IN RE: PETITION FOR SPECIAL HEARING NW/S Pulaski Highway, approx. 1600 ft. SE of Mohrs Lane 9728 Pulaski Highway 15th Election District 6th Councilmanic District Virginia Harris Gurley Petitioner	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 99-168-SPH

IN RE: PETITION FOR SPECIAL HEARING NW/S Pulaski Highway, approx. 1800 ft. SE of Mohrs Lane 9726 Pulaski Highway 15th Election District 6th Councilmanic District Legal Owner: Estate of Gordon A. Gurley Petitioner	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 99-169-SPHA

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

These matters come before the Zoning Commissioner for a single public hearing for two adjacent properties located in White Marsh. Under case No. 99-168-SPH, a Petition for Special Hearing has been filed for the property located at 9728 Pulaski Highway. In that Petition, nonconforming use status is requested for a service garage and to establish the location of all nonconforming site conditions. That property is owned by Virginia Harris Gurley, the mother of John Gurley, Petitioner. Under case No. 99-169-SPHA, a Petition for Special Hearing and Petition for Variance have been filed. The property at issue, in that case, is known as 9726 Pulaski Highway. Under the Petition for Special Hearing, approval is sought for the nonconforming use for heavy machinery sales and repair, warehousing, manufacturing, a construction and equipment storage yard, and to establish nonconforming site conditions as noted on the plan, including building setbacks, parking and paving. Variance relief is also requested in that matter from Section 255.1 and 238.2 of the Baltimore County Zoning Regulations (BCZR) to permit a minimum side yard setback of 1 ft. and a rear yard setback of 3.3 ft. in lieu of the required 30 ft., for both. The property bearing the address of 9726 Pulaski Highway is owned by the Estate of Gordon A. Gurley, by John H. Gurley, his son and Personal Representative of the Estate.

Appearing at the requisite public hearing held for these cases were John Gurley, John

Rogalski, and Arnold Yox, a long time employee of the business on site, and Bill Monk, a Land Use Consultant retained by the Petitioners. There were no Protestants present.

Turning first to the property known as 9726 Pulaski Highway (case No. 99-169-SPHA), an examination of the site plan submitted for same shows that the property is approximately 1.08 acres in net area, split zoned M.L.-A.S. and M.L.-I.M. The predominant zoning of the property is M.L.-A.S. with a small rear portion zoned M.L.-I.M. The property is improved with an existing one story block building which is 13,983 sq. ft. in area. The Petitioner proposes a one story addition to same with an area of 2,324 sq. ft. The building is occupied by a business known as Tru-Rol Co., Inc., an entity which specializes in the repair/maintenance of heavy construction equipment. In this regard, interesting and enlightening testimony regarding the history of the business and the nature thereof was offered by Mr. Yox, a long time employee, and John Gurley, whose father started the business in approximately 1950. In sum, it is to be noted that the business provides a unique and specialized service in the repair of tractors and other heavy duty construction equipment.

Within case No. 99-169-SPHA, special hearing relief is requested to designate Tru-Rol's operation as nonconforming, pursuant to Section 104 of the BCZR. Generally, that business is characterized in the nature of heavy machinery repair and sale, warehousing, manufacturing, and a construction and equipment storage yard. All of these uses are generally within the activity of the Tru-Rol business. Moreover, nonconforming use designation is sought to legitimize the existing site conditions and site constraints, including setbacks, parking and paving.

Substantial and uncontradicted testimony was offered about the present and historic use of the site. It is clear that the business has been operated on this premises in a similar fashion for nearly 50 years. Mr. Monk, in particular, offered testimony about the zoning history of the site and the evidence offered was overwhelming to support the conclusion that nonconforming status should be granted and that the Petition should be approved.

Additionally, variance relief is requested in case No. 99-169-SPHA. The proposed site plan shows that an addition will be attached to the rear of the existing building. The setback

for the addition will be consistent with the setback for the rear of the existing building, which is 3.3 ft. from the rear property line. In my judgment, the proposed addition is appropriate and in keeping with the existing improvements and surrounding locale. Therefore, I find that the Petition for Variance should be granted and that the Petitioner has met the requirements of Section 307 of the BCZR.

Turning to the matter presented in case No. 99-168-SPH, this is an adjacent property, also owned by the Gurley family. In fact, the two properties, 9726 and 9728 Pulaski Highway have been used in conjunction with one another for many years. An examination the site plan for 9728 Pulaski Highway shows that the site is approximately 1.373 acres in area. It is also split zoned M.L.-A.S. and M.L.-I.M., with the predominant zoning being M.L.-A.S. in the front portion of the property. This property is improved with an existing one story block service garage building of 7370 sq. ft. That building contains 5 bays and an area for storage. Additionally, a small addition of 2,850 sq. ft. has been constructed to the front of the service garage building. That addition contains two levels and contains office space on one floor and storage area on the lower level.

Testimony was also presented regarding the prior use of this property. Apparently, the property was used from the early 1960s through the mid 1980s by International Steel, Inc., a warehouse/service garage operation. That company left the premises in 1986 and later the building was rented for similar purposes to RFK, Inc., a tour bus operator. Apparently, buses were stored and repaired on the premises. Several years later, RFK, Inc. vacated the premises and a new tenant came to the site known as The Rockingham Company. The property continued to be used for similar purposes by that tenant.

Testimony was offered by Messrs. Gurley, Yox and Monk regarding existing and historic site conditions on the property known as 9728 Pulaski Highway. Testimony and evidence was that the property has continuously been used as a service garage for many years and has been improved in its present fashion during that period of continuous use. Based upon the uncontradicted testimony and evidence presented, I am persuaded to grant the Petition for Special Hearing.

In granting the relief requested, it is to be noted that the Zoning Plans Advisory Committee (ZAC) comments were received on these matters from both the Office of Planning and the Developer's Plan Review Division of the Office of Permits and Development Management. Both agencies request that the property be upgraded by way of increased landscaping, fencing and improvements to the access to the site from Pulaski Highway. Although I encourage the owners/Petitioners to undertake an improvement to the site, it is to be noted that the matter comes before me primarily through Petitions for Special Hearing, to establish a nonconforming use. That is, but for the small addition to the rear of the property at 9726 Pulaski Highway, there is no new development of the site proposed. The Petitioners seek only a legitimization of existing conditions.

In order for relief to be conditions, I believe that some reasonable nexus must be drawn between the relief requested and the proposed restrictions. If the property were to be redeveloped, additional landscape and other improvements should be required. However, in that the Petitioners are only seeking confirmation of the existing conditions, I decline to specifically require those type of improvements which would normally be associated with new development of a property.

Pursuant to the advertisement, posting of the property and the public hearing on these Petitions held, and for the reasons given above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County, this 25th day of February 1999, that the Petition for Special Hearing, in case No. 99-168-SPH , to approve nonconforming use status for a service garage and to establish a location of all nonconforming site conditions, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing, in case No. 99-169-SPHA, to approve a nonconforming use for heavy machinery sales and repair, warehousing, manufacturing, a construction and equipment storage yard, and to establish nonconforming site conditions as noted on the plan, including building setbacks, parking and paving, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 255.1 and 238.2 of the

Baltimore County Zoning Regulations (BCZR) to permit a minimum side yard setback of 1 ft. and a rear yard setback of 3.3 ft., in lieu of the required 30 ft. for both, 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.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

Baltimore County
Zoning Commissioner
Office of Planning

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

February 24, 1999

Mr. William Monk
William Monk, Inc.
222 Bosley Avenue, Suite B6
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
Case Nos. 99-168-SPH and 99-169-SPHA
Property: 9726 and 9728 Pulaski Highway

Dear Mr. Monk:

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

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
Encl.
Copy:
Mrs. Virginia H. Gurley
1012 W. Joppa Road
Towson, Maryland 21204

Mr. John Gurley
2009 Indian Head Road
Towson, Maryland 21204

Printed with Soybean Ink on Recycled Paper

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 9726 Pulaski Highway

which is presently zoned ML-AS and ML-IM

This Petition shall be filed with the Department of Permits and 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 non-conforming use for heavy machinery sales and repair, warehousing, manufacturing, construction and equipment storage yard and to establish the non-conforming site conditions (including building setbacks, parking and paving) as noted on the plan.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Estate of Gordon A. Gurley
Name - Type or Print

Signature

John Harris Gurley, Personal Representative
Name - Type or Print

Signature

1012 W. Joppa Road (410) 992-7247
Address Telephone No.

Towson, MD 21204
City State Zip Code

Representative to be Contacted:

William Monk, Inc.
Name

222 Bosley Avenue, Ste. B-6 (410) 494-8931
Address Telephone No.

Towson, MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 99-169-SPHA

~~Reviewed~~ By UCR Date 10-16-98

Drop Off
No Review

REV 9/15/98

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9726 Pulaski Highway

which is presently zoned ML-AS and ML-IM

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 255.1 and 238.2 to permit a minimum side yard of 1' and a rear yard of 3.3' in lieu of the required 30' for side and rear yards respectively.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) existing building location (non-compliance) and proposed building expansion area necessitates variance to permit functional, practical expansion of the building.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Estate of Gordon A. Gurley
Name - Type or Print

Signature

John Harris Gurley, Personal Representative
Name - Type or Print

Signature

1012 W. Joppa Road (410) 992-7247
Address Telephone No.

Towson, MD 21204
City State Zip Code

Representative to be Contacted:

William Monk, Inc.
Name

222 Bosley Avenue, Ste. B-6 (410) 494-8931
Address Telephone No.

Towson, MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By UCR Date 10-16-98

Case No. 99-169-SPHA

REV 9/15/98

Drop. Off
No Review

WILLIAM MONK, INC.

ENGINEERS • PLANNERS

ZONING DESCRIPTION
GORDON A. GURLEY PROPERTY
9726 PULASKI HIGHWAY
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the west side of Pulaski Highway approximately 1,800 feet south of the intersection of Mohrs Lane and Pulaski Highway; thence binding on the west side of Pulaski Highway for the following course and distance: (1) South 40 degrees 56 minutes 29 seconds West 100.00 feet, then leaving the roadbed of Pulaski Highway and traversing, (2) North 49 degrees 04 minutes 26 seconds West 300.35 feet, then following the bed of the Baltimore and Ohio Railroad the following course and distance, (3) North 40 degrees 55 minutes 34 seconds East 169.97 feet, then traversing the following courses and distances, (4) South 48 degrees 59 minutes 59 seconds East 228.13 feet, (5) South 23 degrees 55 minutes 51 seconds West 31.02 feet, (6) South 09 degrees 41 minutes 02 seconds East 29.86 feet, (7) South 40 degrees 56 minutes 15 seconds East 19.98 feet, (8) South 49 degrees 04 minutes 30 seconds East 40.11 feet, to the place of beginning.

