

IN RE: PETITION SPECIAL EXCEPTION
SE/Corner Pulaski Highway
and Mohrs Lane -
15th Election District
The Price Company,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-414-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a service garage, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Gary Wigal, Construction Project Manager, appeared and testified and was represented by Counsel. There were no Protestants.

Testimony indicated that the subject property, located on Pulaski Highway and zoned M.L., was the subject of Case No. 86-334-SPH in which it was determined that The Price Company (Price), like Pace Membership Warehouse, Case No. 86-97-SPH, and Makro, Inc., Case No. 87-418-SPH, was a wholesale operation and was a permitted use within an M.L. Zone. The Petitioner now proposes to establish a tire service operation solely for customers who purchase tires at its warehouse. The operation will mount and balance tires with no alignment or other service work provided.

The Petitioner seeks relief from Section 253.2.B.3, pursuant to Section 502.1, Baltimore County Zoning Regulations (BCZR).

After reviewing the testimony and evidence presented, it is clear that the proposed use is no more than an accessory to the principal use, i.e., a wholesale operation permitted as of right. Section 253.1.F, BCZR, permits accessory uses as of right. Section 253.1.F.1, BCZR, permits incidental sales, wholesale or retail, and even though the accessory uses or structures delineated are examples only and not intended as an exclusive list, the

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proposed tire operation certainly falls within the context of the listed examples. Certainly, the proposed use is accessory. See Section 101-Definitions, BCZR. Certainly, it is a service provided only to members who are customers and is a limited operation providing a supplemental service to the customer who has made a purchase from the primary source, the warehouse. Therefore, the special exception is not necessary as long as the use is limited to that described above.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above, the requested relief should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of April, 1987, that the Petition for Special Exception is DISMISSED without prejudice and that the service garage as an accessory use to the warehouse is APPROVED, from and after the date of this Order, subject, to the following restriction which is a condition precedent to the relief granted herein:

1. The service garage operation shall be limited expressly to the changing, mounting, and balancing of tires for members of Price only who have purchased tires from Price. No other service garage services shall be provided at any time.

[Signature]
Zoning Commissioner of
Baltimore County

cc: Robert A. Hoffman, Esquire
People's Counsel

- 2 -

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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 for a service garage (40' x 108') use in combination with the Price Club's wholesale cash and carry area (tire mounting service).

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 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

Attorney for Petitioner:

John B. Howard

(Type or Print Name)

Signature

210 Allegheny Avenue

Address

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 301-823-4111

Legal Owner(s):

The Price Company

(Type or Print Name)

Signature By:

(Type or Print Name)

Signature

2657 Arianne Drive

Address

San Diego, California 92117

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John B. Howard

Name 210 Allegheny Avenue

Towson, Maryland 21204 301-823-4111

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of March, 1987, 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 20th day of April, 1987, at 9:30 o'clock A.M.

ZCO-1

(OVER)

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LANDTECH CORPORATION

REVISED PLANS
I Ten # 303
3/23/87

March 13, 1987

DESCRIPTION OF PROPERTY
SITUATED IN THE 15TH ELECTION DISTRICT
OF
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the easterly right-of-way line of PULASKI HIGHWAY, U.S. ROUTE 40, at a distance of 695.12 feet from the northeasterly intersection of MOHRS LANE; thence leaving said right-of-way

1. S 67° 32' 37" E, 1443.77 feet; thence
 2. S 45° 20' 16" W, 667.55 feet; thence
 3. N 48° 07' 45" W, 200.99 feet; thence
 4. N 67° 32' 37" W, 1177.82 feet to a point on the aforesaid right-of-way line of PULASKI HIGHWAY; thence with same
 5. N 40° 55' 53" E, 578.00 feet to the point of beginning
- Containing 785,554 square feet or 18.03 Acres of land, more or less.



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2661 Riva Road • Suite 620 • Riva 400 Office Park • Annapolis, MD 21401
Baltimore 841-6309 • Washington, DC 261-8771 • Annapolis 266-3033

LANDTECH CORPORATION

January 7, 1987

DESCRIPTION OF PROPERTY
SITUATED IN THE 15TH ELECTION DISTRICT
OF
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the easterly right-of-way line of PULASKI HIGHWAY, U.S. ROUTE 40, at the northeasterly intersection of MOHRS LANE; thence binding on MOHRS LANE

1. S 66° 55' 50" E, 963.95 feet; thence
2. S 28° 20' 35" W, 17.32 feet; thence
3. S 66° 01' 35" E, 196.40 feet; thence leaving MOHRS LANE
4. S 28° 20' 35" W, 266.41 feet; thence
5. S 65° 54' 50" E, 242.15 feet; thence
6. S 45° 20' 16" W, 1,052.53 feet; thence
7. N 48° 07' 45" W, 200.99 feet; thence
8. N 67° 32' 37" W, 1,177.82 feet to a point on the aforesaid easterly right-of-way line of PULASKI HIGHWAY; thence with same
9. N 40° 55' 53" E, 1,273.12 feet to the point of beginning

Containing 38.1 Acres of land, more or less

Saving and excepting that portion of the property zoned BR-CS-1, BR-IM, and ML-CS-1.

THE NET AREA ZONED M.L.-IM
IS 23.21 ACRES.



