

IN RE: PETITIONS FOR SPECIAL HEARING, * BEFORE THE
 SPECIAL EXCEPTION & VARIANCE -
 S/S Hengemihle Road, 1100' SW of the c/l * ZONING COMMISSIONER
 Golden Ring Road
 (1101 Hengemihle Road) * OF BALTIMORE COUNTY
 15th Election District
 7th Council District * Case No. 02-170-SPHXA
 *
 Joseph Holman
 Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing, Special Exception and Variance filed by the owner of the subject property, Joseph Holman, through his attorney, John B. Gontrum, Esquire. The Petitioner requests a special hearing to approve commercial parking in a residential zone and to permit storage containers to remain as part of construction equipment storage yard in an M.L.-I.M. zone. In addition, the Petitioner requests a special exception to permit use of the subject property as a service garage/automobile storage lot, and variance relief from Section 255.2 (pursuant to Sections 243.1, 2 and 3) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 7 feet in lieu of the required 75 feet, a side yard setback of 3 feet in lieu of the required 50 feet, and a residential boundary line setback of 122 feet in lieu of the required 125 feet for an existing, nonconforming building. 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 Joseph Holman, property owner, Linda Raines, a tenant, Patrick (Rick) Richardson, the engineer who prepared the site plan, and John B. Gontrum, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregularly shaped parcel located on the south side at the end of Hengemihle Road, adjacent to the Eastern

ORDER RECEIVED FOR FILING

Date 1/13/12

By [Signature]

Vocational Technical High School and abutting the right-of-way for the Southwest Freeway in eastern Baltimore County. The property contains a gross area of 1.63 acres, more or less, the predominant zoning of which is M.L.-I.M., with a small sliver zoned D.R.5.5 along the southern and western boundary lines. Indeed, the configuration of the zoning lines when compared with the property lines suggests that the County Council may have intended to zone the property entirely M.L.-I.M. In any event, the property is located in somewhat of a hollow at the end of Hengemihle Road and thus, the businesses thereon are not visible to surrounding properties.

The site is located in generally an industrial area. The right-of-way for the Southwest Freeway is located west of the subject site; to the north is property owned by Baltimore County, which is improved with a building used as a pumping station; and south and east of the property lies the campus of Eastern Vocational Technical High School. It was indicated that the athletic fields for this facility abut the subject property. Moreover, the private property located across Hengemihle Road to the north and east of the site is used in an industrial fashion.

The property is improved with two trailers, a one-story block building, and a series of storage containers, which as situated, actually separate the two uses on the site. In fact, the two businesses on the site bear separate addresses; specifically, 1101 Hengemihle Road and 1105 Hengemihle Road. The property known as 1101 Hengemihle Road is leased by a business known as Security Recovery, which is operated by Ms. Haines. Ms. Haines indicated that the nature of her business is to repossess automobiles. Her clients are typically finance companies and banks. Presently, her company owns approximately 6 tow trucks and employs 18 people. After vehicles are seized, they are brought to the subject site where they are kept in storage. There are no automotive repairs or body or fender work performed on the site. Rather, vehicles are simply stored on the site until they are either removed by their owners or by the lien holder. The second business on the site is owned and operated by Mr. Holman. His business, known as Lamp Lighters, sells exterior light poles used by public and private contractors.

Turning first to the special exception request, relief is requested to approve the operation maintained by Ms. Haines as a service garage/automobile storage lot. In this regard, Section 101 of

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Date 1/18/12
By [Signature]

the B.C.Z.R. defines a service garage as "A garage other than a residential garage where motor driven vehicles are stored, equipped for option, repaired or kept for remuneration, hire or sale." Although vehicles are not sold, repaired or equipped on site, the definition does apply in that vehicles are stored here until removed by the owner or lien-holder. Thus, the requested special exception relief is appropriate.

