



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

March 26, 1999

Supplemental
Case #94-302-SPHXA

Julius W. Lichter, Esquire
Law Offices of Peter G. Angelos
210 W. Pennsylvania Avenue, Suite 300
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE
6523 Baltimore National Pike
Arthur R. Shaw Partnership – Petitioners
Case No. 94-302-SPHXA

Dear Mr. Lichter:

In response to your letter dated March 16, 1999 concerning the above-captioned matter, the following comments are offered. You have requested confirmation that your client has met the requirement for utilization of the special exception granted in the above-captioned matter, by virtue of the actions taken thus far, even though the construction of the wireless transmitting and receiving tower has not yet commenced.

I have reviewed the contents of your letter and the terms and conditions of my Order issued March 17, 1994, Amended April 22, 1994. I agree with your analysis and find that the Petitioner's rights are vested by virtue of his fulfillment of Restrictions 2 and 4. However, it is requested that your client proceed with the dedication of the 60-foot right-of-way for West Geipe Road, as required by Restriction 5. Upon completion of this dedication, your client should be able to acquire the appropriate permits and commence construction of the tower. You indicated that the County has not yet requested the dedication of that 60-foot right-of-way. Therefore, please consider this letter as a formal request by Baltimore County for this dedication.

I trust that this letter serves to respond to your request, and should you have any further questions on the subject, please do not hesitate to call me.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: ~~Case File~~



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on Recycled Paper

IN RE: PETITIONS FOR SPECIAL HEARING, * BEFORE THE
SPECIAL EXCEPTION & VARIANCE - *
E/S of Nuwood Drive, 645' S of * DEPUTY ZONING COMMISSIONER
the c/l Baltimore National Pike * OF BALTIMORE COUNTY
(6523 Baltimore National Pike) *
1st Election District *
1st Councilmanic District * Case No. 94-302-SPHXA

Arthur R. Shaw Partnership *
Petitioners *

* * * * *

AMENDED ORDER

This matter came before the Deputy Zoning Commissioner as Petitions for Special Exception and Variance for the subject property, known as 6523 Baltimore National Pike, which were filed by Arthur R. Shaw, a General Partner of the Arthur R. Shaw Partnership. The Petitioner sought a special hearing, special exception and variance to permit the erection of a wireless transmitting or receiving structure, with a height of 500 feet, more or less, in a flood plain on the subject site, in accordance with the site plan submitted into evidence as Petitioner's Exhibit 1.

By Order issued March 17, 1994, the relief requested was granted, subject to certain restrictions. Thereafter, by letter dated March 24, 1994, the attorney for the Petitioner submitted a Request for Reconsideration seeking a modification of three of the restrictions imposed in my Order. Specifically, the Petitioner sought a modification of Restriction Nos. 2, 3 and 5 thereof as follows:

The Petitioner seeks a modification of Restriction No. 2 to permit the required removal of the one-story metal building (shed) to be tied to the construction of the proposed tower. I required the removal of that shed based upon the comment submitted by Thomas Hamer, Acting Director of the Department of Public Works, dated February 8, 1994, in which he stated that he could not justify allowing the one-story metal building to remain

in the flood plain area when its removal was used to justify construction of the new building, which has been completed, in the flood plain. It was Mr. Hamer's opinion that the one-story metal building should have been removed prior to the hearing in this matter. Inasmuch as the Petitioner had failed to remove this building, I required its removal as a condition of the relief granted. Therefore, I will not modify Restriction No. 2 of the Order issued March 17, 1994 and the same shall remain in full force and effect.

The Petitioner also seeks a modification of Restriction No. 3. This restriction limited the use of the proposed radio tower to Shaw's Bus Service and did not allow the installation of any other communication devices thereon without prior written approval from the Zoning Commissioner's Office. I believe this restriction is fair and reasonable and does not cause any unusual burden to be placed upon the Petitioner. I believe it is in the best interests of the citizens of Baltimore County to be kept abreast of what, if any, communication devices are installed on this tower. Therefore, Restriction No. 3 of my Order shall not be modified and the same shall remain in full force and effect.

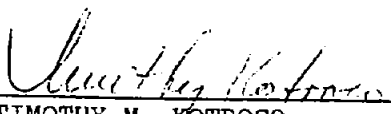
Lastly, the Petitioner requested a modification of Restriction No. 5 which required the dedication of a 60-foot right-of-way for West Geipe Road. The Petitioner argued that the dedication of this 60-foot right-of-way should not be done until he is requested to do so by Baltimore County. I agree with the Petitioner on this point, and will, therefore, amend my Order so as to permit said dedication to occur at such time as the Petitioner is requested to do so by Baltimore County.

NOW, THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22nd day of April, 1994 that Restriction No. 5

of the Order issued March 17, 1994 be and the same is hereby AMENDED to read as follows:

"5) The Petitioner shall proceed to dedicate to Baltimore County the 60-foot right-of-way for West Geipe Road, at such time as it is requested to do so by Baltimore County. Upon request, the Petitioner shall complete said dedication within ninety (90) days of the date of such request."

IT IS FURTHER ORDERED that all other terms and conditions of the Order issued March 17, 1994 shall remain in full force and effect.


TIMOTHY M. ROTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:hjs

IN RE:	PETITIONS FOR SPECIAL HEARING,	* BEFORE THE
	SPECIAL EXCEPTION & VARIANCE -	
	E/S of Nuwood Drive, 645' S of	* DEPUTY ZONING COMMISSIONER
	the c/l Baltimore National Pike	
	(6523 Baltimore National Pike)	* OF BALTIMORE COUNTY
	1st Election District	
	1st Councilmanic District	* Case No. 94-302-SPHXA
	Arthur R. Shaw Partnership	*
	Petitioners	
	* * * * *	

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner/Hearing Officer as Petitions for Special Exception and Variance for that property known as 6523 Baltimore National Pike, located in the Catonsville area of western Baltimore County. The Petitions were filed by the owner of the property, Arthur R. Shaw, General Partner, the Arthur R. Shaw Partnership, through his attorney, Julius W. Lichter, Esquire. The Petitioners seek a special hearing to approve a waiver, pursuant to Section 26-670 of the Baltimore County Code, to permit the erection of a wireless transmitting or receiving structure in a floodplain. In addition to the special hearing relief, the Petitioners seek a special exception, pursuant to Section 236.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), and a variance from Section 426.1 of the B.C.Z.R. to permit the installation of a wireless transmitting or receiving structure with a height of 500 feet, more or less, in lieu of the maximum permitted 200 feet, on the subject property. The subject property and relief requested is more particularly described on the plat submitted into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petitions were Arthur R. Shaw, Owner/General Partner, William Ramsey with Teltronic Towers, Inc., Charles Suit, a telecommunications specialist, and Ed Howe, Professional Engineer with

KCW Consultants, Inc. The Petitioners were represented by Julius W. Lichter and Kathryn T. May, Attorneys at Law. There were no Protestants.

Testimony indicated that the subject property consists of a gross area of 8.2 acres, more or less, split zoned B.R. and D.R. 5.5 and is the site of the Shaw Bus Service company which has existed on the property for many years. The property is improved with a two-story maintenance garage, a one-story metal shed, and accessory parking. The Petitioner is desirous of installing a radio tower on the subject property in the location shown on Petitioner's Exhibit 1. Mr. Shaw testified that he is in the business of providing bus service to Baltimore City, Baltimore County and Howard County schools. He testified that a radio tower is needed on the subject property in order for him to effectively communicate with his bus drivers. Testimony revealed that Mr. Shaw currently rents communications tower space from the University of Maryland at Baltimore County (UMBC) and that there are many areas served by his company which are not adequately covered by the UMBC tower. Mr. Shaw further testified that the proposed height for the tower is necessary to adequately communicate with the drivers due to the various distances that they travel. Further testimony revealed that the proposed location for the radio tower is within a floodplain. Mr. Shaw testified that the special hearing to approve a waiver to permit same, pursuant to Section 26-670 of the Baltimore County Code, is necessary in order to proceed. The requested waiver was supported by the Department of Public Works, as evidenced by their letter dated February 8, 1994 from Thomas H. Hamer, Acting Director. Further testimony and evidence presented indicated that the proposed tower in the location shown on Petitioner's Exhibit 1 will not result in any detriment to the health, safety or general welfare of the surrounding locale and meets the special exception require-

ments set forth in Section 502.1 of the B.C.Z.R. Furthermore, the Department of Environmental Protection and Resource Management (DEPRM) submitted comments dated March 8, 1994 in which they indicate they have no objections to the proposed tower. However, they suggested that restoration of the existing stream that traverses the property be accomplished prior to construction of the tower.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. As noted above, both the Department of Public Works and the Department of Environmental Protection and Resource Management have indicated their support of the relief sought. Furthermore, it has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

It is clear that the B.C.Z.R. permits the use proposed in the B.R. and D.R. 5.5 zones by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the par-

ticular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

Based upon the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it appears that the variance requested should be granted. It has been

established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare and is in strict harmony with the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner/Hearing Officer for Baltimore County this 17th day of March, 1994 that the Petition for Special Hearing to approve a waiver, pursuant to Section 26-670 of the Baltimore County Code, to permit the erection of a wireless transmitting or receiving structure in a floodplain, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception, pursuant to Section 236.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a wireless transmitting or receiving structure to be erected on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance from Section 426.1 of the B.C.Z.R. to permit a wireless transmitting or receiving structure with a height of 500 feet, more or less, in lieu of the permitted 200-foot height, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order;

however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Prior to the issuance of any permits, the Petitioners shall remove from the premises the one-story metal building which is presently in the location where the proposed radio tower is to be installed.

3) The proposed tower shall service the Petitioners' communication needs for the Shaw Bus Service company, only. There shall be no other communication devices installed on this tower without first securing the approval of the Zoning Commissioner's Office, which may be given by letter form and not necessarily by way of a new Petition for Special Hearing.

4) The restoration of Millers Run which traverses the subject property shall be completed within one (1) year of the date of this Order. In the event the Department of Environmental Protection and Resource Management (DEPRM) deems it necessary to grant an extension of this period of time, they may do so in writing. It shall be at the discretion of DEPRM to oversee this restoration project and shall cause the matter to come back for a hearing in the event no progress is being made on same.

