

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE – NW/S Norris Lane,
530' NE of Patapsco Freeway
(8130 Norris Lane)
15th Election District
7th Council District

Bob's Transport & Storage Co., Inc.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-353-SPHA
*

* * * * *

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, Bob's Transport & Storage Company, Inc., by Robert J. Pfeffer, Jr., President, through his attorney, Robert A. Hoffman, Esquire. The Petitioner requests a special hearing to approve an expansion to the existing Class I trucking facility and an amendment to the previously approved trucking facility plan, accordingly. In addition, the Petitioner requests variance relief from Section 410.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a Class I trucking facility to be located within 30 feet of a residential zone in lieu of the required distance of 300 feet. The subject property and requested relief 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 requests were Robert J. Pfeffer, Jr., President, Bob's Transport and Storage Company, Inc., property owners, David Wright, Terminal Manager, and Jim Offutt. Also appearing in support of the requests were Mitchell Kellman and Eric Hadaway, representatives of Daft-McCune-Walker, Inc., the engineering consultants who prepared the site plan; and, David Karceski, Esquire, attorney for the Petitioners. Guido Guarnaccia and Ross B. Cole, nearby property owners, appeared as Protestants in the matter.

ORDER RECEIVED FOR FILING

Date 6/11/01

By [Signature]

As more particularly shown on the site plan, the subject property is an irregular shaped parcel consisting of a gross area of 11.519 acres, more or less, zoned M.L.-I.M. The property is located on the northwest side of Norris Lane, in the vicinity of Back River and the Patapsco Freeway in eastern Baltimore County. The front portion of the property is improved with a truck terminal building, with offices in the front and a service area to the rear. A large portion of the site is improved with a macadam-paved parking area. The rear of the property is unimproved.

The Petitioners propose to expand the subject use by increasing the existing parking area towards the rear of the site. The proposed lot will be paved with a durable and ductless surface, appropriately striped, and the dimensions of same are more particularly shown on the site plan. Additionally, the property will be improved with the installation of a storm water management facility to the rear of the site. Indeed, this appears to be an actual improvement to the property, in view of current conditions.

The nature of the neighborhood is of note. Generally, this is a commercial/business corridor. The northern property line of the subject site lies adjacent to the Philadelphia, Baltimore and Washington Railroad and immediately adjacent thereto is a large tract that was formerly used as a landfill and is now owned by Browning-Ferris, Inc. This property is zoned R.C.50. To the south and east of the subject site, the neighboring properties are generally used for commercial/industrial purposes and are zoned M.H.-I.M. To the west (rear) of the site lies an unimproved parcel, zoned M.L.-I.M.

Mr. Pfeffer first appeared and testified as President of Bob's Transport and Storage Company, Inc. Mr. Pfeffer testified that presently, the site is under a long-term lease to Eastern America Transport and Warehouse Company. In addition to this parcel, Eastern America also leases property across the street from this site at 8149 Norris Lane. Mr. Wright also appeared and testified. He indicated that Eastern America is a trucking company in the business of hauling various types of freight primarily from the Port of Baltimore to a number of destinations; however, no hazardous materials are hauled. Generally, the subject property is used for the storage and maintenance of trucks and as well as the general administrative operation of the business. Trucks

generally leave the facility in the morning and return at night after having completed their assigned run. Mr. Wright also indicated that the property across the street, which is not subject to these proceedings, is used as a staging area for the business. A number of empty containers and some cargo are stored at that location.

Mr. Kellman testified and noted that approval of the subject use was originally granted on September 4, 1980. It is to be noted that a trucking facility is permitted as of right in the subject M.L.-I.M. zone. At the time of the original approval, there was no requirement that a trucking facility need be located a distance of 300 feet from a residential zone. The landfill property abutting the subject site to the north is zoned R.C.50. For the purposes of the regulation, this property is considered residential; however, it is obviously not so used. It was indicated that there are no dwellings located within 300 feet of the subject site.

Testimony offered by the Protestants in this matter revealed that they are generally opposed to any expansion of the subject use. These individuals also offered testimony about an alleged violation of the County's environmental ordinances. At the hearing, testimony was received from R. Bruce Seeley with Baltimore County's Department of Environmental Protection and Resource Management (DEPRM). As it turns out, there is no environmental violation associated with the subject property. Apparently, there were storage drums improperly stored on the neighboring property at 8149 Norris Lane. Subsequent to the hearing, correspondence received from the Health Investigation Division of DEPRM indicated that a violation had been reported and investigated by that agency; however, the alleged violation (15 drums dumped on the property) has been rectified. Specifically, a representative of DEPRM reinspected the site on or about May 1, 2001 and confirmed that the drums had been removed and disposed of properly. Thus, there is no longer any violation of any environmental regulation.

It need be emphasized, however, that the decision rendered in this case relates only to the subject property at 8130 Norris Lane. I am required only to consider the questions presented in the Petitions filed; that is, whether the proposed expansion on the subject property should be approved and variance relief granted.

ORDER RECEIVED FOR FILING

Date 6/1/01
By [Signature]

Based on the overwhelming weight of the testimony and evidence presented, I am persuaded that the special hearing and variance relief should be granted. It is clear that the existing use is entirely consistent with the surrounding locale. Apparently, this business has operated on the site since 1980 without complaint. Moreover, the property is obviously surrounded by parcels similarly used and enjoys access to major roads (i.e., I-695, North Point Boulevard), in this industrial portion of Baltimore County. I am satisfied that the proposed expansion is appropriate and that the requirements of Section 502.1 of the B.C.Z.R. have been satisfied.

