IN RE: PETITION FOR SPECIAL HEARING
Corner W/S I-83, S/S Beaver Dam Road
13021 Beaver Dam Road
8th Election District
3rd Councilmanic District
Michael E. Turley, et ux

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-87-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 13021 Beaver Dam Road in Hunt Valley. The Petition was filed by Michael E. Turley and Mary T. Turley, his wife, property owners. Special Hearing relief is requested to approve an amendment to the site plans in case Nos. 93-41-A and 93-324-SPHXA and, if required, the development plan for "Bishops Pond" to permit the construction of a greenhouse, as more particularly shown on the Plat to Accompany the Petition for Special Hearing marked as Petitioners' Exhibit No. 1.

Appearing at the requisite public hearing held for this case were the Petitioners, Michael E. Turley and Mary T. Turley, property owners. Also present was Paul Lee, the engineer who prepared the site plan. The Petitioners were represented by Howard L. Alderman, Jr., Esquire. There were no Protestants or other interested persons present.

Uncontradicted testimony and evidence offered was that the subject site is approximately 21.8 acres, zoned R.C.4. The property is an irregularly shaped parcel, which abuts the Baltimore-Harrisburg Expressway (I-83) in Hunt Valley. Vehicular access to the site is by way of a panhandle type drive which leads from Beaverdam Road. The subject property is improved with an existing dwelling in which the Petitioners reside. In addition to the dwelling, there are several outbuildings, including barns and sheds. Pursuant to the approval granted in case No. 93-324-SPHXA, the Petitioners operate a wholesale landscape business from the property.

As noted above, the site does have a zoning history. Variance relief from certain setback requirements and standards for a driveway was granted in case No. 93-41-A. Special Exception relief for the aforesaid landscape business was granted in case No. 93-324-SPHXA, as was special hearing relief and other variances. The relevant portions of the Orders issued in those cases are set out on the site plan.

The Petitioners come before me now seeking approval of the designation of a portion of the property, approximately 3 acres in area, as a proposed greenhouse area. There are no modifications or revisions sought of any of the relief granted in the prior cases. Instead, a rectangular area of the property shown on the site plan is to be improved by the Petitioners with a series of greenhouse buildings. Previously, the Petitioners' business was entirely devoted to the growing and sale of grass and sod on a wholesale basis. Due to the changing market conditions, the Petitioners propose the greenhouse in order to grow flowers, vegetables and similar products. The proposed greenhouse area on the site plan will be dedicated to this use.

Based upon the proffer and evidence offered at the hearing, I am persuaded to grant the Petition for Special Hearing. In my judgment, the proposal will not be detrimental to the health, safety or general welfare of the locale, and will not result in any adverse impacts on the community. The proposed use appears to be consistent with existing uses and compatible with the area. Thus, the special hearing to permit the amendment to the site plans in the prior zoning cases shall be granted, as well as an amendment to development plan for Bishops Pond. Moreover, pursuant to Section 502.3 of the Baltimore County Zoning Regulations (BCZR), the time in which the Petitioners may improve the area subject to this Petition with greenhouses shall be extended to five years. The Petitioners indicated at the hearing that their conversion of this portion of the

property may take some time and may not be vested within the two year period ordinarily prescribed by law.

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 of Baltimore County this 24th day of October 1997 that, pursuant to the Petition for Special Hearing, approval to amend the site plans in case Nos. 93-41-A and 93-324-SPHXA and, if required, the development plan for "Bishops Pond" to permit the construction of a greenhouse, be and is hereby GRANTED, subject, however, to the following restriction:

> 1. The 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

CASE FILE PROCESSING
Date 10/24/97
By

Baltimore County
Zoning Commissioner
Office of Planning

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

October 24, 1997

Howard L. Alderman, Jr., Esquire
Levin and Gann, P.A.
305 W. Chesapeake Avenue
Suite 113
Towson, Maryland 21204

RE: Petition for Special Hearing
Case No. 98-87-SPH
Property: 13021 Beaver Dam Road
Michael E. Turley, et ux, Petitioners

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered 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 Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn
encl.
c: Mr. and Mrs. Michael E. Turley
c: Paul Lee Engineering, Inc.

87

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 13021 Beaver Dam Road

98-87-SPH

which is presently zoned RC-4

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

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Howard L. Alderman, Jr

(Type or Print Name)

Howard L. Alderman Jr

Signature

LEVIN & GANN, P.A.
305 West Chesapeake Avenue
Suite 113
Towson, Maryland 21204

Attorney's Phone No.: (410) 321-0600

Legal Owner(s):

Michael E. Turley

(Type or Print Name)

Michael E. Turley

Signature

Mary T. Turley

(Type or Print Name)

Mary Tracy Turley

Signature

13021 Beaver Dam Road 410-584-1470

Address Phone No.

Hunt Valley, MD 21031

City State Zipcode

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

Howard L. Alderman, Jr., Esquire
LEVIN & GANN, P.A.
305 West Chesapeake Avenue, Suite 113
Towson, Maryland 21204
Tel.: (410) 321-0600

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1-2 hr.

unavailable for Hearing

the following dates _____ Next Two Months

ALL ✓ OTHER _____

REVIEWED BY: MTR DATE 9/8/97

Attachment

98-87-SPH

PETITION FOR SPECIAL HEARING

Address: 13021 Beaver Dam Road

Legal Owners: Michael E. Turley and Mary T. Turley

Present Zoning: RC-4

REQUESTED RELIEF:

Approval of an amendment to the site plans in Case Nos. 93-41A and 93-324-SPHXA and, if required, the development plan for "Bishops Pond" to permit the construction of a greenhouse as shown more particularly on the Plat to Accompany this Petition.

FOR ADDITIONAL INFORMATION CONTACT:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
305 W. Chesapeake Avenue
Suite 113
Towson, Maryland 21204

(410) 321-0600
Fax: (410) 296-2801
halderma@counsel.com

#87

Paul Lee P.E.

Paul Lee Engineering Inc.
504 W. Pennsylvania Ave.
Towson, Maryland 21204
410-821-5941

98-87-SPH

DESCRIPTION

13021 BEAVER DAM ROAD
ELECTION DISTRICT 8C3
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the East side of a 20 foot wide right-of-way and easement area as recorded in Liber SM 8584-696, said point also being located from the intersection of the centerlines of Baltimore-Harrisburg Expressway (I-83) and Beaver Dam Road Westerly along center of Beaver Dam Road 500 feet ± and Southerly along 20 foot right-of-way 1230 feet to the northwest corner of subject property, thence binding on the North side of said property (1) South 37°55'21" East 82.95 feet, (2) South 78°39'36" East 999.18 feet to the West side of Baltimore-Harrisburg Expressway (I-83), thence binding on the West side of Baltimore-Harrisburg Expressway the five following courses and distances: (3) South 04°59'35" East 198.62 feet, (4) South 07°59'20" East 150.01 feet, (5) South 21°09'37" East 102.39 feet, (6) South 08°45'10" East 300.00 feet, and (7) South 10° 34'59" East 66.09 feet; thence leaving said West side of Baltimore-Harrisburg Expressway (8) South 24°59'11" West 732.56 feet, (9) North 48°12'30" West 332.25 feet, (10) North 88°25'21" West 48.27 feet, (11) South 84°35'34" West 159.93 feet, (12) North 50°11'05" West 186.13 feet, (13) North 11°58'33" East 1114.14 feet, (14) North 87°36'51" East 96.08 feet, (15) North 62°39' 01" East 32.65 feet, (16) Due North 31.00 feet, (17) North 38°49'47" West 98.23 feet, (18) North 78°39'36" West 542.77 feet, to the East side of a 20 foot right-of-way and easement area, thence binding on said East side of 20 foot right-of-way and easement area (19) North 26°54'22" West 25.47 feet, and North 06°54'40" West 57.00 feet to the point of beginning.