Based upon the testimony and evidence offered, I am easily persuaded that relief should be granted. It is to be noted that Ms. Haines' operation has existed on the property apparently without complaint for approximately 14 years. The character of the surrounding locale is such that the use does not detrimentally impact the health, safety and general welfare of the locale. I am easily persuaded that the Petitioner has met the requirements of Section 502.1 of the B.C.Z.R. and thus, the special exception relief for Ms. Haines' operation shall be granted.

Turning next to the special hearing relief, approval is requested to permit commercial parking in a residential zone and the continued use of storage containers as part of the construction equipment storage yard operated by Mr. Holman. As noted above a small sliver of the property is zoned D.R.3.5. Although the improvements on the property are clustered in the M.L.-I.M. zoned portion of the site, part of the gravel lot is located in the D.R.3.5 zone. Thus, relief is requested to approve the continued use of that area of the property for parking. In that this portion of the site primarily abuts the right-of-way for the Southwest Freeway, it is clear that there will be no detrimental impacts on adjacent properties if this arrangement is continued. Therefore, I shall grant that portion of the special hearing relief to allow parking in that area of the site to continue.

The site plan also shows a number of storage containers on the site. These containers form a natural barrier between the contractors' equipment storage yard operated by Mr. Holman, and the automobile repossession business operated by Ms. Haines. Technically, these containers are part of the contractors' equipment storage yard. It was indicated that the containers serve two purposes; to store necessary equipment and also to act as a buffer for security purposes. Indeed, it was indicated that the containers are laid out in such a fashion so as to prohibit the theft of vehicles being stored on the property by Ms. Haines. These containers are located within the property, not

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Date 1/18/12
By [Signature]

on the perimeter of the site, and thus, are difficult to view from neighboring sites. For all of these reasons, I believe that continued use of these storage containers should be permitted. Thus, that portion of the special hearing relief requested shall be granted.

Turning to the variance relief, approval is sought for one of the existing trailers, which are used as offices for the business operated by Ms. Haines. In fact, the portion of the property leased by Security Recovery contains the one-story block building and the two trailers immediately adjacent thereto. One of the trailers is located 7 feet from the property line adjoining the Baltimore County property. In fact, that trailer maintains a 7-foot front yard setback and a 3-foot side yard setback, both less than that required. The third variance requested is to allow slightly less distance than that required from the one-story block building to the common property line shared with the Board of Education property.

Upon due consideration of these variances, I am persuaded that all three should be granted. In this regard, it is to be noted that these structures have been located on the property and the uses thereon conducted in their present fashion for many years. Indeed, it was indicated that this was an ideal location for these businesses and the improvements thereon, in view of the surrounding area. I concur with this assessment. In my judgment, the Petitioner has met the requirements of Section 307 of the B.C.Z.R. and relief should therefore 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 special hearing, special exception and variance relief shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8th day of January, 2002 that the Petition for Special Hearing to approve commercial parking in a residential zone and to permit storage containers to remain as part of construction equipment storage yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

ORDER RECEIVED FOR FILING

Date

By

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a service garage use/automobile storage lot on the subject property, 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 255.2 (Sections 243.1, 2 and 3) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 7 feet in lieu of the required 75 feet, a side yard setback of 3 feet in lieu of the required 50 feet, and a residential boundary line setback of 122 feet in lieu of the required 125 feet, for an existing trailer, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

IT IS FURTHER ORDERED that any appeal of this decision shall be made within thirty (30) days of the date of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 11/9/12
By [Signature]



Baltimore County
Zoning Commissioner

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

January 9, 2002

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE
S/S Hengemihle Road, 1100' S of the c/l Golden Ring Road
(1101 - 1105 Hengemihle Road)
15th Election District - 7th Council District
Joseph Holman - Petitioner
Case No. 02-170-SPHXA