Although variance relief is required, the actual request is somewhat of a legal fiction. Obviously, the intent of the 300-foot setback is to buffer a trucking facility use from a residential property. Indeed, there are no dwellings located within that distance. The fact that the former landfill property immediately abutting this site is zoned R.C.50 is compelling to a finding that the variance relief should be granted. In this regard, I find that the requirements of Section 307 of the B.C.Z.R. have been satisfied.

Although arguably unnecessary, I will as a condition of approval, require that the Petitioners continue to maintain the property in good condition, and comply with all appropriate environmental health and building codes. The property should be kept clear and free of all trash and debris. Additionally, I will incorporate as restrictions, the Zoning Advisory Committee (ZAC) comments submitted by DEPRM and the Development Plans Review division of the Department of Permits and Development Management (DPDM). DEPRM noted that due to its close proximity to Back River, any development on the subject site need comply with the Chesapeake Bay Critical Areas regulations. In this regard, the storm water management facility is appropriate. Moreover, the Bureau of Development Plans Review offered a standard comment regarding tidal floodplain elevations as measured from Back River. The Petitioners shall comply with these environmental regulations.

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

THEREFORE IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of June, 2001 that the Petition for Special Hearing seeking approval of an expansion to the existing Class I trucking facility and an amendment to the previously approved trucking facility plan, 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 Section 410.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a Class I trucking facility to be located within 30 feet of a residential zone in lieu of the required distance of 300 feet, in accordance with Petitioner's Exhibit 1, 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.
- 2) Compliance with the ZAC comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated March 21, 2001, and the Bureau of Development Plans Review Division of DPDM, dated March 28, 2001, copies of which are attached hereto and made a part hereof.
- 3) Petitioners shall maintain the property in good condition, free and clear of all trash and debris.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 6/11/01

By [Signature]



Baltimore County
Zoning Commissioner

June 12, 2001

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

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

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
NW/S Norris Lane, 530' NE of Patapsco Freeway (8130 Norris Lane)
15th Election District - 7th Council District
Bob's Transport & Storage Co., Inc. - Petitioners
Case No. 01-353-SPHA

Dear Messrs. Hoffman & Karceski:

In response to Mr. Karceski's telephone inquiry of June 11, 2001 concerning the zoning classification referenced in the Order issued in the above-captioned matter, the following comments are offered.

A review of the information contained under Site Data on Petitioner's Exhibit 1 shows that the property is split zoned M.H.-I.M. and M.L.-I.M., the later of which would require a special exception. However, the zoning map contained within the case file and a copy of the original site plan, dated August 1980, indicate that the site is, in fact, entirely zoned M.H.-I.M., which permits the subject trucking facility by right. Therefore, in order to clarify the matter and insure there is no future misunderstanding on this issue, please change your copy of the Order to reflect that the subject property is indeed zoned M.H.-I.M. and not M.L.-I.M. as indicated in my Order. A copy of this letter will be incorporated into the case file and the Order corrected accordingly.

Thank you for bring this matter to our attention and should you have any further questions or concerns on the subject, please do not hesitate to contact me.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Robert J. Pfeffer, Jr., President, Bob's Transport & Storage Co., Inc.
820 South Oldham Street, Baltimore, Md. 21224
Mr. David Wright, Bob's Transport & Storage Co., Inc.
8130 Norris Lane, Baltimore, Md. 21222
Mr. James Offutt, 4501 Newburg Street, Baltimore, Md. 21209
Messrs. Mitch Kellman & Eric Hadaway, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, Md. 21204
Mr. Guido Guarnaccia, 3912 Glenhurst Road, Baltimore, Md. 21222
Mr. Ross B. Cole, 1200 Keywood Court, Baltimore, Md. 21222
DEPRM; Development Plans Review, DPDM; People's Counsel; Case File

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





Baltimore County
Zoning Commissioner

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

June 4, 2001

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

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
NW/S Norris Lane, 530' NE of Patapsco Freeway (8130 Norris Lane)
15th Election District – 7th Council District
Bob's Transport & Storage Co., Inc. - Petitioners
Case No. 01-353-SPHA

Dear Messrs. Hoffman & Karceski:

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,

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Robert J. Pfeffer, Jr., President, Bob's Transport & Storage Co., Inc.
820 South Oldham Street, Baltimore, Md. 21224
Mr. David Wright, Bob's Transport & Storage Co., Inc.
8130 Norris Lane, Baltimore, Md. 21222
Mr. James Offutt, 4501 Newburg Street, Baltimore, Md. 21209
Messrs. Mitch Kellman & Eric Hadaway, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, Md. 21204
Mr. Guido Guarnaccia, 3912 Glenhurst Road, Baltimore, Md. 21222
Mr. Ross B. Cole, 1200 Keywood Court, Baltimore, Md. 21222
DEPRM; Development Plans Review, DPDM; People's Counsel; Case File

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 8130 NORRIS LANE

which is presently zoned ML-IM, 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

SEE ATTACHED.

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:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Avenue

410-494-6200

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

Legal Owner(s):

Bob's Transport and Storage Co., Inc.

Name - Type or Print

By:

Signature

Robert J. Pfeffer, Jr., President

Name - Type or Print

Signature

820 South Oldham Street 410-563-8880

Address

Telephone No.

