

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
NE/S Future Campbell Blvd., 425' *
SE of Philadelphia Road * ZONING COMMISSIONER

15th Election District * OF BALTIMORE COUNTY
5th Councilmanic District *
Redland Genstar, Petitioner * CASE No. 98-196-SPH

ORDER OF DISMISSAL

WHEREAS, a Petition for Special Hearing was filed by Redland Genstar relative to the above subject property for special hearing relief. The Petition for Special Hearing requested a determination of whether to allow an auction sale of construction equipment as part of a permitted construction equipment storage yard under Section 253.1.B.3 or Section 256.3 of the Baltimore County Zoning Regulations (BCZR); and,

WHEREAS, an open hearing was held on this matter on December 30, 1997, at 9:00 A.M. in Room 407 of the County Courts Building; and,

WHEREAS, attorney Robert A. Hoffman, representing the Petitioner, Redland Genstar, requested, at the hearing, that the Petition for Special Hearing be postponed to a later date; and,

WHEREAS, a request was received in December of 1998, from the Petitioner's attorney, Robert A. Hoffman, Esquire, to cancel any new hearing date and dismiss the case.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County, this 6th day of January 1999, that the Petition for Special Hearing filed herein, be and the same is hereby DISMISSED without prejudice.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER OF
BALTIMORE COUNTY

LES:mmn

ORDER RECEIVED FOR FILING
1/6/99
[Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

January 5, 1999

Robert Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 98-196-SPH
Petition for Special Hearing
Redland Genstar, Petitioner

Dear Mr. Hoffman:

Attached hereto please find an Order of Dismissal regarding the above captioned matter. This case has been dismissed without prejudice.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

att.

c: Mr. John H. Gease, III,
Director of Real Estate
Redland Genstar, Executive Plaza IV
Hunt Valley, Maryland 21030





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at S/SE PHILADELPHIA ROAD BETWEEN MD RT 43
AND MOHR'S LANE

which is presently zoned ML-1M, MH-1M ^{UCR}

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

The auction sale of construction equipment as part of a permitted construction equipment storage yard under Section 253.1.B.3.02256.3 BcZR UCR 12/10/97

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/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

ROBERT HOFFMAN, ESQUIRE

(Type or Print Name)

Signature

210 Allegheny Avenue 410-494-6200

Address

Phone No.

Towson

MD

21204

City

State

Zipcode

DROP-OFF
NO REVIEW
11-20-97
UCR

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

Legal Owner(s):

(Type or Print Name)

Signature

Redland Genstar

(Type or Print Name)

By:

Signature John H. Gease, III, Director of Real Estate

Executive Plaza IV (410) 847-3197

Address

Phone No.

Hunt Valley, MD

21031

City

State

Zipcode

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

Robert A. Hoffman, Esquire

Name

210 Allegheny Avenue (410) 494-6200

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



ZONING DESCRIPTION

20.280 Acre Parcel, "FORKE SITE", Part of the Redland Genstar, Inc. Property at Whitemarsh, Located on the Northeast side of the Future Campbell Boulevard, Southeast of Philadelphia Road (Maryland Route 7), 15th Election District, Baltimore County, Maryland.

Beginning for the same at a point on the right of way of proposed Campbell Boulevard the said point being South 55°53'29" East, 425.72 feet from the intersection of existing Campbell Boulevard and Maryland Route 7, thence from the **POINT OF BEGINNING** so fixed and through the lands of Redland Genstar, Inc. the following 10 courses and distances viz:

1. North 30° 24' 52" East, 290.82 feet,
2. South 59°35' 08" East, 378.50 feet,
3. North 30° 24' 52" East, 1150.00 feet,
4. South 59°35' 08" East, 115.00 feet,
5. South 07° 18' 34" East, 425.00 feet,
6. South 22°30' 47" East, 406.11 feet,
7. South 41°38' 42" West, 794.77 feet,
8. North 76°38' 41" West, 729.21 feet, to the right of way of future Campbell Boulevard, then binding on the said right of way
9. 137.59 feet along the arc of a curve of the left, having a radius of 445.74 feet, and being subtended by a chord of North 22°59' 09" West, 137.04 feet,
10. 126.84 feet along the arc of a curve to the left, having a radius of 1017.00 feet, and being subtended by a chord of North 35°24' 06" West, 126.75 feet, to the **POINT OF BEGINNING**.