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing, Special Exception 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 cursive script, likely of Lawrence E. Schmidt.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Joseph Holman
701 Stemmers Run Road, Baltimore, Md. 21221
Ms. Linda Haines
5106 Forge Road, Perry Hall, Md. 21128
Mr. Rick Richardson, 730 W. Padonia Road, Cockeysville, Md. 21030
Code Enforcement Division, DPDM; People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1101-1105 HENGEMHLE ROAD
which is presently zoned ML-IM DR 5.5

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:

JOHN B. GONTUM
Name - Type or Print

Signature

ROMADKA, GONTUM & MCLAUGHLIN
Company

814 EASTERN BLVD 410-686-8274
Address Telephone No.

BALTIMORE, MD 21221
City State Zip Code

Legal Owner(s):

JOSEPH HOLMAN

Name - Type or Print

Signature

Name - Type or Print

Signature

701 STEMMERS RUN ROAD 410-687-3500
Address Telephone No.

BALTIMORE, MD 21221
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JCM Date 10.26.01

Case No. 02-170 SPHXA

REV 9/15/98

ORDER RECEIVED FOR FILING

1/8/02
1/3/02
Date
By

TO ALLOW PARKING IN A RESIDENTIAL ZONE TO PERMIT CONTINUED USE OF
STORAGE CONTAINERS AS PART OF CONSTRUCTION EQUIPMENT STORAGE
YARD.

170

ORDER RECEIVED FOR FILING

Date 1/18/12

By [Signature]



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 1101-1105 HENGEMHLE ROAD

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

for a service garage / automobile storage lot

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:

JOHN B. GONTRUM

Name - Type or Print _____

Signature _____

ROMADKA, GONTRUM & MCLAUGHLIN

Company _____

BALTIMORE, MD 21221 410-686-8274

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

JOSEPH HOLMAN

Name - Type or Print _____

Signature _____

Name - Type or Print _____

Signature _____

701 STEMMERS RUN ROAD 410-687-3500

Address _____ Telephone No. _____

BALTIMORE, MD 21221

City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JCM Date 10-26-01

Case No. 02-170 SPHXA

Date 09/15/98

By _____

ORDER RECEIVED FOR FILING

Date



Petition for ^{VIOLATION} Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1101-1105 HENGEMTHLE ROAD

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)

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)

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:

JOHN B. GONTRUM

Name - Type or Print

Signature

ROMADKA, GONTRUM & MCLAUGHLIN

Company

814 EASTERN BLVD 410-68608274

Address

BALTIMORE, MD 21221

Telephone No.

City

State

Zip Code

Legal Owner(s):

JOSEPH HOLMAN

Name - Type or Print

Signature

Name - Type or Print

Signature

701 STEMMERS RUN ROAD 410-687-3500

Address

Telephone No.

BALTIMORE, MD 21221

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

10-26-04

Case No.

02-170 SP4XA

Date

By

ORDER RECEIVED FOR FILING

10/26/04

- TO PERMIT THE REDUCTION IN THE FRONT SETBACK FROM 75' TO A MINIMUM OF 7 FEET, THE REDUCTION OF THE SIDE YARD SETBACK FROM 50' TO A MINIMUM OF 3 FEET, AND REDUCTION TO 122 FEET OF THE REQUIREMENT OF A STRUCTURE TO BE GREATER THAN 125 FEET FROM ANY POINT TO THE NEAREST BOUNDARY LINE OF A RESIDENTIAL ZONE, PER SECTION 255.2 (SECTIONS 243.1, 243.2 AND 243.3) EXISTING NON-CONFORMING BUILDING

170

ORDER RECEIVED FOR FILING

Date

1/8/12

By

[Signature]

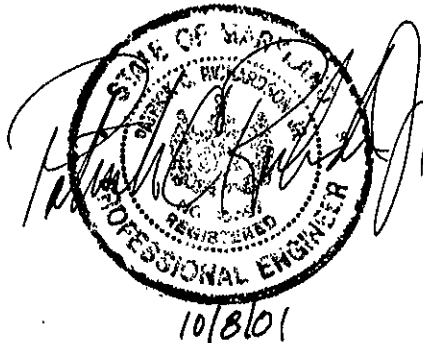
730 W. Padonia Road, Suite 101
Cockeysville, Maryland 21030