5) The Petitioners shall proceed to dedicate to Baltimore County the 60-foot right-of-way for West Geipe Road which transects the subject property.

6) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioners shall have five (5) years from the date of this Order in which to utilize the special exception relief granted herein.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner/
Hearing Officer for
Baltimore County



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

March 26, 1999

Supplemental
Case #94-302-SPHXA

Julius W. Lichter, Esquire
Law Offices of Peter G. Angelos
210 W. Pennsylvania Avenue, Suite 300
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE
6523 Baltimore National Pike
Arthur R. Shaw Partnership – Petitioners
Case No. 94-302-SPHXA

Dear Mr. Lichter:

In response to your letter dated March 16, 1999 concerning the above-captioned matter, the following comments are offered. You have requested confirmation that your client has met the requirement for utilization of the special exception granted in the above-captioned matter, by virtue of the actions taken thus far, even though the construction of the wireless transmitting and receiving tower has not yet commenced.

I have reviewed the contents of your letter and the terms and conditions of my Order issued March 17, 1994, Amended April 22, 1994. I agree with your analysis and find that the Petitioner's rights are vested by virtue of his fulfillment of Restrictions 2 and 4. However, it is requested that your client proceed with the dedication of the 60-foot right-of-way for West Geipe Road, as required by Restriction 5. Upon completion of this dedication, your client should be able to acquire the appropriate permits and commence construction of the tower. You indicated that the County has not yet requested the dedication of that 60-foot right-of-way. Therefore, please consider this letter as a formal request by Baltimore County for this dedication.

I trust that this letter serves to respond to your request, and should you have any further questions on the subject, please do not hesitate to call me.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: ~~Case File~~



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on Recycled Paper

LAW OFFICES
PETER G. ANGELOS
A PROFESSIONAL CORPORATION
COURT TOWERS, SUITE 300
210 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
410-825-7300 FAX # 410-296-2541

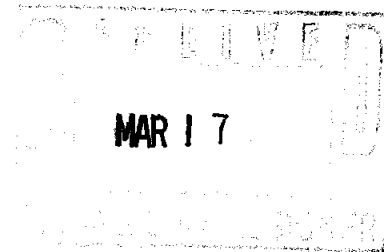
JULIUS W. LICHTER

OTHER OFFICES:
NEW YORK, NEW YORK
PHILADELPHIA, PENNSYLVANIA
HARRISBURG, PENNSYLVANIA
PITTSBURGH, PENNSYLVANIA
BETHLEHEM, PENNSYLVANIA
WILMINGTON, DELAWARE
KNOXVILLE, TENNESSEE

March 16, 1999

HAND DELIVERED
Timothy M. Kotroco
Deputy Zoning Commissioner
Zoning Commission Office
401 Bosley Avenue
Towson, Maryland 21204

RE: Petitioner Arthur R. Shaw
Petition for Special Hearing
Special Exception & Variance
Case No.: 94-302-SPHXA



Dear Commissioner Kotroco:

Please be advised that I represent Arthur R. Shaw and also represented him at the time of the hearing in the above referenced case. I enclose copies of your original Order dated March 17, 1994, and the Amended Order dated April 22, 1994, which was issued after my request for reconsideration.

The purpose of my writing you this letter is to confirm that despite the fact that the wireless transmitting and receiving tower structure has not yet been constructed, that it is within the spirit and intent of your Orders and the Baltimore County Zoning Regulations that the right to erect same in accordance with the terms and restrictions is vested in the Petitioner for the following reasons:

1. That Restriction number 2 has been complied with in that the one-story metal building has been removed from the site where the radio tower is to be located;
2. That Restriction number 4 has been complied with at substantial expense in that the area within the Shaw property where Millers Run traverses the subject property, the restoration has been completed in accordance with DEPRM requirements as verified by the Project Manager, Edwin S. Howe, P.E. of KCW Engineering Technologies, Inc. by letter, dated March 16, 1999 attached hereto.

With regard to Restriction number 5 of the Amended Order, Baltimore County has not yet requested the dedication of the 60 foot right-of-way for West Geipe Road and my client stands ready to dedicate same upon receiving said request.

ONE CHARLES CENTER
100 N. CHARLES STREET
BALTIMORE, MD 21201-3812
410-649-2000
(800) 252-6622
FAX 410-659-2101, 811-82

UNION PARK CENTER
5905 HARFORD ROAD
BALTIMORE, MD 21214-1846
410-426-3200
(800) 492-3240
FAX 410-426-1269

STEELWORKERS' HALL
540 DUNDALK AVENUE
BALTIMORE, MD 21224-2997
410-633-8100
FAX 410-633-0480

CENTERPARK II
SUITE 315
4061 POWDER MILL ROAD
BELTSVILLE, MD 20705-3149
(800) 537-8261
FAX 301-937-5738

63 HENDERSON AVENUE
CUMBERLAND, MD 21502-2452
301-759-2700
FAX 301-759-2703

201 S. CLEVELAND AVENUE
HAGERSTOWN, MD 21740-5745
301-739-4000
FAX 301-739-3848



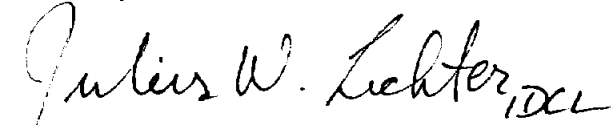
Timothy M. Kutroco
March 16, 1999
Page 2

My client intends on moving forward with the construction of the tower and will obtain all required permits prior to beginning construction and will comply with restrictions set forth in Restriction number 3 of the Order.

In view of the substantial cost expended in compliance with the Orders, I ask that you confirm that the Petitioner's rights granted by your Orders is vested and that the Petitioner, upon submitting appropriate applications for permits, should be able to erect the tower irrespective of this five (5) year time limit set forth in your Orders.

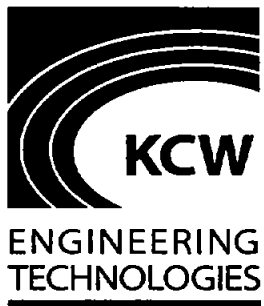
Your prompt attention in this matter will be much appreciated.

Sincerely,


Julius W. Lichter

JWL/ycb

cc: Arthur R. Shaw



March 16, 1999

Zoning Commissioners' Office
301 Bosley Avenue, Fourth Floor
Towson, Maryland 21204

Attention: Timothy Katroco
Deputy Zoning Commissioner

Reference: Case No. 940302-SPHXA
Shaw Bus Service Radio Tower

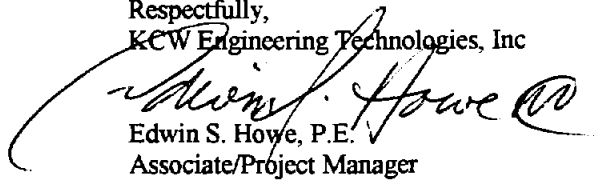
Dear Mr. Katroco:

With regard to the above referenced special exception case, several conditions were attached to the Order dated March 17, 1994. Two of these conditions required construction and demolition work to be performed. One condition required that a stream restoration project for Millers Run be completed within 1 year of the order. Another condition required that a one-story metal building adjacent to the stream be razed.

This letter shall serve as a confirmation that these conditions have been met and that the work was performed in accordance with approved plans.

Should you need any additional information please feel free to contact me at 410-281-0033.

Respectfully,
KCW Engineering Technologies, Inc


Edwin S. Howe, P.E.
Associate/Project Manager

IN THE MATTER OF
THE APPLICATION OF
ARTHUR R. SHAW PARTNERSHIP
FOR A SPECIAL HEARING,
SPECIAL EXCEPTION AND VARIANCE
ON PROPERTY LOCATED ON THE
EAST SIDE OF NUWOOD DRIVE
645' SOUTH OF THE CENTERLINE
BALTIMORE NATIONAL PIKE
(6523 BALTIMORE NATIONAL PIKE)
1ST ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 94-302-SPHXA

ORDER OF DISMISSAL

This matter comes to this Board on appeal from a decision of the Deputy Zoning Commissioner dated March 17, 1994 and his Amended Order dated April 22, 1994 in which the Petitions for Special Hearing, Special Exception and Variance were granted with restrictions.

WHEREAS, the Board is in receipt of a Letter of Dismissal filed by Julius W. Lichter, Esquire, Counsel for Arthur R. Shaw Partnership, Appellant/Petitioner, dated August 22, 1994 (a copy of which is attached hereto and made a part hereof); and

WHEREAS, Counsel for said Appellant requests that the appeal filed in this matter be dismissed and withdrawn as of August 22, 1994;

IT IS HEREBY ORDERED this 24th day of August, 1994 by the County Board of Appeals of Baltimore County that said appeal be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett, Chairman

Robert O. Schuetz

Harry E. Buchheister, Jr.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

August 24, 1994

Julius W. Lichter, Esquire
LEVIN & GANN, P.A.
305 W. Chesapeake Avenue
Towson, MD 21204

RE: Case No. 94-302-SPHXA
Arthur R. Shaw Partnership

Dear Mr. Lichter:

Enclosed please find a copy of the Order of Dismissal issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Charlotte E. Rodcliffe for
Kathleen C. Weidenhamer
Administrative Assistant

encl

cc: Mr. Arthur R. Shaw
People's Counsel for Baltimore County
Pat Keller
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr. /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

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on Recycled Paper

IN RE: PETITIONS FOR SPECIAL HEARING,
SPECIAL EXCEPTION & VARIANCE -
E/S of Nuwood Drive, 645' S. of
the c/l Baltimore National Pike
(6523 Baltimore National Pike)
1st Election District
1st Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-302-SPHXA

Arthur R. Shaw Partnership
Petitioners

AMENDED ORDER

This matter came before the Deputy Zoning Commissioner as Petitions for Special Exception and Variance for the subject property, known as 6523 Baltimore National Pike, which were filed by Arthur R. Shaw, a General Partner of the Arthur R. Shaw Partnership. The Petitioner sought a special hearing, special exception and variance to permit the erection of a wireless transmitting or receiving structure, with a height of 500 feet, more or less, in a flood plain on the subject site, in accordance with the site plan submitted into evidence as Petitioner's Exhibit 1.

