

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND SPECIAL EXCEPTION – SE/S
Pulaski Highway at N/E Ramp I-695 * ZONING COMMISSIONER
(8641 Pulaski Highway) * OF BALTIMORE COUNTY
15th Election District * Case No. 01-035-SPHX
6th Council District *
U-Haul Company of Baltimore Metro, Inc.
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Special Exception filed by the owners of the subject property, U-Haul Company of Baltimore Metro, Inc., by Daniel B. Fisher, President, through their attorney, Benjamin Bronstein, Esquire. The Petitioners request a special hearing to approve an amendment to the site plan approved in prior Case No. 63-217-A to reflect the proposed improvements, and a special exception for a service garage in a M.L.-I.M. zone. The subject property and relief requested are more particularly described on the site plan(s) submitted which were accepted into evidence and marked as Petitioner's Exhibits 1 and 1A.

Appearing at the requisite public hearing in support of the request were M. Finkelstein and David Arthur, representatives of U-Haul of Baltimore Metro, Inc., owners of the subject property, Benjamin Bronstein, Esquire, attorney for the Petitioners, and Thomas A. Church, Professional Engineer who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 3.596 acres, more or less, zoned M.L.-I.M., and is located on the southeast side of Pulaski Highway, adjacent to the ramp leading from I-695 to eastbound Pulaski Highway in Rossville.

ORDER RECEIVED FOR FILING
Date 9/2/00
By [Signature]

The property was the subject of prior Case No. 68-217-A in which the Petitioners were granted variance relief to permit construction of the existing building 30 feet from the front building setback line. The building is a combination one-story office/two-story service garage, which has been utilized as a repair facility for U-Haul vehicles since the granting of the variance in 1968. As is well-known, U-Haul is a nationally recognized business that specializes in the lease of vehicles to the general public; however, the service garage use on the subject site is not open to the public, but for the service and repair of U-Haul vehicles, only. Apparently, vehicles are brought to the site for service from various U-Haul franchises throughout the region. The hours of operation are from 7:00 AM to 7:00 PM, Monday thru Thursday and Saturday, 7:00 AM to 8:00 PM on Friday, and from 9:00 AM to 5:00 PM on Sunday.

As noted above, the property is presently improved with a one-story office attached to a two-story service garage building containing nine (9) service bays. The Petitioners propose to construct an addition to the rear of the existing service garage to provide ten (10) additional service bays as shown on the site plan. In order to proceed with the proposed improvements, however, the requested special hearing relief is necessary to amend the previously approved site plan. Moreover, a special exception is necessary to legitimize the service garage use which has existed on the property since 1968.

Based upon the testimony and evidence presented, I find that the subject site is an appropriate location for a service garage use and that the relief requested meets the standards for special exception relief to be granted. Testimony indicated that the service garage is not open to the public, but only for the service and repair of U-Haul vehicles that are brought to the site from various franchises located throughout the Baltimore Metropolitan area. The property is located near other commercial uses and there are no residential properties in the vicinity. The property is

ORDER RECEIVED FOR FILING
Date 9/21/00
By [Signature]

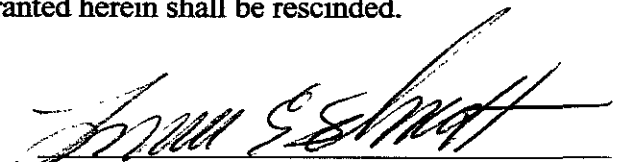
also located immediately adjacent to two major roads, i.e., Pulaski Highway and I-695, and abuts the Baltimore and Ohio Railroad system to the rear. Moreover, there were no adverse comments from any Baltimore County reviewing agency, and no one appeared in opposition to the request. For all of these reasons, the relief requested should be granted.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of September, 2000 that the Petition for Special Hearing to approve an amendment to the site plan approved in prior Case No. 63-217-A, in accordance with Petitioner's Exhibits 1 and 1A, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a service garage to be located in an M.L.-I.M. zone, in accordance with Petitioner's Exhibits 1 and 1A, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs



Baltimore County
Zoning Commissioner

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

September 21, 2000

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND SPECIAL EXCEPTION
SE/S Pulaski Highway at NE Ramp I-695
(8641 Pulaski Highway)
15th Election District – 6th Council District
U-Haul Company of Baltimore Metro, Inc. - Petitioners
Case No. 00-035-SPHX

Dear Mr. Bronstein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Special Exception have been granted, in accordance with the attached Order.

