

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
NW/S Maryland and Avon Avenues *
(10 Maryland Avenue) * ZONING COMMISSIONER
12th Election District *
7th Councilmanic District * OF BALTIMORE COUNTY

Reed Financial, c/o Mestek, Inc. * Case No. 97-130-SPH
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for that property known as 10 Maryland Avenue, located in the vicinity of Broening Highway in Dundalk. The Petition was filed by the owner of the property, Reed Financial, c/o Mestek, Inc., by Leonard LaPorta, through their attorney, Eugene W. Cunningham, Jr., Esquire. The Petitioner seeks approval of a waiver of Public Works' Standards relative to road improvements to Maryland Avenue and Heron Way. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitioner were Leonard LaPorta, Eugene W. Cunningham, Jr., Esquire, attorney for the Petitioner, Jim Matis, Professional Engineer who prepared the site plan for this project, and Carl Peterson, a neighboring property owner. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 5.49 acres, more or less, zoned M.L.-I.M., and is improved with a one-story masonry building. This building houses the business known as Hydro Therm, Inc., a manufacturer of cooling products, which has operated on the subject site since 1970. The property is located immedi-

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Date 5/16/76
By [Signature]

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ately adjacent to the Dundalk Marine Terminal near Broening Highway, just west of the Patapsco River in southeastern Baltimore County. The property is located near Port facilities and commercial uses; however, a small residential community exists across from this site on Maryland Avenue.

An aerial photograph of the property shows that existing improvements, including parking and delivery areas, are quite large, and that a major manufacturing operation is conducted thereon. The Petitioner proposes to construct a 29,475 sq.ft. addition to the rear of the existing building to provide more space for the manufacturing operation. The proposed improvements are exempt from the requirement of a Hearing Officer's Hearing, pursuant to the development regulations. Those regulations allow the Hearing Officer (Zoning Commissioner) to grant waivers of certain development requirements at the request of a Department Director. A review of the Zoning Plans Advisory Committee (ZAC) comments discloses that the Development Plans Review Division of the Department of Permits and Development Management (DPDM) agrees with the requested waiver of public road improvements along Maryland Avenue and Heron Way, and thus, there will be no requirement for curb and gutter along these roads. This ZAC comment constitutes the recommendation of a Department Director as required by Section 26-172 of the Baltimore County Code. It should also be noted that Heron Way runs adjacent to the rear of the property and leads to the interior of the subject site and the adjacent Dundalk Marine Terminal property from Maryland Avenue.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Special Hearing. A waiver of public works standards relating to widening improvements to Maryland Avenue and Heron Way is appropriate in this instance, given the long history of this property's

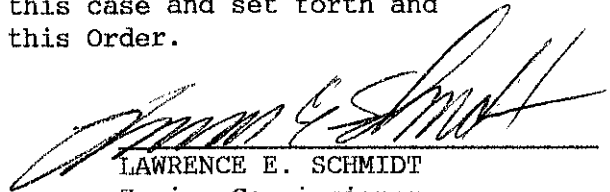
ORDER RECEIVED FOR FILING
8/11/96
[Signature]

use and its location in a highly commercial/industrial area. 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.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of August, 1996 that the Petition for Special Hearing seeking approval of a waiver of Public Works standards relative to road improvements to Maryland Avenue and Heron Way, 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) Compliance with the ZAC comment submitted by the Department of Environmental Protection and Resource Management (DEPRM) dated July 23, 1996, a copy of which is attached hereto and made a part hereof.
- 3) 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:bjs

RECEIVED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 16, 1996

Eugene Cunningham, Jr., Esquire
Royston, Mueller, McLean and Reid
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NW/S Maryland and Avon Avenues
(10 Maryland Avenue)
12th Election District - 7th Councilmanic District
Reed Financial, c/o Mestek, Inc. - Petitioner
Case No. 97-130-SPH

Dear Mr. Cunningham:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Leonard LaPorta, Reed Financial, c/o Mestek, Inc.
260 N. Elm Street, Westfield, MA 01085

Mr. Jim Matis, 6600 York Road, Towson, Md. 21212
Mr. Carl Peterson, 103 Maryland Avenue, Dundalk, Md. 21222

People's Counsel; DEPRM

Case File

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

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Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 10 Maryland Avenue

97-13-SFH

which is presently zoned ML-IM

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

a waiver of Public Works standards related to widening and improvements to Maryland Avenue and Heron Way

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.

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Legal Owner(s):

Reed Financial c/o Mestek, Inc.

(Type or Print Name)

260 N. Elm Street Westfield, MA

01085

Signature

By: Leonard LaPorta

(Type or Print Name)

Signature

10 Maryland Avenue

282-0900

Address

Phone No.

Dundalk Maryland

21222

City

State

Zipcode

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

Leonard LaPorta

Name

10 Maryland Avenue, Dundalk MD 21222

Address

Phone No.

282-0900

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

7/9/96

Drop-off

ORDER RECEIVED FOR FILING

Date

By



MICROFILMED



**Description to Accompany
Petition for Special Hearing for
Road Improvement Waiver
No. 10 Maryland Avenue
12th Election District**

97-13-5PH

Beginning for the same at a point on the north side of Maryland Avenue, said point distant North 47°16' West 25 feet more or less from the point of intersection of the centerlines of Maryland Avenue and Avon Avenue, running thence and binding along the north side of Maryland Avenue the two following courses viz:

- 1) South 74° 27' 08" West 20.51 feet and
- 2) South 67° 13' 54" West 605.66 feet

thence leaving said north side of Maryland Avenue and running the six following courses viz:

- 3) North 06° 15' 00" West 77.14 feet
- 4) North 74° 27' 08" East 43.98 feet
- 5) North 15° 15' 00" West 359.98 feet
- 6) North 59° 40' 38" East 465.55 feet
- 7) by a curve to the right having a radius of 2795.88 feet for an arc distance of 156.05 feet, and
- 8) South 28° 18' 38" East 335.85 feet to the place of beginning.

Containing 5.49 acres of land more or less.

This description is intended for special hearing purposes only and should not be used for conveyance of land.



