

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
N/S Rolling Mill Road, 460' E		
of centerline Canton Center Drive	*	DEPUTY ZONING COMMISSIONER
15 th Election District		
7 th Councilmanic District	*	OF BALTIMORE COUNTY
(7300, 7400 & 7500 Rolling Mill Road)		
	*	CASE NO. 00-115-SPH
David H. Murdock, Petitioner		
James P. Offutt, Inc., Contract Purchaser	*	
	* * * * *	

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the now legal owner of the subject property, James P. Offutt, Inc. The special hearing request involves property located at 7300, 7400 and 7500 Rolling Mill Road, located in the Colgate area of Baltimore County. The property is currently zoned MH-IM. The special hearing request is for a waiver pursuant to Sections 26-236 of the Baltimore County Development Regulations from the requirements of performing certain road improvements to Rolling Mill Road.

Appearing at the hearing on behalf of the request was James P. Offutt and Tom Church, the professional engineer who prepared the site plan of the property. There were no protestants or other persons at the hearing.

Testimony and evidence indicated that the property which is the subject of this special hearing request consists of approximately 6.1081 acres of land, more or less, and is zoned MH-IM. The subject property is unimproved at this time. The Petitioner is desirous of obtaining a grading permit to prepare the subject property for development in the future. Pursuant to the issuance of the grading permit certain road improvements were required to be made of Rolling Mill Road. However, given that the Petitioner does not have a user of the property at this time, he has requested a waiver from the Department of Public Works to not make the necessary road improvements to Rolling Mill Road. The Petitioner testified that he currently has approximately

11/2/99
By [Signature]
Date

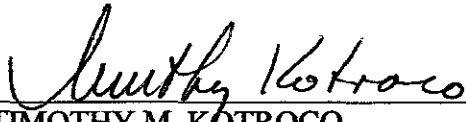
700 ft. of road frontage along Rolling Mill Road. This issue was taken into consideration by the Department of Public works and consequently a letter issued October 19, 1999, by Robert W. Bowling, Supervisor of the Bureau of Development Plans Review, indicated that the director of the Department of Public Works has in fact recommended that the waiver request be granted. In consideration of the position of the Department of Public Works and the lack of opposition at the hearing before me, I find that the special hearing request should be granted. Requiring compliance with these regulations would cause an unnecessary hardship upon the Petitioner.

After due consideration of the testimony and evidence presented, I find that the Petitioner has satisfied the requirements of Section 26-172(A)(2) of the Baltimore County Code and that strict compliance with County regulations would result in a practical difficulty and unreasonable hardship for the Petitioner. In addition, the requested waiver is appropriate in this instance and will not be detrimental to the public health, safety, and general welfare of the surrounding locale.

Pursuant to the advertisement, posting of the property, and public hearing held, the relief requested in the petition for special hearing shall be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 2nd day of November, 1999 that the Petitioner's Special Hearing request for a waiver from the road widening requirements of Section 26-236 of the Baltimore County Development Regulations of performing certain road improvements to Rolling Mill Road, be and is hereby GRANTED.

IT IS FURTHER ORDERED that any party has the right to file an appeal within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORIGINAL FILED FOR FILING
Date 11/2/99
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

November 2, 1999

Mr. David H. Murdock
Murdock Investment Company
575 South Charles Street, Suite 406
Baltimore, Maryland 21201

Attention: Ms. Lynne Scott Safrit

Re: Petition for Special Hearing
Case No. 00-115-SPH
Property: 7300, 7400 & 7500 Rolling Mill Road

Dear Ms. Safrit:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Hearing has been granted in accordance with the enclosed 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 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Copies to:

Mr. James P. Offutt
James P. Offutt, Inc.
141 Village Space I –
Village of Cross Keys
Baltimore, Maryland 21212

Mr. Thomas A. Church, P.E.
Development Engineering Consultants, Inc.
6603 York Road
Baltimore, Maryland 21212



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at #7300, 7400 & 7500 ROLLING MILL RD.

which is presently zoned MH-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 waiver of road widening

SECTIONS 26-236 ITEM NUMBERS 1, 6, 7 AND 8 OF PART I OF THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS.

NO OTHER PORTION OF THE 8,000 FT.± ROLLING MILL ROAD HAS BEEN WIDENED THEREFORE,

THERE WOULD BE NO PRACTICAL ADVANTAGE TO WIDENING THE 700 FT.± ALONG THIS PROPERTY.