87-414-X

2661 Riva Road • Suite 620 • Riva 400 Office Park • Annapolis, MD 21401
Baltimore 841-6309 • Washington, DC 261-8771 • Annapolis 266-3033

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PETITION FOR SPECIAL EXCEPTION

15th Election District - 6th Councilmanic District

Case No. 87-414-X

LOCATION: Southeast Corner Pulaski Highway and Mohr's Lane

DATE AND TIME: Monday, April 20, 1987, at 9:20 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 a service garage (40' x 108') use in combination with the Price Club's wholesale cash and carry area (tire mounting service)

Being the property of The Price Company, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this
9th day of March, 19 87

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: The Price Company Received by: James E. Dyer
Petitioner's Attorney: John B. Howard, Esquire Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: April 10, 1987

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 87-414-X

Section 253.2B, of the Baltimore County Zoning Regulations states, in part, that service garages permitted by special exception can be located in an I.M. district if "it is shown that any such use will serve primarily the industrial uses and related activities in the surrounding industrial area." Consequently, this office cannot support the granting of the subject request.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

RECEIVED
APR 14 1987

ZONING OFFICE

CP5-008



Maryland Department of Transportation

State Highway Administration

William K. Heilmann
Secretary
Hal Kassoff
Administrator

April 14, 1987

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Item #303
Property Owner:
The Price Company
Location: SE/C Pulaski
Highway (Route 40-E)
and Mohr's Lane
Existing Zoning: M.L.-1M
Proposed Zoning: Special
exception for a service
garage
District: 15th

Att: James Dyer

Dear Mr. Jablon:

On review of the revised submittal of November 14, 1986, the State Highway Administration finds all access to the site by way of two (2) directional entrances onto Pulaski Highway (Maryland Route 40-E) generally acceptable.

Very truly yours,

Charles Lee

Charles Lee, Chief
Bureau of Eng. Access Permits

by: George Wittman

CL-GW/es

cc: J. Ogle

My telephone number is 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St. Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 13, 1987

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

090

Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Housing Department
Board of Education
County Administration
Industrial Development

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 303 - Case No. 87-414-X
Petitioner: The Price Company
Petition for Special Exception

Dear Mr. Howard:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The comments from the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They 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 Commission with recommendations as to the suitability of the requested zoning.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:Wkb

Enclosures

cc: Landtech Corporation
2661 Riva Road, Suite 620
Riva 400 Office Park
Annapolis, Maryland 21401



Maryland Department of Transportation

State Highway Administration

APR 14 1987

RECEIVED

William K. Heilmann
Secretary
Hal Kassoff
Administrator

January 30, 1987

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: Mr. James Dyer

Re: ZAC Meeting of 1-27-87
ITEM: #303.
Property Owner: The Price Company
Location: SE/C Pulaski Highway and Mohr's Lane
Existing Zoning: M.L.-1M
Proposed Zoning: Special Exception for a service garage
District: 15th Election District

Dear Mr. Jablon:

The proposed petition will have no adverse affect on the State Highway.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GG:maw

By: George Gossman

cc: Mr. J. Ogle

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St. Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

February 2, 1987

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 303 -ZAC- Meeting of January 27, 1987
Property Owner: The Price Company
Location: SE/C Pulaski Highway and Mohr's Lane
Existing Zoning: M.L. - 1M
Proposed Zoning: Special Exception for a service garage
Area: 15th Election District
District: 15th Election District

Dear Mr. Jablon:

Please see the CRG comments for this site.

Very truly yours,

Michael S. Flannan
Michael S. Flannan
Traffic Engineer Associate II

MSF:1t

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 303, Zoning Advisory Committee Meeting of 1/27/87

Property Owner: The Price Company

Location: SE/C Pulaski Hwy and Mohr's Lane District 15

Water Supply metro Sewage Disposal metro

COMMENTS ARE AS FOLLOWS:

- (X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- (X) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charrtroller operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety: two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- (X) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

1/28/87
Date

Zoning Item # 303 Zoning Advisory Committee Meeting of 1/27/87
Page 2

- (X) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- (X) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - { } The results are valid until
 - { } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - { } shall be valid until
 - { } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (X) Others All abandoned water wells and sewage disposal systems must be properly backfilled. Septic tanks must be pumped out prior to removal. Drains in service bays of proposed tire center must be directed to sanitary sewer via oil separator.

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

WWQ 2 4/86

PAUL H. REINKE
CHIEF

January 28, 1987

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: The Price Company

Location: SE/C Pulaski Hwy. and Mohr's Lane

Item No.: 303

Zoning Agenda: Meeting of 1/27/87

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.

X 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: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 303 Zoning Advisory Committee Meeting are as follows:

Property Owner: The Price Company
Location: SE/C Pulaski Highway and Mohr's Lane
District: M-10

APPLICABLE ITEMS ARE CIRCLED:

A All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, "The Maryland Code for the Handicapped and Aged (A.E.S.T. #117) - 1980" and other applicable Codes and Standards.

B A building and other miscellaneous permits shall be required before the start of any construction. Separate razing permits are required.

C Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

D Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E All One Group except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 One Group require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 601, Section 107, Section 106.0 and Table 1003. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 601 and 505 and have your Architect/Engineer contact this department.

G The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

H When filing for a required Change of Use/Occupancy Permit, an alternative permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architecture or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use _____. See Section 311 of the Building Code.

I The proposed project appears to be located in a Flood Plain, Flood/Alleviation. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

J Service garages shall comply with Section 609.0. See Section 609.0 for fire separation required.

K These abbreviated 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, the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 N. Chesapeake Avenue, Towson, Maryland 21204.

The State may base the Handicapped parking on the spaces provided not the spaces required. A review of _____ Building Plans Review.

1/27/87 construction plans for code compliance will be performed when submitted for a permit.

Thursday, December 11, 1986

THE PRICE CLUB - DIST. 1506

COUNTY REVIEW GROUP - THOSE PRESENT:

Robert Covahey, Chairman - Department of Public Works
David Fields, Co-Chairman - Office of Current Planning

AGENCY REPRESENTATIVES:

Capt. Jos. Kelly - Fire Department
Rahim Famili - Traffic Engineering Department
Greg Jones - Traffic Engineering Department
George Wittman - State Highway Administration
John Ruke - Developers Engineering Division

DEVELOPER AND/OR REPRESENTATIVES:

Daniel Tsamouras - Landtech Corp.
Robert Hoffman - Cook Howard Downes & Tracy
Bryan Todd - The Price Company
George McLaughlin - The Price Company
Pete Loyka - Landtech Corp.