Containing 20.280 acres of Land more or less.



MAB:mak\szoning\forke2.des\111397

☐ 139 N. MAIN STREET, SUITE 200
BEL AIR, MARYLAND 21014
(410) 879-1690 (410) 836-7560
FAX (410) 879-1820

☒ 110 WEST ROAD, SUITE 105
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

☐ 9090 JUNCTION DRIVE, SUITE 9
ANNAPOLIS JUNCTION, MARYLAND 20701
(410) 792-9446 (301) 470-4470
FAX (410) 792-7395

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: #98-196 SPH
NE/S future Campbell Boulevard, 425' S of Philadelphia Road

15th Election District
5th Councilmanic District

Legal Owner(s):
Redland Genstar
Special Hearing to approve the auction sale of construction equipment as part of a permitted construction equipment storage yard
Hearing: Tuesday, December 30, 1997 at 9:00 a.m., Room 407, County 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.

12/056 Dec. 11 C194660

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/11, 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 12/11, 1997.

THE JEFFERSONIAN.

A. Henrickson
LEGAL AD. - TOWSON

492-391-89

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No.

044524

DATE 11/20/97 ACCOUNT 001-6150

AMOUNT \$ 250.00 (WCR)

RECEIVED FROM: Venable, Baetjer & Howard

FOR: #040 - COMMERCIAL SPECIAL HEARING

Redland Genstar #98-196-SPH
Drop-Off -- No Review

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

11/21/1997 11/20/1997 14:06:38

REC 4506 CASHIER CLIN CLK WRAPER 1

5 MISCELLANEOUS CASH RECEIPT

Receipt # 044524 OFF

OR NO. 044524

250.00 DUE: PM

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-196-SPH

Petitioner/Developer: GENSTAR-REDLAND, ETAL
c/o BARB ORMORD & MORRIS KITCHIE ASSOC

Date of Hearing/Closing: 12/30/97

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

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 NE/S FWT. CAMPBELL BLVD.

CSE PHILADELPHIA RD. - Rte 7
ONSITE

The sign(s) were posted on 12/13/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 12/14/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

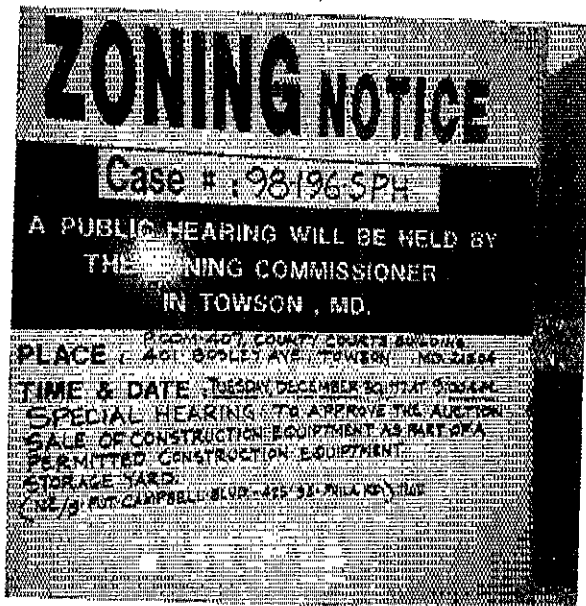
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Page 1410 905-8371



98-196-SPH
NE/S - FWT. CAMPBELL BLVD CSE PHILA. RD.
GENSTAR-REDLAND
P-12/11/97 V.B.H. H-12/30/97



Baltimore County
Department of Permits and
Development Management

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

November 20, 1997

Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Drop-Off Petition (Item #196)
Redland Genstar
15th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper form pertaining to this. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to Gwendolyn Stephens.