Containing 21.8014 acres of land, more or less.

8/6/97

STATE OF MARYLAND
PAUL LEE
4047
PROFESSIONAL ENGINEER

Engineers — Surveyors — Site Planners

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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 87

Petitioner: Michael & Mary Turley

Location: 13021 Beaver Dam Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: **Howard L. Alderman, Jr., Esquire**
Levin & Gann, P.A.

ADDRESS: **305 W. Chesapeake Avenue, Suite 113**
Towson, MD 21204

PHONE NUMBER: (410) 321-0600

AJ:ggs

(Revised 09/24/96)

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
SCELLANEOUS RECEIPT

No. 042781

DATE 9/8/97 ACCOUNT 01-615

By: MJK
Item. 87

AMOUNT $ 250.00

RECEIVED FROM: Turley, Michael E — 13021 Beaver Dam Rd.

FOR: 040 - Comm Sp Hearing — $250.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
9/08/1997 9/08/1997 10:20:38
REG WEST FISHER UNIT ULM DRAWER
MISCELLANEOUS CASH RECEIPT
Receipt # 017822 CALM
CR NO. 042781
250.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

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 in Towson, Maryland on the property identified herein as follows:

Case: #98-87-SPH
13021 Beaver Dam Road
corner W/S I-83, S/S
Beaver Dam Road
8th Election District
3rd Councilmanic
Legal Owner(s):
Michael E. Turley and
Mary T. Turley

Special Hearing: to approve an amendment to the site plans in case nos. 93-41-A and 93-324-SPHXA and, if required, the development plan for "Bishops Pond" to permit the construction of a greenhouse.

Hearing: Monday, October 20, 1997 at 9:00 a.m., in room 407 Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

10/036 Oct. 2 C177990

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 2, 1997

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 Oct. 2, 1997.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case No.: # 98-~~97~~ 87-SPH
Petitioner/Developer:
(Michael E. Turley)
Date of Hearing/~~Closing~~:
(Oct. 20, 1997)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

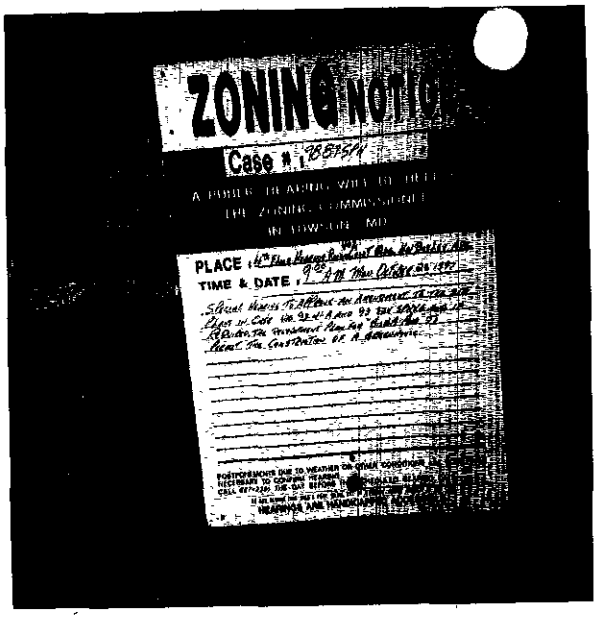
Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at

13021 Beaver Dam Road Baltimore Maryland 21030

The sign(s) were posted on Oct 5, 1997
(Month, Day, Year)



98-87-SPH

Sincerely,

10/5/97
(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)

Exhibit B

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than *_____.

Format for Sign Printing, Black Letters on White Background:

Item# 87

ZONING NOTICE

Case No.: 98-87-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: *

DATE AND TIME: *

REQUEST: approve an amendment to the site plans in Case Nos. 93-41-A and 93-324-SPHXA and the FDP of "Bishops Bowl"

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

9/96
post.4.doc

*UPON RECEIPT OF THE NOTICE OF HEARING, THE PETITIONER OR HIS AGENT FILLS IN THIS INFORMATION AND THEN FORWARDS THIS FORM TO THE SIGN POSTER.

Baltimore County
Department of Permits and
Development Management

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

September 26, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-87-SPH
13021 Beaver Dam Road
corner W/S I-83, S/S Beaver Dam Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Michael E. Turley and Mary T. Turley

Special Hearing to approve an amendment to the site plans in case nos. 93-41-A and 93-324-SPHXA and, if required, the development plan for "Bishops Pond" to permit the construction of a greenhouse.

HEARING: MONDAY, OCTOBER 20, 1997 at 9:00 a.m. in Room 407 Courts Building, 401 Bosley Avenue.

Arnold Jablon
Director

cc: Michael and Mary Turley
Howard L. Alderman, Jr., Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 5, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

TO: PUTUXENT PUBLISHING COMPANY
October 2, 1997 Issue - Jeffersonian

Please foward billing to:

Howard L. Alderman, Jr., Esq.
Levin & Gann, PA
305 W Chesapeake Avenue #113
Towson MD 21204
410-321-0600

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-87-SPH
13021 Beaver Dam Road
corner W/S I-83, S/S Beaver Dam Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Michael E. Turley and Mary T. Turley

Special Hearing to approve an amendment to the site plans in case nos. 93-41-A and 93-324-SPHXA and, if required, the development plan for "Bishops Pond" to permit the construction of a greenhouse.

HEARING: MONDAY, OCTOBER 20, 1997 at 9:00 a.m. in Room 407 Courts Building, 401 Bosley Avenue.

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.

Baltimore County
Department of Permits and
Development Management

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

October 7, 1997

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
305 West Chesapeake Avenue, Ste. 113
Towson, MD 21204

RE: Item No.: 87
Case No.: 98-97-SPH
Petitioner: Michael Turley, et ux

Dear Mr. Alderman:

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 September 8, 1997.

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 (410-887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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

DATE: October 6, 1997

To: Arnold L. Jablon

From: R. Bruce Seeley RBS/sp

Subject: Zoning Item #87

Turley Property, 13021 Beaver Dam Road

Zoning Advisory Committee Meeting of September 22, 1997

____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

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

_X_ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code.)

____ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

____ 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).

BS:VK:sp

Turley.doc.

Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 5·23·97
Item No. 087 MJK

Dear Ms. Eubanks:

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 affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

L. J. Gredlein

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

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
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPTEMBER 22, 1997

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

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

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

087, 088, 089, 090, 091, 092, 094, 095, AND 097

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

cc: File

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

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Management

Date: September 26, 1997

FROM: Robert W. Bowling, Chief
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for September 29, 1997
Item Nos. 087, 088, 089, 091, 092, 095, 096, 097, and 098

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE929.NOC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: September 30, 1997

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

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

Item Nos. 87 and 94

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL

C:\MSOFFICE\WINWORD\ZAC\NOCOM\87.DOC

RE: PETITION FOR SPECIAL HEARING 13021 Beaver Dam Road, Vorner W/S I-83, S/S Beaver Dam Road, 8th Election Dist., 3rd Councilmanic	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	OF BALTIMORE COUNTY
Michael E. and Mary T. Turley Petitioners	*	CASE NO. 98-87-SPH

* * * * * * * * * * * * *

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 6th day of October, 1997, a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., 305 W. Chesapeake Avenue, Suite 113, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

M/M Wirley

Paul Lee

Howard Alderman

93-41-A - Variance

Setback + Parable

93-324-SPHXA -

Land Scape Service

Setbacks, etc.

improvements were made

No modifications requested to prior order - all prior conditions were satisfied

RC-4 - 21.8014

irregular shape

prior hearing - no violations

SPH - to amend for green house

approx 3 acres.

No density problem, no new variances

No problem - per § 5021

Comply w/ ZAC

Turley's - no probs. w/ neighbors

LANDSCAPE -

SP Hearing -

Greenhouse - can be extended to 5 years

---

if applicable -

3 acre area -

wholesale - not retail

will be growing annuals plants & vegetables -

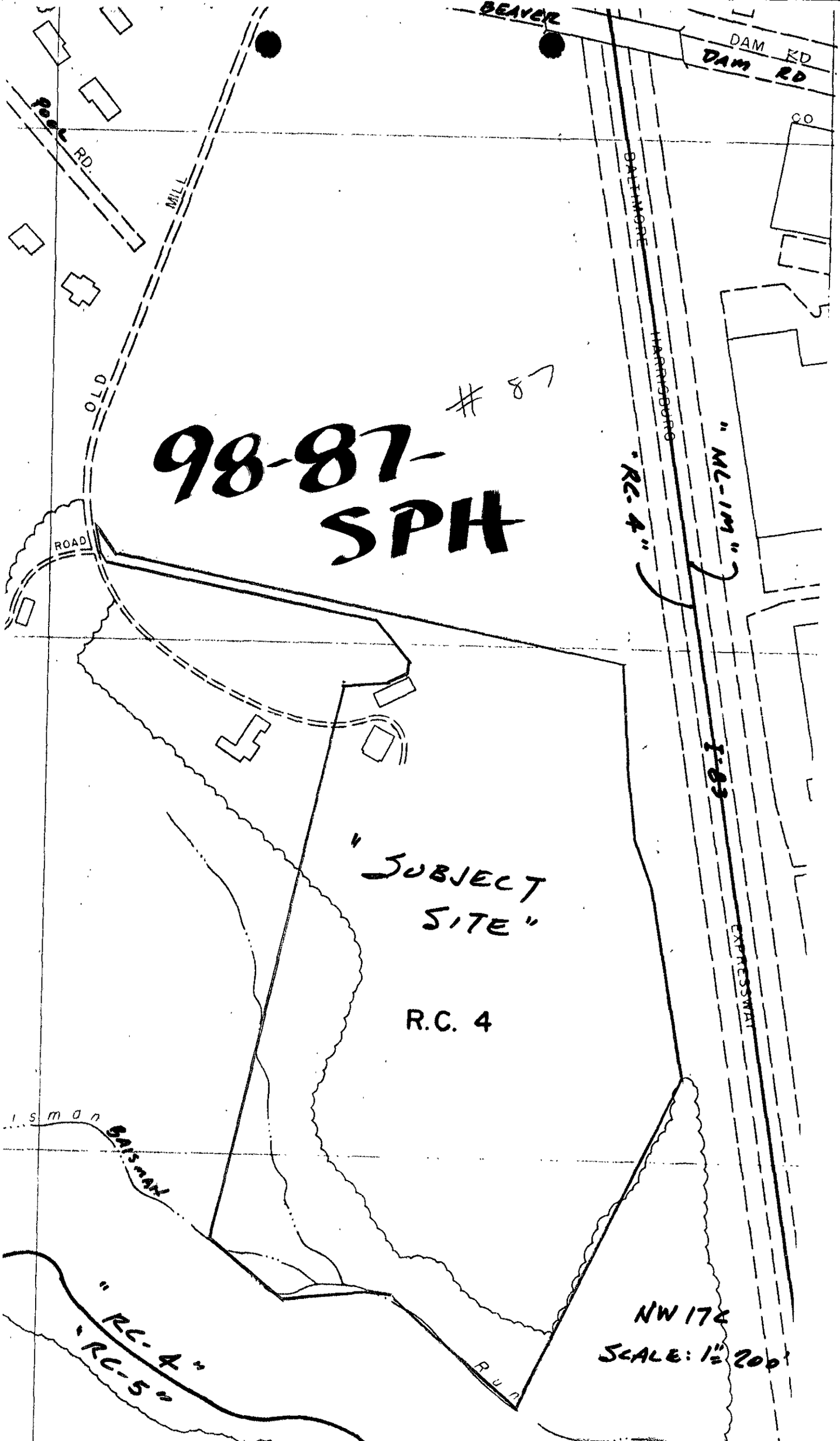
DEPRM - compliance

OK to Grant

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Mike Turley	13021 Beaver Dam Rd. Hunt Valley 21030
Tracy Turley	Same.
Paul Lee	304 W. Penna Ave 21204
Howard L. Alderman Jr Esq	305 W. Chesapeake Ave #113 21204


BEAVER
DAM RD
DAM RD
POOL RD.
OLD MILL
ROAD
BALTIMORE
HARRISBURG
EXPRESSWAY
I-83
"ML-1M"
"RC-4"
#87
98-87-SPH
"SUBJECT SITE"
R.C. 4
ismon
BAISMAN
Run
"RC-4"
"RC-5"
NW 17C
SCALE: 1" = 200'

98-87-SPH

BALTIMORE - HARRISBURG

EXPRESSWAY

RESTRICTIVE COVENANTS TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

1. THAT PROPERTY WILL BE UTILIZED AS THE HOME OF MICHAEL TURLEY AND AS A PART TIME LANDSCAPE SERVICE OPERATION PURSUANT TO SECTION 3.B.2 OF THE BCZR. ANY OTHER UTILIZATION OF THE PROPERTY SHALL BE CONSISTENT WITH THE PRELIMINARY DEVELOPMENT PLAN SHALL BE LIMITED TO THE APPROVED USES AND SUBSEQUENT TO A GRANTING OF THE PETITION FOR SPECIAL EXCEPTION PURSUANT TO SECTION 500.7 BCZR.