*There were no citizen comments.

Mr. Covahey opened the meeting at 2:50 p.m., introduced the staff, and explained the purpose of the meeting.

Mr. Loyka presented the Plan. Mr. Fields summarized the staff comments submitted from State Highway Administration, Traffic Engineering Department, Bureau of Sanitation, Health Department, Bureau of Engineering, Developers Engineering Division, Office of Planning and Zoning. These comments have been made a part of these minutes, and a copy also given to the developer and developer's engineer. Mr. Fields complimented Mr. Loyka on his presentation.

The Staff Comments to be addressed are as follows: State Highway Administration required all access to Pulaski Highway to be directed with radius improvements at Mohr's Lane. Type "A" C & G required for the entire frontage on the site. Show all barrier curb on or in back of State Highway Administration right-of-way. Plans have been forwarded to the District Traffic Engineer for comment. The requested median breaks are not approved at this time and the Plan must be revised accordingly. Traffic agrees with State Highway Administration on median breaks. Also there should not be a new traffic signal. Direction access to Pulaski Highway with islands. Show stacking spaces for restaurant or bank. Mohr's Lane needs to be 48 ft. wide between Pulaski Highway and main entrance. Show 4 ft. sidewalks around proposed buildings. This intersection of Road "A" and Mohr's Lane needs to be redesigned. Fire Department required access road to be posted with fire lane signs for entire length. A 12 inch water main must be provided in Road "A". Health required all existing wells and sewage disposal systems to be shown with notes covering their proper backfilling and/or removal.

THE PRICE CLUB

December 11, 1986

Bureau of Engineering, Storm Water Management stated that all runoff must be conveyed to a suitable outfall. Show any offsite rights-of-way required to reach a suitable outfall. A Corps of Engineers permit is possibly needed for this project. Developers Engineering Division states that they will concur with Traffic Engineering on the width of Mohr's Lane. Road "A" must be a public road with public water and sanitary sewer. The connection to both existing water mains will not be allowed by Baltimore City Water Division. John Ruke explained this comment regarding the water mains. Zoning noted that if installation of service of tires or other automotive items is proposed in The Price Club building (in the M.L. Zone), a special exception zoning hearing would be required. Planning noted the access from Pulaski Highway must comply with State Highway Administration requirements. At least one of the "future roads" must be shown extended across the transmission right-of-way as a public road to serve the remainder of the site. The Plan must show well defined pedestrian connections between the buildings. These pedestrian routes should be landscaped. The C.R.G. Plan's conceptual landscape element should clearly identify the "interim roads" frontage which must be included in the tree requirements.

All of the issues were discussed. Greg Jones and George Wittman explained the traffic issues. A special zoning exception will be applied for.

CONCLUSION:

The Plan will be revised in accordance with all of the comments and was therefore given a conditional approval pending the outcome of the zoning hearing. The meeting was adjourned at 3:45 p.m.

R.E.C.

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: December 10, 1986

FROM: Edward A. McDonough, P.E., Chief

PROJECT NAME: The Price Club

PROJECT NUMBER: 86273

LOCATION: Pulaski Highway

DISTRICT: 1506

The site plan entitled "The Price Club" and dated November 14, 1986 has been reviewed by the Developer's Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

The proposed private utilities and roads shall be drawn on County Standard Linens and shall follow County Standards for site, materials and construction details, and shall be submitted to the Bureau of Public Services for review and approval.

The construction of private utilities shall be inspected by a private inspection firm under the supervision of the Baltimore County Bureau of Construction Inspection, Department of Public Works. The construction shall be certified by a Professional Engineer prior to approval for occupancy by the Department of Permits and Licenses.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

Project #86273
Page 2
The Price Club
December 10, 1986

GENERAL COMMENTS: (cont'd)

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 3.0 times payroll for Metropolitan District Projects and 2.0 times payroll for the Capital Improvement Fund.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The Developer is responsible for the full cost of all highway and storm drain construction.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

In accordance with Bill No. 56-82, dredging, filling or construction in any wetland is prohibited.

Any manmade embankment over 10 feet vertically shall be designed and/or approved by a soils engineer. The following note is to be placed on the sediment control plans and grading plans before approval will be given:

"All manmade embankments have been designed and/or certified for stability by a soils engineer."

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

The contours on the plan reveal rather excessive grading. The Developer's engineer is cautioned not to exceed the maximum set by Baltimore County Standards. Benching requirements shall be in accordance with Section 41.02, Item 3 of the 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

Offsite rights-of-way are necessary for roads, storm drains or other utilities. The Developer is hereby advised that the final plat and/or building permits will not be approved until the offsite right-of-way is acquired. The County reserves the right to make the necessary contacts for acquisition of rights-of-way.

The Plan is satisfactory pending conformance with the following comments.

Project #86273
Page 3
The Price Club
December 10, 1986

HIGHWAY COMMENTS:

Mohr's Lane is an existing road, which shall ultimately be improved as a 40-foot street cross-section on a 60-foot right-of-way.

The Developer's responsibilities along the existing road frontage of the subdivision shall be as follows:

- The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the subdivision or as may be required to establish line and grade.
- The submission of full cross-sections is deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.
- The preparation of the right-of-way plats for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way, at the Developer's cost.
- The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- The relocation of any utilities or poles as required by the road improvements.

The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards and requirements for 11-inch thick paving.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

The sharp curves must conform with Baltimore County Standards for minimum length of curve, minimum radii and widening.

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

Entrances shall be a minimum of 24 feet and a maximum of 36 feet wide. Depressed curb is to be used with no curb returns to the property line.

Project #86273
Page 4
The Price Club
December 10, 1986

HIGHWAY COMMENTS: (cont'd)

In accordance with Bill No. 32-72, street lights are required in all subdivisions. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

Ramps shall be provided for physically handicapped persons at all street intersections.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unnumbered area.