If you have any questions regarding the sign posting, please do not hesitate to contact Gwendolyn Stephens at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures



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 196

ZONING NOTICE

Case No.: 98-196-SPH

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

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL HEARING TO APPROVE THE
AUCTION SALE OF CONSTRUCTION EQUIPMENT
AS PART OF A PERMITTED CONSTRUCTION
EQUIPMENT STORAGE YARD.

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

TO: PATUXENT PUBLISHING COMPANY
December 11, 1997 Issue - Jeffersonian

Please forward billing to:

Robert A. Hoffman, Esquire 410-494-6200
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204

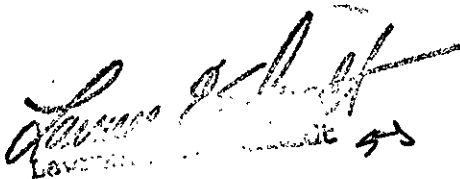
NOTICE OF HEARING

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: 98-196-SPH
NE/S future Campbell Boulevard, 425' SE Philadelphia Road
15th Election District - 5th Councilmanic District
Legal Owner: Redland Genstar

Special Hearing to approve the auction sale of construction equipment as part of a permitted construction equipment storage yard.

HEARING: Tuesday, December 30, 1997 at 9:00 a.m. in Room 407, County Courts Building,
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.



Baltimore County
Department of Permits and
Development Management

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

November 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: 98-196-SPH
NE/S future Campbell Boulevard, 425' SE Philadelphia Road
15th Election District - 5th Councilmanic District
Legal Owner: Redland Genstar

Special Hearing to approve the auction sale of construction equipment as part of a permitted construction equipment storage yard.

HEARING: Tuesday, December 30, 1997 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon" with a small "S.C." or similar mark below it.

Arnold Jablon
Director

c: Redland Genstar
Robert A. Hoffman, Esquire

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 15, 1997.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.





Baltimore County
Zoning Commissioner
Office of Planning

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

December 31, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NE/S Future Campbell Boulevard, 425' SE of Philadelphia Road
15th Election District - 5th Councilmanic District
Redland Genstar - Petitioner
Case No. 98-196-SPH

Dear Mr. Hoffman:

This letter is to confirm that your request for a postponement of the above-captioned matter was granted in open hearing on Tuesday, December 30, 1997.

You indicated at that time that you would contact me after the first of the year to schedule a new date and time. Therefore, I shall be waiting to hear from you.

Very truly yours,

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. John H. Gease, III, Director of Real Estate
Redland Genstar, Executive Plaza IV, Hunt Valley, Md. 21030

People's Counsel; Case Files



Baltimore County
Department of Permits and
Development Management

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

December 17, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 196
Case No.: 98-196-SPH
Petitioner: Redland Genstar

Dear Mr. Hoffman:

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 November 20, 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,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: December 9, 1997

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

SUBJECT: S/SE Philadelphia Road between MD RT 43 and Mohr's Lane

INFORMATION

Item Number: 196

Petitioner: Redland Genstar

Zoning: ML-IM

Summary of Recommendation:

The Office of Planning supports the Special Exception request to allow the sale of heavy equipment by auction as an accessory use to the principal use of an equipment storage yard in a MH zone, provided the following conditions are met: 1) provide a landscape buffer to completely screen the site from future Campbell Boulevard; 2) signage should be groundmounted and integrated with the landscape treatment along Campbell Boulevard (compliance with these conditions should be subject to the review and approval of the Planning Office).

The above-mentioned recommendations are requested to ensure that the proposed use is compatible with the Car Max site, as well as existing and proposed uses in the general vicinity.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL

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

DATE: December 16, 1997

To: Arnold L. Jablon
From: R. Bruce Seeley *RB/yp*
Subject: Zoning Item #98-196-SPH

Redland Genstar - White Marsh

Zoning Advisory Committee Meeting of December 1, 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.)
- X 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).
- X DEPRM approval of the proposed development is contingent upon revision of the Memorandum of Agreement (MOA) by the developer and Baltimore County.
- X County & State authorization is required for any proposed filling of floodplain.



