



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP
*Director, Department of Permits,
Approvals and Inspections*

December 17, 2024

Colbert Matz Rosenfelt LLC
400 Red Brook Blvd Suite 110
Owings Mills, MD 21117

RE: Zoning Verification
Tax Account No. 2500013165
8th Election District

To Whom It May Concern:

Your letter to Mr. C. Pete Gutwald, Director of Permits, Approvals, and Inspections, has been referred to me for reply. Based upon the information you provided and the available zoning records, the following has been determined.

The property located 2120 Greenspring Dr is zoned ML-IM (Manufacturing Light - Industrial Major) and as per the official Baltimore County Zoning Map 060C1. Based upon the previous ruling on zoning case 2001-0091-SPHA and the plan titled 5th Refined Development Plan Property of Pall Corporation, it is determined that the new proposed addition with a side yard setback of 25 feet is within the spirit and intent of zoning case 2001-0091-SPHA and that no hearing is required to approve this setback. Uses of the property will be as permitted and restricted by Section 253 of the Baltimore County Zoning Regulations (BCZR). For a complete list of permitted uses by right or by special exception, please visit our website at; https://library.municode.com/md/baltimore_county/codes/zoning_regulations.

A search of our database found two Zoning case on this property; 1998-0492-A and 2001-0091-SPHA. All information, including the Administrative Law Judge's decision, has been digitized for online viewing at www.bcgis.baltimorecountymd.gov/myneighborhood.

Pursuant to Section 104.1 of the BCZR, provided that the Subject Property was developed and occupied in accordance with approved Baltimore County permit plans and a Use and Occupancy Certificate was issued, then the current use of the site does not violate applicable zoning ordinances including lawful conforming use. For copies of the Use and Occupancy Certificates, please call

the Division of Building Inspections at 410-887-3953. Please note that Use and Occupancy Certificates are not available for structures built prior to March 1989.

The Division of Code Enforcement digital records do not indicate any violation cases on the referenced property. This property is not part of a Planned Unit Development (PUD).

Certificates of Occupancy are not available for structures built prior to March 1989, however, failure to possess the Certificate of Occupancy in no way constitutes a violation of Baltimore County's Zoning Regulations or County Codes.

The property improvements may be rebuilt to current density if damaged or destroyed, per section 104, Nonconforming Uses standards, of the BCZR. For information regarding Fire codes and violation, please contact John Bryant at 410-887-3987.

I hope you find this information satisfactory. If you need further assistance, contact Zoning at 410-887-3391.

THE FOREGOING IS MERELY AN INFORMAL OPINION. IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.

Respectfully,

A handwritten signature in cursive script that reads "Jesse Krout".

Jesse Krout
Zoning Review



CIVIL ENGINEERS
PLANNING • LANDSCAPE • SURVEYS

24-1097 JK

November 22, 2024

Mr. Jeff Perlow
Permits, Approvals and Inspections
Zoning Review Office
County Office Building
111 West Chesapeake Avenue, Room 124
Towson, Maryland, 21204

Re: Case No. 2001-0091-SPHA
Pall Corporation
2120 Greenspring Drive
Spirit and Intent Letter
CMR Project No. 2020-216.4

Dear Mr. Perlow:

Colbert Matz Rosenfelt LLC represents the Pall Corporation, located at 2120 Greenspring Drive. The property is currently zoned ML-IM. The property was the subject of a Variance and Special Hearing decision under Case No. 2001-0091-SPHA, for an amendment to the previously approved site plan in Case No. 98-492-A and to permit a side yard setback of 14 feet in lieu of the required 30 feet for a proposed 1200 sq. ft. addition. Both these requests were granted.

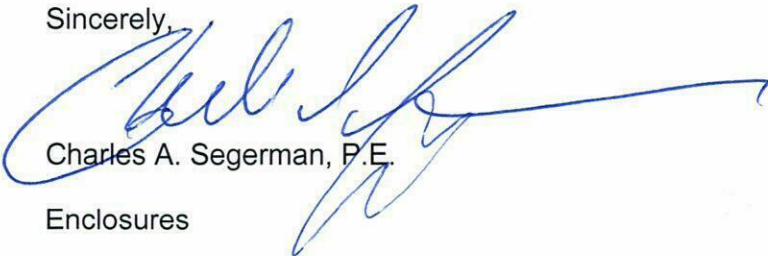
At this point in time, the owner desires to construct a new 1,060 square foot addition on the same side of the property with the approved reduced side setback. Specifically, the side setback to the new addition will be 25 feet, which is less than the required setback of 30 feet but greater than the reduced setback of 14 feet approved under the abovementioned Zoning Case.