THE WIDENING OF ROLLING MILL ROAD COULD ADVERSELY IMPACT THE EXISTING 120 INCH.

SANITARY SEWER.

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:

JAMES P. OFFUTT, INC.

Name - Type or Print

Signature

141 VILLAGE SPACE I-VILLAGE 410-532-9000
Address OF CROSS KEYS Telephone No.

BALTIMORE, MD 21212
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

DAVID H. MURDOCK

d/b/a MURDOCK INVESTMENT COMPANY

Name - Type or Print

Signature

Name - Type or Print

Lynne Scott Safrit
Signature

575 SO. CHARLES ST., STE. 406 410/837-0520
Address Telephone No.

BALTIMORE, MD 21201
City State Zip Code

Representative to be Contacted:

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
THOMAS A. CHURCH, P.E. #6479

Name

6603 YORK ROAD 410/377-2600
Address Telephone No.

BALTIMORE MD 21212
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By gum Date 9.15.99

Case No. 00-1155PH

220 915198

ORDER RECEIVED FOR FILING
Date 11/2/99
By [Signature]

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

ZONING DESCRIPTION

FOR

MURDOCK PROPERTY

00-115-SPH

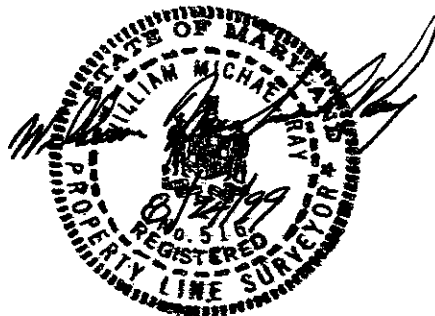
15TH ELECTION DISTRICT, 7TH COUNCILMANIC DISTRICT

Beginning at a point on the north side of Rolling Mill Road which is fifty (50) feet wide at a distance of four hundred sixty (460) feet east of the centerline of the nearest improved intersecting street, Canton Center Drive which is seventy (70) feet wide, thence the following courses and distances: 1) South 74 degrees 59 minutes 55 seconds West 605.61 feet, 2) North 28 degrees 56 minutes 58 seconds West 156.59 feet, 3) North 61 degrees 03 minutes 02 seconds East 139.55 feet, 4) North 66 degrees 17 minutes 37 seconds East 1,085.41 feet, 5) South 23 degrees 42 minutes 23 seconds East 168.49 feet, 6) South 54 degrees 20 minutes 11 seconds West 333.31 feet, and 7) South 61 degrees 43 minutes 32 seconds West 286.26 feet too the place of beginning as recorded in Deed E.H.K. Jr., Liber 7147 Folio 44.

Containing 266,069 square feet or 6.1081 acres of land, more or less.

98-136

08-24-99



115

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

No. **072119**

DATE **9-15-99**

ACCOUNT **7201-6150**

AMOUNT \$ **250.00**

RECEIVED **ALTIMORE COUNTY, Md.**

FROM: **7300-7150
FELT, J. M.**

FOR: _____

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JCM

PAID RECEIPT

PROCESS DATE TIME

09/15/1999 9/15/1999 12:16:59

RECEIVED BY CASHIER NAME DES. DRAWER 1

5 520 ZONING DEPARTMENT

RECEIPT # 122332

EX. NO. 072119

Receipt Tot

250.00

.00

00

ALTIMORE 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: #00-115-SPH

7300, 7400, and 7500 Rolling Mill Road

N/S Rolling Mill Road, 460' E of centerline Canton Center Drive.

15th Election District 7th Councilmanic District

Legal Owner(s): David H. Murdock

Contract Purchaser: James O. Offutt, Inc.

Special Hearing: to approve a waiver of road widening pursuant to Sections 26-236, item numbers 1, 6, 7 and 8 of Part I of the Baltimore County Development Regulations.

Hearing: Thursday, October 28, 1999 at 2:00 p.m. in Room 106 County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, the Zoning Review Office at (410) 887-3391.

JTU/10/5/99 Oct. 12

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/15/, 19 99

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 Tues 10/12/, 19 99.