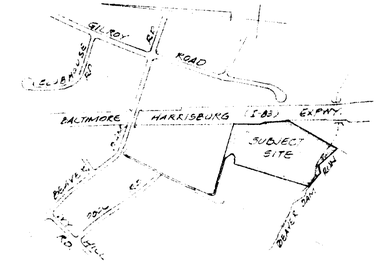
2. NO MORE THAN 10 ON THE PREMISES PARKING SPACES SHALL BE LOCATED ON THE PROPERTY AT ANY ONE TIME OR NOT TO NO MORE THAN 2 WILL BE LOCATED ON THE WEST SIDE AND OTHER TERMINAL FOR USE BY MIKE TURLEY AND FAMILY.

3. THE HOURS OF OPERATION SHALL BE LIMITED TO 8:00 AM TO 5:00 PM MONDAY THROUGH SATURDAY.

4. TURLEY WILL CONSTRUCT THE PARKING AREA ON THE SOUTH SIDE OF THE PROPERTY AS SHOWN ON THE PLAN. TURLEY WILL PAVE THE PARKING AREA WITH STONE AND PROVIDE A PAVED APPROACH TO THE EXIT OF THE PROPERTY.

5. TURLEY WILL NOT BE ALLOWED TO HAVE ANY SIGNS CONSTITUTING OR ADVERTISING THE PROPERTY AS A SERVICE OPERATION.

6. THE LANDSCAPE SERVICE OPERATION SHALL PLANT AS FOLLOWS: [illegible] TO REMAIN TO RESTRICT THE VISIBILITY OF THE PARKING AREA FROM THE EXPRESSWAY. [illegible] SHALL BE PLANTED ALONG THE SOUTH SIDE OF THE PARKING AREA. [illegible] SHALL NOT BE SOLD OR BE UNDERSTOOD TO BE THE SUBDIVISION.

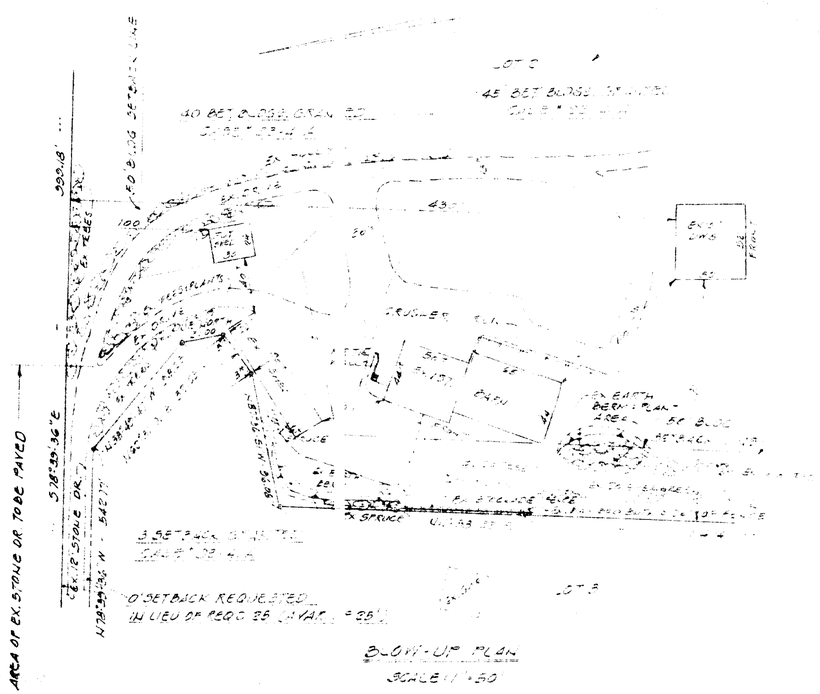


LOCATION PLAN
SCALE: 1" = 1,000'

PETITIONER'S REQUESTED SPECIAL EXCEPTION (9-3-93)

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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) The terms, conditions and restrictions contained within the Restrictive Covenant Agreement executed by the Petitioner, Michael E. Turley and Charles Carroll, be and are hereby incorporated herein as conditions precedent to the relief granted.



BLOW-UP PLAN
SCALE: 1" = 50'

GENERAL NOTES

1. AREA OF PROPERTY: 2.8042 AC.
2. EXISTING ZONING OF PROPERTY: RC-4 (RESIDENTIAL EXCEPTION)
3. EXISTING USE OF PROPERTY: LANDSCAPE SERVICE OPERATION
4. PROPOSED TOTAL USE OF PROPERTY: RC-4 (SPECIAL EXCEPTION)
5. PROPOSED USE OF PROPERTY: LANDSCAPE SERVICE OPERATIONS
6. PROPOSED TOTAL STORAGE AREA FOR LANDSCAPE MATERIALS: [illegible]
7. SETBACK REQUIREMENTS: [illegible]
8. PROPOSED SETBACKS: [illegible]
9. PARKING: [illegible]
10. SIGNAGE: [illegible]
11. LIGHTING: [illegible]
12. [illegible] SHALL BE PERMITTED ONLY IN AREA OF STONE PARKING.
13. [illegible]
14. TO ALLOW EXISTING [illegible] TO REMAIN AS BUILT TO A SHIFT IN FOR LOT OF [illegible] (SEE SITE PLAN). INTERNAL ROADS WILL BE [illegible]
15. ADDITIONAL VARIANCES [illegible]

SECTION 500.7 BCZR SPECIAL EXCEPTION REQUIRED FOR LANDSCAPE SERVICE OPERATIONS. [illegible] SPECIAL EXCEPTION [illegible] ZONING PETITIONS.

[illegible] SHALL BE [illegible] AREA AND SHALL BE [illegible] FROM RESIDENTIAL [illegible] 204 N.C.

PETITIONER'S REQUESTING A SPECIAL HEARING TO AMEND THE SITE PLAN (CASE #93-324-SPHXA) TO SHOW LOCATION OF PROPOSED GREENHOUSE AREA AND TO AMEND LOT C OF THE APPROVED DEVELOPMENT PLAN OF BLOCK 2 TO REVISE LOCATION OF CONTROLLED-ENVIRONMENT STRUCTURES. SHALL BE IN ACCORDANCE WITH SECTION 404.1.F OF BCZR FOR SETBACKS IN THE GREENHOUSE AREA & WILL NOT BE NECESSARY TO REVISE ZONING PETITION.

