
DATE March 24, 1982
BY John L. Wimbley
Administrative Assistant

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Richard Latini Date: January 31, 1979
FROM: Ellsworth N. Diver, P.E.
SUBJECT: Transport International Pool, Inc.
3523 Marmenco Court
District 13C1

The following comments are furnished in regard to the Site Plan, dated January 6, 1978, submitted to this office for review by the C.T.F.D.O.C.:

This property comprises Lot 3 of "Patapsco Industrial Sites", recorded O.T.G. 33, Folio 118. Baltimore County highway and utility improvements exist or are as secured by Public Works Agreement 136605, executed in conjunction with the development of Patapsco Industrial Sites.

Marmenco Court is an existing 36-foot closed section roadway (12-inch thickness) on a 50-foot right-of-way with a cul-de-sac termination of 65-foot radius paving on a 150-foot right-of-way. Marmenco Court, being partially within Baltimore City and Baltimore County, is maintained by both.

The entrance locations are subject to approval by the Department of Traffic Engineering.

As indicated, the existing private access road is for the use of Lots 3 and 4; however, the subdivision plat "Patapsco Industrial Sites - A Resubdivision of Lots 2, 3 and 4 (see O.T.G. 31/120)", recorded O.T.G. 33, Folio 118, depicts this private right-of-way as 50 feet, not 56 feet as shown on the submitted plan.

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. Where concrete curb and/or gutter or bituminous concrete curb is to be used as wheel stops, the typical pavement detail may be used to indicate the height and geometrics of the curb and the treatment of the earth buttressing behind the curb.

The site plan does not meet the requirements of sub-paragraph 410A.3B.6 for paving of the site. In accordance with Sec. IX of the Comprehensive Manual of Development Policies, a Paving Certification, signed and sealed by a "registered professional engineer of appropriate qualifications" is required to be shown on the site plan. The site plan must be revised to indicate both the existing and/or proposed typical pavement cross-section and locations of test borings or other means utilized to determine the existing pavement and soil conditions.

Transport International Pool, Inc.
Page 2
January 31, 1979

All proposed paving and/or grading must be indicated with proposed finished elevations by solid line contours. All existing pavement, ground, etc. must indicate existing elevations by dashed line contours.

All unpaved 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).

In accordance with sub-paragraph 410A.2, no new or additional use of the site as a Class II trucking facility would be permitted within 300 feet of a dwelling or a residential zone.

A public storm drainage system exists in Marmenco Court, designed to convey storm water flows from this site. (Drawing #66-1102, File 4)

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. This property, subject to Baltimore County Storm Water Management Policy, will present no additional impact downstream from the present and proposed use of this site.

An 8-inch public water main and 8-inch public sanitary sewer exist in Marmenco Court and serve this property (Drawings #66-1-01, File 3 and #66-1100, File 1, respectively).

This property is located within the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line; and in an area designated "Existing Service" on Baltimore County Water and Sewerage Plans W and S-22E, as amended.

A fire hydrant is located in Marmenco Court, as indicated.

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

END:ENM:FWR:SS

C-NE & C-SE Key Sheet
20 & 21 SW 4 Pos. Sheets
SW 5 & 6 A Topo
109 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

July 29, 1981

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 #222, Zoning Advisory Committee Meeting, June 2, 1981, are as follows:

Property Owner: Transport International Pool
Location: SW/S Marmenco Court 580' S/W of Patapsco Avenue
Acres: 5.6
District: 13H

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.

The lot should be paved in accordance with Section 410A.3B5.

Very truly yours,

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



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

August 26, 1981

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

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments regarding items number 218, 219, 220, 221, 222, 223, 224, 225, 227, and 228.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate II

MSF/jer

7-11-82 9:15 a.m. L.W. / Mr. Seif 418-634
 7-23-82 8:16 a.m. Mr. Seif was advised that they would have to comply with the 10:00 a.m. plan. He said he would get it "right away".
 8-12-82 L.W. by Mr. Seif 2:50 p.m.
 (Talked on phone to him later this day)
 8-31-82 Confirmed on site w/ Tom Wickham Solar Administrator.
 9-28-82 See file memo of phone conversation with Chip Stettin and Mark Sandover.
 11-3-82 Carl Richards has plan as submitted



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

June 29, 1981

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

Dear Mr. Hammond:

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 Existing Zoning: ML
 Proposed Zoning: Special Hearing to determine whether or not the existing use should be considered as a trucking facility (Class II) and if it is determined to be same, whether it should be considered as a valid non-conforming trucking facility as limited in C.C. Bill 18-76.

The parking area/s should be surfaced with a dustless bonding material according to the current standard of the Comprehensive Manual of Development Policies of the Baltimore County Planning Board. Also, records reveal past air borne particulate control measures are not currently effective.

Very truly yours,

Ian J. Forrest, Director
 BUREAU OF ENVIRONMENTAL SERVICES

LJF/als

cc: Rob Powell, Support Services

Encl: Appendix "J" Baltimore County Planning Board - May 20, 1976.
 Chronology for Transportation International Pool, Inc.