Baltimore,

MD

21224

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue

410-494-6200

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JRF

Date 3/7/91

Case No. 01-353-JPHA

Date 3/15/98

By

ORDER RECEIVED FOR FILING

Attachment to Petition for Special Hearing

8130 Norris Lane

Special Hearing to expand the existing Class I trucking facility and to amend the previously approved trucking facility plan.

TO1DOCS1/erl01/#113147 v1

ORDER RECEIVED FOR FILING

Date

By

6/1/11

Bj



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8130 NORRIS LANE

which is presently zoned ML-IM, 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 Variance from Section(s)

SEE ATTACHED.

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:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Avenue 410-494-6200

Address Telephone No.

Towson, MD 21204

City State Zip Code

Legal Owner(s):

Bob's Transport and Storage Co., Inc.

Name - Type or Print

By:

Signature

Robert J. Pfeffer, Jr., President

Name - Type or Print

Robert J. Pfeffer, Jr.

Signature

820 South Oldham Street 410-563-8880

Address Telephone No.

Baltimore, MD 21224

City State Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue 410-494-6200

Address Telephone No.

Towson, MD 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JRF Date 3/7/01

Case No. 01-353-SPHA

RE 9/15/98

ORDER RECEIVED FOR FILING

Date

By

Attachment to Petition for Variance

8130 Norris Lane

Variance from Section 410.2 of the Baltimore County Zoning Regulations to permit a Class I trucking facility within thirty (30) feet of a residential zone in lieu of the required three hundred (300) feet.

TO1DOCS1/erf01/#113146 v1

ORDER RECEIVED FOR FILING

Date 6/11/11

By [Signature]

Description

To Accompany Petition for Zoning Variances

11.519 Acre Parcel, Bobs Transport and Storage Co., Inc. Property,
Northwest side of Norris Lane, Northeast of Patapsco Freeway
Fifteenth Election District, Baltimore County, Maryland



Daft•McCune•Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same on the northwest side of Norris Lane, at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of The Philadelphia, Baltimore and Washington Railroad with the centerline of Norris Lane (1) Southwesterly along said centerline of Norris Lane 530 feet, more or less, and thence (2) Northwesterly 10 feet, more or less, to the point of beginning, thence leaving the northwest side of Norris Lane and running the sixteen following courses and distances viz: (1) North 33 degrees 53 minutes 00 seconds West 16.50 feet, thence (2) North 33 degrees 53 minutes 00 seconds West 20.00 feet, thence (3) North 54 degrees 15 minutes 00 seconds West 40.00 feet, thence (4) North 60 degrees 00 minutes 00 seconds West 40.00 feet, thence (5) North 64 degrees 36 minutes 00 seconds West 443.08 feet, thence (6) South 23 degrees 25 minutes 00 seconds West 184.85 feet, thence (7) North 66 degrees 35 minutes 00 seconds West 461.43 feet to a point of non-tangency, thence (8) Northwesterly by a line curving to the left having a radius of 425.00 feet for a distance of 94.46 feet (the arc of said curve being subtended by a chord bearing North 44 degrees 29 minutes 36 seconds West 94.27 feet), thence (9) North 50 degrees 33 minutes 18 seconds West 30.34 feet, thence (10) North 52 degrees 55 minutes 00 seconds East 214.69 feet, thence (11) North 76 degrees 56 minutes 00

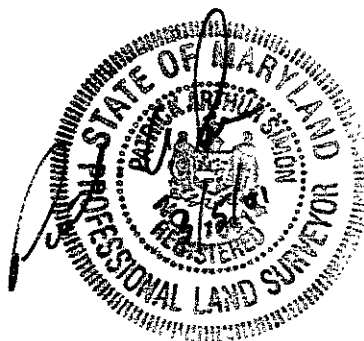
01-353-SPHA

seconds East 82.50 feet, thence (12) North 40 degrees 36 minutes 00 seconds East 132.00 feet, thence (13) South 66 degrees 35 minutes 00 seconds East 7.00 feet, thence (14) North 36 degrees 54 minutes 47 seconds East 162.94 feet, thence (15) South 65 degrees 31 minutes 52 seconds East 752.33 feet, and thence (16) Southeasterly by a line curving to the right having a radius of 11409.21 feet for a distance of 357.00 feet (the arc of said curve being subtended by a chord bearing South 64 degrees 39 minutes 05 seconds East 356.98 feet) to the northwesterly side of Norris Lane, thence binding on said northwest side of Norris Lane the three following courses and distances, viz: (17) South 55 degrees 01 minute 00 seconds West 155.55 feet, thence (18) South 51 degrees 56 minutes 00 seconds West 214.50 feet, and thence (19) South 56 degrees 12 minutes 25 seconds West 95.59 feet to the point of beginning; containing 11.519 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY
AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

February 16, 2001

Project No. 93092 (L93092)



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 93023

DATE 3/7/01 ACCOUNT R-001-000-6150

AMOUNT \$ 500.00

RECEIVED FROM: Le S Transport and Storage Inc.

