

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The subject Petition was filed in response to a zoning violation case which developed as a result of a complaint received by the neighboring community in late 1986 as to the Petitioner's use of "storage bins" on a portion of the subject property. The complainants considered the bins as improper storage of trailers on the property. The Petitioners filed the subject Petition to have a determination made as to whether the use of the bins was proper or not.

Most of the material stored on the property is out in the open; i.e., lumber and structural steel equipment (see Photographs marked Petitioner's Exhibits 8A through 8J). Mr. Walker testified the storage bins are used to store freight delivered that looks like small rocks which are made of a silicone material (see Petitioner's Exhibit 8K). The bins are an attempt to keep the small items under control, efficiently stored, and weatherproof. Mr. Walker testified that the material is placed in the bins by a forklift as depicted in Petitioner's Exhibit 8F. He testified that the bins are not placed on top of each other, but may be moved by a forklift across the subject properties. He further testified that at this time he has eleven (11) such bins on the property.

THEFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 23rd day of March, 1988 that the use of shipping containers for weatherproof storage in a freight yard, in accordance with Petitioner's Exhibit 1 through 6, be approved, and as such, the Petition for Special Hearing is hereby GRANTED, subject, however, to the following restrictions:

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

- 1) South 64 degrees 39 minutes East 2303.76 feet; thence
- 2) Southwesterly by a line curving to the right with a radius of 1120.26 feet, an arc length of 37.57 feet and a chord of South 61 degrees 01 minutes East 144.50 feet; thence
- 3) South 33 degrees 28 minutes East 202.00 feet to the waters of Bear Creek; thence leaving said B & B Railroad right of way and binding on the waters of Bear Creek the following courses and distances
- 4) North 78 degrees 23 minutes West 64.50 feet; thence
- 5) North 87 degrees 07 minutes West 112.00 feet; thence
- 6) South 82 degrees 26 minutes West 220.29 feet; thence
- 7) North 49 degrees 40 minutes East 120.00 feet; thence
- 8) South 65 degrees 25 minutes West 120.00 feet; thence
- 9) South 60 degrees 20 minutes West 120.00 feet; thence

1) South 64 degrees 38 minutes East 1810.12 feet; thence
2) South 25 degrees 22 minutes West 60.00 feet; thence
3) North 64 degrees 38 minutes West 1797.40 feet; thence
4) North 10 degrees 22 minutes East 61.61 feet to the place
of beginning.
Containing 1.66 acres of land, more or less.

2088
Kitt. - Kitt. - Kitt.

$\mathcal{F}_1 = \{f_1, \dots, f_n\}$ and $\mathcal{F}_2 = \{f_1, \dots, f_n\}$ are two families of functions. Let $\mathcal{F}_1 \cap \mathcal{F}_2 = \{f_1, \dots, f_k\}$ and $\mathcal{F}_1 \cup \mathcal{F}_2 = \{f_1, \dots, f_n\}$. Then, the set of functions $\mathcal{F}_1 \cup \mathcal{F}_2$ is the union of the two families.

1875

[illegible]

4245

[illegible]

3/23/53

[Signature]

88-211-S1H

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

Contract Purchaser: Lessee
Edgemere Terminals, Inc.
(Type or Print Name)
By: Robert W. Cannon
Signature Robert W. Cannon, Authorized
Weinberg and Green, Representative
108 South Shaw Ave. First
Address
Baltimore, Maryland 21201
City and State

Attorney for Petitioner:
Robert W. Cannon, Esquire
(Type or Print Name)

Signature
Weinberg and Green
100 South Charles Street
Address
Baltimore, Maryland 21201

Legal Owner(s)
Schaefer Industries, Inc. 1/1/00 44
and/or
(Type Print Name) 5/16/00
By: [Signature] 1/1/00
Signature Keith B. Schaefer 1/1/00
Representative 1/1/00
(Type or Print Name) DP
Signature 1/1/00
Suite 314
409 Washington Avenue (301) 296-5000
Address 296-5000
Phone No.
Town, Maryland 21004
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Robert W. Cannon, Esquire
Name
Welders and Green
100 South Charles Street
Baltimore, Maryland 21201 332-15

J. Robert Shivers
Zoning Commissioner of Baltimore County.

(b)(7)(C)

Robert W. Cannon, Esquire
Weinberg and Green
100 South Charles Street
Baltimore, Maryland 21201

Dear Mr. Cannon:

In the event the decision rendered is unfavorable to my party, please be advised that my party may file a motion in the House of Representatives. For further information on filing a motion, please consult this article.

Mr. Ray E. Brown
2505 Dixie Road, Baltimore, Md.

beginning at the same at the intersection of the south side of the Patapsco Neck Branch of the Baltimore and Ohio Railroad Company with the easternmost Right of Way of Chesterwood Road, said point also being located South 64 degrees 37 minutes 14 seconds East, 35.00 feet from the point of beginning of Parcel 152.2 of the above described Estate of the late William H. Unnaker, Jr., Deceased, E. Stansbury and Grace Gill Stansbury, his wife, to Industrial Development Corporation, by deed dated March 15, 1951 and recorded among the Land Records of Baltimore County, Maryland in Liber 1942, Folio 243, thence binding on the south side of the above mentioned B & O Railroad and running for the following courses and distances

SAVING AND EXCEPTING all that land acquired by Baltimore county for the Right of Way of Stansbury Road as shown on Baltimore County drawings FRW 80-023-1 and FRW 80-023-2.

Beginning at a point in the first line of Parcel No. 2 of the above mentioned deed to Industrial Development Corporation, recorded

1) South 64 degrees 38 minutes East 1810.12 feet; thence
2) South 25 degrees 22 minutes West 40.00 feet; thence
3) North 64 degrees 30 minutes West 1799.40 feet; thence
4) North 10 degrees 22 minutes East 41.41 feet to the place
of beginning.
Containing 1.66 acres of land, more or less.

Containing 1.66 acres of land, more or less.

DESCRIPTION
EDGEMERE TERMINALS, INC.
LIBER 5476 FOLIO 553

Beginning for the same at a point on the northeast side of Stansbury Road, said point being located South 59 degrees, 33 minutes East 99.23 feet from the intersection of said northeast side of Stansbury Road with the southeast side of Graves Court, thence binding on the northeast side of Stansbury Road and running for the following courses and distances as referred to a deed dated September 6, 1974 and recorded among the Land Records of Baltimore County, Maryland in Liber 5476, Folio 553, from Trident Corporation to Edgemere Terminals, Inc.

- (1) South 59 degrees, 33 minutes East 617.77 feet; thence leaving the northeast side of Stansbury Road
- (2) North 30 degrees, 27 minutes East 439.00 feet to a point on the southwest side of Flood Road, 50 feet wide; thence binding on the southwest side of Flood Road
- (3) North 59 degrees, 33 minutes West 617.77 feet; thence leaving the southwest side of Flood Road
- (4) South 30 degrees, 27 minutes West 439.00 feet to the place of beginning.

Containing 6.226 acres of land more or less.

SUBJECT to a ten foot widening strip for Stansbury Road.

DESCRIPTION
LYNCH COVE ASSOCIATES
LIBER 6290 FOLIO 770
PARCEL 2

Beginning for the same at the intersection of the southwest side of Stansbury Road with the west side of Chesterwood Road, said point being at the end of the fourth line of the second parcel of land which by deed dated May 28, 1981 and recorded among the Land Records of Baltimore County, Maryland in Liber 6290, Folio 770 was conveyed by Walter Realty Investors, Inc. to Lynch Cove Associates thence binding on the west side of Chesterwood Road running for the following courses and distances as referred to the above mentioned deed

- (1) South 11 degrees, 41 minutes, 33 seconds East 46.78 feet; thence
- (2) South 35 degrees, 12 minutes, 13 seconds West 179.68 feet to intersect the northeast side of the right-of-way of the Patapsco Neck Branch of the Baltimore and Ohio Railroad; thence binding on said right-of-way
- (3) North 64 degrees, 38 minutes, 00 seconds West 353.16 feet; thence leaving said railroad
- (4) North 77 degrees, 48 minutes, 00 seconds East 82.27 feet; thence
- (5) North 30 degrees, 20 minutes, 00 seconds East 188.45 feet to the southwest side of Stansbury Road; thence binding on said southwest side of Stansbury Road
- (6) South 59 degrees, 40 minutes, 00 seconds East 278.27 feet to the place of beginning.