MICROFILMED

#12

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

97-13-JPH

Date of Posting 7/23/96

District 12th

Posted for: Special Hearing

Petitioner: Red Financial

Location of property: 10 Maryland Ave.

Location of Sign: Facing roadway on property being zoned

Remarks:

Date of return:

8/3/96

Posted by

[Signature]
Signature

Number of Signs: 1

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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, at Room 118, One Cambridge, 400 Westview Avenue, in Towson, Maryland 21204 as follows:

Case #97-13-SFH

(Item 12)

10 Maryland Avenue
corner of N/S Maryland Avenue, W/S Aron Avenue
12th Election District
7th Councilmanic

Legal Owner(s):

Reed Financial CO

Mesick, Inc.

Special Hearing: to approve a waiver of public works standards related to wetland and improvements to Maryland Avenue and Heron Way.
Hearing: Friday, August 9, 1996 at 10:00 a.m. in Rm. 106, County Office Building.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations
Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

7/25/96 July 25

038656

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/25, 1996

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 7/25, 1996.

THE JEFFERSONIAN,

A. H. Enickson
LEGAL AD. - TOWSON

NOTED 7/25/96

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

022887

97-10-SPH

DATE 7-9-96

ACCOUNT 01-615

Item: 12

By: MSK

AMOUNT \$ 285.00

Drop-off

RECEIVED

FROM: Mt. Airy, Inc - 10 Maryland Ave

040 - Special Truck - \$ 250.00

080 - 1 Sign - \$ 35.00

FOR:

**CSPH
+ SIGN**

\$ 285.00

\$285.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

022887

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\$ 285.00

\$285.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

Petitioner
Copy



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring 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 accessed 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.: 12 Petitioner: Real Financial C/O Metek, Inc.

Location: 10 Maryland Ave

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Gene Cunningham / Royston, Mueller, Miley, Reid

ADDRESS: 102 West Pennsylvania Ave

Towson, MD 21204

PHONE NUMBER: (410) 823-1800

MICROFILMED



TO: PUTUXENT PUBLISHING COMPANY
July 25, 1996 Issue - Jeffersonian

Please forward billing to:

Gene Cunningham
Royston, Mueller, Mclean, Reid
102 W. Pennsylvania Avenue
Towson, MD 21204
823-1800

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: 97-13-SPH (Item 12)
10 Maryland Avenue
corner of N/S Maryland Avenue, W/S Avon Avenue
12th Election District - 7th Councilmanic
Legal Owner(s): Reed Financial, c/o Mestek, Inc.

Special Hearing to approve a waiver of public works standards related to widening and improvements to Maryland Avenue and Heron Way.

HEARING: FRIDAY, AUGUST 9, 1996 at 10:00 a.m. in Room 106, County Office Building

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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Rescheduled from 1/16/96
CASE NUMBER: 96-245-SPH (Item 245)
7200 Green Bank Road
N/S Green Bank Road, 25' E of c/l Choptank Road
15th Election District - 5th Councilmanic
Legal Owner: Paul D. Kiebler and Jean A. Kiebler

Special Hearing to determine whether the divisional lines established on the plat accompanying this Petition are in compliance with the provisions of Section 417.3 and such other actions which will be required to construct the piers as shown on the plat; further to determine that the adjacent properties designated as Lot #31 and #32 are not in compliance with the provisions of B.C.Z.R. contained in Section 417; and to determine such items which may be presented at the hearing relative to this issue.

HEARING: WEDNESDAY, APRIL 3, 1996 at 9:00 a.m. in Room 106, County Office Building.

Rescheduled from 11/29/95 and 2/21/96
CASE NUMBER: 96-168-SPHA (Item 162)
2260 Cromwell Bridge Road
Sanders Corner
NW/S. Cromwell Bridge Road, 78' SW of c/l Loch Raven Road
9th Election District - 6th Councilmanic
Legal Owner: Ronald Sanders

Special Hearing to allow commercial parking in a residential zone; to amend a previous site plan dated 10/23/90 (case #91-256-SPH); to confirm an existing non-conforming use; and to approve a modified parking plan. Variance to allow for a reduction in the required number of parking spaces from 72 to 39.

HEARING: WEDNESDAY, APRIL 3, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

CASE NUMBER: 96-317-SPH (Item 316)
5 Celebrie Court
E/S Celebrie Court, approximately 500' S of Glenbaur Road
11th Election District - 5th Councilmanic
Legal Owner: Sharon L. Rose

Special Hearing to approve an addition for an in-law apartment with self-contained facilities and kitchen for owner's parents.

HEARING: WEDNESDAY, APRIL 3, 1996 at 11:00 a.m. in Room 106, County Office Building.

CASE NUMBER: 96-318-A (Item 319)
1633 Jeffers Road
S/S Jeffers Road, 145' NE of c/l Thornton Road
8th Election District - 4th Councilmanic
Legal Owner: Charles M. Hughes and Lynnallen Hughes

Variance to permit two storage sheds to be situated in the side yard in lieu of the rear yard.

HEARING: WEDNESDAY, APRIL 3, 1996 at 2:00 p.m. in Room 106, County Office Building.

CASE NUMBER: 96-319-SPH (Item 318)
600 Reisterstown Road
4th Election District - 3rd Councilmanic
Legal Owner: Pikesville Plaza Building Company
Contract Purchaser/Lessee: L & J Associates, Inc.

Special Hearing to approve the use of the premises as a beauty shop with accessory massage services.

HEARING: THURSDAY, APRIL 4, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

CASE NUMBER: 96-320-SPH (Item 328)
600 Reisterstown Road
NWC Reisterstown Road and Slade Avenue
4th Election District - 3rd Councilmanic
Legal Owner: Frank Scarfield/Pikesville Plaza Building Company
Contract Purchaser/Lessee: Progressive Ambulance Company/Millard C. Sheppard

Special Hearing to approve an amendment to the site plan and parking variance granted in case #74-232-A to allow a total of 161 spaces provided in lieu of the total 172 spaces permitted and to reduce the total by 12 spaces used for storage and parking by ambulances and limousines for a new total of 149 spaces. Special Exception to permit a service garage providing for storage and parking of ambulances and limousines.