2. PROPOSED USE TO COMPLY WITH [illegible] COUNTY POLICIES.
3. [illegible] AT THE EXPENSE.
4. [illegible]
5. BUSINESS HOURS: [illegible]

PLAT TO ACCOMPANY PETITION FOR

SPECIAL HEARING

#5300 BEAVER DAM ROAD

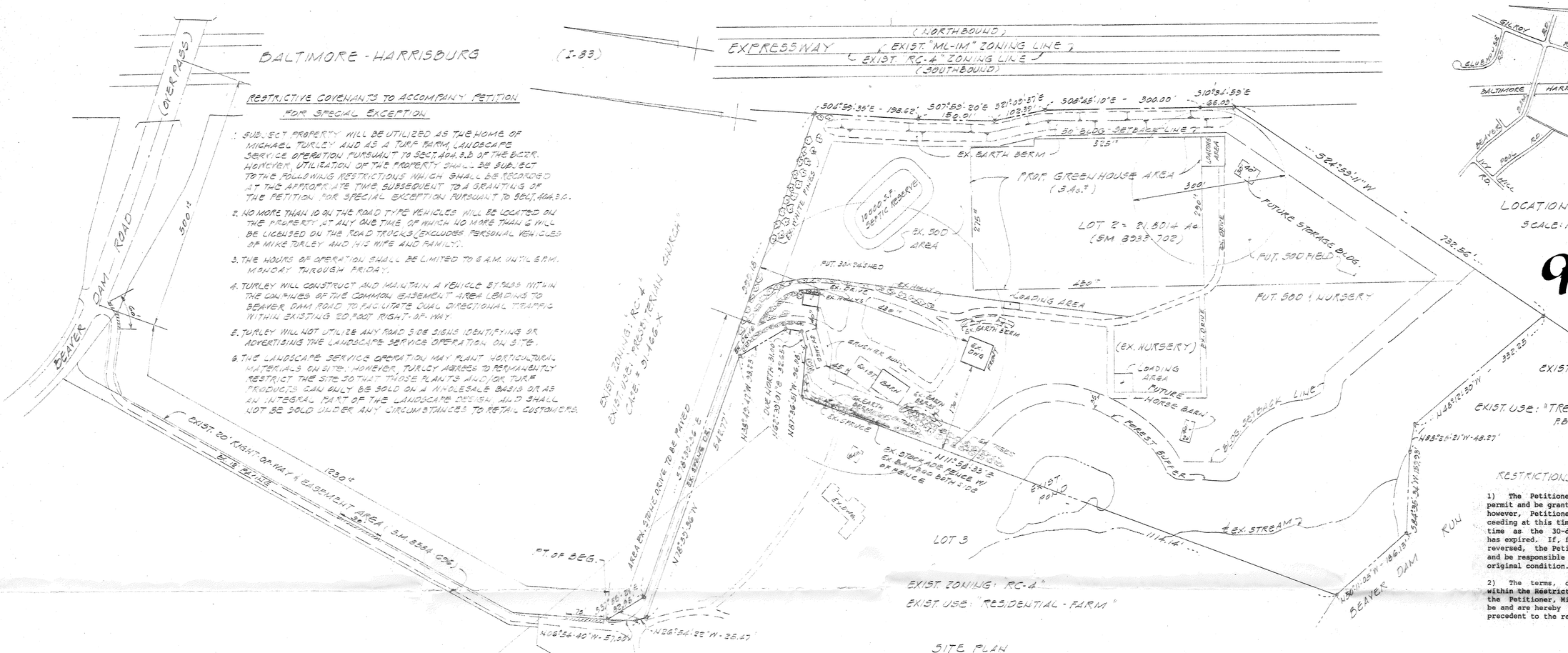
ELECT. DIST. 8CB — BALTIMORE COUNTY, MD.

SCALE: AS SHOWN — AUG 6, 1997

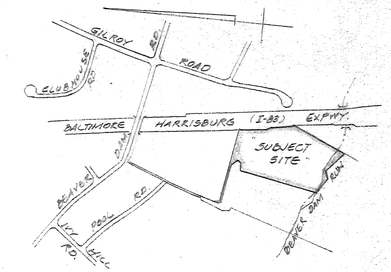
SHEET NO 1 OF 1 #87

PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204

98-87-SPH



SITE PLAN
SCALE: 1" = 100'



LOCATION PLAN
SCALE: 1" = 1000'

RESTRICTIVE COVENANTS TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

1. SUBJECT PROPERTY WILL BE UTILIZED AS THE HOME OF MICHAEL TURLEY AND AS A TURF FARM, LANDSCAPE SERVICE OPERATION PURSUANT TO SECT. 404.3.B OF THE BCZR. HOWEVER, UTILIZATION OF THE PROPERTY SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH SHALL BE RECORDED AT THE APPROPRIATE TIME SUBSEQUENT TO A GRANTING OF THE PETITION FOR SPECIAL EXCEPTION PURSUANT TO SECT. 404.3.C.
2. NO MORE THAN 10 ON THE ROAD TYPE VEHICLES WILL BE LOCATED ON THE PROPERTY AT ANY ONE TIME, OF WHICH NO MORE THAN 6 WILL BE LICENSED ON THE ROAD TRUCKS (EXCLUDES PERSONAL VEHICLES OF MIKE TURLEY AND HIS WIFE AND FAMILY).
3. THE HOURS OF OPERATION SHALL BE LIMITED TO 6 A.M. UNTIL 6 P.M. MONDAY THROUGH FRIDAY.
4. TURLEY WILL CONSTRUCT AND MAINTAIN A VEHICLE BY-PASS WITHIN THE CONFINES OF THE COMMON EASEMENT AREA LEADING TO BEAVER DAM ROAD TO FACILITATE DUAL DIRECTIONAL TRAFFIC WITHIN EXISTING 20' FOOT RIGHT-OF-WAY.
5. TURLEY WILL NOT UTILIZE ANY ROAD SIDE SIGNS IDENTIFYING OR ADVERTISING THE LANDSCAPE SERVICE OPERATION ON SITE.
6. THE LANDSCAPE SERVICE OPERATION MAY PLANT HORTICULTURAL MATERIALS ON SITE. HOWEVER, TURLEY AGREES TO PERMANENTLY RESTRICT THE SITE SO THAT THOSE PLANTS AND/OR TURF PRODUCTS CAN ONLY BE SOLD ON A WHOLESALE BASIS OR AS AN INTEGRAL PART OF THE LANDSCAPE DESIGN AND SHALL NOT BE SOLD UNDER ANY CIRCUMSTANCES TO RETAIL CUSTOMERS.

RESTRICTIONS: CASE "93-324 SPHXA (2-3-93)

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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

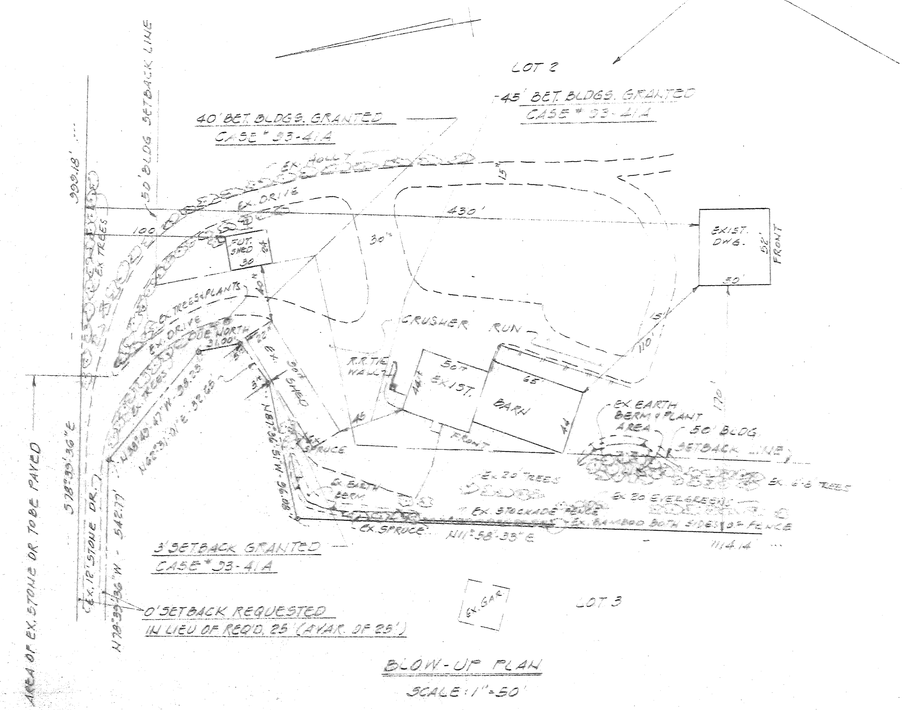
2) The terms, conditions and restrictions contained within the Restrictive Covenant Agreement executed by the Petitioner, Michael E. Turley and Charles Carroll, be and are hereby incorporated herein as conditions precedent to the relief granted.