Containing 1.587 acres of land more or less.

DESCRIPTION
MOUNT CLAIRE PROPERTIES
LIBER 6501 FOLIO 448
PARCEL 4

Beginning for the same at a point on the southwest side of Stansbury Road, said point being located northwest 278.27 feet as measured along the southwest side of Stansbury Road from its intersection with the west side of Chesterwood Road, thence leaving Stansbury Road and running for the following courses and distances as referred to a deed dated March 22, 1983 and recorded among the Land Records of Baltimore County, Maryland in Liber 6501, Folio 448 from The Baltimore and Ohio Railroad Company to Mount Claire Properties, Inc.

- (1) South 30 degrees, 24 minutes, 41 seconds West 189.07 feet; thence
- (2) South 77 degrees, 52 minutes, 41 seconds West 82.11 feet to intersect the northeast side of the Baltimore and Ohio Railroad Company right-of-way, thence binding on said right-of-way
- (3) North 64 degrees, 42 minutes West 105.34 feet, thence leaving said right-of-way
- (4) North 25 degrees, 31 minutes, 55 seconds West 143.51 feet; thence
- (5) For a line curving to the left having a radius of 1,245.92 feet and an arc length of 423.09 feet to a point on the southwest side of Stansbury Road; thence binding on the southwest side of Stansbury Road
- (6) South 59 degrees, 35 minutes, 19 seconds East 667.11 feet to the place of beginning

Containing 2.133 acres of land more or less.

DESCRIPTION
LYNCH COVE ASSOCIATES
LIBER 6290 FOLIO 770
PARCEL 3

Beginning for the same at the intersection of the southwest side of Stansbury Road with the East side of Chesterwood Road, said point being at the beginning of the first line of the third parcel of land which by deed dated May 28, 1981 and recorded among the Land Records of Baltimore County, Maryland in Liber 6290, Folio 770 was conveyed by Walter Realty Investors, Inc. to Lynch Cove Associates; thence binding on the southwest side of Stansbury Road and running for the following courses and distances as referred to in the above mentioned deed.

- (1) South 59 degrees, 40 minutes, 00 seconds East 107.90 feet to the west side of a road 40 feet wide as described in a deed from Mary Eloise Stansbury to Industrial Development Corporation dated March 15, 1951 and recorded among the Land Records of Baltimore County Maryland in Liber 1942, Folio 243; thence binding on the west side of said road
- (2) South 10 degrees, 22 minutes, 00 seconds West 200.05 feet to intersect the northeast side of the right-of-way of the Patapsco Neck Branch of the Baltimore and Ohio Railroad; thence binding on said right-of-way
- (3) North 64 degrees, 38 minutes, 00 seconds West 181.10 feet to intersect the northeast side of Chesterwood Road; thence binding on the northeast side of Chesterwood Road
- (4) North 31 degrees, 31 minutes, 00 seconds East 203.76 feet to the place of beginning.

Containing 0.654 acres of land more or less.

CERTIFICATE OF POSTING
BALTIMORE COUNTY
TOWNSHIP, MARYLAND

88-211-SPH

State: MD Date of Posting: 11/12/87
Post: Special Hearing
Postman: Edgemere Terminals, Inc.
Location of property: 18th Stansbury Rd. 8th St. Baltimore
Location of sign: 18th Stansbury Rd. at intersection of 8th St. Baltimore
Sign: 18th Stansbury Rd. at intersection of 8th St. Baltimore
Signed by: Edgemere Terminals, Inc. Date of return: 11/12/87
Status of sign: OK

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

4 N. Center Place
P.O. Box 8736
Dundalk, Md. 21222

November 12, 1987

THIS IS TO CERTIFY, that the approved advertisement of Robert M. Cannon, Esquire in the matter of Edgemere Terminals, Inc. Case No. 88-211-SPH - P.O. 894810 - Reg. 8908722 - 75 lines of \$30.00 was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one successive week before the 13th day of November 1987; that is to say, the same was inserted in the issue of Nov. 12, 1987

Kimball Publication, Inc.
per Publisher.

K.C. Ode

Baltimore County
County Clerk
Office of Planning & Zoning
200 E. Charles Street
Baltimore, Maryland 21201

J. Robert Cannon

November 12, 1987

Robert M. Cannon, Esq.
Attorney at Law
200 E. Charles Street
Baltimore, Maryland 21201

Re: Petition for Special Hearing
18th Stansbury Rd., 8th St. of Cases No. 88-211-SPH
18th Stansbury Rd. - 8th St. of Cases No. 88-211-SPH
18th Stansbury Rd. - 8th St. of Cases No. 88-211-SPH
Case No. 88-211-SPH

Dear Mr. Cannon:

Please be advised that the above-captioned case is now before the Planning & Zoning Commission for their consideration and action. The Commission will hold a public hearing on the matter on November 19, 1987 at 7:00 PM in the Council Chamber of the Baltimore County Administration Center, 200 E. Charles Street, Baltimore, Maryland 21201.

ATTENTION:

Please note that the above-captioned case is now before the Planning & Zoning Commission for their consideration and action. The Commission will hold a public hearing on the matter on November 19, 1987 at 7:00 PM in the Council Chamber of the Baltimore County Administration Center, 200 E. Charles Street, Baltimore, Maryland 21201.

Robert M. Cannon, Esquire November 5, 1987

Wesley and Green
100 South Charles Street
Baltimore, Maryland 21201

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
18th Stansbury Rd., 8th St. of Cases No. 88-211-SPH
18th Stansbury Rd. - 8th St. of Cases No. 88-211-SPH
18th Stansbury Rd. - 8th St. of Cases No. 88-211-SPH
Case No. 88-211-SPH

TIME: 7:00 PM

DATE: November 19, 1987

PLACE: Baltimore County Administration Center, 200 E. Charles Street, Baltimore, Maryland 21201

Attest: Robert M. Cannon

J. Robert Cannon
Attorney at Law

Edgemere Terminals, Inc.
200 E. Charles Street
Baltimore, Maryland 21201
Walter Realty Investors, Inc.
200 E. Charles Street
Baltimore, Maryland 21201
Lynch Cove Associates
200 E. Charles Street
Baltimore, Maryland 21201

beginning for the same at a point on the northeast side of S. Highway Road, said point being located South 15 degrees, 37 minutes East 54.23 feet from the intersection of said northeast side of S. Highway Road with the northeast side of Gravel Road and running for the following courses and distances as referred to a deed dated September 6, 1974 and recorded among the Land Records of the County of Clark, Nevada in Book 157, Page 157, from Trident Corporation to Eugene Terrell, Inc.

supported to a ten foot widening strip for Stansbury Road.

Beginning for the acre at the intersection of the southwesterly side of Stansbury Road with the west side of Chesterwood Road, said point being at the end of the fourth line of the second parcel of land which by deed dated May 19, 1964, was conveyed to the said Walter Realty Investors, County, Maryland in Liber 4246, Folio 176, was conveyed to Walter Realty Investors, Inc., by Lyndon Cove Associates, thence running on the west side of Chesterwood Road running between the said two lots and distances as referred to in the above mentioned deed.

1. South 11 degrees, 41 minutes, 31 seconds East
47.78 feet, therefore

2. North 14 degrees, 12 minutes, 41 seconds West
109.64 feet, therefore to the 2nd station, side of the
right-of-way of the Katsapo Neck Branch of the Baltimore
and Annapolis, thence landing on said right-of-way.