By Order issued March 17, 1994, the relief requested was granted, subject to certain restrictions. Thereafter, by letter dated March 24, 1994, the attorney for the Petitioner submitted a Request for Reconsideration seeking a modification of three of the restrictions imposed in my Order. Specifically, the Petitioner sought a modification of Restriction Nos. 2, 3 and 5 thereof as follows:

The Petitioner seeks a modification of Restriction No. 2 to permit the required removal of the one-story metal building (shed) to be tied to the construction of the proposed tower. I required the removal of that shed based upon the comment submitted by Thomas Hamer, Acting Director of the Department of Public Works, dated February 8, 1994, in which he stated that he could not justify allowing the one-story metal building to remain

ORDER RECEIVED FOR FILING
Date 8/24/94
By [Signature]

in the flood plain area when its removal was used to justify construction of the new building, which has been completed, in the flood plain. It was Mr. Hamer's opinion that the one-story metal building should have been removed prior to the hearing in this matter. Inasmuch as the Petitioner had failed to remove this building, I required its removal as a condition of the relief granted. Therefore, I will not modify Restriction No. 2 of the Order issued March 17, 1994 and the same shall remain in full force and effect.

The Petitioner also seeks a modification of Restriction No. 3. This restriction limited the use of the proposed radio tower to Shaw's Bus Service and did not allow the installation of any other communication devices thereon without prior written approval from the Zoning Commissioner's Office. I believe this restriction is fair and reasonable and does not cause any unusual burden to be placed upon the Petitioner. I believe it is in the best interests of the citizens of Baltimore County to be kept abreast of what, if any, communication devices are installed on this tower. Therefore, Restriction No. 3 of my Order shall not be modified and the same shall remain in full force and effect.

Lastly, the Petitioner requested a modification of Restriction No. 5 which required the dedication of a 60-foot right-of-way for West Geipe Road. The Petitioner argued that the dedication of this 60-foot right-of-way should not be done until he is requested to do so by Baltimore County. I agree with the Petitioner on this point, and will, therefore, amend my Order so as to permit said dedication to occur at such time as the Petitioner is requested to do so by Baltimore County.

NOW, THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of April, 1994 that Restriction No. 5

ORDER RECEIVED FOR FILING
Date 4/24/94
By [Signature]

- 2 -

of the Order issued March 17, 1994 be and the same is hereby AMENDED to read as follows:

"5) The Petitioner shall proceed to dedicate to Baltimore County the 60-foot right-of-way for West Geipe Road, at such time as it is requested to do so by Baltimore County. Upon request, the Petitioner shall complete said dedication within ninety (90) days of the date of such request."

IT IS FURTHER ORDERED that all other terms and conditions of the Order issued March 17, 1994 shall remain in full force and effect.

Timothy M. Kotroco
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

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SPECIAL EXCEPTION & VARIANCE -
E/S of Nuwood Drive, 645' S. of
the c/l Baltimore National Pike
(6523 Baltimore National Pike)
1st Election District
1st Councilmanic District

* BEFORE THE
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Arthur R. Shaw Partnership
Petitioners

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By [Signature]

KCW Consultants, Inc. The Petitioners were represented by Julius W. Lichter and Kathryn T. May, Attorneys at Law. There were no Protestants.

Testimony indicated that the subject property consists of a gross area of 3.2 acres, more or less, split zoned B.R. and D.R. 5.5 and is the site of the Shaw Bus Service company which has existed on the property for many years. The property is improved with a two-story maintenance garage, a one-story metal shed, and accessory parking. The Petitioner is desirous of installing a radio tower on the subject property in the location shown on Petitioner's Exhibit 1. Mr. Shaw testified that he is in the business of providing bus service to Baltimore City, Baltimore County and Howard County schools. He testified that a radio tower is needed on the subject property in order for him to effectively communicate with his bus drivers. Testimony revealed that Mr. Shaw currently rents communications tower space from the University of Maryland at Baltimore County (UMBC) and that there are many areas served by his company which are not adequately covered by the UMBC tower. Mr. Shaw further testified that the proposed height for the tower is necessary to adequately communicate with the drivers due to the various distances that they travel. Further testimony revealed that the proposed location for the radio tower is within a floodplain. Mr. Shaw testified that the special hearing to approve a waiver to permit same, pursuant to Section 26-670 of the Baltimore County Code, is necessary in order to proceed. The requested waiver was supported by the Department of Public Works, as evidenced by their letter dated February 8, 1994 from Thomas H. Hamer, Acting Director. Further testimony and evidence presented indicated that the proposed tower in the location shown on Petitioner's Exhibit 1 will not result in any detriment to the health, safety or general welfare of the surrounding locale and meets the special exception require-

ORDER RECEIVED FOR FILING
Date 8/24/94
By [Signature]

- 2 -

ments set forth in Section 502.1 of the B.C.Z.R. Furthermore, the Department of Environmental Protection and Resource Management (DEPRM) submitted comments dated March 8, 1994 in which they indicate they have no objections to the proposed tower. However, they suggested that restoration of the existing stream that traverses the property be accomplished prior to construction of the tower.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. As noted above, both the Department of Public Works and the Department of Environmental Protection and Resource Management have indicated their support of the relief sought. Furthermore, it has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

It is clear that the B.C.Z.R. permits the use proposed in the B.R. and D.R. 5.5 zones by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the par-

ORDER RECEIVED FOR FILING
Date 8/24/94
By [Signature]

- 3 -

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Date 8/24/94
By [Signature]

- 3 -

[illegible]

KCW Consultants, Inc.

Civil Engineers and Land Surveyors
3104 Timanus Lane, Suite 101 / Baltimore, Maryland 21244

(410) 281-0030 / 281-0033 / Fax (410) 298-0604

94-302-XA

303

January 19, 1994

ZONING DESCRIPTION
PROPERTY OF ARTHUR R. SHAW PARTNERSHIPLiber 6991 Page 428
First Election District
Baltimore County, Maryland

BEGINNING for the same at the point on the east side of Nuwood Drive, which is 20 feet wide, at the distance of 645 feet, more or less, south of the centerline of Baltimore National Pike (U.S. Route 40), which is 150 feet wide; thence leaving said point of beginning and running the following courses and distances, viz:

1. South 71 degrees 22 minutes 18 seconds East 20.00 feet;
2. South 18 degrees 50 minutes 10 seconds West 209.00 feet;
3. South 71 degrees 22 minutes 18 seconds East 209.00 feet;
4. North 18 degrees 50 minutes 10 seconds East 209.00 feet;
5. South 71 degrees 22 minutes 18 seconds East 206.80 feet;
6. South 17 degrees 22 minutes 18 seconds West 399.98 feet;
7. North 70 degrees 51 minutes 20 seconds West 446.03 feet;
8. North 18 degrees 50 minutes 10 seconds East 395.87 feet to the place of beginning.

Being the same lot of ground as recorded in Liber 6991, Folio 428. Containing 3.02+ acres of land, more or less. Also known as 6523 Baltimore National Pike and located in the first Election District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: 2/19/94
 Posted for: Special Excavation & Variances
 Petitioner: Arthur R. Shaw
 Location of property: 6523 Balto Natl Pike, 645' S of N.W. Pk.
 Location of Sign: Heavy machinery at entrance to property at Balto Natl Pike
 Remarks: None
 Posted by: M. H. Hays Date of return: 2/15/94
 Number of Signs: 1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: 2/19/94
 Posted for: Appeal
 Petitioner: Arthur R. Shaw Partnership
 Location of property: 6523 Balto Natl Pike, 645' S of N.W. Pk.
 Location of Sign: Signs at entrance to property at Balto Natl Pike
 Remarks: None
 Posted by: M. H. Hays Date of return: 2/15/94
 Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb 17, 1994

THIS IS TO CERTIFY, that, the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb 17, 1994

THE JEFFERSONIAN

A. Henricson
LEGAL AD. - TOWSON

NOTICE OF HEARING
 The Baltimore County Zoning Commission will hold a public hearing on the proposed Special Excavation & Variances for the property located at 6523 Baltimore National Pike, 645' S of N.W. Pk., Baltimore County, Maryland. The hearing will be held on Wednesday, March 9, 1994 at 10:00 a.m. in Room 115, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204. The petitioner is Arthur R. Shaw Partnership.

receipt

Account: R-001-6190
 Item Number: 303
 Date: 2-14-94
 Arthur R. Shaw Partnership
 6523 Baltimore National Pike
 1030 Commercial Variance \$250.00
 050 Special Exception 300.00
 080 Sign & Posting 35.00
 Total - \$585.00
 Please Make Checks Payable To: Baltimore County

receipt
 Account: R-001-6190
 Number: 303
 #94-302-XA (WCR)
 ADDITIONAL PETITION
 3/2/94
 #110 - REVISIONS \$100.00
 #080 - SIGN POSTING 35.00
 TOTAL \$135.00
 Legal Owner: Arthur R. Shaw Partnership
 6523 Baltimore National Pike
 Attorney: Julius W. Lichter
 Please Make Checks Payable To: Baltimore County
 \$135.00

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

94-302-XA

(410) 887-3353

DUE DATE: CLOSING DATE OF HEARING DATE

INVOICE

Arthur R. Shaw
6523 Baltimore National Pike
Baltimore, MD 21228

CASE NUMBER/PROJECT NAME: 94-302-XA

(1) Zoning Notice Sign and Post Set(s) @ \$60.00/set = \$60.00 Due*

(In lieu of payment, we ask that you make use of the following waiver)

INVOICE WAIVER

CASE NUMBER/PROJECT NAME: 94-302-XA

Returned _____ Zoning Notice Sign and Post Set(s).