800 N. O. Blvd. L. ITEM # 553

FOR: CR. VOUCHER Spec. Hearing TAKEN BY: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PRINTED ACTUAL TIME
5/01/2001 3/07/2001 14:46:29
RECEIVED BY CASHIER WASTE RES DEPT 5
RECEIPT # 200287 OFFL
DEPT 5 528 ZONING VERIFICATION
CR NO. 000025

500.00
500.00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

01-353-SPHA

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: #01-353-SPHA

8130 Norris Lane

NW/SE Norris Lane, 530' SW of centerline Philadelphia,

Baltimore & Washington Railroads

15th Election District - 7th Councilmanic District

Legal Owner(s): Robert June Pfeiffer, Jr. - Bob's Transport & Storage

Special Hearing: to approve an expansion of the existing Class 1 trucking facility and to amend the previously approved trucking facility plan; **Variance:** to permit a Class 1 trucking facility within 30 feet of a residential zone in-lieu of the required 300 feet.

Hearing: Friday, April 20, 2001 at 2:00 p.m. in Room 487, County Courts Building, 401 Bosley 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.

4/20/01 April 5

C460363

CERTIFICATE OF PUBLICATION

4/5, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/5, 2001.

- ☒ The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
☐ NE Booster/Reporter
☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE. Case No. 01-353-SPHA

Petitioner/Developer BOB'S TRANSPORT
C/O VENABLE - AMY DONTALL

Date of Hearing/Closing 4/26/01

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 #8130 NORRIS LANE

The sign(s) were posted on 3/26/01
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 3/26/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

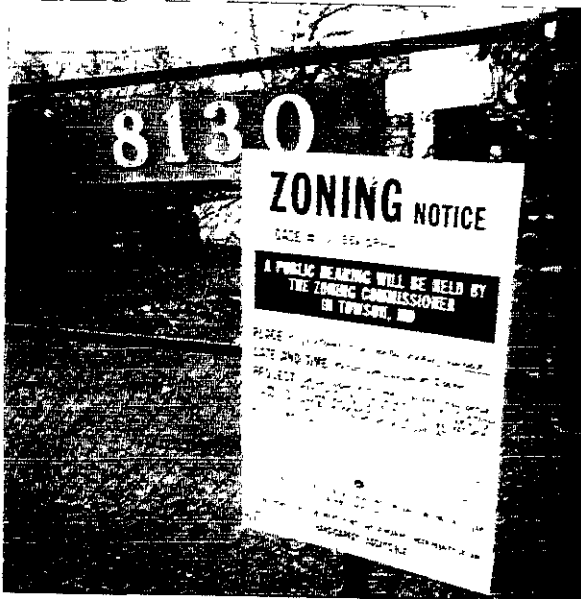
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)



01-353-SPHA
#8130 - NORRIS LA
BOB'S TRANSPORT
VEN/AMY DONTALL 4/26/01

**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: 01-353-SPHA
Petitioner: BOB'S TRANSPORT and STORAGE CO., INC.
Address or Location: 8130 NORRIS LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: AMY DONTILL
Address: 210 ALLEGHENY AVENUE
TOWSON MARYLAND
Telephone Number: 410 494 6201

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 5, 2001 Issue – Jeffersonian

Please forward billing to:

Amy Dontell
Venable Baetjer & Howard LLP
210 Allegheny Avenue
Towson MD 21204

410 494-6201

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: 01-353-SPHA

8130 Norris Lane

NW/S Norris Lane, 530' SW of centerline Philadelphia, Baltimore

15th Election District – 7th Councilmanic District

Legal Owner: Robert June Pfeffer, Jr.- Bob's Transport & Storage

Special Hearing to approve an expansion of the existing Class 1 trucking facility and to amend the previously approved trucking facility plan; Variance to permit a Class 1 trucking facility within 30 feet of a residential zone in lieu of the required 300 feet.

HEARING: Friday, April 20, 2001 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt

CJZ

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.



Baltimore County
Department of Permits and
Development Management

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

March 20, 2001

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: 01-353-SPHA
8130 Norris Lane
NW/S Norris Lane, 530' SW of centerline Philadelphia, Baltimore
15th Election District – 7th Councilmanic District
Legal Owner: Robert June Pfeffer, Jr.- Bob's Transport & Storage

Special Hearing to approve an expansion of the existing Class 1 trucking facility and to amend the previously approved trucking facility plan; Variance to permit a Class 1 trucking facility within 30 feet of a residential zone in lieu of the required 300 feet.

HEARING: Friday, April 20, 2001 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with the initials "GJZ" written below it.

Arnold Jablon
Director

C: Robert A Hoffman, Venable Baetjer & Howard LLP, 210 Allegheny Avenue,
Towson 21204
Robert June Pfeffer Jr President, Bob's Transport & Storage Co Inc.,
820 S Oldham Street, Baltimore 21224

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, APRIL 5, 2001.**
(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.





Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax (410) 887-2824

April 13, 2001

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

Dear Mr. Hoffman:

RE: Case Number: 01-353-SPHA, 8130 Norris Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 7, 2001.

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: Robert J. Pfeffer Jr President, Bob's Transport & Storage Co Inc,
820 S Oldham Street, Baltimore 21224
People's Counsel



Rep.
4/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 26, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-353 and 356

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For 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:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



Baltimore County
Fire Department

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

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 March 19, 2001

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.

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

346, 347, 348, 349, 351, 352, 353, 354, 355, 356, and 01-322-SPHA

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

cc: File

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: March 28, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For March 26, 2001
Item No. 353

The Bureau of Development Plans Review has reviewed the subject zoning item.

Part of this site is located in the tidal flood plain area off Back River with the minimum flood protection elevation of 10 feet for all construction on this project.

In accordance with Bill No. 18-90, Section 26-276, filling within a flood plain is prohibited.