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 11/28/97
Item No. 196 WCR

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,

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 Government
Fire Department



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

(410) 887-4500

December 10, 1997

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

RE: Property Owner: REDLAND GENSTAR

Location: DISTRIBUTION MEETING OF December 1, 1997

Item No.: 196

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.

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



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: December 8, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for December 8, 1997
 Item Nos. 191, 194, 195, 196, 198,
 and 200

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

RWB:HJO:jrb

cc: File

for
12/30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: December 9, 1997

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

SUBJECT: S/SE Philadelphia Road between MD RT 43 and Mohr's Lane

INFORMATION

Item Number: 196

Petitioner: Redland Genstar

Zoning: ML-IM

Summary of Recommendation:

The Office of Planning supports the Special Exception request to allow the sale of heavy equipment by auction as an accessory use to the principal use of an equipment storage yard in a MH zone, provided the following conditions are met: 1) provide a landscape buffer to completely screen the site from future Campbell Boulevard; 2) signage should be groundmounted and integrated with the landscape treatment along Campbell Boulevard (compliance with these conditions should be subject to the review and approval of the Planning Office).

The above-mentioned recommendations are requested to ensure that the proposed use is compatible with the Car Max site, as well as existing and proposed uses in the general vicinity.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kern

AFK/JL

RE: PETITION FOR SPECIAL HEARING
NE/S future Campbell Boulevard,
425' SE Philadelphia Road
15th Election District, 5th Councilmanic

Redland Genstar
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-196-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 4th day of December, 1997, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

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

December 17, 1997

98-196-SPH

Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Drop-Off Petition Review (Item #196)
Redland Genstar
15th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

Section 409.8 of the Baltimore County Zoning Regulations (BCZR) requires durable, dustless paving and permanent striping for all parking and maneuvering areas. The only exception to this requirement is for areas devoted to purely vehicle storage or for tracked vehicles. Show compliance on the plan or request the appropriate variances. The employee parking must be paved and striped.

Based on the zone line locations on the plan and the zoning description of 20.280 acres (which agrees with the plan), the reference to Section 253.1.B.3 (an M.L. zone section) on the petition plan does not address the predominantly M.H. zoning as to the proposed use on the site.



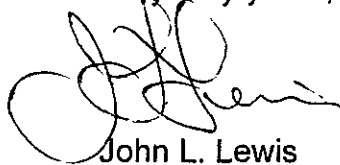
Robert A. Hoffman, Esquire
December 17, 1997
Page 2

On the description, the following calls don't match or are not shown on the plan: #1, #4, #8, #9, and #10.

Also show the P.O.B. and distance to main road.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "John L. Lewis", written over the typed name.

John L. Lewis
Planner II
Zoning Review

JLL:scj

Enclosure (receipt)

c: Zoning Commissioner

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

VENABLE
ATTORNEYS AT LAW

November 19, 1997

Writer's Direct Number:
410-494-6201

98-196-SPH

Hand Delivery

Mr. Carl Richards
Department of Permits and Development Management
County Courts Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Property Owner: Redland Genstar, Inc.
Location: S/SE Philadelphia Road between
MD Rt. 43 and Mohr's Lane
Petition for Special Hearing

Dear Mr. Richards:

I am hereby drop filing the enclosed Petition for Special Hearing with regard to the above captioned property. This request has not been previously reviewed by your office. This property is not in violation of any zoning laws. Enclosed are the following documents:

1. Petition for Special Hearing (3);
2. Zoning Description (3);
3. Site Plan (12);
4. 200' Scale Zoning Map (1); and
4. Check in the amount of \$250.00

If you have any questions, please give me a call.

Sincerely,

Barb

Barbara W. Ormord
Legal Assistant

cc: Robert A. Hoffman, Esquire

TO1DOCS1/BAW01/0055580.01

*DWP - All
K's Review
ok - 11/19/97*



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, ARCHITECTS,
AND LANDSCAPE ARCHITECTS

☐ 139 N. MAIN ST., STE. 200
BEL AIR, MD 21014

☐ 110 WEST RD., STE 105
TOWSON, MD 21204

(410) 879-1690 (410) 836-7560
FAX (410) 879-1820

(410) 821-1690
FAX (410) 821-1748

LETTER OF TRANSMITTAL

TO BALTIMORE CO. PDM

DATE <u>11/20/07</u>	JOB NO. <u>9986</u>
ATTENTION <u>CARL RICHARDS</u>	
RE. <u>PGI WHITEMARSH</u>	
<u>LOT 14</u>	

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
12			PLAN TO ACCOMPANY SPECIAL HEARING.
			Drop-Off Petition
			Redland Genstar

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

Comments As requested have been addressed

COPY TO _____

SIGNED: _____

Sgt D. P...