APPENDIX "J" to the minutes of the Baltimore County Planning Board meeting May 20, 1976
 RESOLUTION OF THE BALTIMORE COUNTY PLANNING BOARD

TO AMEND
 THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES
 May 20, 1976
 (Approved by Planning Legislation Committee May 13, 1976)

WHEREAS, The Baltimore County Zoning Regulations, in Subparagraphs 410.3.8.7 and 410A.3.8.6, provide for the promulgation of trucking-facility paving standards under design provisions adopted by the Planning Board pursuant to the authority of Subsection 504.1 of the Regulations, after consultation with and recommendation by the committee known as the County Trucking Facilities Development Officials; and

WHEREAS, The Planning Board, through the Office of Planning and Zoning, has consulted with the County Trucking Facilities Development Officials, and that committee has recommended such provisions, which have been reviewed by the Board; and

WHEREAS, The Planning Board finds that those provisions, as revised and set forth herein, are consistent with the purposes of Sections 410 and 410A of the Zoning Regulations, particularly with the purpose to ensure that the improvements on the sites of existing and future trucking facilities are of such design, quality, or character that they will not be likely to deteriorate in such a way that a public nuisance would be created or that the public interest would otherwise be adversely affected; and

WHEREAS, These provisions, as revised, have been formally submitted, as part of this resolution, to the County Solicitor for review and comment, as provided under Article V of the Rules of Procedure of the Board; this resolution was entered on and appended to the advance tentative agenda for this regular meeting of the Planning Board and is unamended, as provided under Subsection 504.1 of the Zoning Regulations; and the advance tentative agenda was forwarded to the Board members by certified mail, or by courier, seven days before the date of this meeting, and was mailed to members of the press and other interested parties at least seven days before the date of this meeting, as provided under Article II of the Rules of Procedure; now, therefore, pursuant to the authority of Section 504 of the Baltimore County Zoning Regulations, be it

RESOLVED, By the Baltimore County Planning Board, that the Planning Board's land-use and development policies and zoning resolutions, set forth in the Comprehensive Manual of Development Policies (CMDF), are amended by adding a new section after Section VIII, the new section to read as follows:

SECTION IX

MISCELLANEOUS ADOPTED DESIGN PROVISIONS

IX.A. Paving standards for parking, loading, and maneuvering areas of trucking-facility sites.

IX.A.1. Applicability.

-2-

The provision set forth below is pursuant to Subparagraphs 410.3.8.7 and 410A.3.8.6 of the Baltimore County Zoning Regulations, as amended by Bill No. 18-76, and regulates paving on the sites of both Class I and Class II trucking facilities in the manner provided in the Zoning Regulations.

IX.A.2. Standard.

Parking, loading, and maneuvering areas of trucking facilities must be paved with a bituminous or Portland-cement concrete surface over a suitable base, a registered professional engineer of appropriate qualifications certifying that the paving, base, and soil will withstand loads imposed by fully loaded trucks of a maximum gross weight of 73,280 pounds, as rated by the State Motor Vehicle Administration.

WE HEREBY CERTIFY that we have reviewed the amendments to the Comprehensive Manual of Development Policies set forth in the above resolution.

DATE: May 20, 1976

DATE: May 20, 1976

I HEREBY CERTIFY that the above resolution was duly adopted by the Baltimore County Planning Board at its meeting in Towson, Maryland on May 20, 1976.

DATE: May 24, 1976

William D. Fromm, Director of Planning
 Secretary to the Board



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

CHRONOLOGY FOR TRANSPORTATION INTERNATIONAL POOL, INC.

DATES

4-5-79 Original complaint: dust from truck terminals on Marmen Court.

4-10-79 Inspection was made that revealed Transportation International Pool, Inc. and 4-D Trailer Sales & Service were in violation of ABP regulations. Officials of both companies were notified that they were in violation and the methods of dust control were discussed.

5-1-79 A & A waste oil company applied a coat of oil to all areas causing a dust problem.

5-2-79 Inspection showed that the oil was applied and was suppressing the dust effectively.

5-12-79 And other periodic inspections in June and July showed the oil was effective in controlling ABP.

4-1-80 An inspection showed that they had again oiled the problem areas. No ABP.

Periodic inspections showed situation satisfactory thru the summer and fall.

3-25-81 4-D Sales & Service had put tar and chip on all areas and Transportation International Pool, Inc. areas showed the effectiveness of the oil was almost exhausted.

6-29-81 *over roadway around trailers dusty. ABP generated by traffic under the roadway. They stated they would oil the problem areas in the very near future.*

Howard Lyden, Program Supervisor
 Field Services Section
 Division of Air Pollution Control
 Bureau of Environmental Services

HL/LR/als



BALTIMORE COUNTY
 FIRE DEPARTMENT
 TOWSON, MARYLAND 21204
 825-7310

PAUL H. REINCKE
 CHIEF

Mr. William E. 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: Transport International Pool

Location: SW/S Marmen Court 580' S/W of Patapsco Avenue

Item No.: 222 Zoning Agenda: June 2, 1981

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 or 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 operation.
- () 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.

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

REVIEWED: *Paul H. Reincke* Noted and Approved: *George M. Hagan*
 Planning Group: Fire Prevention Bureau
 Special Inspection Division

/mb



BALTIMORE COUNTY
 DEPARTMENT OF PERMITS & LICENSES
 TOWSON, MARYLAND 21204
 494-3610

TED ZALESKI JR.
 DIRECTOR

June 5, 1981

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

Dear Mr. Hammond:

Comments on Item #222 Zoning Advisory Committee Meeting, June 2, 1981 are as follows:

Property Owner: Transport International Pool
 Location: SW/S Marmen Court 580' S/W of Patapsco Avenue
 Existing Zoning: ML
 Proposed Zoning: Special Hearing to determine whether or not the existing use should be considered as a trucking facility (Class II) and if it is determined to be same, whether it should be considered as a valid non-conforming trucking facility as limited in C.C. Bill 18-76.

