

Baltimore County Government
Zoning Commission
Office of Planning and Zoning
Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204
August 24, 1994
(410) 887-4386

Peter W. Taliaferro, Esquire
Thomas & Libowitz, P.A.
U.S.F. & G. Building
Suite 1100, 100 Light Street
Baltimore, Maryland 21202-1053

RE: Case No. 94-477-SPHX
Petitions for Special Hearing, Special Exception & Variance
Duck and Run Partnership

Dear Mr. Taliaferro:

I am writing in reference to the Petitions for Special Hearing, Special Exception and Variance which have been filed for the property located at 8300 and 8304 Bletzer Road.

As you know, I conducted a zoning hearing on those Petitions on July 5, 1994 at the Old Court House in Towson. At that time, testimony and evidence was presented by both the Petitioner and Protestants regarding the Petitions presented. The Petitions request an amendment to the site plan approved in a previous zoning case (88-132-SPHX) generally relating to the lot lines and uses on this property. Also, several variances are requested. The testimony and evidence, in fact, established that presently the property is devoted to two uses, namely, a roofing repair company and a small trucking facility.

During the course of the evidence which was presented, certain testimony was offered regarding the history of the trucking facility use. My notes reflect from the testimony that Branaman Trucks, Inc. utilized this property for their operations from 1985 to 1990. Another unidentified trucking company utilized the property for approximately one year after Branaman vacated the premises. When that business left the site, the property was not utilized for a trucking facility until Mr. Taylor's operation began in approximately October of 1993. The Taylor firm continues use of the property at this time.

This gap in time between active utilization of the property as a trucking facility raised a question in my mind as to the special exception which was previously granted. Specifically, I questioned whether the special exception which was approved in 1978 for a trucking facility remained valid when such a use had been discontinued for a period of approximately two to three years.

Peter W. Taliaferro, Esquire
Thomas & Libowitz, P.A.
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Since the date of hearing, I have reviewed the issue further. Unfortunately, the Baltimore County Zoning Regulations (BCZR) do not directly address this issue. Section 502 of the BCZR governs special exceptions. Section 502.3 provides that a property owner has a certain period from the date the special exception is granted to institute the use. That is, once a special exception is approved, the use must be utilized timely in order to be vested. However, there is no language about a use which has been vested, is discontinued, and then is utilized again. The regulations are silent about such a scenario.

There is language within Section 104 of the BCZR regarding the abandonment or discontinuance of a nonconforming use. That section provides that if a nonconforming use is discontinued for a period of one year or more years, the right to carry on such a use on the given property shall be terminated. However, as you may know, there are marked legal differences between a nonconforming use and a special exception use.

Also, it is to be noted that Section 502.2 of the BCZR governs conditions or restrictions which may be attached to special exception approval. Of particular significance is the language which provides that such restrictions will continue to bind any "person, firm or corporation" which might subsequently acquire the special exception use by "sale, lease, assignment or other transfer." This language certainly recognizes that the special exception approval is not specific to a particular property owner but can be utilized by different businesses as was the case for the subject property.

As noted above, I have been unable to find any case law or other authority regarding this issue in Maryland. Although I have not exhaustively researched same, my cursory examination of the case law and zoning authorities reveal no decision on point in this State.

Under the circumstances, I am inclined to rule that the special exception which was initially granted in this case for a trucking facility remains valid. Frankly, there is no authority which suggests another result. Therefore, I am satisfied that the previously approved special exception is valid and can be utilized by the current business which is operating on the subject property.

Having resolved this question, I am prepared to move forward and issue my findings of facts and opinion relating to the pending petitions. However, prior to doing so, I wanted to afford an opportunity for counsel and interested parties to offer anything additional which they may wish regarding the issue addressed in this letter. I believe such an opportunity is appropriate in that this issue was not resolved at the hearing. I will provide all parties fifteen (15) days from the date hereof to contact me in this regard. If I do not hear from anyone during that time, I will issue my opinion and Order incorporating the conclusions I have made hereinabove.

Peter W. Taliaferro, Esquire
Thomas & Libowitz, P.A.
page 3.....

as they relate to the validity of the existing special exception and address the issues presented at the hearing regarding the pending Petitions.

Please do not hesitate to contact me should you have any questions or comments regarding this matter.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm

cc: Mr. Guido Guarnaccia, 3912 Glenhurst Road, Balto. Md. 21222
cc: Mr. Bernard Bennett, 3915 Glenhurst Road, Balto. Md. 21222

LAW OFFICES
THOMAS & LIBOWITZ, P.A.
A PROFESSIONAL ASSOCIATION
100 LIGHT STREET
BALTIMORE, MARYLAND 21202-1053
FAX: (410) 252-0000
PLEASE REPLY TO BALTIMORE

October 18, 1994

Honorable Lawrence E. Schmidt
Zoning Commissioner
Baltimore County Office
of Planning & Zoning
Suite 113, Court House
400 Washington Avenue
Towson, Maryland 21204

Re: Case No. 94-477-SPHX
Petitions for Special Hearing,
Special Exception and Variance
Duck & Run Partnership

Dear Commissioner Schmidt:

As you know, I represent the Petitioner in the above referenced matter, Duck & Run Partnership. My client seeks realignment of a lot line bisecting its property, which serves a roofing company and a trucking facility.

This letter follows yours of August 24, 1994, in which you indicated your satisfaction that the previously approved special exception regarding the operation of a trucking facility on the subject property is valid and can be utilized by the current business which is operating on the subject property. As you recall, the petition at issue in this case concerns an adjustment of the lot line dividing the subject property without changing the use of the property.

In your letter of August 24, 1994, you indicated that if you did not receive any response requesting an opportunity to present further information to you, you are prepared to issue your opinion and order in this matter. I am not aware of any response to your letter having been submitted by any other party.