410-560-1502, fax 410-560-0827

**ZONING DESCRIPTION
JOE HOLMAN PROPERTY
1101 HENGEMIHLE ROAD
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the south side of Hengemihle Road approximately 1,100 feet southwest of the intersection of Golden Ring Road and Hengemihle Road; for the following courses and distances: (1) South 13 degrees 31 minutes 20 seconds East 131.34 feet, (2) South 41 degrees 27 minutes West 354 plus or minus feet, (3) Running along the northern side of the Southeast Freeway by a curve to the right with a radius of 834.93 feet and length of 323 plus or minus feet as shown on SHA Plat 38118, (4) North 45 degrees 52 minutes East 45.11 feet, (5) South 42 degrees 33 minutes East 125 feet, (6) North 45 degrees 52 minutes East 125 feet, (7) North 45 degrees 51 minutes 58 seconds East 4.72 feet, (8) thence running with and partially binding on the south side of Hengemihle Road, North 61 degrees 20 minutes East 46.64 feet, (9) North 61 degrees 20 minutes East 100 feet, to the place of beginning as recorded in the land records in Liber 5733 folio 183.

Containing 1.56 acres of land, more or less.



170

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

170
No. 06625

DATE 10.26.01 ACCOUNT 01-06-6150

AMOUNT \$ 650.00

RECEIVED FROM: J. HOLMAN 1101-1105

FOR: SPH
SPEX
UAR

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JCM

PAID RECEIPT

PAYMENT	ACTUAL	TIME
10/26/2001	10/26/2001	14:42:42
REL W504	CASHIER DDOL DND DRAWER	2
>> RECEIPT # 162279 OFLN		
Dent 5 528 ZOWING VERIFICATION		
CR NO. 006625		

Recpt Tot 650.00
650.00 OK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-170-SPHXA
1101 - 1105 Hengemihle Road
SW Terminus of Hengemihle Road
15th Election District - 7th Councilmanic District
Legal Owner(s): Joseph Holman

Variance: to permit the reduction in the front setback from 75 feet to a minimum of 7 feet, the reduction of the side yard setback from 50 feet to a minimum of 3 feet, and reduction to 122 feet to the requirement of structure to be greater than 125 feet from any point to the nearest boundary line of a residential zone. **Special Hearing:** to allow parking in a residential zone to permit continued use of storage containers as part of construction equipment storage yard. **Special Exception:** for a service garage/automobile storage lot.

Hearing: Thursday, January 3, 2002 at 10:00 a.m. in Room 407, 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.

JT 12/674 Dec. 18 C511582

CERTIFICATE OF PUBLICATION

12/20/2001

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 12/18/2001.

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

S. Wilkinson

LEGAL ADVERTISING

RE: Case No: 02-110-7111

Petitioner/Developer: HOLMAN, ETAL

% R, G, & M - JOHN GONTROM

Date of Hearing/Closing: 1/3/02 *for*

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

Attention: Ms. Gwendolyn Stephens
MR. GEORGE ZAHNER

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 #1101 - 1105 HENGEMILLE RD.

The sign(s) were posted on 12/18/01
(Month, Day, Year)