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.
- X 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 6" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- 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, comply with the height/area requirements of Table 305 and the required construction classification of Table 211.
- X I. Comments: Should any alterations or improvements be required to upgrade the facilities to current requirements of any department, all necessary permits shall be acquired by owner, including mobile units when permitted.

NOTE: These comments reflect only on the information provided by the drawing 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 #222 (Plan Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Bumban, Chief
 Plans Review

CEB:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nicholas B. Commodari
 TO: Zoning Advisory Committee Date: June 3, 1981

Sharon M. Caplan
 FROM: Economic Development Commission

SUBJECT: Item #222 - Property Owner: Transport International Pool
 Location: SW/S Marmen Court, 580' S/W of Patapsco Avenue
 Existing Zoning: ML
 Proposed Zoning: Special Hearing to determine whether or not the existing use should be considered as a trucking facility (Class II) and if it is determined to be same, whether it should be considered as a valid non-conforming trucking facility as limited in C.C. Bill 18-76.

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.

SMC:jet

Sharon M. Caplan
 SHARON M. CAPLAN

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 27, 1981

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

Z.A.C. Meeting of: June 2, 1981

RE: Item No: 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228
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,
Wm. Nick Petrowich
Wm. Nick Petrowich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SW/S Marmenco Ct., 580'
SW of Patasco Ave., 13th District : OF BALTIMORE COUNTY
TRANSPORT INTERNATIONAL : Case No. 82-47-SPH (Item 222)
POOL, Petitioner

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 31st day of July, 1981, a copy of the foregoing Order was mailed to Walter I. Seif, Jr., Esquire, Suite 10, 110 Painters Mill Road, Painters Mill Professional Building, Owings Mills, Maryland 21117, Petitioner's Attorney.

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



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 24, 1982

Walter I. Seif, Jr., Esquire
Suite 10
110 Painters Mill Road
Owings Mills, Maryland 21117

RE: Petition for Special Hearing
SW/S of Marmenco Ct., 580' SW of
Patasco Ave. - 13th Election District
Transport International Pool -
Petitioner
NO. 82-47-SPH (Item 222)

Dear Mr. Seif:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHI/mc

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

*Plan never
approved
Trailers within
100' of Res.
Zone
1st HLB
not
John Seif, Jr.*

JAMES B. SPAMER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
P.O. BOX 9804 - BALTIMORE, MD. 21204

BY *W.E.L.* TRANSPORT POOL
DATE *10/4/81* ZONING DESCRIPTION
2/20/81 FILE

Beginning at a point on Marmenco Court approximately 580 feet southwest of the southwest side of Patasco Avenue at the eastmost corner of Lot No. 3 of the Patasco Industrial Sites as recorded in Plat Book O.T.G. No. 33 folio 118 and running thence on the outlines of said Lot No. 3.

1. South 33° 30' 00" West 432.44 feet,
2. North 55° 02' 20" West 510.23 feet,
3. North 24° 19' 10" East 40.68 feet,
4. North 34° 57' 40" East 200.00 feet,
5. North 40° 06' 00" East 160.54 feet,
6. North 69° 00' 00" East 55.00 feet,
7. South 63° 29' 10" East 90.00 feet,
8. South 59° 32' 00" East 250.81 feet,
9. by a line curving left with a radius of 126.00 feet the arc distance of 64.94 feet and a chord bearing South 71° 17' 51" East 64.18 feet to the southwest side of Marmenco Court, thence binding thereon
10. by a line curving left with a radius of 75.00 feet the arc distance of 98.21 feet and a chord bearing South 7° 41' 10" East 91.36 feet to the place of beginning.

Containing 5.62 acres.

Wm. Nick Petrowich

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this *12* day of *May*, 19*81*.
Filing Fee \$ *25* Received: *May 1981*
Check
Cash
Other

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 100408

DATE *7/27/81* ACCOUNT *01-662*
AMOUNT *\$25.00*

RECEIVED FROM: *Transport International Pool*
FOR: *Filing Fee for Case 82-47-SPH*

VALIDATION OR SIGNATURE OF CASHIER

OFFICE OF CYRUS HORINE

INDUSTRIAL REAL ESTATE
OFFICE LEASING
APPRAISAL

102 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
TELEPHONE (301) 821-7070
November 17, 1969

Mr. Edward D. Hardesty
Deputy Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hardesty:

Further to my letter of October 15, 1969 and Mr. Dyer's letter of October 15, 1969 concerning the use of ML land by my client, Transport Pool, Inc., I respectfully request a clarification to incorporate the following:

that ML Zone land may be used for the purposes of renting, sale, repair of transportation equipment including trucks, truck bodies, trailers, semi-trailers, containers, and parts thereof and therefore. Further, in addition, employee parking.

Thank you for your attention to this matter.

Very truly yours,

Cyrus Horine

CH:gm

Office of Cyrus F. Horine
102 W. Pennsylvania Avenue
Towson, Maryland 21204

Dear Mr. Horine:

Mr. Hardesty has requested that I answer your letter of November 17, 1969 regarding clarification of certain permitted uses, i.e., renting, sale, repair of transportation equipment such as trucks, truck bodies, trailers, semi-trailers, containers, and parts thereof in an ML zone. Please be advised as follows:

This matter was discussed with the Zoning Commissioner prior to his illness, and it was determined at that time that the above uses would be permitted under a service garage use, the definition of which is as follows:

Garage, Service: A garage, other than a residential garage, where motor-driven vehicles are stored, equipped for operation, repaired, or kept for remuneration, hire or sale.