If enclosures are not as noted, kindly notify us at once.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

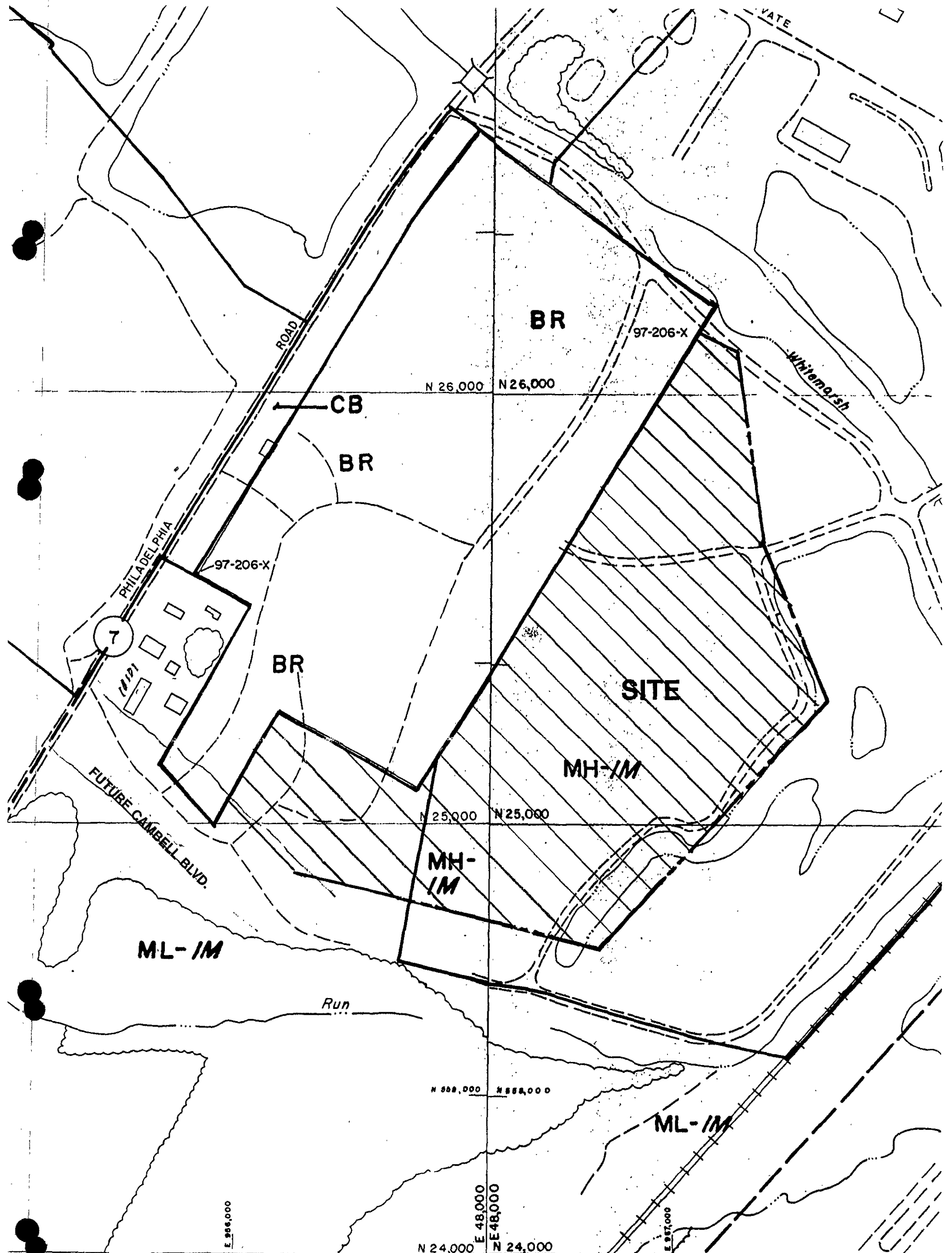
NAME

Rob Hoffman

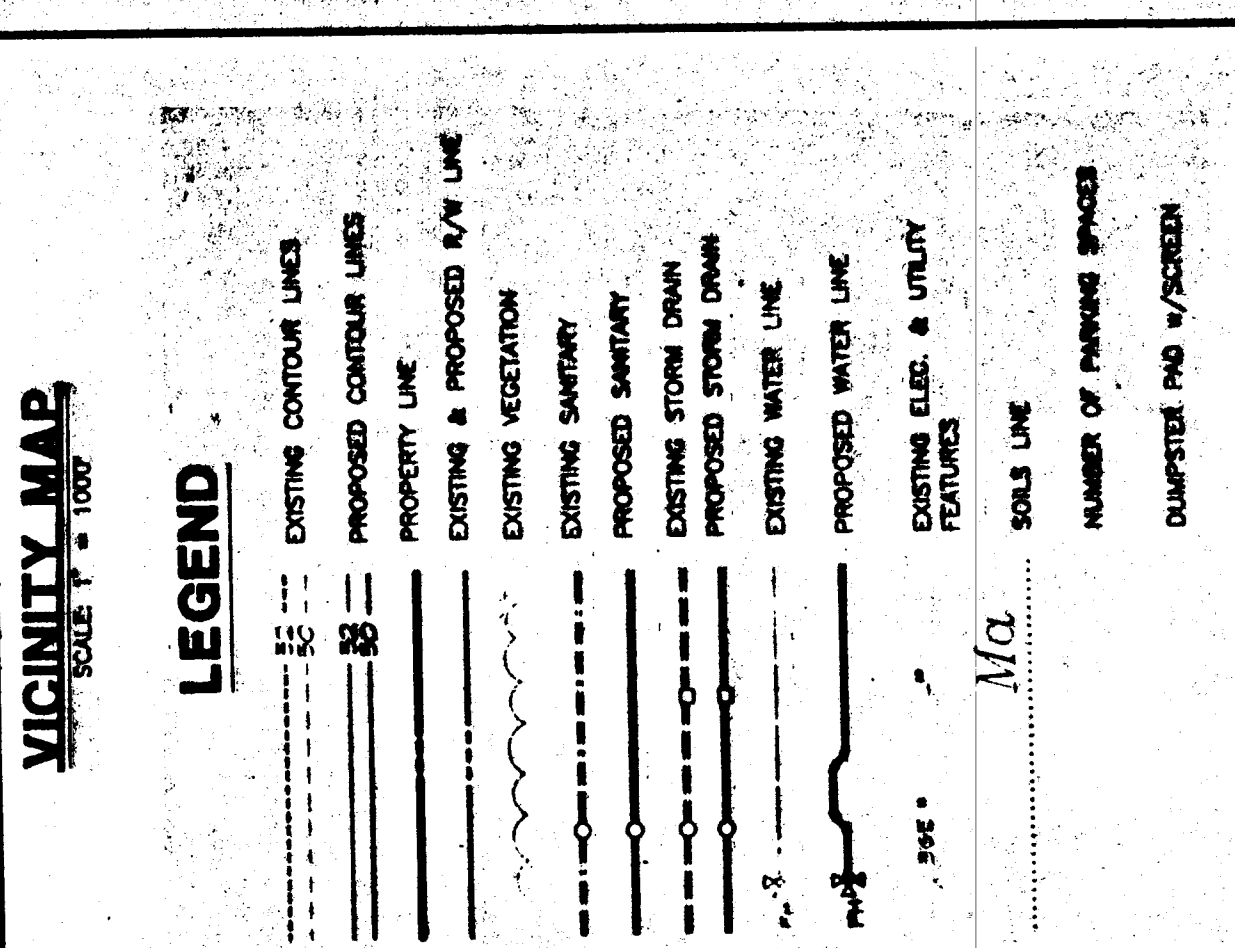
ADDRESS

210 Allegheny Ave 2/2011





