

IN RE: PETITION FOR ZONING VARIANCE
SE/5 Pleasant Hill Road, 400'
SW of c/l of I-795
(323 Pleasant Hill Road)
4th Election District
3rd Councilmanic District
Alan J. Naylor
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-299-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a stone surface maneuvering and parking lot in lieu of the required paving, as more particularly described in Petitioner's Exhibit 1.

The Petitioner appeared, testified and was represented by Counsel. Further testimony was provided by Donald E. Cora, a materials engineer with the Materials Testing Lab of the Baltimore County Department of Public Works, and Brian Stephenson of Qadesh Engineering Services. There were no Protestants.

Testimony indicated that the subject property, zoned M.L.-I.M., consists of 1.739 acres +/- and is known as 3023 Pleasant Hill Road. The Petitioner purchased the property two years ago to store equipment used in his business, which is mainly land clearing and demolition. The Petitioner proposes to build a 40' x 60' building for the storage and maintenance of his equipment during inclement weather. The Petitioner testified that the variance is being requested due to the fact that the equipment stored in the yard includes vehicles with steel tracks that would destroy the required macadam paving. Mr. Naylor indicated that one of the vehicles he owns is a 42-ton, bull-dozer type track vehicle. The Petitioner testified that he received C.R.G. approval on January 14, 1988.

Mr. Cora testified that the requested variance is acceptable, in his opinion, provided the Petitioner spray the stone crusher run surface with MC-30, an asphalt coating which when sprayed over crusher run insures a desirable and dustless surface.

The Petitioner referred to the letter dated November 9, 1987 from Robert C. Merrey, Jr., Acting Director, Division of Support Services, Bureau of Air Quality Management, to J. Robert Haines, Zoning Commissioner. Pursuant to the terms of the letter, the Department of Environmental Protection and Resource Management approves the stone crusher run surface in lieu of the required paving, provided the crusher run is sprayed with MC-30 or an equivalent, and replenished on a continuing basis as required.

The Petitioner seeks a variance from Section 409.2C(2) pursuant to Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.).

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, it is the opinion of the Zoning Commissioner that the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and therefore, the variance should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, in the opinion of the Deputy Zoning Commissioner, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of February, 1988, that a stone surface maneuvering and parking lot in lieu of the required paving, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process

from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) The granting of this variance is contingent upon Petitioner complying with all C.R.G. requirements.

3) The granting of this variance is contingent upon Petitioner complying with the requirements imposed by the Department of Environmental Protection and Resource Management, including but not limited to those set forth in the letter dated November 9, 1987 from Robert C. Merrey, Jr., Acting Director, Division of Support Services, Bureau of Air Quality Management, to J. Robert Haines, Zoning Commissioner attached hereto and made a part hereof.

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

AMN:bjs

CERTIFICATE OF PUBLICATION

TOWSON, MD, Jan. 13, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md, once in each of successive weeks, the first publication appearing on Jan. 13, 1988

TOWSON TIMES,

Susan Seider Obrecht
Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD, Jan. 14, 1988

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 Jan. 14, 1988.

THE JEFFERSONIAN,

Susan Seider Obrecht
Publisher

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property described below in Room 108 of the County Office Building, located at 11013 Davis Avenue, Woodstock, Maryland, on Tuesday, February 9, 1988 at 4:00 p.m.
Petitioner: Alan J. Naylor
Variance to permit a stone surface maneuvering and parking lot in lieu of the required paving.
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, a hearing and request for a stay of the issuance of said permit if said appeal is granted. Such request must be in writing and received at the office by the date of the hearing set above or permitted at the hearing.
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County
11013 Jan. 14

NAYLOR CLEARING CO., INC.

10103 DAVIS AVENUE • WOODSTOCK, MD 21163 • 301/461-5113

October 7, 1987

Mr. Robert Haines
Zoning Commissioner
111 East Chesapeake Avenue
Towson, MD 21204-4688

RE: Permit Application #C754-87
323 Pleasant Hill Road

Dear Mr. Haines:

I am requesting a zoning variance for my property known as 323 Pleasant Hill Road for the following reasons:

1.) The nature of the equipment stored in my yard. Some of the equipment is track type with grouser bars on the tracks. The paved surface would be destroyed by moving this equipment.

2.) The high cost of paving which is not needed in the application which I am using the storage yard. To pave the yard with bituminous paving would cost approximately \$58,000. To pave the yard using chip and tar would cost approximately \$18,000. Both of these surfaces would be readily destroyed by the track equipment. The cost of repairing these types of paving would also be very high.

I propose to cost all of the stone areas in my yard with Asphalt prime MC-30 which will render the surface dustless and impervious in a similar manner to the bituminous paving or the chip and tar. The cost of making repairs to crusher run with MC-30 applied would minimize the maintenance expense to me. Repairs to the Asphalt prime MC-30 surface could be made by my personnel as opposed to having to hire an outside paving contractor to repair the surfaces damaged by the track machines. It is our position that two (2) coatings of Asphalt Prime MC-30 meets the county code requirement for a dustless and impervious surface at a considerable savings to Naylor Clearing Company.

I hope this letter explains my position on the paving requirement for my property. If you require any further information please contact my office at your earliest convenience.

Sincerely,
Alan J. Naylor
Alan J. Naylor

AJN/1el

ZONING DESCRIPTION

Beginning on the southeast side Pleasant Hill Road approximately 400 feet southwest of the centerline of I-795 (Northwest Expressway) also 180 feet northeast of the centerline of Camp Road, thence the four following courses and distances:

1. S. 73° 26' 04" E, 287.88;
2. S. 15° 10' 56" W, 259.81;
3. N. 77° 37' 04" W, 271.63;
4. NE along the centerline of Pleasant Hill Road.