PLEASE PRINT CLEARLY

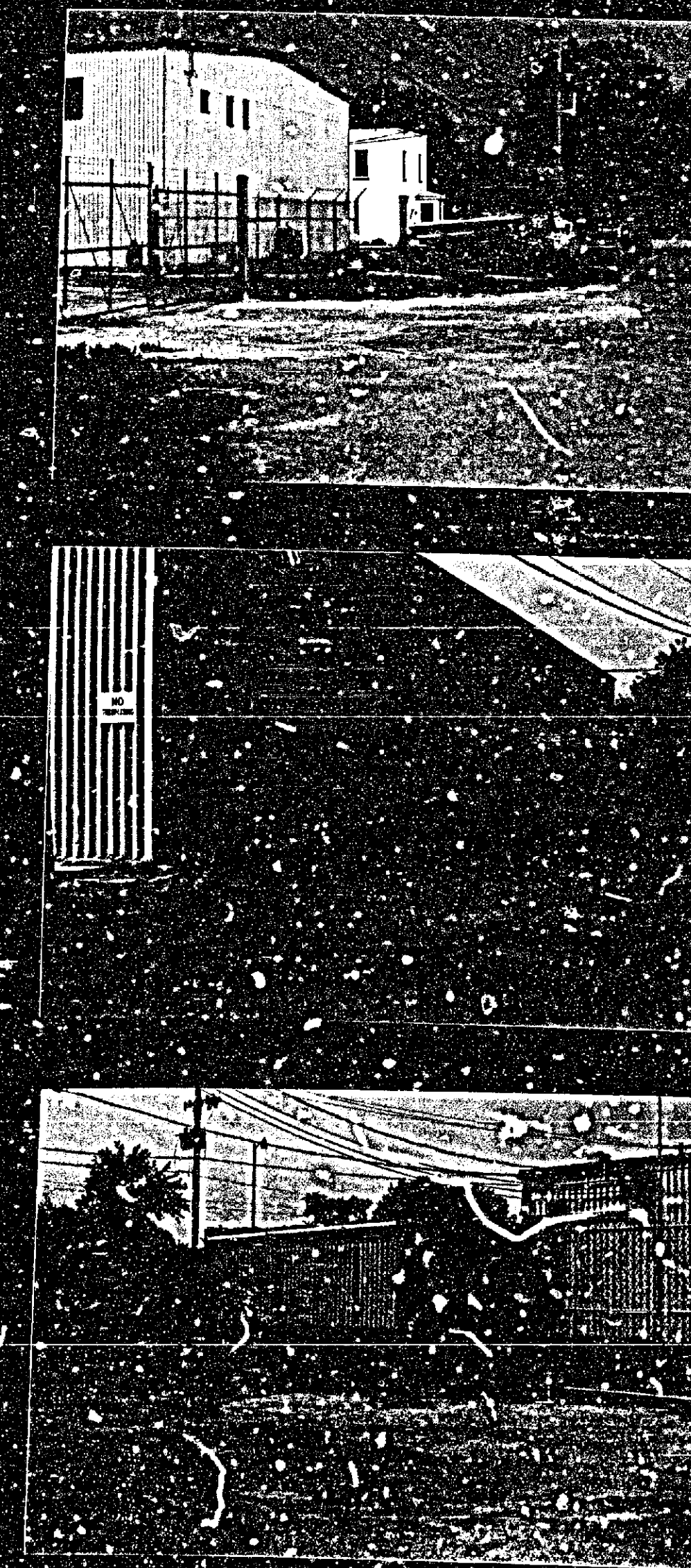
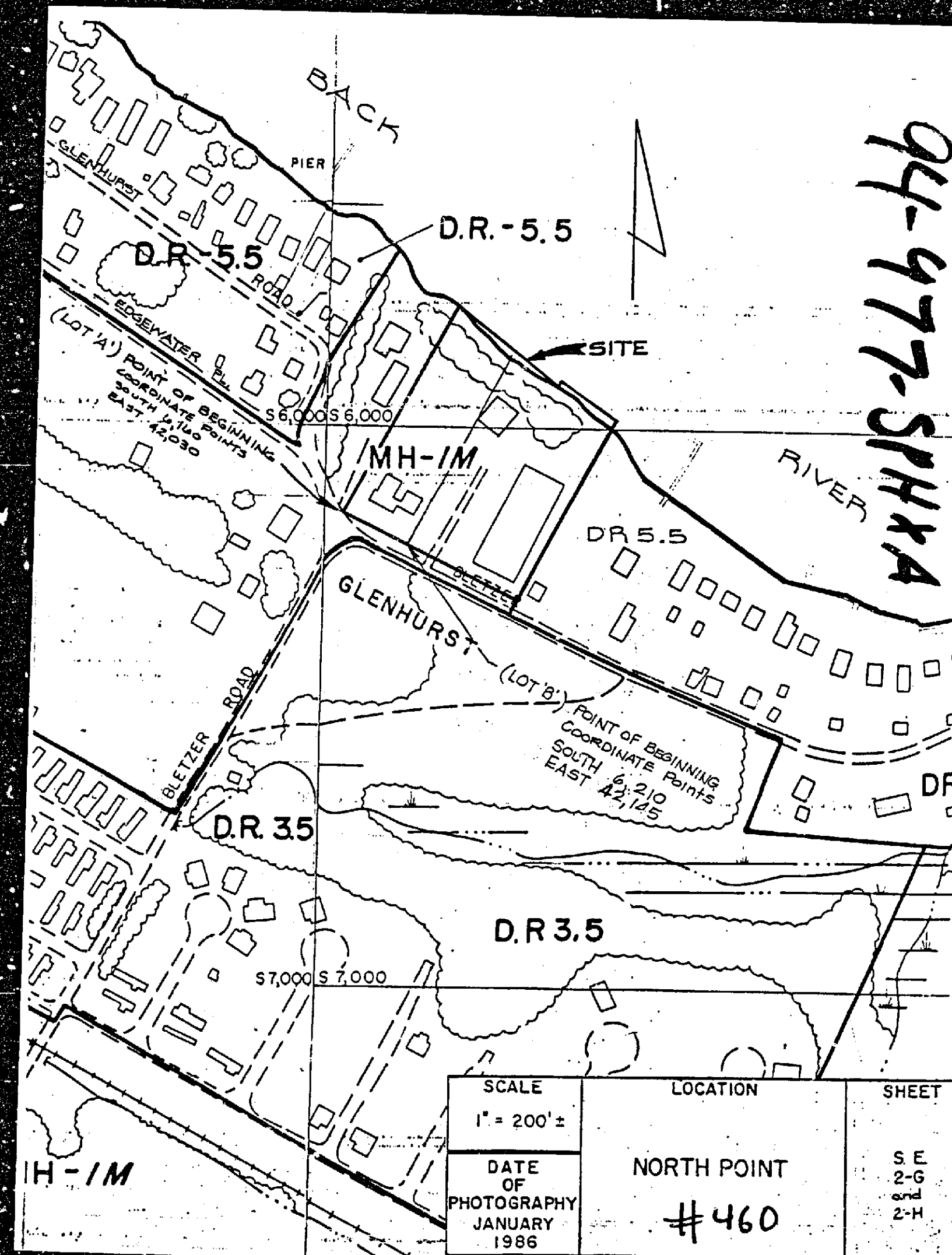
PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Clyde F. Hinkle, Petitioner	1749 Eaglebrook Rd. Balto. Md.
Doug G. Taylor, D.R. Partnership	P.O. Box 8738 Balto. Md. 21222
PETER W. TALIAFERRO	ATTORNEY FOR PETITIONER 100 LIGHT ST BALTIMORE MD 21202

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
GUIDO GUARNACCIA	3912 GLENHURST RD. Balto. MD 21222
CHAIRMAN ENVIRONMENTAL	U.S.C.I.A. 3992
Bernard Bennett	3915 Glenhurst Balto. Md.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 24, 1994

Peter W. Taliaferro, Esquire
Thomas & Libowitz, P.A.
U.S.F.C. Building, Suite 1100
100 Light Street
Baltimore, Maryland 21202-1053

RE: Case No. 94-477-SPHXA, Item No. 460
Petitions for Special Exception, Special Hearing, and Variance
Petitioner: Duck and Run Partnership

Dear Mr. Taliaferro:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on May 24, 1994 and scheduled for a hearing accordingly. Any attached comments from a 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.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

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
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management
DATE: June 13, 1994
FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section *RWB for RWB*
RE: Zoning Advisory Committee Meeting
for June 13, 1994
Item No. 460

The Developers Engineering Section has reviewed the subject zoning item. This proposal is not subject to the Landscape Manual. However, the Manual's sections related to streetscape and residential buffer should be required for Bletzer Road and the eastern residential zone.