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Daniel B. Fisher, President,
U-Haul of Baltimore Metro, Inc., 8641 Pulaski Highway, Baltimore, Md. 21237
Mr. Thomas A. Church, Development Engineering Consultants, Inc.
6603 York Road, Baltimore, Md. 21212
Mr. M. Finkelstein, 316 Regal Drive, Abingdon, Md. 21009
People's Counsel; Case/File



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

U-HAUL PROPERTY
for the property located at 8641 PULASKI HIGHWAY
which is presently zoned 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

THE AMENDMENT TO THE SITE PLAN IN CASE NO. 63-217-A.

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:

BENJAMIN BRONSTEIN, ESQUIRE

Name - Type or Print

Signature

GEORGE AND BRONSTEIN, LLP

SUSQUEHANNA BLDG., SUITE 205

29 W SUSQUEHANNA AVENUE

410/296-0200

Address Telephone No.

TOWSON,

MD

21204

City

State

Zip Code

Legal Owner(s):

U-HAUL CO. OF BALTIMORE METRO, INC.

Name - Type or Print

BY: Daniel B. Fisher

Signature

DANIEL B. FISHER

Name - Type or Print

(Marketing Co. President) OFFICER

Signature

8641 PULASKI HIGHWAY

410/682-5804

Address

Telephone No.

BALTIMORE,

MD

21237

City

State

Zip Code

Representative to be Contacted:

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

THOMAS A. CHURCH, P.E.

Name

6603 YORK ROAD

410/377-2600

Address

Telephone No.

BALTIMORE,

MD

21212

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 hr

UNAVAILABLE FOR HEARING

Reviewed By MTL

Date

7/20/08

ORDER RECEIVED FOR FILING

Date 9/15/08

By

Case No. 01-035-SPHX



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

U-HAUL PROPERTY
for the property located at 8641 PULASKI HIGHWAY

which is presently zoned 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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

SERVICE GARAGE, IN A ML-IM ZONE.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, 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:

BENJAMIN BRONSTEIN, ESQUIRE
Name - Type or Print _____
Signature _____
GEORGE AND BRONSTEIN, LLP
Company
SUSQUEHANNA BLDG., SUITE 205
29 W. SUSQUEHANNA AVENUE 410/296-0200
Address _____ Telephone No. _____
TOWSON, MD 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

U-HAUL CO. OF BALTIMORE METRO, INC.
Name - Type or Print _____
BY: Daniel B. Fisher
Signature _____ OFFICER
DANIEL B. FISHER (Marketing Co. President)
Name - Type or Print _____
Signature _____

8641 PULASKI HIGHWAY 410/682-5804
Address _____ Telephone No. _____
BALTIMORE, MD 21237
City _____ State _____ Zip Code _____

Representative to be Contacted:

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
THOMAS A. CHURCH, P.E.
Name _____
6603 YORK ROAD 410/377-2600
Address _____ Telephone No. _____
BALTIMORE, MD 21212
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 hr
UNAVAILABLE FOR HEARING _____

Reviewed By msk Date 7/20/08

ORDER RECEIVED FOR FILING

Case No. 01-035-SPHX

REC 09/15/98

Date _____
By _____

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

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

ZONING DESCRIPTION

U-HAUL PROPERTY

Beginning at a point on the southeast side of Pulaski Highway (U.S. RTE. 40) at or near the end of a ramp from the outer loop of the Baltimore Beltway (I-695).

Thence, the following courses and distances: 1) South 45 degrees 17 minutes 53 seconds East, 420.97 feet, 2) South 47 degrees 08 minutes 00 seconds West, 13.49 feet, 3) South 68 degrees 38 minutes 30 seconds East, 13.33 feet, 4) South 47 degrees 08 minutes 00 seconds West, 587.37 feet, 5) North 14 degrees 24 minutes 41 seconds East, 263.43 feet, 6) North 27 degrees 14 minutes 00 seconds West, 257.93 feet, 7) North 37 degrees 38 minutes 36 seconds East, 241.02 feet, 8) North 44 degrees 41 minutes 07 seconds East, 48.40 feet to the place of beginning as recorded in Deed Liber 9121, Folio 555.

Containing 156,642 square feet or 3.596 acres of land, more or less.

00-115

07-12-00



01-035-SPHX

035

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

No. 083553

DATE 7/1/00 ACCOUNT 001-6150

RECEIVED FROM: 001-6150 AMOUNT \$ 550.00

FOR: 001-6150 11-20-00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTION TIME
7/21/2000 7/21/2000 14:13:35
REQ 4604 CASHIER SMAT SHM DRAMER 4
Dept 5 E2B ZONING VERIFICATION
Receipt # 122150
TR NO. 083553
Receipt Tot 550.00
550.00 OK 00 DA
Baltimore County, Maryland