DATE _____ For ZAD

*Amount Due waived upon return of the COMPLETE sign and post set(s).
When you return same, bring this form with you.

cc: Julius W. Lichter, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

94-302-XA

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon, Director

For newspaper advertising:

Item No. 303

Petitioner: Arthur R. Shaw Partnership

Location: 6523 Baltimore National Pike

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Arthur R. Shaw

ADDRESS: 6523 Baltimore National Pike
Baltimore, MD 21228

PHONE NUMBER: 744-3300

AJ:ggg (Revised 04/09/93)

Item Number: 303
 Planner: 303
 Date Filed: 2-14-94

PETITION PROCESSING FLAG

94-302-XA

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney ✓

The following information is missing:

- Descriptions, including accurate beginning point
- Actual address of property
- Zoning
- Acresage
- Plat (need 12, only submitted)
- 200 scale zoning map with property outlined
- Election district
- Councilmanic district
- BCZR section information and/or wording
- Hardship/practical difficulty information
- Consent signatures (need minimum 3 original signatures) and/or printed name and/or address and/or telephone number
- Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- Notary Public's section is incomplete and/or incorrect and/or commission has expired

PET-FLAG (TXTSOPH)
11/17/93

TO: PUBLISHER PUBLISHING COMPANY
2/17/94 Issue - Jeffersonian

Please forward billing to: 94-302-XA

Arthur R. Shaw
6523 Baltimore National Pike
Baltimore, Maryland 21228
744-3300

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 115, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-302-XA (Item 303)
 6523 Baltimore National Pike -- Shaw Bus Service, Inc.
 1/8 Second Drive, 645' S of c/o Baltimore National Pike
 1st Election District - 1st Councilmanic
 Petitioner(s): Arthur R. Shaw Partnership

Special Exception for a wireless transmitting or receiving structure 500 feet, more or less, in height. Variance to permit a wireless transmitting or receiving structure with a maximum height of 500, more or less, in lieu of 200 feet.

HEARING: WEDNESDAY, MARCH 9 1994 at 10:00 a.m. in 106 County Office Bldg.

LAWRENCE E. SCHWARTZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; (2) FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
 (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3351.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

94-302-XA

(410) 887-3353

FEBRUARY 14, 1994

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-302-XA (Item 303)
6523 Baltimore National Pike -- Shaw Bus Service, Inc.
6 1/2 Wood Drive, 645' S of c/l Baltimore National Pike
1st Election District - 1st Councilmanic
Petitioner(s): Arthur R. Shaw Partnership

Special Exception for a wireless transmitting or receiving structure 500 feet, more or less, in height. Variance to permit a wireless transmitting or receiving structure with a maximum height of 500, more or less, in lieu of 200 feet.

HEARING: WEDNESDAY, MARCH 9 1994 at 10:00 a.m. Rm. 118 County Office Bldg.

Carl Jahn
Arnold Jablon
Director

cc: Arthur R. Shaw Partnership
Julius W. Lichter, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 28, 1994

Julius W. Lichter, Esquire
Levin & Gann, P.A.
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 94-302-XA, Item No. 303
Petitioner: Arthur R. Shaw Partnership
Petitions for Variance and Special Exception

Dear Mr. Lichter:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on February 4, 1994, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: March 21, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for March 21, 1994
Item No. 303 (Case #94-302-XA) Revised

The Developers Engineering Section has reviewed the subject zoning item. The entire site is subject to the Landscaping Manual. A schematic landscape plan must be submitted and approved prior to approval of the Development Plan. A final landscape plan must be approved prior to release of permits. The minimal landscaping shown on the submitted plan does not acknowledge the more extensive landscaping required by the Manual.

RWB:aw

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: February 18, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for February 22, 1994
Item No. 303

The Developers Engineering Section has reviewed the subject zoning item. Show future Geispe Road right-of-way through the site. The request should not be granted until the right-of-way for Geispe Road is shown on the plan (See Tom Homer's letter of February 8, 1994).

RWB:s

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

2-16-94

Re: BALTIMORE COUNTY
Item No.: + 303 (JJS)

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
DAVID N. KATZ, ACTING CHIEF
John Contestabile, Chief
Engineering Access Permits
Division

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 01/27/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owners: SEE BELOW

LOCATION:

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

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

7. The Fire Prevention Bureau has no comments at this time, ABOUT THE FOLLOWING ITEM NUMBERS: 299, 300, 301, 302 AND 303.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: February 24, 1994

SUBJECT: 6523 Baltimore National Pike

INFORMATION:

Item Number: 303

Petitioner: Arthur R. Shaw Partnership

Property Size:

Zoning: B.R.

Requested Action:

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, the future 60 ft. right-of-way for West Geispe Road should be more clearly indicated on the subject property.

Prepared by: *Jeffrey M. Long*

Division Chief: *Edna L. Kenna*

PK/JL:lw

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon DATE: March 8, 1994
Zoning Commissioner

FROM: J. Lawrence Pilson

SUBJECT: Petition for Special Exception #303
Shaw Bus Service, Inc.
5623 Baltimore National Pike

Staff of Environmental Impact Review have received more exact information pertaining to the location of the proposed wireless transmitting or receiving structure on the above-referenced site. According to the engineer for this project, the tower site is approximately seven (7) feet outside of the Forest Buffer Easement; therefore, the proposed tower location is acceptable.

Although the tower location is acceptable, it is urged that the stream restoration be undertaken first or coincidentally so that access to the existing stream banks may be guaranteed prior to construction of the tower and fence.

J. Lawrence Pilson
J. Lawrence Pilson
Program Supervisor

JLP:BK:sp

JABLON2/DFPRM/EIR

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon
Zoning Commissioner

DATE: February 24, 1994

FROM: J. Lawrence Pilson

SUBJECT: Petition for Special Exception #303
Shaw Bus Service Inc.
6523 Baltimore National Pike

Staff of Environmental Impact Review have completed the evaluation of the above-referenced submittal. This proposes to construct a wireless transmitting or receiving structure on the Shaw Bus Service property at the above location. The location for the tower and fence enclosure is shown on an accompanying plat.

An environmental consultant has prepared a stream restoration proposal for this project. However, this Section does not know the exact limit of disturbance for this proposal at this time. Previous estimations of the area of disturbance to conduct restoration work would have overlapped some of the proposed location of the tower. The construction of a tower and security fence at the proposed location would inhibit and/or negate the efforts to restore the channel to its proper symmetry. Therefore, the proposed location of this tower that is shown on the plat to accompany the Petition for Special Exception is not approvable at this time. A copy of the restoration plan is requested so that future proposals can be fully evaluated.

Any questions regarding this determination shall be addressed to Ms. Betty Kelley at 887-3980.

J. Lawrence Pilson
J. Lawrence Pilson
Supervisor

JLP:BK:sp

JABLON/DEPRM/EIR

Carl
FYE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning/Deputy Zoning Commissioner

DATE: February 14, 1994

FROM: John J. Sullivan, Jr.
Planner II

RE: Special Exception - Item No. 303

I phoned the petitioner's attorney, Julius W. Lichter, and informed him that this site was in a flood plain. I advised him to contact Dave Thomas and to apply for a waiver for same. Additionally, on February 18, 1994, I advised Mr. Lichter that a special hearing must be filed with this office for the flood plain issue as soon as possible.

JJS/cmm

c: File

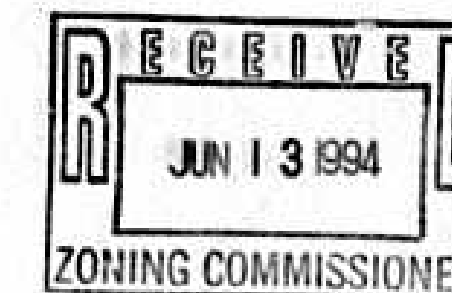
BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: Tim Kotroco
Deputy Zoning Commissioner

FROM: Steve Reekie

SUBJECT: Zoning Case No. 94-302SPHXA

June 9, 1994



It is my understanding that the Arthur Shaw Partnership has petitioned your office to add additional transmitting antennas to an existing 500 ft. tall tower. The Federal Communication Commission currently uses ANSI C95.1-1982 to regulate human exposure to radiofrequency radiation. This standard incorporates frequency-dependent radio frequency protection guidelines and covers an electromagnetic frequency range of 300 KHz to 100 GHz. These guidelines apply to the general public as well as to occupationally-related exposures.

As long as the additional transmitters proposed for this site comply with this ANSI standard, there is no reason to oppose this petition from an environmental standpoint. We recommend that any petition, unequivocally state in writing, that the site will adhere to ANSI Standard C95.1-1982. Ideally, it would be desirable to have in our possession a copy of any pertinent, site-specific radiation evaluation studies done by the installer of the transmitter, if such studies exist.

If you have any additional questions, please call me at x3775.

SAR/mb
cc: Larry Pilson
KOTROCO/xtmb

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 31, 1994

Julius W. Lichter, Esquire
Kathryn T. May, Esquire
305 W. Chesapeake Avenue, Suite 113
Towson, MD 21204

RE: Petition for Special Hearing, Special Exception and Variance (Special Exception portion only)
E/S of Rowood Drive, 645 ft. S of the c/l
Baltimore National Pike
(6523 Baltimore National Pike)
1st Election District
1st Councilmanic District
Arthur R. Shaw Partnership-Petitioner
Case No. 94-302-SPHXA

Dear Mr. Lichter & Mrs. May:

Please be advised that an appeal of the above-referenced case filed in this office for the special exception portion only on May 23, 1994 by Julius W. Lichter has been forwarded to the Board of Appeals.

If you have any questions concerning this matter, please do not hesitate to contact Julie Winiarski at 887-3391.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Director

AJ:jaw

c: Mr. Arthur Shaw
People's Counsel

APPEAL

Petition for Special Hearing, Special Exception and Variance (Special Exception portion only)
E/S of Rowood Drive, 645 ft. S of the c/l
Baltimore National Pike
(6523 Baltimore National Pike)
1st Election District - 1st Councilmanic District
Arthur R. Shaw Partnership-PETITIONER
Case No. 94-302-SPHXA

Petition(s) for Special Hearing, Special Exception and Variance (Special Exception portion only)

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel

Zoning Plans Advisory Committee Comments

Petitioner(s) Sign-In Sheet(s)

Petitioner's Exhibits: 1 - Plan to Accompany Request for Special Exception

Letter to Arthur R. Shaw Partnership from P. David Fields dated October 19, 1990

Photocopies of CRG Plan for Shaw Bus Service, Inc.

Inter-Office Correspondence from John J. Sullivan dated February 14, 1994

Letter to Carl Richards from Kathryn T. May dated March 1, 1994

Letter to Timothy M. Kotroco from Julius W. Lichter dated March 24, 1994

Reference in Order to Thomas Hammer Letter dated February 8, 1994 (not to file)

Deputy Zoning Commissioner's Order dated March 17, 1994 (Granted)

Deputy Zoning Commissioner's Amended Order dated April 22, 1994 (Restriction No. 5)

Notice of Appeal received on May 23, 1994 from Julius W. Lichter on behalf of Arthur R. Shaw for the Special Exception portion only.