HEARING: THURSDAY, APRIL 4, 1996 at 10:00 a.m. in Room 118, Old Courthouse.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 18, 1996

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: 97-13-SPH (Item 12)
10 Maryland Avenue
corner of N/S Maryland Avenue, W/S Avon Avenue
12th Election District - 7th Councilmanic
Legal Owner(s): Reed Financial, c/o Mestek, Inc.

Special Hearing to approve a waiver of public works standards related to widening and improvements to Maryland Avenue and Heron Way.

HEARING: FRIDAY, AUGUST 9, 1996 at 10:00 a.m. in Room 106, County Office Building

Arnold Jablon
Director

cc: Reed Financial c/l Mestek, Inc.
Leonard LaPorta
Gene Cunningham, 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.

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 5, 1996

Gene Cunningham, Esquire
Royston, Mueller, McLean and Reid
102 West Pennsylvania Avenue
Towson, MD 21204

RE: Item No.: 12
Case No.: 97-13-SPH
Petitioner: Reed Financial

Dear Mr. Cunningham:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 9, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED





BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204


DIRECTOR


BUILDINGS ENGINEER

BALTIMORE COUNTY, MARYLAND

July 23, 1996

SUBJECT: Zoning Item #12 - Hydro Therm
10 Maryland Avenue
Zoning Advisory Committee Meeting of July 22, 1996

Ten Percent Pollutant Reduction requirement.

HYDRO/DEPRM/TXTSBP

MICROFILMED

B A L T I M O R E C O U N T Y, M A R Y L A N D

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
 Department of Permits & Development
 Management

Date: July 22, 1996

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for July 22, 1996
 Item No. 012

The Development Plans Review Division has reviewed the subject zoning item. The Development Plans Review Division agrees with the requested waiver of public improvements along Maryland Avenue and Heron Way.

The ultimate right-of-way for both roads shall be dedicated to Baltimore County at no cost to the County.

RWB:HJO:jrb

cc: File

ZONE19B

MICROFILMED



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

7-19-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

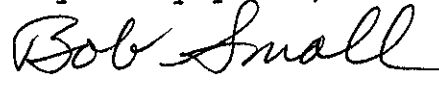
RE: Baltimore County
Item No. 012 (MJK)

Dear Ms. Watson:

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

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

for 
Ronald Burns, 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

MICROFILM

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: July 19, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 10, 11, (12), 13, 15, and 16

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Darryl L. Keene

PK/JL

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Project Managers
Team Leaders
Page Two
January 31, 1994

the case file for the hearing officer. If no further comments are received, in writing, it will be presumed that the particular agency agrees that the "red-lined" plan comports with that agency's comments made at or prior to the conference.

Community representatives must also be provided the opportunity to review the case file at the hearing officer's office during the 5 days prior to the hearing, and be assured that there will be no additional comments from county agencies and no additional "red-lined" plans. There should be no surprises at the hearing, in that there should be no testimony or evidence presented that there are agreements reached by and between the developer and county agencies in the 15 days between the conference and the hearing.

If the developer or the county agencies wish to make changes at the hearing they may do so as "unresolved issues" before the hearing officer, but every attempt should be made to resolve issues before the development plan is submitted to the county.

Negotiations cannot continue to take place between the developer and county agencies without the public having an opportunity to be aware. Should the county agencies and the developer wish to resolve an "unresolved issue", they may do so at the hearing, with the community representatives having an opportunity to see the negotiations and testify as to the impact of that change on their community.

Finally, it must be reemphasized that all comments from county agencies be in writing. If comments are not received, as required by law and underscored above, then there is a presumption that there are no comments to be made, and the agency will be foreclosed from adding anything "new".

AJ:eah

cc: P. David Fields
Thomas H. Hamer
J. James Dieter
Lawrence E. Schmidt, Esquire
Timothy M. Kotroco, Esquire
County Council Members
Thomas J. Peddicord, Jr., Esquire

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 07/23/96

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

RE: Property Owner: REED FINANCIAL, C/O MESTEK, INC.

Location: CORNER OF N/S MARYLAND AVE. W/S AVON AVE. (10 MARYLAND AVE.)

Item No.: 012

Zoning Agenda: SPECIAL HEARING

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.

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

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

4105

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

cc: File



Printed with Soybean Ink
on Recycled Paper

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PETITION PROBLEMS

#10 --- JCM

1. No fee was charged for special hearing to amend the final development plan.

#11 --- MJK

1. No telephone number for legal owner.

#12 --- MJK

1. Petitioner's copy of receipt still in folder.

#13 --- MJK

1. No undersized lot information in folder.

#14 --- MJK

1. No undersized lot information in folder.

#16 --- JRA

1. No review information on bottom of petition form.
2. No item number on any papers in folder.
3. Who signed for contract purchaser? - Need authorization.

MICROFILMED

July 16, 1996

Religious

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Eugene W. Cunningham, Jr.