3. North 24 degrees, 34 minutes, 31 seconds east
151.18 feet, thence leaving said railroad.

4. North 77 degrees, 48 minutes, 31 seconds East
51.27 feet, therefore

5. North 77 degrees, 20 minutes, 31 seconds East
188.41 feet to the 3rd station, side of said railroad, thence
landing on said railroad, 3rd of said branch.

6. South 44 degrees, 4 minutes, 31 seconds East
276.17 feet to the place of beginning.

Containing 1.15[±] acres of land more or less

Beginning at the stake at a point on the southwest side of Stansbury Road, said point being located northwest 28-29 feet as measured along the southwest side of Stansbury Road from the intersection with the west side of Stansbury Road to the intersection of Stansbury Road running for the following distances and bearings as referred to:

One and one-half miles and recorded among the Land Records of Baltimore County, Maryland in Liber 601; Felix was first owner of said land and Drac Railroad Company to Mount Clear Properties, Inc.

1) South 12 degrees, 22 minutes, 41 seconds West 264.0 feet to beginning

2) North 88 degrees, 14 minutes, 41 seconds West 244.0 feet to intersection of the northeast side of the Baltimore and Ohio Railroad Company right-of-way, thence ending on said right-of-way

3) North 14 degrees, 40 minutes West 106.34 feet, thence leaving said right-of-way

4) North 42 degrees, 11 minutes, 58 seconds West 161.0 feet to a tree

5) By a line curving to the left having a radius of 114.0 feet and an arc length of 437.09 feet to a point on the southwest side of Stansbury Road, thence ending on the southwest side of Stansbury Road

6) South 12 degrees, 15 minutes, 19 seconds East 434.0 feet to the place of beginning

SIXTY-FIVE AND 1/2 acres of land more or less

Beginning for the same at the intersection of the southwest side of Sansbury Road with the East side of Chesterwood Road, said point being at the beginning of the first line of the third parcel of land which, by deed dated 1910, was conveyed to the said Land Records of Baltimore County, Maryland in Liber 6790, folio 101, conveyed by Walter Realty Investors, Inc. to Lynch Cove Associates. thence ending on the southwest side of Sansbury Road, and then following the courses and distances as referred to in the above mentioned deed.

distances as recorded in the above mentioned deed.

107.96 feet to the west side of a road 42 feet wide as described in a deed from Mary Eloise Stansbury to Industrial Development Corporation dated March 15, 1951 and recorded among the Land Records of Baltimore County Maryland in Liber 24, Folio 247, thence running on the west side of said road

121.10 South 13 degrees, 22 minutes, 00 seconds West 23.61 feet to intersect the northeast side of the right-of-way of the Patapsco Neck Branch of the Baltimore and Annapolis Railroad, thence running on the right-of-way

121.10 North 42 degrees, 38 minutes, 00 seconds West 18.11 feet to intersect the northeast side of Chesterwood Road, thence running on the northeast side of Chesterwood Road

121.10 North 11 degrees, 31 minutes, 00 seconds East 203.76 feet to the place of beginning.

Containing 6.14 acres of land more or less

District 12th Date of Posting 11/15/87
 Posted for Special Housing
 Follower Expenses, Tax, water, Fuel, oil
 Location of property N.E. 1/4 Sec. 24, T. 2N., R. 2E., S.E. 1/4 Sec. 24
 Location of Sign at the corner of Sec. 24 and Sec. 25
 Remarks See map on Sec. 24, T. 2N., R. 2E., S.E. 1/4 Sec. 24
 Posted by D. M. Miller Date of return 11/15/87
 Number of Signs 4

4 N. Center Place
P O Box 8936
Dundalk, Md 21222

THIS IS TO CERTIFY, that the annexed advertisement of J. Robert Holmes in the matter of Zoning Hrgs. Case #88-211-SPH - P-3, #34810 - Reg. #M08722 - 75 lines, was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for ~~one~~ **successive** weeks, before the 13th day of November 1987; that is to say, the same was inserted in the issues of Nov. 12, 1987

Kimbel Publication, Inc.
per Publisher

By L. C. Oakes

TOWSON, MD, Nov 19, 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 Nov 19 1887

THE JEFFERSONIAN

Susan Gendron O'neill

PETTER PUP SPARKS SENSATION
15th Street's Smallest
7th Amendment Member
Will Be 100 Years Old

LOCATION: Northwest Side of
Summit Street, 1032 1/2 East Summit
at Summit, 10:00-11:00 a.m.

DATE AND TIME: Thursday,
October 1, 1987, at 10:00 a.m.

ADMISSION: Free

Crowley Office Building, 1111 W. Chicago
Street, Chicago, Illinois, 60606-4001

New York City Commissioner of Public
Safety, John J. Casella, will be the
guest of honor at the party of the
dog and the 7th Amendment's 100th
birthday, and lead a public reading.

Parties for Animal Welfare to ap-
prove the use of animals in research
and the use of animals in the
laboratory. The reading of the
Declaration of Sentiments will be
performed by the 7th Amendment
League members in the year. The
reading of the Declaration of Sentiments
will be performed by the 7th Amendment
League members in the year. The
reading of the Declaration of Sentiments
will be performed by the 7th Amendment
League members in the year.

During the ceremony of Declaration
of Sentiments, the 7th Amendment
League members will be invited to
participate in a reading of the
Declaration of Sentiments. The
reading of the Declaration of Sentiments
will be performed by the 7th Amendment
League members in the year. The
reading of the Declaration of Sentiments
will be performed by the 7th Amendment
League members in the year.

4 N. Center Place
P O Box 8936
Dundalk, Md 21222

THIS IS TO CERTIFY, that the annexed advertisement of J. Robert Holmes in the matter of Zoning Hrgs. Case #88-211-SPH - P-3, #34810 - Reg. #M08722 - 75 lines, was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for ~~one~~ **successive** weeks, before the 13th day of November 1987; that is to say, the same was inserted in the issues of Nov. 12, 1987

Kimbel Publication, Inc.
per Publisher

By L. C. Oakes

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines

November 18, 1987

Robert W. Cannon, Esq.
Weinberg and Green
100 S. Charles Street
Baltimore, Maryland 21201

Re: Petition for Special Hearing
NE/S Stansbury Rd., 99.23' SE of Graves Rd.,
et al
12th Election District -- 7th Councilmanic District
Edgewood Terminals, Inc., et al - Petitioners
Case number: 88-211-SPH

Dear Mr. Cannon:

Please be advised that 12933 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

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

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

Very truly yours,

Very truly yours,
J. Robert Haines
 J. ROBERT HAINES
 Zoning Commissioner of
 Baltimore County

JRH:

Robert W. Cannon, Esquire
Weinberg and Green
100 South Charles Street
Baltimore, Maryland 21201

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
 NE/S Stansbury Rd., 99.23' SE of Graves Rd., et al
 12th Election District - 7th Councilmanic District
 Edgemere Terminals, Inc., et al - Petitioners
 Case No. 88-211-SPH

TIME: 9:00 a.m.
DATE: Thursday, December 3, 1987
PLACE: Room 104, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

JRH:med

ccs: Edgemere Terminals, Inc. 8004 Stansbury Road Baltimore, Maryland 21222	Mt. Clare Properties (Mr. Ken Arpenter) Suite 1700, One James Center Richmond, Virginia 23219
Lynch Cove Associates (Mr. Allen Weber) 2525 Palmes Avenue New Rochelle, New York 10801	Schaefer Industries, Inc. (Mr. Keith Ronald), Suite 314, 609 Washington Avenue Towson, Maryland 21204

Mr. David Green, Zoning Inspector
(RE: CASE NO. C-87-558)

IN CASE OF SNOW, HEARING WILL BE CANCELLED AND RESCHEDULED FOR A LATER DATE AND TIME. JUN

April 22, 1988

Robert M. Cannon, Esquire
Weisberg and Green
100 South Charles Street
Baltimore, Maryland 21201

RE: Petition for Zoning Variance
NE/S Stansbury Road, SE of Graves Court
12th Election District - 7th Councilmanic District
Case No. 88-212-A

Dear Mr. Cannon:

The following is in response to your letter dated April 18, 1988 on the above-captioned matter.