SCALE = 200' ±	LOCATION FULLERTON VICINITY	SHEET N.E. 7 - H	M-SE 98-196-SPH
DATE OF TOPOGRAPHY JANUARY 1986	1" = 200'	THIS MAP HAS BEEN REVISED IN SELECTED AREAS. TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY BUCHART-HORN, INC. BALTIMORE, MD. 21210	



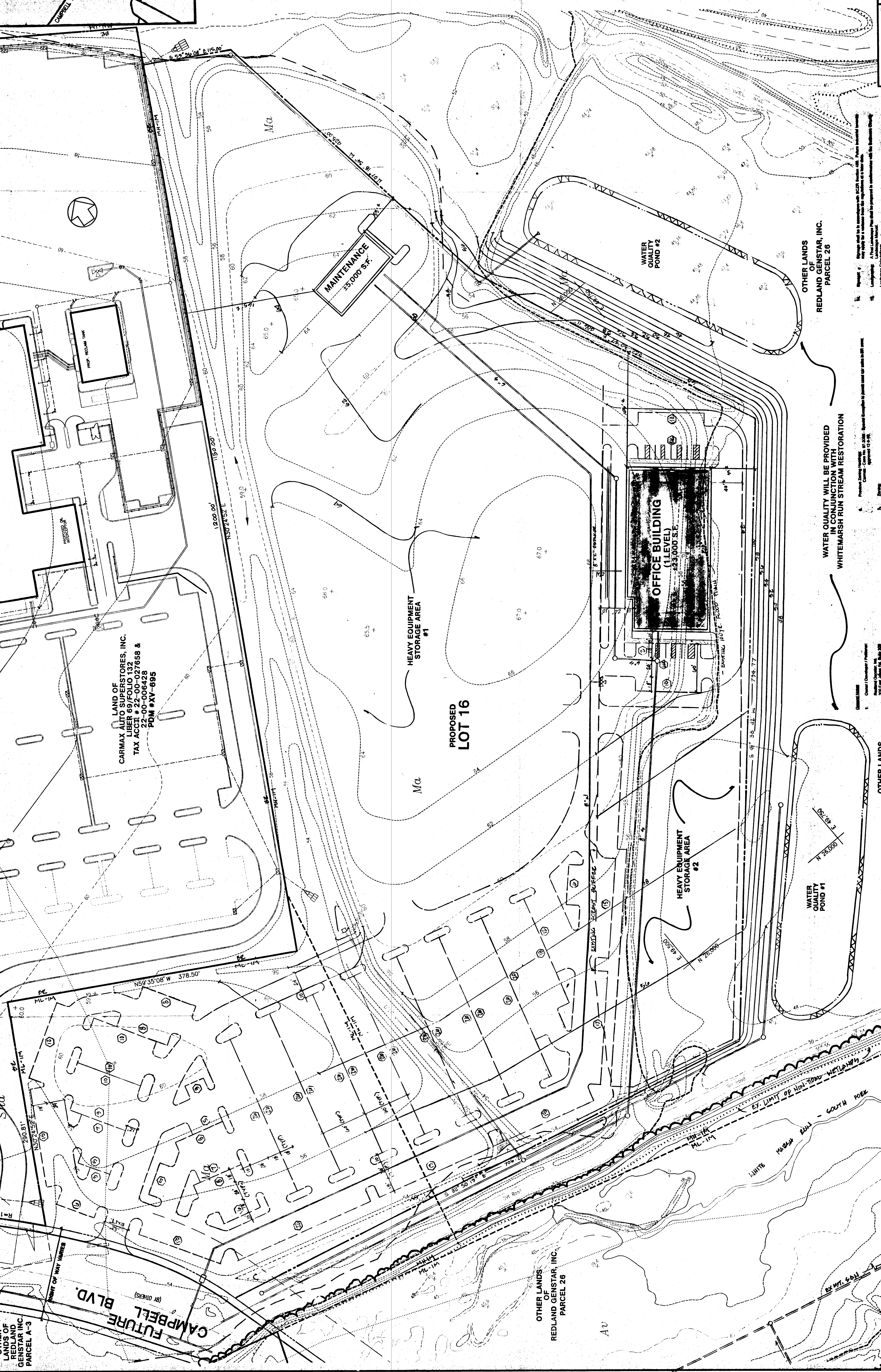
NOTE: Auctions of heavy equipment will take place in the office building. Equipment to be auctioned will be displayed in the heavy equipment storage area #1.