Please confirm that constructing the proposed addition with a 25-foot sided setback in lieu of the required 30-foot setback is within the Spirit and Intent of Case No. 2001-0091-SPHA.

Accompanying this letter are the following for your use:

1. Copy of the decision from Case No. 2001-0091-SPHA.
2. Copy of the 5th Refined Development Plan for the Property of Pall Corporation, highlighting the new proposed addition.

Sincerely,



Charles A. Segerman, P.E.

Enclosures

400 Red Brook Blvd Suite 110, Owings Mills, MD 21117
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

4th 3rd REFINED DEVELOPMENT PLAN

PROPERTY OF
PALL CORPORATION
(formerly MEMTEC NORTH AMERICA CORPORATION)
OFFICE BUILDING AND MANUFACTURING PLANT
2118 - 2120 GREENSPRING DRIVE

RECEIVED
MAY 10 2006
DEPARTMENT OF PERMITS
AND INSPECTION

IN RE: PETITIONS FOR SPECIAL HEARING	* BEFORE THE
AND VARIANCE – W/S Greenspring Drive,	* ZONING COMMISSIONER
E/S Ramp of Northbound I-83	* OF BALTIMORE COUNTY
(2120 Green Spring Drive)	* Case No. 01-091-SPHA
8 th Election District	*
3 rd Council District	
USF Filtration and Separations Group, Inc.	
(fka Memtec America Corp.)	
Petitioners	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, USF Filtration and Separations Group, Inc., by Kevin O'Neill, Vice President, through their attorney, Patricia A. Malone, Esquire. The Petitioners seek approval, pursuant to the Petition for Special Hearing, of an amendment to the previously approved site plan in Case No. 98-492-A to reflect the proposed improvements, and variance relief from Sections 255.1 and 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 14 feet in lieu of the required 30 feet for a proposed 60' x 20' (1200 sq.ft.) addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Robert J. Schmitt, a representative of USF Filtration and Separations Group, Inc., property owners, Edwin S. Howe, with KCW Engineering Technologies, Inc., who prepared the site plan for this property, and Patricia A. Malone, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located between northbound I-83 and Green Spring Drive in Timonium. The property is bounded to the west by the Baltimore Harrisburg Expressway (I-83), to the south by a ramp providing access to that interstate from Green Spring Drive, and to the east, Green Spring Drive. The property consists of a gross area of 6.4 acres, more or less, zoned M.L.-I.M. and is improved with a

ORDER RECEIVED FOR FILING
 Date 11/13/11
 By [Signature]

manufacturing/office/warehouse facility, known as 2120 Green Spring Drive, and a newly constructed three-story office building known as 2118 Green Spring Drive. The property was the subject of prior proceedings before this Zoning Commissioner in Case No. 98-492-A in which the Petitioners were granted variance relief from side and rear yard setback requirements to permit the construction of a 2400 sq.ft. machine room addition to the existing manufacturing/ office/warehouse building by my Order dated August 24, 1998. Testimony offered in that case revealed that the Petitioners, who previously operated under the name of Memtec America Corporation, have been at this location for 26 years. The company has grown substantially over the years and in 1998 relief was requested to permit the construction of a small machine room to accommodate the expansion of the business. The Order issued in that case fully described the property and the nature of the business.

The relief sought in the instant case relates to a second addition proposed by the property owners. As shown on the site plan, a 60' x 20' (1200 sq.ft.) machine room addition is proposed on the north side of the building, adjacent to the previously approved addition in 1998. Due to the irregular shape of the property in this area, the new addition will be set back 14 feet from the property line in lieu of the required 30 feet. Thus, the requested variance relief is necessary. Moreover, special hearing relief is necessary in order to amend the previously approved site plan to reflect the proposed improvements.

Similar justification for the requested relief was offered in the instant case as was presented in the prior case. Again, due to the unique nature of the manufacturing business located on the subject property, the proposed machine room addition must be installed within close proximity of the existing equipment. Thus, the addition must be placed where proposed to insure a workable internal manufacturing flow.