Containing or 47,210 square feet, or 1.08 acres of land, more or less.

STATE OF MARYLAND
ROBERT C. RICHARDSON
No. 19537
REGISTERED
PROFESSIONAL ENGINEER

10/5/98

99-169-SPHA

COURTHOUSE COMMONS • 222 BOSLEY AVENUE • SUITE B-6 • TOWSON, MD 21204-4300 • 410-494-8931 • FAX 410-494-9903

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 060354

DATE 10/19/98 ACCOUNT 001-6150

AMOUNT $ ~~400~~. 500.00 (WCR)

RECEIVED FROM: Mercantile-Safe Deposit & Trust Company

FOR: PETITIONS - SPECIAL HEARING & VARIANCE Item 169
9726 Pulaski Highway
Drop-Off ---- No Review Case #99-169-SPHA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
10/19/1998 10/19/1998 11:15:06
REG WS05 CASHIER LSML LXS DRAWER 5
5 MISCELLANOUS CASH RECEIPT
Receipt # 072513 QTY
CR NO. 060354
500.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING 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: #99-169-SPHA
9726 Pulaski Highway
NW/S Pulaski Highway, approximately 1800' SE Mohrs Lane
15th Election District - 6th Councilmanic District
Legal Owner(s): Estate of Gordon A. Gurley

Special Hearing: to approve a non-conforming use for heavy machinery sales and repair, manufacturing, construction, and equipment storage yard and to establish the non-conforming site conditions. **Variance:** to permit a minimum side yard of 1 foot and a rear yard of 3.3 feet in lieu of the required 30 feet for side and rear yards, respectively.

Hearing: Thursday, December 10, 1998 at 10:00 a.m., in 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.
11/374 Nov. 26

C275752

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov. 27, 1998

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 Nov. 26, 1998.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

CASE NUMBER: 99-169-SPHA

PETITIONER/DEVELOPER: ( ) Estate of Gordon G. Hurley

DATE OF HEARING/~~CLOSING~~: ( ) 12-10-98

ATTENTION: MS. GWENDOLYN STEPHENS

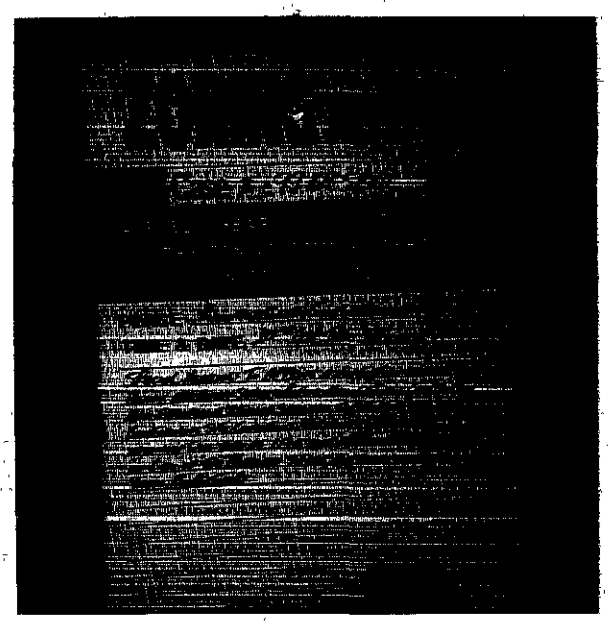
LADIES AND GENTLMEN:

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,
9726 Pulaski Highway Baltimore, md 21220

THE SIGN (S) WERE POSTED ON, 11-25-98 BY THE UNDERSIGNED.



SINCERELY,

Thomas P. Ogle 11/25/98

THOMAS P. OGLE SR.
325 NICHOLSON RD.
BALTIMORE MD. 21221
(410) 687-8405
(410) 687-4381 (FAX)

RE: PETITION FOR SPECIAL HEARING PETITION FOR VARIANCE	*	BEFORE THE
9726 Pulaski Highway, NW/S Pulaski Hwy, appx. 1800' SE of Mohrs Ln, 15th Election District, 6th Councilmanic	*	ZONING COMMISSIONER
	*	FOR
Legal Owners: Estate of Gordon A. Gurley	*	BALTIMORE COUNTY
Petitioner(s)	*	Case Number: 99-169-SPHA

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

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 of 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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of November, 1998, a copy of the foregoing Entry of Appearance was mailed to William Monk, William Monk, Inc., 222 Bosley Avenue, Suite B-6, Towson, MD 21204, representative for Petitioner(s).

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
pdmlandacq@co.ba.md.us

October 30, 1998

NOTICE OF ZONING 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: 99-169-SPHA
9726 Pulaski Highway
NW/S Pulaski Highway, approximately 1800' SE Mohrs Lane
15th Election District – 6th Councilmanic District
Legal Owner: Estate of Gordon A. Gurley

Special Hearing to approve a non-conforming use for heavy machinery sales and repair, manufacturing, construction, and equipment storage yard and to establish the non-conforming site conditions. Variance to permit a minimum side yard of 1 foot and a rear yard of 3.3 feet in lieu of the required 30 feet for side and rear yards, respectively.

HEARING: Thursday, December 10, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon, Director

c: Estate of Gordon A. Gurley
William Monk, Inc.

NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 25, 1998.**
(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.

Printed with Soybean Ink on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
November 25, 1998 Issue - *Jeffersonian*

Please forward billing to:
John Harris Gurley, Personal Representative 410-992-7247
Estate of Gordon A. Gurley
1012 West Joppa Road
Towson, MD 21204

NOTICE OF ZONING 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: 99-169-SPHA
9726 Pulaski Highway
NW/S Pulaski Highway, approximately 1800' SE Mohrs Lane
15th Election District – 6th Councilmanic District
Legal Owner: Estate of Gordon A. Gurley

Special Hearing to approve a non-conforming use for heavy machinery sales and repair, manufacturing, construction, and equipment storage yard and to establish the non-conforming site conditions. Variance to permit a minimum side yard of 1 foot and a rear yard of 3.3 feet in lieu of the required 30 feet for side and rear yards, respectively.

HEARING: Thursday, December 10, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

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
pdmlandacq@co.ba.md.us

October 19, 1998

Mr. William Monk
William Monk, Inc.
222 Bosley Avenue
Suite B-6
Towson, MD 21204

Dear Mr. Monk:

RE: Drop-Off Petitions, 9728 Pulaski Highway (99-168-SPH) and 9726 Pulaski Highway (99-169-SPHA)

At the request of the attorney/petitioner, the above referenced petitions were 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 hearings).

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 this office.

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

Very truly yours,

wcr/scj

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures

Printed with Soybean Ink
on Recycled Paper

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:

ZONING NOTICE

Case No.: 99-169-SPHA

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

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL HEARING TO APPROVE A NON-CONFORMING USE FOR HEAVY MACHINERY SALES + REPAIR, MANUFACTURING, CONSTRUCTION + EQUIPMENT STORAGE YARD + TO ESTABLISH THE NON-CONFORMING SITE CONDITIONS. VARIANCE TO PERMIT A MINIMUM SIDE YARD OF 1 FOOT AND A REAR YARD OF 3.3 FEET IN LIEU OF THE REQUIRED 30 FEET FOR SIDE + REAR YARDS, RESPECTIVELY.

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

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 4, 1998

Mr. William Monk
William Monk, Inc.
222 Bosley Avenue, Suite B6
Towson, MD 21204

RE: Item No.: 169
Case No.: 99-169-SPHA
Location: 9726 Pulaski Highway

Dear Mr. Monk:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on October 16, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments 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.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Printed with Soybean Ink
on Recycled Paper

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: November 2, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
for November 2, 1998
Item No. 169

The Bureau of Developer's Plans Review has reviewed the subject zoning item. Conformance with the Landscape Manual to the extent possible should be required. The 10-foot landscape strip along Pulaski Highway should be provided. This requires the removal of a 10-foot-wide strip of macadam.

RWB:HJO:jrb

cc: File

ZONE1102.169

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
David L. Winstead
Secretary
Parker F. Williams
Administrator

Date: October 29, 1998

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

RE: Baltimore County
Item No. 169 (WCR)

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval of the Special Hearing.

However we will require the owner to obtain an access permit. Please have their representative contact this office regarding the roadway improvements conditioned to the permit.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: November 16, 1999

RECEIVED JAN 0 6 2000

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for November 8, 1999
Item Nos. 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169 & 170

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comment.

RWB:HJO:cab

cc: File

ZAC11089.NOC

Baltimore County
Fire Department

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

OCTOBER 29, 1998

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

RE: Property Owner: ARBUTUS SHOPPING CENTER LTD. PARTN. - 157
VIRGINIA HARRIS GURLEY - 168
ESTATE OF GORDON A. GURLEY - 169

Location: DISTRIBUTION MEETING OF OCTOBER 26, 1998

Item No.: 157, 168, 169 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", 1994 edition prior to occupancy.

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

cc: File

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Managemen

DATE: November 4, 1998

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

SUBJECT: 9726-9728 Pulaski Highway

INFORMATION:

Item Number: 168 & 169

Petitioner: *Estate of Gordon A. Gurley/Virginia Harris Gurley*

Zoning: ML-AS & ML-IM

Requested Action: Special Hearing and Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the applicants' request conditioned upon the following:

1. A landscape plan should be submitted to the Office of Planning for review and approval:
2. The existing fence should be repaired and or repainted: and
3. The existing ingress and egress point directly off Pulaski Highway should be repaved.

These recommended improvements to the property would support the county's efforts to enhance the visual character of the Pulaski Highway corridor.

Section Chief:

AFK/JL:

C:\JEFF_L\168.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 22, 1999

RECEIVED JAN 0 5 2000

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

SUBJECT: 11445 Red Lion Road

INFORMATION:

Item Number: 169

Petitioner: Edward Bull

Zoning: ML

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The Petition for Special Exception has been filed in response to an alleged zoning violation. A trucking facility has been operating at the subject site, which is zoned ML, for several years without benefit of a special exception. A site inspection indicates that the site is neatly maintained.