102 W. Pennsylvania Ave Ste 600 Towson
MD 21204

Jim Matis

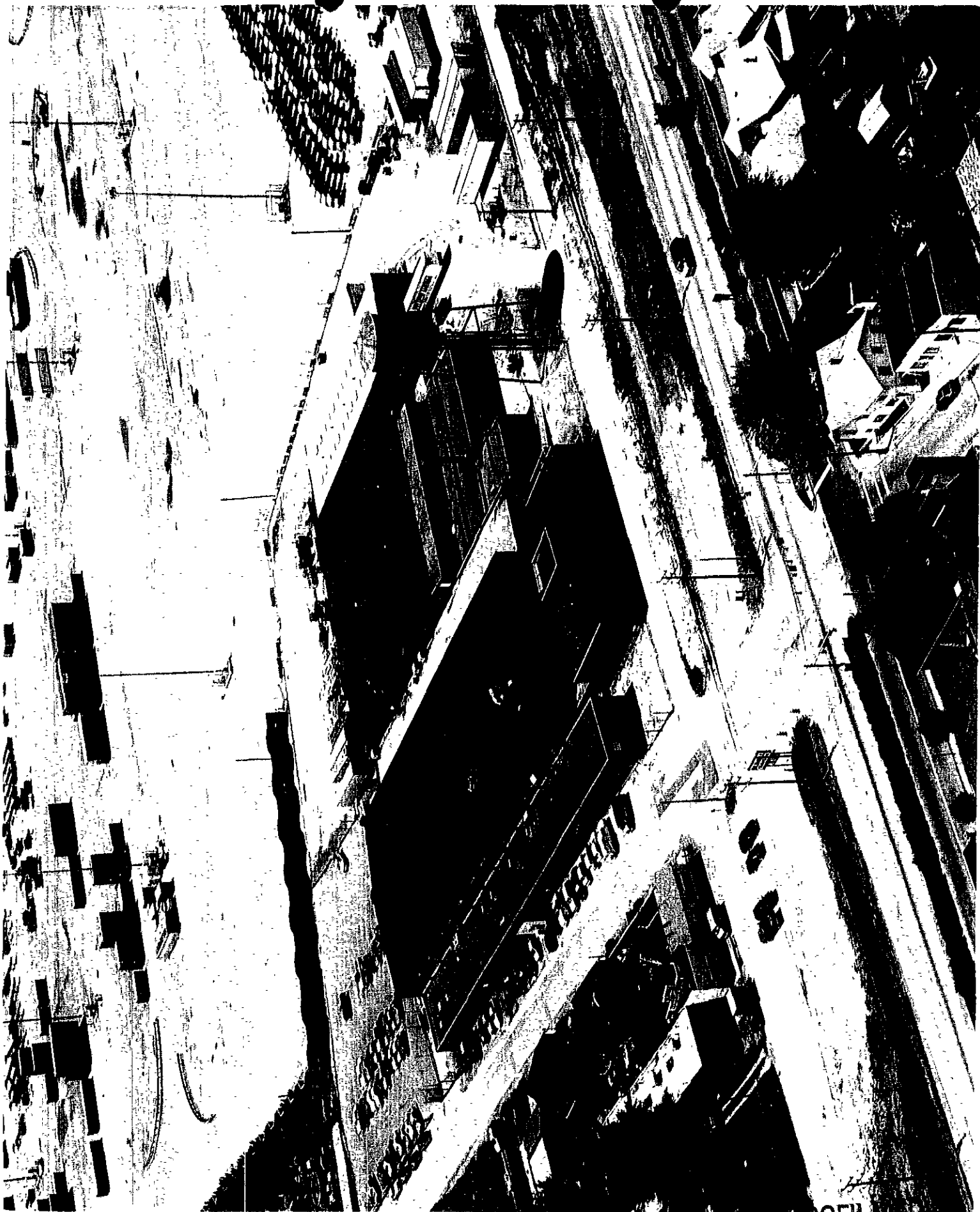
6600 York Road Towson MD 21212

CARL PETERSON

103 MARYLAND AVE DUNDALK 21222



MICROFILMED



MICROFILMED

photograph

Case 97-13-SAH

MICROFILMED



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

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

July 23, 1996

FROM: Robert A. Wirth RAW/gP
DEPRM

SUBJECT: Zoning Item #12 - Hydro Therm
10 Maryland Avenue
Zoning Advisory Committee Meeting of July 22, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Ten Percent Pollutant Reduction requirement.

RAW:SA:sp

HYDRO/DEPRM/TXTSBP

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

RE: PETITION FOR SPECIAL HEARING
10 Maryland Avenue, Corner of N/S
Maryland Avenue, W/S Avon Avenue
12th Election District, 7th Councilmanic

Reed Financial, c/o Mestek, Inc.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-13-SPH
*
*
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*
*
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*
*
*
*

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 5th day of August, 1996, a copy of the foregoing Entry of Appearance was mailed to Gene Cunningham, Esquire, Royston, Mueller, McLean, and Reid, 102 W. Pennsylvania Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
NW/8 Maryland and Avon Avenues * ZONING COMMISSIONER
(10 Maryland Avenue)
12th Election District * OF BALTIMORE COUNTY
7th Councilmanic District
Reed Financial, c/o Mestek, Inc. * Case No. 97-130-SPH
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for that property known as 10 Maryland Avenue, located in the vicinity of Broening Highway in Dundalk. The Petition was filed by the owner of the property, Reed Financial, c/o Mestek, Inc., by Leonard LaPorta, through their attorney, Eugene W. Cunningham, Jr., Esquire. The Petitioner seeks approval of a waiver of Public Works' Standards relative to road improvements to Maryland Avenue and Heron Way. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitioner were Leonard LaPorta, Eugene W. Cunningham, Jr., Esquire, attorney for the Petitioner, Jim Matis, Professional Engineer who prepared the site plan for this project, and Carl Peterson, a neighboring property owner. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 5.49 acres, more or less, zoned M.L.-I.M., and is improved with a one-story masonry building. This building houses the business known as Hydro Therm, Inc., a manufacturer of cooling products, which has operated on the subject site since 1970. The property is located immedi-

ately adjacent to the Dundalk Marine Terminal near Broening Highway, just west of the Patapsco River in southeastern Baltimore County. The property is located near Port facilities and commercial uses; however, a small residential community exists across from this site on Maryland Avenue.

An aerial photograph of the property shows that existing improvements, including parking and delivery areas, are quite large, and that a major manufacturing operation is conducted thereon. The Petitioner proposes to construct a 29,475 sq. ft. addition to the rear of the existing building to provide more space for the manufacturing operation. The proposed improvements are exempt from the requirement of a Hearing Officer's Hearing, pursuant to the development regulations. Those regulations allow the Hearing Officer (Zoning Commissioner) to grant waivers of certain development requirements at the request of a Department Director. A review of the Zoning Plans Advisory Committee (ZAC) comments discloses that the Development Plans Review Division of the Department of Permits and Development Management (DPRM) agrees with the requested waiver of public road improvements along Maryland Avenue and Heron Way, and thus, there will be no requirement for curb and gutter along these roads. This ZAC comment constitutes the recommendation of a Department Director as required by Section 26-172 of the Baltimore County Code. It should also be noted that Heron Way runs adjacent to the rear of the property and leads to the interior of the subject site and the adjacent Dundalk Marine Terminal property from Maryland Avenue.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Special Hearing. A waiver of public works standards relating to widening improvements to Maryland Avenue and Heron Way is appropriate in this instance, given the long history of this property's

use and its location in a highly commercial/industrial area. 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.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of August, 1996 that the Petition for Special Hearing seeking approval of a waiver of Public Works standards relative to road improvements to Maryland Avenue and Heron Way, 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) Compliance with the ZAC comment submitted by the Department of Environmental Protection and Resource Management (DEPRM) dated July 23, 1996, a copy of which is attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LES:bjs

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

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

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
July 23, 1996

FROM: Robert A. Wirth & Associates, P.C.
DEPRM

SUBJECT: Zoning Item #12 - Hydro Therm
10 Maryland Avenue
Zoning Advisory Committee Meeting of July 22, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Ten Percent Pollutant Reduction requirement.