After due consideration of the testimony and evidence presented, I am persuaded to grant the special hearing and variance relief. Surely, there will be no detrimental impact on the surrounding locale, if the relief is granted. The subject property is nestled within a manufacturing core which runs adjacent to I-83 in the Timonium area. I find from the testimony and evidence presented that the property and structures which are the subject of these requests are unique, unusual and different so as

ORDER RECEIVED FOR FILING
Date 11/13/11
By [Signature]

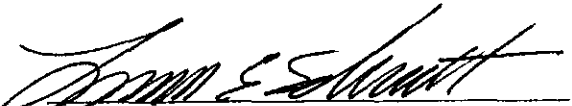
to cause the relevant setback requirements to impact disproportionately upon the Petitioners. Due to the unique requirements of the machinery and the configuration of the site, which is dictated by the existence of the on-ramp for I-83 to the south and west, the proposed location is the only logical place for the new addition. Having found that the property is unique, I also find that the Petitioners have satisfied the second requirement that practical difficulty be shown. The applicant has demonstrated that requiring strict compliance with the relevant regulations would be unnecessarily burdensome. For these reasons the variance shall be granted. Likewise, special hearing relief shall be granted to allow an amendment to the previously approved site plan, accordingly.

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.

13th THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of November, 2000 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in Case No. 98-492-A to reflect the proposed improvements, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Sections 255.1 and 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 14 feet in lieu of the required 30 feet for a proposed 1200 sq.ft. addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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

ORDER RECEIVED FOR FILING
Date 11/13/00
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 6, 2000

Patricia A. Malone, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING and VARIANCE
W/S Green Spring Drive, at E/S Ramp to Northbound I-83
(2120 Green Spring Drive)
8th Election District - 3rd Council District
USF filtration & Separations Group, Inc. - Petitioners
Case No. 01-091-SPHA

Dear Ms. Malone:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance 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: Messrs. Kevin O'Neill and Robert J. Schmitt
USF Filtration & Separations Group, Inc., 2118 Green Spring Dr., Timonium, Md. 21093
Mr. Edwin S. Howe, KCW/Engineering Technologies
3104 Timanus Lane, Baltimore, Md. 21244
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

for the property located at 2120 Green Spring Drive
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

Petition for Special Hearing to amend the previously approved site plan in
Case No. 98-492-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:

Patricia A. Malone, Esquire

Name - Type or Print _____
Signature _____
Venable, Baetjer and Howard, LLP
Company _____
210 Allegheny Avenue (410) 494-6200
Address _____ Telephone No. _____
Towson, Maryland 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

USF Filtration and Separations Group, Inc.
(formerly Memtec America Corporation)

Name - Type or Print _____
Signature Kevin O'Neill
Signature Kevin O'Neill, Esquire, Vice-Pres.
Name - Type or Print _____

Signature _____
2118 Green Spring Drive (410) 252-0800
Address _____ Telephone No. _____
Timonium, Maryland 21093
City _____ State _____ Zip Code _____

Representative to be Contacted:

Patricia A. Malone, Esquire
Name _____
Venable, Baetjer and Howard, LLP
Address _____ Telephone No. _____
210 Allegheny Ave (410) 494-6200
Towson, Maryland 21204
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JCM Date 8.24.00

Case No. 01-0915PHA

By 220 9/15/98

ORDER RECEIVED FOR FILING
Date 9/15/98
By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2120 Green Spring Drive

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 Variance from Section(s)

Variance from Sections 255.1 and 238.2 of the Baltimore County Zoning Regulations to permit a side yard setback of 14 feet in lieu of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be determined at hearing

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:

Patricia A. Malone, Esquire

Name - Type or Print

Signature

Venable Baetjer and Howard, LLP

Company

210 Allegheny Avenue 410-494-6200

Address Telephone No.

Towson, Maryland 21204

City

State

Zip Code

Legal Owner(s):

USF Filtration and Separations Group, Inc.
(formerly Memtec America Corporation)

Name - Type or Print

Signature Kevin O'Neill, Vice-President

Name - Type or Print

Signature

2118 Green Spring Drive (410) 252-0800

Address

Timonium Maryland 21093

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Patricia A. Malone, Esquire

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Avenue 410-494-6200

Address Telephone No.

Towson, Maryland 21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

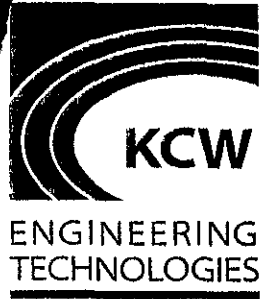
Reviewed By JAM Date 8-24-00

Case No. 01-091 SPHA

Date

By 201 9/15/98

ORDER RECEIVED FOR FILING



Re: MEMTEC AMERICA CORP
2120 Greenspring Dr.

