

IN RE: PETITION FOR ZONING VARIANCE	*	BEFORE THE
W/S Pulaski Hwy, 152 ft. E		
of Holly Drive	*	ZONING COMMISSIONER
9026-C Pulaski Highway		
15th Election District	*	OF BALTIMORE COUNTY
6th Councilmanic District		
Richrob Enterprises and	*	Case No. 95-102-A
Dennis Baldwin		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 9026-C Pulaski Highway. Relief is requested from Section 238.2 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 4 ft. in lieu of the required 30 ft. The Petition is filed by Richrob Enterprises and Dennis Baldwin, property owners. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case was Dennis Baldwin, property owner. Also present was Edwin S. Howe, III, the professional engineer with KCW Consultants, Inc., who prepared the plan. The Petitioners were represented by John Sayles, Esquire and Edward Hutchins, Esquire. Appearing as interested persons/Protestants were Dominic Grimaldi and Therese Grimaldi, adjacent property owners at 8125 Philadelphia Road. They were represented by Edward Covahey, Esquire.

Testimony and evidence was that the subject property is a rectangularly shaped lot which is .758 acres (+/-) in area. The property is split zoned B.R.-I.M., M.L.-I.M., and M.L.-C.S.1. The predominant zoning of the property is B.R.-I.M. The property is approximately 100 ft. wide and 332 ft. deep. Presently, the property is improved with a structure which is

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 10/24/98
 BY: [Signature]

MICROFILMED

unoccupied. Moreover, a portion of the site is paved including nearly all of the front portion of the property.

It was also noted that the Petitioners own adjacent property immediately next door to the southwest. These properties are contiguous and share the macadam parking area. The neighboring property is improved with a building which contains a boat sales and service business. The Petitioners propose to construct a 4900 sq. ft. building (49 ft. wide x 100 ft. deep) to be used as a retail fishing and tackle shop. The Petitioners believe that this business is compatible with the boat sales and service business next door and appropriate for the area. Moreover, it was noted that the retail fishing shop is permitted by right in a B.R.-I.M. zone. In that the property is split zoned, the building is proposed to be located in that portion of the tract zoned B.R.-I.M. In order to place the building in that zone, it is to be located near the property line; thus the need for the variance relief. The Petitioners' engineer testified that all of the requirements contained in Section 307 of the BCZR relating to variances were satisfied.

Mr. Grimaldi, who owns the property next door to the northeast, appeared as an interested person. His counsel indicated that he was primarily concerned over the future of the existing building and wanted assurance that same would be razed if/when the proposed new building was constructed. The Petitioners advised that the building would, in fact, be razed which satisfied Mr. Grimaldi's concerns.

Other testimony and evidence submitted indicated that the site has received an exemption from the development process pursuant to Section 26-171(a)(7) of the Baltimore County Code. Most of the Zoning Plans Advisory Committee (ZAC) comments which were submitted, regarding this project, were neutral and did not recommend either support or opposition

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10/26/90
BY: [Signature]
[Signature]

RECEIVED, 10/26/90

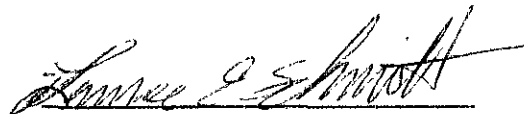
to the project. One comment submitted from the Developer's Engineering Section suggested that a 10 ft. wide landscape strip be created along Pulaski Highway. In addressing this comment, Mr. Howe testified that same would not be appropriate. He noted the common frontage which is shared by the subject property and the parcel next door. Photographs of the site shows that vehicular access is shared and that the properties have an impermeable surface in the frontage all the way up to the right of way on Pulaski Highway. Landscaping, as requested within the Developers Engineering comment, would be inconsistent with other uses in the area and not feasible. I concur with Mr. Howe's assessment in this respect. Moreover, additional landscaping would be better served by placing same on the northeast border of the property, thereby buffering the proposed use from the Grimaldi property. As I advised at the hearing, the Petitioners need to obtain approval of their landscaping plan before permits are issued. Although this plan need be approved by the County's Landscape Architect, I believe that additional landscaping is best if on the northeast side of the site and that landscaping on the front of the property is not appropriate. Moreover, I will require that the amount of impermeable surface on the property not be increased. Although the site plan is unclear, in this regard, the photographs clearly show that a grass strip extends along the entire northeast border of the property adjacent to the Grimaldi site. It is this strip which should be landscaped and visually improved.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of October, 1994 that a variance from Section 238.2 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard

setback of 4 ft. in lieu of the required 30 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for its building permit and be granted same upon receipt of this Order; however, Petitioners are 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. There shall be no additional paving on the property and the area of impermeable surface shall not be enlarged.
3. The existing structure on the site shall be razed and removed prior to the construction of the proposed retail building.
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

10/26/99
M. Morad

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 21, 1994

John Sayles, Esquire
Edward Hutchins, Esquire
Law Office of
Eccleston and Wolf
729 E. Pratt St.
Baltimore, Maryland 21202

RE: Petition for Variance
Case No. 95-102-A
Property: 9026-C Pulaski Highway
Richrob Enterprises, and Dennis Baldwin, Petitioners

Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has 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,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

cc: Mr. Dennis Baldwin
Mr. and Mrs. Dominic Grimaldi
Edward Covahey, Esquire

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Petition for Variance

102
95-102-A

to the Zoning Commissioner of Baltimore County

for the property located at

9026-C PULASKI HIGHWAY, BAL TIMORE, MD 21237

which is presently zoned BR-IM, (map no. NA-5-H) ML-IM, ML-CS-1

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)

BCZR Section 238.2 to permit a side/rear yard setback of 4 feet in lieu of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) Practical difficulty. In any other configuration the structure encroaches on a zoning classification other than BR. The lot contiguous to the rear set back of the proposed structure, for which this variance is requested, is also own by Petitioner. A side/rear yard setback of 4 feet is requested in lieu of the required setback of 30 feet.

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/Lessee.

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Alvin I. Frederick

(Type or Print Name)

Signature

Eccleston & Wolf

229 E. Pratt Street 410-752-7474

Address

Baltimore MD

Phone No.

City

State

Zipcode

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

Legal Owner(s):

Richrob Enterprises

(Type or Print Name)

Dennis Baldwin / PRES.

Dennis Baldwin

(Type or Print Name)

Dennis Baldwin / PRES.

H -(410) 893-6105

2200 Broening Highway W -(410) 633-1980

Address

Phone No

Baltimore, MD 21224

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Alvin I. Frederick, Eccleston & Wolf

Name

729 E. Pratt St., 7th Floor, Scarlett Pla

Address Balt. MD 21202

Phone No (410) 752-

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Unavailable for Hearing

the following date

Next Two Months

ALL

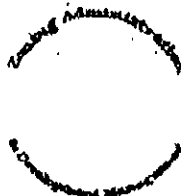
REVIEWED BY:

DATE

9/16/94



Printed with Soybean Ink on Recycled Paper



KCW Consultants, Inc.

95-102-A

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

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

August 23, 1994

ZONING DESCRIPTION

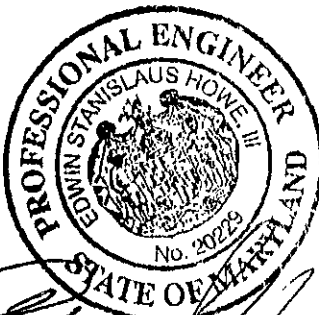
Property of Richrob, Inc.