RWB:HJO:jrb

cc: File

ORDER RECEIVED FOR FILING

Date

By

ZAC-3-26-2001-ITEM NO 353-3282001.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *MC/RBS*
DATE: March 21, 2001
SUBJECT: Zoning Item #353
8130 Norris Lane

Zoning Advisory Committee Meeting of March 19, 2001

- _____ 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:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X 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: March 21, 2001

ORDER RECEIVED FOR FILING

Date

By



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.15.01

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

RE: Baltimore County
Item No. 353

JRF

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,

K 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

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
8130 Norris Lane, NW/S Norris Ln,
530' SW of c/l Phila., Balto. & Wash. Railroad
15th Election District, 7th Councilmanic

Legal Owner: Bob's Transport & Storage Co., Inc.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-353-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

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of April, 2001 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN

Baltimore County
Department of Environmental Protection and Resource Management
Environmental Health Investigation Report

ID#: 24478

Inspection # 3

Date Received: 04/23/2001

Assigned To: GGB

Area: E07

Map Grid: 45A1

Priority Rating: B

Reason for Investigation: Complaints (Citizen, Transient Non-Corn)

Grass/Weeds ☐	Refuse ☒	Rodents ☐	Sewage ☐	Drinking Water ☐
Insects ☐	Stagnant Water ☐	Animal ☐	Air Quality ☐	Other ☐

Complainant Name: BRUCE SEELEY

Address:

Phone:

Notes to Sanitarian: 15 DRUMS DUMPED ON PROPERTY

Property Name: CINDER & BLOCK CO

Owner Name:

Property Address: 8149 NORRIS LANE 21222

Owner Address:

Phone #:

Home Phone #:

Work Phone #:

Property Tax ID #:

Inspection Date:

Report

5/1/01 Phone call received from Hank Kehring - Cinder & Block Co - all drums have been removed to his Cockeysville plant - and will be properly disposed of thru U.S. Filter Corp. Ready for reinspection.

5/1/01 3:30 PM - Reinspection revealed all drums have been removed.

MAY - 7

(FOIA Requests Only: Information Found in File ☐ YES ☐ NO)

Permit Status: _____

Hold Code: _____

Types of Violations Observed:

Grass/Weeds		Refuse	VC	Rodents		Sewage		Drinking Water	
Insects		Stagnant Water		Animal		Air Quality			

Action Taken:

No Violation	NV
Resident Notice Issued	WI
Violation Notice Issued	VI
Final Notice Issued	FI
Contractor Requested	C
Admin. Action	AA
Site Unseen Notice	SU

Reinspection Date: _____

Case Referred - Agency: _____

of Properties in Rodent Survey: _____

Recommend Case Closure Date: 5/02/01

J. H. Long, RS



Baltimore County
Department of Environmental Protection
and Resource Management

401 Bosley Avenue, Suite 416
Towson, Maryland 21204

ENVIRONMENTAL HEALTH - EAST

FAX TRANSMISSION

TO: David Karchecki / Rob Hoffman

FAX NUMBER: 410-821-0147

FROM: Gretchen Bodrozic

REF: dumped drums - Norris Lane Property

DATE: 05/03/01

NUMBER OF PAGES (including cover sheet): 2

TELEPHONE NUMBER OF SENDER: 410-887-4066

COMMENTS: Complainant Bruce Sealey is DEPRM's
development coordinator

Census 2000

For You, For Baltimore County

Census 2000

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

Printed with Soybean Ink
on Recycled Paper

Baltimore County
Department of Environmental Protection and Resource Management
Environmental Health Investigation Report

#353

ID#: 24478

Inspection # 3

Date Received: 04/23/2001 Assigned To: GGB Area: E07 Map Grid: 45A1 Priority Rating: B

Reason for Investigation: Complaints (Citizen, Transient Non-Com)

Grass/Weeds ☐	Refuse ☒	Rodents ☐	Sewage ☐	Drinking Water ☐
Insects ☐	Stagnant Water ☐	Animal ☐	Air Quality ☐	Other ☐

Complainant Name: BRUCE SEELEY

Address:

Phone:

Notes to Sanitarian: 15 DRUMS DUMPED ON PROPERTY

Property Name: CINDER & BLOCK CO

Owner Name:

Property Address: 8149 NORRIS LANE 21222

Owner Address:

Phone #:

Home Phone #:

Work Phone #:

Property Tax ID #

Inspection Date: Report

5/1/01 Phone call received from Hank Kehney - Cinder Block Co. - all drums have been removed to his Eckesville plant - and will be properly disposed of thru U.S. Filter Corp. Ready for reinspection.

5/1/01 3:30 PM - Reinspection revealed all drums have been removed.

(FOIA Requests Only: Information Found in File ☐ YES ☐ NO)

Permit Status: _____

Hold Code: _____

Types of Violations Observed:

Grass/Weeds	Refuse	VC	Rodents	Sewage	Drinking Water
Insects	Stagnant Water		Animal	Air Quality	

Action Taken: No Violation NV
 Resident Notice Issued WI
 Violation Notice Issued VI
 Final Notice Issued FI
 Contractor Requested C
 Admin. Action AA
 Site Unseen Notice SU