RWB:sw



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

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

Re: Baltimore County
Item No.: 4460 (MJK)

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. RANNEY, ACTING CHIEF
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 6/28/94

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

RE: Property Owner:

LOCATION: SEE BELOW

Item No.: SEE BELOW

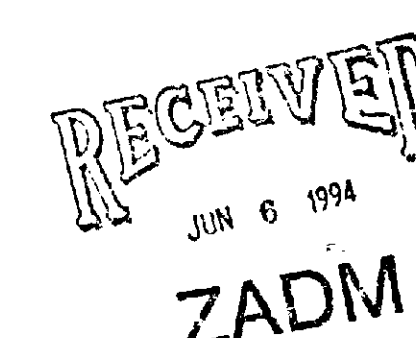
Zoning Agency:

Comments:

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 460 AND 465.



REVIEWER: LT. ROBERT F. SAUERHAUD
Fire Marshal Office, PHONE 887-4881, RS-1102P

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: June 14, 1994

SUBJECT: 8300 & 8304 Bletzer Road

INFORMATION:

Item Number: 460

Petitioner: Duck and Run Partnership

Property Size: _____

Zoning: M.H.-I.M.

Requested Action: _____

Hearing Date: _____

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided, staff offers the following comments:

The present trucking facility use of the property negatively impacts the adjacent residential community due to the number of trucks that enter and exit the site on a daily basis.

Upon examination of the plat and accompanying documentation, it is unclear as to whether the area devoted to the trucking facility will be increasing. Therefore, clarification must be given regarding the extent to which the trucking facility will function.

If the applicant is proposing an increase in the area designated for the trucking facility that would result in additional trucks being stored on the property, it is the position of this office that the request be denied.

Prepared by: *Jeffrey W. L...*

Division Chief: *Carol L...*

PK/JL:lw

ZAC, 460/PZONE/ZAC1

Pg. 1

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #460
8300 and 8304 Bletzer Road
Zoning Advisory Committee Meeting of June 6, 1994

This property is located in the Chesapeake Bay Critical Area and is classified as an Intensely Developed Area (IDA). This project proposes a lot line adjustment and the creation of four additional parking spaces where lawn currently exists. The Critical Area Regulations state, "New development and redevelopment within the IDA shall use Best Management Practices or other technology which reduces pollutant loadings by 10% of the on-site level prior to new development or redevelopment" (Baltimore County Code Section 26-452(a)). The lot line adjustment will not be considered a redevelopment activity and will not require compliance with the above regulation. However, physical changes to the property, such as the proposed parking spaces, will necessitate compliance with the above 10% pollutant reduction requirement.

At this time, no method has been proposed to bring this project into compliance with the Critical Area IDA requirements. It is therefore requested that the Hearing Officer condition the zoning order so that this project is not approved until it has complied with Chesapeake Bay Critical Area Requirements.

JLP/NSSP/tmm

BLE: ER/DEPRM/XTSBD

111 West Chesapeake Avenue
Towson, MD 21204

July 6, 1994

(410) 887-3353

Peter W. Taliaferro, Esquire
Thomas & Libowitz, P.A.
U. S. F. & G. Tower, Suite 1100
100 Light Street
Baltimore, Maryland 21202-1053

RE: Case No. 94-477-SPHXA, Item No. 460
Petitions for Special Hearing, Special Exception and Variance

Dear Mr. Taliaferro:

Enclosed are copies of comments received from the Office of Planning and Zoning on July 5, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Charlotte Minton

Charlotte Minton

Enclosure

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR SPECIAL EXCEPTION * ZONING COMMISSIONER
PETITION FOR VARIANCE *
8300-8304 Bletzer Road, Corner * FOR BALTIMORE COUNTY
W/S Glenhurst Road and W/S *
Bletzer Road, 15th Election Dist., * CASE NO.: 94-477-SPHXA
7th Councilmanic *
Duck and Run Partnership *
Petitioners * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of June, 1994, a copy of the foregoing Entry of Appearance was mailed to Peter W. Taliaferro, Esq., Thomas & Libowitz, P.A., 300 N. Charles Street, 5th Floor, Baltimore, MD 21201-4305, attorney for Petitioners

Peter Max Zimmerman
PETER MAX ZIMMERMAN



ZONING DESCRIPTION
OF LOT B
8304 BLETZER ROAD
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning at a point on the North side of Bletzer Road, being 40 feet wide, at the distance of 125 feet East of the centerline of the nearest improved intersecting street, Glenhurst Road, which is 50 feet wide, thence the following courses and distances: 1) N. 27°47'26" E. 390.64 feet; 2) S. 53°52'28" E. 106.90 feet; 3) N. 27°47'26" E. 9.00 feet; 4) S. 57°15'54"E. 122.59 feet; 5) S. 28°30'26" W. 230.87 feet; 6) S. 27°33'58"W. 135.89 feet; 7) and N. 63°56'34"W. 225.65 feet to the place of beginning. Containing 85,549 square feet or 1.96 acres of land more or less.

Being Parcel 250 and part of Parcel 281 as described in a deed, dated September 21, 1985 and recorded among the land records of Baltimore County in liber 6987, folio 497.



William Michael Ray
MD Reg. NO. 516

(Seal)

Date

#460

Civil Engineers / Land Planners / Surveyors - 1249 Engleberth Road / Baltimore, Maryland 21221 / 410-391-2336



ZONING DESCRIPTION OF LOT A
AND LEASE AREA
IN LOT B FOR LOT A
8300 BLETZER ROAD
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning at a point, being situated on the northeasterly most side of Bletzer Road, being 40.00 feet wide, at the intersection of Glenhurst Road; 1) thence North 27°47'26" East 412.69 feet to a point; 2) thence South 53°52'28" East 185.49 feet to a point; 3) South 24°57'33" West 206.15 feet to a point; 4) thence North 63°26'06" West 20.12 feet to a point; 5) thence South 26°05'52" West 174.14 feet to a point; 6) thence North 63°56'34" West 178.82 feet to the point of beginning. Containing 72,528 square feet or 1.665 acres of land more or less.

Being part of parcel two as described in deed, dated September 21, 1985 and recorded among the land records of Baltimore County in liber 6987, folio 497.



William Michael Ray
MD Reg. NO. 516

(Seal)

#460

Civil Engineers / Land Planners / Surveyors - 1249 Engleberth Road / Baltimore, Maryland 21221 / 410-391-2336

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 157 Date of Posting: 4/17/94
Posted for: Special Hearing - Special Exception - Variance
Petitioner: Duck and Run Partnership
Location of property: 8300-8304 Bletzer Rd. N/E of Glenhurst & N/W of Bletzer
Location of Signs: Posting road sign for property being zoned
Remarks: None
Posted by: William Michael Ray
Number of Signs: 2 Date of return: 4/15/94

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 10, 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 June 9, 1994.

THE JEFFERSONIAN,
A. Henrichson
LEGAL AD. - TOWSON

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: 94-477-SPHX (Item 460)
8300-8304 Bletzer Road
Corner NE/S Glenhurst Road and N/W Bletzer Road
15th Election District and 7th Councilmanic
Petitioner(s): Duck and Run Partnership
HEARING: TUESDAY, JULY 5, 1994 at 9:00 a.m. in Rm. 118 Old Courthouse
Special Hearing to approve an amendment of the site plan approved in zoning case 888-132-SPHX. Special Exception for an amendment of the site plan and reduction of area approved for trucking in zoning case 888-132-SPHX. Variance to permit a lot area of 1.67 acres for trucking facility use in lieu of the required 5 acres and dimensional dimension of less than 150 feet; to permit an area devoted to parking of truck tractors and trailers of 58.28 +/- in lieu of the required 75% of that part of the site devoted to trucking operations; to permit a paving surface of stone without striping, in lieu of the required durable and dustless surface with striping, for seven parking spaces and access; to permit parking spaces without the required direct access to alleys; to permit a side yard of 6 feet in lieu of the required 50 feet; and to require no additional fences, screening, or landscape, than that which currently exists.