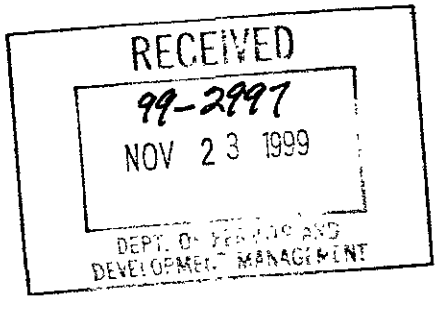
Based upon the information provided and analysis conducted, the Office of Planning recommends the applicant's request be granted provided that additional landscaping is provided to screen the view of the adjacent residential property and the road frontage along Red Lion Road.

If there should be any questions, please contact Karin Brown, Fifth District Community Planner, at 410-887-3480.

Section Chief: Jeffrey W. Long

AFK/JL

C:\JEFF_L\169.doc


RECEIVED
99-2997
NOV 23 1999
DEPT. OF PLANNING AND
DEVELOPMENT MANAGEMENT

Baltimore County
Fire Department

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

November 23, 1999

RECEIVED JAN 0 6 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner:
Cardinal William H. Keeler, Roman Catholic Archbishop
Of Baltimore, a corporation sale - 164
Edward A. Bull - 169

Location: DISTRIBUTION MEETING OF November 1, 1999

Item No.: 169 & 164

Dear Ms. Stephens:

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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.

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

Printed with Soybean Ink
on Recycled Paper

Site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 10/30/98 LW 12/10

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 10/26/98

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

Item #'s: 153 AV, 154 AV, 155, 156, 157, 158, 161, 162 AV, 165, 168, 169, 170

RBS:sp

BRUCE2/DEPRM/TXTSBP

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us
410-887-3391

November 16, 1998

William Monk, Inc.
222 Bosley Avenue
Suite B-6
Towson, Maryland 21204

Dear Mr. Monk:

RE: Drop-Off Petition Review (Case #99-169-SPHA),9726 Pulaski Highway

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.

A copy of the authorization for the personal representative must be included in the file.

The point of beginning on the plans differs from the point of beginning on the descriptions as they are shown from separate street centerlines.

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

Sincerely,

John L. Lewis
Planner II, Zoning Review

JLL:cjs

Enclosure (receipt)

c: Zoning Commissioner

Printed with Soybean Ink on Recycled Paper

WILLIAM MONK, INC.

ENGINEERS • PLANNERS

October 8, 1998

PDM
1st Floor
111 W. Chesapeake Avenue
Towson, MD 21204

Subject: Zoning application drop-off
9726 Pulaski Highway
Baltimore Co., MD
WMI Project No.: 98-096

Gentlemen:

Attached please find the application forms, plats and exhibits to accompany our drop-off. There are no outstanding zoning violations for this property. This plan has been reviewed by PDM staff (John Lewis).

Cordially,

William Monk

Encl.

OK
uc

Please assign
cases 99-169-SPHA
9726 & 9729
Pulaski Hwy

99-169-SPHA

COURTHOUSE COMMONS • 222 BOSLEY AVENUE • SUITE B-6 • TOWSON, MD 21204-4300 • 410-494-8931 • FAX 410-494-9903

WILLIAM MONK, INC.

ENGINEERS • PLANNERS

File

March 19, 1999

Mr. Jeff Long
Baltimore County
Office of Planning
401 Bosley Avenue, Suite 406
Towson, MD 21204

Subject: 9726 Pulaski Highway (Case# 99-169-SPHA)
9728 Pulaski Highway (Case# 99-168-SPH)
Baltimore County, MD
WMI Project No.: 98-096

Dear Jeff:

Pursuant to our discussion on March 17, 1999 regarding the Planning Offices' recommended conditions for approval which were not made part of the Zoning Commissioner's Order in the above-referenced cases, the applicant has agreed to plant the trees on his own.

Cordially,

William Monk

cc: John Gurley
Lawrence Schmidt – Zoning Commissioner ✓
Peter Max Zimmerman – People's Council

COURTHOUSE COMMONS • 222 BOSLEY AVENUE • SUITE B-6 • TOWSON, MD 21204-4302 • (410) 494-8931 • FAX (410) 494-9903

State of Maryland

LETTERS OF ADMINISTRATION

Estate No. 104177

I certify that administration of the Estate of

GORDON A GURLEY

was granted on the 23rd day of September, 1998.

to JOHN H GURLEY

as personal representative(s) and the appointment is in effect

this 23rd day of September, 1998.

☑ Will probated 09/23/1998 (date)

☐ Intestate estate.

PETER J. BASILONE
Register of Wills for
Baltimore County

RW 1120

VALID ONLY IF SEALED WITH THE SEAL OF THE COURT OR THE REGISTER

PS-3576

ZONING REGULATIONS AND RESTRICTIONS

FOR

BALTIMORE COUNTY

2/2/45 - 7/2/53
Inc. Amendments
7/2/53 - 3/30/55

SECTION VIII—"F" LIGHT INDUSTRIAL ZONE

A. Use Regulations: In the "F" Light Industrial Zone, buildings, structures and land may be used, erected, altered or repaired for any use whatsoever, except the following:

1. Abbatoir.
2. Acetylene gas manufacture.
3. Ammonia, bleaching powder or chlorine manufacture.
4. Asphalt manufacture or refining.
5. Manufacture of riveted boilers.
6. Celluloid manufacture or treatment.
7. Disinfectants manufacture.
8. Distillation of bones, coal or wood.
9. Emery cloth and sandpaper manufacture.
10. Fat rendering.
11. Fertilizer manufacture.
12. Forge plant.
13. Gas (heating or illuminating) manufacture.
14. Glue, size, or gelatin manufacture.
15. Gunpowder manufacture or storage.
16. Fireworks or explosive manufacture or storage.
17. Incineration or reduction of dead animals, offal or garbage.
18. Junk yard.
19. Lamp black manufacture.
20. Lime, cement or plaster of Paris manufacture.
21. Match manufacture.
22. Oil cloth or linoleum manufacture.
23. Oiled, rubber or leather goods manufacture.
24. Ore reduction.
25. Packing house including canning and/or curing of meats.
26. Paint, oil, shellac, turpentine or varnish.
27. Petroleum refining, or storage in more than tank car lots.
28. Potash refining.
29. Hot rolling mill.
30. Rubber or gutta percha manufacture or treatment.
31. Shoe blacking manufacture.
32. Smelting.
33. Soap manufacture.
34. Soda and compound manufacture.
35. Stockyards.
36. Sulphuric, nitric, or hydrochloric acid manufacture.
37. Tallow, grease or lard manufacture or refining.

38. Tanning, curing or storage of leather, raw hides, or skins.

39. Tar distillation or manufacture.

40. Tar roofing or tar waterproofing manufacture.

41. Wool pulling and scouring.

42. Yeast plant.

43. Any other use which the Zoning Commissioner or the Board of Zoning Appeals, upon appeal, finds to be noxious or offensive by reason of the emission of odor, dust, smoke, gas, or noise as to be adverse to these regulations or inappropriate to the area affected and detrimental to the health, safety and morals thereof.

B. Height Regulations: Same as in "E" Commercial Zone as set forth in Section VII-B.

C. Area Regulations: Same as in "E" Commercial Zone, Section VII, excepting that all residential structures shall comply with area requirements for such structures as hereinbefore set forth.

SECTION IX—"G" HEAVY INDUSTRIAL ZONE

A. Use Regulations: In the "G" Heavy Industrial Zone, buildings, structures and land may be used, erected, altered or repaired for any use whatsoever, except the following:

1. Abbatoir.

2. Celluloid manufacture or treatment.

3. Fat rendering.

4. Fertilizer manufacture,

5. Gunpowder, fireworks or explosives manufacture or storage.

6. Incineration or reduction of dead animals, offal or garbage.

7. Junk yard.

8. Stockyards.

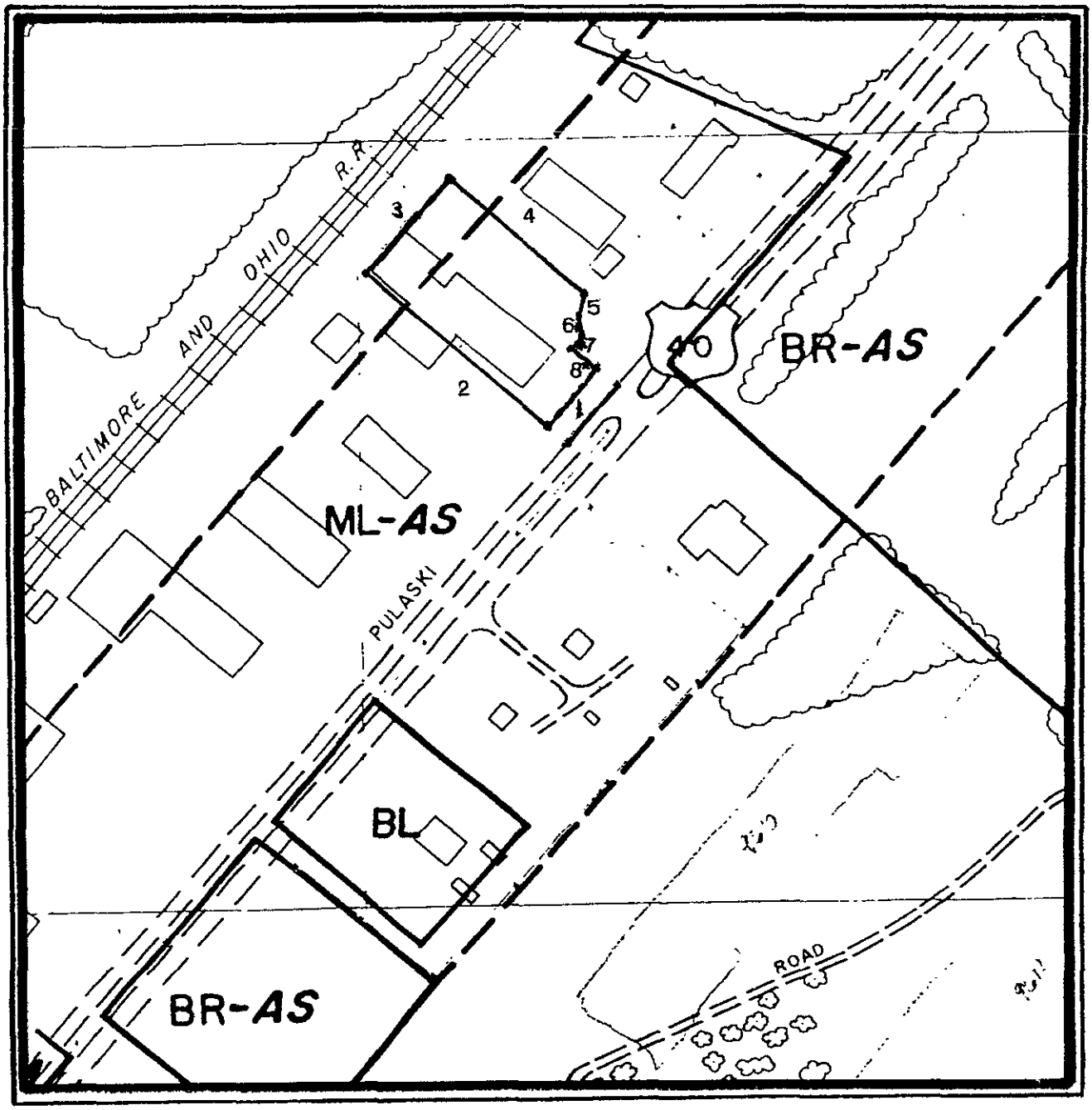
B. Height Regulations: Building height unlimited.