Sincerely,

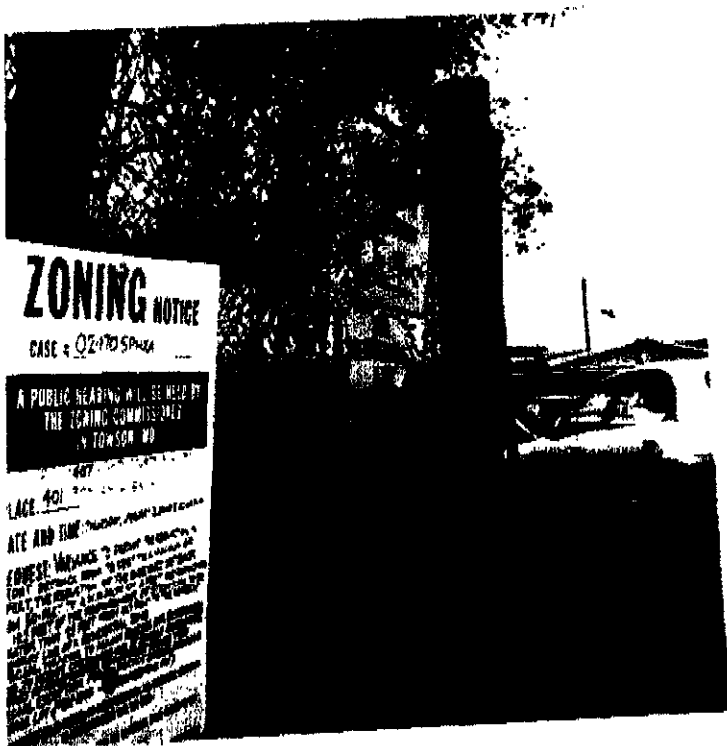
Patrick M O'Keefe 12/20/01
(Signature of Sign Poster and Date)

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)



CERTIFICATE OF POSTING

RE: Case No: 02-174-XA

Petitioner/Developer: WYLIE, ETAL
W. C. W. L. R. PETERSON

TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 18, 2001 Issue – Jeffersonian

Please forward billing to:
John B Gontrum
814 Eastern Boulevard
Baltimore MD 21221

410 686-8274

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 02-170-SPHXA
1101 – 1105 Hengemihle Road
SW Terminus of Hengemihle Road
15th Election District – 7th Councilmanic District
Legal Owner: Joseph Holman

Variance to permit the reduction in the front setback from 75 feet to a minimum of 7 feet, the reduction of the side yard setback from 50 feet to a minimum of 3 feet, and reduction to 122 feet of the requirement of structure to be greater than 125 feet from any point to the nearest boundary line of a residential zone. Special Hearing to allow parking in a residential zone to permit continued use of storage containers as part of construction equipment storage yard. Special Exception for a service garage/automobile storage lot.

HEARING: Thursday, January 3, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
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

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

December 3, 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: 02-170-SPHXA
1101 – 1105 Hengemihle Road
SW Terminus of Hengemihle Road
15th Election District – 7th Councilmanic District
Legal Owner: Joseph Holman

Variance to permit the reduction in the front setback from 75 feet to a minimum of 7 feet, the reduction of the side yard setback from 50 feet to a minimum of 3 feet, and reduction to 122 feet of the requirement of structure to be greater than 125 feet from any point to the nearest boundary line of a residential zone. Special Hearing to allow parking in a residential zone to permit continued use of storage containers as part of construction equipment storage yard. Special Exception for a service garage/automobile storage lot.

HEARING: Thursday, January 3, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon GJZ
Director

C: John B Gontrum, Romadka Gontrum & McLaughlin, 814 Eastern Boulevard,
Baltimore 2221
Joseph Holman, 701 Stemmers Run Road, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, DECEMBER 19, 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

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

December 28, 2001

Joseph Holman
701 Stemmers Run Road
Baltimore MD 21221

Dear Mr. Holman:

RE: Case Number: 02-170-SPHXA, 1101 – 1105 Hengemihle Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 26, 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: John B Gontrum, Romadka Gontrum & McLaughlin, 814 Eastern Blvd,
Baltimore 21221
People's Counsel

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



Printed with Soybean Ink
on Recycled Paper

LS
1/3/02

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director **DATE:** December 20, 2001
Department of Permits & Development Mgmt.