GENERAL NOTES

1. AREA OF PROPERTY = 21.8014 AC.±
2. EXISTING ZONING OF PROPERTY = "RC-4" W/SPECIAL EXCEPTION
3. EXISTING USE OF PROPERTY = "LANDSCAPE SERVICE OPERATIONS"
4. PROPOSED ZONING OF PROPERTY = "RC-4" W/SPECIAL EXCEPTION
5. PROPOSED USE OF PROPERTY = "LANDSCAPE SERVICE OPERATIONS"
6. PRIOR ZONING HISTORY - CASE #93-41-A, VARIANCES GRANTED: 11-13-92 & 2-8-93
   A. 8' SETBACK IN LIEU OF 50' EXIST. SHED FROM PROPERTY LINE.
   B. 40 BETWEEN EX. SHED & PROP. 30x24' SHED IN LIEU OF REQ'D. 100'.
   C. 45 BETWEEN EX. SHED & EX. BARN IN LIEU OF REQ'D. 90'
   D. 52' BETWEEN EX. SHED (20'x12') & PROP. BARN ADDITION IN LIEU OF REQ'D. 100' (DISMISSED) CASE #93-324-SPHXA
   E. DRIVEWAY & PARKING AREA SURFACE TO BE CRUSHER RUN.
   F. AMEND LAST APPROVED DEVELOPMENT PLAN OF "BISHOPS POND" FOR LOT 2 FOR ALL CHANGES SHOWN.
7. CASE #93-324-SPHXA, GRANTED 2-3-93 - SPECIAL EXCEPTION FOR LANDSCAPE SERVICE OPERATIONS IN A RC-4 ZONE & FOLLOWING VARIANCES:
   A. 0' SETBACK FOR INTERNAL ROADWAY IN LIEU OF REQ'D. 25' FROM PROPERTY LINE
   B. TO ALLOW DRIVEWAY IN PANHANDLE AREA NOT TO BE PAVED OR MACADAMIZED BUT TO TAR & CHIP IN PORTION OF PANHANDLE NOT OWNED BY PETITIONER (SEE SITE PLAN). INTERNAL ROADS WITHIN SUBJECT SITE NEED NOT BE PAVED.
8. ADDITION VARIANCES GRANTED TO SECTIONS 404.1.C OF THE BCZR TO ALLOW LOADING AND ALLOWING FROM A RESIDENTIALLY ZONED PROPERTY TO TAKE PLACE 100' FROM ANY PROPERTY LINE OR 50' WITHIN A FULLY ENCLOSED STRUCTURE IN ORDER TO UTILIZE EXIST. SHED AND BARN, AND FROM SECTIONS 404.1.C AND 404.3.A. AND 1-B TO PERMIT AN EXIST. SCREENED EARTH BERM (AS SHOWN ON THE PLAN) TO BE SUBSTITUTED FOR REQUIRED SCREENING & PLANTING. (SECTION 404.3.B.) A LANDSCAPE SERVICE OPERATION MAY PLANT HORTICULTURAL MATERIALS ON SITE, HOWEVER, SUCH PLANTS MAY ONLY BE SOLD AS AN INTEGAL PART OF A LANDSCAPE DESIGN AND MAY NOT BE SOLD TO THE RETAIL CUSTOMER. (SECTION 404.3.C.) LANDSCAPE SERVICE OPERATIONS REQUIRE A SPECIAL APPROVAL IN RC-2 & 4 ZONES AND SHALL MEET THE REQUIREMENTS OUTLINED IN SECTION 502.1 OF THESE REGULATIONS. IN ADDITION TO THESE REQUIREMENTS, A LANDSCAPE SERVICE OPERATION IS SUBJECT TO THE FOLLOWING STANDARDS:
   1. THE SITE SHOULD BE OF SUFFICIENT SIZE AND PROPERLY DESIGNED TO INSURE PROTECTION OF EXISTING NEIGHBORING DWELLINGS FROM NOISE, DUST, GLARE AND OTHER NUISANCE FACTORS.

(Cont.)

   2. LOCATION OF THE VEHICLE PARKING AND EQUIPMENT STORAGE AREA SHALL BE COMPATIBLE WITH SURROUNDING USES AND SHALL BE SCREENED FROM RESIDENTIALLY ZONED OR USED PROPERTIES AS SPECIFIED IN SECTION 404.1.C.
10. PETITIONER REQUESTING A SPECIAL HEARING TO AMEND THE SITE PLAN (CASE #93-324-SPHXA) TO SHOW LOCATION OF PROPOSED GREENHOUSE AREA AND TO AMEND LOT 2 OF THE APPROVED DEVELOPMENT PLAN OF BISHOPS POND IF REQUIRED. LOCATION OF CONTROLLED-ENVIRONMENT STRUCTURES SHALL BE IN ACCORDANCE WITH SECTION 404.1.F OF BCZR FOR SETBACKS IN THE GREENHOUSE AREA & WILL NOT BE NECESSARY TO REVISE ZONING PETITION.
12. PROPOSED SIGN TO CONFORM TO SECT. 404.1.D & S AND ANY OTHER COUNTY POLICIES.
13. ▨ DENOTES PULL-OVER AREAS IN EX. 20' R/W TO BE PROVIDED AT PETITIONER'S EXPENSE.
14. WELL AND SEPTIC SYSTEM EXISTING ON SITE.
15. BUSINESS HOURS: MON. - FRI. 6 A.M. TO 6 P.M.



BLOW-UP PLAN
SCALE: 1" = 50'

PLAT TO ACCOMPANY PETITION FOR

SPECIAL HEARING

#13021 BEAVER DAM ROAD

ELECT. DIST. 8C3 — BALTIMORE COUNTY, MD.