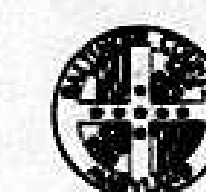
c: Julius W. Lichter, Levin and Gann, 305 W. Chesapeake Avenue, Towson, MD 21204
Mr. Arthur Shaw, 6523 Baltimore National Pike, Baltimore, MD 21228
People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning
Patrick Keller, Office of Planning & Zoning
Timothy M. Kotroco, Deputy Zoning Commissioner
W. Carl Richards, Jr., Zoning Coordinator
Docket Clerk
Arnold Jablon, Director of ZADM

6/27/94 -Notice of Assignment for hearing scheduled for Tuesday, August 30, 1994 at 10:00 a.m. sent to following:

Julius W. Lichter, Esquire
Mr. Arthur R. Shaw
People's Counsel for Baltimore County
Pat Keller
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr. /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

8/22/94 -Letter of Dismissal filed by J. Lichter, Esquire, on behalf of Appellant /Petitioner. Order of Dismissal to be issued by Board.



County Board of Appeals of Baltimore County
OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

January 26, 1995

Julius W. Lichter, Esquire
LEVIN & GANN, P.A.
305 W. Chesapeake Avenue
Towson, MD 21204

RE: Case No. 94-302-SPHXA
ARTHUR R. SHAW PARTNERSHIP
1st District

Dear Mr. Lichter:

As no further appeals have been taken regarding the subject matter, we have closed the file and returned same to the Office of Zoning Administration and Development Management, along with any exhibits entered in this matter. The Zoning Office maintains the permanent file.

Anyone interested in either the file or the exhibits is advised to contact Gwen Stephens in Zoning Administration at 887-3391 immediately upon receipt of this letter. By copy of this letter, all parties of record that may have an interest in this file have been notified.

Sincerely,

Charlotte E. Radcliffe
Charlotte E. Radcliffe
Legal Secretary

cc: Mr. Arthur Shaw
People's Counsel for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

June 15, 1994

(410) 887-4386

Julius W. Lichter, Esquire
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE
(6523 Baltimore National Pike)
Case No. 94-302-SPHXA

Dear Mr. Lichter:

In response to your letter dated May 9, 1994 concerning the guidelines that will be employed in determining approval of additional users of the tower in the above-captioned matter, the following comments are offered.

I just received inter-office correspondence from Steve Reekie, a representative of the Department of Environmental Protection and Resource Management (DEPRM), who is familiar with the County guidelines for radio towers. I am enclosing a copy of his letter for your consideration. My intentions pursuant to my Orders of March 17, 1994 and April 22, 1994 were that in the event any additional tower of your client's radio tower fell within the guidelines enunciated in Mr. Reekie's letter, that tenant would meet with my approval. However, it would still be necessary for your client to advise this Office of those potential users and their frequency range.

Should you have any further questions regarding appropriate users for the tower, please feel free to contact Mr. Reekie at 887-3775, or myself.

Very truly yours,

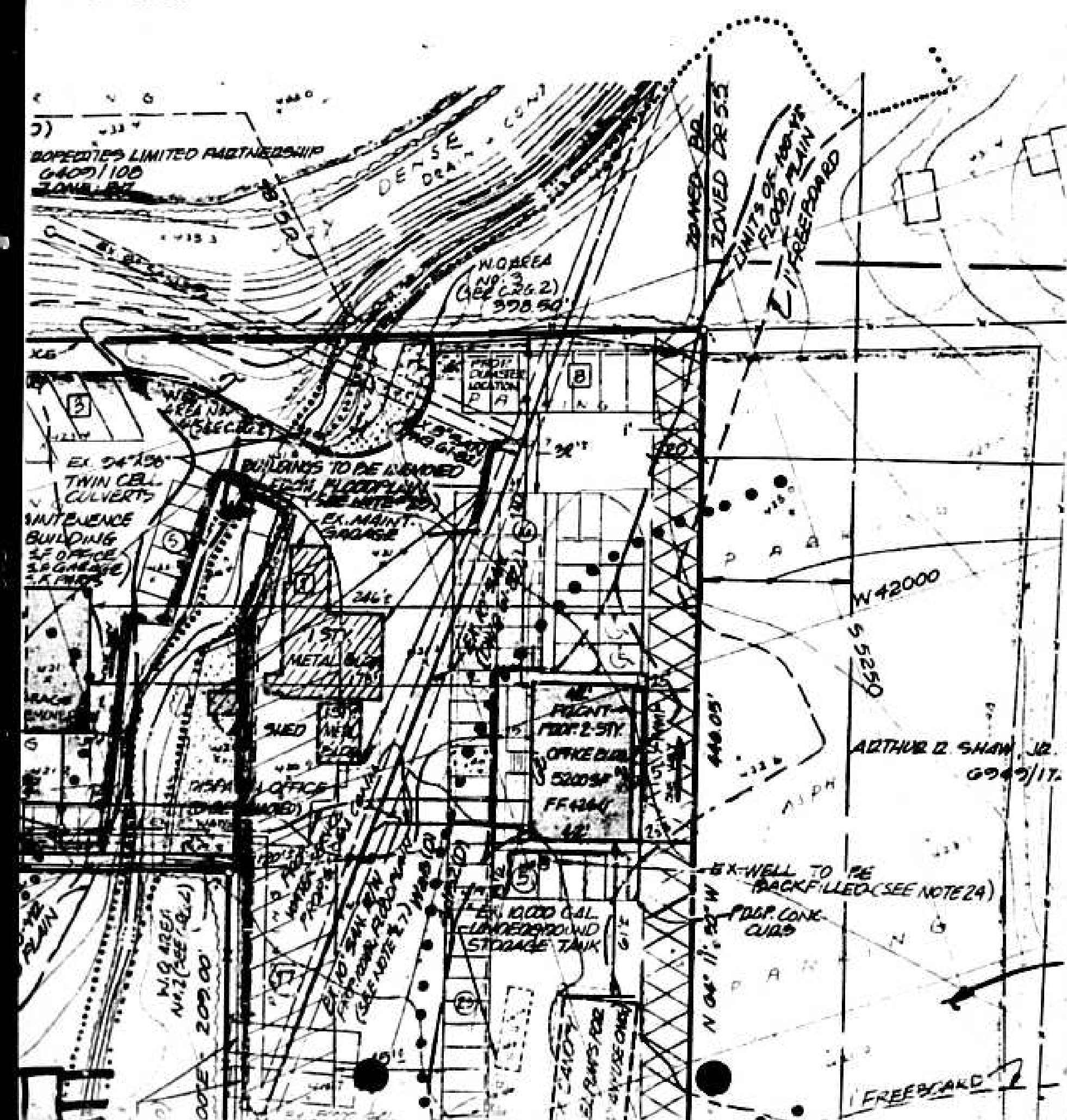
Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TWK:bjs

cc: Steve Reekie - DEPRM
Case File

[illegible]

RE ARE NO WASTE OIL TANKS PROPOSED
THIS SITE.



BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-530-3700
TELEPHONE 410-625-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-321-0600
TELEPHONE 410-296-2801

ELLIS LEVIN (1803-1960)
#94-302-XA
REV. 3-1-94

KATHRYN T. MAY

March 1, 1994

HAND DELIVERED

Mr. Carl Richards
Zoning Administration & Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Arthur R. Shaw Partnership - Petitioner
Special Exception/Variance - Wireless Transmitting or
Receiving Structure
6523 Baltimore National Pike
Item #393

Dear Carl:

Pursuant to your instructions, enclosed please find a Petition
for Special Hearing requesting a waiver to permit the location of
a wireless transmitting or receiving structure (radio tower) to be
located in the floodplain. A \$100.00 plan revision fee and \$35.00
sign fee are also enclosed.

Please call me or Julius Lichter with any questions or
comments.

Thank you for your attention to this matter.

Sincerely,

Kathryn T. May
Kathryn T. May

RECEIVED
MAR 1 1994
ZADM

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ELLIS LEVIN (1803-1960)

JULIUS W. LICHTER

March 24, 1994

HAND DELIVERED

Timothy M. Kotroco, Deputy
Zoning Commissioner
400 Washington Avenue
Towson, Maryland 21204

RE: Request for Reconsideration
Arthur R. Shaw Partnership, Petitioner
Case No. 94-302-SPHXA

Dear Commissioner Kotroco:

On behalf of my client, Arthur R. Shaw Partnership, I
respectfully request reconsideration of the restrictions set forth
in your Order dated March 17, 1994. You have advised me that this
request for reconsideration tolls the 30 day time period in which
an appeal of this Order may be noted to the Baltimore County Board
of Appeals.

With respect to restriction (2) on page 6, the Petitioner
would like to clarify that there had been two buildings and a shed
located in the area where the proposed radio tower will be erected.
A large 1-story metal building and the shed (as shown on the
enclosed portion of the CRG Plan for this site) have been removed.
The remaining building is a much smaller 1-story metal building
which is presently used as the dispatch office for the Shaw Bus
Service business. Mr. Shaw had previously agreed to remove these
buildings from the floodplain pursuant to a waiver granted by the
Office of Planning and Zoning dated October 19, 1990 (see
attached). Pursuant to that waiver approval, the existing
buildings must be removed "upon completion of the new office
building". The new office building has not yet been completed.
Thus, Mr. Shaw is not in violation of the October 19, 1990 waiver.

Mr. Shaw intends to relocate the dispatch office from the
existing 1-story metal building to the second floor of the recently
constructed maintenance garage. However, because of financing, the
second floor garage space has not yet been readied for occupancy.
Mr. Shaw does expect that the space will be completed by the end of
this summer, at which time the existing dispatch personnel and
equipment will be moved.

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410-321-0600
TELEPHONE 410-296-2801

ELLIS LEVIN (1803-1960)

JULIUS W. LICHTER

May 9, 1994

HAND DELIVERED

Timothy M. Kotroco, Esquire
Deputy Zoning Commissioner for
Baltimore County
Old Court House
400 Washington Avenue
Towson, Maryland 21204

RE: Arthur R. Shaw Partnership
6523 Baltimore National Pike
Case No. 94-302-SPHXA

Dear Commissioner Kotroco:

After I last spoke with you to determine your concerns
relating to the future use of the approved radio tower and to
determine the guidelines that will be employed in determining what
additional use may be allowed in accordance with your Order of
March 17, 1994 and April 22, 1994, I spoke with my client and
advised him that microwave transmission would possibly require
detailed examination prior to approval but that you felt that two-
way radio communication use would be acceptable.