Pending a more detailed explanation of your client's operations, it appears that this use would also be permitted as a service garage operation in connection with or as part of the following permitted ML uses:

- a.) Contractor's equipment storage yard.
- b.) Manufacture, compounding, assembling, or other comparable treatment of articles of merchandise from the following previously prepared materials including but not limited to sheet metal (excluding bodies), other light metal mesh, pipe, rods, shapes, strips, wire, or similar component parts; shells, textiles, tobacco, wax, wood and yarns.

If you have any further comments, please do not hesitate to contact us.

Very truly yours,

JED:JO
JAMES E. Dyer, Jr.
Zoning Supervisor

JED:JO

cc: Edward D. Hardesty,
Deputy Zoning Commissioner

BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDINGS ENGINEER
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

15924
BUILDING PERMIT NO.
DATE ISSUED
C-245-70

3523 MARMENCO COURT
PATASCO IND. SITES

TRANSPORT POOL INC., E. LOMBARD & OLDHAM STS., 21224 675-6638

CICERO M. BROWN JR., 501 YORK ROAD, 21204 825-4282 1300

PATASCO DEVT. CORP.

30' X 50' X 12' (AVG.) HIGH PREFAB RIGID FRAME STEEL BUILDING. OFFICE BLDG. FOR TRAILER RENTAL. REFER TO C 123-70 NO MECHANICAL PLANS!

BEFORE BEGINNING ANY WORK ON THIS PERMIT, NOTIFY BUILDING INSPECTION DIVISION, PHONE 823-3000 EXT. 357 OR 358.

CONSTRUCTION PLAN 0 5 DATA 1 AFF

30' X 50' X 12' (AVG.) HIGH PREFAB RIGID FRAME STEEL BUILDING. OFFICE BLDG. FOR TRAILER RENTAL. REFER TO C 123-70 NO MECHANICAL PLANS!

3523 MARMENCO COURT CUL-DE-SAC 513.97' S/W OF PATASCO AVE.

PATASCO IND. SITES

35370

PLANNING AND ZONING

OFFICE OF CYRUS HORINE
INDUSTRIAL REAL ESTATE
OFFICE LEASING
APPRAISAL

102 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
TELEPHONE (301) 821-7070
November 17, 1969

Mr. Edward D. Hardesty
Deputy Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hardesty:

Further to my letter of October 15, 1969 and Mr. Dyer's letter of October 15, 1969 concerning the use of ML land by my client, Transport Pool, Inc., I respectfully request a clarification to incorporate the following:

that ML Zone land may be used for the purposes of renting, sale, repair of transportation equipment including trucks, truck bodies, trailers, semi-trailers, containers, and parts thereof and therefore. Further, in addition, employee parking.

Thank you for your attention to this matter.

Very truly yours,
Cyrus Horine
Cyrus Horine

CH:gm

November 17, 1969

Office of Cyrus F. Horine
102 W. Pennsylvania Avenue
Towson, Maryland 21204

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Garage, Service: A garage, other than a residential garage, where motor-driven vehicles are stored, equipped for operation, repaired, or kept for remuneration, hire or sale.

Pending a more detailed explanation of your client's operations, it appears that this use would also be permitted as a service garage operation in connection with or as part of the following permitted ML uses:

- a.) Contractor's equipment storage yard.
- b.) Manufacture, compounding, assembling, or other comparable treatment of articles of merchandise from the following previously prepared materials including but not limited to sheet metal (excluding bodies), other light metal mesh, pipe, rods, shapes, strips, wire, or similar component parts; shells, textiles, tobacco, wax, wood and yarns.

If you have any further comments, please do not hesitate to contact us.

Very truly yours,
JED:JO
JAMES E. Dyer, Jr.
Zoning Supervisor

JED:JO

cc: Edward D. Hardesty,
Deputy Zoning Commissioner

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this *12* day of *May*, 19*81*.
Filing Fee \$ *25* Received: *May 1981*
Check
Cash
Other

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 100408

DATE *7/27/81* ACCOUNT *01-662*
AMOUNT *\$25.00*

RECEIVED FROM: *Transport International Pool*
FOR: *Filing Fee for Case 82-47-SPH*

VALIDATION OR SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>MAK</i>										
Previous case: <i>-</i>										
Revised Plans: Change in outline or description: <i>Yes</i> Map # <i>-</i>										

Walter L. Seif, Jr., Esquire
Suite 10, 110 Painters Mill Road
Painters Mill Professional Bldg.
Owings Mills, Maryland 21117

July 30, 1981

NOTICE OF HEARING

RE: Petition for Special Hearing
SW/s Marmenco Ct., 580' SW of Patapsco Ave.
Transport International Pool - Petitioner
Case #82-47-SPH

TIME: 9:30 A.M.

DATE: Tuesday, August 25, 1981

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

TOWSON, MARYLAND

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

PETITION FOR SPECIAL HEARING

13th District

ZONING: Petition for Special Hearing
LOCATION: Southwest side of Marmenco Court, 580 ft. Southwest of Patapsco Avenue
DATE & TIME: Tuesday, August 25, 1981 at 9:30 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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the determination of whether or not the existing use should be considered as a trucking facility (Class II), and if it is determined to be same, whether it should be considered as a valid non-conforming trucking facility as limited in Council Bill 18-76.