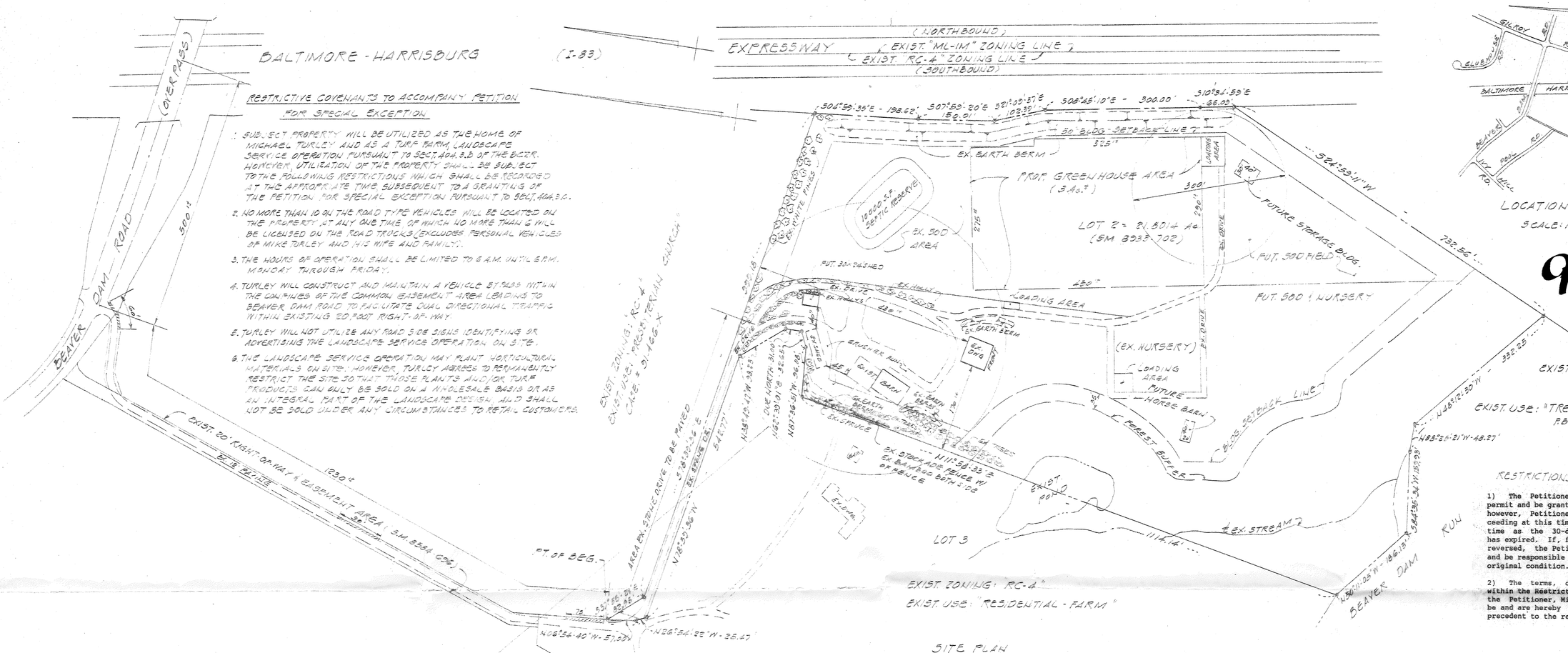
SCALE: AS SHOWN — AUG. 6, 1997

87

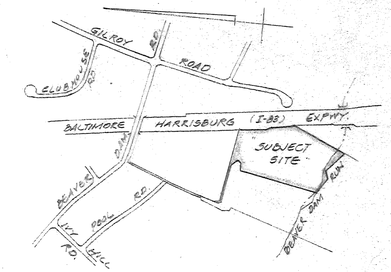
PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204

92-017

98-87-SPH



SITE PLAN
SCALE: 1" = 100'



LOCATION PLAN
SCALE: 1" = 1000'

RESTRICTIVE COVENANTS TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

1. SUBJECT PROPERTY WILL BE UTILIZED AS THE HOME OF MICHAEL TURLEY AND AS A TURF FARM, LANDSCAPE SERVICE OPERATION PURSUANT TO SECT. 404.3.B OF THE BCZR. HOWEVER, UTILIZATION OF THE PROPERTY SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH SHALL BE RECORDED AT THE APPROPRIATE TIME SUBSEQUENT TO A GRANTING OF THE PETITION FOR SPECIAL EXCEPTION PURSUANT TO SECT. 404.3.C.
2. NO MORE THAN 10 ON THE ROAD TYPE VEHICLES WILL BE LOCATED ON THE PROPERTY AT ANY ONE TIME, OF WHICH NO MORE THAN 6 WILL BE LICENSED ON THE ROAD TRUCKS (EXCLUDES PERSONAL VEHICLES OF MIKE TURLEY AND HIS WIFE AND FAMILY).
3. THE HOURS OF OPERATION SHALL BE LIMITED TO 6 A.M. UNTIL 6 P.M. MONDAY THROUGH FRIDAY.
4. TURLEY WILL CONSTRUCT AND MAINTAIN A VEHICLE BY-PASS WITHIN THE CONFINES OF THE COMMON EASEMENT AREA LEADING TO BEAVER DAM ROAD TO FACILITATE DUAL DIRECTIONAL TRAFFIC WITHIN EXISTING 20' FOOT RIGHT-OF-WAY.
5. TURLEY WILL NOT UTILIZE ANY ROAD SIDE SIGNS IDENTIFYING OR ADVERTISING THE LANDSCAPE SERVICE OPERATION ON SITE.
6. THE LANDSCAPE SERVICE OPERATION MAY PLANT HORTICULTURAL MATERIALS ON SITE. HOWEVER, TURLEY AGREES TO PERMANENTLY RESTRICT THE SITE SO THAT THOSE PLANTS AND/OR TURF PRODUCTS CAN ONLY BE SOLD ON A WHOLESALE BASIS OR AS AN INTEGRAL PART OF THE LANDSCAPE DESIGN AND SHALL NOT BE SOLD UNDER ANY CIRCUMSTANCES TO RETAIL CUSTOMERS.

RESTRICTIONS: CASE "93-324 SPHXA (2-3-93)

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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