I am not in agreement with your conclusion regarding Restrictions Nos. 1 and 2 having been met. The issuance of the building permit prior to construction does not evidence compliance with storm water management requirements. The Petitioner is expected to provide this Office with documentation from the Bureau of Engineering and the Division of Sediment Control that a storm water management plan in compliance with County regulations at the time the building was constructed in 1981, is, or will be, in effect. If said documentation cannot be provided within thirty (30) days of the date of this letter, please let me know before the thirty days have expired if additional time is necessary and the reasons for requesting an extension.

Pursuant to our telephone conversation of April 20, 1988 regarding compliance with Restriction No. 3 of the above-captioned matter and Restriction No. 4 of Case No. 88-211-SPH, a twenty-day extension is hereby granted for supplying information regarding the applicability of the Baltimore County Landscaping Manual. You are correct in stating the Manual is not applicable regarding Case No. 88-212-A since it was not in effect at the time the building was constructed in 1981. However, the Manual may be deemed applicable in Case No. 88-211-SPH as a result of the relief granted therein.

If you have any further questions on the subject, please do not hesitate to call me. Thank you for your consideration in this matter.

Very truly yours,

ANN M. HANTANOWICZ
Deputy Zoning Commissioner
of Baltimore County

AMH:bjs
cc: See attached

Robert M. Cannon, Esquire
April 22, 1988
Page 2

cc(s): Ms. Patricia A. Wolf
8406 Cove Road, Baltimore, Md. 21222

Ms. Mary R. Lennett
8500 Cove Road, Baltimore, Md. 21222

Mr. George Hoytowitz
8007 Sagamore Road, Baltimore, Md. 21237

Case Files (2)

PETITION FOR SPECIAL HEARING

12th Election District - 7th Councilmanic District

Case No. 88-211-SPH

LOCATION: Northeast Side of Stansbury Road, 99.23 feet Southeast of Graves Road, et al

DATE AND TIME: Thursday, December 3, 1987, at 9:00 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 to approve the use of shipping containers for weather proof storage in a freight yard. The number of shipping containers so used shall remain accessory, subordinate and incidental to other freight storage in the yard. Said containers may be relocated within the yard but shall not be used to transport stored material to off-site locations

Being the property of Edgemere Terminals, Inc., et al, 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.

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner

Date: November 24, 1987

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

SUBJECT: Zoning Petition No. 88-211-SPH

Please note that a CRC meeting may be required and that landscaping must comply with the requirements set forth in the Baltimore County Landscaping Manual. Further, a detailed review of the site plan cannot be made in the absence of parking data, etc. These matters should be discussed with the Division of Current Planning and Development.

Norman E. Gerber, AICP
Director

NEG:JCH:dmc

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

RECEIVED
NOV 30 1987
ZONING OFFICE

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James E. Dyer Date: June 23, 1987

FROM: David Green

SUBJECT: C-87-558
VIC: STANSBURY AND CHESTERWOOD
Site Plan (Trucking Facility)

Please be advised that the above referenced case is an active zoning violation case.
Please notify this office of the outcome of the public hearing.

ZONING ENFORCEMENT SECTION

TELEPHONE: 494-3351

***** CORRECTION NOTICE FOR ALLEGED ZONING VIOLATION *****

CASE NUMBER C-89-155 ELECTION DISTRICT: 12
LOCATION: S.E. Stansbury Rd & Graves Rd.

PLEASE BE ADVISED THAT AN INSPECTION OF THE ABOVE REFERENCED LOCATION REVEALED:

☐ THERE WAS NO VIOLATION OBSERVED AND THE CASE WILL BE CLOSED.
☒ THERE IS AN APPARENT VIOLATION AND THE FOLLOWING CORRECTION IS REQUIRED:
Failure To Comply With Restrictions #1
And Restriction #2 Order # 88-211 SPH
(1) Storage OF More Than 20 Trailers
And Storage OF Trailers Within 30 Feet
OF Property Line

1/17/91
Memo to File
Inspected Edgemere Terminals
on 4/17/91 pursuant to Case # C 89-155.
The site appeared to be in
compliance with restrictions #1 & 2
of 88-211-SPH.

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NE/S of Stansbury Rd., 99.23' SE : OF BALTIMORE COUNTY
of Graves Rd., et al. :
12th Election District :
EDGEMERE TERMINALS, INC., et al. Case No. 88-211-SPH
Petitioners :

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 15th day of November, 1987, a copy of the foregoing Entry of Appearance was mailed to Robert M. Cannon, Esquire, Weisberg and Green, 14th Floor, 100 S. Charles Street, Baltimore, MD 21201.

Peter Max Zimmerman
Peter Max Zimmerman

April 22, 1988

Robert W. Cannon, Esquire
Weinberg and Green
100 South Charles Street
Baltimore, Maryland 21201

RE: Petition for Zoning Variance
NE/S Stansbury Road, SE of Graves Court
12th Election District - 7th Councilmanic District
Case No. 88-212-A

Dear Mr. Cannon:

The following is in response to your letter dated April 18, 1988 on the above-captioned matter.

I am not in agreement with your conclusion regarding Restrictions Nos. 1 and 2 having been met. The issuance of the building permit prior to construction does not evidence compliance with storm water management requirements. The Petitioner is expected to provide this Office with documentation from the Bureau of Engineering and the Division of Sediment Control that a storm water management plan in compliance with County regulations at the time the building was constructed in 1981, is, or will be, in effect. If said documentation cannot be provided within thirty (30) days of the date of this letter, please let me know before the thirty days have expired if additional time is necessary and the reasons for requesting an extension.

Pursuant to our telephone conversation of April 20, 1988 regarding compliance with Restriction No. 3 of the above-captioned matter and Restriction No. 4 of Case No. 88-211-SPH, a twenty-day extension is hereby granted for supplying information regarding the applicability of the Baltimore County Landscaping Manual. You are correct in stating the Manual is not applicable regarding Case No. 88-212-A since it was not in effect at the time the building was constructed in 1981. However, the Manual may be deemed applicable in Case No. 88-211-SPH as a result of the relief granted therein.

If you have any further questions on the subject, please do not hesitate to call me. Thank you for your consideration in this matter.

Very truly yours,

ANN M. MASTARCHWICZ
Deputy Zoning Commissioner
of Baltimore County

Robert W. Cannon, Esquire
April 22, 1988
Page 2

cc(s): Ms. Patricia A. Wolf
8406 Cove Road, Baltimore, Md. 21222

Ms. Mary K. Lennett
8500 Cove Road, Baltimore, Md. 21222

Mr. George Woytowicz
8007 Sagamore Road, Baltimore, Md. 21237

Case Files (2)

PETITION FOR SPECIAL HEARING

12th Election District - 7th Councilmanic District

Case No. 88-212-A

LOCATION: Northeast corner of Stansbury Road, 96.23 feet Southeast of Graves Court, et al.

DATE AND TIME: Thursday, December 1, 1987, at 10:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

For and against special hearing to appeal to the case of shipping containers for which permit is required for a straight yard. The number of shipping containers to be stored shall remain as currently submitted and shall not be other than straight yard of the yard. Such containers may be located within the yard but shall not be used for storage of materials for storage locations.

Being the property of Edgemere Terminals, Inc., et al., 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 Commission 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 a hearing set above or made at the hearing.

I. R. BERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines

TO: Zoning Commissioner

Date: November 24, 1987

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

SUBJECT: Zoning Petition No. 88-211-SPH

Please note that a US testing may be required and that landscaping must comply with the requirements set forth in the Baltimore County Landscaping Manual. Further, a detailed review of the site plan cannot be made in the absence of parking data, etc. These matters should be discussed with the Division of Current Planning and Development.