15th Election District
Baltimore County, Maryland

BEGINNING at a point on the west side of Pulaski Highway, 150 feet wide, at the distance of 152 feet from the centerline of Holly Drive, 60 feet wide; thence the following courses and distances:

1. N 48°54'10"W 332.60'
2. N 47°23'10"E 100.00'
3. S 48°54'10"E 332.50'
4. S 47°22'13"W 100.00'

to the place of beginning as recorded in Deed 9564-721, Parcel 1, containing 0.758 acres, and located in the Fifteenth Election District of Baltimore County, Maryland.



Edwin Howe III
8-24-94

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-102-11

District 15th

Date of Posting 9/30/94

Posted for: Various

Petitioner: Rick Rob Enterprises & Dennis Baldwin

Location of property: 2024-C Paloski Hwy, W/S

Location of Signs: Facing Roadway, on property being zoned

Remarks: Wine & To Fence - (NO pole used)

Posted by M. H. H. H.
Signature

Date of return: 10/7/94

Number of Signs: 1



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CERTIFICATE OF PUBLICATION

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 108 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: #95-102-A
(Item 102)
9026-C Pulaski Highway
W/S Pulaski Highway, 152'
E of Holly Drive
15th Election District
6th Councilmanic
Petitioner(s):
Richrob Enterprises and
Dennis Baldwin
Hearing: Monday,
October 17, 1994 at 2:00
p.m. in Rm. 118, Old
Courthouse.

Variance to permit a side
setback of 4 feet in lieu of the
required 30 feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391.
9/357 Sept. 29.

TOWSON, MD.,

Sept. 30, 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 Sept. 29, 1994.

THE JEFFERSONIAN,

A. Henrichson

LEGAL ATT. - TOWSON
Telephone

RECORDED



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-102-A

Account: R-001-6150

Number

102

By JLL

Date

9/16/94

COMM VAR FILING CODE 02 \$ 250.00

1 SIGN POSTING CODE 08 \$ 35.00

TOTAL = \$ 285.00

~~CONFIRMED~~

Loc. 9026-C PULASKI HWY

OWNER RICHROB ENTERPRISES. PAID BY ECCLESTON + WOLF.

01AD1ND4J3MICHRC

\$285.00

BA 0001:31PNO9 16-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(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.: 102

Petitioner: Richrob Enterprises

Location: 9026-C Pulaski Highway

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Dennis Baldwin

ADDRESS: 2200 Broening Hwy
Baltimore, MD 21224

PHONE NUMBER: (W) 633-1980

AJ:ggg

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

SEPTEMBER 25, 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: 95-102-A (Item 102)
9026-C Pulaski Highway
W/S Pulaski Highway, 152' E of Holly Drive
15th Election District - 6th Councilmanic
Petitioner(s): Richrob Enterprises and Dennis Baldwin
HEARING: MONDAY, OCTOBER 17, 1994 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to permit a side setback of 4 feet in lieu of the required 30 feet.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large, sweeping "J" and "B".

Arnold Jablon
Director

cc: Richrob Enterprises
Alvin I. Frederick, 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.

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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

OCT. 07 1994

Alvin I. Frederick
729 E. Pratt Street
Baltimore, Maryland 21202

RE: Item No. 102 Case No.95-102a

Petitioner: Richrob Enterprises

Dear Petitioner:

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 September 16, 1994 and a hearing 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.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

W. Carl Richards, Jr.



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: October 3, 1994
Zoning Administration and Development Management

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

RE: Zoning Advisory Committee Meeting
for October 3, 1994
Item No. 102

The Developers Engineering Section has reviewed the subject zoning item. A 10-foot wide landscape strip must be created along Pulaski Highway. The chain link fence and gate must be moved in 10 feet. The macadam in this area must be removed. It must be landscaped in accordance with the Landscape Manual requirements.

RWB:sw

MICROFILMED

OCT. 04 1994

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 09/27/94

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

RE: Property Owner: RICHROB ENTERPRISES & DENNIS BALDWIN

LOCATION: W/S PULASKI HWY., 152' E OF HOLLY DR. (9026 C PULASKI HWY.)