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

Being the property of Transport International Pool as shown on plat plan filed with the Zoning Department
Hearing Date: Tuesday, August 25, 1981 at 9:30 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

[Signature]

FOR SPECIAL HEARING
ZONING: Petition for Special Hearing
LOCATION: Southwest side of Marmenco Court, 580 ft. Southwest of Patapsco Avenue
DATE & TIME: Tuesday, August 25, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

IN THE CIRCUIT COURT

FOR BALTIMORE

Defendant

CERTIFICATE OF PUBLICATION OF

Office of
COLUMBIA
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

August 6 19 81

THIS IS TO CERTIFY, that the annexed advertisement of

Pet. Spec. Hearing Marmenco Ct.

was inserted in the following:

☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for one (1) successive weeks before the 7th day of August 1981, that is to say, the same was inserted in the issues of

August 6, 1981

COLUMBIA PUBLISHING CORP.

By *[Signature]*

41.75

82-47-SPH

PETITION FOR SPECIAL HEARING
ZONING: Petition for Special Hearing
LOCATION: Southwest side of Marmenco Court, 580 ft. Southwest of Patapsco Avenue
DATE & TIME: Tuesday, August 25, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 6, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for one (1) successive weeks before the 25th day of August 1981, the 7th day of August 1981, appearing on the 6th day of August 1981.

THE JEFFERSONIAN

[Signature]
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING

82-47-SPH

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: Aug 9-81
Posted for: Special Hearing
Petitioner: Transport International Pool
Location of property: SW/s Marmenco Court 580' SW of Patapsco Avenue
Location of Signs: SW/s Marmenco Court 580' SW of Patapsco Avenue
Remarks:
Posted by: *[Signature]* Date of return: Aug 14 1981
Number of Signs: 1

Baltimore County
Office of Zoning
Room 106
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

July 31, 1981

Re: Petition for Special Hearing
SW/s Marmenco Ct.,
Transport International Pool -
Petitioner
Case No. 82-47-SPH

Gentlemen:

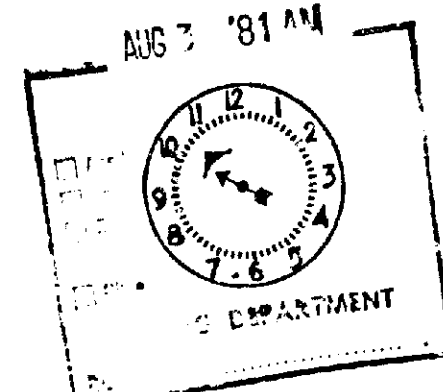
Please postpone the above captioned hearing scheduled for Tuesday, August 25, 1981, at 9:30 a.m. as I will be out of the State from August 22 through August 29, 1981.

Very truly yours,

[Signature]
Walter I. Seif, Jr.

WIS/rlr

cc: Transport International Pool



Talked with atty. about post-poning of and add. to add. costs. Indicated add. to add. costs would be taken care of. WSH 8/3/81 @ 4:05 PM.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 26, 1981

Walter L. Seif, Jr., Esquire
Suite 10, 110 Painters Mill Road
Painters Mill Professional Building
Owings Mills, Maryland 21117

RE: Petition for Special Hearing
SW/s Marmenco Ct., 580' SW of Patapsco Ave.
Transport International Pool - Petitioner
Case No. 82-47-SPH

Dear Mr. Seif:

This is to advise you that \$76.50 is due for Advertising and posting of the above property.

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

Very truly yours,

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

Walter L. Seif, Jr., Esquire
Suite 10, 110 Painters Mill Road
Painters Mill Professional Bldg.
Owings Mills, Maryland 21117

August 26, 1981

NOTICE OF HEARING

RE: Petition for Special Hearing
SW/s Marmenco Ct., 580' SW of Patapsco Ave.
Transport International Pool - Petitioner
Case #82-47-SPH

TIME: 10:00 A.M.