C. Area Regulations: The front building line of industrial buildings shall be the front lot line and the side building line shall be the side lot line, provided, however, that when more than 50 per cent of the frontage on one side of any street, between two intersecting streets, is improved with permanent buildings constructed of fire resisting materials and built on a uniform line at a distance from the street line different from that which would be established by this section, then such different setback line shall be deemed to be established by usage and shall prevail. Also provided, however, that the Zoning Commissioner or the Board of Zoning Appeals, upon appeal, shall have the right to require such front and side setbacks as shall be deemed necessary to prevent congestion in the roads, streets or alleys and hazard from fire, panic or other dangers. These setbacks and front yard requirements shall apply also to signs, gasoline pumps and other service station equipment and to articles and structures of every nature whether fixed or movable.

SECTION X—GENERAL EXCEPTIONS TO USE AND AREA REQUIREMENTS

A. The aforegoing yard and court requirements shall be subject to the following general exceptions:

1. A lot having a width of less than fifty feet at the front building line and which corresponds in location and lot lines with a lot on a plat or in a deed adopted or recorded prior to the adoption of these regulations, may have minimum side yards five feet in width along each side lot line, except in case of corner lot the side yard along the side street shall not be less than eleven feet.



ZONING MAP

SCALE : 1"=200'

1) South 40° 56' 29" west 100 feet
2) North 49° 04' 26" west 300.35 feet
3) North 40° 55' 34" east 169.67 feet
4) South 48° 59' 59" east 228.13 feet
5) South 23° 55' 51" west 31.02 feet
6) South 09° 41' 02" east 29.86 feet
7) South 40° 56' 15" west 19.98 feet
8) South 49° 04' 30" east 40.11 feet

WILLIAM MONK, INC.
SITE PLANNING • ENGINEERING
ZONING • DEVELOPMENT SERVICES
COURTHOUSE COMMONS
222 BOSLEY AVENUE, SUITE B-6
TOWSON, MD 21204
410-494-8931; fax 410-494-9903

9726 PULASKI HIGHWAY

BALTIMORE CO., MD.

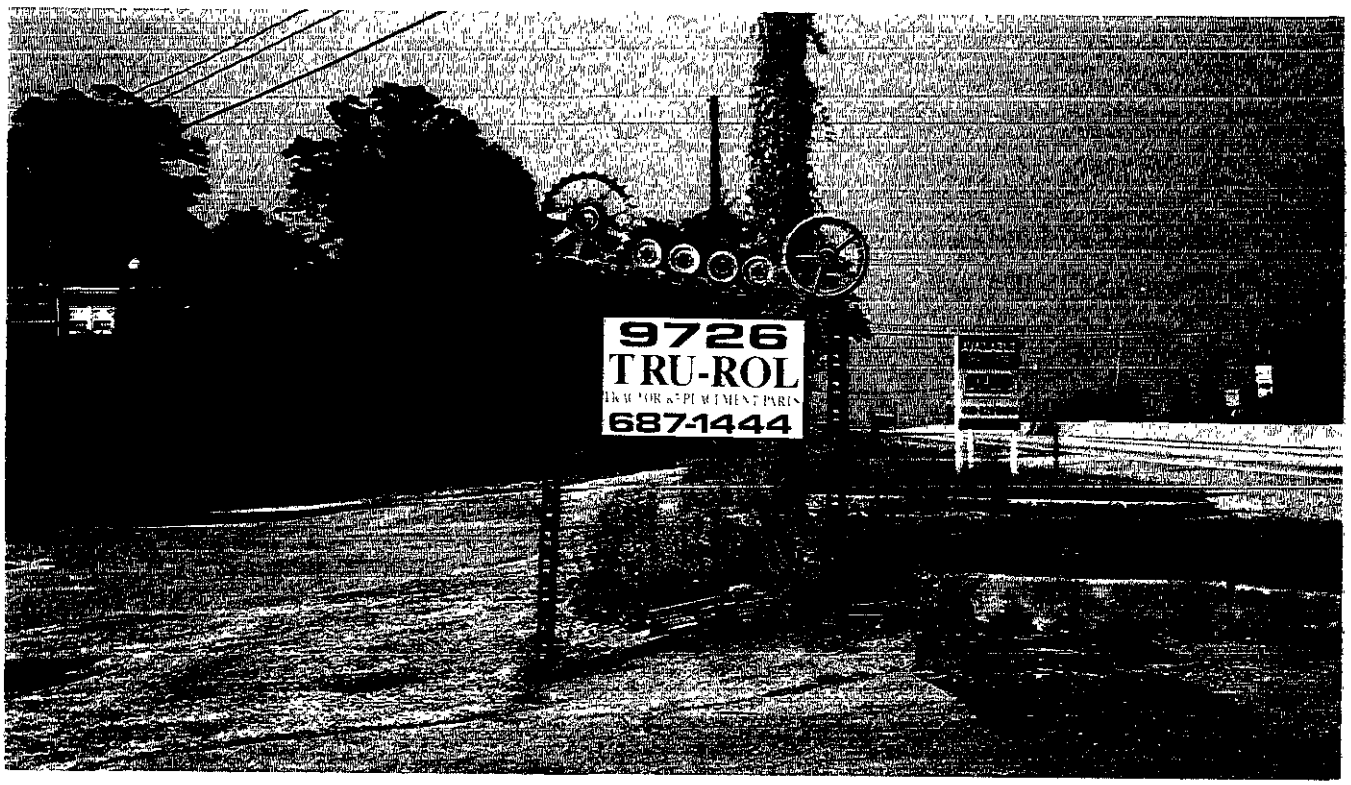
ZONING	SCALE	FILE #
NE-6H	1"=200'	98-096

99-169-SPHA



WILLIAM MONK, INC.