Reinspection Date: _____

Case Referred - Agency: _____

of Properties in Rodent Survey: _____

Recommend Case Closure Date: 5/02/01

J. H. Wong, RJ

Larry - For your file,

Brice

Revised 4/17/00

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

DAVID KARUSKI

210 AUDREY AVENUE 21204

Mitch Kellman

200 E. Pennsylvania Ave

Robert Pfeffer

820 S Oldham St 21224

DAVID WRIGHT

8130 NORRIS LN 21222

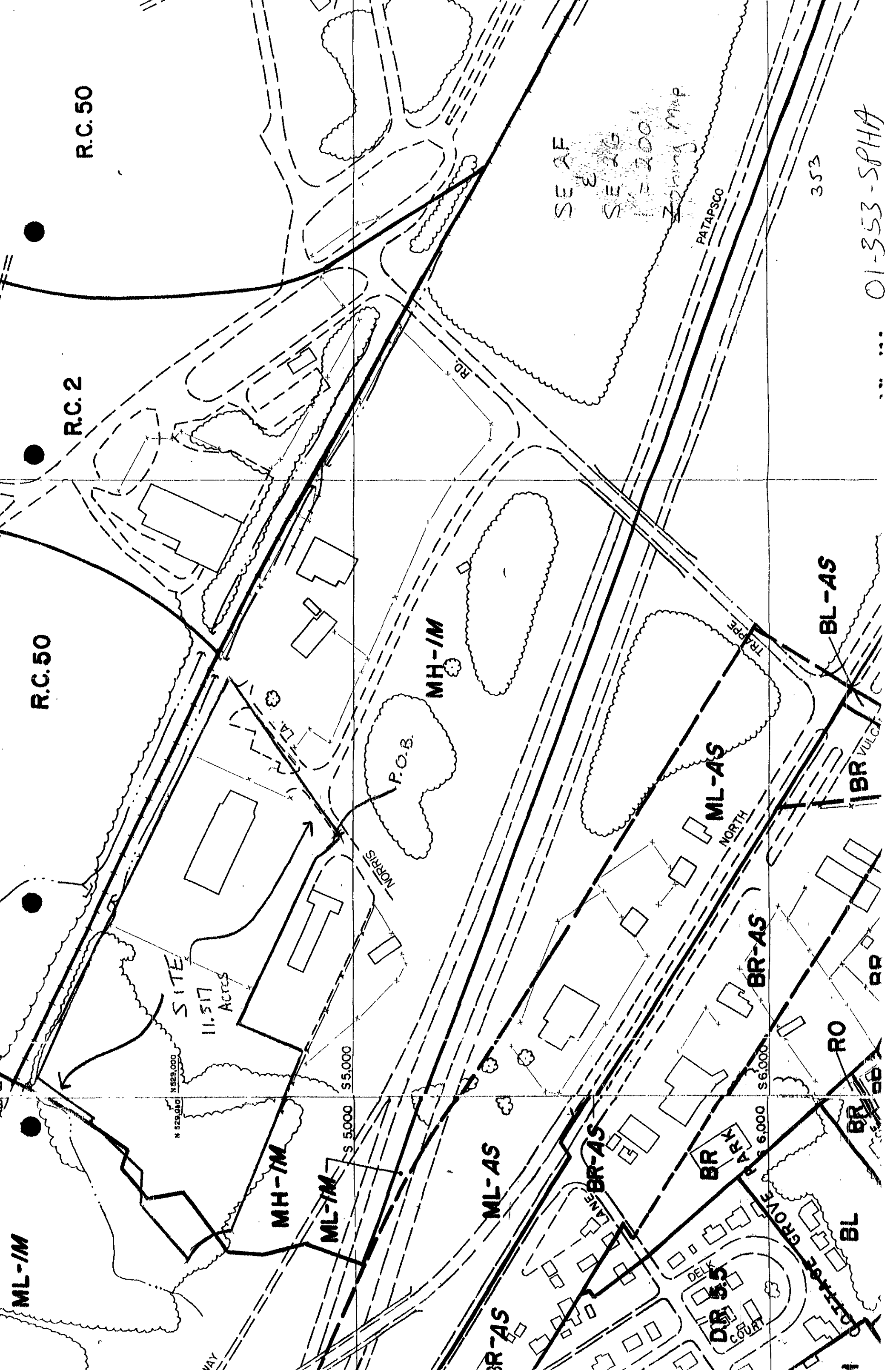
Jim OFFutt

4501 Newburg St. 21209

ERIC HADAWAY

200 E. PENNSYLVANIA Ave

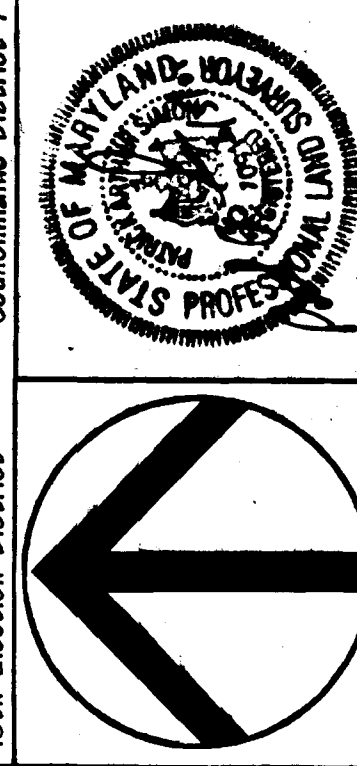






THE REQUESTED ZONING RELIEF IS A SPECIAL HEARING TO AMEND THE APPROVED TRUCKING FACILITY PLAN TO APPROVE THE EXPANSION OF AN EXISTING ESTABLISHED TRUCKING FACILITY, CLASS I AND / OR A VARIANCE TO PERMIT THE EXPANSION OF AN EXISTING 30' SETBACK TO A RESIDENTIAL ZONE (RC 60) IN LIEU OF THE MINIMUM 300' FEET.