DATE: Thursday, September 24, 1981

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

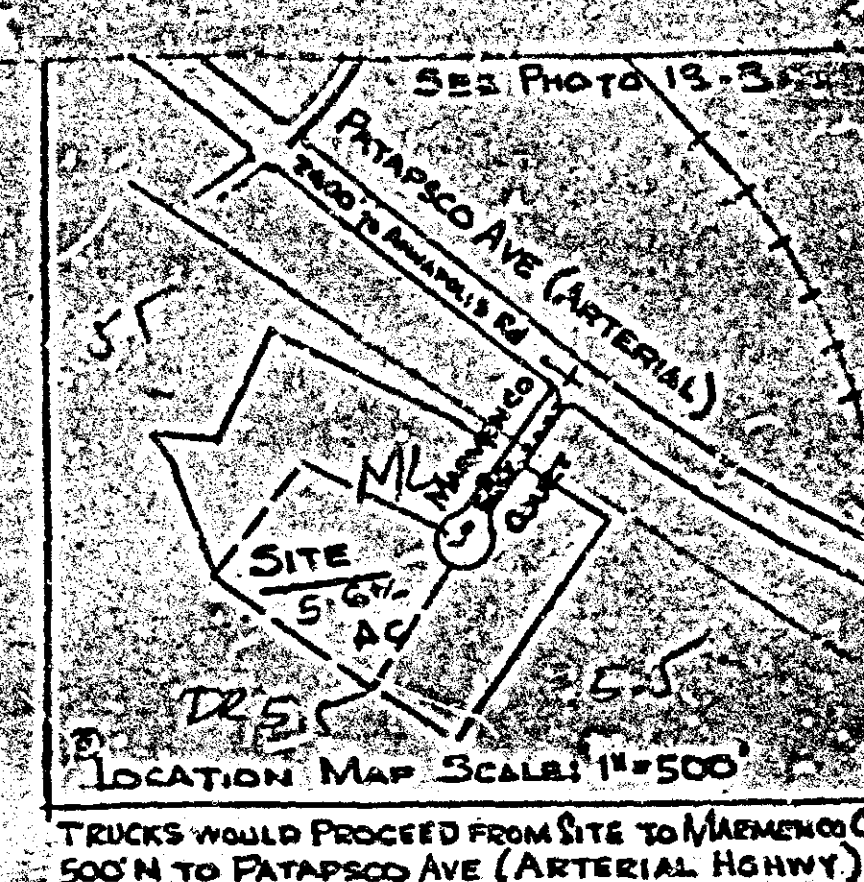
TOWSON, MARYLAND

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE CITY
BALTIMORE COUNTY

PATAPSCO AVE. 100' W. MEDIAN BARRIER ARTERIAL HIGHWAY

MARMENCO COURT



-410.182 PLOT PLAN FOR COUNTY TRUCKING FACILITIES DEVELOPMENT OFFICIALS

- FIELD WORK OBTAINED IN NOV 1977
THIS IS A CLASS 1 TRUCKING FACILITY OF 5.64 AC. AS RECORDED
Industrial Park (M.L.)
- 409.29 PARKING: Reg'd Space/Employee Office: 1740' x 500' = 5.8
There are 3 employees = 1.5 spaces = 1.5
Road = 7.5
- Provided on-site 10 car spaces Shaded
- 410A.3.1 TRUCKS HAVE DIRECT ACCESS TO PATAPSCO AVE
- 410A.3.2 - SEE PLAN FOR LAYOUT
- 410A.3.4 THE SITE HAS A 6' SECURITY FENCE AROUND THE PERIMETER
- 410A.3.5 WHEEL STOPS, NOT APPROPRIATE ON THIS SITE FOR THIS EXISTING AREA
- 410A.3.6 PAVING & CURBING: ACCESS ROAD IS A FULLY IMPROVED CLASS 1 SECTION
ON-SITE PAVING TO BE RESPONSIVE TO STORAGE REQUIREMENTS
- 410A.3.7 OFF-SITE DRAINAGE
INSTALLED UNDER PWA 136605
SITE SURFACING RECOMMENDED
AS A STORMWATER MGMT TECHNIQUE
- 410A.3.8 D. WITHIN THE OFFICE BLDG ARE ADEQUATE REST ROOMS FOR BOTH SEXES
A DRIVER'S ROOM (TEL. PHONE SERVICE IS AVAILABLE TO THE TRUCK
DRIVERS & OTHER PERSONNEL)
- 410A.3.9 JUNK VEHICLES: IN A STREET SIDE SITE
1. AUTOMOTIVE PARTS (WASH) STORED IN OFFICE
2. S.A.R. 0.001
3. THERE ARE NO WETLANDS, STREAMS OR DRAINAGE COURSES
4. EX. HOUSE 1 RESIDENTIAL ZONES SHOWN
M.N.O.P. 3 - SEE SITE
R - EXISTING # ADDITIONAL STONE TO UPGRADE TRUCK PARKING AREA
S - SEE PWA 136605 - WORK COMPLETE
V. HOURS OF OPERATION 1.6 TO 6. MAX # VEHICLES ON SITE = 100 / TRAILERS
W. SIGN IS ATTACHED TO ENTRANCE FENCE
X. SCHEDULE INDICATING COMPLIANCE
- LIGHTING: ANY FIXTURE USED TO ILLUMINATE ANY
OFF-STREET PARKING AREA SHALL BE SO
ARRANGED AS TO REFLECT THE LIGHTWAY
FROM ADJACENT RESIDENTIAL SITES
PUBLIC ROADS

PAVING CERTIFICATION

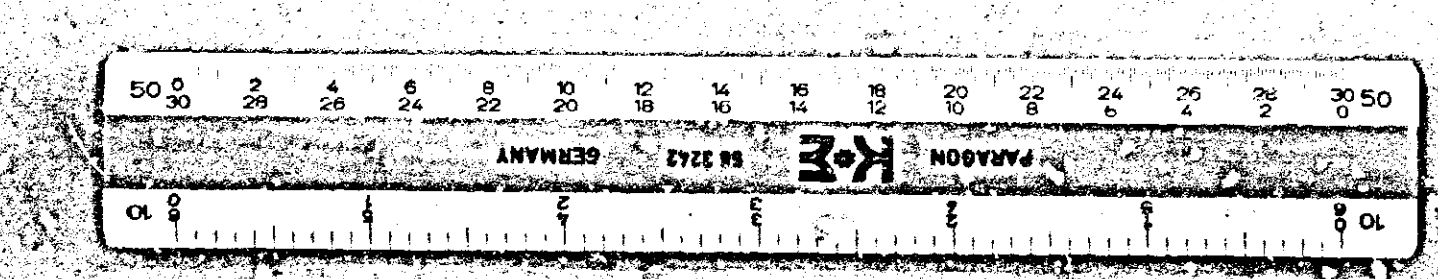
I HEREBY CERTIFY THAT THE SPECIFICATIONS FOR
THE PAVING SECTION, INCLUDING THE SUBBASE AND THE
SOIL CONDITIONS RELATIVE TO THIS SITE, ARE NOT
CAPABLE OF WITHSTANDING LOADS IMPOSED BY FULLY
LOADED TRUCKS OF MAXIMUM GROSS WEIGHT OF
75,280 POUNDS

DATE: _____
BY: _____

SITE PLAN APPROVED BY:

ZONING COMMISSIONER _____ DATE: _____

CHAIRMAN, COUNTY TRUCKING
FACILITIES DEVELOPMENT
OFFICIALS _____ DATE: _____



SITE DEVELOPMENT PLAN
FOR
TRANSPORT INTERNATIONAL POOL, INC.