01-035-SPHX
CASHIER'S VALIDATION

CERTIFICATE OF POSTING

**RE: CASE # 01-035-SPHX
PETITIONER/DEVELOPER
(U-Haul of Balto. Metro, Inc.)
DATE OF Hearing
(9-14-00)**

**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
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

8641 Pulaski Highway Baltimore, Maryland 21237 _____

THE SIGN(S) WERE POSTED ON _____ 8-29-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____**THOMAS P. OGLE SR.**_____

_____**325 NICHOLSON ROAD**_____

_____**BALTIMORE, MARYLAND 21221**_____

_____**410-687-8405**_____

(TELEPHONE NUMBER)

**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 #03-035-SPX
8871 Pulaski Highway
SE/S of Pulaski Highway
NE/S - 895 Ramp
15th Election District
6th Conterminous District

Legal Owner(s): U-Haul Co.
of Baltimore Metro, Inc.

Special Hearing to amend the Site Plan in Case #63-217-A. Special Exception to permit a service garage.

Hearing: Wednesday, September 13, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bostley 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, Contact the Zoning Review Office at (410) 887-3381.
JT/8/786 Aug. 29 C415436

CERTIFICATE OF PUBLICATION

TOWSON, MD, 8/31, 2000.

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 8/29, 2000.

S. William
THE JEFFERSONIAN,

LEGAL ADVERTISING

RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
8641 Pulaski Highway, SE/S Pulaski Hwy,
NE/S of I-695 ramp
15th Election District, 6th Councilmanic

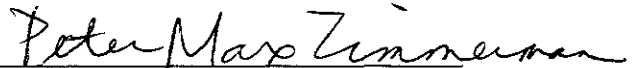
Legal Owner: U-Haul Co. of Baltimore Metro, Inc.
Petitioner(s)

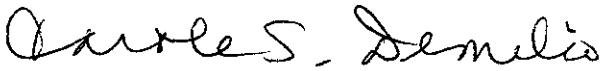
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. **01-15-SPHX**

* * * * *

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. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**

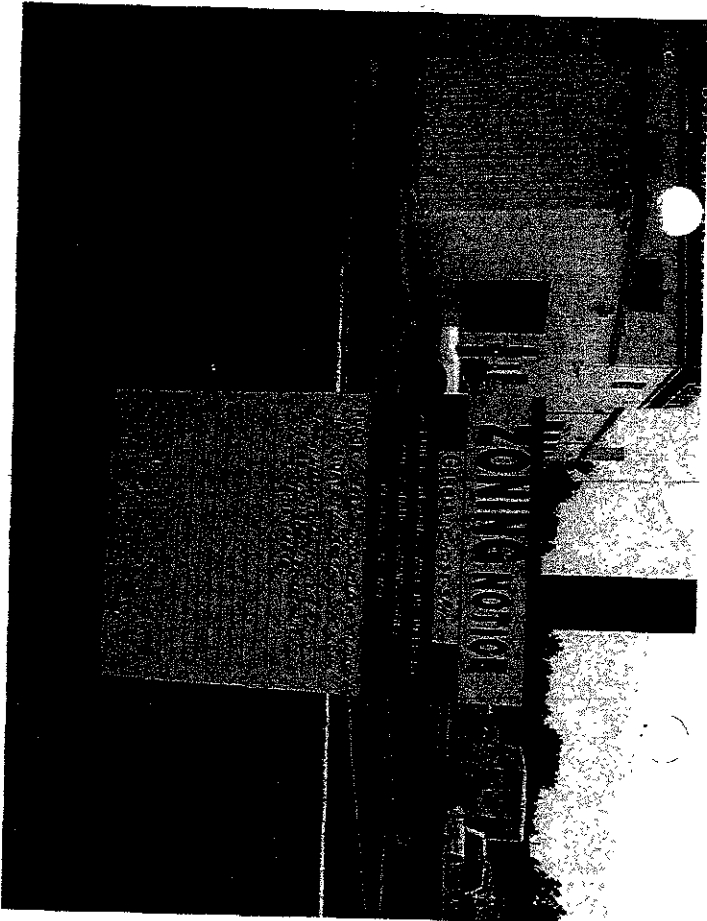

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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 1st day of August, 2000 a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esq., George & Bronstein, 29 W. Susquehanna Avenue, Suite 205, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



8641 Pulaski Highway



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

August 3, 2000

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: 01-008-A
S/S New Gerst Lane, 550' E of centerline Gerst Road (Baltimore Air Park)
11th Election District – 5th Councilmanic District
Legal Owner: Baltimore, Aviation Service, Inc.
Contract Purchaser: Forge Landing, LLC

Variance to permit the issuance of residential building permits for construction of single-family homes or, in the alternative, to determine that such limits are not applicable.