Screening shall be placed so as to prevent headlights within the parking areas from interfering with the traffic on the adjacent road.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

Road "A" shall be improved with a 40-foot combination curb and gutter cross-section on a 60-foot right-of-way and shall be the Developer's full responsibility and must be extended to the Eastern property line and a temporary tee-turnaround installed.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual costs of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (cont'd)

The Developer 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 Developer.

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.

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 13-8) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

A sediment control plan is required.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year and 10-year frequency storm must be provided on the site.

The Developer is responsible for the cost of temporary structures and measures required in the event of sectional development.

(Building/Occupancy) Permits shall be withheld until offsite right-of-way and utility construction as required has been cleared and the contract for the utilities has been awarded.

Mr. J. Markle

-2-

December 5, 1986

Although verbal comments were provided by the District #4 Traffic Engineer - Mr. Steve Plemens (321-3514) for this site, we (State Highway Administration - Bureau of Engineering Access Permits) are forwarding a copy of the CRG site plan of 11-14-86 for additional review and comment by the District Traffic Engineer.

With the site (Price Club) located at the intersection of Route 40-E and Mohr's Lane and the above intersection having a left turn lane, traffic signal and shoulder improvements greater than 1,000' to the east, this Bureau feels the requested median breaks and traffic signal, 580' west of the existing intersection are not needed for adequate access to the site, beyond directional access.

We strongly recommend the developer conduct a traffic study of the existing intersection and proposed request.

If that study indicates a need for additional full improvement access along Route 40-E, this Bureau would consider the request on the approval of the District #4 Traffic Engineer.

However, for CRG approval at this time, the State Highway Administration request the site plan be revised to show all access along Route 40-E as directional access only and all Baltimore County permits be held until State Highway Administration permit is applied for with the posting of a bond or letter of credit to guarantee construction.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle
Mr. S. Plemens

WATER AND SANITARY SEWER COMMENTS:

The following comments have been received from the City:

The proposed property may be served from the existing 12-inch main in Mohr's Lane or the existing 12-inch main in Pulaski Highway.

However, due to the on-site fire hydrants an FM-meter will be required.

Our records indicate an existing 8" service, 8" DC, 3/4" S, 5/8" M located at 9821 Pulaski Highway and an existing 3/4" S, 5/8" meter located at 9819 Pulaski Highway. Application should be made for the abandonment of these services.

The proposed service may not be connected to the 12-inch main in Pulaski Highway and the 12-inch main in Mohr's Lane as shown on the preliminary development plan.

According to Baltimore County, the status of Road "A" has not been established. However, if Road "A" is to be a public road an 8-inch main should be installed from Mohr's Lane to the eastern boundary line of the project.

Additionally, pressure will exceed 100-psi below elevation 123-feet and we suggest that a pressure reducing valve be installed to provide service.

The Developer should arrange to have fire flow tests made to determine if the water available is adequate for fire protection and domestic service. Arrangements for fire flow tests can be made by contacting Mr. T. F. Schwartz, Chief of Pumping Section, Bureau of Water and Waste Water, Ashburton Filtration Plant, 2001 Druid Park Drive, (301) 396-0360.

The Developer should be advised that at some future date, this area will be converted to First Zone of service and the internal system should be designed accordingly.

All mains within the project not in the public road will not be serviced or maintained by the City.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public water main extension and/or public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

WATER AND SANITARY SEWER COMMENTS: (cont'd)

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

The water and sewer in road "A" must be extended along with road "A" to the eastern property line.

Edward A. McDonough
EDWARD A. McDONOUGH, P. E., CHIEF
Developers Engineering Division

EAM:JER:sdg

cc: File

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: 12/11/86

FROM: ZONING OFFICE

PROJECT NAME: PRICE CLUB

PLAN: 11/14/86

LOCATION: SE/Cor. Pulaski Highway and Mohr's Lane

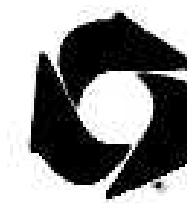
REV: 12/9/86 REV:

DISTRICT: 15th Election District

REVISOR PLAN KEY:
COMPLIANCE WITH COMMENT CHECKED
NON-COMPLIANCE IS CIRCLED
ADDITIONAL COMMENTS ADDED LAST

- ✓ 1) On the proposed Price Club Building on the site plan, indicate that this membership warehouse is permitted in the M.L. zone by right by zoning special hearing No. 86-334 SFH and subject to the following restrictions (list the attached restrictions).
- ② If installation or service of tires or other automotive items is proposed in the Price Club building (in the M.L. zone), a special exception zoning hearing would be required pursuant to S. 253.2.B.3 (B.C.Z.R. attached)
- ✓ 3) Indicate: The front of all buildings proposed: The use of the 4,000 sq. ft. building; Street setbacks for the 11,900/36,500 sq. ft. building; The street setbacks of the nearest commercial buildings within 200 ft. North and South on Pulaski Highway; The typical parking space size; and if all of the existing buildings on the property will be removed.
- ✓ 4) Note on the plan that all proposed signs will comply with S. 413 (B.C.Z.R. and zoning sign policies, with the exception of the more restrictive restrictions placed on the Price Club.

W. Carl Richards Jr.
W. Carl Richards Jr.
Zoning Coordinator



Maryland Department of Transportation
State Highway Administration

William K. Holmann
Secretary
Hal Kassoff
Administrator

December 5, 1986

Mr. J. Markle, Chief
Bureau of Public Services
County Office Building
Towson, Md. 21204

Re: CRG Meeting of 12-11-86
"Price Club", S/E Side
of Pulaski Highway
Route 40-E, S/W of
Mohr's Lane

Dear Mr. Markle:

On review of the CRG submittal of 11-14-86 and field inspection for the Price Club, the State Highway Administration - Bureau of Engineering Access Permits offers the following comments.