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

SUBJECT: Zoning Advisory Committee Meeting
For December 3, 2001
Item Nos.* 151, 152, 155, 157, 161, 164,
165, 167, 168, ~~170~~, 171, 172, 173, 174,
and 175

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

*Items number 153 and 154 were not designated.

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

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

December 10, 2001

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 November 26, 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:

151, 152, 155, 156, 157, 159, 161, 164, 165, 166, 167, 168, 169,
170, 171, 172, 173, 174, and 175

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

4/3
1/3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 7, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-164, 02-166 & 02-170

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



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.3.01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. ~~1000~~

JCM

Dear Mr. Zahner:

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,

Kr 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 SPECIAL EXCEPTION
PETITION FOR VARIANCE

1101-1105 Hengemihle Road, SW terminus of
Hengemihle Rd
15th Election District, 7th Councilmanic

Legal Owner: Joseph Holman
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* Case No. 02-170-SPHXA

* * * * *

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 10th day of December, 2001 a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esq., Romadka, Gontrum & McLaughlin, 814 Eastern Blvd., Baltimore, MD 21221, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

Notes to File:

Applicant was advised as follows:

1. Shipping containers are permitted as an accessory use to an approved trucking facility.
2. Trailers are permitted as a temporary interim use in the ML-IM zone (253.1.F.3;BCZR).
3. There is a shipping container located in the DR 5.5 zoned portion of the property.
4. Gravel vs. Durable Dustless? (409.8.2;BCZR).

JCM

10/26/01

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: November 29, 2001

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 170 (02-170-SPHXA)
Legal Owner/Petitioner: Joseph Holman
Property Address: 1101-1105 Hengemihle Rd
Location Description: S/W Terminus of Henemihle Rd.

VIOLATION INFORMATION: **Case No.: 01-1267**
Defendants: Joseph Holman

Please be advised that the aforementioned petition is the subject of an active violation case.
When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
Al Bierman	1114 Hengemihle Rd

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Complaint Intake Form/Code Enforcement Officer's report and notes
State Tax Assessment printout
Photographs including dates taken
Correction Notice
Citation

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/lrs

c: Code Enforcement Officer Jacobson

02-170 -SP1-18A

Case Entry/Update
Format : CASREC

Mode : CHANGE
File : PDLV0001

Dt Rec: 3212001 Intake: JACOBSON, H Act: _____ Case #: 01-1267
Insp: JACOBSON, H Insp Grp: ENF Insp Area: 6 Tax Acct: _____
Address: 1101 HENGEMILHE AVE Apt #: _____ Zip: 21221
Problem Descript.: STORAGE YARD, JUNK YARD;

Complainant Name (Last): BIERMAN (First): AL
Complainant Addr: 1114 HENGEMILHE AVE
Complainant City: _____ State: _____ Zip: 21221
Complainant Phone (H): 4106822992 (W): _____
Date of Reinspection: 1072002 Date Closed: _____ Delete Code (P): _____

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

Case Entry/Update
Format : CASREC

Mode : CHANGE
File : PDLV0001

Notes: GIVE TO (H.J) **3/22/01-STORAGE JUNK VEHICLES. COMP. UPDATED. PHOTOS.
POP-UP 4/23/01. (HJ)
**4/24/01-MEETING WITH LAWYER, DAVE TAYLOR AND MYSELF. WAITING FOR TIME-LINE.
COMPLAINANT UPDATED. POP-UP 5/2/01. (HJ/SCJ)
**06/12/01 SPOKE WITH JOHN GONSTRUM. SAID RICK RICHARDSON DRAWING UP SITE PLANS.
SHOULD HAVE BY 6/22/01 HJ/JF**.
**06/25/01 GONSTRUM(410-686-8274), PLANS NOT RECEIVED YET. POP-UP 7/4/01 HJ/JF*
*. **07/06/01 PLAN SUBMITTED. SCHEDULE AN APPT. WITH JOHN LEWIS. DAVE T. AND I
TO GO OVER WHAT'S PERMITTED. COMPLAINANT UPDATED. HJ/JF**.
**07/23/01 POP-UP FOR 2-WEEKS TO MEET WITH JOHN LEWIS, COMPLAINANT UPDATED. HJ/J
F**. **08/07/01 POP-UP 8/13/01 NEED TO MEET WITH GONSTRUM-LAWYER TO DISCUSS OP
TIONS. HJ/JF**.
**08/15/01 MR. GONSTRUM ON VACATION, WAITING FOR CALL ON WHEN RETURNING. POP-UP
8/16/01. HJ/JF**.
**08/17/01 JIM THOMPSON TO WRITE LETTER TO MR. GONTRUM ABOUT WHAT NEEDS TO BE DO
NE CONCERNING PROPERTY. POP-UP 8/23/01 TO CHECK ON PROGRESS. HJ/JF**.
GO TO NEXT PAGE