HEARING: Wednesday, September 13, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue


Arnold Jablon
Director

*NOW SCHEDULED 9/14/2000
AT 9:00 am per L.S.*

C: Howard L. Alderman, Jr., Esquire, Levin & Gann, PA, 305 W. Chesapeake Avenue, Suite 113, Towson, MD 21204
Baltimore, Aviation Service, Inc., c/o Earl Mace, New Forge Road, PO Box 89, White Marsh, MD 21162
Forge Landing, LLC, c/o Anthony Julio, Member, 9640 Deereco Road, Timonium, MD 21093

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 29, 2000.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 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.



ZONING
COMMISSION
8-3-00

RECEIVED
00-2584
AUG 17 2000
DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT



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

August 9, 2000

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: 01-035-SPHX
8641 Pulaski Highway
SE/S of Pulaski Highway, NE/S I-695 Ramp
15th Election District – 6th Councilmanic District
Legal Owner: U-Haul Co. of Baltimore Metro, Inc.

Special Hearing to amend the Site Plan in Case #63-217-A. Special Exception to permit a service garage.

HEARING: Wednesday, September 13, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon". Below the signature is the handwritten code "GJZ".

Arnold Jablon
Director

C: Benjamin Bronstein, Esquire, George and Bronstein, LLP, Susquehanna Bldg., Suite 205, 29 W. Susquehanna Avenue, Towson 21204
U-Haul Co. of Baltimore Metro, Inc., C/O Daniel B. Fisher, 8641 Pulaski Highway, Baltimore 21237
Development Engineering Consultants, Inc., C/o Thomas A. Church, 6603 York Road, Baltimore 21212

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 29, 2000**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 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
Tuesday, August 29, 2000 Issue – Jeffersonian

Please forward billing to:

Mr. Thomas Church, P.E.
6603 York Road
Baltimore, MD 21212

410-377-2600

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: 01-035-SPHX
8641 Pulaski Highway
SE/S of Pulaski Highway, NE/S I-695 Ramp
15th Election District – 6th Councilmanic District
Legal Owner: U-Haul Co. of Baltimore Metro, Inc.

Special Hearing to amend the Site Plan in Case #63-217-A. Special Exception to permit a service garage.

HEARING: Wednesday, September 13, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt G-12

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, 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

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: 01-035-SPHX
Petitioner: U-Haul ~~MAA~~ Co. of Balto. Metro. Inc
Address or Location: 8641 Pulaski Highway

PLEASE FORWARD ADVERTISING BILL TO:

Name: Thomas Church, P.E
Address: 6603 York Rd.
Balto. MD 21212
Telephone Number: 410-377-2600

Revised 2/20/98 - SCJ

01-035-SPHX



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

September 6, 2000

Benjamin Bronstein, Esquire
George & Bronstein LLP
Susquehanna Bldg., Suite 205
29 W. Susquehanna Avenue
Towson, MD 21204

Dear Mr. Bronstein:

RE: Case Number: 01-035-SPHX, 8641 Pulaski Highway

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 20, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

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

WCR: gdz

Enclosures

C: U-Haul Co. of Baltimore Metro, Inc., c/o Daniel B. Fisher, 8641 Pulaski Highway,
Baltimore 21237
Development Engineering Consultants, Inc., c/o Thomas A. Church, 6603 York
Road, Baltimore 21212
People's Counsel



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: August 17, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For August 7, 2000
Item Nos. 022, 023, 024, 026, 027, 028
030, 031, 032, 033, 034, , 036

and

00-550-A, Revised 7/14/2000

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

August 8, 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: U-HAUL CO. OF BALTIMORE METRO, INC. - 035
E. EDGAR HARR SONS' CORPORATION - 036

Location: DISTRIBUTION MEETING OF JULY 31, 2000

Item No.: #035 & 036

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.

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

**NO REVIEW - NO PLANS PROVIDED.

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

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RB*
DATE: September 8, 2000
SUBJECT: Zoning Item, #035
8641 Pulaski Highway

Zoning Advisory Committee Meeting of July 31, 2000

- _____ 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 this property may need to 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). A plat to accompany the petition was never received by this office.
- _____ Development of this property may need to comply with the Forest Conservation Regulations (Section 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).

Reviewer: Keith Kelley

Date: September 8, 2000

Les
9/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 18, 2000

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-035, 01-064 and 01-165

The Office of Planning has reviewed the above referenced case and has no comments to offer.