ENGINEERS • PLANNERS

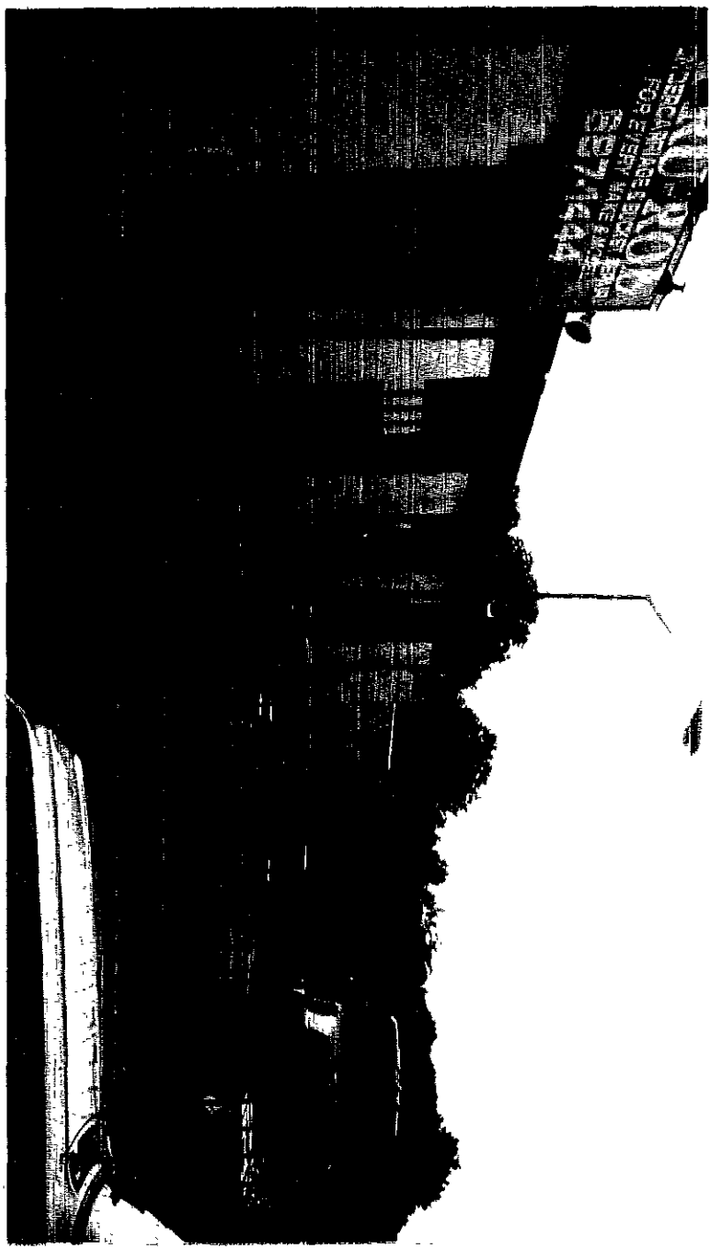


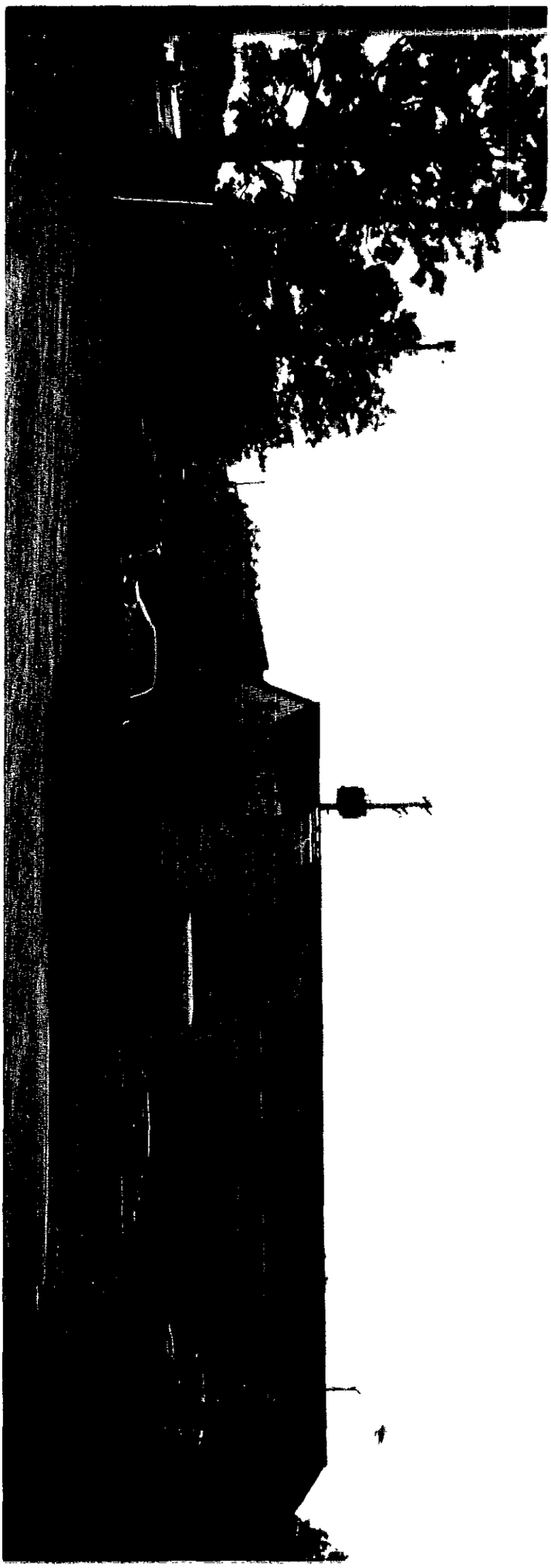
9726 PULASKI HIGHWAY
EXISTING SIGN

COURTHOUSE COMMONS • 222 BOSLEY AVENUE • SUITE B-6 • TOWSON, MD 21204-4300 • 410-494-8931 • FAX 410-494-9903

WILLIAM MONK, INC.

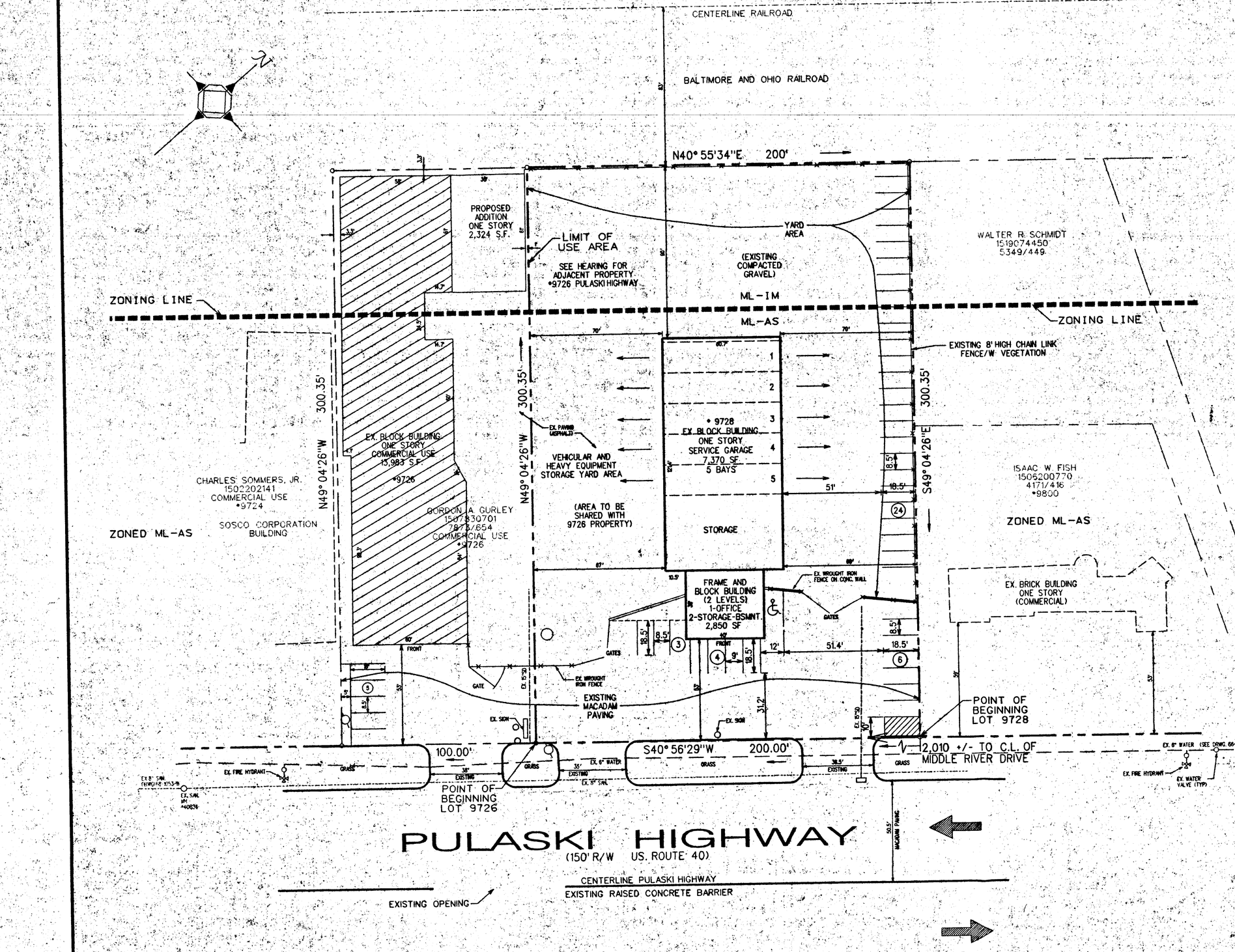
ENGINEERS • PLANNERS

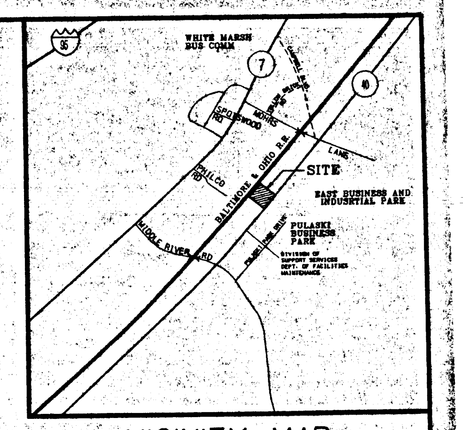




9726 PULASKI HIGHWAY
EXISTING CONDITIONS

COURTHOUSE COMMONS • 222 BOSLEY AVENUE • SUITE B-6 • TOWSON, MD 21204-4300 • 410-494-8931 • FAX 410-494-9903





VICINITY MAP
SCALE: 1"=2000'

NOTES:

1. ZONING: ML-AS AND ML-IM
2. SPECIAL HEARING/USE AREA:
   NET - 1.373 A+/- (59,807 SQ. FT.+/-)
   GROSS - 1.51 A+/- (65,807 SQ. FT.+/-)
3. EXISTING USE: SERVICE GARAGE
4. PROPOSED USE: SERVICE GARAGE
5. BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT -		53'
INTERIOR SIDE -	NO ENLARGEMENT OF THE EXISTING	69'
REAR -	BUILDING IS PROPOSED	90'

6. BUILDING AREA:

EXISTING -	SERVICE GARAGE	7,370
	OFFICE (1 LEVEL)	1,425
	STORAGE (BASEMENT)	1,425
TOTAL -		10,220

7. PARKING:
   REQUIRED - 3.3/1,000 (8,795 X 3.3) = 29 - 5 (BAYS)
   PROVIDED - 38
8. UTILITIES:
   SEWER - PUBLIC
   WATER - PUBLIC
9. SPECIAL HEARING:
   A. TO ESTABLISH THE NON-CONFORMING SERVICE GARAGE
   B. TO ESTABLISH THE LOCATION OF ALL NON-CONFORMING SITE CONDITIONS (I.E. PARKING AND PAVING).
10. VARIANCE: NONE
11. SPECIAL EXCEPTION: NONE
12. ELECTION DISTRICT: 15TH
13. COUNCILMANIC DISTRICT: 6TH
14. CENSUS TRACT: 4517.01
15. WATERSHED: 6
16. SUBSEWERSHED: 13
17. DEED REFERENCE: 6865/189
18. PROPERTY ACCOUNT NO.: 1507830700
19. TAX MAP 82, GRID 16, PARCEL 616
20. FLOOR AREA RATIO:
    MAXIMUM PERMITTED: 2.0
    PROPOSED: .16
21. HEIGHT OF BUILDING: 24'
22. MASS TRANSIT ADJUSTMENT: N/A
23. TO THE BEST OF OUR KNOWLEDGE THERE EXISTS NO CRITICAL AREAS ON-SITE.
24. TO THE BEST OF OUR KNOWLEDGE THERE EXISTS NO HAZARDOUS MATERIALS ON-SITE.
25. AMENITY OPEN SPACE: N/A
26. OUTDOOR LIGHTING WILL BE DIRECTED AWAY FROM ALL ADJACENT PROPERTIES.
27. SIGNS: ALL SIGNS TO BE IN CONFORMANCE WITH SECTION 450 BCZR.
28. PREVIOUS COMMERCIAL PERMIT: NONE
29. PREVIOUS ZONING HEARINGS: 3081-R - RE-CLASS FROM 'A' RESIDENTIAL TO 'F' INDUSTRIAL. APPROVED JULY 16, 1954.
30. ZONING MAP NO.: NE 6-H
31. PROPERTY OWNER: 9728 PULASKI HIGHWAY
    VIRGINIA HARRIS GURLEY
    1012 W. JOPPA ROAD
    TOWSON, MD 21204
32. STORAGE OF DAMAGED AND DISABLED VEHICLES AND PARTS WILL BE CONFINED TO THE FENCED-IN SIDE AND REAR YARD AREAS AS NOTED ON THE PLAN.