Field inspection revealed the site to be void of channelized entrance improvements to meet existing State Highway Administration Standards.

With the developer requesting access to Pulaski Highway - Route 40-E, the State Highway Administration - Bureau of Engineering Access Permits will require all access to Pulaski Highway to be by way of directional right in and right out access, with radius improvements at Mohr's Lane.

State Highway Administration Type "A" concrete curb and gutter must be constructed along the entire frontage of the site (Pulaski Highway - Route 40-E) and offset 15' from the edge of the traveled way.

The developer and his engineer must show all barrier curb on or in back of the State Highway Administration right-of-way (150' right-of-way) as State Highway Administration Type "A" concrete curb.

All modification of existing drainage structures and proposed drainage structures must be of "NR" Inlet construction.

All grading within the State Highway Administration right-of-way must be through State Highway Administration permit and no trees within the State Highway Administration right-of-way may be removed or cut without permission of the State Forester, Mr. Steven Koehn at 665-5820.

My telephone number is (301) 333-1350

Typewriter for Impaired Hearing or Speech
3637555 Baltimore Metro - 465-0451 D.C. Metro - 1-800-432-5062 Statewide Toll Free
P.O. Box 717177 North Calvert St. Baltimore, Maryland 21203 0717

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: 12/11/86

FROM: ZONING OFFICE

PROJECT NAME: PRICE CLUB

PLAN: 11/14/86

LOCATION: SE/Cor. Pulaski Highway and Mohr's Lane

REV: 12/9/86 REV:

DISTRICT: 15th Election District

REVISOR PLAN KEY:
COMPLIANCE WITH COMMENT CHECKED
NON-COMPLIANCE IS CIRCLED
ADDITIONAL COMMENTS ADDED LAST

- ✓ 1) On the proposed Price Club Building on the site plan, indicate that this membership warehouse is permitted in the M.L. zone by right by zoning special hearing No. 86-334 SFH and subject to the following restrictions (list the attached restrictions).
- ② If installation or service of tires or other automotive items is proposed in the Price Club building (in the M.L. zone), a special exception zoning hearing would be required pursuant to S. 253.2.B.3 (B.C.Z.R. attached)
- ✓ 3) Indicate: The front of all buildings proposed: The use of the 4,000 sq. ft. building; Street setbacks for the 11,900/36,500 sq. ft. building; The street setbacks of the nearest commercial buildings within 200 ft. North and South on Pulaski Highway; The typical parking space size; and if all of the existing buildings on the property will be removed.
- ✓ 4) Note on the plan that all proposed signs will comply with S. 413 (B.C.Z.R. and zoning sign policies, with the exception of the more restrictive restrictions placed on the Price Club.

W. Carl Richards Jr.
W. Carl Richards Jr.
Zoning Coordinator

CRG Meeting of December 11, 1986

THE PRICE CLUB

1. 2 year peak SWM is required for this site. 100 year may also be required if downstream drainage structures are inadequate.

2. Water quality management of the 1 inch storm must be investigated at final design of particular concern is the proposed impervious area draining to the southeast corner of the site. If infiltration retention structure is not feasible, extended detention may be required.

3. All site runoff must be conveyed to a suitable outfall. ~~no outlet properties been shown for the site plan in the SW corner~~ Review of the 1" 200' scale photogrammetry indicates that off site right of way will be required to reach a suitable outfall. The site plan should be revised to address this.

4. The LID & LDCs also along the south fl. indicate that wetlands may be present. If possible, all SWM should be kept outside existing wetlands. Should wetlands be present, the engineer should coordinate with Health, Planning & the group to ascertain what work, if any, can be done here.

5. An Army Corps of Engineers permit may be required for this project. This should be addressed as early in the project as possible.

Thomas J. Bidner
11/21/86

PAUL H. RENCKE
CHIEF

BALTIMORE COUNTY, MARYLAND

12/11/86 DECEMBER 11, 1986

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: CAPTAIN JOSEPH KELLY
PLANS REVIEW DIVISION, FIRE PREVENTION BUREAU
BALTIMORE COUNTY FIRE DEPARTMENT

PROJECT NAME: THE PRICE CLUB - 111

PROJECT NUMBER: CRG 0012 12/11/86, 2:30 PM

LOCATION: PULASKI HIGHWAY

DISTRICT: 15

COMMENTS:

CRG 01
PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIFE SAFETY CODE, 1985 EDITION.

CRG 02
FIRE FLOW TEST IS REQUIRED TO BE CONDUCTED BY THE BALTIMORE CITY WATER DEPARTMENT AS CLOSE TO THE SITE AS POSSIBLE, SPECIFICALLY: ON PULASKI HIGHWAY & ALSO MOHR'S LANE. TEST RESULTS ARE TO BE FORWARDED TO THE OFFICE OF THE FIRE PROTECTION ENGINEER.

CRG 04
ACCESS ROADS SHALL BE POSTED WITH FIRE LANE SIGNS ALONG ITS ENTIRE LENGTH. BALTIMORE COUNTY COUNCIL BILL 102-74

REVISED

DEPARTMENT OF TRAFFIC ENGINEERING

BALTIMORE COUNTY, MARYLAND

TO: Mr. James Markle Date: December 10, 1986
FROM: C. Richard Monroe
SUBJECT: C.R.G. Comments

PROJECT NAME: The Price Club C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: DEVELOPMENT PLAN:
LOCATION: Pulaski Hwy. RECORD PLAT:

The following comments are offered:

1. This department concurs with the SHA that there should be no median breaks on Pulaski Highway and that there should not be a new traffic signal either.
2. The proposed accesses on Pulaski Highway are too wide and need to be designed as right-turn in and out only, with triangular islands to channelize traffic.
3. The proposed bank or restaurant needs to show stacking spaces.
4. Mohr's Lane needs to be widened to 48 ft. of paving between Pulaski Highway and the main entrance to provide 3 outbound lanes and 1 inbound lane at the existing traffic signal.
5. The plan needs to show 4 ft. sidewalks around all of the proposed buildings.
6. The intersection of Road 'A' with Mohr's Lane needs to be redesigned.
7. Access to Pulaski Highway is subject to SHA approval.