280.55 feet to the place of beginning. Saving and excepting that portion of the property that lies within the right-of-way of Pleasant Hill Road as proposed to be widened to 82 feet. Containing 1.739 acres in the 4th Election District. Also known as 323 Pleasant Hill Road.

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2C(2), IX, A.2 (CHDP) and zoning policy BM-11 to permit a stone surface

parking lot in lieu of the required paving.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
1. Nature of equipment stored in yard. (Note: Some equipment has steel tracks that will damage paving). 2. Initial high cost of paving. 3. The high cost of maintaining paving once it is installed. (See Attached Letter Supplied By Legal Owner)

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Mr. Alan J. Naylor

(Type or Print Name)

Signature

Address

City and State

Signature

City and State

Address

City and State

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

Name

Address

City and State

Phone No.

Ordered By The Zoning Commissioner of Baltimore County, this 13th day

of 1988, 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 held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 15th day of Feb., 1988, at 9 o'clock

A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING 1/2HR. + 1HR.

AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS (over)

ALL OTHER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
454-3333

J. Robert Haines
Zoning Commissioner

1/25/88

Mr. Alan J. Naylor
10103 Davis Avenue
Woodstock, Maryland 21163

Re: Case number 88-299-A
SE/5 Pleasant Hill Road, 400' SW of c/l of I-795
(323 Pleasant Hill Road)
4th Election District-3rd Councilmanic District
Petitioner: Alan J. Naylor

Dear Mr. Naylor:

Please be advised that \$9.59 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 Office of Finance, Revenue Division, 11013 Davis Avenue, Towson, Maryland 21204.

BALTIMORE COUNTY, MARYLAND No. 47545

OFFICE OF FINANCE, REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE 1/25/88 ACCOUNT 47545

AMOUNT \$ 99.57

RECEIVED FROM 11013 Davis Avenue

FOR 47545

VALIDATION OR SIGNATURE OF CARRIER

Y truly yours,
Robert Haines
ROBERT HAINES
Zoning Commissioner of Baltimore County

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Case number: 88-299-A
SE/S Pleasant Hill Road, 400' SW of c/l of I-795
(323 Pleasant Hill Road)
4th Election District- 3rd Councilmanic District
DATE/TIME: FRIDAY, FEBRUARY 5, 1988 at 9:00 a.m.
Petitioner: Alan J. Naylor

Variance to permit a stone surface policy and maneuvering lot in lieu of the required paving.

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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Mr. Alan J. Naylor
William Tostanoski, Esq.
Mr. Brian A. Stephenson
File

RE: PETITION FOR VARIANCE : BEFORE THE COUNTY BOARD OF APPEALS
SE/S Pleasant Hill Rd., 400' : OF BALTIMORE COUNTY
SW of C/L of I-795 (323
Pleasant Hill Rd.), 4th
Election District; 3rd
Councilmanic District

ALAN J. NAYLOR, Petitioner Zoning Case No. 88-299-A

NOTICE OF DISMISSAL

Please dismiss the above-entitled case, because it is no longer in the public interest to pursue this appeal.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel

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 2nd day of March, 1988, a copy of the foregoing Notice of Appeal was mailed to William S. Tostanoski, Esquire, 1513 Fidelity Bldg., 210 N. Charles St., Baltimore, MD 21201, Counsel for Petitioner.

RECEIVED
MAR 2 1988

Peter Max Zimmerman
Peter Max Zimmerman

ZONING OFFICE

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE/S Pleasant Hill Rd., 400' : OF BALTIMORE COUNTY
SW of C/L of I-795 (323
Pleasant Hill Rd.), 4th
Election District; 3rd
Councilmanic District

ALAN J. NAYLOR, Petitioner Zoning Case No. 88-299-A

NOTICE OF APPEAL

Please note an appeal from the decision of the Deputy Zoning Commissioner under date of February 9, 1988, to the County Board of Appeals in the above-captioned matter and forward all papers in connection therewith to the Board for hearing.

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 1st day of March, 1988, a copy of the foregoing Notice of Appeal was mailed to William S. Tostanoski, Esquire, 1513 Fidelity Bldg., 210 N. Charles St., Baltimore, MD 21201, Counsel for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

RECEIVED
MAR 1 1988

ZONING OFFICE

LAW OFFICE OF
O'CONNOR & SWEENEY
1000 PLEASANT HILL ROAD
BALTIMORE, MARYLAND 21204-0000

March 4, 1988

Peter Max Zimmerman, Esq.
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204

Alan J. Naylor
Pleasant Hill Road Property
Zoning Case No. 88-299-A

Dear Mr. Zimmerman:

This will confirm our conversation on March 2, 1988, that you will dismiss the appeal which you filed on behalf of Baltimore County.

The basis of the appeal was an alleged misunderstanding between your office and the Department of Traffic and Engineering. The Department of Traffic and Engineering has advised you that there are no current problems with respect to the property and they have approved the use and access of the property.

Thank you for your cooperation in this matter.