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: CASE # 00-115-SPH
PETITIONER/DEVELOPER:
(James O. Offutt, Inc.)
DATE OF Hearing
(Oct. 28, 1999)

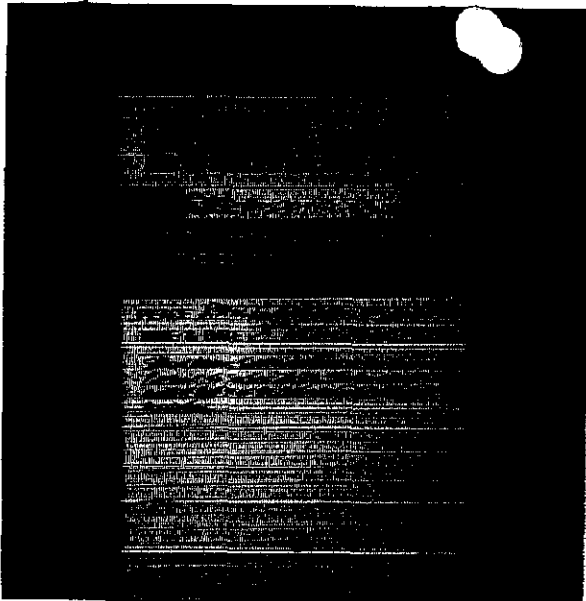
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
7300, 7400 & 7500 Rolling Mill Road Baltimore, Maryland 21224__

The sign(s) were posted on 10-13-99
[Month, Day, Year]



Sincerely,

Thomas P. Ogle 10/13/99
(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)

RE: PETITION FOR SPECIAL HEARING
7300, 7400, 7500 Rolling Mill Road, N/S
Rolling Mill Rd, 460' E of c/I Canton Center Dr
15th Election District, 7th Councilmanic

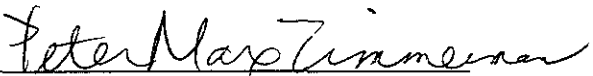
Legal Owner: David H. Murdock
Contract Purchaser: James P. Offutt, Inc.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-115-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
People's Counsel for Baltimore County


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 18th day of October, 1999 a copy of the foregoing Entry of Appearance was mailed to Thomas A. Church, Development Engineering Consultants, Inc., 6603 York Road, Baltimore, MD 21212, representative for Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

October 7, 1999

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: 00-115-SPH

7300, 7400, and 7500 Rolling Mill Road
N/S Rolling Mill Road, 460' E of centerline Canton Center Drive
15th Election District - 7th Councilmanic District
Legal Owner: David H. Murdock
Contract Purchaser: James O. Offutt, Inc.

SPECIAL HEARING: To approve a waiver of road widening pursuant to Sections 26-236, item numbers 1, 6, 7 and 8 of Part I of the Baltimore County Development Regulations.

HEARING: THURSDAY, OCTOBER 28, 1999 at 2:00 P.M. IN ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: James P. Offutt, Inc.
Mr. Thomas Church
Mr. David H. Murdock

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY October 13, 1999.
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY

October 12, 1999 Issue - Jeffersonian

Please forward billing to:

Development Engineering Consultants, Inc.
6603 York Road
Baltimore, MD 21212
410-377-2600

NOTICE OF ZONING HEARING

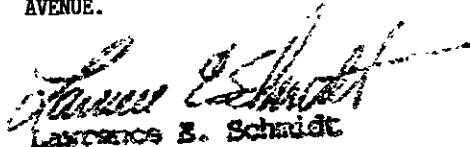
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LAWRENCE E. SCHMIDT

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

00-115 - SPH

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 115

Petitioner: JAMES OFFUTT, INC.

Address or Location: 141 Village Space I, Village of Cross Keys
Baltimore, MD 21210

PLEASE FORWARD ADVERTISING BILL TO:

Name: DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Address: 6603 YORK ROAD

BALTIMORE, MD 21212

Telephone Number: 410/377-2600

Revised 2/20/98 - SCJ



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

October 30, 1999

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: SEE BELOW

Location: DISTRIBUTION MEETING OF October 12, 1999

Item No.: See Below

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.

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

101, 102, 103, 104, 105, 106, 108, 109, 110, 111, 112,
114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124,
125, 126, 127, 128 and 129

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 927-4361, MS-1103F

cc: File

Come visit the County's Website at www.co.ba.md.us



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

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: October 19, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
 for October 18, 1999
 Item No. 115

The Bureau of Development Plans Review has reviewed the subject zoning item. The Director of the Department of Public Works has recommended approval of the waiver request for road widening.