Zoning Description

Beginning at the intersection formed by the westerly right-of-way of Greenspring Drive, sixty feet wide, with the fourth or South 89 degrees 54 minutes 42 seconds East 177.16 foot line described in a Deed dated May 26, 1978 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 5893, folio 674, thence:

1. South 13 degrees 34 minutes 57 seconds East 69.31 feet, thence
2. Southwesterly by a curve to the right having a radius of 720.00 feet for a distance of 353.27 feet, the chord of which bears South 00 degrees 28 minutes 25 seconds West 349.74 feet, thence
3. South 14 degrees 31 minutes 47 seconds West 13.14 feet, thence
4. Southwesterly by a curve to the left having a radius of 780.00 feet for a distance of 48.26 feet, the chord of which bears South 12 degrees 45 minutes 26 seconds West 48.25 feet, thence
5. South 37 degrees 35 minutes 43 seconds West, 104.58 feet, thence
6. South 83 degrees 59 minutes 50 seconds West, 100.50 feet, thence
7. South 89 degrees 42 minutes 28 seconds West, 50.00 feet, thence
8. North 82 degrees 49 minutes 48 seconds West, 69.30 feet, thence
9. North 75 degrees 25 minutes 12 seconds West, 36.03 feet, thence
10. North 67 degrees 10 minutes 30 seconds West, 68.16 feet, thence
11. North 41 degrees 01 minutes 09 seconds West, 46.85 feet, thence
12. North 15 degrees 16 minutes 30 seconds West, 5.05 feet, thence
13. North 15 degrees 18 minutes 34 seconds West, 12.01 feet, thence
14. Northwesterly by a curve to the right having a radius of 295.00 feet for a distance of 92.96 feet, the chord of which bears North 21 degrees 47 minutes 07 seconds West 92.58 feet, thence
15. North 10 degrees 55 minutes 06 seconds West, 64.57 feet, thence
16. North 09 degrees 47 minutes 19 seconds West, 66.70 feet, thence

KCW Engineering Technologies, Inc.
3104 Timanus Lane, Suite 101
Baltimore, MD 21244

(410) 281-0030
Fax (410) 298-0604
www.KCW-ET.com

William K. Woody
President and CEO

Douglas L. Kennedy
Senior Vice President

J. Peter McDonnell
Vice President

Ronald J. Lind
Associate Vice President

Martin J. Lipinski
Associate Vice President

Edwin S. Howe, III
Associate Vice President

Edward M. Shine
Associate

Joseph P. Wood
Associate

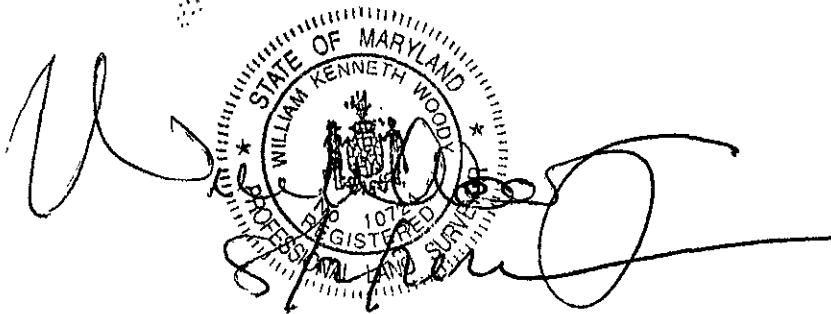
William C. Usher
Associate

Reginald C. Roberts
Associate

091

17. North 03 degrees 09 minutes 27 seconds West, 200.25 feet, thence
18. North 06 degrees 00 minutes 28 seconds West, 50.26 feet, thence
19. North 00 degrees 17 minutes 32 seconds West, 57.74 feet, thence
20. North 06 degrees 27 minutes 19 seconds East, 3.08 feet, thence
21. South 87 degrees 58 minutes 48 seconds East, 98.54 feet, thence
22. South 84 degrees 51 minutes 53 seconds East, 217.68 feet, thence
23. South 80 degrees 47 minutes 27 seconds East, 177.16 feet

To the place of beginning. Containing 6.424 acres of land more or less per boundary survey dated May 30, 1990 entitled "BOUNDARY SURVEY, FILTERITE CORPORATION PLANT #2" prepared by Malcolm E. Hudkins.