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

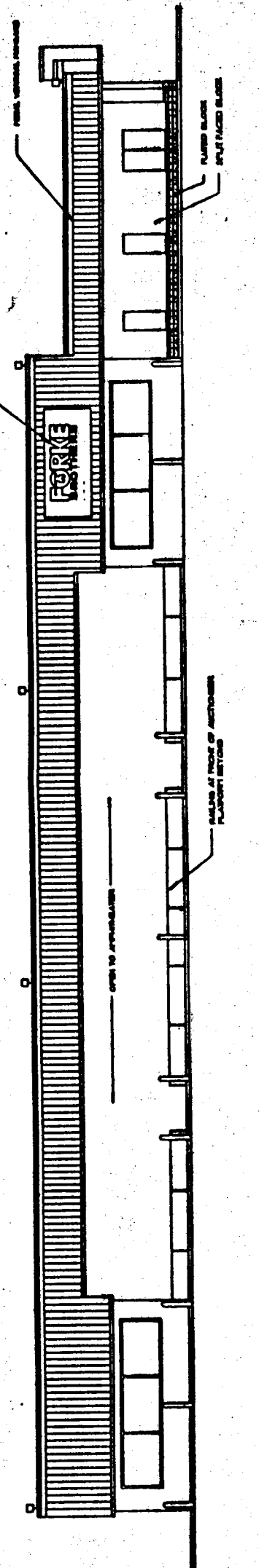
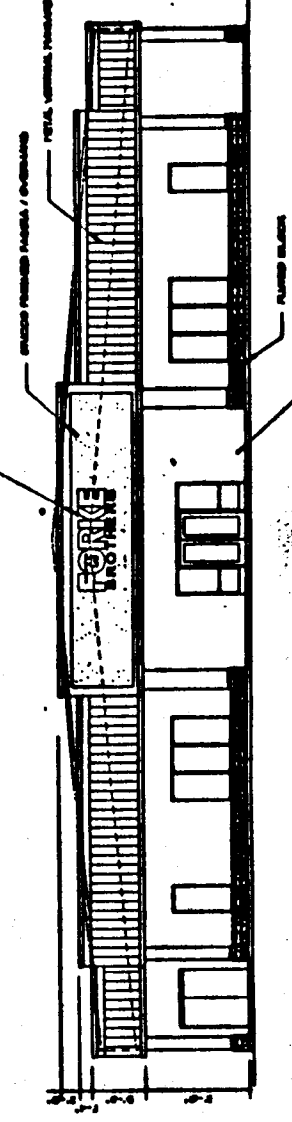
110 WEST ROAD, SUITE 108
TOWNSON, MARYLAND 21204
(410) 821-1680
FAX (410) 821-1748

REDLAND GENSTAR, INC.
WHITEMARSH SITE
PLAN TO ACCOMPANY SPECIAL HEARING
LOT 16
OF
RGI Whitemarsh Restoration
ELECTION DISTRICT #15
COUNCILMANIC DISTRICT NO. 5
IN HARFORD COUNTY, MARYLAND
JULY 2014

JOB NO.: 9988	SCALE: 1" = 50'
DATE:	
DRAWN BY: PDL	
DESIGN BY: CRC	
REVIEW BY: RES	
SHEET: 1 OF 1	



2 stone to be used as paving surface for an interim period of time. Upon compaction and settlement of the site gravel areas will be paved with appropriate materials.



WEST ELEVATION
SCALE N.T.S.