RWB:HJO:jrb

cc: File

ZAC10189.115

BALTIMORE COUNTY, MARYLAND
Interoffice Correspondence

DATE: December 1, 1999

TO: George G. Perdikakis, Director
Environmental Protection and
Resource Management

FROM: James H. Thompson, Supervisor
Code Inspections and Enforcement

RE: 7300, 7400, and 7500 Rolling Mill Road
Environmental Grading Concerns
15th Election District

Director Arnold Jablon has requested that I forward the unsigned letter, dated November 18, 1999, to your staff for whatever action they believe is necessary in this instance.

Further, I have attached a copy of the decision (Case No. 00-115-SPH) rendered by the Deputy Zoning Commissioner on November 2, 1999.

JHT/hek

Attachments

10/28

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: October 7, 1999

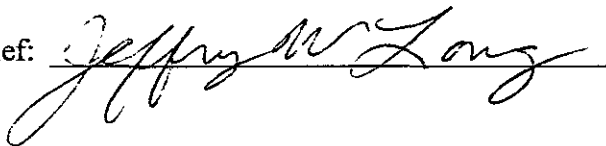
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 102, 106, and 115

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 8-25-99

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

RE: Baltimore County
Item No. 115 JCM

Dear Ms Stephens:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

10 Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

November 23, 1999

Mr. James P. Offutt
James P. Offutt, Inc.
141 Village Space I –
Village of Cross Keys
Baltimore, Maryland 21212

Re: Petition for Special Hearing
Case No 00-015-SPH
Property: 7300, 7400 & 7500 Rolling Mill Road

Dear Mr. Offutt:

Enclosed please find a letter we received concerning the above-captioned case which we are forwarding to you for your information.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

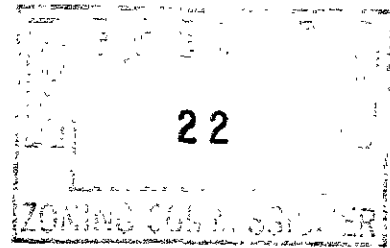
Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

November 18, 1999

Mr. Timothy M. Kotroco
Office of the Zoning Commissioner
401 Bosley Avenue
Towson, MD. 21204



Dear Mr. Kotroco,

About three weeks ago, you held a hearing on a property known as **The Murdock Property**, on Rolling Mill Road. There are a few items which Mr. James Offutt and his engineer did not discuss. It seems your decision was made without the luxury of "full disclosure" by Mr. Offutt.

The following has come to my attention:

1. This property received a new tax number around April of this year. Apparently, this parcel has already been divided once from a larger one. As proof of this, the tax number on the application for the grading permit had, as of three weeks ago, the old tax number referencing a parcel on Bowleys Quarter Blv. If this permit was in fact issued, it was done so improperly.
2. Mr. Offutt requested the Grading Permit be issued before the Development Plan was approved under the premise it was necessary to turn the soil for tests. In fact, all the soil tests have already been performed by Nutshell Enterprises in Jacksonville, Maryland.
3. Mr. Offutt knows his Development Plan will not be as currently submitted to Baltimore County. Hillis-Carnes Engineering of Annapolis Junction, Maryland apparently has told Mr. Offutt that 'the fill material in the soil render this parcel not capable of supporting planned new warehouse buildings without risk of excessive settlements and future building distress'.

It seems Mr. Offutt is being somewhat less than "totally honest" in his dealings with you, as well as the other departments within your system. You might want to check into this before some unsuspecting citizen is caused serious harm.

Sincerely,

A Concerned Baltimore County Resident

cc: Arnold Jablon

November 18, 1999

Mr. Arnold Jablon
County Office Building
111 West Chesapeake Avenue
Towson, MD. 21204

Dear Mr. Jablon,

Attached is a copy of a letter I sent to Mr. Timothy Kotroco. The information contained in this letter should also be of interest to you.