William Monk, Inc.
ENGINEERS - PLANNERS
Courthouse Commons
222 Bosley Avenue, Suite B-6
Towson, Maryland 21204
Phone: 410-494-8621 Fax: 410-494-9903

PLAN TO ACCOMPANY SPECIAL HEARING APPLICATION

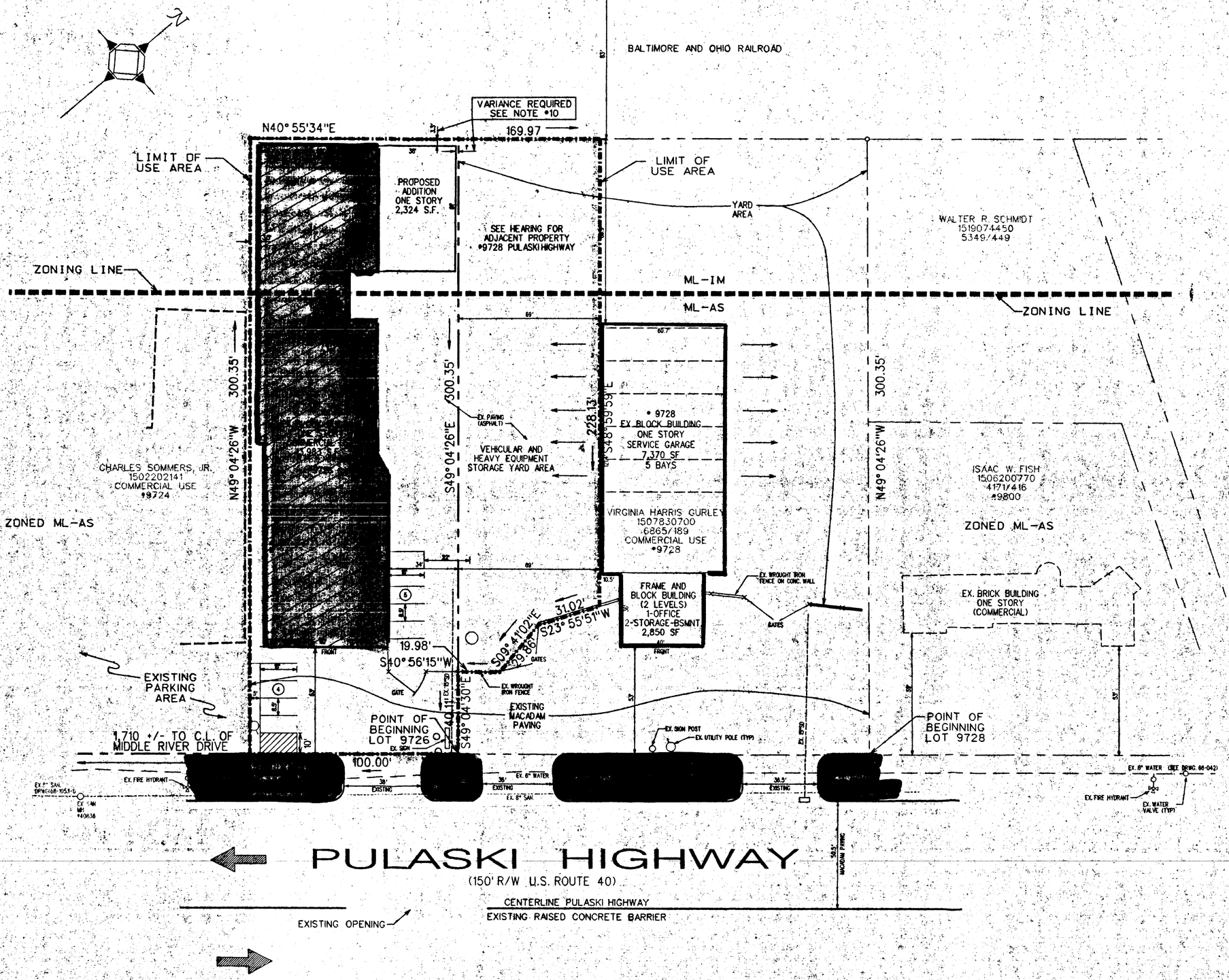
99-168-SPH

9728 PULASKI HIGHWAY

BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY: WJF	DESIGNED BY: WPM	SCALE: 1"=30'
	DATE: 9/28/98	JOB NO.: 98-096	SHEET NO.: 1 OF 1

STATE OF MARYLAND — WILLIAM PAUL MONK — REGISTERED PROFESSIONAL ENGINEER
10/7/98



NOTES:

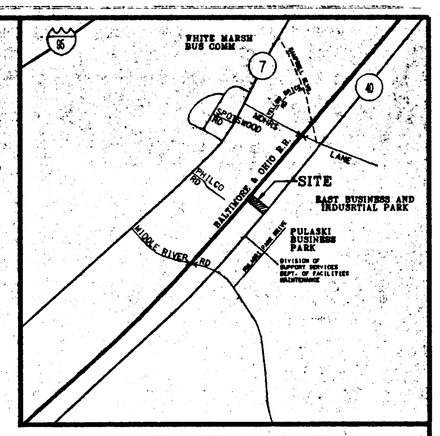
1. ZONING: ML-AS AND ML-IM
2. SPECIAL HEARING/USE AREA:
   NET - 1.08 A+/- 47,210 SQ. FT.
   GROSS - 1.15 A+/- 50,210 SQ. FT.
3. EXISTING USE: HEAVY MACHINERY SALES AND REPAIR, WAREHOUSING, MANUFACTURING, CONSTRUCTION EQUIPMENT STORAGE YARD
4. PROPOSED USE: NO CHANGE
5. BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT -	53'	53'
INTERIOR SIDE -	30'	1'*
REAR -	30'	3.3'*

   * VARIANCE REQUIRED
6. BUILDING AREA:
   EXISTING - 13,983 SQ. FT.
   PROPOSED - 2,324 SQ. FT. *
   TOTAL 16,307 SQ. FT.
   * NON-CONFORMING USE EXPANSION DOES NOT EXCEED 25% OF THE EXISTING BUILDING AREA (16.6%)
7. PARKING:
   REQUIRED - 1/EMPLOYEE ON MAXIMUM SHIFT (4 EMPLOYEES)
   OFFICE AREA 1,500 SQ. FT. @ 3.3/1,000 = 5
   TOTAL 9
   PROVIDED - 9 SPACES
8. UTILITIES:
   SEWER - PUBLIC
   WATER - PUBLIC
9. SPECIAL HEARING:
   A. TO ESTABLISH THE NON-CONFORMING USE
   B. TO ESTABLISH THE NON-CONFORMING SITE CONDITIONS (INCLUDING BUILDING SETBACKS, PARKING AND PAVING) AS NOTED ON THE PLAN.
10. VARIANCE: SECTION 255.1 AND 238.2 TO PERMIT A MINIMUM SIDE YARD OF 1' AND A REAR YARD OF 3.3' IN LIEU OF THE REQUIRED 30' FOR SIDE AND REAR YARDS RESPECTIVELY.
11. SPECIAL EXCEPTION: N/A
12. ELECTION DISTRICT: 15TH
13. COUNCILMANIC DISTRICT: 6TH
14. CENSUS TRACT: 4517.01
15. WATERSHED: 6
16. SUBSEWERSHED: 13
17. DEED REFERENCE: 7873/654, 6865/189
18. PROPERTY ACCOUNT NO.: 1507830700, 1507830701
19. TAX MAP 82, GRID 16, PARCEL 616
20. FLOOR AREA RATIO:
    MAXIMUM PERMITTED: 2.0
    PROPOSED: .32
21. HEIGHT OF BUILDING: 18'
22. MASS TRANSIT ADJUSTMENT: N/A
23. TO THE BEST OF OUR KNOWLEDGE THERE EXISTS NO CRITICAL AREAS ON-SITE.
24. TO THE BEST OF OUR KNOWLEDGE THERE EXISTS NO HAZARDOUS MATERIALS ON-SITE.
25. AMENITY OPEN SPACE: N/A
26. OUTDOOR LIGHTING WILL BE DIRECTED AWAY FROM ALL ADJACENT PROPERTIES.
27. SIGNS: ALL EXISTING SIGNS TO REMAIN. ALL PROPOSED SIGNS TO BE IN CONFORMANCE WITH SECTION 450 BCZR.
28. PREVIOUS COMMERCIAL PERMIT: NONE
29. PREVIOUS ZONING HEARINGS: 3081-R - RE-CLASS FROM 'A' RESIDENTIAL TO 'I' INDUSTRIAL. APPROVED JULY 16, 1954.
30. ZONING MAP NO.: NE-6H
31. PROPERTY OWNER: 9726 PULASKI HIGHWAY
    GORDON A. GURLEY
    1012 W. JOPPA ROAD
    TOWSON, MD 21204

    9728 PULASKI HIGHWAY
    VIRGINIA HARRIS GURLEY
    1012 W. JOPPA ROAD
    TOWSON, MD 21204
32. PARKING NOTES:
    409.8 - DESIGN STANDARDS (A 1-6) *

* SPECIAL HEARING REQUESTED TO ESTABLISH THE NON-CONFORMING PARKING AND SITE CONDITIONS (SEE NOTE 9B).



VICINITY MAP
SCALE: 1"=2000'

William Monk, Inc.
ENGINEERS - PLANNERS
Courthouse Commons
222 Bosley Avenue, Suite B-6
Towson, Maryland 21204
Phone: 410-494-8031 Fax: 410-494-9003