Item No. 102

Zoning Agenda: VARIANCE

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.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

RECEIVED

SEP 27 1994

ZADM

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

cc: File

RECEIVED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: September 28, 1994

SUBJECT: 9026-C Pulaski Highway

INFORMATION:

Item Number: 102

Petitioner: Richrob Enterprises

Property Size: _____

Zoning: B.R.-I.M., M.L.-I.M. and M.L.-C.S.-1

Requested Action: _____

Hearing Date: 1 / 1

SUMMARY OF RECOMMENDATIONS:

The Office of Planning and Zoning will be reviewing this request in the context of the Development Plan Review Process.

Prepared by: Jeffrey W. Long

Division Chief: Carol Keen

PK/JL:lw

RECEIVED

OCT 3 1994

ZADM

RECEIVED

9.102

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

TO: ZADM

DATE: 9/27/94

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 9/26/94

Revised

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 87
100
101
102

LS:sp

LETTY2/DEPRM/TXTSBP

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RE: PETITION FOR VARIANCE
9026-C Pulaski Highway, W/S Pulaski
Highway, 152' E of Holly Drive,
15th Election Dist., 6th Councilmanic
Richrob Enterprises and Dennis Baldwin
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 95-102-A

* * * * *

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 7th day of October, 1994, a copy of the foregoing Entry of Appearance was mailed to Alvin I. Frederick, Esquire, Eccleston & Wolf, 729 E. Pratt Street, Baltimore, MD 21202, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

102
I believe we discussed earlier (pre filing apppt)
but called and ^{left msg} ~~recontacted that~~ to confirm that.
DRC Status should be reviewed.
Left msg with atty. 9/26/94.

Ch.

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Dominic Grimaldi

8125 Philadelphia Rd.

TERESE GRIMALDI

8125 Philadelphia Rd.

ED CUNATY Aoy

614 Bosworth Town 9125



WOMEN'S

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

John Sayles Esq

729 E. Pratt St. Baltimore, 21202

DENNIS BALDWIN

2001 CONNOLLY ROAD, FRICHTON 21047

Edward Hutchins Esq

729 E. PRATT ST BALTIMORE

EDWIN S. HOWE III RE.

KCW CONSULTANTS INC 21202

3104 TIMANUS LANE BALTIMORE 21244



Baltimore County Government
Office of Zoning Administration
and Development Management



October 5, 1994

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

KCW Consultants, Inc.
3104 Timanus Lane, Suite 101
Baltimore, Maryland 21244

RE: Richrob Property
9026-C Pulaski Highway
DRC Number 10034J Dist. 15C6

Dear Sir:

On October 3, 1994, the Development Review Committee (DRC) considered your request on the above referenced project and determined it to be a limited exemption under Section 26-171(a)(7) of the Baltimore County development regulations. As a result, your development is exempt from the requirements of a Community Input Meeting, a Hearing Officer's Hearing, and the submittal of a development plan for review and approval; however, compliance with applicable zoning regulations and all county design standards and requirements for public and private improvements is required.

Additionally, this project is located on a state road and the State Highway Administration is reviewing the plan. For further information, contact Robert Small at 333-1350.

To determine whether additional engineering plans are required, contact:

1. The Department of Environmental Protection and Resource Management, Environmental Impact Review Division at 887-3980, to determine whether Chesapeake Bay Critical Area, storm water management, sediment and erosion control, forest conservation, etc., plans will be required.
2. The Department of Public Works, Development Engineering Services at 887-3751, to determine if a landscape plan or other construction plans will be required.

Be advised that Phase 2 review fees may apply, depending on the amount of site disturbance and/or the requirement of a Public Works Agreement.

A copy of this letter must be presented when submitting engineering/construction plans to this office and/or when applying for a permit with the Department of Permits and Licenses.

Should you have additional questions regarding this matter, please do not hesitate to call me.