Norman E. Gerber, AICP
Director

SE:GPH:R

cc: Ms. Shirley M. Bess, Legal Assistant, People's Counsel
File

RECEIVED
NOV 30 1987

ZONING OFFICE

CP5-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James E. Dyer Date: June 25, 1987

FROM: David Green

SUBJECT: C-87-558
VTC: STANSBURY and CHESTERWOOD
Site Plan (Trucking Facility)

Please be advised that the above referenced case is an active zoning violation case.
Please notify this office of the outcome of the public hearing.

ZONING ENFORCEMENT SECTION

TELEPHONE: 494-3351

***** CORRECTION NOTICE FOR ALLEGED ZONING VIOLATION *****

CASE NUMBER C- 89-155 ELECTION DISTRICT: 12
LOCATION: S.E. Stansbury Rd & Graves Rd.

PLEASE BE ADVISED THAT AN INSPECTION OF THE ABOVE REFERENCED LOCATION REVEALED:

☐ THERE WAS NO VIOLATION OBSERVED AND THE CASE WILL BE CLOSED.

☒ THERE IS AN APPARENT VIOLATION AND THE FOLLOWING CORRECTION IS REQUIRED:

Failure To Comply With Restrictions #1

And Restriction #2 Order # 88-211 SPH

(ie) Storage Of More Than 20 Trailers

AND Storage Of Trailers Within 30 Feet

OF Property Line

Any Questions Please Call 832-8094

FAILURE TO COMPLY BY 8-21-88 WILL RESULT IN THE ISSUANCE OF A CITATION WHEREIN YOU ARE SUBJECT TO A CIVIL PENALTY OF \$200.00 FOR EACH VIOLATION, AND EACH DAY SHALL BE CONSIDERED A SEPARATE VIOLATION (CIVIL PENALTY BILL #132-85).

☐ COMPLIANCE HAS BEEN ATTAINED AND THE CASE WILL BE CLOSED.

INVESTOR: W. D. F. 1000 DATE: 7-21-88

COPY TO: 1 - Enforcement Division FILE: 89-155
1 - Enforcement Division FILE: 89-155
1 - Enforcement Division FILE: 89-155

1/17/91
Memo to File
Inspected Edgemere Terminals
on 1/17/91 pursuant to Case # C 89-155.
The site appeared to be in
compliance with restrictions 1 & 2
of 88-211-SPH.
J

RE: PETITION FOR SPECIAL HEARING BEFORE THE ZONING COMMISSIONER
NE/S of Stansbury Rd., 99.23' SE
of Graves Rd., et al. OF BALTIMORE COUNTY
12th Election District
EDGEMERE TERMINALS, INC., et al. Case No. 88-211-SPH
Petitioners