PLAT TO ACCOMPANY SPECIAL HEARING AND VARIANCE APPLICATION

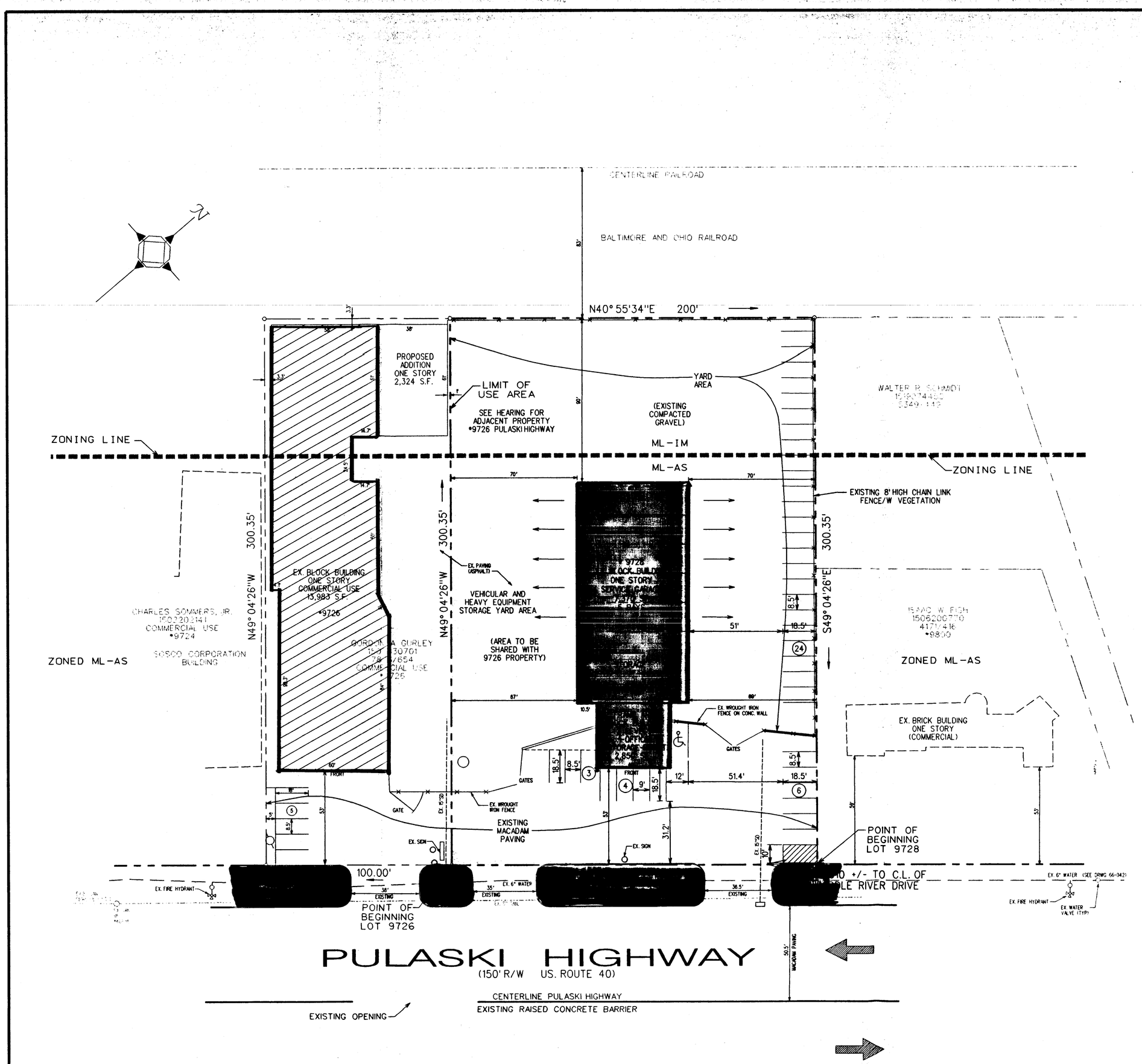
9726 PULASKI HIGHWAY

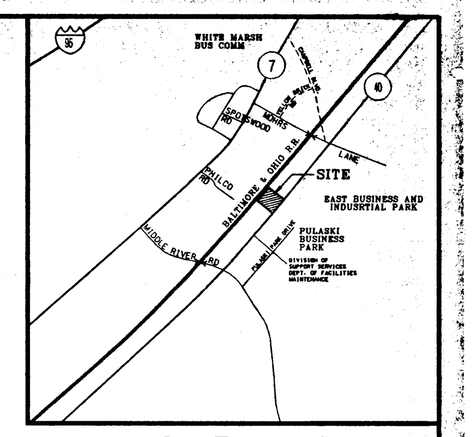
BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND — PAUL W. MONK — PROFESSIONAL ENGINEER
10/7/98

REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE
	WJF	WPM	1"=30'
	DATE: 9/28/98	JOB NO.: 98-096	SHEET NO.: 1 OF 1

projects\98-096\plat98.dgn 01-OCT-1998 07:09:07





VICINITY MAP
SCALE: 1"=2000'

NOTES:

1. ZONING: ML-AS AND ML-IM
2. SPECIAL HEARING/USE AREA:
   NET - 1.373 A+/- (59,807 SQ. FT.+/-)
   GROSS - 1.51 A+/- (65,807 SQ. FT.+/-)
3. EXISTING USE: SERVICE GARAGE
4. PROPOSED USE: SERVICE GARAGE
5. BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT -	NO ENLARGEMENT OF THE EXISTING BUILDING IS PROPOSED	53'
INTERIOR SIDE -		69'
REAR -		90'

6. BUILDING AREA:

EXISTING -	SERVICE GARAGE	7,370
	OFFICE (1 LEVEL)	1,425
	STORAGE (BASEMENT)	1,425
TOTAL -		10,220

7. PARKING:
   REQUIRED - 3.3/1,000 (8.795 X 3.3) = 29 - 5 (BAYS)
   PROVIDED - 38
8. UTILITIES:
   SEWER - PUBLIC
   WATER - PUBLIC
9. SPECIAL HEARING:
   A. TO ESTABLISH THE NON-CONFORMING SERVICE GARAGE
   B. TO ESTABLISH THE LOCATION OF ALL NON-CONFORMING SITE CONDITIONS (I.E. PARKING AND PAVING).
10. VARIANCE: NONE
11. SPECIAL EXCEPTION: NONE
12. ELECTION DISTRICT: 15TH
13. COUNCILMANIC DISTRICT: 6TH
14. CENSUS TRACT: 4517.01
15. WATERSHED: 6
16. SUBSEWERSHED: 13
17. DEED REFERENCE: 6865/189
18. PROPERTY ACCOUNT NO.: 1507830700
19. TAX MAP 82, GRID 16, PARCEL 616
20. FLOOR AREA RATIO:
    MAXIMUM PERMITTED: 2.0
    PROPOSED: .16
21. HEIGHT OF BUILDING: 24'
22. MASS TRANSIT ADJUSTMENT: N/A
23. TO THE BEST OF OUR KNOWLEDGE THERE EXISTS NO CRITICAL AREAS ON-SITE.
24. TO THE BEST OF OUR KNOWLEDGE THERE EXISTS NO HAZARDOUS MATERIALS ON-SITE.
25. AMENITY OPEN SPACE: N/A
26. OUTDOOR LIGHTING WILL BE DIRECTED AWAY FROM ALL ADJACENT PROPERTIES.
27. SIGNS: ALL SIGNS TO BE IN CONFORMANCE WITH SECTION 450 BCZR.
28. PREVIOUS COMMERCIAL PERMIT: NONE
29. PREVIOUS ZONING HEARINGS: 3081-R - RE-CLASS FROM 'A' RESIDENTIAL TO 'F' INDUSTRIAL. APPROVED JULY 16, 1954.
30. ZONING MAP NO.: NE 6-H
31. PROPERTY OWNER: 9728 PULASKI HIGHWAY
    VIRGINIA HARRIS GURLEY
    1012 W. JOPPA ROAD
    TOWSON, MD 21204
32. STORAGE OF DAMAGED AND DISABLED VEHICLES AND PARTS WILL BE CONFINED TO THE FENCED-IN SIDE AND REAR YARD AREAS AS NOTED ON THE PLAN.

William Monk, Inc.
ENGINEERS - PLANNERS
Courthouse Commons
222 Bosley Avenue, Suite B-6
Towson, Maryland 21204
Phone: 410-494-8931 Fax: 410-494-9903

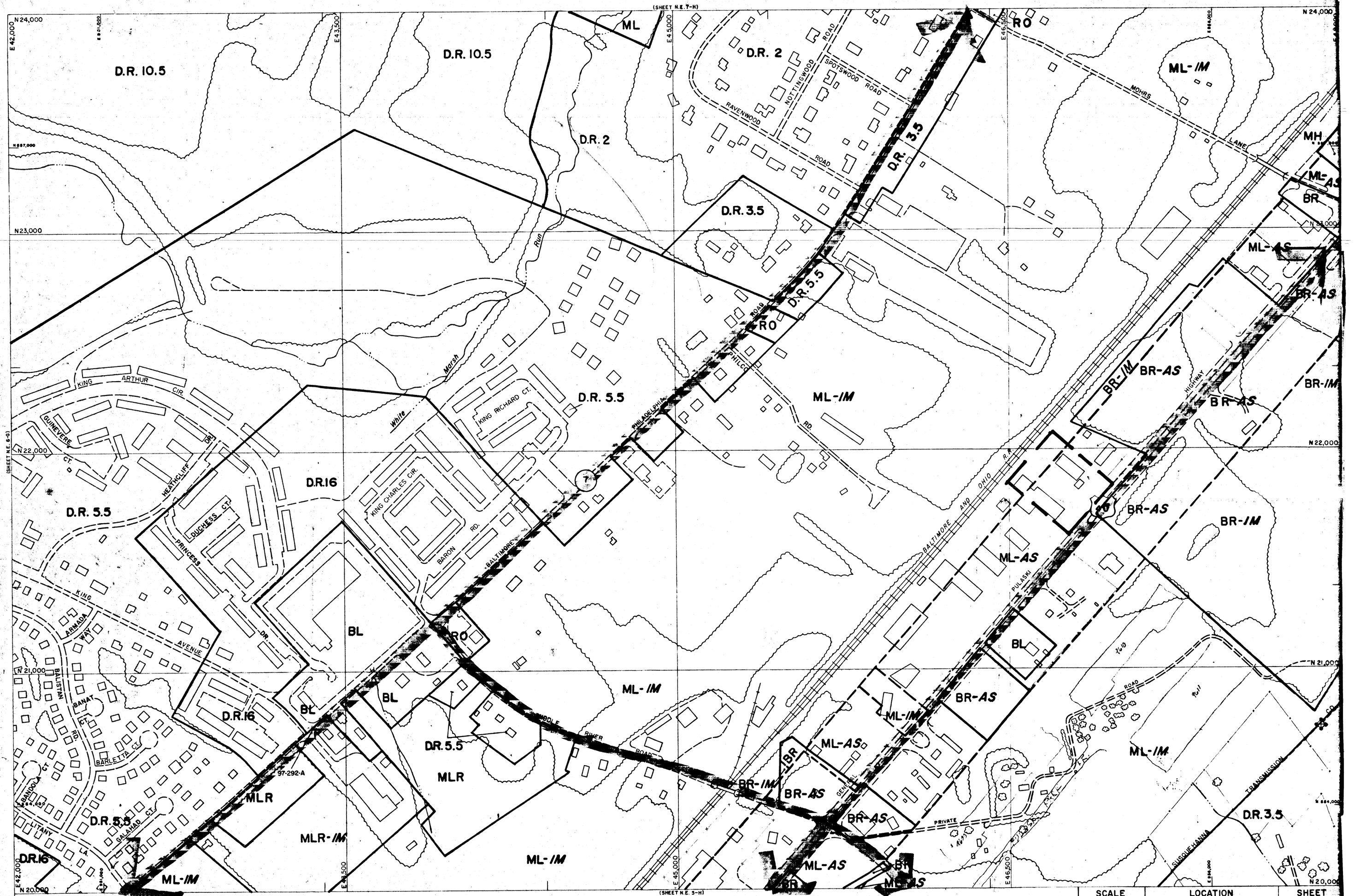
PLAN TO ACCOMPANY SPECIAL HEARING APPLICATION

9728 PULASKI HIGHWAY

BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY: WJF	DESIGNED BY: WPM	SCALE: 1"=30'
	DATE: 9/28/98	JOB NO.: 98-096	SHEET NO.: 1 OF 1