RAW:SA:sp
HYDRO/DEPRM/TXTS:BP

ORDER RECEIVED FOR FILING
Date
By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 16, 1996

Eugene Cunningham, Jr., Esquire
Royston, Hueller, McLean and Reid
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NW/8 Maryland and Avon Avenues
(10 Maryland Avenue)
12th Election District - 7th Councilmanic District
Reed Financial, c/o Mestek, Inc. - Petitioner
Case No. 97-130-SPH

Dear Mr. Cunningham:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Leonard LaPorta, Reed Financial, c/o Mestek, Inc.
260 N. Elm Street, Westfield, MA 01085

Mr. Jim Matis, 6600 York Road, Towson, Md. 21212
Mr. Carl Peterson, 103 Maryland Avenue, Dundalk, Md. 21222

People's Counsel; DEPRM

Case File

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401



Petition for Special Hearing
to the Zoning Commissioner of Baltimore County

for the property located at 10 Maryland Avenue

which is presently zoned ML-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plot 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

a waiver of Public Works standards related to widening and improvements to Maryland Avenue and Heron Way

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

Signature

Address

City

State

Zip

Signature

Address

City

State

Zip

Signature

Address

City

State

Zip

Signature

Address

City

State

Zip

Signature

Address

City

State

Zip

With this petition, the undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plot 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

a waiver of Public Works standards related to widening and improvements to Maryland Avenue and Heron Way

(Type or Print Name)

Signature

Address

City

State

Zip

Signature

Address

City

State

Zip

Signature

Address

City

State

Zip

Signature

Address

City

State

Zip

Signature

Address

City

State

Zip

Signature

Address

City

State

Zip

Description to Accompany
Petition for Special Hearing for
Road Improvement Waiver
No. 10 Maryland Avenue
12th Election District

Beginning for the same at a point on the north side of Maryland Avenue, said point distant North 47°16' West 25 feet more or less from the point of intersection of the centerlines of Maryland Avenue and Avon Avenue, running thence and binding along the north side of Maryland Avenue the two following courses viz:

- 1) South 74° 27' 08" West 20.51 feet and
 - 2) South 67° 13' 54" West 605.66 feet
- thence leaving said north side of Maryland Avenue and running the six following courses viz:
- 3) North 06° 15' 00" West 77.14 feet
 - 4) North 74° 27' 08" East 43.98 feet
 - 5) North 15° 15' 00" West 339.98 feet
 - 6) North 59° 40' 38" East 465.55 feet
 - 7) by a curve to the right having a radius of 2795.88 feet for an arc distance of 156.05 feet, and
 - 8) South 28° 18' 38" East 335.85 feet to the place of beginning.

Containing 5.49 acres of land more or less.

This description is intended for special hearing purposes only and should not be used for conveyance of land.



#12

CERTIFICATE OF PUBLICATION

TOWSON, MD. 7/25/96

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 7/25, 1996.

THE JEFFERSONIAN,
A. Hemickson
LEGAL AD. - TOWSON

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the County Act and Regulations of Baltimore County will hold a public hearing on the proposed amendment to the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a waiver of Public Works standards related to widening and improvements to Maryland Avenue and Heron Way, and thus, there will be no requirement for curb and gutter along these roads. This ZAC comment constitutes the recommendation of a Department Director as required by Section 26-172 of the Baltimore County Code. It should also be noted that Heron Way runs adjacent to the rear of the property and leads to the interior of the subject site and the adjacent Dundalk Marine Terminal property from Maryland Avenue.

Case No. 97-130-SPH

Order No. 97-130-SPH

Order No. 97-130-SPH

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Order No. 97-130-SPH

Order No. 97-130-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 022657
77-13-SPH

DATE: 7-2-96 ACCOUNT: 61-615
Item 12
B. J. Smith

AMOUNT: \$ 250.00

RECEIVED FROM: 10 Maryland Ave
040-50000-10 Maryland Ave
040-50000-10 Maryland Ave
040-50000-10 Maryland Ave

FOR CSPH + SIGN

3107190361MCHRC #285.00
SA 5083102PM02-02-96

VALIDATION OR SIGNATURE OF CASHIER

PRINTED WITH SOYBEAN INK on Recycled Paper

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

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.: 12 Petitioner: Reed Financial, C/O Reed, Inc.
Location: 10 Maryland Ave

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Gene Cunningham / Director, Planning, Design, & Env.
ADDRESS: 103 West Pennsylvania Ave
Towson MD 21204

PHONE NUMBER: (410) 823-1800

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on Recycled Paper

12

TO: PUTNEY PUBLISHING COMPANY
July 25, 1996 Issue - Jeffersonian

Please forward billing to:

Gene Cunningham
Royston, Mueller, McLean, Reid
102 W. Pennsylvania Avenue
Towson, MD 21204
823-1800

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: 97-13-SWH (Item 12)
10 Maryland Avenue
corner of W/S Maryland Avenue, W/S Aven Avenue
12th Election District - 7th Councilmanic
Legal Owner(s): Reed Financial, C/O Reed, Inc.

Special Hearing to approve a waiver of public works standards related to widening and improvements to Maryland Avenue and Heron Way.

HEARING: FRIDAY, AUGUST 9, 1996 at 10:00 a.m. in Room 106, County Office Building

LAURENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 18, 1996

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: 97-13-SWH (Item 12)
10 Maryland Avenue
corner of W/S Maryland Avenue, W/S Aven Avenue
12th Election District - 7th Councilmanic
Legal Owner(s): Reed Financial, C/O Reed, Inc.