091

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

5280

DATE

8-23-00

ACCOUNT

Eq 1-4150

AMOUNT

\$

500.00

RECEIVED
FROM:

3120 F.C. 3120 F.C.

FOR:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

ISSUED ACTUAL TIME
8/24/2000 8/24/2000 10:59:24

ISS. NO. 6 CASHIER SIGN. FOR BRANCH

DEPT 5 E.M. ZONING VERIFICATION

Receipt # 019153

OR NO. 06270

Receipt Tot

500.00

500.00 CF

.00 CF

Baltimore County, Maryland

CASHIER'S VALIDATION

Ys

CERTIFICATE OF POSTING

RE: Case No.: 01-091-SPHAPetitioner/Developer: US FILTER ETAL40 ROBERT HOFFMAN, ESQ.Date of Hearing/Closing: 10/10/00@ 11:00 AMRM-106, COB111-W. CHESAPEAKE A

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #2120 GREENSPRING
DRIVE 4 N.B. RAMP I-83

The sign(s) were posted on

9/21/00
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe, SR 9/23/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

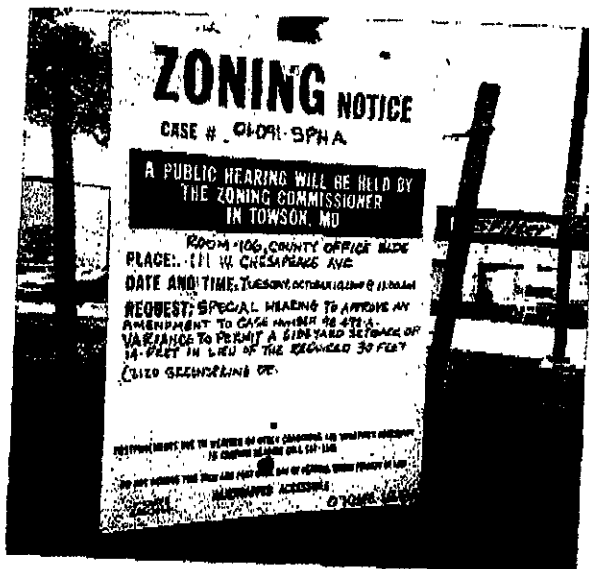
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



Post-It™ brand fax transmittal memo 7671		# of pages > 1
To	BAPP ORNORD	
Co.	VENABLE	
Dept.		
Fax #	821-0147	
From	O'KEEFE	
Co.		
Phone #		
Fax #		

Post-It™ brand fax transmittal memo 7671		# of pages > 1
To	ROBIN/BETTY	
Co.	ZONING	
Dept.		
Fax #	887-3468	
From	O'KEEFE	
Co.		
Phone #	410-512-4621	
Fax #		

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: # 01-091-SPHA

2120 Green Spring Drive

W/S Greenspring Drive, NWG intersection north-bound ramp of I-83 on Greenspring Drive.

8th Election District -- 3rd Councilmanic District

Legal Owner(s): USF Filtration and Separations Group, Inc. (FKA Memtec America Corporation)

Special Hearing: to approve an amendment to case number 98-492-A. **Variance:** to permit a side yard setback of 14 feet in lieu of the required 30 feet.

Hearing: Tuesday, October 10, 2000 at 11:00 a.m. in Room 106, Baltimore County Building, 111 West 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, Contact the Zoning Review Office at (410) 887-3391.

9/160 Sept. 21 C420713

CERTIFICATE OF PUBLICATION

TOWSON, MD, 9/21, 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 9/21, 2000.

THE JEFFERSONIAN,
J. Wilkinson

LEGAL ADVERTISING

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
2120 Green Spring Drive, W/S Greenspring Dr, NWC	*	ZONING COMMISSIONER
intersection N-bound ramp I-83 on Greenspring Dr		
8th Election District, 3rd Councilmanic	*	FOR
Legal Owner: USF Filtration and Separations Group, Inc.	*	BALTIMORE COUNTY
Petitioner(s)	*	Case No. 01-91-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 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 13th day of September, 2000 a copy of the foregoing Entry of Appearance was mailed to Patricia A. Malone, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).


 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

September 8, 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: 01-091-SPHA

2120 Green Spring Drive

W/S Greenspring Drive, NWC intersection north-bound ramp of I-83 on Greenspring Drive

8th Election District – 3rd Councilmanic District

Legal Owner: USF Filtration and Separations Group, Inc. (FKA Memtec America Corporation)

Special Hearing to approve an amendment to case number 98-492-A. Variance to permit a side yard setback of 14 feet in lieu of the required 30 feet.

HEARING: Tuesday, October 10, 2000 at 11:00 a.m. in Room 106, Baltimore County Building, 111 West Chesapeake Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon".