TO: POTENTIAL PUBLISHING COMPANY
July 9, 1994 Issue - Jeffersonian
Please forward billing to:
Peter E. Tallaferro, Esquire
Thomas B. Libowitz, P.A.
Suite 1100
100 Light Street
Baltimore, Maryland 21202
752-2468

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:

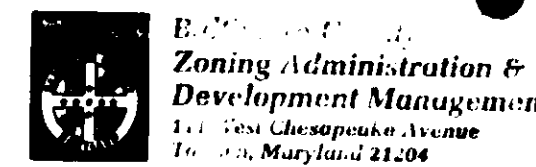
CASE NUMBER: 94-477-SPHX (Item 460)
8300-8304 Bletzer Road
Corner NE/S Glenhurst Road and N/W Bletzer Road
15th Election District and 7th Councilmanic
Petitioner(s): Duck and Run Partnership
HEARING: TUESDAY, JULY 5, 1994 at 9:00 a.m. in Rm. 118 Old Courthouse

Special Hearing to approve an amendment of the site plan approved in zoning case 888-132-SPHX. Special Exception for an amendment of the site plan and reduction of area approved for trucking in zoning case 888-132-SPHX. Variance to permit a lot area of 1.67 acres for trucking facility use in lieu of the required 5 acres and dimensional dimension of less than 150 feet; to permit an area devoted to parking of truck tractors and trailers of 58.28 +/- in lieu of the required 75% of that part of the site devoted to trucking operations; to permit a paving surface of stone without striping, in lieu of the required durable and dustless surface with striping, for seven parking spaces and access; to permit parking spaces without the required direct access to alleys; to permit a side yard of 6 feet in lieu of the required 50 feet; and to require no additional fences, screening, or landscape, than that which currently exists.

LAMARCA E. SCHLITZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

Called
Potential publisher
is back issue - should
be June - they realized
the error and ran it
June 9



CRITICAL

receipt

Date: 5/24/94
Number: 94-477-SPHX
Duck and Run Partnership - 8300-8304 Bletzer Road
070 - Special Exception, Variance, Special Hearing (8300-8304) - \$50.00
080 - 3 signs (\$35.00 each) - \$105.00
Total - \$155.00
Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

94-477-SPHX

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.: 460
Petitioner: Duck and Run Partnership
Location: 8300-8304 Bletzer Road
PLEASE FORWARD ADVERTISING BILL TO:
NAME: PETER E. TALLAFERRO
THOMAS B. LIBOWITZ, P.A.
ADDRESS: SUITE 1100
100 LIGHT ST.
BALTIMORE, MD 21202
PHONE NUMBER: 752-2468

MUST BE SUPPLIED

Item Number: 460
Planner: HJR
Date Filed: 6-24-94

PETITION PROCESSING FLAG

94-477-SPHX

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
 - Plats (need 12, only 1 submitted)
 - 200 scale zoning map with property outlined
 - Election district
 - Councilmanic district
 - BCZR section information and/or wording
 - Hardship/practical difficulty information
 - Owner's signature (need minimum 1 original signature) and/or printed name and/or address
 - Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address
 - Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
 - Power of attorney or authorization for person signing for legal owner and/or contract purchaser
 - Attorney'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

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 9, 1994

Peter W. Taliaferro, Esquire
Thomas S. Libowitz, P.A.
USF&G Building
Suite 1100, 100 Light St.
Baltimore, Maryland 21202-1053

RE: Case No. 94-477-SPHXA
Petitions for Special Hearing, Special Exception and Variances
Duck and Run Partnership, Petitioner
Property: 8300 and 8304 Bletzer Rd.

Dear Mr. Taliaferro:

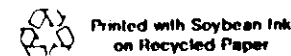
Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing, Special Exception and Variances have been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.
cc: Mr. David G. Taylor, Duck and Run Partnership
Mr. Clyde F. Hinkle, Bafitis and Assoc.
Mr. G. Guarnaccia, Wells, McComas Improvement Assoc.
Mr. Bernard Bennett



#460

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County
for the property located at 8300 & 8304 Bletzer Road
Baltimore, Maryland 21222
which is presently zoned MH-1H

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve.

Amendment of the site plan approved in Zoning Case No. 88-132-SPHA, as shown on the provided site plan.

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

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

Contract Purchaser/Lessor:

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner:

Type or Print Name

Signature

Address

City State Zip

With the solemnity declared and sworn, under the penalties of perjury, that they are the legal owners of the property which is the subject of this Petition.

Legal Owner(s):

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner:

Type or Print Name

Signature

Address

City State Zip

ESTIMATED LENGTH OF HEARING

REVIEWED BY: DATE: 5/24/94

CRITICAL #460

Petition for Special Exception

to the Zoning Commissioner of Baltimore County
for the property located at 8300 & 8304 Bletzer Road
Baltimore, Maryland 21222
which is presently zoned MH-1H

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for:

Amendment of the site plan and reduction of area approved for trucking in Zoning Case No. 88-132-SPHA, as shown on the provided site plans.

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

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

Contract Purchaser/Lessor:

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner:

Type or Print Name

Signature

Address

City State Zip

With the solemnity declared and sworn, under the penalties of perjury, that they are the legal owners of the property which is the subject of this Petition.

Legal Owner(s):

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner:

Type or Print Name

Signature

Address

City State Zip

ESTIMATED LENGTH OF HEARING

REVIEWED BY: DATE: 5/24/94

CRITICAL #460

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 8300 & 8304 Bletzer Road
Baltimore, Maryland 21222
which is presently zoned MH-1H

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See attached schedule of amendments.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):

See attached schedule of amendments to the site plan approved in Zoning Case No. 88-132-SPHA, as shown on the provided site plans.

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.

Contract Purchaser/Lessor:

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner:

Type or Print Name

Signature

Address

City State Zip

With the solemnity declared and sworn, under the penalties of perjury, that they are the legal owners of the property which is the subject of this Petition.

Legal Owner(s):

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner:

Type or Print Name

Signature

Address

City State Zip

ESTIMATED LENGTH OF HEARING

REVIEWED BY: DATE: 5/24/94

Attachment to Petition for Variance

8300 & 8304 Bletzer Road
Baltimore, Maryland 21202

Variances Requested

Section 410 A.3.B.1 To permit a lot area of 1.67 acres (1.15 acres proposed fee plus .52 acres leased) for trucking facility use in lieu of the required 5 acres and diametrical dimension of less than 150 feet.

Section 410 A.3.B.3. To permit an area devoted to parking of truck tractors and trailers of 58.28 ± (of the 1.15 acres proposed fee) in lieu of the required 758 of that part of the site devoted to trucking operations. (20,700 sq. ft. trailer parking + 35,588 sq. ft. terminal area = 58.28)

Section 409.8A.2 and 6. To permit a paving surface of stone without striping, in lieu of the required durable and dustless surface with striping, for seven parking spaces and access.