FOR
BOB'S TRANSPORT
8130 NORRIS LANE
15th Election District
Councilman District 7

[illegible]

Mon Mar 5 09:05:23 2007
A:2603:6V:88603:6VU

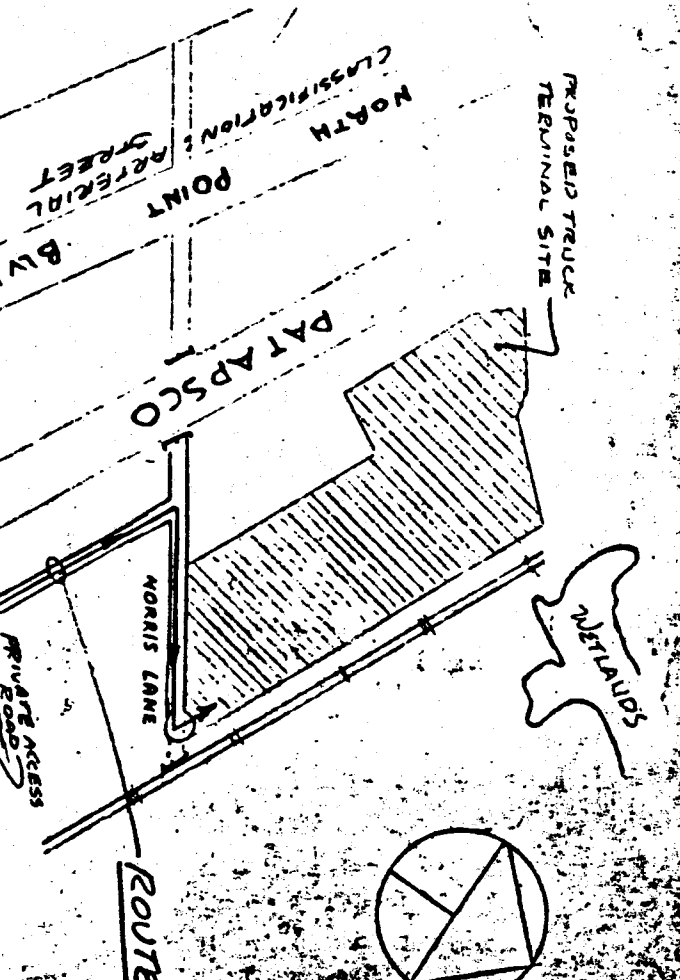
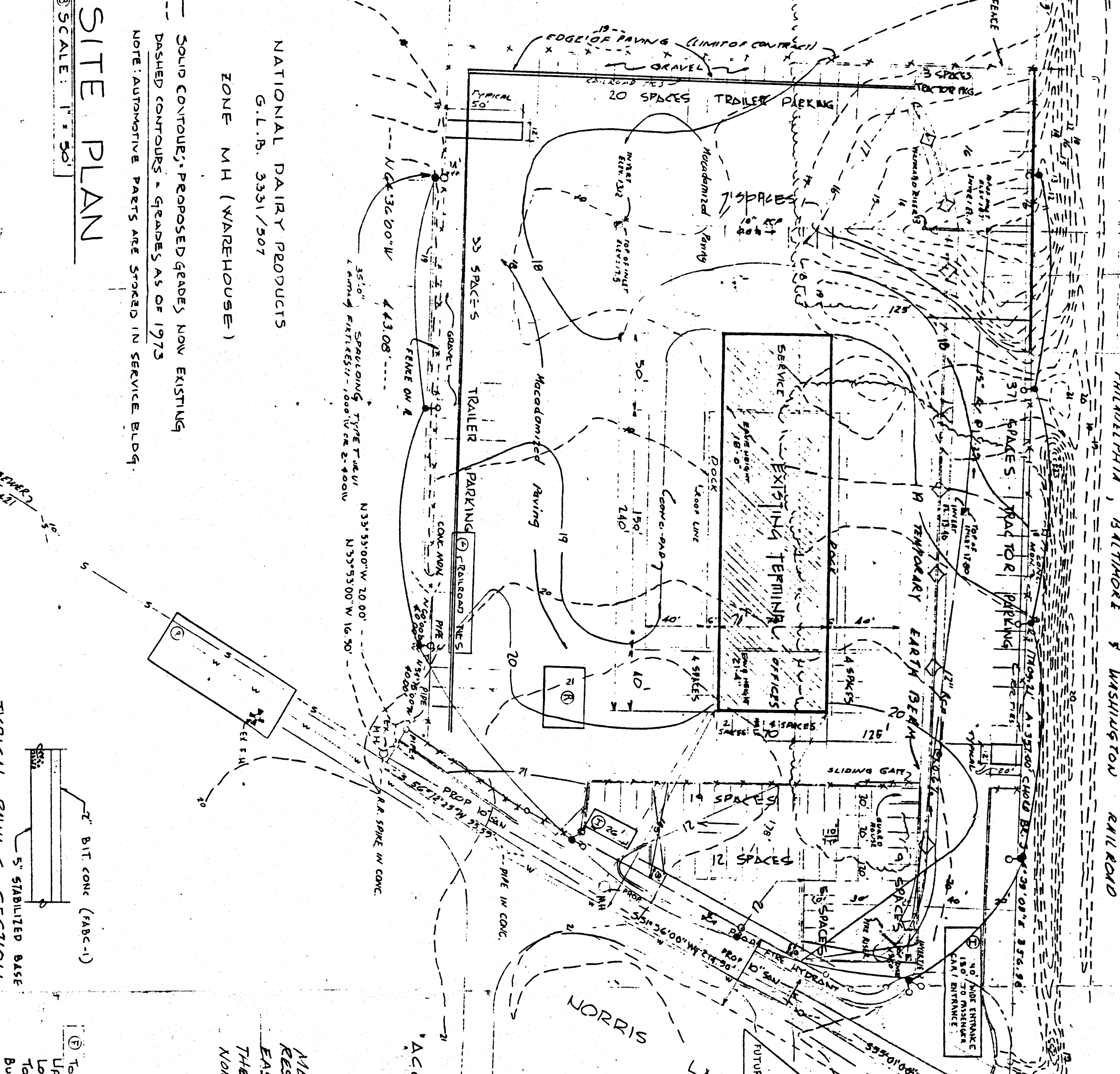
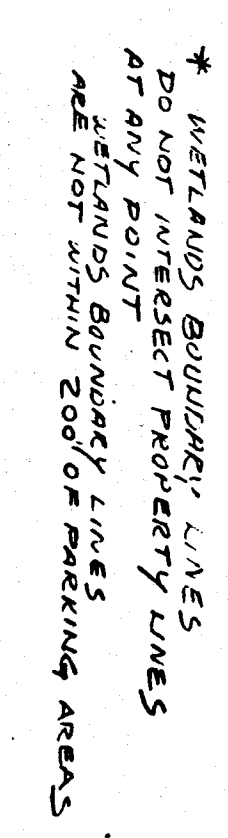
ADMINISTRATIVE OFFICER / DIRECTOR PDMA CHAIRMAN	DATE
CHIEF, BUREAU OF TRAFFIC ENGINEERING	DATE
DIRECTOR, ECONOMIC DEVELOPMENT	DATE
CHIEF, BUREAU OF ENGINEERING, PDMA	DATE
STATE HIGHWAY ADMINISTRATION	DATE
ZONING SUPERVISOR / DIRECTOR, PERMITS & DEVELOPMENT MGT.	DATE