11/19/99
CG
JT
sent doc to DEPRM
to investigate

Hearing: 10/28/99

00-115-SPH

PLEASE PRINT CLEARLY

PETITIONERS

PETITIONERS SIGN-IN SHEET

NAME

Tom Church DEC
James P. Offutt Inc

ADDRESS

6603 York Rd. Barto Co
Village of Cross Keys 21210
141 Village Square



Printed with Soybean Ink
on Recycled Paper

- 6.1 acre - vacant land
- 700' frontage on Rollins Mill
- Water - no improvements along Rollins Mill

- Truck facility + 2 Bldgs

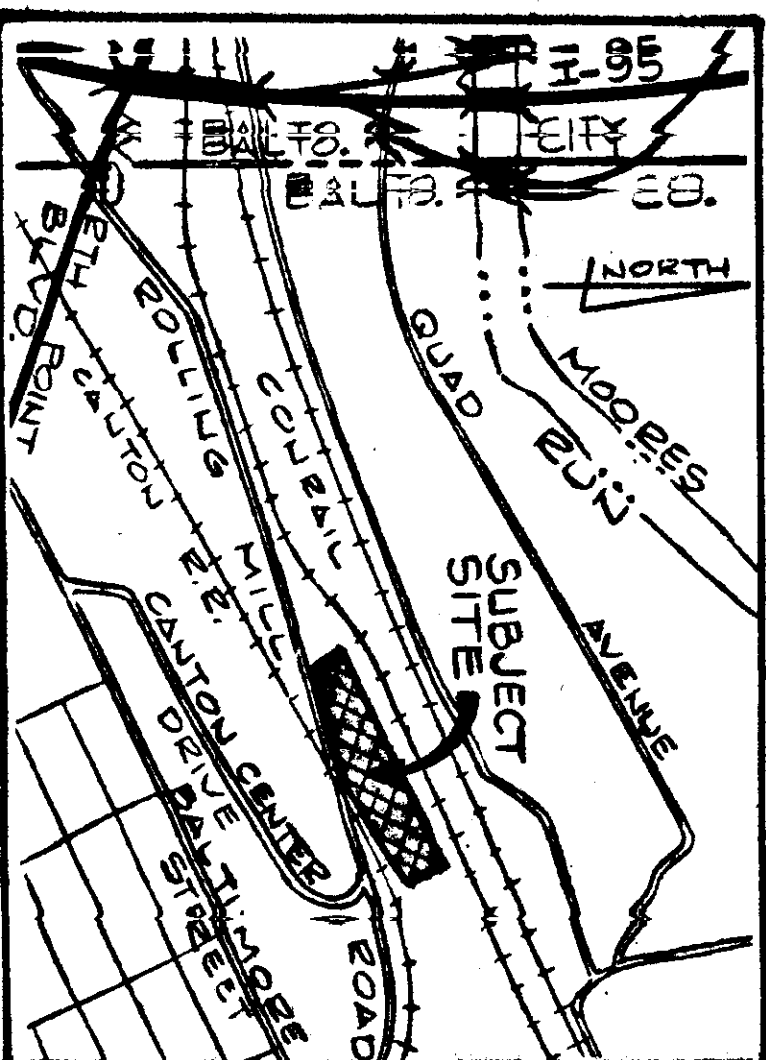
PLAT TO ACCOMPANY PETITION FOR ZONING: ☐ VARIANCE, ☐ SPECIAL EXCEPTION, ☒ SPECIAL HEARING

PROPOSED BUILDING AREA INFORMATION			
LOT NO.	USE	AREA	TOTAL
1	Truck Repair	9,800 S.F.	10,200 S.F.
2	Office	1,200 S.F.	19,200 S.F.
3	Industrial	15,000 S.F.	19,200 S.F.
4	Office	2,400 S.F.	10,800 S.F.
5	Industrial	8,400 S.F.	40,200 S.F.
GRAND TOTAL:			

EXISTING INFORMATION			
LOT NO.	USE	AREA	TOTAL
1	Office	1,200 S.F.	19,200 S.F.
2	Industrial	15,000 S.F.	19,200 S.F.
3	Office	2,400 S.F.	10,800 S.F.
4	Industrial	8,400 S.F.	40,200 S.F.
GRAND TOTAL:			

PROPOSED STORM WATER MANAGEMENT FACILITY INFORMATION			
LOT NO.	USE	AREA	TOTAL
1	Office	1,200 S.F.	19,200 S.F.
2	Industrial	15,000 S.F.	19,200 S.F.
3	Office	2,400 S.F.	10,800 S.F.
4	Industrial	8,400 S.F.	40,200 S.F.
GRAND TOTAL:			