For clarity purposes, my client considers two-way radio
communication to be that radio communication that takes place in
the frequency spectrum from 30 MHz to 980 MHz. He has been advised
that microwave communication takes place in the 20 GHz frequency
spectrum and above.

My client has now determined that the cost of erecting the
tower is much greater than anticipated and that in all probability,
he will rent space to other users with requirements for two-way
radio communication similar to theirs. My client would like to
have some certainty as to the standards and guidelines that will be
employed in determining the approval for use of the tower by
others.

Therefore, I would appreciate your acknowledging that two-way
radio communication in a frequency spectrum from 30 MHz to 980 MHz
would be approved in compliance with your Orders of March 17, 1994
and April 22, 1994.

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ELLIS LEVIN (1803-1960)

JULIUS W. LICHTER

May 23, 1994

HAND DELIVERED

Arnold Jablon, Director
Zoning Administration & Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Appeal of Case No. 94-102-SPHXA
Arthur R. Shaw Partnership

Dear Mr. Jablon:

On behalf of my client, Arthur R. Shaw Partnership, please
note an appeal to the Board of Appeals of the Deputy Zoning
Commissioner's Amended Order dated April 22, 1994 in the above
referenced case. Enclosed is a check for \$285 (\$250 filing fee,
plus \$35 sign fee). SPECIAL EXCEPTION PORTION ONLY (FILED 5/23/94)
(by J. Lichter K. May)

Please contact me with any questions.

Sincerely,

Julius W. Lichter

C.C. Mr. Arthur R. Shaw

PAYMENT
5/23/94
ZONING OFFICE

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-530-3700
TELEPHONE 410-625-9050

LAW OFFICES
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A PROFESSIONAL ASSOCIATION
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TOWSON, MARYLAND 21204
410-321-0600
TELEPHONE 410-296-2801

ELLIS LEVIN (1803-1960)

JULIUS W. LICHTER

August 22, 1994

HAND DELIVERED

William T. Hackett, III, Chairman
Baltimore County Board of Appeals
400 Washington Avenue, Room 48
Towson, Maryland 21204

RE: Arthur R. Shaw Partnership
Case No. 94-302-SPHXA

Dear Chairman Hackett:

On behalf of my client, Arthur R. Shaw Partnership, please
withdraw the above referenced appeal set for hearing on August 30,
1994.

Please call me with any questions.

Sincerely,

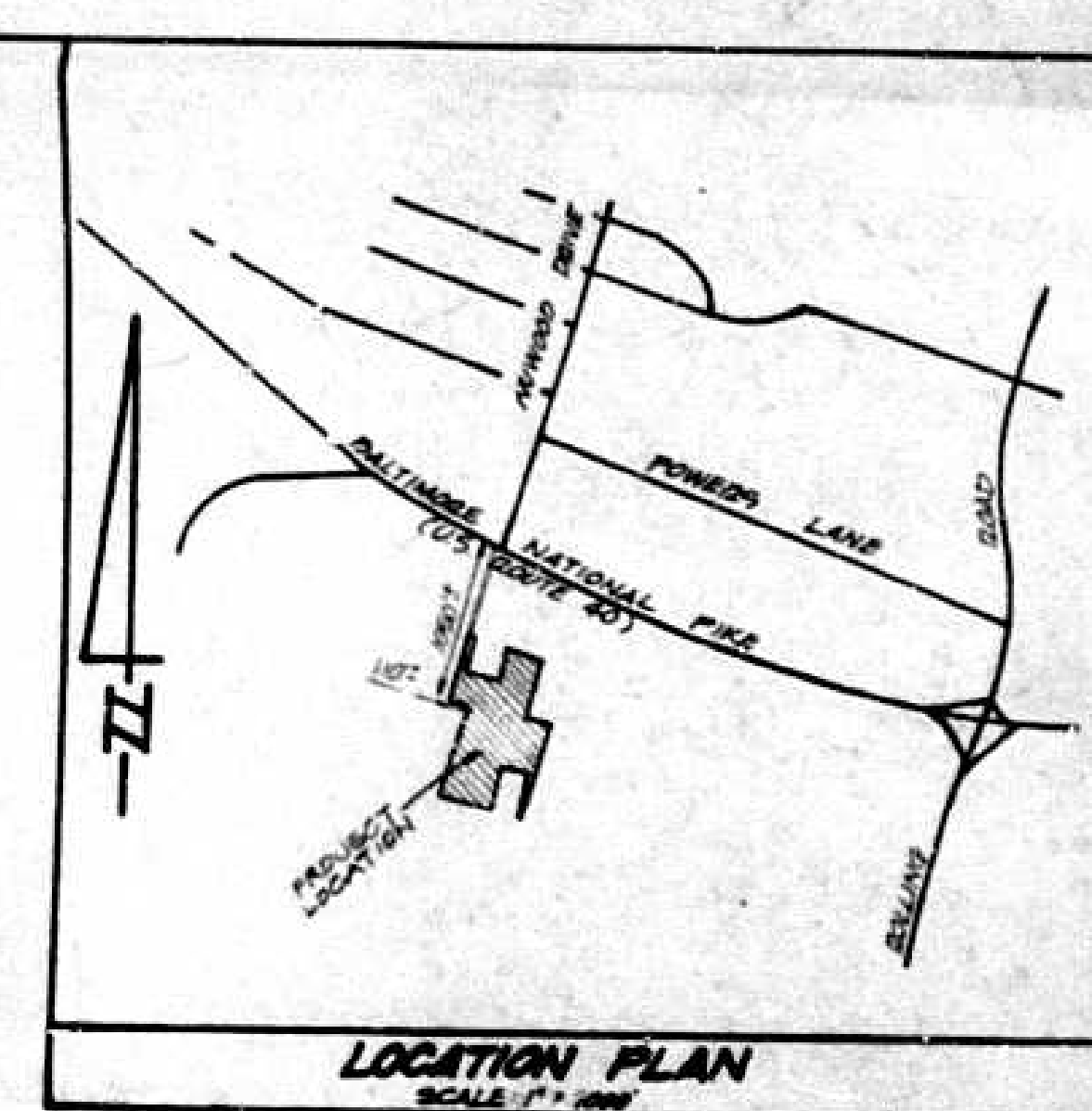
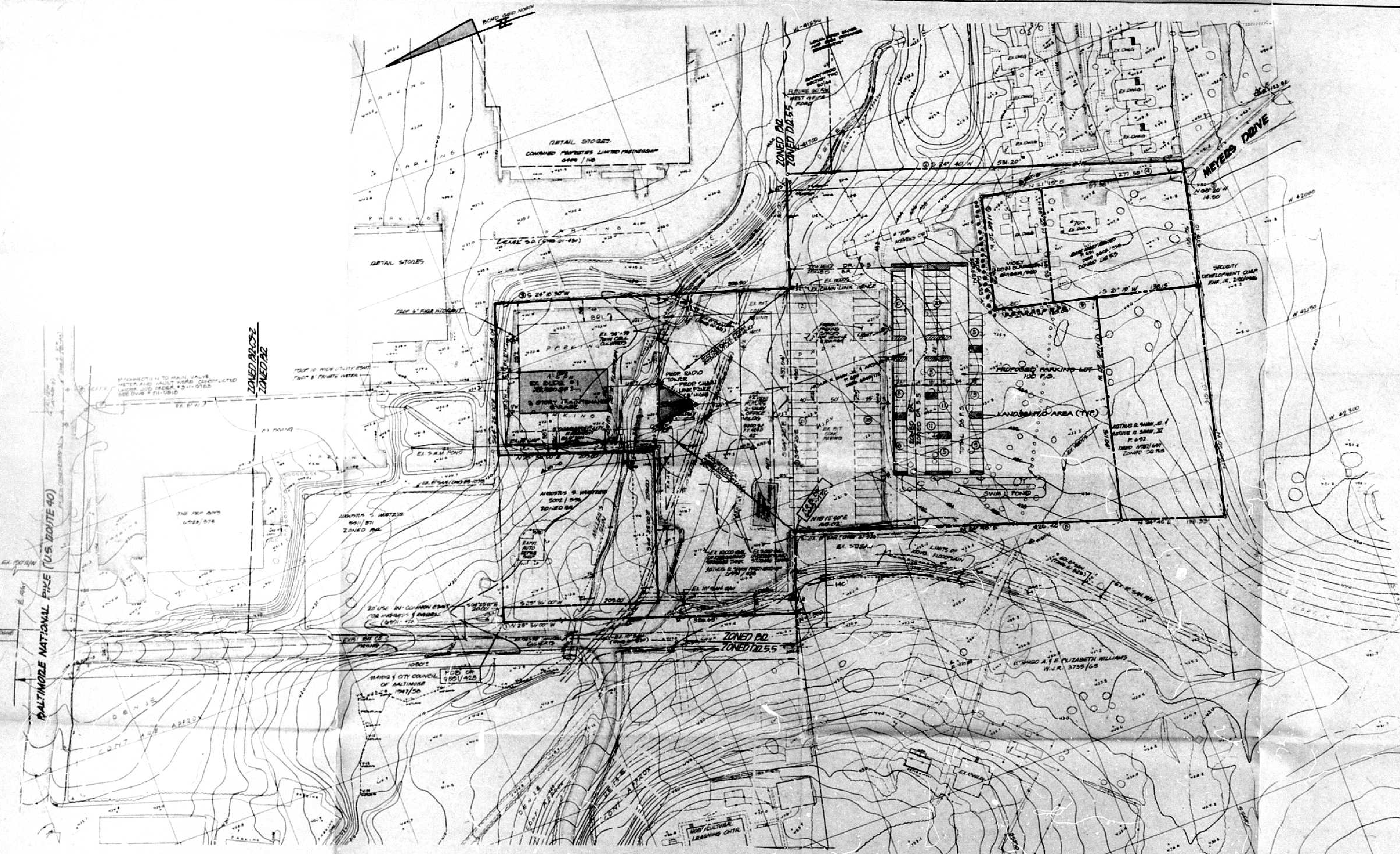
Julius W. Lichter