Section 409.4B. To permit parking spaces without the required direct access to aisle.

Section 258.2 (MR Zone; Section 243.2). To permit a side yard of 6' in lieu of the required 50'.

Section 410.A.3.B.9. To require no additional fences, screening, or landscape, than that which currently exists.

Hardship/Practical Difficulty

While the proposed use changes have no impact outside of the area of the two combined lots of 8300 and 8304 Bletzer Road, the use changes are significant to the lots' owner, the Petitioner. Presently, the total area is divided into two parcels, #281 (2.08 acres) which is leased out as a Class II Trucking Facility, and #250 (1.03 acres) which is used by Petitioner as a roofing company's warehouse, office, sheet metal shop, and equipment storage yard.

Petitioner desires to sell 1.15 acres of the property devoted to trucking use to a buyer who will continue to use it as a Class II Trucking Facility. It is an impractical business burden and a hardship for Petitioner not to be able to gain the monetary benefit of this transaction. As part of the transaction, Petitioner will lease to the truck terminal operator for continued truck terminal use a portion of the property the Petition will continue to own.

In order to divide the whole tract into the two proposed fee

simple parcels, while continuing their present use, it will be necessary:

(a) to reallocate the areas of use within the aggregate area of the tract as set forth in the variance requests stated above;

(b) to locate the property line dividing the parcels 6 feet from the east side trucking facility building; and

(c) to convert 2,859 square feet of what is presently lawn to stone covered parking area to reach parking area ratios required by Section 409.

The affected residential neighbor does not contest Petitioner's request that no additional fences, screening, or landscape, than that which currently exists be imposed in connection with this variance.

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ZONING DESCRIPTION OF LOT A

8300 BLETZER ROAD
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning at a point, being situated on the northeasterly most side of Bletzer Road, being 40.00 feet wide, at the intersection of Glenhurst Road; 1) thence as now surveyed North 27°47'26" East 412.69 feet to a point; 2) thence South 53°52'28" East 126.09 feet to a point; 3) thence South 27°47'26" West 390.64 feet to a point; 4) thence North 63°56'34" West 124.82 feet to the point of beginning. Containing 50,110 square feet or 1.150 acres of land more or less.

Being part of parcel two as described in a deed, dated September 21, 1985 and recorded among the land records of Baltimore County in liber 6987, folio 497.



William Michael Ray Reg. #516

#460

Civil Engineers / Land Planners / Surveyors - 1249 Englebert Road / Baltimore, Maryland 21221 / 410-391-2338



ZONING DESCRIPTION OF LEASE AREA

IN LOT B FOR LOT A
8300 BLETZER ROAD
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point, being situated on the northeasterly most side of Bletzer Road, being 40.00 feet wide, said point also being South 63°56'34" East 124.82 feet, as now surveyed, from the intersection of Glenhurst Road; 1) thence North 27°47'26" East 390.64 feet to a point; 2) thence South 53°52'28" East 59.40 feet to a point; 3) thence South 24°57'33" West 206.15 feet to a point; 4) thence North 63°26'06" West 20.12 feet to a point; 5) thence South 26°05'52" West 174.14 feet to a point; 6) thence North 63°56'34" West 54.00 feet to the point of beginning. Containing 22,418 square feet or 0.515 acres of land more or less.

Being part of parcel two as described in a deed, dated September 21, 1985 and recorded among the land records of Baltimore County in liber 6987, folio 497.



William Michael Ray Reg. #516

#460

Civil Engineers / Land Planners / Surveyors - 1249 Englebert Road / Baltimore, Maryland 21221 / 410-391-2338

IN RE: PETITIONS FOR SPECIAL HEARING, * BEFORE THE
SPECIAL EXCEPTION & ZONING VARIANCE * ZONING COMMISSIONER
Cor. NE/S Glenhurst Rd. & N/S *
Bietzer Road * OF BALTIMORE COUNTY
8300-8304 Bietzer Road *
15th Election District *
7th Councilmanic District * Case No. 94-477-SPHKA
Duck and Run Partnership *
Petitioner *

FINDINGS OF FACTS AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Hearing, Special Exception and Zoning Variance for the properties known as 8300-8304 Bietzer Road near Back River in Baltimore County. As to the Petition for Special Exception, approval is sought for an amendment of the site plan and reduction of the area approved for trucking in case No. 88-132-SPHA. As to the Petition for Special Hearing, similar relief is requested; to wit, approval for an amendment of the site plan approved in case No. 88-132-SPHA. As to the Petition for Zoning Variance, several variances are sought. They are:

1. From Section 410A.3.B.1 of the Baltimore County Zoning Regulations (BCZR) to permit a lot area of 1.67 acres (1.15 acres proposed fee plus .52 acres leased) for trucking facility use in lieu of the required 5 acres and diametrical dimension of less than 150 ft.;
2. From Section 410A.3.B.3 to permit an area devoted to parking of truck tractors and trailers of 58.2%/- (of the 1.15 acres proposed fee) in lieu of the required 75% of that part of the site devoted to trucking operations. (20,700 sq. ft. trailer parking divided by 35,588 sq. ft. terminal area = 58.2%);
3. From Section 409.8.A.2 and 6 to permit a paving surface of stone with-

out striping, in lieu of the required durable and dustless surface with striping, for several parking spaces and access;

4. From Section 409.4.B to permit parking spaces without the required direct access to aisle;
5. From Section 258.2 (MR zone; Section 243.2) to permit a side yard of 6 ft. in lieu of the required 50 ft.; and,
6. From Section 410A.3.B.9 to require no additional fences, screening, or landscape, than that which currently exists.

It is to be noted, however, that the request for variance from Section 409.8.A.2 and 6 was deleted at the public hearing (listed as #3 above).

Appearing at the public hearing held for this case was the Petitioner/property owner, David G. Taylor. Mr. Taylor is the General Partner of the Duck and Run Partnership, that entity which owns the site. Also present was Clyde Hinkle from Bafitis and Associates. That company prepared the site plan marked as Petitioner's Exhibit No. 1, which depicts the property and proposed relief. The Petitioner was represented by Peter W. Taliaferro, Esquire. Appearing in opposition to the request was Guido Guarnaccia on behalf of the Wells-McComas Community Improvement Association and Bernard Bennett.

Mr. Clyde Hinkle, from Bafitis and Associates, testified and presented the plan. He noted that the subject site is approximately 3.11 acres in area and is zoned M.H.-I.M. He also related the zoning history of the site, which is likewise depicted on the plan. That history indicates that the property was the subject of case No. 78-45-R in which an error in the zoning map was corrected and a restoration of the former M.H. zoning and redistricting to I.M. was granted on March 8, 1978. The property came in again for public hearing under case No. 78-223-ASPH. At that time, special hearing relief and variances were granted to permit an office building addition, to

-2-

determine trucking facility limits and to allow slag paving in lieu of bituminous or concrete surface was granted. Several restrictions were added to the relief granted. The matter next came in under case No. 88-132-SPHA. Under this case, special hearing approval was obtained to amend the site plan and certain variances were granted. Additional restrictions as shown on the site plan were added.