Sincerely,

Donald T. Rascoe

DONALD T. RASCOE, MANAGER
Development Management

RECEIVED
NOV 3 1994
PERMITS & LICENSES

1" = 200'
ZONING MAP N.E. 5H

RICH ROB PROPERTY

102
95-102-A

(SHEET N.E. 5-G)

N 18,000

BALTIMORE - OHIO RAILROAD

BR

ML-IM
SITE

ML-CS

PROPOSED
BUILDING
PROP. BY SHC

POINT OF
BEGINNING
(N 17,425
E 42,620)

BR-IM

BL-CS

Bowling
Alley

N 17,000

HOLLY
DRIVE

PARKING
AREA

OAK

PARKING
AREA

PARKING
AREA

PARKING
AREA

GROVE

D.R. 16

MAPLE

DRIVE

PARKING
AREA

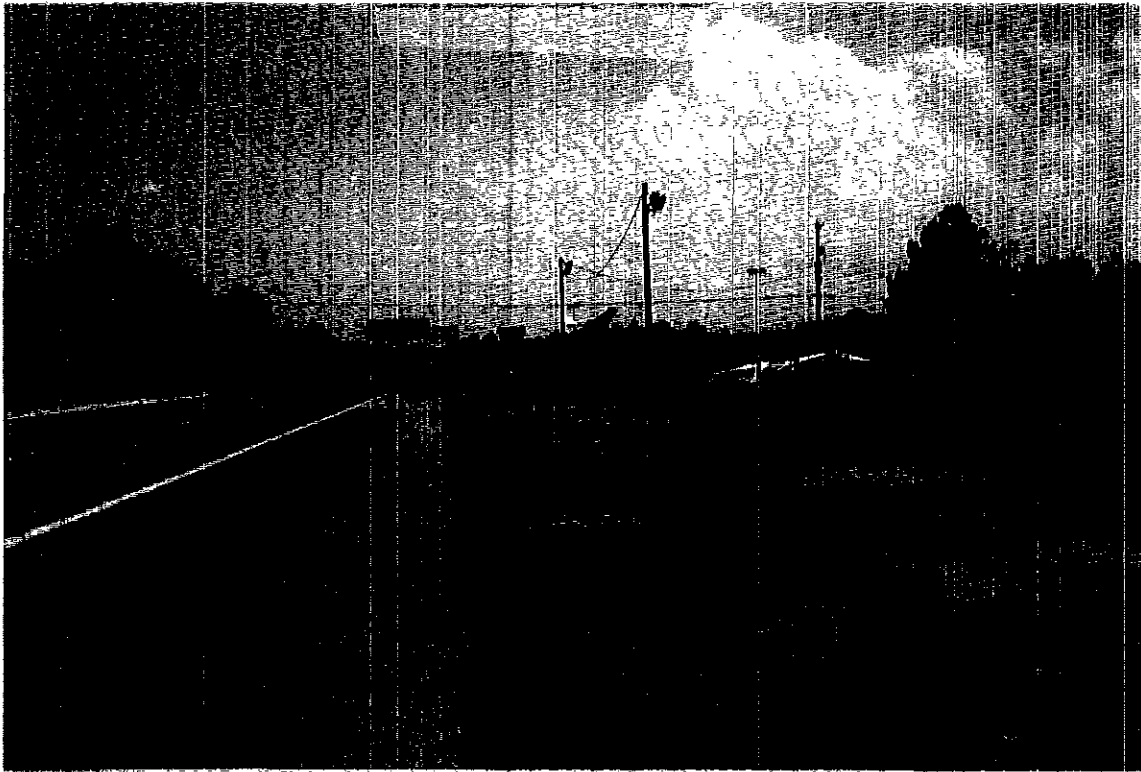
DRIVE

MICROFILMED



PETITIONER'S
EXHIBITS
2A-C

2A



2B



2C