GDZ

Arnold Jablon
Director

C: USF Filtration & Separations Grp., Inc., Kevin O'Neill, Esquire, VP, 2118 Green Spring Dr., Timonium 21093
Patricia A. Malone, Esquire, Venable, Baetjer & Howard, LLP, 210 Allegheny Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY: SEPTEMBER 22, 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
Thursday, September 22, 2000 Issue – Jeffersonian

Please forward billing to:
Barbara Ormord
210 Allegheny Avenue
Towson, MD 21204

410 494-6200

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: 01-091-SPHA

2120 Green Spring Drive

W/S Greenspring Drive, NWC intersection north-bound ramp of I-83 on Greenspring Drive

8th Election District – 3rd Councilmanic District

Legal Owner: USF Filtration and Separations Group, Inc. (FKA Memtec America Corporation)

Special Hearing to approve an amendment to case number 98-492-A. Variance to permit a side yard setback of 14 feet in lieu of the required 30 feet.

HEARING: Tuesday, October 10, 2000 at 11:00 a.m. in Room 106, Baltimore County Building, 111 West Chesapeake Avenue.



Lawrence E. Schmidt

GDZ

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: 091

Petitioner: USF FILTRATION

Address or Location: 2120 GREENSPRING DR.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Ormord

Address: 210 Allegheny Avenue
Towson MD 21204

Telephone Number: (410) 494-6200



Baltimore County
Department of Permits and
Development Management

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

October 6, 2000

Patricia A. Malone, Esquire
Venable, Baetjer & Howard LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Ms. Malone:

RE: Case Number: 01-091-SPHA, 2120 Green Spring Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 24, 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: Kevin O'Neill, Esquire, V.P., USF Filtration & Separations Grp., Inc.
2118 Green Spring Drive, Timonium 21093
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 3, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For September 18, 2000
Item Nos. 070, 071, 072, 073, 075, 078,
079, 081, 082, 085, 086, 087, 088, 089,
090, 091, 092, 093, 094, 095, 097, 098,
100, 101, 103, and 104

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
100 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

September 19, 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: AGNES L. DIXON - 076
TRUSTEES OF THE BACK RIVER METHODIST CHURCH - 078
USF FILTRATION AND SEPARATIONS GROUP, INC. - 091

Location: DISTRIBUTION MEETING OF September 11, 2000

Item No.: 076, 078, 091

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.

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

cc: File

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

hs
10/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 14, 2000

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-091

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

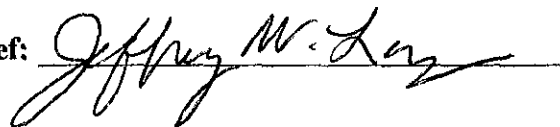
For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



SEP 14

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: 10.2.00

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

RE: Baltimore County
Item No. 091

JCM

Dear Ms. Jackson:

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,

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

Case Number 01-091-SPHA

PLEASE PRINT LEGIBLY

PETITIONER'S SIGN-IN SHEET

[illegible]

Revised 4/17/00

IN RE:	PETITION FOR VARIANCE	*	BEFORE THE ZONING
	2120 Green Spring Drive	*	COMMISSIONER OF
	8th Election District	*	BALTIMORE COUNTY
	3rd Councilmanic District	*	
	Memtec America Corporation,	*	Case No.: 98-492-A
	Property Owner.	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner of Baltimore County as a Petition for Variance filed by Memtec America Corporation, the legal owner of the subject property located at 2120 Green Spring Drive in Baltimore County, through their attorney, Robert A. Hoffman, Esquire. The Petitioner seeks a variance from Sections 255.2, 243.2, and 243.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side yard setback of 36.5 feet in lieu of the required 50 feet and a rear yard setback of 30.0 feet in lieu of the required 50 feet. This variance is requested to permit the Petitioner to construct an addition to the existing facilities at 2120 Green Spring Drive of a 2,400 square foot one-story machine room.

At the hearing before the Zoning Commissioner, Robert A. Hoffman, Esquire and Patricia A. Malone, Esquire appeared as the attorneys for the Petitioner. Also appearing on behalf of the Petitioner were Charles Hoffman and Robert Schmidt of Memtec America Corporation, and Ned Howe of KCW Consultants, Inc., the engineering firm that prepared the site plan for this project. No Protestants or other interested persons appeared at the hearing.

The testimony and evidence offered by the Petitioner revealed that the subject site consists of 6.4 acres, zoned ML-IM. The property is located on the west side of Green Spring Drive, north of Timonium Road. The property includes the existing manufacturing/office/warehouse facility located at 2120 Green Spring Drive and a newly constructed three-story office building located at 2118 Green Spring Drive. The property is bounded to the west by the Baltimore-Harrisburg Expressway (I-83), to the south by Ramp B for I-83, and to the east by Green Spring Drive. The Petitioner proposes to construct an addition to the manufacturing/office/warehouse facility of a 2,400 square foot one-story machine room along the rear of its property where it borders I-83. The existing site layout and proposed addition are more particularly shown on the site plan accepted as Petitioner's Exhibit 1.