BALTIMORE COUNTY, MARYLAND No. 41724
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 10/4/87 ACCOUNT: 01-615-000
AMOUNT: \$ 100.00
RECEIVED FROM: Naylor, Alan J.
FOR: Van # 143
B 157*****130001a *104F
VALIDATION OR SIGNATURE OF CASHIER

RECEIVED
MAR 7 1988
ZONING OFFICE

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE/S Pleasant Hill Rd., 400' : OF BALTIMORE COUNTY
SW of C/L of I-795 (323
Pleasant Hill Rd.), 4th
Election District; 3rd
Councilmanic District

ALAN J. NAYLOR, Petitioner Case No. 88-299-A

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 1st day of March, 1988, a copy of the foregoing Entry of Appearance was mailed to William S. Tostanoski, Esquire, 1513 Fidelity Bldg., 210 N. Charles St., Baltimore, MD 21201, Counsel for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

RECEIVED
MAR 1 1988

ZONING OFFICE

William S. Tostanoski, Esquire
1513 Fidelity Building
210 N. Charles Street
Baltimore, Maryland 21201

RE: Petition for Zoning Variance
SE/S Pleasant Hill Road, 400' SW of the c/l of I-795
(323 Pleasant Hill Road)
4th Election District, 3rd Councilmanic District
Case No. 88-299-A

Dear Mr. Tostanoski:

Enclosed please find the decision rendered on the above-reference case. The Petition for Zoning Variance has been Granted, subject to the restrictions noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

ANN H. HASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

Enclosures

cc: Mr. Donald E. Cora
Materials Testing Lab

Mr. Brian A. Stephenson
Goshen Engineering Services,
928 N. Charles Street, Baltimore, Md. 21201

People's Counsel

File

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14th Date of Posting: 1-20-88
Posted for: Naylor
Petitioner: Alan J. Naylor
Location of property: SE/S of Pleasant Hill Rd. 400' SW of
the c/l of I-795 (323 Pleasant Hill Road)
Location of Sign: On front of 323 Pleasant Hill Road
Remarks:
Posted by: J. Robert Haines Date of return: 1-22-88
Number of Signs: 1

88-299-A

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 13th day of November, 1987.

Petitioner: Alan J. Naylor
Petitioner's Attorney

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

Baltimore County
Fire Department
Towson, Maryland 21204 2386
494-4500

Paul H. Reincke
Chief

October 27, 1987

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Alan J. Naylor

Location: SE/S Pleasant Hill Road, 400' SW of the c/l of I-795

Item No.: 143 Zoning Agenda Meeting of 10/27/87

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.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: J. Robert Haines 12-22-87 Noted and Approved: John F. O'Neill
Chairman, Zoning Plans Advisory Committee
Special Inspection Division
Fire Prevention Bureau

*Driveway shall be hard surfaced and support 50,000 lb. fire apparatus.

7/1

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

IN THE MATTER OF
SE/S Pleasant Hill Road,
400' SW of c/1 of I-795
(323 Pleasant Hill Road)
4th Election District
3rd Councilmanic District

Case No.: 88-299-A

Alan J. Naylor

Petitioner

SUBPOENA

TO: Mr. Donald Cora, Materials Engineer I, Materials Testing
Laboratory, 9835 Reenside Drive, Cockeysville, Maryland
21030.

YOU ARE HEREBY COMMANDED TO: Personally appear and produce
documents or objects before the Zoning Commissioner of Baltimore
County, Room 106, County Office Building, located at 111 West
Chesapeake Avenue, Towson, Maryland 21204, on the 5th day of
February, 1988, at 9:00 A.M.

YOU ARE COMMANDED TO produce documents and/or objects only:

Subpoena requested by Petitioner, Alan J. Naylor; and any
questions should be referred to: William S. Tostanoski, Esquire,
1513 Fidelity Building, 210 North Charles Street, Baltimore,
Maryland 21201, (301)685-1141.

Date Issued Feb. 2, 1988

J. Robert Haines
Zoning Commissioner of
Baltimore County

NOTICE:

(1) YOU ARE LIABLE TO BODY ATTACHMENT AND FINE FOR FAILURE
TO OBEY THIS SUBPOENA.

(2) This subpoena shall remain in effect until you are
granted leave to depart by the Court or by an officer on behalf
of the Court.

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

TO: Mr. James Markle DATE: January 13, 1988
FROM: C. Richard Moore
SUBJECT: C.R.G. Comments

PROJECT NAME: Contractor's Storage Building C.R.G. PLAN
PROJECT NUMBER & DISTRICT: _____ DEVELOPMENT PLAN: _____
LOCATION: Pleasant Hill Road RECORD PLAT: _____

There are no further comments on the proposed plan.