C.C. Mr. Arthur R. Shaw
People's Counsel

RECEIVED
COUNTY BOARD OF APPEALS
31 AUG 22 PM 3:30

PLEASE PRINT CLEARLY

NAME	ADDRESS
Kathryn T. May, Esq.	Levin & Gann, P.A.
Julius W. Lichter, Esq.	305 W. Chesapeake Ave
William T. Hackett, III	201 Avenue D
Arthur R. Shaw	6523 Baltimore National Pike
William R. Shaw	12445 Brooklyn Dr. Ste. 300



- GENERAL NOTES**
- Gross & Net Area of Arthur H. Shaw Community:
Ded 6861/688 Tax Act 01-01-10000 3.0 AC.±
Ded 6861/688 Tax Act 01-01-10000 4.2 AC.±
Ded 6861/688 Tax Act 01-01-10000 1.8 AC.±
Total 9.0 AC.±
 - Zoning: DR 5.5 3.8 AC.±
20' Scale Maps SW 2-H & 2-G
 - Election District: 1
County District: 4015.0
Regional Planning District: 323A
Watershed: Patuxent
Subwatershed: 30
 - Existing Land Use: Motor vehicle garage - vehicle storage (BCZP Section 101) with associated offices and parking.
 - Hours of operation: Office 7:00 a.m. - 5:00 p.m.
the Leasing 24 hours.
 - Maximum No. of Employees: 110
 - Previous Commercial Building Permits:
B-000125 To construct 1 story maintenance garage.
B-147079 To construct 2nd story addition to maintenance garage.
 - Previous Zoning Hearings:
Case No. CR-01-100K Redesignated 1.4 ac. from DR 5.5 to DR 5.0 on April 3, 1991.
Case No. CR-01-100K On-site plan and non-substantive amendments of plan redesignated to the Commercial use plan dated April 27, 1993.
Case No. 90-273-014A A zoning business parking is a residential zone location 400 & R of the Baltimore County Zoning Regulations (B.C.Z.R.) and approved zoning relief from Section 100.1, 10.1 (b)(5) permitting a residential transition area (P.T.A.) setback of 17 feet in lieu of the required 75 feet and a landscape buffer of 17 feet in lieu of the required 50 feet on March 26, 1990.
 - C.R.G. Plan No. W90-029 approved 2-27-91
 - F.A.R. 90' 24,300/128,450 = 0.19
 - Lighting shall be located in such a way that illumination will not occur on adjoining residential property.
 - WIRELESS TRANSMISSION TOWER NOTES**
 - Wireless transmitting device shall be maintained by the owner.
 - The structure shall be enclosed within a locked, chain link fence, or comparable wall or structure, at least 6' high unless such structure is roof-mounted. (B.C. No. 64, 1988)
 - The structure shall be set back from any boundary of a residential or R-O Zone shall be 50 feet. (B.C. No. 64, 1988)
 - Environmental Protection Agency Standards and Guidelines relating to radiation emissions shall be met at all times. (B.C. No. 64, 1988)

94-302-XA

Petitioner's Ex #1

303

PRINT DATE

MAY 01 1994

K & H CONSULTANTS, INC.

SPECIAL EXCEPTION REQUESTED

A SPECIAL EXCEPTION AND/OR A VARIANCE IS REQUESTED FROM BCZP §420.1 TO PERMIT A WIRELESS TRANSMISSION OR RECEIVING STRUCTURE WITH A MAXIMUM HEIGHT OF 300' IN LIEU OF 200' WITHIN A DR 5.5 ZONE.

PLAT TO ACCOMPANY REQUEST FOR SPECIAL EXCEPTION

SHAW BUS SERVICE, INC.
6523 BALTIMORE NATIONAL PIKE
1ST ELECTION DISTRICT, C-1
BALTIMORE COUNTY, MARYLAND

KCW Consultants, Inc.
Civil Engineers and Land Surveyors
1777 Reisterstown Road
Commerce Centre, Suite 175
Baltimore, Maryland 21206
(301) 484-0962

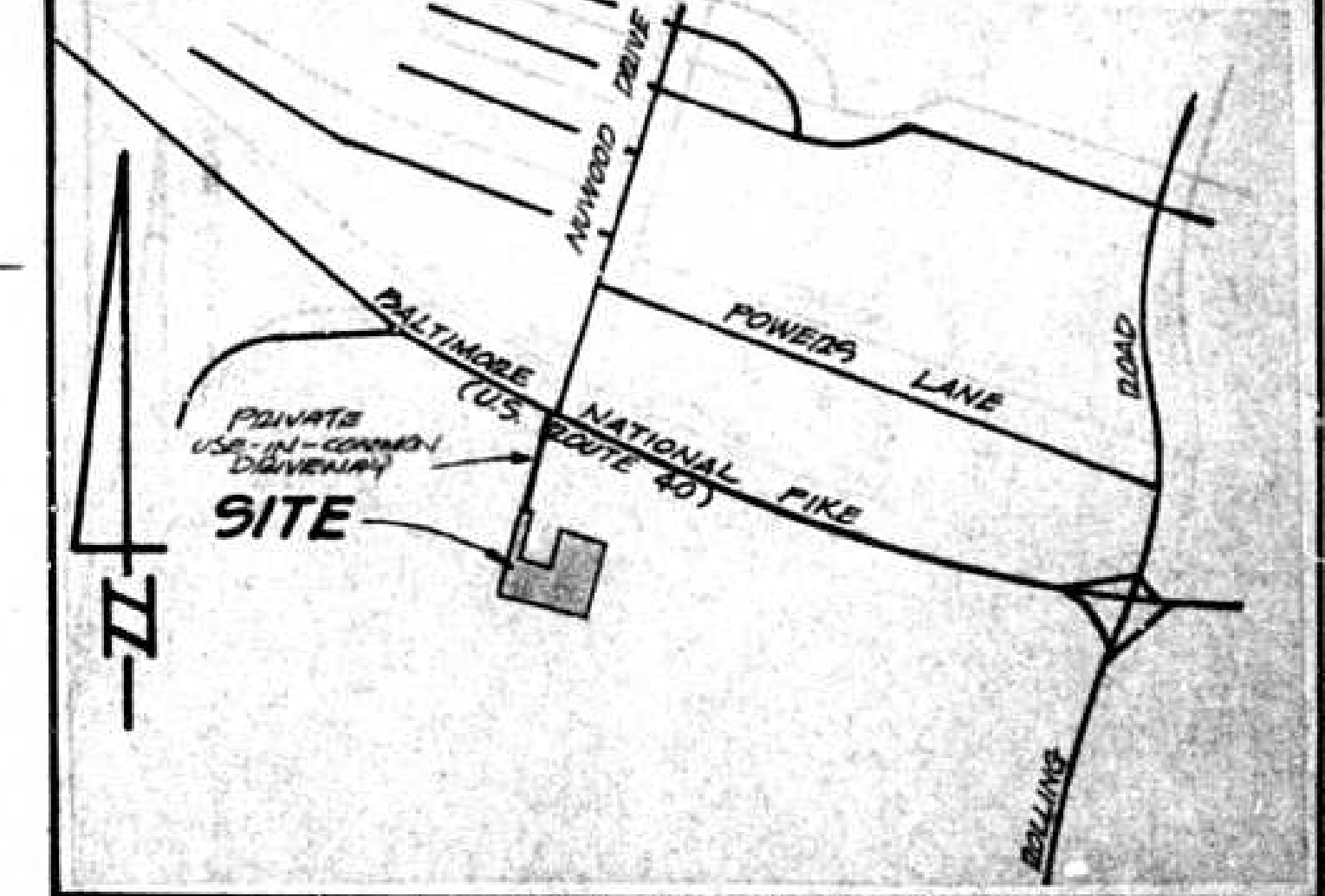
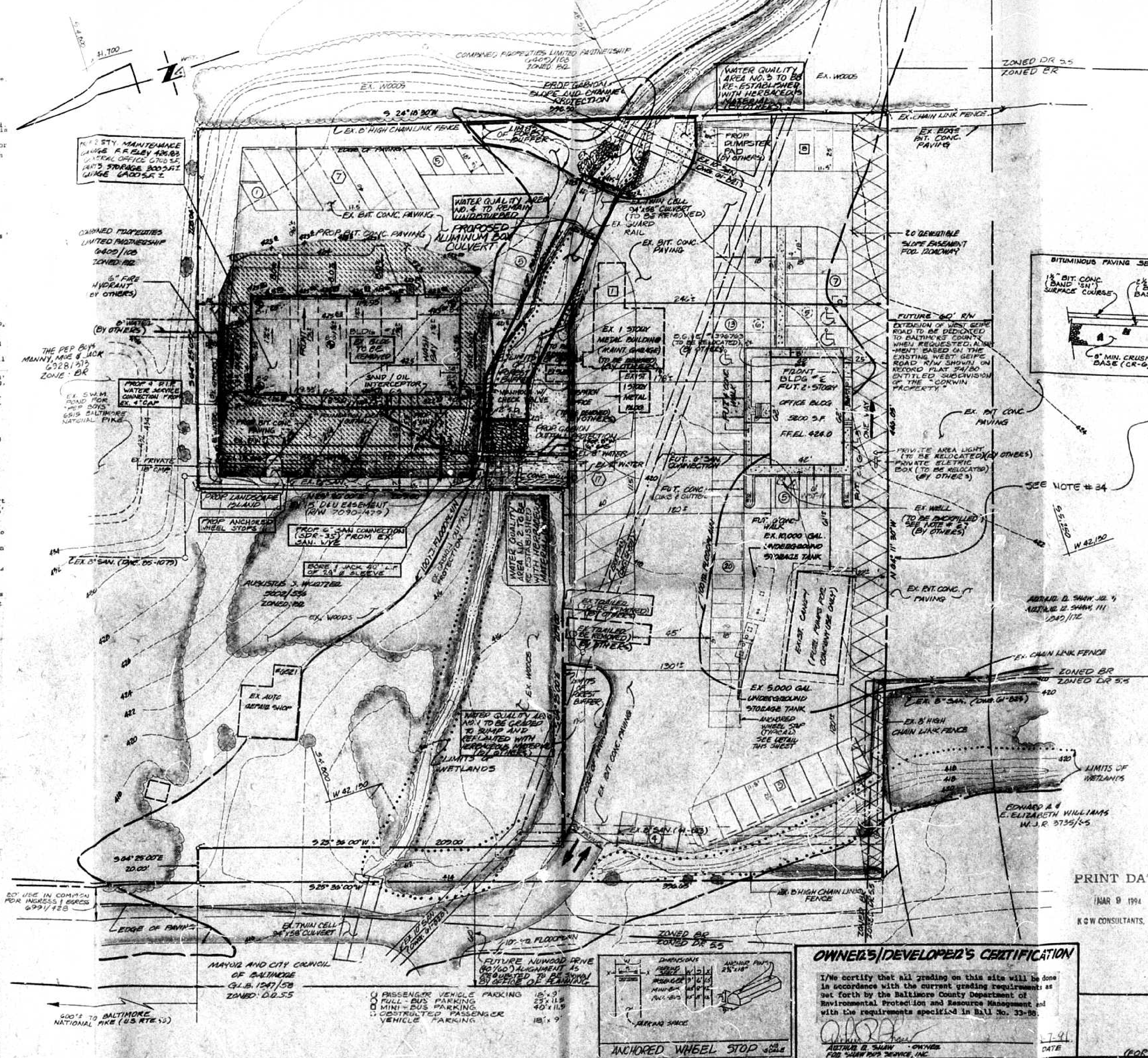