Testimony indicated that Memtec, which manufactures filters and filtration systems, has been located at this site for approximately 26 years. Memtec's business has grown substantially over the years, and, in order to keep up with the demand for its products, Memtec needs to expand its operations, which plans include the proposed construction of a small machine room. This room will contain four compressors and an oven. The compressors generate a high-speed air flow, which is warmed by the oven. Equipment that manufactures Memtec's products then uses this hot air flow. In order for the equipment to run properly, the compressors and oven must be located in close proximity to the equipment.

As evident from a review of the site plan, this machine room cannot be placed in close proximity to the equipment without violating the setback distances required by the

Baltimore County Zoning Regulations. The property is severely constricted by the existence of the on/off ramp for the Baltimore-Harrisburg Expressway (I-83) along the south boundary of the property and of I-83 itself along its western boundary. Therefore, in order to utilize this site for the proposed construction, Memtec requires certain variances, as outlined earlier in this order.

According to Section 307.1 of the Baltimore County Zoning Regulations, a variance from setback requirements may be granted "where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship." The proper application of Section 307.1 requires a determination first that special circumstances exist with respect to the land or the structure that is the subject of the variance request and that, as a result of those special circumstances, the zoning restriction impacts more severely on this property owner. Cromwell v. Ward, 102 Md. App. 691, 721, 651 A.2d 424 (1995). If such special circumstances are found to exist, either with respect to the land or structures, then it must be determined whether those unique circumstances make it practically difficult for the owner to utilize the property for a permitted use without coming into conflict with the zoning regulations. Id.

I find from the testimony and evidence presented in this case that the property and structures that are the subject of the variance request are unique, unusual, and different so as to cause the relevant setback requirements to impact disproportionately upon the Petitioner and this property. Due to the unique requirements of the machinery and the

configuration of the site, which is dictated by the existence of the on-off ramp for I-83 to the south and I-83 to the west, the only place this machine room can be located is the proposed location. Based upon the evidence presented, I find that Memtec satisfied the "first step" of showing uniqueness.

Having satisfied the "first step," the Petitioner must proceed to the "second step" of this variance process, which is to demonstrate that strict compliance with the zoning regulations for Baltimore County would result in practical difficulty for the Petitioner. In order to prove "practical difficulty," the following factors must be considered:

- 1) whether compliance with the strict letter of restrictions governing area, setbacks, frontage, height, bulk or density would unreasonable prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome;
- 2) whether a grant of the variance applied for would do substantial justice to applicant as well as to other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

McLean v. Soley, 270 Md. 208, 214-215 (1973).

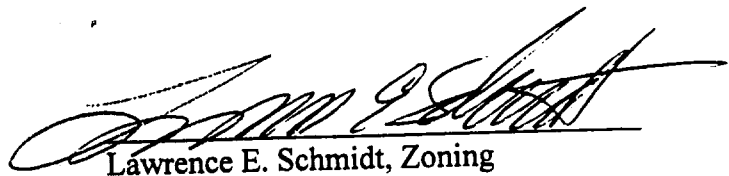
I find that, based on the testimony and evidence provided at the hearing before me, the Petitioner has, in fact, proven the practical difficulty standards as set forth above and that the variances requested should be granted. Memtec has demonstrated that requiring it to comply with B.C.Z.R. Sections 255.2, 243.2, and 243.3 would be unnecessarily burdensome. Without the requested variances, Memtec would be unable to construct the proposed addition to expand its production facilities. Additionally, I find that the granting

of these variances will do substantial justice to the Petitioner, the neighboring property owners, and others. The evidence confirms that there will be no adverse impact from the variances. I further find that the grant of these variances is consistent with the spirit of the ordinance and is accomplished without injury to the public health, safety, or general welfare.