C. Richard Moore
C. Richard Moore, Chief
Bureau of Traffic Engineering

CRM:GMJ:RF:as

PETITIONER'S
EXHIBIT _____

Approved
TO Balto. G. Agency - 30 days - \$75.00 fee
Through Public Service

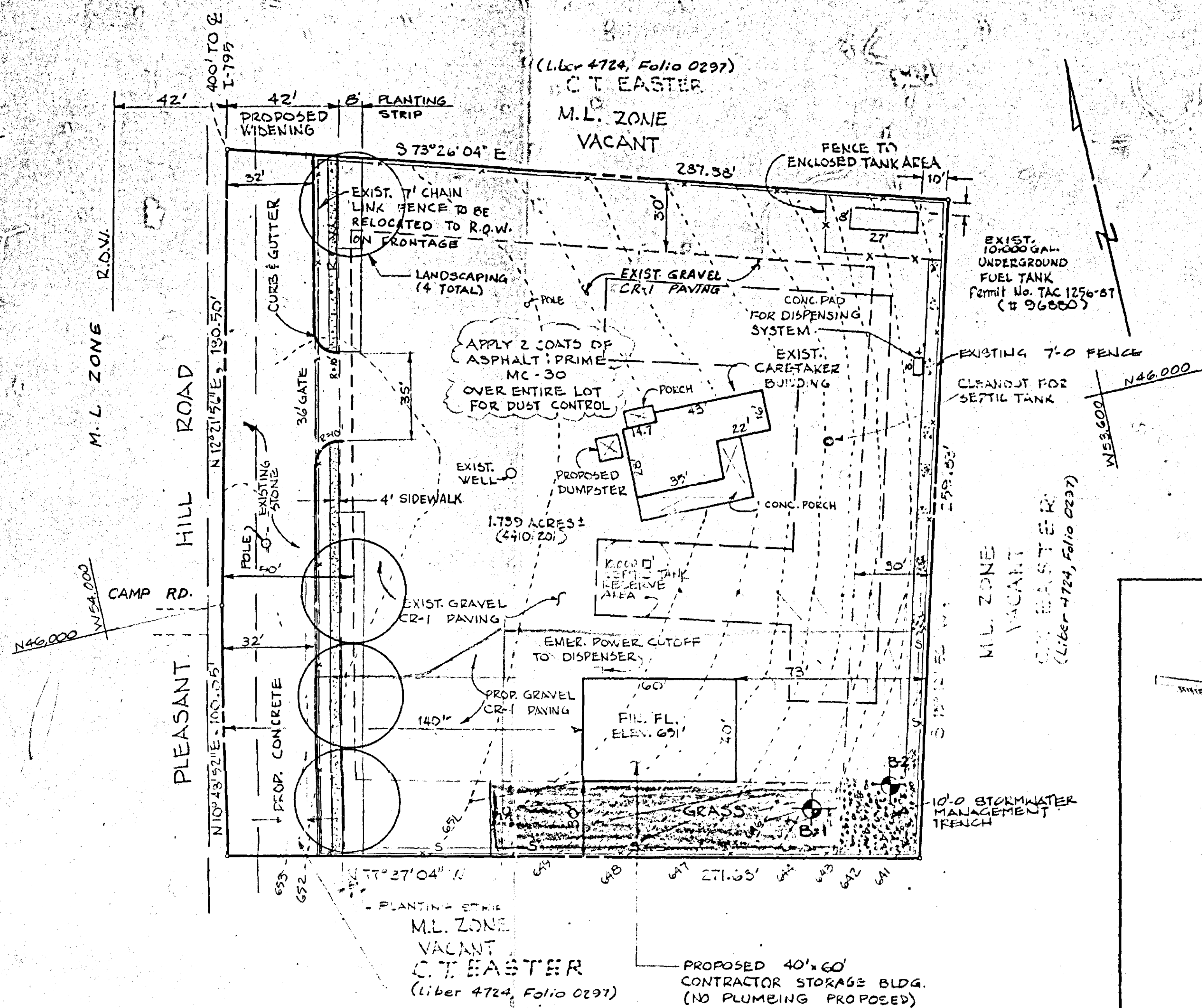
Verbal quote from E. Stewart
Mitchell to apply 2 coats of
MC-30 over entire inside
of fence. 1102 gals. of material
applied at the rate of 0.2 gals.
square yard.

Total cost \$1,322.40

Quote was from Jim Herman at
354-0600

Changed at rate of \$1.20/gal. to
come twice to apply MC-30

PETITIONER'S
EXHIBIT 3



SITE PLAN SCALE: 1" = 30'

CONTRACTORS STORAGE BLDG FOR ALAN J. NAYLOR
4TH ELECTION DISTRICT BALTIMORE CO. MD.
PROPERTY ZONE: ML IM
323 PLEASANT HILL ROAD, OWINGS MILLS, MD 21117
LIBER 7529, FOLIO 0535

SITE DATA

1. GROSS SITE AREA	1.739 ACRES
2. NET SITE AREA	1.469 ACRES
3. EXISTING ZONING	M.L.
4. EXISTING USE	STORAGE YARD
5. PROPOSED SITE USE	STORAGE YARD
6. ELECTION DISTRICT	4TH
7. COUNCILMANIC DISTRICT	3RD
8. CENSUS TRACT	4041
9. WATERSHED	28
10. SUBWATERSHED	66
11. LEED OF OWNERSHIP	ALAN J. NAYLOR
12. TAX ACCOUNT NUMBER	04-05-000280
13. HOURS OF OPERATION	12:01 A.M. - 12:00 P.M.
14. REQ'D PLANTING:	4-ACER RUBRUM 2'-2 1/2" CAL.
PROPOSED PLANTING:	4-ACER RUBRUM 2'-2 1/2" CAL. (RED MAPLE)

LANDSCAPING CERTIFICATION

"I CERTIFY THAT THE PLANTING SHOWN HEREIN IS CONSISTENT WITH APPLICABLE POLICY, GUIDELINES AND ORDINANCES, AND THAT ALL PLANT MATERIAL TO BE FURNISHED WILL BE NURSERY-GROWN IN ACCORDANCE WITH THE SPECIFICATIONS STATED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL, 1984, DATED MAY 7, 1984"