PROPOSED FOREST BUTTERED BASEMENT			
LOT NO.	USE	AREA	TOTAL
1	Office	1,200 S.F.	19,200 S.F.
2	Industrial	15,000 S.F.	19,200 S.F.
3	Office	2,400 S.F.	10,800 S.F.
4	Industrial	8,400 S.F.	40,200 S.F.
GRAND TOTAL:			



VICINITY MAP
SCALE: 1"=100'

LOCATION INFORMATION

ELECTION DISTRICT #: 15

COUNCILMANIC DISTRICT #: 7

1"=200' SCALE MAP #: NE 1E

ZONING: MH-1M

LOT SIZE: LOT #1: 342 AC - 146,975 SF
LOT #2: 156 AC - 68,125 SF
LOT #3: 111 AC - 48,512 SF

SEWER: ☒ YES ☐ NO
WATER: ☒ YES ☐ NO

AREA: ☒ YES ☐ NO
PUBLIC PRIVATE

PREVIOUS ZONING HEARINGS: NONE
PREVIOUS COMMERCIAL PERMIT: NO

REVIEWED BY: ITEM # CASE #

ZONING Office Use Only

NOTES:

1) TYPICAL HEIGHT OF PROPOSED BUILDINGS 15' MAX.

2) THERE ARE NO PROPOSED OR EXISTING SIGNS ON PROPERTY.

3) THERE ARE NO SPECIAL USE REQUIREMENTS WITHIN WHICH TO COMPLY.

4) PROPERTY NOT SHOWN ON A PREVIOUSLY RECORDED RECORD PLAT.