ENTRY OF APPEARANCE

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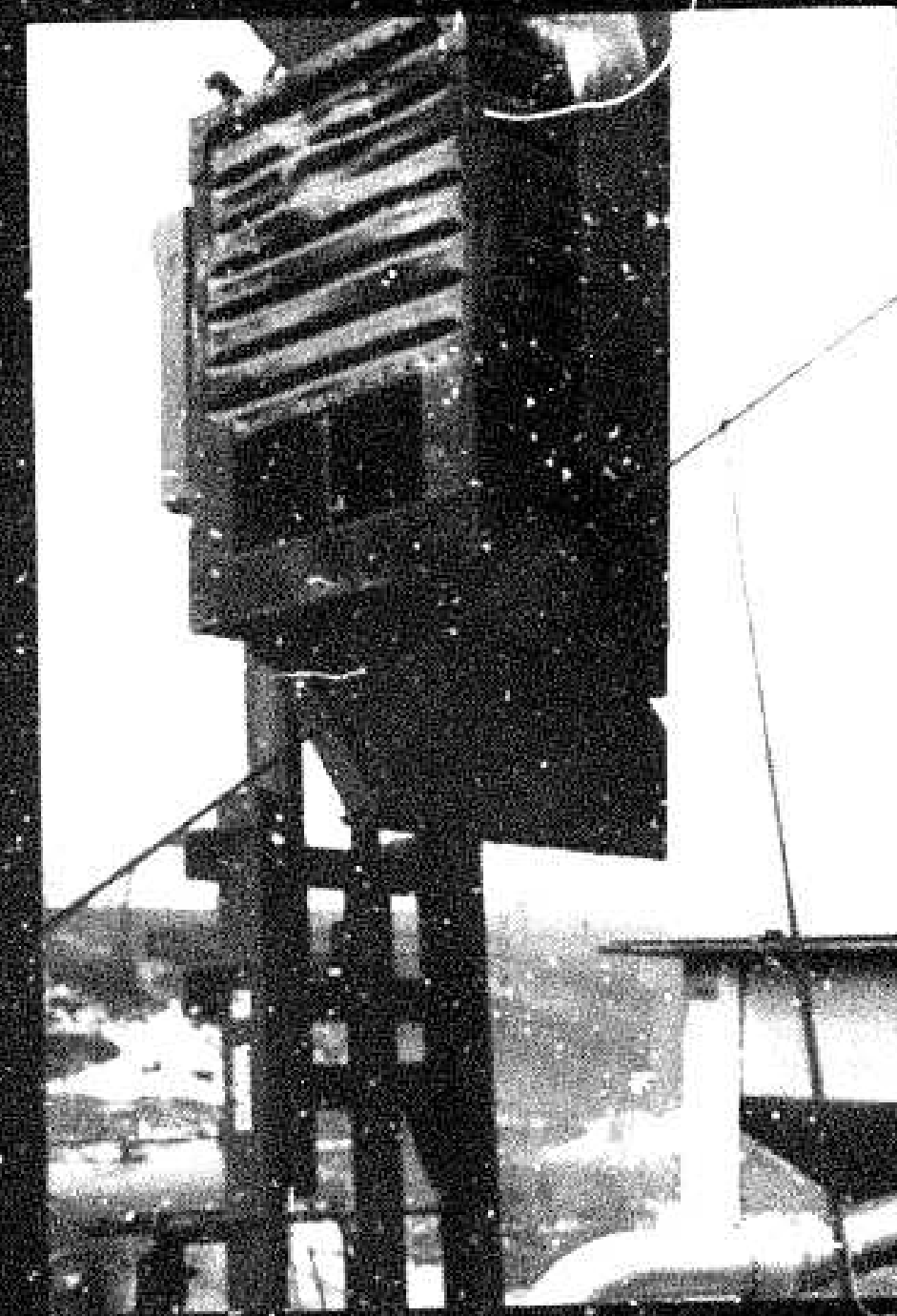
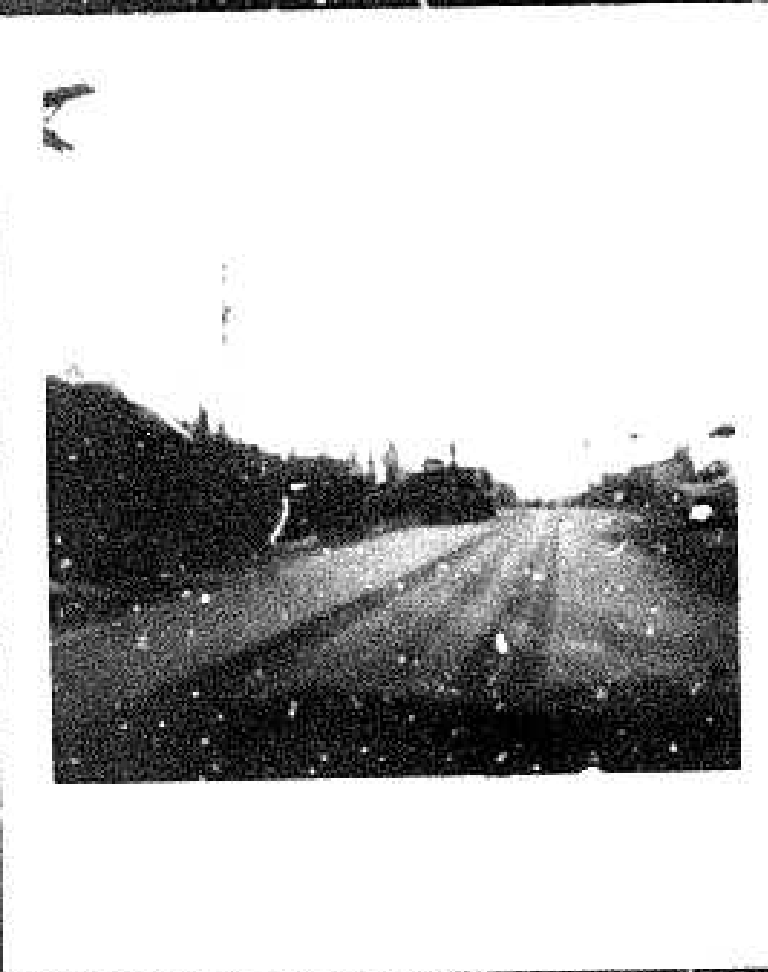
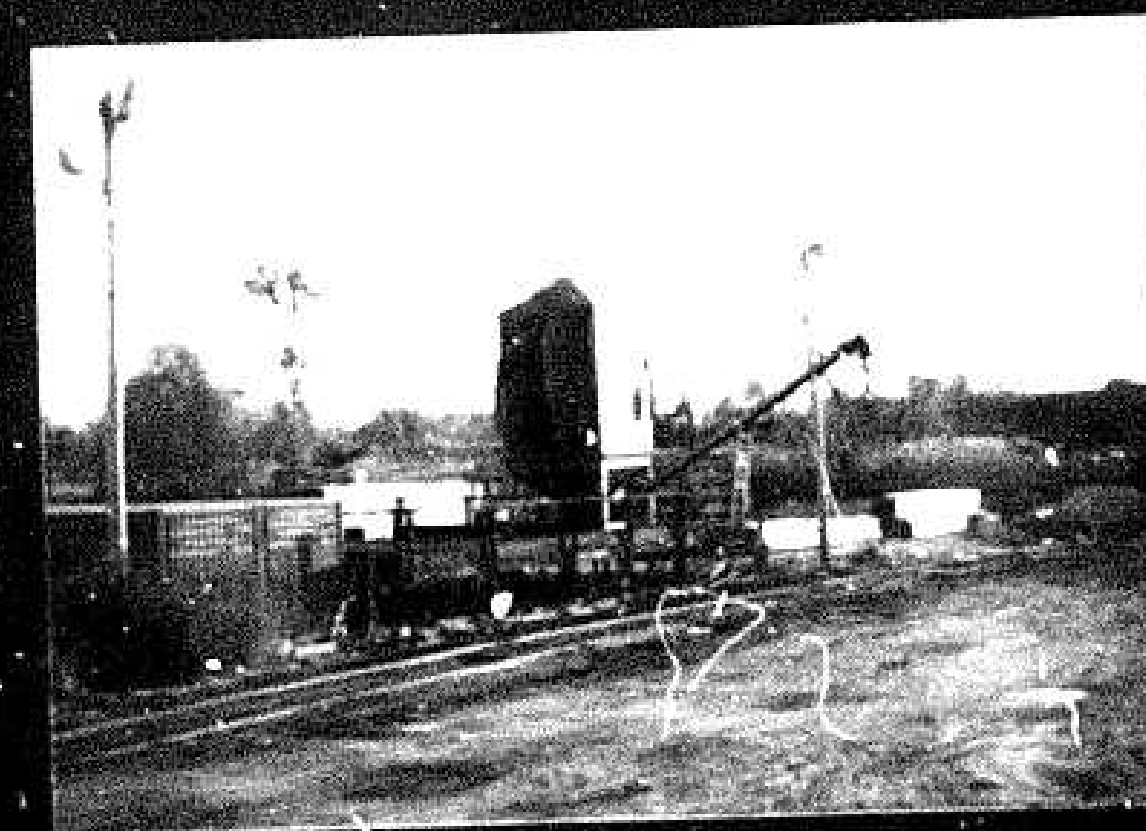
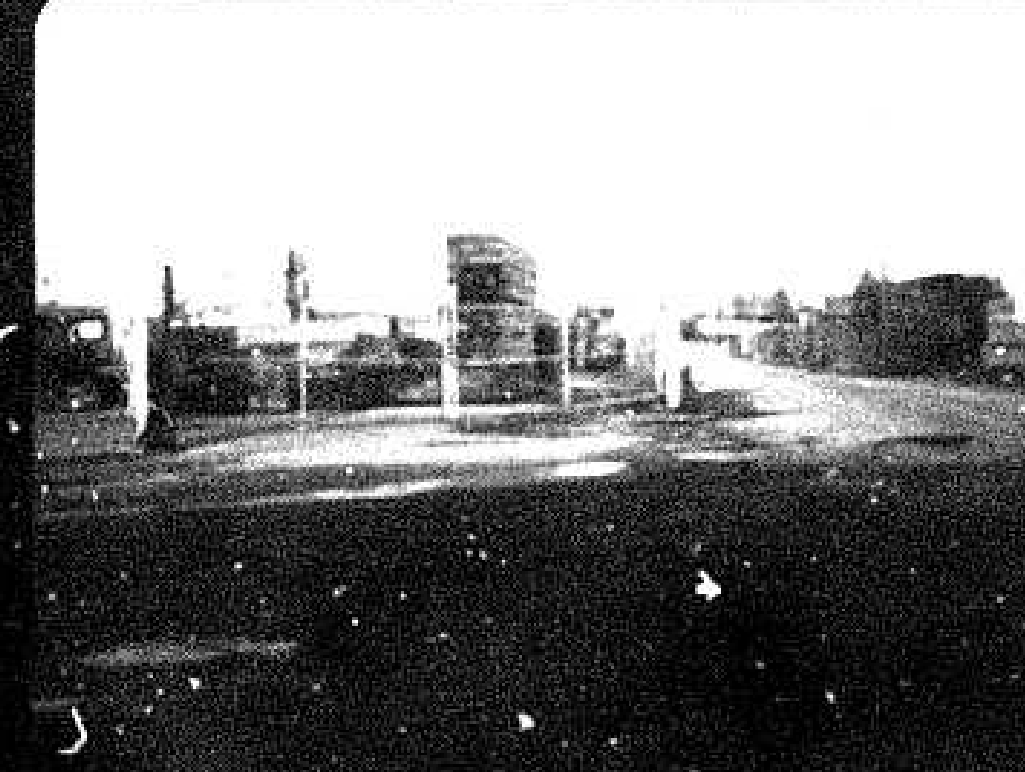
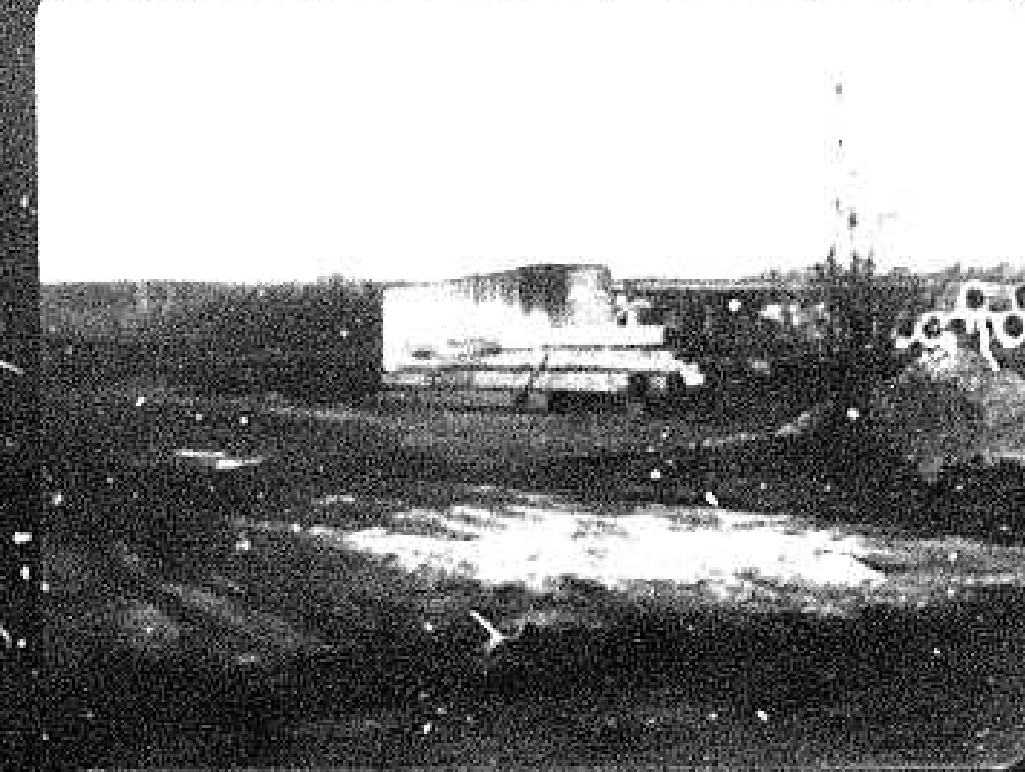
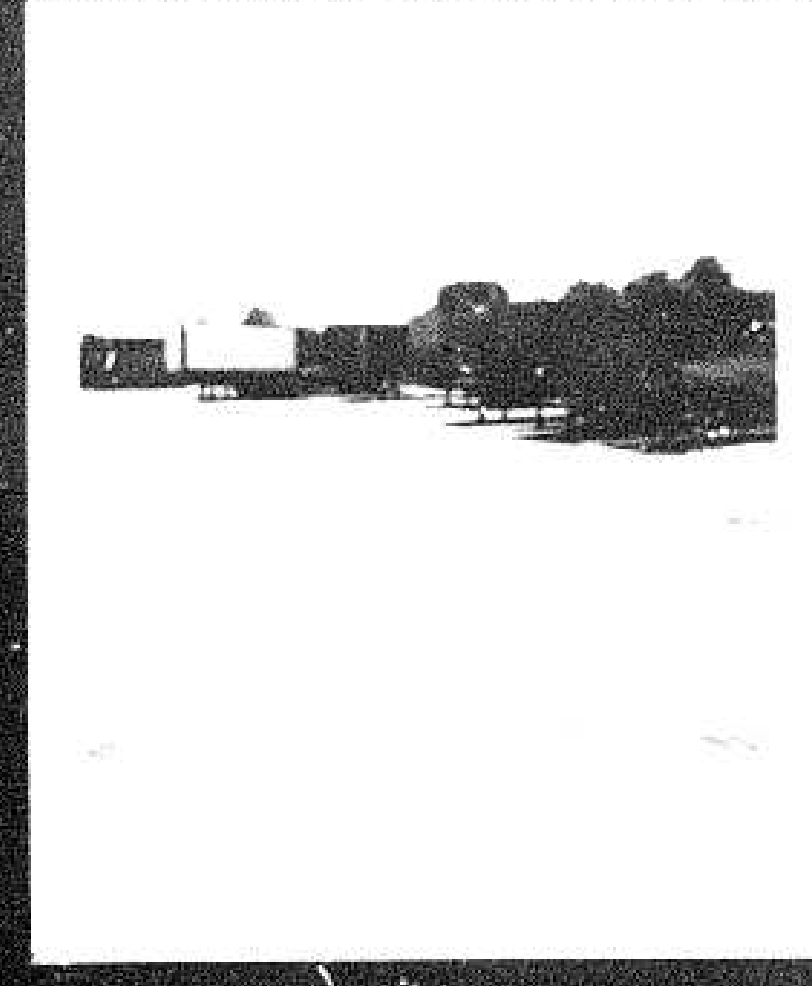
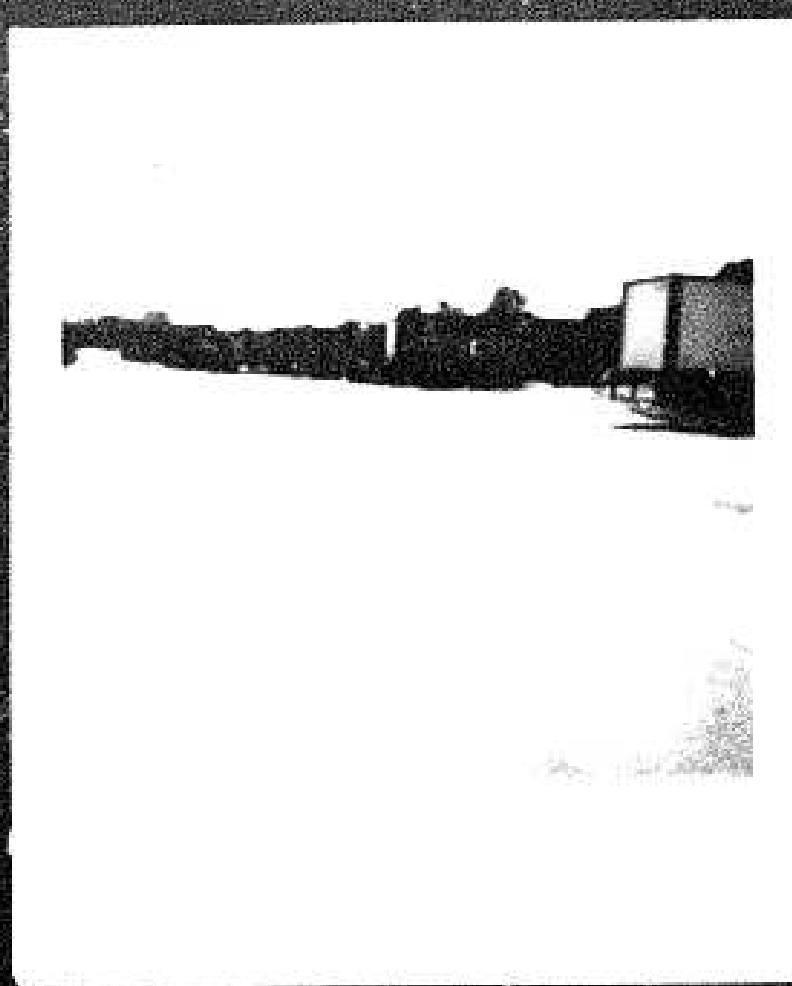
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