DATE: 9-2-87

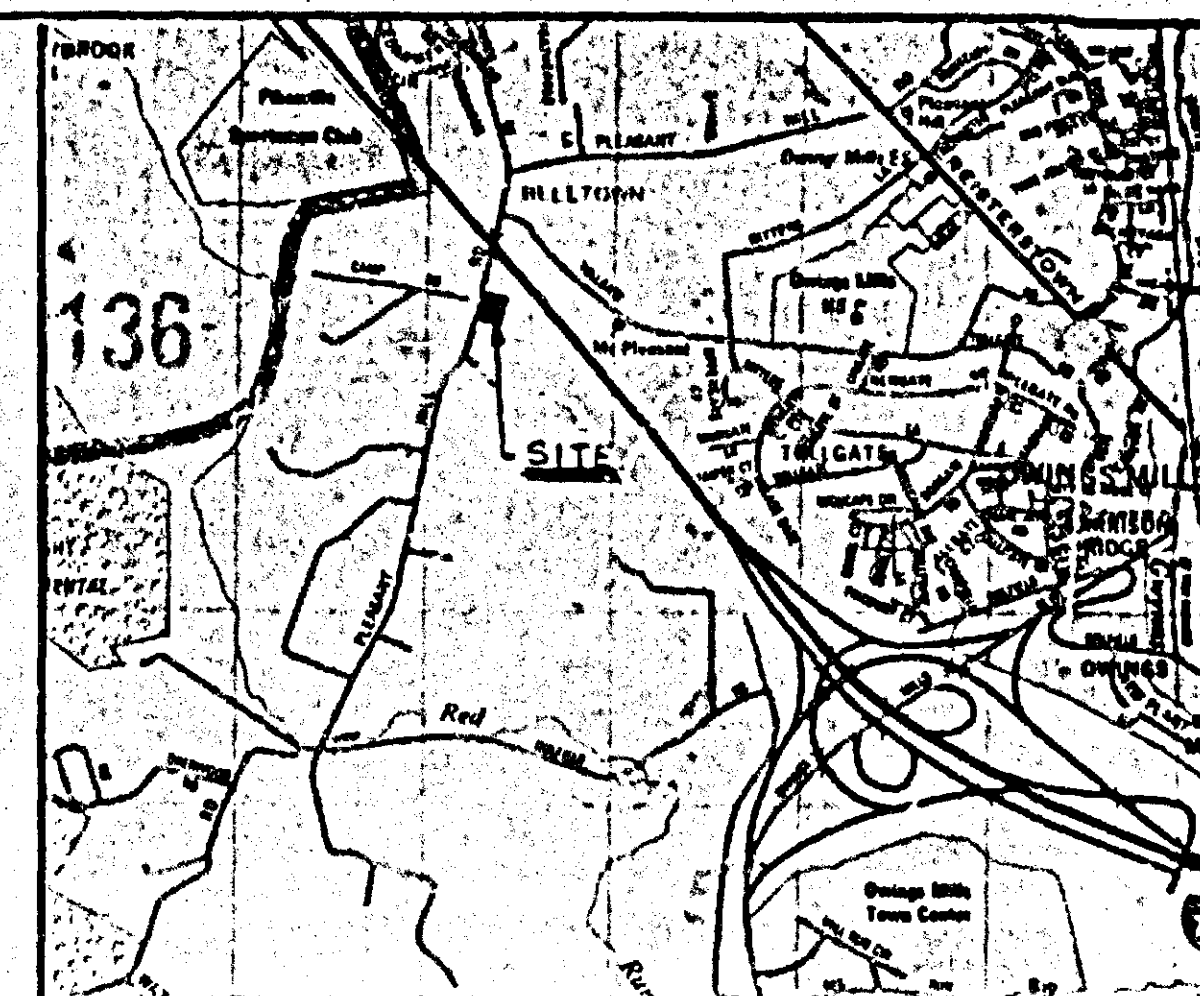
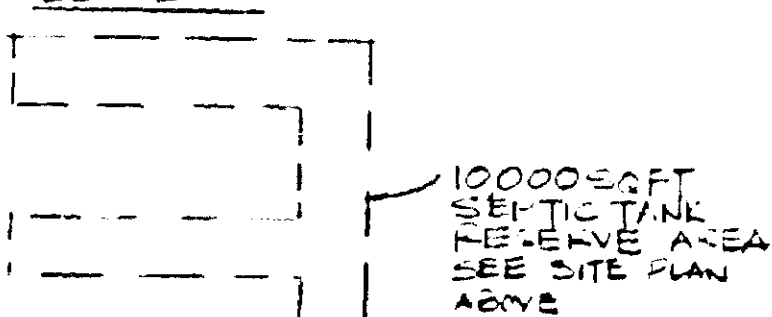
SIGNATURE OF APPLICANT: *Alan J. Naylor*