Mr. Hinkle explained that the subject of the present hearing is primarily to relocate the division line between the two uses which are ongoing on this property. He emphasized that there would be no change in the actual use of the subject site. Under the old previously approved plan, approximately 1.03 acres of the parcel, known as lot No. B, was devoted a roofing company which is operated on the site. The remaining portion of the site, 2.08 acres, was devoted to the trucking facility use. The old lot line is clearly shown on the property and is immediately to the west of the roofing company building. The Petitioner proposes moving the lot line easterly, as shown on the plan, towards the trucking facility. Under the new plan, the trucking facility lot (lot No. A) will be reduced in area to 1.15 acres. Lot No. B, the existing roofing company, will be increased in acreage to 1.96 acres. Moreover, .52 acres will be leased by the roofing company for the trucking facility operation. Again, it is to be noted that no specific changes are proposed to actual business operations. The proposed changes are mainly made to provide the property owners with flexibility in obtaining mortgage financing. Moreover, the relocation of the lot lines will accurately reflect the actual activity on the site. It need be emphasized that the trucking facility will continue to operate in the new area known as lot No. A as well as the area which it will lease from the roofing company which is comprised of the .52 acre parcel.

-3-

The variances requested are necessary to reflect the lot line adjustment. The first variance requested is sought to legitimize the 1.67 acres in total area (1.15 acres in fee, + .52 acres leased) which will be devoted for the trucking facility, in lieu of the required 5 acres and to allow for diametrical dimension of less than 150 ft. Variances relief is also requested to allow the area devoted to parking of truck tractors and trailers to be 58.2% of the in fee area in lieu of the required 75%. Relief is also sought to permit parking spaces without the required direct access to aiseways and to permit a side yard of 6 ft. in lieu of the required 50 ft. Lastly, relief is sought so that no additional fences, screening or landscaping other than what currently exists will be necessary.

Also testifying on behalf of the Petitioner was David Taylor, the General Partner of the Duck and Run Partnership, the property owner. Mr. Taylor is the principal in the F.A. Taylor and Son Roofing business which has been operating on this site. He also described the history of the site. He noted that a business known as Mel's Fuel Company presently operates the trucking facility operation on lot No. A. He noted that Brannamen Trucking, Inc., previously operated on the property from the date he acquired the site (1985) until 1989. After the Brannamen business left, another tenant leased the property for a short period and then vacated the site. After a lapse of several years, Mr. Taylor's operation commenced in 1993.

Based on the testimony of Mr. Taylor, I advised all parties by way of letter directed to them following the hearing dated August 24, 1994 that certain issues were raised in my mind relating to the validity of the special exception for the trucking facility. As noted in my letter, I questioned whether the special exception approved in 1978 remained valid when the use had been discontinued for a period of approximately 2 to 3 years. I

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invited the parties, specifically including the neighbors who appeared, to offer any argument on this issue. No response was received from this letter.

A review of the BCZR discloses that same does not expressly address this issue. Section 502 of the BCZR discusses special exceptions and particularly Section 502.3 provides that a property owner has a certain period from the date the special exception relief is granted to institute that use. However, that is not the case here. Clearly, the special exception use was implemented timely. There is no language in the BCZR about a special exception use which is discontinued and then re-utilized. Although the BCZR does address abandonment or discontinuance of a nonconforming use, a special exception and nonconforming use are entirely different concepts. A nonconforming use is an otherwise illegal use which is not favored at law but allowed to remain under certain circumstances. A special exception use, on the other hand, is a permissible part of the zoning scheme and is presumptively permissible upon the showing that the conditions set forth in Section 502.1 of the BCZR are satisfied. Lastly, Section 502.2 suggests that special exceptions do not run with the land but can be transferred from person to person to corporation to corporation.

In my view, absent authority to the contrary, I find that the special exception approval granted in 1978 remains valid. There is nothing at law which suggests a contrary result. Thus, the special exception approval for a trucking facility remains valid.

As to the issues presented in this case, I am persuaded that the relief requested should be granted. As to the special exception and special hearing, the relief requested is somewhat akin to a housekeeping matter in that no additional improvements or expansion of the facilities are proposed. The lot line adjustments as shown on the site plan will be of no practical effect to the physical operation of the site.

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As to the variances requested, I am likewise persuaded that they should be approved. Those variances which relate to the area of the trucking facility and the area devoted to parking of truck and truck trailers are self explanatory and clearly reflect only a legitimization of existing uses. The remaining variances are likewise warranted based upon the uncontradicted testimony and evidence offered.

It is also to be noted that a comment from the Zoning Plans Advisory Committee was received from the Department of Environmental Protection and Resource Management (DEPRM). That department correctly recognized that the subject Petitions relate to a lot line adjustment and should not be considered a re-development activity. However, the comment suggests that certain provisions be made to bring the site in compliance with the Chesapeake Bay Critical Area regulations as they relate to physical changes on the property. I shall require the Petitioner to comply with any recommendations offered by DEPRM in this regard.

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.

IT IS THEREFORE ORDERED, by the Zoning Commissioner for Baltimore County, this 10th day of November, 1994, that, pursuant to the Petition for Special Hearing, approval to permit an amendment to the previously approved special exception granted in case No. 88-132-SPHA, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hearing, approval for an amendment of the site plan approved in case No. 88-132-SPHA, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 410A.3.B.1 of the Baltimore County Zoning Regulations (BCZR) to permit a lot area of 1.67

-6-

acres (1.15 acres proposed fee plus .52 acres leased) for trucking facility use in lieu of the required 5 acres and diametrical dimension of less than 150 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 410A.3.B.3 to permit an area devoted to parking of truck tractors and trailers of 58.2%/- (of the 1.15 acres proposed fee) in lieu of the required 75% of that part of the site devoted to trucking operations. (20,700 sq. ft. trailer parking divided by 35,588 sq. ft. terminal area = 58.2%), be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.8.A.2 and 6 to permit a paving surface of stone without striping, in lieu of the required durable and dustless surface with striping, for several parking spaces and access, be and is hereby DISMISSED; and,

IT IS FURTHER ORDERED that a variance from section 409.4.B to permit parking spaces without the required direct access to aisle, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 258.2 (MR zone; Section 243.2) to permit a side yard of 6 ft. in lieu of the required 50 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 410A.3.B.9 to require no additional fences, screening, or landscape, than that which currently exists, be and is hereby GRANTED, subject, however to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall comply with all requirements of the Department of Environmental Protection and Resource Management as set forth in

-7-

their comments dated July 1, 1994, attached hereto and made a part thereof.

3. Except as expressly amended herein, all restrictions and conditions attached to the relief granted in cases 78-45-R, 78-223-ASPH, and 88-137-SPHA shall remain in full force and effect.