STATE OF MARYLAND — PROFESSIONAL ENGINEER
10/7/98



M - SW M - SE
I - NW I - NE

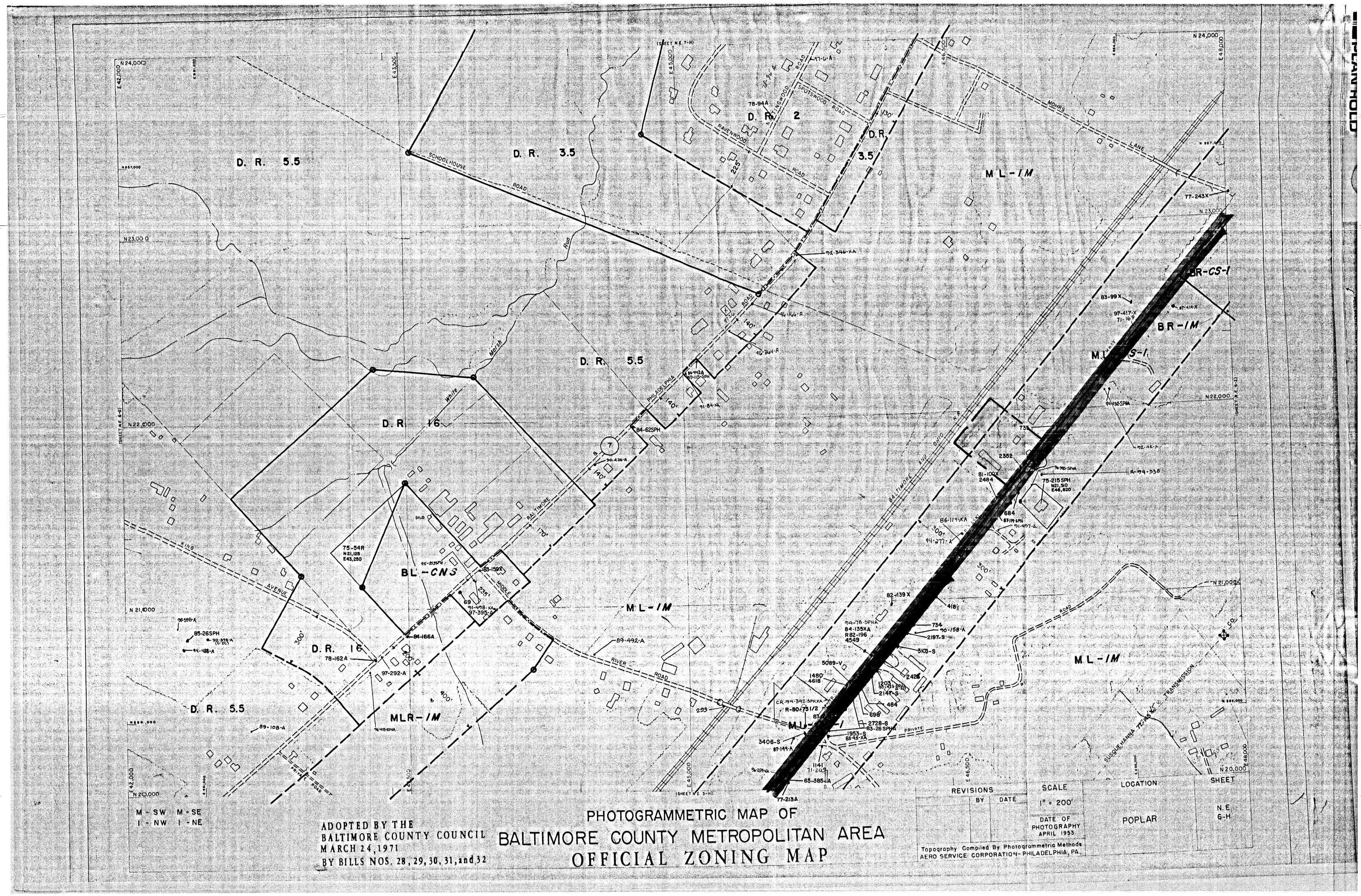
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

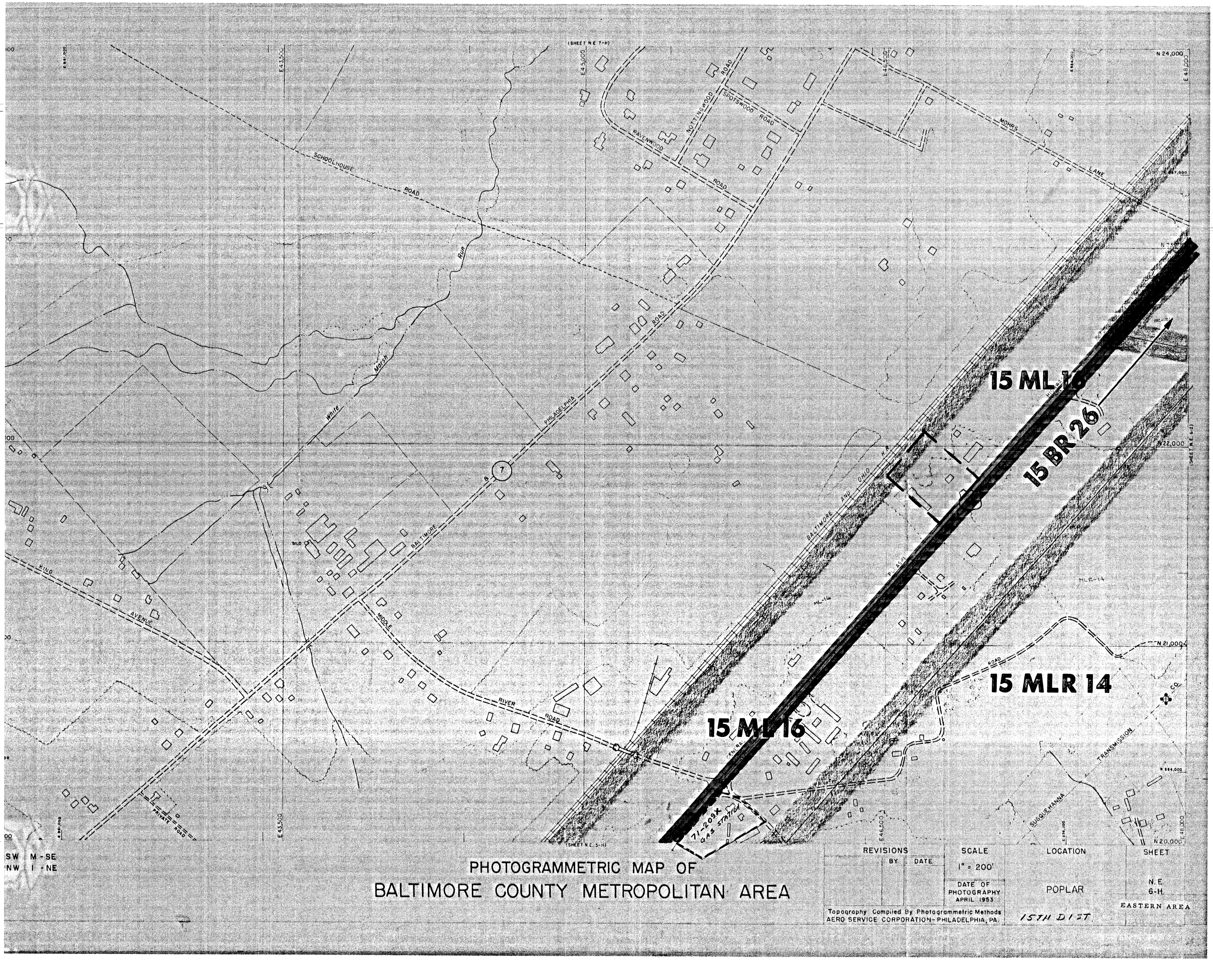
1996 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kamenetz
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200' ±	POPLAR	N.E. 6-H
DATE OF PHOTOGRAPHY JANUARY 1986		


D. R. 5.5
D. R. 3.5
D. R. 2
D. R. 16
D. R. 5.5
D. R. 3.5
D. R. 16
D. R. 5.5
M L - IM
BR-CS-I
BR-IM
BL-CNS
ML-IM
MLR-IM
ML-IM
ML-IM
SCHOOLHOUSE ROAD
RAVENWOOD ROAD
SPOTSWOOD ROAD
MOHRS LANE
RIVER ROAD
BALTIMORE PIKE
KING AVENUE
PHILADELPHIA ROAD
MIDDLE ROAD
PRIVATE
SUSQUEHANNA TRANSMISSION
White Marsh Run
E 42,000
E 43,500
E 45,000
E 46,500
E 48,000
N 24,000
N 23,000
N 22,000
N 21,000
N 20,000
78-94A
77-243X
83-99X
97-417-X
97-414-X
84-625PH
84-166A
89-492-A
97-292-A
89-108-A
85-265PH
75-54R
N21,125
E43,250
75-215PH
N21,50
E46,820
82-139X
77-213A
M - SW M - SE
I - NW I - NE
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MARCH 24, 1971
BY BILLS NOS. 28, 29, 30, 31, and 32
PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP
REVISIONS
BY DATE
SCALE
1" = 200'
DATE OF PHOTOGRAPHY
APRIL 1953
LOCATION
POPLAR
SHEET
N.E.
6-H
Topography Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION - PHILADELPHIA, PA.



SW | M - SE
NW | I - NE

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS			SCALE	LOCATION	SHEET
	BY	DATE	1" = 200'		
			DATE OF PHOTOGRAPHY APRIL 1953	POPLAR	N.E. 6-H EASTERN AREA

Topography Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION - PHILADELPHIA, PA.

15TH DIST