5) DEED REFERENCE: E.H.K. JR. 7147/0444

6) TAX ACCOUNT #: 15-03-000300

7) TAX ACCOUNT #: 15-03-000300

8) TAX ACCOUNT #: 15-03-000300

9) TAX ACCOUNT #: 15-03-000300

10) TAX ACCOUNT #: 15-03-000300

11) TAX ACCOUNT #: 15-03-000300

12) TAX ACCOUNT #: 15-03-000300

13) TAX ACCOUNT #: 15-03-000300

14) TAX ACCOUNT #: 15-03-000300

15) TAX ACCOUNT #: 15-03-000300

16) TAX ACCOUNT #: 15-03-000300

17) TAX ACCOUNT #: 15-03-000300

18) TAX ACCOUNT #: 15-03-000300

19) TAX ACCOUNT #: 15-03-000300

20) TAX ACCOUNT #: 15-03-000300

21) TAX ACCOUNT #: 15-03-000300

22) TAX ACCOUNT #: 15-03-000300

23) TAX ACCOUNT #: 15-03-000300

24) TAX ACCOUNT #: 15-03-000300

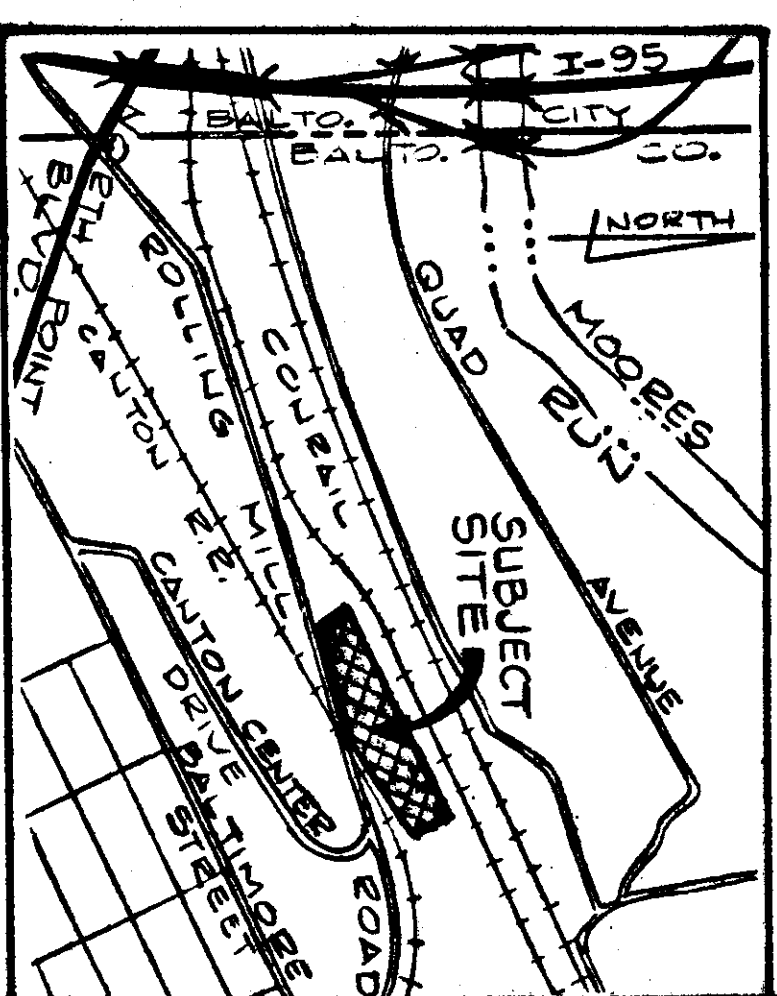
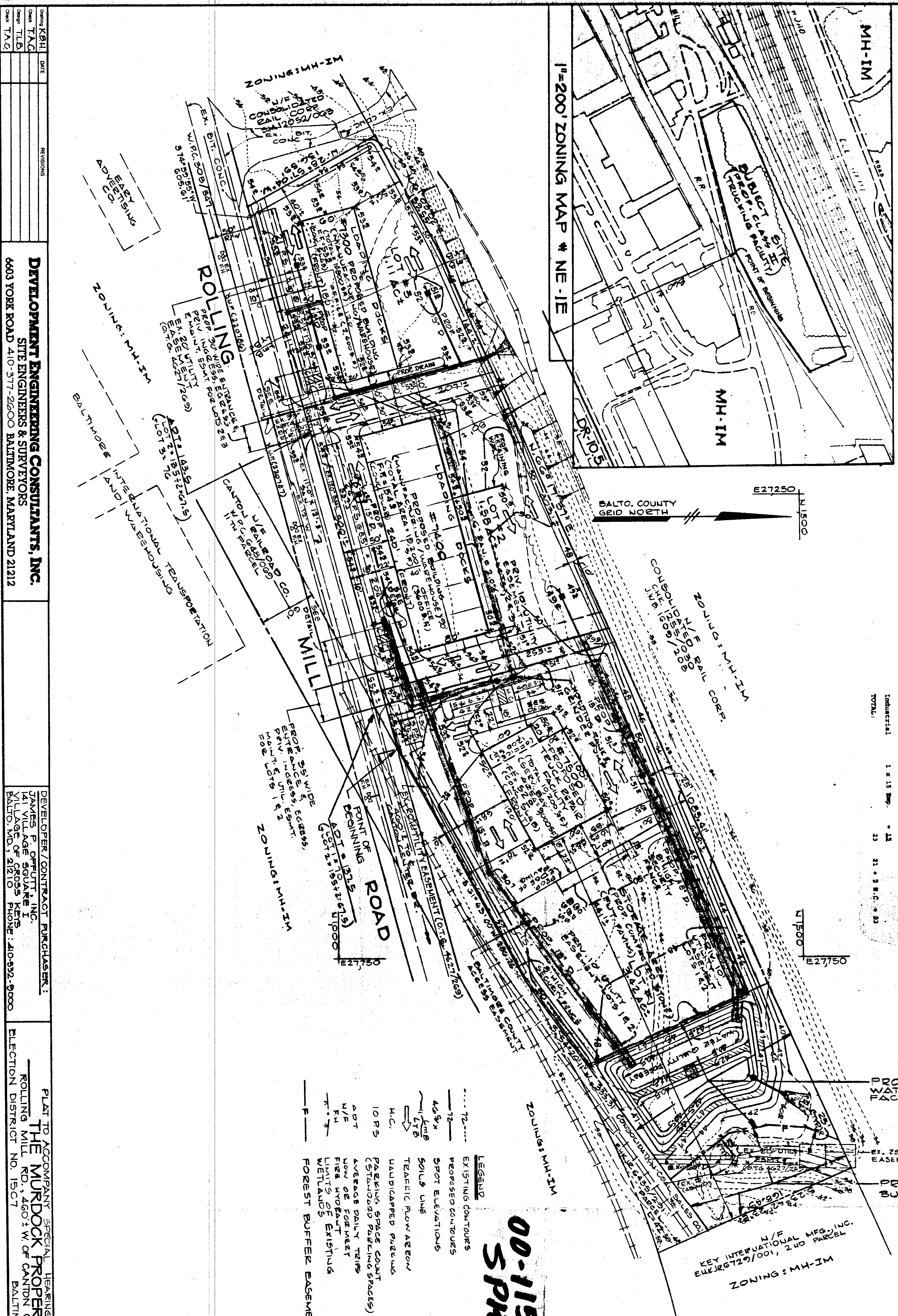
25) TAX ACCOUNT #: 15-03-000300