PARKING DATA

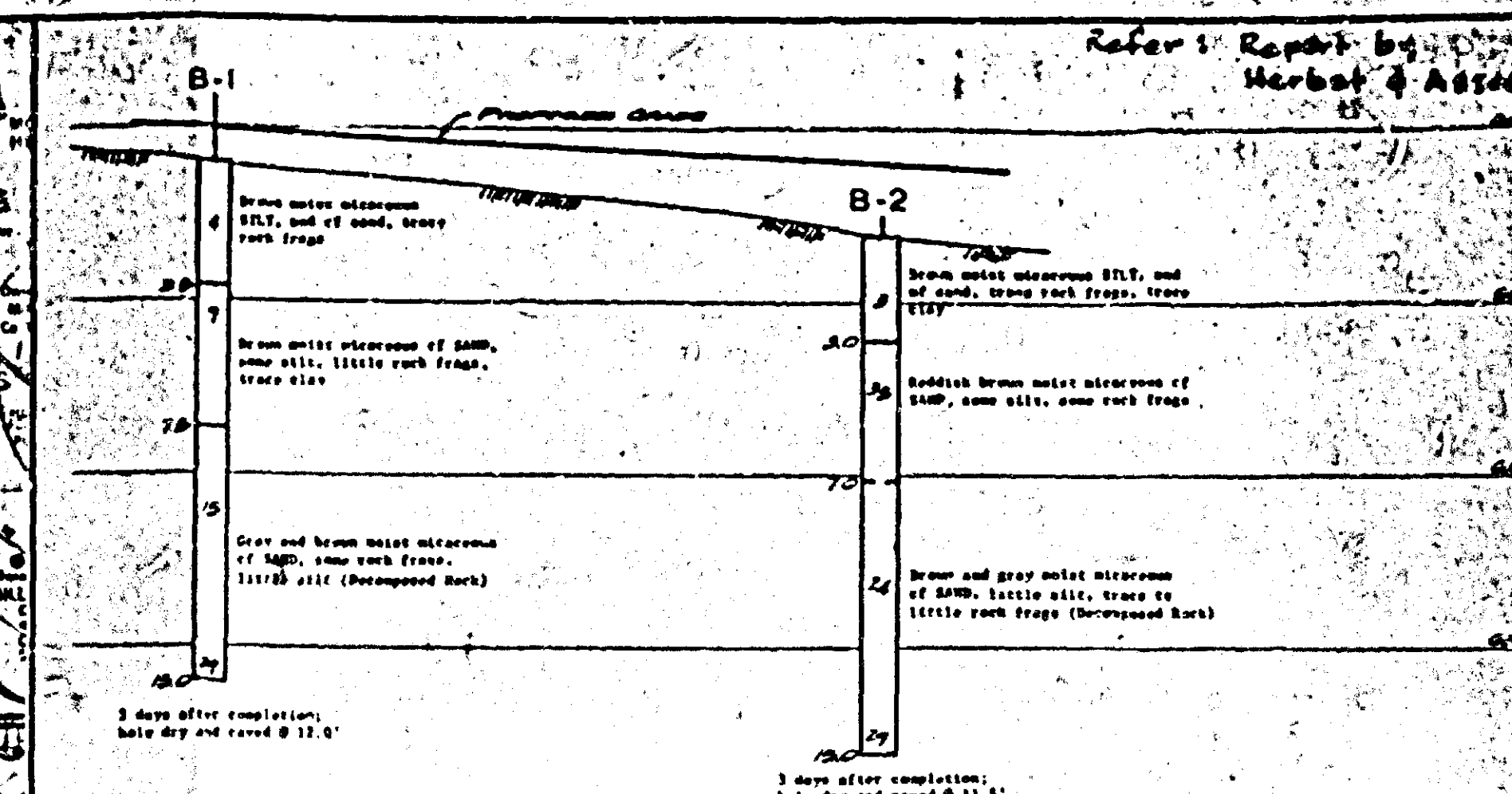
STORAGE BUILDING 2400 S.F.
LOT FOR VEHICLE STORAGE ONLY
THERE ARE NO EMPLOYEES ON SITE
PARKING SPACES REQ'D: NONE
PARKING SPACES PROVIDED: ENTIRE LOT
EST. NUMBER A.D.T.'S: 13
PEAK HRS. FOR TRUCK INGRESS & EGRESS: 5:00 A.M. - 8:00 A.M.
3:00 P.M. - 6:00 P.M.

NOTE: ALL PLANTING TO BE COMPLETED WITHIN 30 DAYS OF PERMIT ISSUANCE.

LEGEND



LOCATION PLAN
1" = 2000'