1. 1178-72	2. story building
2. 112-73	retaining wall
3. 1165-73	grading permits
4. 152-74	guard house
5. 726-74	fuel tank
6. 65-75	chain link fence
7. 1257-76	7' high fence
8. 1246-78	concrete pad

TYPICAL PAVING SECTION

9. The maximum amount of vehicles on site is 100 (including trailers and automobiles).

01-253-841A



NOTE: ALL TRACTOR TRAILERS ARE TO BE PARKED BY BACKING THEM INTO SPACES PROVIDED

TYPICAL @ TRACTOR SPACE

CROSS SECTION OF ANCHORS & RETIES

W 8' 1" - 0"

W 4' 0" DEEPS @ 3'-0" O/C

CRUSHED ROCK

GRAVEL

CL 14'

ANCHORS

TYPICAL @ TRAILER SPACE

CROSS SECTION OF ANCHORS & RETIES

⑥ SCALE: 1" = 50'

SOLID CONTOUR; PROPOSED GRADES NOW EXISTING
DASHED CONTOURS - GRADES AS OF 1973
NOTE: AUTOMOTIVE PARTS ARE STORED IN SERVICE BLDG.

NATIONAL DAIRY PRODUCTS
G.L.B. 3331/507
ZONE MH (WAREHOUSE)

PAVING CERTIFICATION

I HEREBY CERTIFY THAT THE SPECIFICATIONS
FOR THE PAVING SECTIONS INCLUDING THE SUBBASE,
AND THE SOIL CONDITIONS RELATIVE TO THIS SITE,
THE COVERAGE OF WITHSTANDING LOADS IMPOSED BY
OF TRUCKS OR MACHINERY WOULD BE AT LEAST
75 PERCENT.

George H. Williams

MEN & WOMEN'S
REST ROOMS ARE LOCATED ON THE
EAST SIDE OF THE SECOND FLOOR OF
THE OFFICE BUILDING AND ON THE
NORTHEAST CORNER OF THE FIRST FLOOR.

EXISTING CLASS 1 RESIDENTIAL ACTIVITY	
① Total Area	11,519 Acres ±
Upper Floor Area	1,800 Sq. Ft. ±
Lower Floor Area	1,800 Sq. Ft. ±
Total Floor Area	3,600 Sq. Ft.
Building Coverage	831 % ±
Zoned	M-1
Required	10
Permitted	10
Feasible	10

SITE PLAN APPROVED BY : _____
 DATE 9/1/84
 SIGNING CONSIDERED _____
 8/28/84
 M. J. S. _____
 COUNTY GOVERNMENT
 FACILITIES DEVELOPMENT
 OFFICIALS
 Rhinard


JSP CARTAGE COMPANY, INC.
 P.O. BOX 1109 NEW BRANCH, MISSISSIPPI
TRUCKING TERMINAL
 addition to existing structure

June 20, 1960
 194421

SILBERMANN & ASSOCIATES
 ENGINEERS, ARCHITECTS, PLANNERS
 1000 PINE BLVD. SUITE 200
 NEW ORLEANS, LOUISIANA


 STATE OF MISSISSIPPI
 DEPARTMENT OF REVENUE