C. Richard Monroe
Deputy Director
Department of Traffic Engineering

CRH:GND:lt

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
Environmental Support Services
TO: Date: 11/25/86
FROM: Rocky Powell
Waste and Water Quality Management
SUBJECT: ENVIRONMENTAL EFFECTS REPORT The Price Club
CRG MEETING Dec 11, 1986 2:30pm
(Date) (Time)

PLAN REVIEW NOTES

1. Commercial debris and whole sale stores on 38.05 acres
(Describe site)
2. Public water and Public sewer is proposed.
3. No streams
(Describe streams on-site)
5. No wetlands
(Describe wetland soils on-site)
6. Storm Water Management required.
7. 21.7 acres proposed impervious area.

RESPONSES

The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.

The Environmental Effects report is approved, subject to the following checked items/conditions.

- A. No development is allowed in (soil/name & symbol)
- B. A revised site plan indicating no development in must be submitted.

Mr. Brooks Stafford
Environmental Effects Report The Price Club
Page Two (Name)

The developer must follow the Health Department Wetland Guidelines.

Streams stream buffers and wetland should be noted on all subsequent development plans.

C. BEST MANAGEMENT PRACTICES

1. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
2. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
3. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
4. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
5. Filling will not occur in grassed or lined drainage ditches or swales.
- 6.

Based on site evaluation
Recommend that hemlock town be
excluded from wetland restrictions

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

THE PRICE CLUB

Subdivision Name, Section and/or Plat

Developer and/or Engineer

Watershed No. of Lots or Units 38.05 Public Public
Water Sewer

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- Public sewers, public water, must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised, has/have been reviewed and approved.
- A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: on the attached memo dated 11-25-86.
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

1. Show on the plan any existing wells and sewage disposal systems. Note that drilled wells will be drilled by a licensed well driller and well abandonment reports submitted to the Health Dept prior to record. Also note that any new wells will be drilled with clean water prior to grading. Also note that all sewage disposal systems will be pumped and either backfilled or removed prior to record plat.

PAUL H. RENCKE
CHIEF

BALTIMORE COUNTY, MARYLAND

DATE: NOVEMBER 25, 1986

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: CAPTAIN JOSEPH KELLY
PLANS REVIEW DIVISION, FIRE PREVENTION BUREAU
BALTIMORE COUNTY FIRE DEPARTMENT

PROJECT NAME: THE PRICE CLUB
PROJECT NUMBER: CRG AGENDA 12/11/86, 2:30 PM
LOCATION: PULASKI HIGHWAY
DISTRICT: 15

COMMENTS:

CRG 01
PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIFE SAFETY CODE, 1985 EDITION.

CRG 02
FIRE FLOW TEST IS REQUIRED TO BE CONDUCTED BY THE BALTIMORE CITY WATER DEPARTMENT AS CLOSE TO THE SITE AS POSSIBLE, SPECIFICALLY: ON PULASKI HIGHWAY & ALSO MOHR'S LANE. TEST RESULTS ARE TO BE FORWARDED TO THE OFFICE OF THE FIRE PROTECTION ENGINEER.

CRG 04
ACCESS ROADS SHALL BE POSTED WITH FIRE LANE SIGNS ALONG ITS ENTIRE LENGTH. BALTIMORE COUNTY COUNCIL BILL 102-74

CRG 09
ALL FIRE HYDRANT SPACING SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY STANDARD DESIGN MANUAL, SEC 2.4.4, FIRE HYDRANTS. FIRE HYDRANTS AT 300' INTERVALS.

CRG 10
FIRE MAINS SHALL BE A MINIMUM OF 12 INCHES IN DIAMETER. FIRE MAINS ON SITE SHALL HAVE A MINIMUM DIAMETER OF 12 INCHES.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James A. Markle Date: December 2, 1986
FROM: Charles K. Weiss
SUBJECT: The Price Club
Pulaski Highway
Dist. 1506
CRG 12/11/86

Baltimore County does not provide commercial refuse collection. However, since there appears to be no provision for refuse collection, we cannot comment at this time. Provision must be made prior to approval.

CKW/SW/ms

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SE Corner Pulaski Hwy. & Mohr's Lane, 15th District : OF BALTIMORE COUNTY
THE PRICE COMPANY, Petitioner : Case No. 87-414-X

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 23rd day of March, 1987, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JARON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 14, 1987

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
SE/cor. Pulaski Highway and Mohr's La.
15th Election District - 6th Councilmanic District
The Price Company - Petitioner
Case No. 87-414-X

Dear Mr. Howard:

This is to advise you that \$73.78 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Baltimore County, Maryland.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 35808

DATE 4-20-87 ACCOUNT 87-01-615-000

NO Signs AMOUNT \$ 73.78

RECEIVED FROM Bob Hoffman, Esq.