#3523 MARMENCO COURT
BALTIMORE MARYLAND
21230

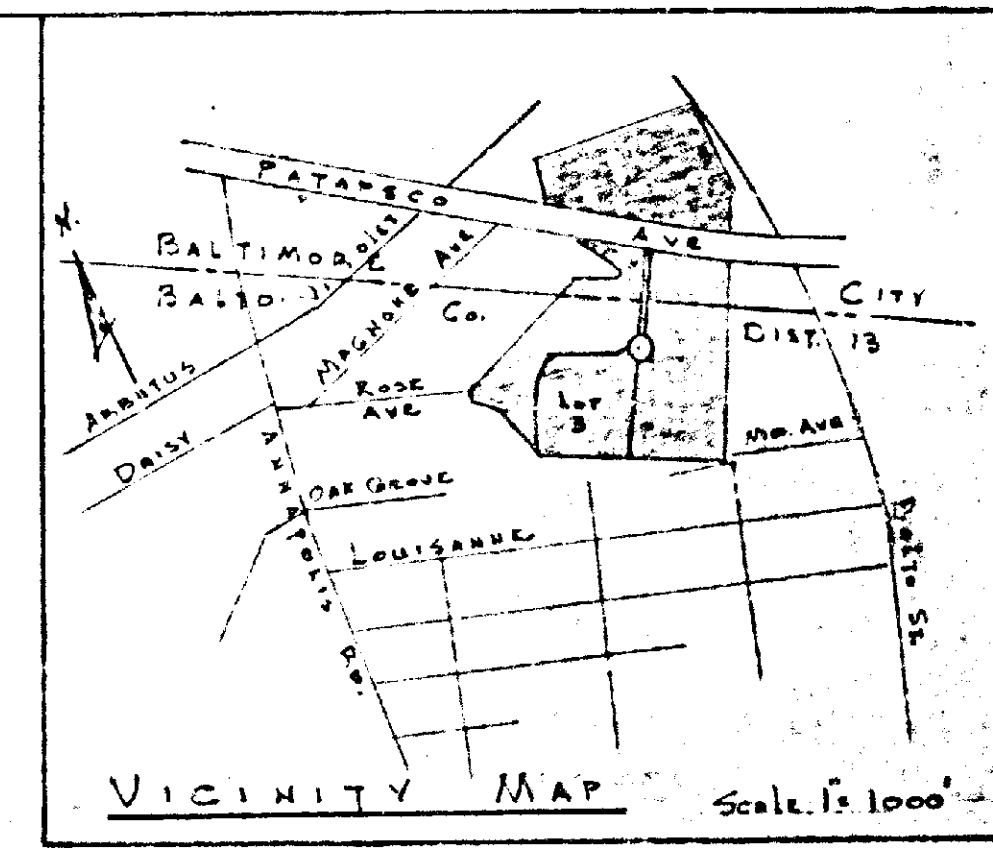
LOT No 3 - PATAPSCO INDUSTRIAL SITES
PLAT BOOK OT.G. No 33 - FOLIO 116
13th ELECTION DIST. BALTIMORE CO, MD
THIS IS AN EXISTING FACILITY SEE PWA 136605

DR 55
THE USE OF THE PROPERTY IS FOR THE STORAGE OF WHEEL MOUNTED TRAILERS ONLY
AND NOT CONTAINER CARGO
PAVING CONSISTS OF WASHED CRUSHED STONE SPRINKLED WITH A POLYMER
PRODUCT AND MAINTAINED AS NECESSARY

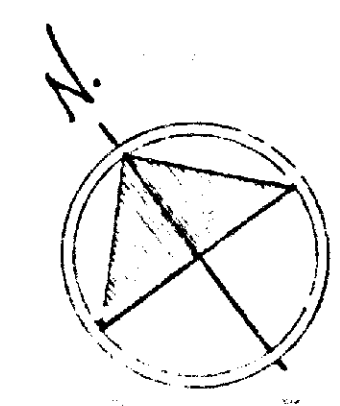
Field Run Detail, Nov 1977
Updated by Zoning Dept Feb 28/81
Updated by Zoning Dept 11/7/81

JAMES S. SPANIER ASSOCIATES
CIVIL ENGINEERS & SURVEYORS
8011 FORE ROAD, SUITE 100
TOWSON, MARYLAND 21204

SCALE: 1" = 50'



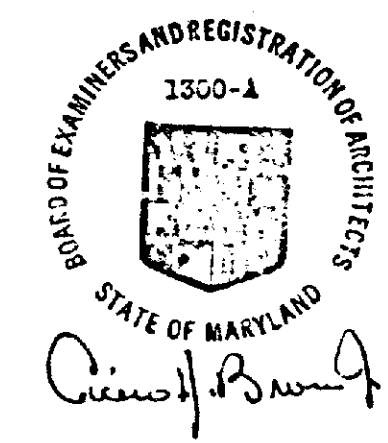
245-70



Zone ML

PARKING:
 OFFICE = 1 SPACE PER 300 SF
 = 1500 ÷ 300 = 5 SPACES REQ'D.
 300
 SPACES PROVIDED = 5

NOTE:
 PROPERTY PLAN PREPARED FROM SUBDIVISION
 PLAT OF PATAPSCO INDUSTRIAL SITE PREPARED
 BY JAMES S. SPAMER & ASSOCIATES, P.E. DATED 7-14-69
 OTG 33 FOLIO 118 8-8-69.