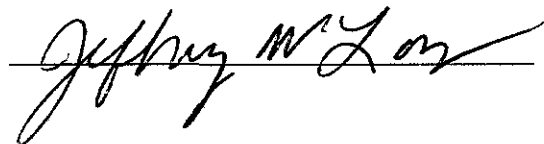
For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



AUG 18

Section Chief:



AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1-31-00

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

RE: Baltimore County
Item No. 035 MJK

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 40 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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,

1~ 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

August 16, 2000

Benjamin Bronstein, Esquire
George & Bronstein
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND SPECIAL EXCEPTION
SE/S Pulaski Highway, NE/S of I-695 Ramp
(8641 Pulaski Highway)
15th Election District – 6th Councilmanic District
U-Haul Co. of Baltimore Metro. Inc. - Petitioners
Case No. 01-035-SPHX

Dear Mr. Bronstein:

Pursuant to our telephone conversation this date, this letter will confirm that the above-captioned matter, previously scheduled for Wednesday, September 13, 2000 at 9:00 AM, has been moved to Thursday, September 14, 2000 at 11:00 AM in Room 407 of the Circuit Courts Building. As we discussed, the hearing was moved at my request in order to resolve a scheduling conflict and it is my understanding that the new date and time will not create a hardship for you or your clients and their witnesses. A copy of this letter is being forwarded to the Department of Permits and Development Management (PDM) for inclusion in the case file and to confirm our agreement on the new date and time as set forth above. Thank you for your cooperation in this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Department of Permits & Development Mgmt.
File



BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
TWO HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-339-3700
TELECOPIER 410-625-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
SUITE 113
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)

HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

August 16, 2000

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME	TELEFAX NO.
Lawrence E. Schmidt, Zoning Commissioner	410-887-3468
Arnold Jablon, Director	410-887-5708
Forge Landing, LLC	410-628-2700
Rick Chadsey, PE	410-583-0288
Mickey Cornelius	410-931-6601

FROM: HOWARD L. ALDERMAN, JR., ESQUIRE

NUMBER OF PAGES [INCLUDING THIS COVER PAGE]: 2

CLIENT/MATTER: *Rescheduling of Case No. 01-008-A*
Baltimore Aviation Service, Inc./Forge Landing LLC, Petitioners
Baltimore Air Park Property

COMMENTS: Gentlemen: this fax will confirm my conversation with Zoning Commissioner Schmidt regarding the change in hearing schedule (requested by Mr. Schmidt) on the above-referenced case. The case was originally set for Wednesday 9/11/00 at 2:00 pm (see the following Notice of Zoning Hearing). This case has now been rescheduled by Commissioner Schmidt for **THURSDAY, SEPTEMBER 14, 2000 AT 9:00 a.m. IN ROOM 407**. Thanks to all for accommodating this rescheduling.

☒ ORIGINAL WILL NOT BE MAILED

If you do not receive all of the pages indicated above, please call 321-0600 as soon as possible.
My return FAX Number is (410) 296-2801.

PLEASE NOTE:

Effective September 01, 2000 our new address will be:
Levin & Gann, PA
502 Washington Avenue
8th Floor
Towson, Maryland 21204

WARNING: UNAUTHORIZED INTERCEPTION OF THIS TELEFAX COMMUNICATION
COULD BE A VIOLATION OF FEDERAL AND MARYLAND LAW.

The information contained in this transmission is attorney privileged and confidential. It is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone collect and return the original message to us at the above address via the U.S. Postal Service. We will reimburse you for expenses. Thank You.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Jon Bernstein