Special Hearing to approve a waiver of public works standards related to widening and improvements to Maryland Avenue and Heron Way.

HEARING: FRIDAY, AUGUST 9, 1996 at 10:00 a.m. in Room 106, County Office Building

Arnold Jablon
Director

cc: Reed Financial C/O Reed, Inc.
Leonard Lubera
Gene Cunningham, 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 887-3351.

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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 5, 1996

Gene Cunningham, Esquire
Royston, Mueller, McLean and Reid
102 West Pennsylvania Avenue
Towson, MD 21204

RE: Item No.: 12
Case No.: 97-13-SPH
Petitioner: Reed Financial

Dear Mr. Cunningham:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 9, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3351).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management July 23, 1996

FROM: Robert A. Wirth & Associates
DEPRM

SUBJECT: Zoning Item #12 - Hydro Therm
10 Maryland Avenue
Zoning Advisory Committee Meeting of July 22, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Ten Percent Pollutant Reduction requirement.

RAW:SA:sp

HYDRO/DEPRM/TXTSBS

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management Date: July 22, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
July 22, 1996
Item No. 012

The Development Plans Review Division has reviewed the subject zoning item. The Development Plans Review Division agrees with the requested waiver of public improvements along Maryland Avenue and Heron Way.

The ultimate right-of-way for both roads shall be dedicated to Baltimore County at no cost to the County.

RWB:HJO:jrb

cc: File

ZONE19B



Maryland Department of Transportation
State Highway Administration

David L. Winstec:
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 012 (MJK)

Dear Ms. Watson:

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

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

for Bob Small
Ronald Burns, 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

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: July 19, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 10, 11, 12, 13, 15, and 16

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Kears*

PK/JL

ITEM10/PZONE/TXTJWL

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4830

DATE: 07/23/96

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

RE: Property Owner: REED FINANCIAL, C/O NESTEK, INC.

Location: CORNER OF N/S MARYLAND AVE. W/S AVON AVE. (10 MARYLAND AVE.)

Item No.: 012

Zoning Agenda: SPECIAL HEARING

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.

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

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

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

cc: File

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on Recycled Paper

PETITION PROBLEMS

#10 --- JCM

1. No fee was charged for special hearing to amend the final development plan.

#11 --- MJK

1. No telephone number for legal owner.

#12 --- MJK

1. Petitioner's copy of receipt still in folder.

#13 --- MJK

1. No undersized lot information in folder.

#14 --- MJK

1. No undersized lot information in folder.

#16 --- JRA

1. No review information on bottom of petition form.
2. No item number on any papers in folder.
3. Who signed for contract purchaser? - Need authorization.

July 16, 1996

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
10 Maryland Avenue, Corner of N/S * ZONING COMMISSIONER
Maryland Avenue, W/S Avon Avenue * OF BALTIMORE COUNTY
12th Election District, 7th Councilmanic *
Reed Financial, c/o Nestek, Inc. * CASE NO. 97-13-SPH
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

Carol S. Denilio
CAROLE S. DENILIO

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 5th day of August, 1996, a copy of the foregoing Entry of Appearance was mailed to Gene Cunningham,

Esquire, Royston, Mueller, McLean, and Reid, 102 W. Pennsylvania

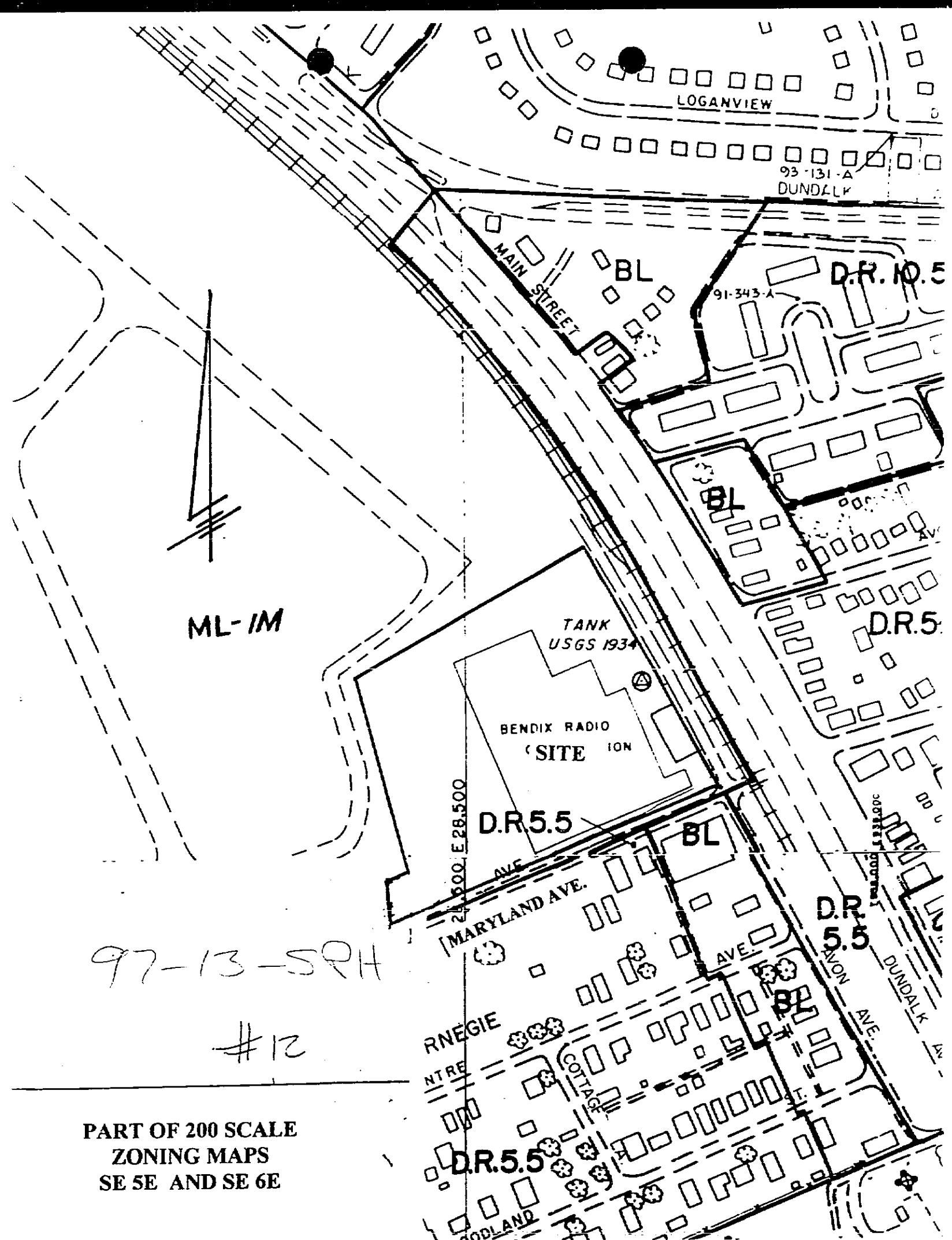
Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