PLAT TO ACCOMPANY PETITION FOR ZONING: ☐ VARIANCE, ☐ SPECIAL EXCEPTION, ☒ SPECIAL HEARING

PROPOSED BUILDING AREA TABULATION			
LOT NO.	USE	AREA	TOTAL
1	Truck Repair Office	9,000 S.F.	10,200 S.F.
2	Office	1,200 S.F.	
3	Industrial	15,600 S.F.	19,200 S.F.
	Office Industrial	2,400 S.F.	10,800 S.F.
	Industrial	8,400 S.F.	40,200 S.F.
GROSS TOTAL:			

FLOOR AREA RATIO (F.A.R.) TABULATION			
LOT NO.	BUILDING AREA	GROSS SITE AREA	F.A.R.
1	10,200 S.F.	150,800	0.07
2	19,200 S.F.	76,325	0.25
3	10,800 S.F.	54,377	0.20
ALL LOTS LESS THAN 2.0 F.A.R.			
GROSS SITE AREA INCLUDES 1/2 ROAD RIGHT-OF-WAY			

PARKING TABULATION			
LOT NO.	USE	REQUIRED	PROVIDED
1	Service Area (3,000 x 3,000 ft)	20	20
2	Office (13,600 x 3.3)	12	12
3	Industrial (1 x 24 Bays)	14	14
	Industrial (24 x 24 Bays)	24	24
	Office (13,600 x 3.3)	8	8
	Industrial (1 x 15 Bays)	14	14
	TOTAL:	22	22



VICINITY MAP
SCALE: 1"=1000'

LOCATION INFORMATION
ELECTION DISTRICT #: 15
COUNCILMANIC DISTRICT #: 7
1"=200' SCALE MAP #: NE 1E

ZONING: MH-IM
LOT SIZE: LOT #1: 342 AC - 46973 SF
LOT #2: 1.50 AC - 20552 SF
LOT #3: 1.11 AC - 15552 SF
PUBLIC PRIVATE

SEWER: ☒ YES ☐ NO
WATER: ☒ YES ☐ NO
CHESAPEAKE DAY CRITICAL AREA: ☐ YES ☒ NO
PRIOR ZONING HEARINGS: NONE
PREVIOUS COMMERCIAL PERMIT: NO

ZONING OFFICE Use ONLY
REVIEWED BY: ITEM # CASE #
9/21/15

NOTES:
1) TYPICAL HEIGHT OF PROPOSED BUILDINGS IS 35 FT.
2) THERE ARE NO PROPOSED OR EXISTING SIGNS ON PROPERTY.
3) THERE ARE NO SPECIAL USE REQUIREMENTS WITH WHICH TO COMPLY.
4) PROPERTY NOT SHOWN ON A PREVIOUSLY RECORDED RECORD PLAT.
5) DEED REFERENCE: E.H.K. JR. 7147/044
6) TAX ACCOUNT #: 15-03-000300

PLAT TO ACCOMPANY SPECIAL HEARING REQUEST
THE MURDOCK PROPERTY
ROLLING MILL RD., 4601 W OF CANTON CENTER DR.
BALTIMORE COUNTY, MD.
ELECTION DISTRICT NO. 15C7

DATE	REVISIONS	DEVELOPER/CONTRACT PURCHASER:	PLAT TO ACCOMPANY SPECIAL HEARING REQUEST	SHEET	DATE	CONTRACT NUMBER
DATE		JAMES P. OFFUTT, INC.	THE MURDOCK PROPERTY	1	AUG 25, 1999	98-136
DATE		141 VILLAGE SQUARE I	ROLLING MILL RD., 4601 W OF CANTON CENTER DR.	OF	SCALE	
DATE		BALTO. MD. 21210 PHONE: 410-532-9000	BALTIMORE COUNTY, MD.	1	1"=50'	