FOR Advertising & Posting 87-414-X
B 8023*****7378:1:1 8704F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1574 Date of Posting 4/20/87
Posted for Special Exception
Petitioner The Price Co.
Location of property SE/cor. Pulaski Hwy. & Mohr's Lane
Location of Sign SE/cor. Pulaski Hwy. & Mohr's Lane
Remarks
Posted by J. Hoffman Date of return 4/21/87
Number of Signs 1

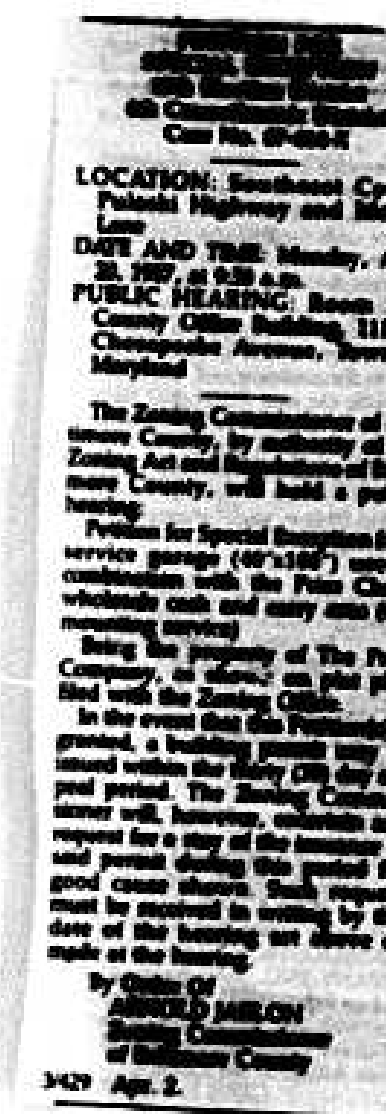
CERTIFICATE OF PUBLICATION

TOWSON, MD. April 2, 1987.
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 2, 1987.

THE JEFFERSONIAN,

Publisher

32.17



PETITION FOR SPECIAL EXCEPTION

15th Election District
6th Councilmanic District
Case No. 87-414-X
LOCATION: Southeast Corner Pulaski Highway and Mohr's Lane
DATE AND TIME: Monday, April 20, 1987, 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 Exception for a service garage (40'x100') use in conjunction with the Price Club's wholesale cash and carry area (the existing service).
Being the property of The Price Company, as shown on plat plan filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
BY ORDER OF:
Arnold Jaron
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., April 1, 1987

This is to Certify That the annexed Petition - Price Co.
Fig. M 00056

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 1st day of April, 1987.
Jan Brown Publisher.

John B. Howard, Esquire
Cook, Howard, Downes & Tracy
210 Allegheny Avenue
Towson, Maryland 21204

March 17, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
SE/cor. Pulaski Highway and Mohr's La.
15th Election District - 6th Councilmanic District
The Price Company - Petitioner
Case No. 87-414-X

TIME: 9:30 a.m.
DATE: Monday, April 20, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jaron
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 30483

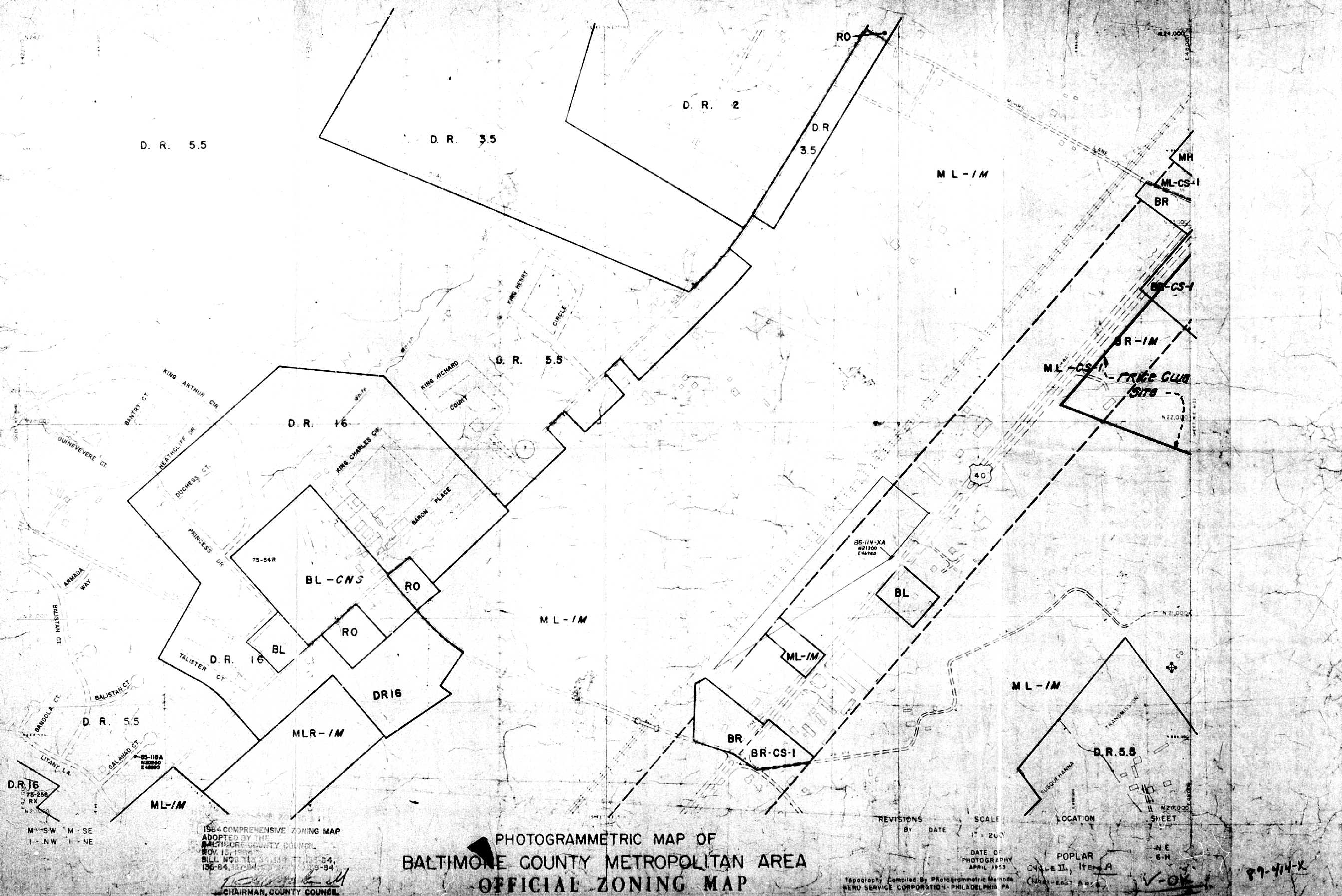
DATE 4/14/87 ACCOUNT 01-615-000

AMOUNT \$ 100.00

RECEIVED FROM Cook, H. D. & T.