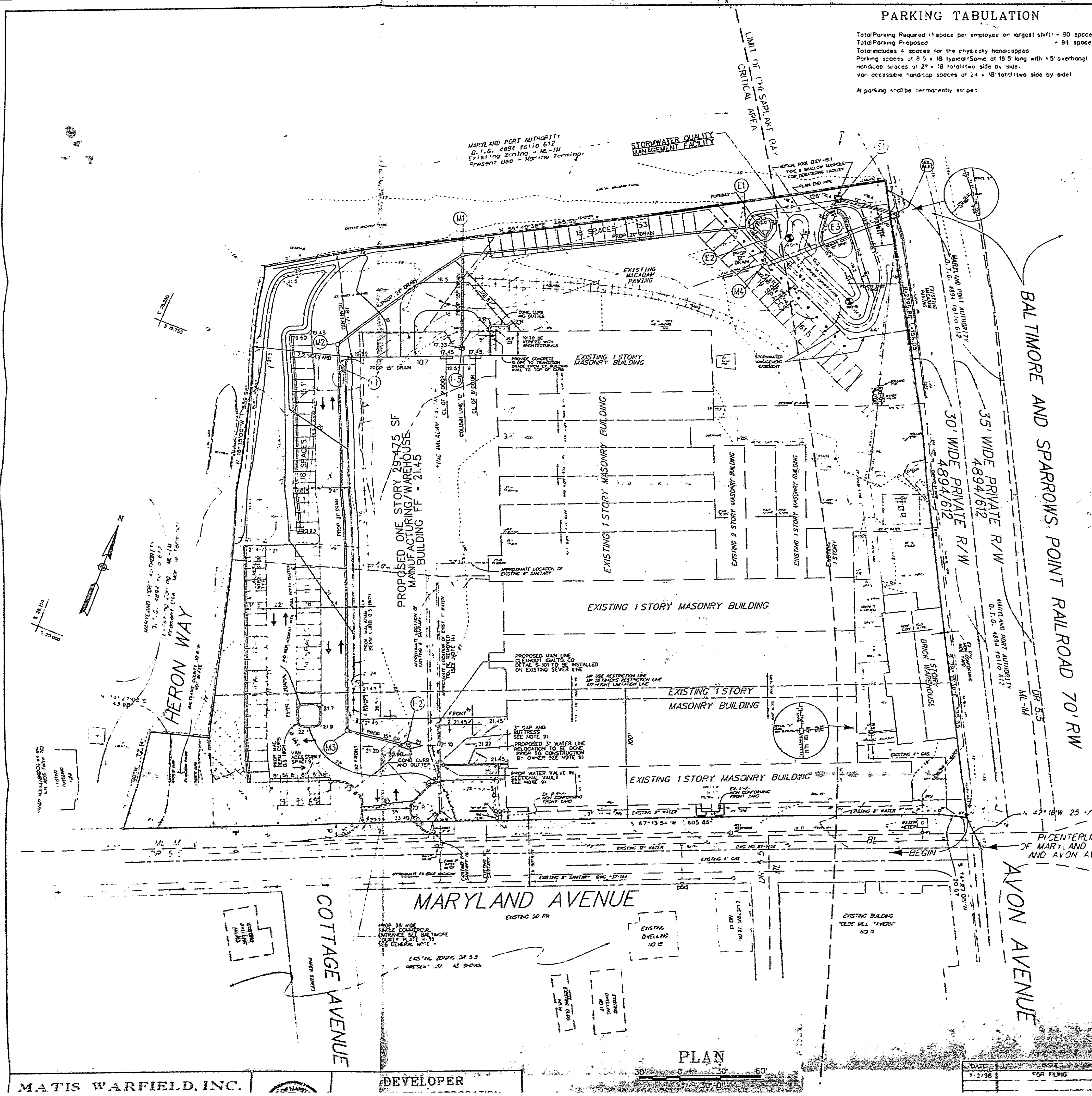
Petitioners
SIGN-IN SHEET

NAME	ADDRESS
<i>Eugene W. Cunningham, Jr.</i>	<i>102 W. Pennsylvania Ave. Ste. 100, Towson, MD 21204</i>
<i>Jim Mohr</i>	<i>6600 York Road, Towson, MD 21204</i>
<i>CARL PETERLIN</i>	<i>13300 MARVIEW BLVD DUNDALK, MD 21222</i>