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

Case Entry/Update
Format : CASREC

Mode : CHANGE
File : PDLV0001

Notes 2: 9/24/01 PUT ON DOCKET FOR 11/1/01 WITH COPY TO COMP. K.P.***

****10/01/01 RECEIVED LETTER FROM ATTY JOHN B GONTRUM, ADVISING THAT HE IS REPR
ESENTING JOSEPH HOLMAN FOR THIS CASE AND CASE # 01-1268 410-686-8274. LRS****
**10/31/01 SPECIAL EXCEPTION APPLIED FOR HEARING HELD 11/1/01. MR SCHAPIRO WILL
HOLD OFF ORDER UNTIL HEARING HELD. P/U 1/7/02. COMPLAINANT UPDATED. HJ/JF**.
11/14/01 RESCHEDULED AND PUT ON DOCKET FOR 1/10/02. SENT CHANGE OF DATE LETTER
TO GONTRUM, BIERMAN, AND HOLMAN. K.P.***

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

CODE ENFORCEMENT REPORT

DATE: 3/29/01 INTAKE BY: Hg CASE #: 01-1267 INSPEC: 10

COMPLAINT LOCATION: 1101 Hengermine Ave

ZIP CODE: 51 21 DIST: _____

COMPLAINANT NAME: 111 Bierman PHONE #: (H) 410-688-1111 (W) _____

ADDRESS: 1114 Hengermine Ave ZIP CODE: _____

PROBLEM: Storage shed - back yard

IS THIS A RENTAL UNIT? YES 1 NO DOCK
IF YES, IS THIS SECTION 8? YES _____ NO _____

OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: _____ ZONING: _____

INSPECTION: * Give to Hope Jacobson

REINSPECTION: Revised 5/30/01

REINSPECTION: _____

REINSPECTION: _____

RA1001D

DATE: 11/29/2001 STANDARD ASSESSMENT INQUIRY (3)

TIME: 15:45:08

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 08 300670	15	3-3	04-00	N	NO		09/25/01

-----STATE-----

REC CREATE DATE.. 10/23/92

DELETE CODE.....

DATE DELETED.....

LAST FM DATE..... 09/30/00

LAST FM TYPE..... R

PREV FM DATE.....

PREV FM TYPE.....

----- COUNTY -----

LAST LOAD DATE... 09/25/01

PRIOR LOAD DATE.. 05/12/00

GEO CODE N/A LAND-USE

82 NO R

STATE TAXABLE ASSESS

02/03 ASSESS: 1,000

01/02 ASSESS: 1,000

00/01 ASSESS: 400

ENTER-INQUIRY1 PA1-PRINT PF2-INQUIRY2 PF4-MENU PF5-QUIT PF7-CROSS REF

RA1001B

DATE: 11/29/2001

STANDARD ASSESSMENT INQUIRY (1)

TIME: 15:44:58

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 08 300670	15	3-3	04-00	N	NO		09/25/01