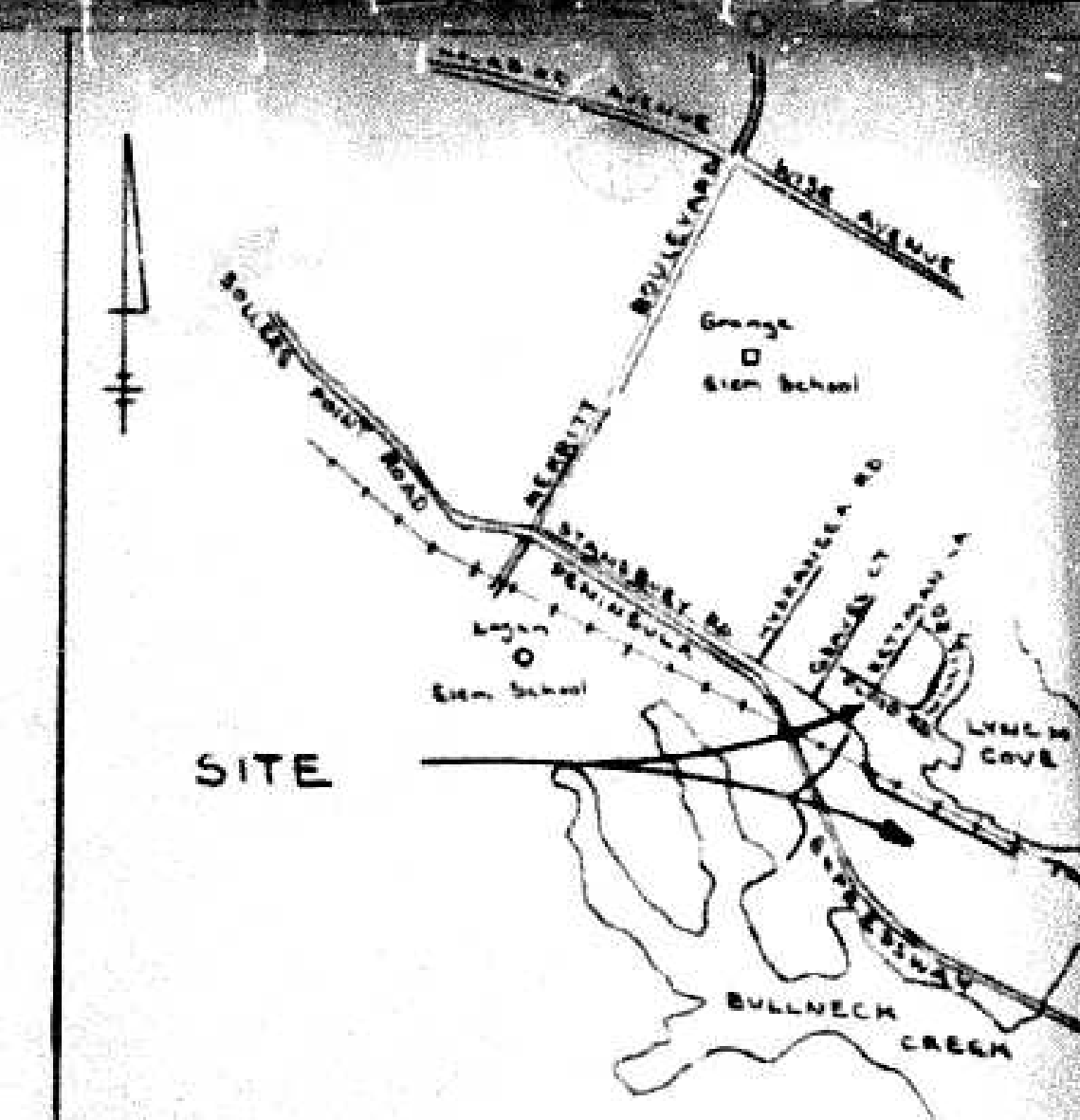
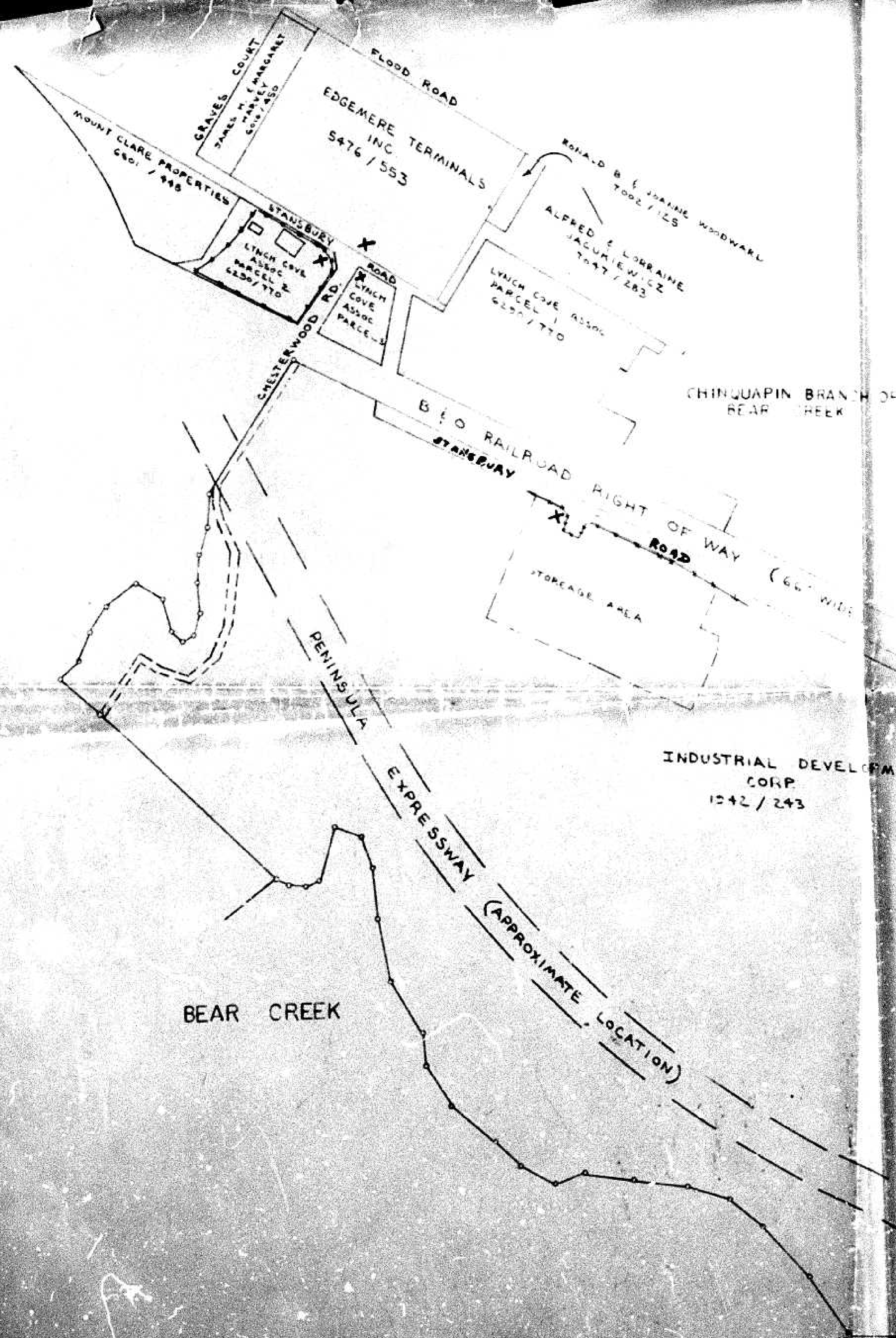
Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
47-2188