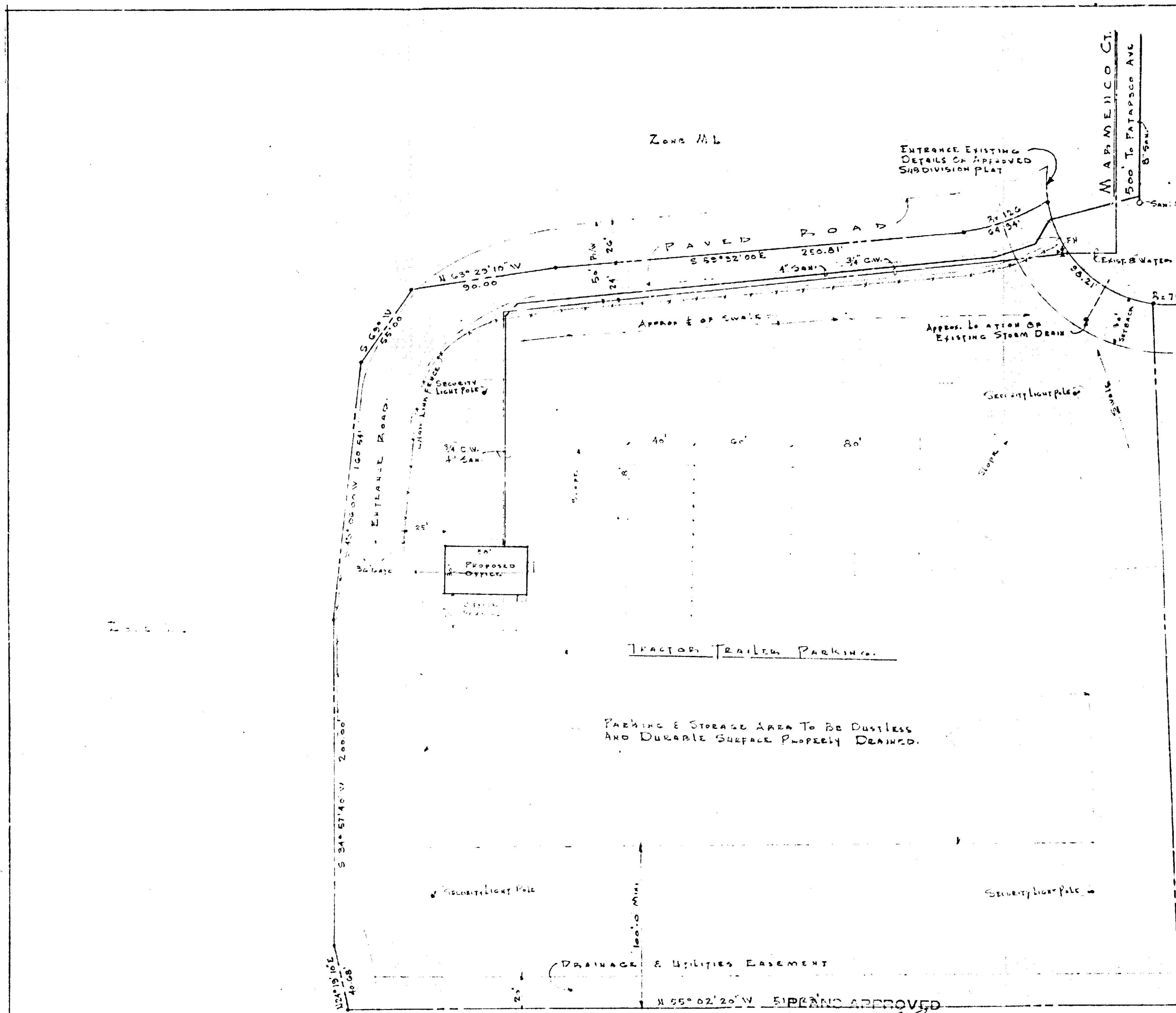
CICERO H. BROWN, JR., AIA
 ARCHITECT
 WAGNER BUILDING
 501 YORK ROAD
 TOWSON, MARYLAND 21204

PROPOSED OFFICE BLDG.
 TRAILER RENTALS FOR
 TRANSPORT POOL INC.
 MARMENCO COURT
 15TH DISTRICT BALTO. COUNTY, MD.

SITE PLAN
 AND
 VICINITY MAP

Job No.	C991	S-1 OF 4 SHEETS
Scale	1" = 40'-0"	
DATE	16 MAR. 70	
REVISION	28 MAR. 70	

THIS IS TO CERTIFY THAT THIS
 PROPOSED BUILDING IS DESIGNED
 IN ACCORDANCE WITH BALTIMORE
 COUNTY BUILDING CODE.
 Cicero H. Brown, Jr., AIA



Submit to 4' high
 compact form-plate
 Zone P.G.
 OFFICE OF ZONING
 BY [Signature]
 DATE 4/1/70
 BY [Signature]
 ZONING COMMISSIONER
 DATE 4/1/70