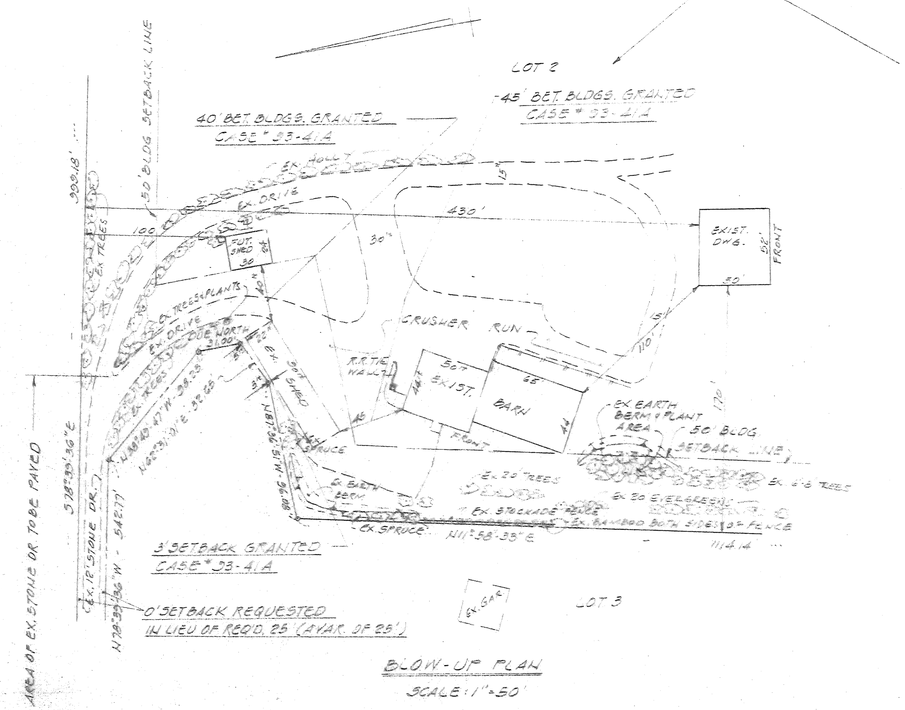
2) The terms, conditions and restrictions contained within the Restrictive Covenant Agreement executed by the Petitioner, Michael E. Turley and Charles Carroll, be and are hereby incorporated herein as conditions precedent to the relief granted.

GENERAL NOTES

1. AREA OF PROPERTY = 21.8014 AC.±
2. EXISTING ZONING OF PROPERTY = "RC-4" W/SPECIAL EXCEPTION
3. EXISTING USE OF PROPERTY = "LANDSCAPE SERVICE OPERATIONS"
4. PROPOSED ZONING OF PROPERTY = "RC-4" W/SPECIAL EXCEPTION
5. PROPOSED USE OF PROPERTY = "LANDSCAPE SERVICE OPERATIONS"
6. PRIOR ZONING HISTORY - CASE #93-41-A, VARIANCES GRANTED: 11-13-92 & 2-8-93
   A. 8' SETBACK IN LIEU OF 50' EXIST. SHED FROM PROPERTY LINE.
   B. 40 BETWEEN EX. SHED & PROP. 30x24' SHED IN LIEU OF REQ'D. 100'.
   C. 45 BETWEEN EX. SHED & EX. BARN IN LIEU OF REQ'D. 90'
   D. 52' BETWEEN EX. SHED (20'x12') & PROP. BARN ADDITION IN LIEU OF REQ'D. 100' (DISMISSED) CASE #93-324-SPHXA
   E. DRIVEWAY & PARKING AREA SURFACE TO BE CRUSHER RUN.
   F. AMEND LAST APPROVED DEVELOPMENT PLAN OF "BISHOPS POND" FOR LOT 2 FOR ALL CHANGES SHOWN.
7. CASE #93-324-SPHXA, GRANTED 2-3-93 - SPECIAL EXCEPTION FOR LANDSCAPE SERVICE OPERATIONS IN A RC-4 ZONE & FOLLOWING VARIANCES:
   A. 0' SETBACK FOR INTERNAL ROADWAY IN LIEU OF REQ'D. 25' FROM PROPERTY LINE
   B. TO ALLOW DRIVEWAY IN PANHANDLE AREA NOT TO BE PAVED OR MACADAMIZED BUT TO TAR & CHIP IN PORTION OF PANHANDLE NOT OWNED BY PETITIONER (SEE SITE PLAN). INTERNAL ROADS WITHIN SUBJECT SITE NEED NOT BE PAVED.
8. ADDITION VARIANCES GRANTED TO SECTIONS 404.1.C OF THE BCZR TO ALLOW LOADING AND ALLOWING FROM A RESIDENTIALLY ZONED PROPERTY TO TAKE PLACE 100' FROM ANY PROPERTY LINE OR 50' WITHIN A FULLY ENCLOSED STRUCTURE IN ORDER TO UTILIZE EXIST. SHED AND BARN, AND FROM SECTIONS 404.1.C AND 404.3.A. AND 1-B TO PERMIT AN EXIST. SCREENED EARTH BERM (AS SHOWN ON THE PLAN) TO BE SUBSTITUTED FOR REQUIRED SCREENING & PLANTING. (SECTION 404.3.B.) A LANDSCAPE SERVICE OPERATION MAY PLANT HORTICULTURAL MATERIALS ON SITE, HOWEVER, SUCH PLANTS MAY ONLY BE SOLD AS AN INTEGAL PART OF A LANDSCAPE DESIGN AND MAY NOT BE SOLD TO THE RETAIL CUSTOMER. (SECTION 404.3.C.) LANDSCAPE SERVICE OPERATIONS REQUIRE A SPECIAL APPROVAL IN RC-2 & 4 ZONES AND SHALL MEET THE REQUIREMENTS OUTLINED IN SECTION 502.1 OF THESE REGULATIONS. IN ADDITION TO THESE REQUIREMENTS, A LANDSCAPE SERVICE OPERATION IS SUBJECT TO THE FOLLOWING STANDARDS:
   1. THE SITE SHOULD BE OF SUFFICIENT SIZE AND PROPERLY DESIGNED TO INSURE PROTECTION OF EXISTING NEIGHBORING DWELLINGS FROM NOISE, DUST, GLARE AND OTHER NUISANCE FACTORS.

(Cont.)

   2. LOCATION OF THE VEHICLE PARKING AND EQUIPMENT STORAGE AREA SHALL BE COMPATIBLE WITH SURROUNDING USES AND SHALL BE SCREENED FROM RESIDENTIALLY ZONED OR USED PROPERTIES AS SPECIFIED IN SECTION 404.1.C.
10. PETITIONER REQUESTING A SPECIAL HEARING TO AMEND THE SITE PLAN (CASE #93-324-SPHXA) TO SHOW LOCATION OF PROPOSED GREENHOUSE AREA AND TO AMEND LOT 2 OF THE APPROVED DEVELOPMENT PLAN OF BISHOPS POND IF REQUIRED. LOCATION OF CONTROLLED-ENVIRONMENT STRUCTURES SHALL BE IN ACCORDANCE WITH SECTION 404.1.F OF BCZR FOR SETBACKS IN THE GREENHOUSE AREA & WILL NOT BE NECESSARY TO REVISE ZONING PETITION.
12. PROPOSED SIGN TO CONFORM TO SECT. 404.1.D & S AND ANY OTHER COUNTY POLICIES.
13. ▨ DENOTES PULL-OVER AREAS IN EX. 20' R/W TO BE PROVIDED AT PETITIONER'S EXPENSE.
14. WELL AND SEPTIC SYSTEM EXISTING ON SITE.
15. BUSINESS HOURS: MON. - FRI. 6 A.M. TO 6 P.M.



BLOW-UP PLAN
SCALE: 1" = 50'

PLAT TO ACCOMPANY PETITION FOR

SPECIAL HEARING

#13021 BEAVER DAM ROAD

ELECT. DIST. 8C3 — BALTIMORE COUNTY, MD.

SCALE: AS SHOWN — AUG. 6, 1997

87

PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204

92-017