2945 Luquehenna Towne 21204

TA Church

DEC (410) 377-2600

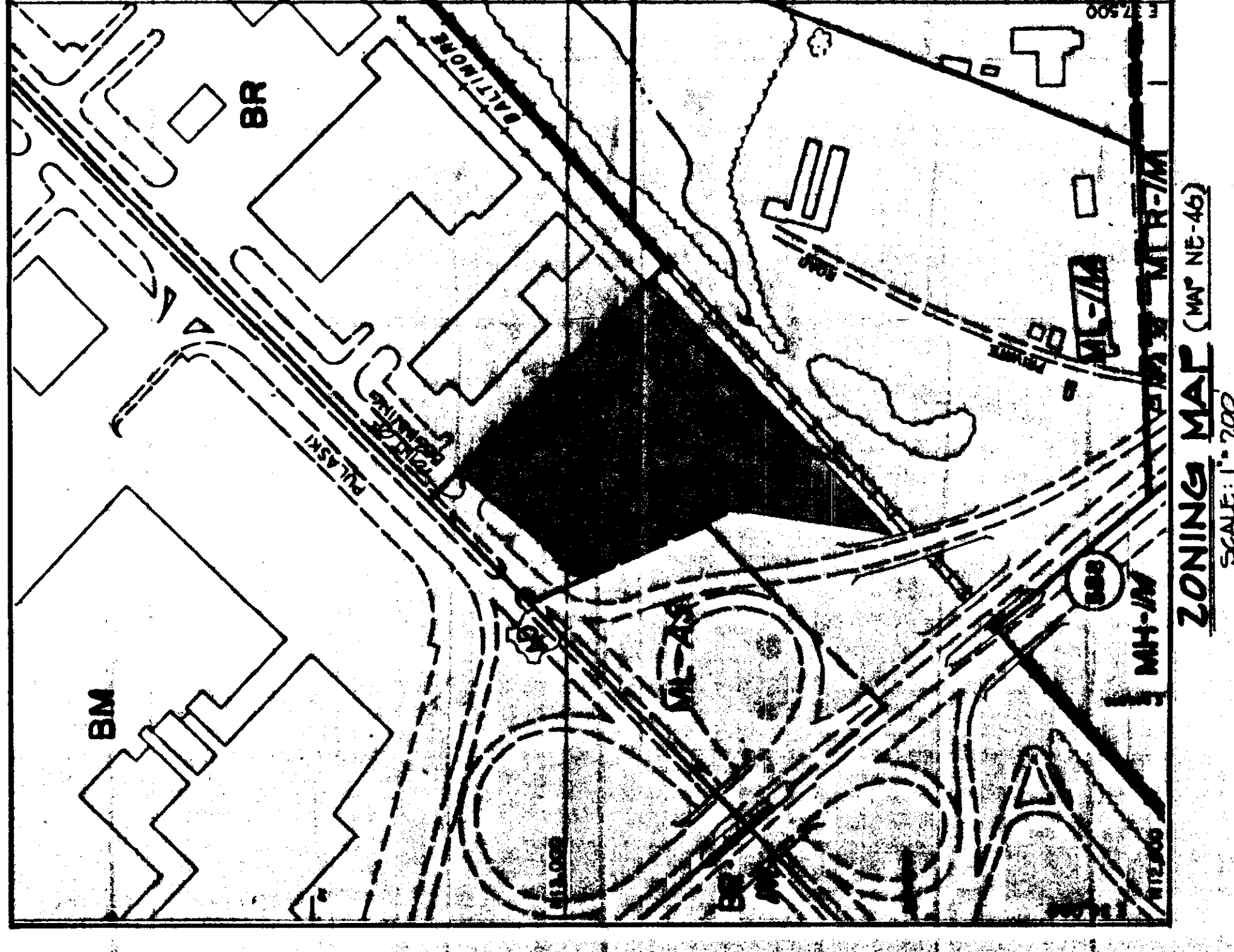