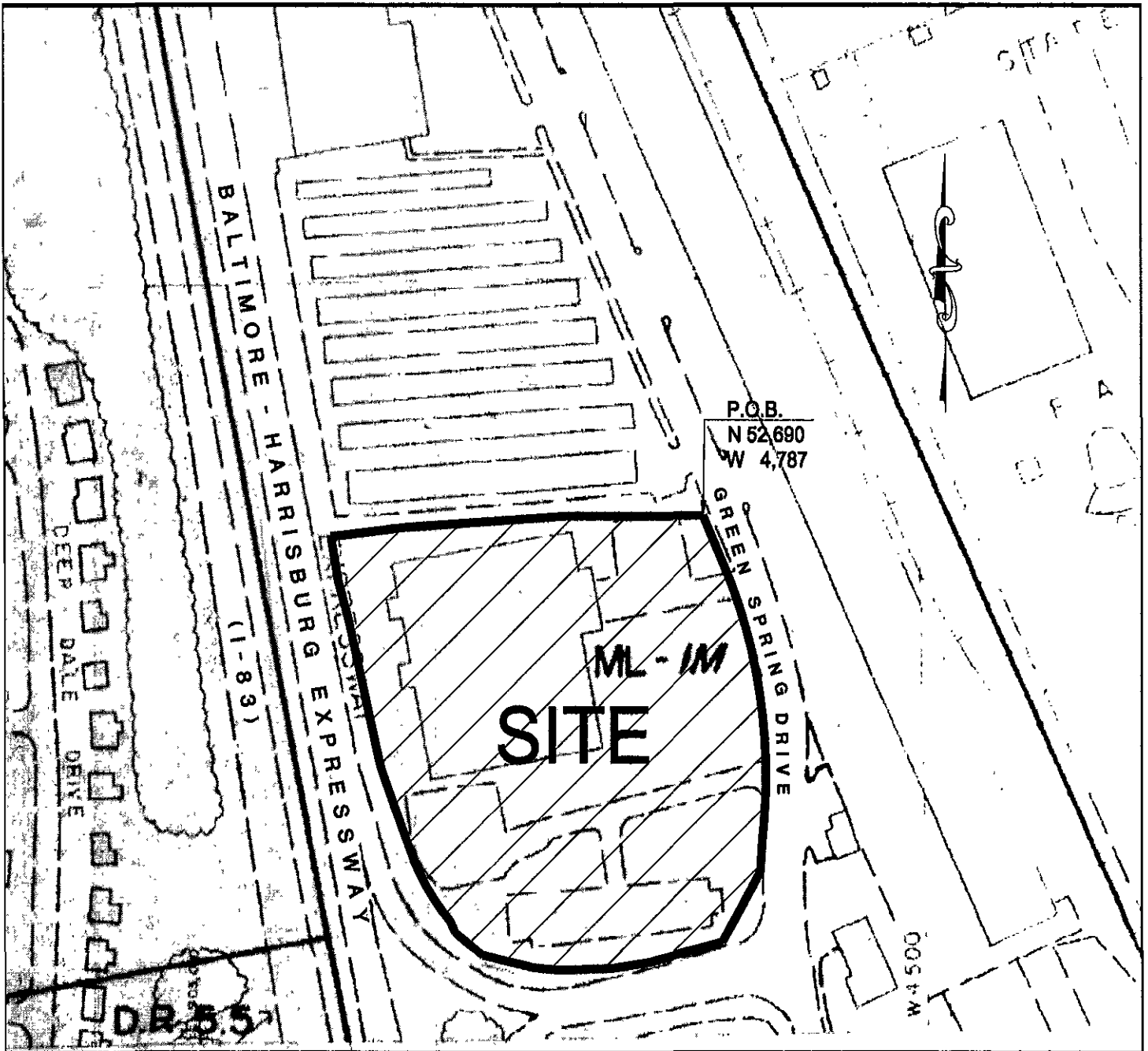
Pursuant to the advertising, posting of the property, and public hearing on this Petition, and for the reasons set forth above, the variances requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of August, 1998, that the Petition for Variance, seeking relief from B.C.Z.R. Sections 255.2, 243.2, and 243.3 to permit a side yard setback of 36.5 feet in lieu of the required 50 feet and a rear yard setback of 30.0 feet in lieu of the required 50 feet, be and hereby is GRANTED, subject to the following restriction:

The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.



Lawrence E. Schmidt, Zoning
Commissioner of Baltimore County



091

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP N.W. 14-A (COPY)



KCW Engineering Technologies, Inc.
3104 Timanus Lane, Suite 101
Baltimore, MD 21244
(410) 281-0033
Fax (410) 281-1065
www.KCW-ET.com

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
US FILTER, Inc.
PROPOSED MACHINE ROOM

2120 GREEN SPRING DRIVE
BALTIMORE CO., MARYLAND ELECTION DISTRICT - 08
SCALE: 1" = 200' COUNCILMATIC DISTRICT C3

REVISONS		KCW J.O. 98372
DATE	DESCRIPTION	SCALE 1" = 40'
		DESIGNED: K.C.A.
		DRAWN: K.C.A.
		CHECKED:
		DATE: AUG. 23, 2000
		DRAWING NO.