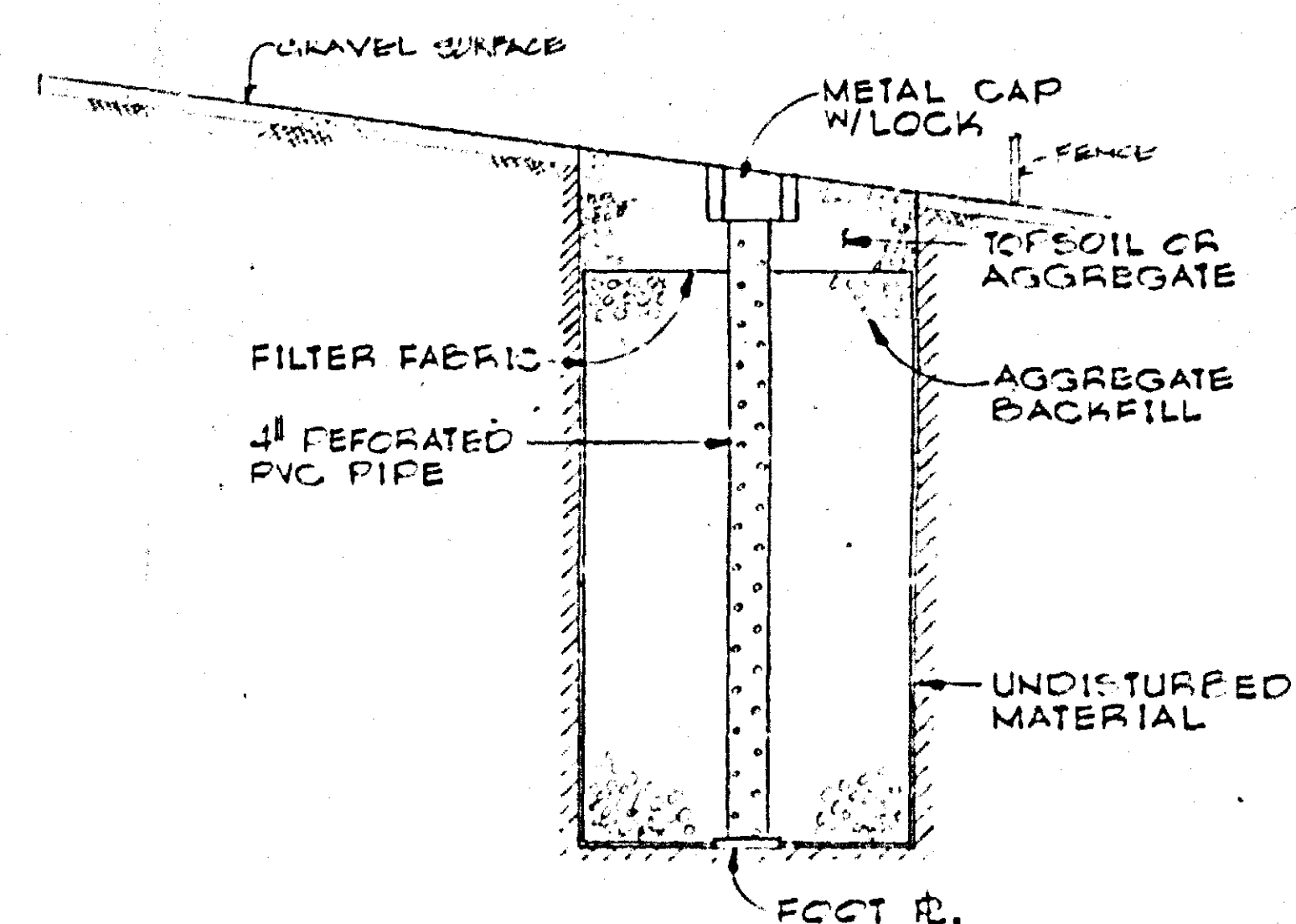


SECTION A-A

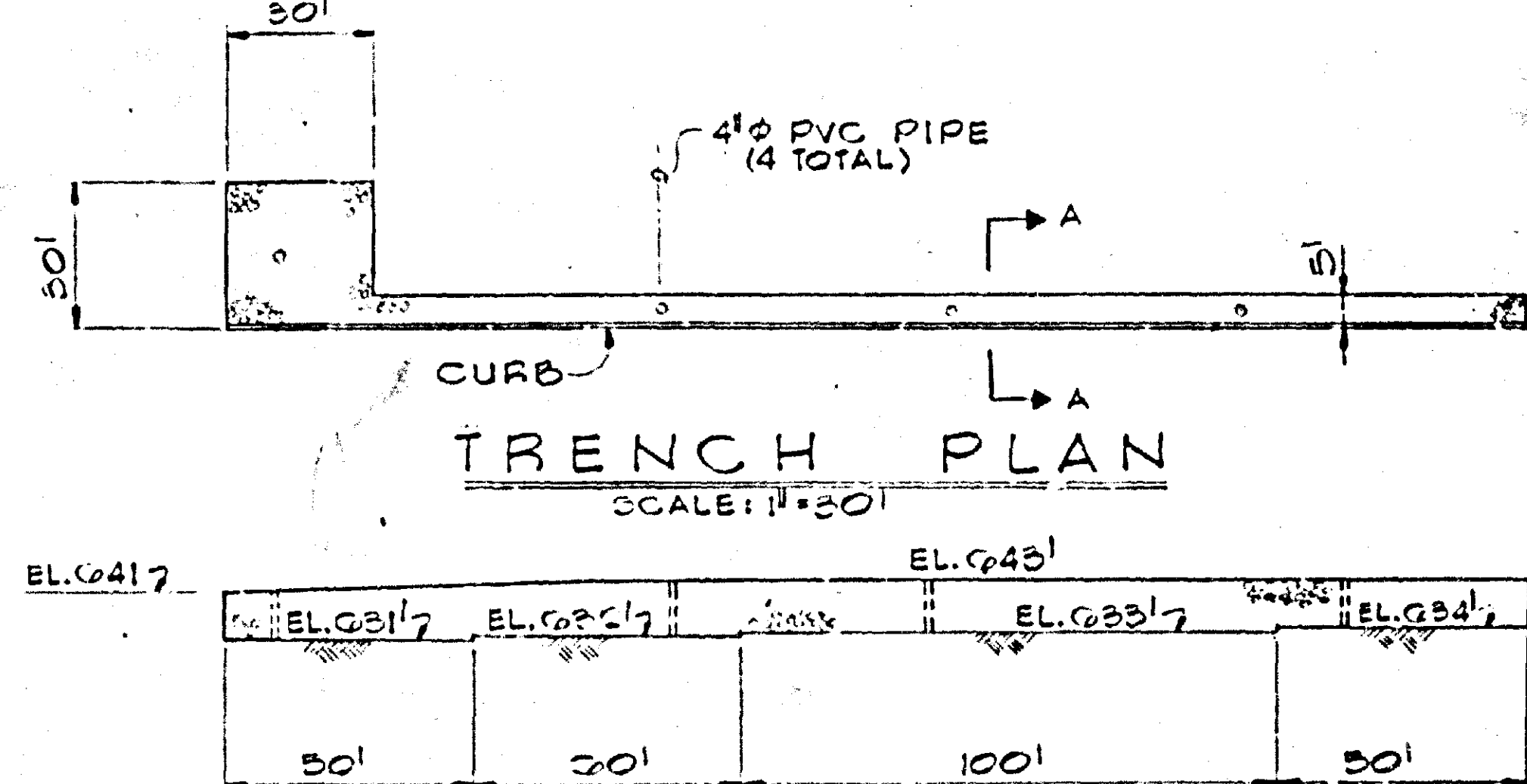
BORING PROFILES

SCALE: HORIZ. 1" = 5'
VERT. 1" = 5'

STORMWATER MANAGEMENT



OBSERVATION WELL
DETAIL
NOT TO SCALE



TRENCH PROFILE

SCALE: HORIZ. 1" = 20'
VERT. 1" = 20'

**PETITIONER'S
EXHIBIT 1**

BUILDING OCCUPANCY PERMIT: 95781

OTHER REF: 87-143-CV (VIOLATION)

PERMIT NO: 95875

CONTROL NO: C-754-87

REVISION

NO	DATE	ITEM
1	1-7-88	MOVE FENCE AND S/WALK

PUBLIC SERVICES CRG NO: 87351

PLANNING NO

OWNER	NAYLOR CLEARING CO	SCALE:	DATE:
PROJ NAME	CONTRACTORS STORAGE BLDG		
DESIGNER	PLEASANT HILL ROAD	CRANN:	WTR:
APPLICANT	NAYLOR CLEARING CO		
C1	SITE & GRADING PLAN		