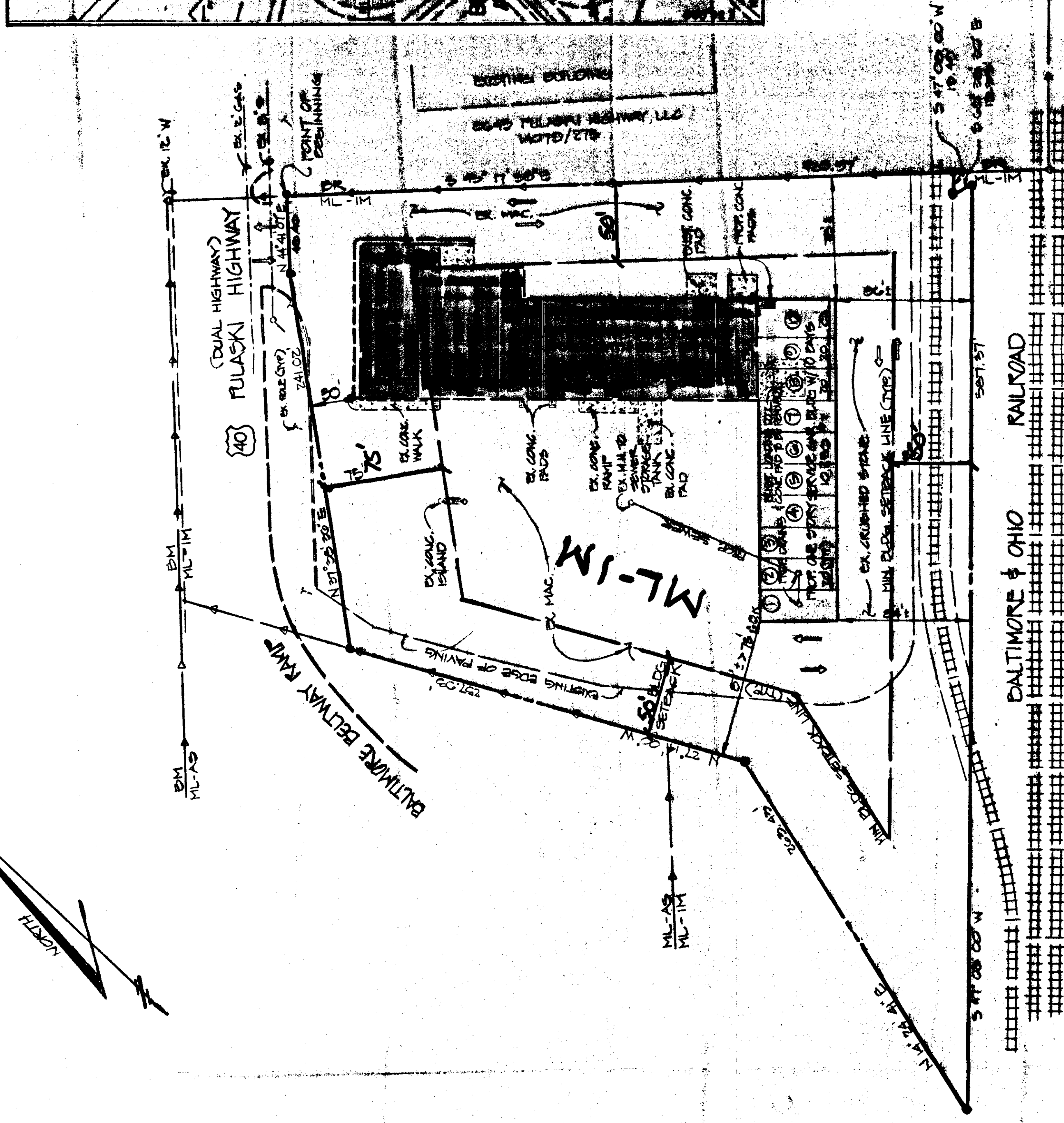
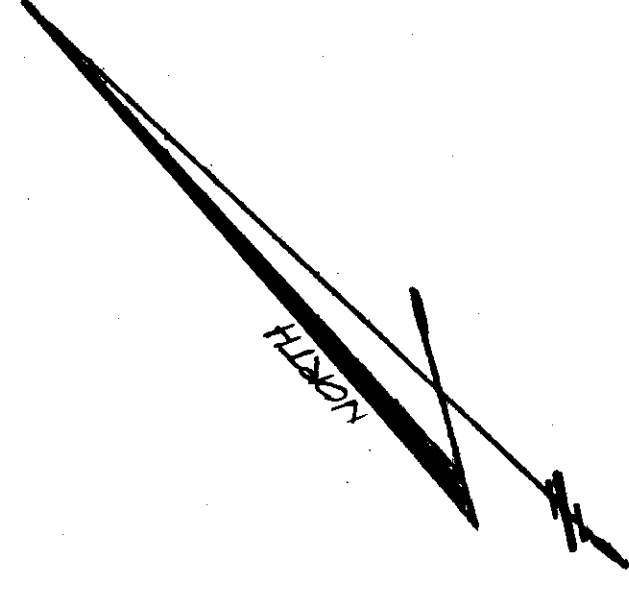
Matinkuhiti Finkelstein
209 Allen