photograph
Case 97-13-SPH



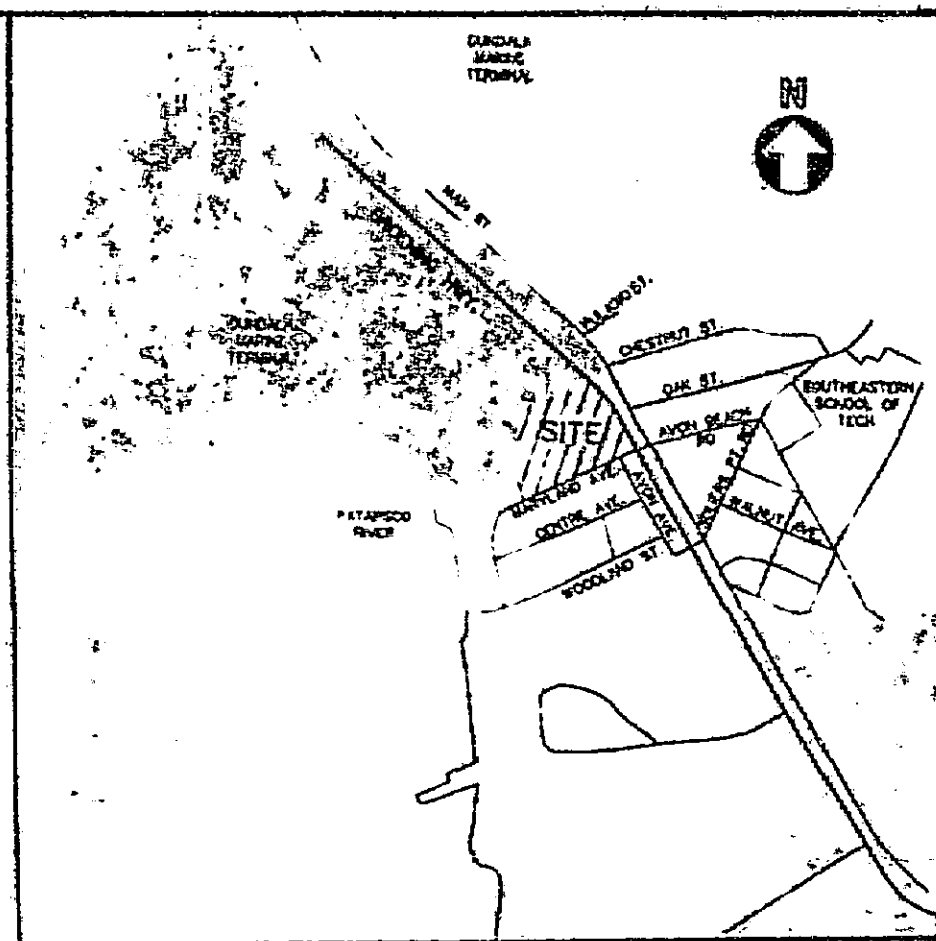


PARKING TABULATION

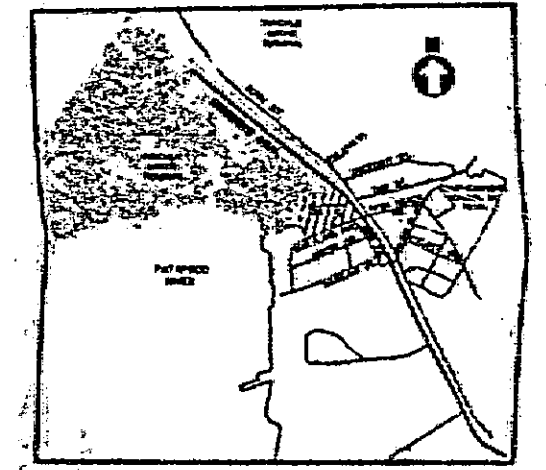
Total Parking Required: 1 space per employee on largest shift = 80 spaces
 Total Parking Proposed: 84 spaces
 Total includes 4 spaces for the physically handicapped
 Parking spaces at 8'5" x 18' typical (some at 18'5" long with 15' overhang)
 Handicap spaces at 27' x 18' total (two side by side)
 Van accessible handicap spaces at 24' x 18' total (two side by side)
 All parking shall be permanently striped

SITE DATA

Gross area = 6.51 Ac +/- Includes 2' of Maryland Avenue (0.0257 Acres)
 Net area = 5.49 Ac +/-
 Censimatic District 7
 Existing zoning: M-1M
 Existing use: 198,244 sq ft of 1st floor 18,989 sq ft 2nd level
 Proposed use: Baker Manufacturing and Warehousing
 Proposed use: same as above plus 10,000 sq ft addition for Air Conditioning and other Manufacturing and Warehousing
 138,244 sq ft total
 Floor area ratio permitted: 2.0
 Floor area ratio proposed: 0.98
 Amenity open space: None Required
 Building height: 35'
 Deed reference: 88-1721
 Development Approval: 12/7/12, EMD 24226A
 Storm Water Management: W-100, 10000, 10000
 Signage: none to be requested at this time however any future signage shall be in accordance with Section 413 BCZP and all zoning sign policies
 Tax Account Number: 1205035174
 Prior commercial permits: Unknown, no building construction dates to 1930's. Setbacks of original building from Maryland Avenue are not conforming
 Critical Area: This site is located in the OA of the Chesapeake Bay Critical Area
 A reduction of 10% in pollutant loadings from existing conditions has been provided in the water in the water quality facility.



BENCHMARK 16489 ELEVATION 18.313
 RAILROAD SPIKE IN MACADAM ON NORTH SIDE OF MARYLAND AVENUE AT PATAPSCO RIVER



97-13-SPH

- Legend**
- Existing Contours
 - Proposed Grades
 - Existing Storm Drain
 - Proposed Storm Drain
 - Existing Sanitary
 - Proposed Sanitary
 - Existing Water
 - Proposed Water
 - Existing Curb
 - Proposed Curb
 - Existing Electric
 - Existing Telephone
 - Proposed Paving
 - Proposed Concrete
 - Removal of Existing Paving
 - Removal of Existing Paving and Replacement with Full Depth Paving

97-13-SPH

A SPECIAL HEARING IS REQUESTED PURSUANT TO SECTION 580 OF THE BCZP TO APPROVE A WAIVER OF LOCAL IMPROVEMENTS TO MARYLAND AVENUE AND HERON WAY. SEE DR. RECOMMENDATION DATED 6/5/96 DR. 052860
 WAIVER OF WIDENING CURB AND SIDEWALK IMPROVEMENTS ALONG THE NORTH SIDE OF MARYLAND AVENUE
 WAIVER OF WIDENING CURB AND SIDEWALK IMPROVEMENTS FOR HERON WAY

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING FOR WAIVER OF ROAD IMPROVEMENTS HYDRO THERM CORPORATION No. 10 MARYLAND AVENUE

MATIS WARFIELD, INC.

DEVELOPER

PLAN

DATE	7-27-96
FOR	FILE