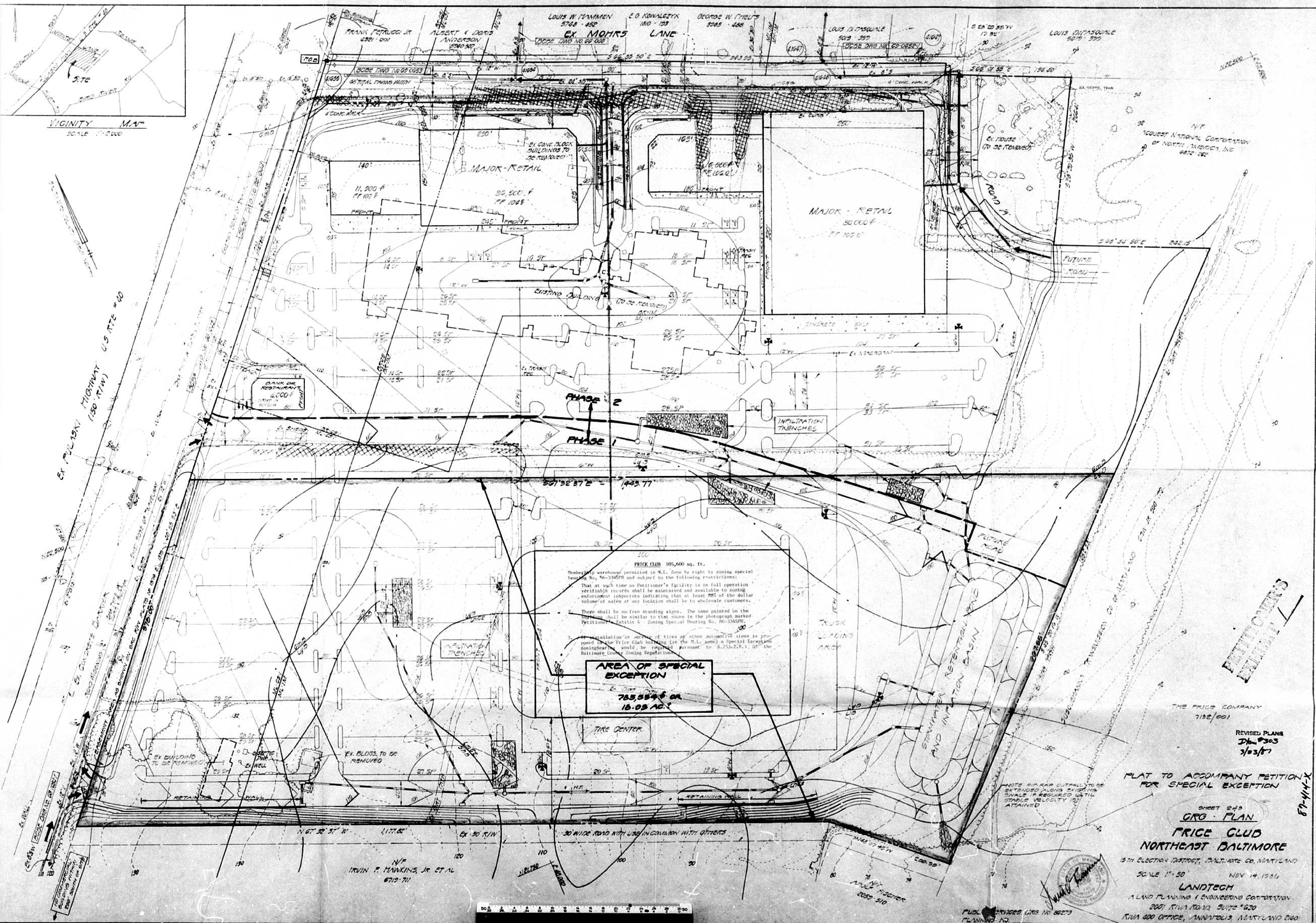
FOR SE # 303 87-414-X
B 8057*****10000:1:1 8704F

VALIDATION OR SIGNATURE OF CASHIER





VICINITY MAP
SCALE 1"=2000'



PRICE CLUB 105,600 sq. ft.
Membership warehouse permitted in M.I. Zone by right by zoning special hearing No. 86-3345PH and subject to the following restrictions:
That at such time as Petitioner's facility is in full operation verifiable records shall be maintained and available to zoning enforcement inspectors indicating that at least 85% of the dollar volume of sales at any location shall be to wholesale customers.
There shall be no free standing signs. The name painted in the building shall be similar to that shown in the photograph marked Petitioner's Exhibit 4. Zoning Special Hearing No. 86-3345PH.
If installation or storage of tires or other automotive items is proposed in the Price Club building (in the M.I. zone) a Special Erection zoning hearing would be required pursuant to S.253.2.2.1. of the Baltimore County Zoning Regulations.

AREA OF SPECIAL EXCEPTION
785,554 sq. ft.
18.05 AC.

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

SHEET 2-3
CRO PLAN
PRICE CLUB
NORTHEAST BALTIMORE
15TH ELECTION DISTRICT, BALTIMORE CO. MARYLAND
SCALE 1"=50' NOV 14, 1986
LANDTECH
A LAND PLANNING & ENGINEERING CORPORATION
2001 RIVA ROAD, SUITE 620
RIVA 400 OFFICE, ANNAPOLIS, MARYLAND 21403

PETITIONERS
EXHIBIT 1

THE PRICE COMPANY
7132/001
REVISED PLANS
Dwn #303
3/23/87