316 Regar Dr 21009
11305 Bro/Hickory 21223

DAVID
ANTHUR

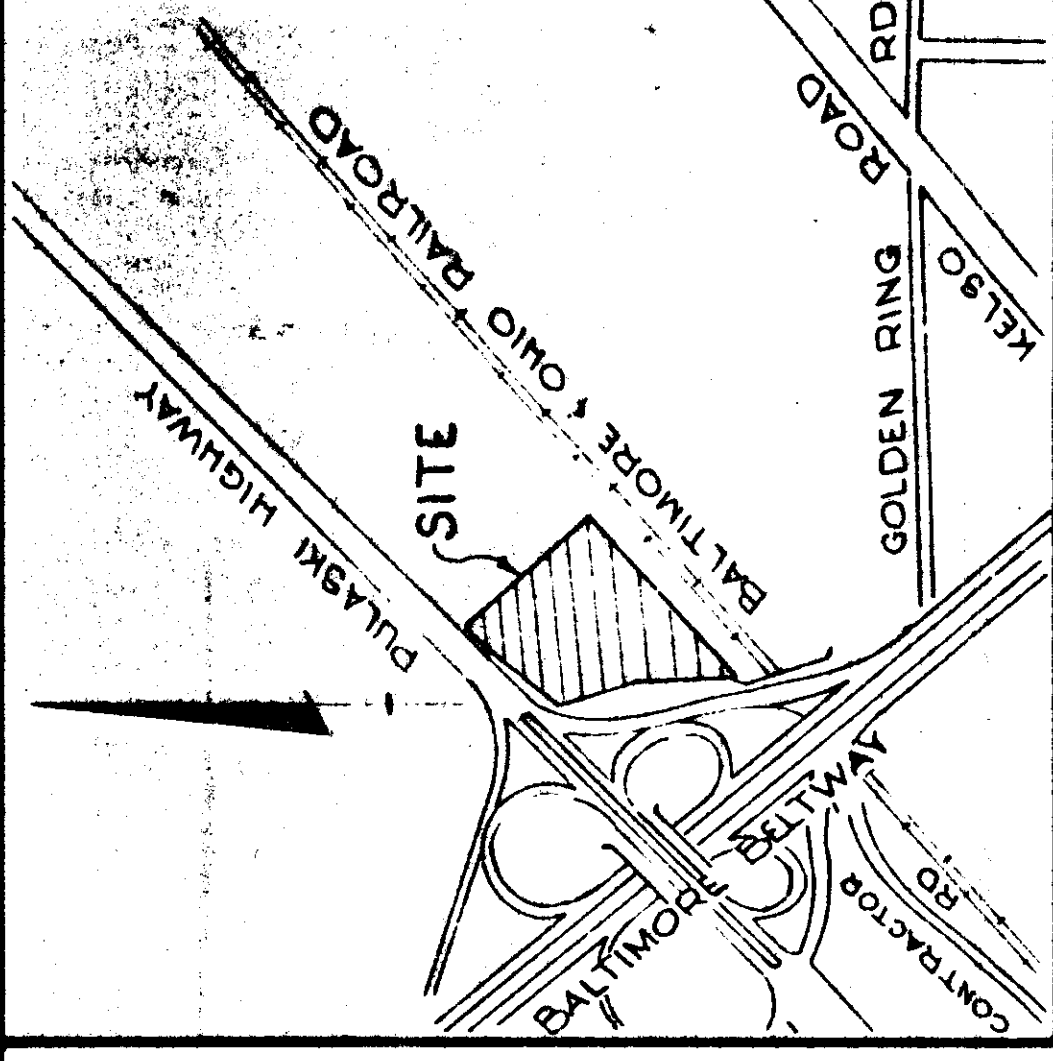


PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL EXCEPTION
☒ SPECIAL HEARING



ZONING MAP (MAP NE-46)
SCALE: 1" = 200'

VICINITY MAP
SCALE: 1" = 500'



LOCATION INFORMATION

ELECTION DISTRICT : #15
COUNCILMANIC DISTRICT : #6
1" = 200' SCALE MAP # : NB-45
SITE AREA = 3.596 AC.
ZONING : ML-1M
LOT SIZE : 10,750 sq. ft. (PROP. ADDITION)

PUBLIC FRONTS
SEWER : ☒ YES ☐ NO
WATER : ☒ YES ☐ NO
CHESAPEAKE BAY CRITICAL AREA : ☒ YES ☐ NO
PRIOR ZONING MEANINGS :
SEE BELOW FOR PREVIOUS RIGHTS HEARD AND PROVIDE
VARIANCE REQUEST.

ZONING OFFICE USE ONLY
REVIEWED BY : ITEM # CASE #

PREVIOUS PERMITS ISSUED:
1) 1991-84 REMOVAL OF UNDESIRABLE TRUNKS
2) 1994-74 CONSTRUCTION OF ADDITION
3) 1995-84 ALTERATIONS
4) 1996-84 INSTALLATION OF TANKS
5) 1997-84 UNDESIRABLE TRUNKS
6) 2000-84 UNDESIRABLE TRUNKS PARTITION FOR LOADING, UNLOADING & REPAIRS

PROPOSED VARIANCE REQUEST
1) 06-277-A GRANTED MARCH 10, 2006, TO ALLOW A 20' FRONT SETBACK
IN-LIEU OF THE REQUIRED 50'

FLUOR AREA RATIO
28,757 SF (GROSS AREA) ÷ 64,050 SF ÷ (6000 S.F. REQ.) = 0.15

CASE # 01-035-SPHX



DEVELOPMENT ENGINEERING CONSULTANTS, INC. SITE ENGINEERS & SURVEYORS 6603 YORK ROAD BALTIMORE, MARYLAND 21212		U-HAUL CO. OF BALTIMORE, INC. 8041 PULASKI HIGHWAY BALTO., MD 21237		TOTAL SITE AREA = 56.046 AC. ± = 3,550 AC. ± DEED REF. 278/1559 IN ACCORD W/ 2000000000		ZONING U-HAUL CO. OF BALTIMORE, INC. 8041 PULASKI HIGHWAY BALTO., MD 21237		PLAT TO ACCOMPANY ZONING PETITION U-HAUL BUILDING (8041 PULASKI HWY) ELECTION DISTRICT #15 BALTO., CO. MD		SHEET 1 OF 1 DATE 7/11/00 SCALE 1" = 50'		CONTRACT NUMBER 20-115	
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