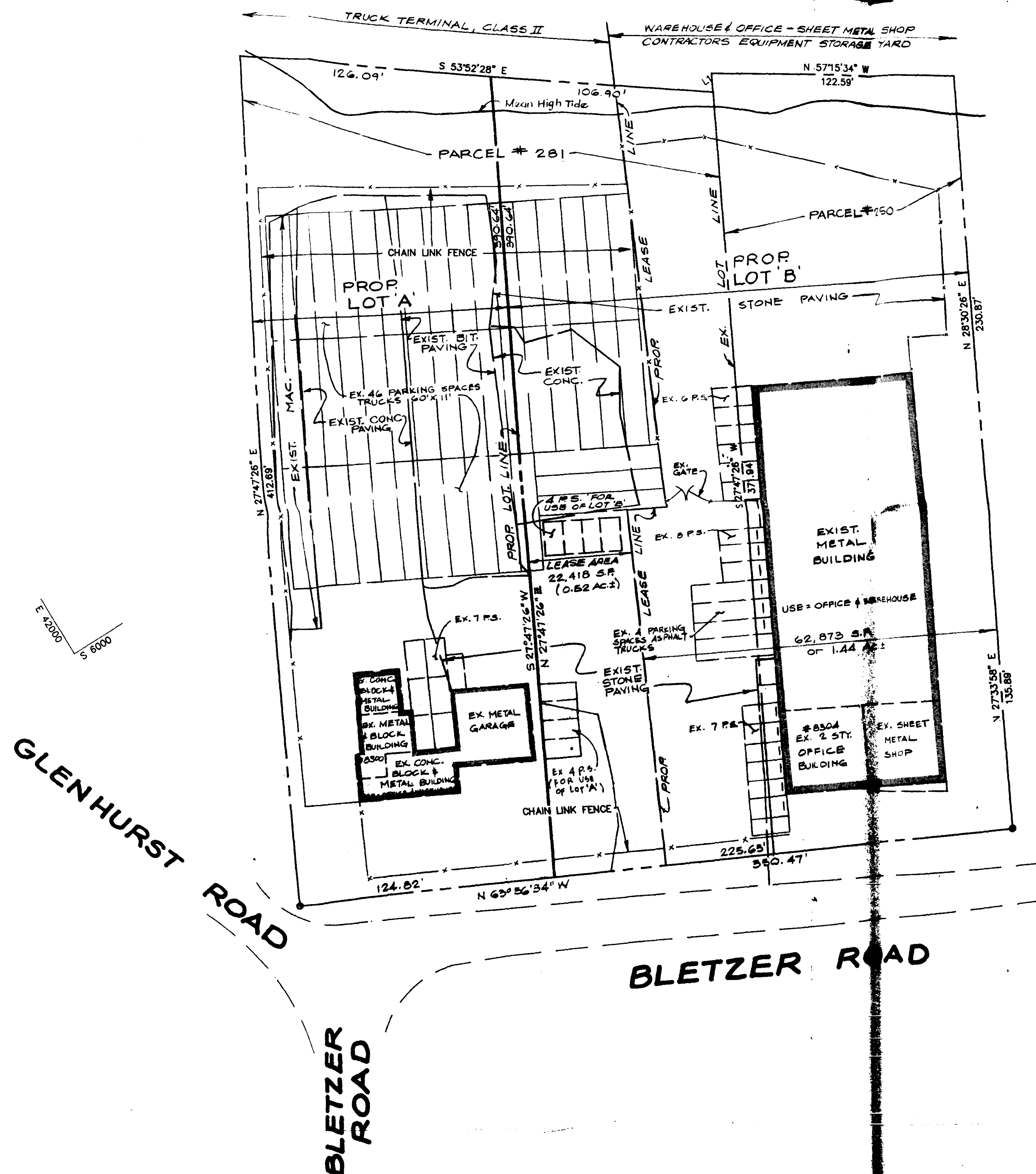
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Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

-8-

RIVER

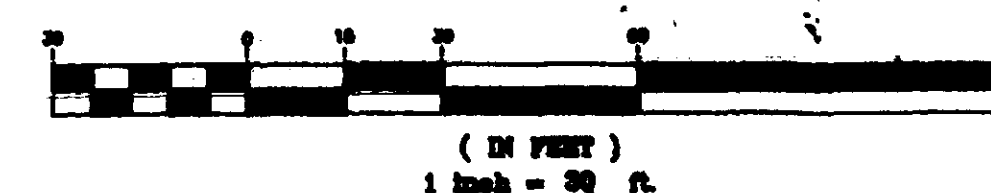
LINE	DIRECTION	DISTANCE
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SUBDIVISION INFORMATION

PROP. LOT 'A' = 50,110 S.F. = 1.15 AC.±
PROP. LOT 'B' = 88,549 S.F. = 1.96 AC.±
135,659 S.F. = 3.11 AC.±

GRAPHIC SCALE



Parking Tabulation

1. Parking Class II Trucking Facility (Lot A)
Required: Automobile (minimum required = 10 spaces)
46 Truck spaces @ 11' x 60' = 30.360 S.F.
(Required 1 P.S. per 3,000 S.F. of truck parking)
30,360
3,000 = 10.17, say 11 spaces
Proposed: 11 spaces - automobile
46 spaces - truck
2. Warehouse, Office, Sheet Metal Shop and Contractor's
Equipment Storage Yard (Lot B)
Warehouse/Metal Shop:
Required: 1 per employee
9 Employees = _____ 9 spaces
- Office
Required: 3.3 spaces/1,000 S.F.
1st Floor 1,600 S.F.
2nd Floor 1,600 S.F.
3,200 S.F.
3,200
1,000 x 3.3 = 10.2 spaces, say 11 spaces
say 20 spaces
Proposed: _____ 20 spaces



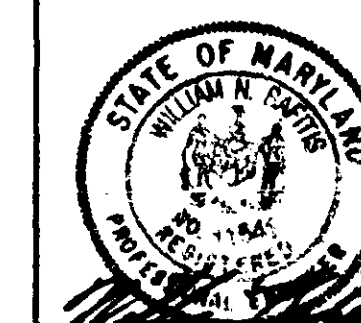
William N. Baffie, P.E.
410-391-2336

Civil Engineers/Land Planners/Surveyors
1249 Endleberth Rd. Baltimore, MD 21281

SCHEMATIC PLAT
FOR

#8300 & 8304 BLETZER ROAD

15th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



WILLIAM N. BAFTIS, P.E.

SCALE: 1"=30'