I HEREBY CERTIFY that on this 13th day of November, 1987, a copy of the foregoing Entry of Appearance was mailed to Robert W. Cannon, Esquire, Weinberg and Green, 14th Floor, 100 S. Charles Street, Baltimore, MD 21201.

Peter Max Zimmerman
Peter Max Zimmerman

[illegible]





NOTES

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT. EXCEPTIONS FROM ORIGINAL DEEDS NOT SHOWN.
2. NO SCHOOLS OR CHURCHES ARE LOCATED ON PROPERTIES ADJACENT TO THIS SITE.
3. SEWER AND WATER LINES ARE SHOWN ON EDGEMERE TERMINALS STORAGE FACILITY, EXISTING CONDITIONS PLAT, SHEET NO. 1 OF 1.

PRISONER'S
EXHIBIT 7

PROJECT:
EDGEMERE TERMINALS INC.
STORAGE FACILITY

THE RIEMER GROUP INC.
3105 NORTH RIDGE ROAD
ELLCOTT CITY MARYLAND 21043
(301) 461-2690

TITLE:
DEED PLOTTING

AREA:
ELECTION DISTRICT NO.12
BALTIMORE COUNTY, MARYLAND

PROJECT NO: 17102 DATE: 5-27-87
SCALE: 1:200 DRAWN BY: RAN