QODESH ENGINEERING SERVICES
Civil/Structural Engineering
925 North Charles Street
BALTIMORE, MD 21201

(301) 547-9122

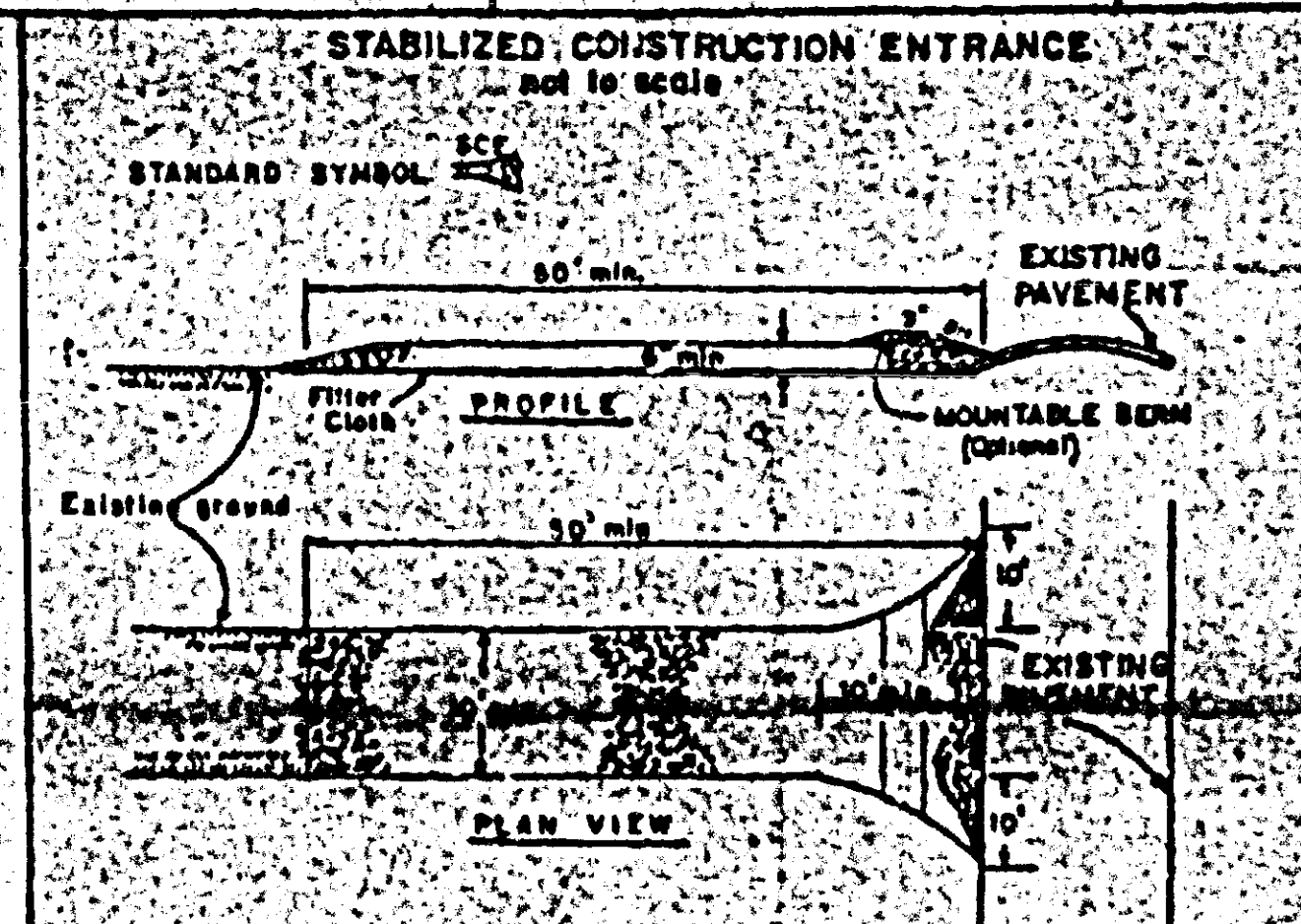


PARKING DATA

PLANT MATERIALS

LANDSCAPING CERTIFICATION

QODESH ENGINEERING SERVICES
Civil/Structural Engineering
928 North Charles Street
BALTIMORE, MD 21201



U. S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE College Park, Md.	STABILIZED CONSTRUCTION ENTRANCE	Standard Drawing SCS-1
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1. NOTIFY BALTIMORE COUNTY DEPARTMENT OF PERMITS AND LICENSES AT LEAST 3 DAYS PRIOR TO BEGINNING CONSTRUCTION,
2. CLEAR AND GRUB FOR INSTALLATION OF SILT FENCE AND CONSTRUCTION ENTRANCE,
3. INSTALL SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE,
4. NOTIFY BALTIMORE COUNTY DEPT OF PERMITS AND LICENSES UPON COMPLETION OF SAID INSTALLATION,
5. WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, CLEAR AND GRUB THE REMAINDER OF THE SITE.
6. GRADE THE SITE AND/OR CONSTRUCT ANY STRUCTURES, PAVING AND/OR UTILITIES.
7. STABILIZE THE SITE ACCORDING TO THE SEEDING OR SODDING SPECS.
8. WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES AND STABILIZE THOSE AREAS AS ABOVE.

CONTRACTORS STORAGE BLDG		BLDG	
NAYLOR CLEARING CO PLEASANT HILL RD BALT MD		BALT MD	
SCALE: AS SHOWN	APPROVED BY:	DRAWN BY: FFP	DATE: 10-7-87
QODES ENGINEERING SERVICES		SHEET SI	
722 N. CHARLES, BALTIMORE, MD		DATE: 10-7-87	
SITE & GRADING PLAN		SHEET SI	