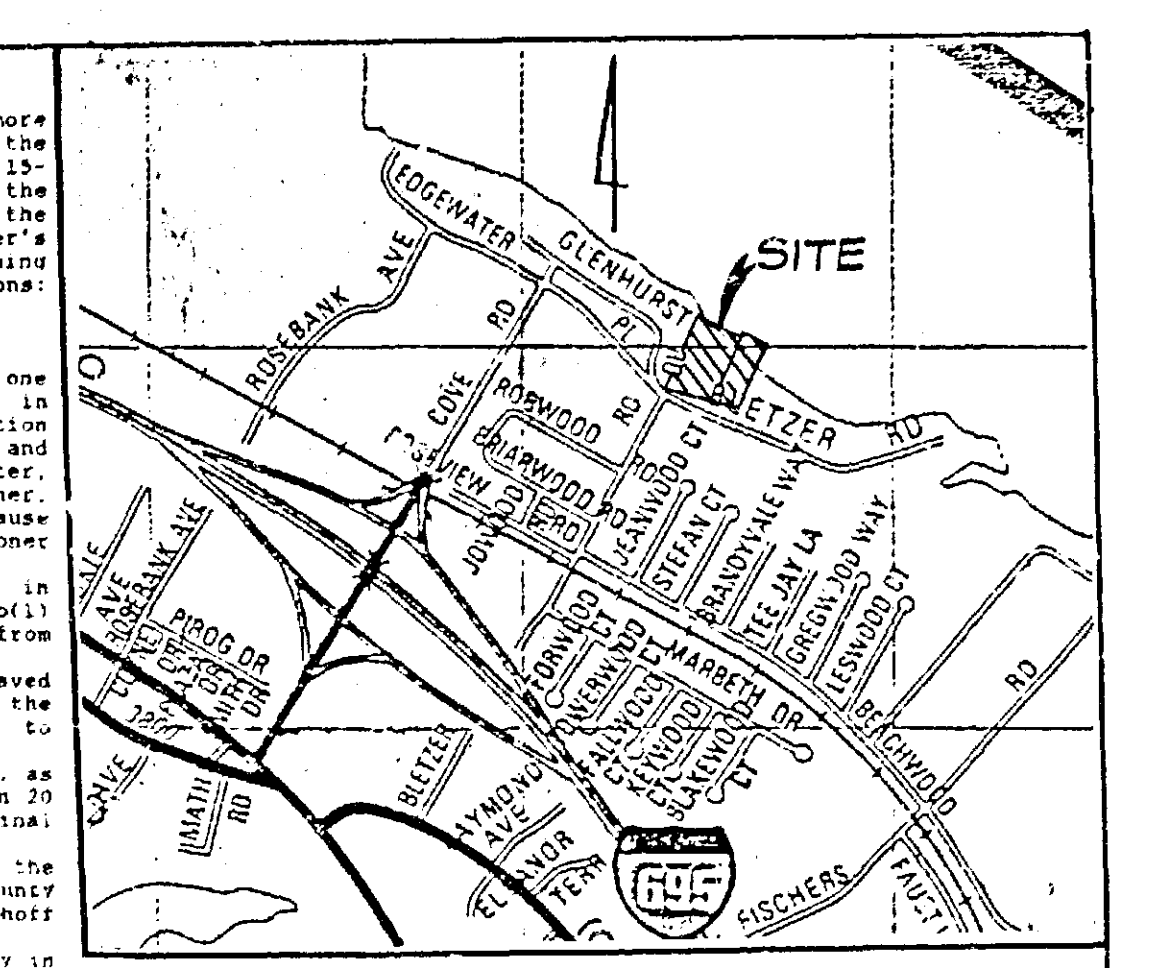
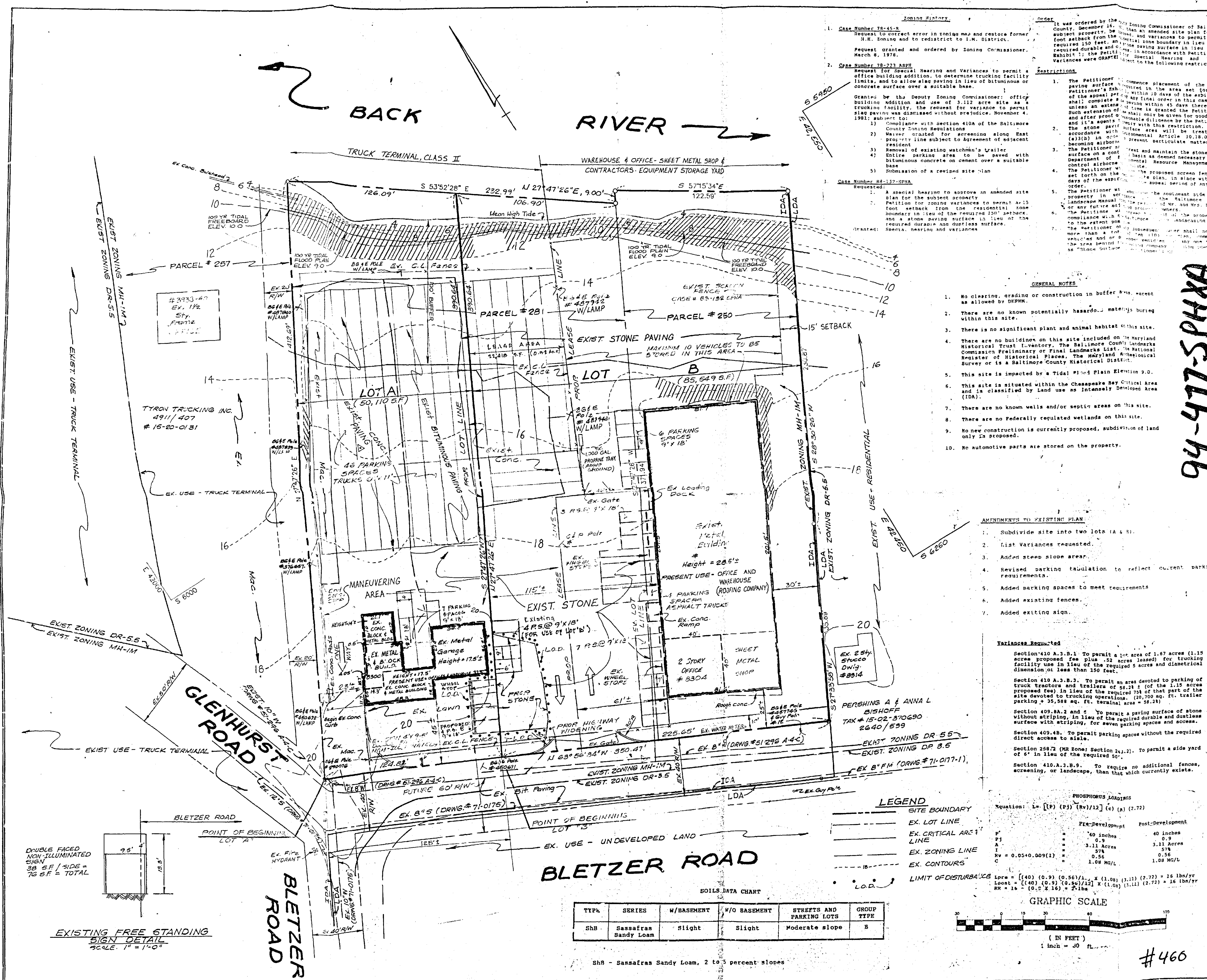
JOB ORDER NO
82050

DATE:
MARCH 23 1994

SHEET 2 OF 2

NO.	REVISIONS	DATE
1	REVISED LEASE AREA	6-10-
2	REMOVED 4 PARKING SPACES & STONE	6-20-
	PETITIONER'S	
	FULL NAME:	

**PETITIONER'S
EXHIBIT** *No 2*



VICINITY MAP
SCALE: 1" = 1000'

SITE DATA

1. Owner/Developer:	Duck and Run Partnership 8204 Blezter Road Baltimore, Maryland 21222 (410) 497-3330
2. Dead Reference:	4967/497
3. Tax Map:	304
4. Parcel:	250 & 251
5. Tax Map:	304
6. Parcel:	250 & 251
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8. Parcel:	250 & 251
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99. Parcel:	250 & 251
100. Parcel:	250 & 251

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE, SPECIAL EXCEPTION AND HEARING & FINDINGS PLAN FOR

8300 & 8304 BLETZER ROAD

BALTIMORE COUNTY, MARYLAND

William N. Baffie, P.E.
410-391-2386

Baffie & Associates Inc.
1249 Engineers Rd. Baltimore, MD 21221

SCALE: 1" = 30'

JOB ORDER NO: 92050

DATE: MARCH 23, 1994

SHEET 1 OF 2

NO. REVISIONS DATE

1 REVISED LEASE AREA 5-10-94

EXH-5-477-SPH-A

#460