OWNER/DEVELOPER:
SHAW BUS SERVICE, INC.
6523 BALTIMORE NATIONAL PIKE
BALTIMORE, MARYLAND 21228
ATTN: ART SHAW
PHONE: (301) 744-3300

DATE	REVISIONS
	DESCRIPTION

KCW - J.G. HARRIS SCALE: 1"=50' DATE: 2-4-93 DWG: 2-1

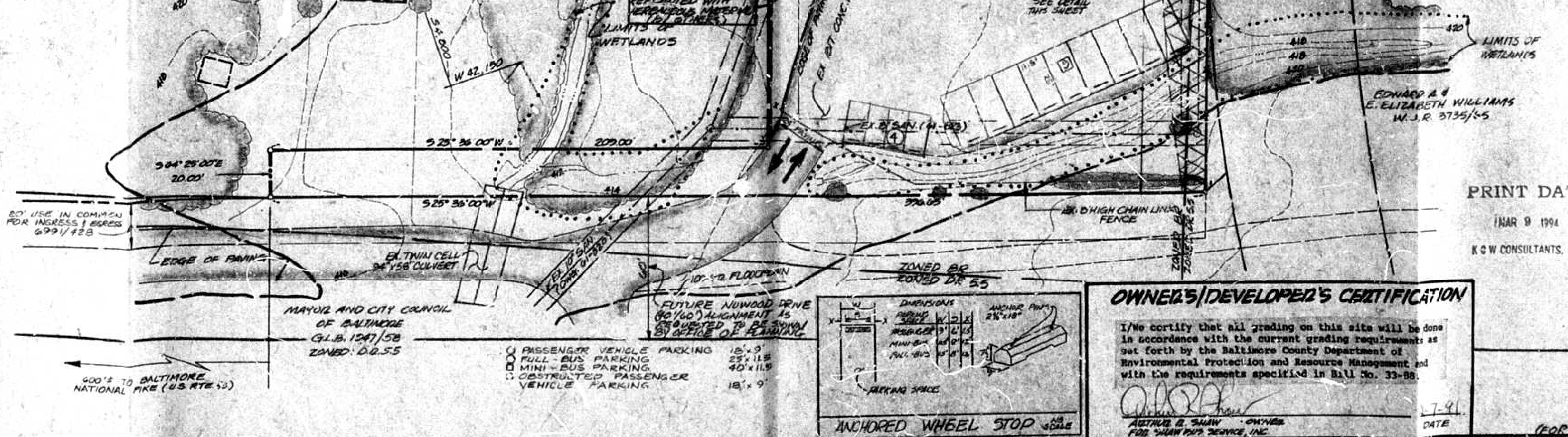
1. PROPERTY OWNER: SHAW BUS SERVICE, INC. AREA: 3.0 AC. DEED: 89-1-428. TAX MAP: 14-0-1740-10. LOCATION: 14-0-1740-10. 2. PROJECT: MAINTENANCE GARAGE. 3. ZONING: ZONED DR 5.5. 4. EXISTING: MAINTENANCE GARAGE. 5. PROPOSED: MAINTENANCE GARAGE. 6. LANDSCAPING: LANDSCAPING. 7. LIGHTING: LIGHTING. 8. UTILITIES: UTILITIES. 9. FLOODPLAIN: FLOODPLAIN. 10. WETLANDS: WETLANDS. 11. FOREST BUFFER: FOREST BUFFER. 12. STANDARD NON-DISTURBANCE NOTE: There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer, except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.



GRADING NOTES
1. THE PROPOSED GRADING SHOWN ON THIS PLAN MEETS THE REQUIREMENTS SET FORTH BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT, AND COMPLIES WITH ALL NO. 33-88. HOWEVER, DUE TO PAVING TYPES AND LAYOUT, SOME FIELD ADJUSTMENTS MAY BE REQUIRED. ALL CHANGES MUST COMPLY WITH THE ABOVE MENTIONED REQUIREMENTS.
2. ALL SHALES HAVE BEEN DESIGNED BY THE ENGINEER TO CONVEY RUN OFF FROM A 10 YEAR STORM EVENT.

GENERAL CONSTRUCTION NOTES
1. All site work shall be accomplished in accordance with these plans, the Specifications which are included as part of this contract, Baltimore County Department of Public Works "Standard Specifications and Details of Construction", the Baltimore County Building Code, and the Baltimore County Plumbing Code.
2. All details not shown on these plans are in reference to the Baltimore County Department of Public Works "Standard Specifications and Details of Construction".
3. The existing utilities shown herein are based upon the best available information from Baltimore County and the utility companies. The correctness or completeness of the information given is not warranted or guaranteed. The contractor shall verify all such information to his own satisfaction.
4. Contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to the start of any construction.
5. Contractor shall contact the new business representatives of the CUP Telephone Company and the Baltimore Gas & Electric Company for scheduling of their construction of their facilities and/or removal of their existing facilities.
6. Contractor shall take all necessary precautions to support and protect all existing utilities when working adjacent to or crossing existing utilities. Any damage to existing facilities shall be repaired or replaced at Contractor's expense.
7. All sanitary sewer connections shall be constructed in accordance with plumbing permit to be issued by the Baltimore County Department of Permits and Licenses.
8. All water connections shall be constructed in accordance with plumbing permit to be issued by the Baltimore County Department of Permits and Licenses.
9. All fill material shall be approved by the State Engineer, placed in 8" maximum layers, and compacted by machine to 95% of maximum dry density as per ASTM D-1577 in areas that are to be paved. The area under a proposed paving shall be proof-rolled prior to placing stone base. See compacted fill note on sheet 3 of 3.
10. All temporary sediment control measures and sequence of construction shall be as per approved Sediment Control Plan Sheet 2 of 3 and Detail Plan Sheet 1 of 3.
11. Paving shall be in accordance with paving detail provided this sheet. All paving materials shall be in accordance with the Maryland State Highway Administration "Standard Specifications for Construction Materials".

FOREST BUFFER VARIANCE
On February 15, 1991 a variance was granted by Baltimore County's Department of Environmental Protection and Resource Management from the 1990 executive order, and the regulations for the protection of water quality, streams, wetlands and floodplains which became effective January 1, 1991; with the following additional requirements to reduce impacts on water quality.
1. Debris that is adjacent to the channel, i.e. tires, scrap metal, etc., shall be removed. Debris and other materials associated with the business shall be stored inside the storage shed, maintenance garage, or office building in the future, rather than on the parking lot.
2. The erosion problem which has occurred as a result of this concrete retaining wall being dislodged from the stream bank shall be repaired. The concrete retaining wall shall be removed from the channel and shall be reused to stabilize the bank and control the erosion problem. This shall be shown on the Grading and Sediment Control plans and in the sequence of operations.
3. Advance impacts to water quality in Millers Run shall be avoided during the removal of the temporary storage shed, maintenance building, and dispatch office. The sequence of operations on the grading and sediment control plan shall address this removal, demonstrating that the water quality of the stream will not be impacted.
4. Water quality is to be provided in four (4) areas within the Forest Buffer. Two (2) of the areas will require that the existing paving be removed, then regraded and planted with herbaceous vegetation. The water quality areas are to remain undisturbed. These water quality areas shall be noted as such on the grading and sediment control plan. The removal of the paving, necessary grading and planting schedule for the water quality facilities shall be addressed within the sequence of operations on the Grading and Sediment Control Plan.
5. All of these requirements must be met prior to the return of the grading security.



SCOPE OF WORK (For Maintenance Garage Construction Only)
1. Installation of Sediment Control measures in accordance with Phase One Sediment Control Plan.
2. Removal of existing paving within the area to be disturbed.
3. Construction of Maintenance Garage, including sanitary and water connections to existing services.
4. Installation of proposed bituminous concrete paving.
5. Permanently stabilize all disturbed areas.
(See Phase One Sediment Control Plan for Sequence of Construction)

KCW Consultants, Inc.
Civil Engineers and Land Surveyors
1777 Reisterstown Road
Commercentre, Suite 175
Baltimore, Maryland 21208
(301) 484-0962

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6523 BALTIMORE NATIONAL PIKE
BALTIMORE, MARYLAND 21228
ATTN: ART SHAW
PHONE: (301) 744-3300

REVISIONS	
DATE	DESCRIPTION
11-27-92	REV TO ADD MONTHLY EROSION CONTROL MEASURES TO MAINTENANCE GARAGE
4-10-94	MAINTENANCE GARAGE BUILDING FOOTING
3-08-94	REV TO SHAW FUTURE MAINTENANCE GARAGE
2-22-94	REV FOR ALTERNATE EROSION CONTROL MEASURES
1-13-94	REV FOR C.R.G. COMMENTS OF 3-1-94

SITE DEVELOPMENT AND GRADING PLAN
(FOR MAINTENANCE GARAGE CONSTRUCTION ONLY)
SHAW BUS SERVICE, INC.
6523 BALTIMORE NATIONAL PIKE
1ST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
CRG 90-229 PLANNING # I-378
KCW JO 00005 SCALE: 1"=30' DATE: APRIL 10, 1994 SHEET 1 OF 3 C-1