HOLMAN JOE

DESC-1.. 1.28 AC SWS

DESC-2.. 1200 S GOLDEN RING RD

12800 BOTTOM RD

PREMISE. 00000 HENGEMIHLE

AVE

00000-0000

HYDES

MD 21082-9734 FORMER OWNER: HENGEMIHLE FRANK H

----- FCV -----		----- PHASED IN -----	
	PRIOR	PROPOSED	CURR
LAND:	1,000	1,000	FCV
IMPV:	0	0	ASSESS
TOTL:	1,000	1,000	ASSESS
PREF:	0	0	PRIOR
CURT:	0	0	ASSESS
			ASSESS

DATE: 10/96 05/99

---- TAXABLE BASIS ---- FM DATE

02/03 ASSESS: 1,000 09/30/00

01/02 ASSESS: 1,000 06/01/01

00/01 ASSESS: 400 06/01/00

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

RA1001C

DATE: 11/29/2001

STANDARD ASSESSMENT INQUIRY (2)

TIME: 15:45:05

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 08 300670	15	3-3	04-00	N	NO		09/25/01
LOT....		BOOK....	0000	MAP.....	0090	LOT WIDTH.....	.00
BLOCK..		FOLIO...	0000	GRID....	0014	LOT DEPTH.....	.00
SECTION..				PARCEL..	0479	LAND AREA..	1.000 A
PLAT..						YEAR BUILT.....	00

-----TRANSFER DATA-----

NUMBER..... 086886
 DATE..... 03/15/77
 PURCHASE PRICE..... 0
 GROUND RENT..... 0
 DEED REF LIBER..... 05733
 DEED REF FOLIO..... 0183
 CONVEYED IND..... 9
 TOT-PART TRAN IND..... T
 GRANTOR ACCT NO.. 15-08-300670

CRITICAL NEW CONST CARD
 AREAS CODE YEAR NO
 22366

-----EXEMPT DATA-----

STATUS.....
 CLASS CODE..... 000
 STATE EXEMPT CODE..... 000
 COUNTY EXEMPT CODE..... 000
 CURR STATE EX ASMT.... 0
 PRIOR STATE EX ASMT... 0
 CURR COUNTY EX ASMT... 0
 PRIOR COUNTY EX ASMT.. 0

-----STRUCTURE-----

CODE SQ. FEET

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

PHOTOGRAPHIC RECORD

Citation/Case Number, 01-1267

Date of Photographs: 3-16-01



I HEREBY CERTIFY that I took the 2 (number of photos) photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above

Hopewell Jacobs
Enforcement Officer



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 01-1267 Property No. 1508300670 Zoning: ML-1M

Name(s): Joe Holman

Address: 12800 Bottom Rd Hydes MD 21082-4734

Violation Location: 1101 Hengemihle Ave

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

~~BCZR 101, 253.2.33, 253.1, BC PM 500.9 BCC 26-121A~~
BCZR 408, 500.4

cease the operation of a junk yard
(remove all junk vehicles & junk etc.)
(junk yard is not permitted as of right nor special exception)
~~Apply~~ Apply for special exception and
use permit

Provide site plan

Revised 3/30/01

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: 4/23/01 Date Issued: 3/23/01

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: Hope Johnson

INSPECTOR: Hope Johnson

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than: Date Issued:

INSPECTOR:

AGENCY

PHOTOGRAPHIC RECORD

Citation/Case Number: 01-1267

Date of Photographs: 10-31-01



I HEREBY CERTIFY that I took the 4 (number of photos) photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

code enforcement officer Hope Jacobson



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION

SERVE ON RESIDENT AGENT, CORPORATE OFFICER, OWNER, TENANT, AS APPLICABLE

Citation/Case No. 01-1267	Property No. 1508300670	Zoning ML-1M
Name(s): JOE HOLMAN		
Address: 12800 Bottom Rd Hydes, MD 21082		
Violation Location: HENGEMHLE AVE. (MAP 90 PARCEL 479)		
Violation Dates: 3-23-01 thru 9-17-01		

BALTIMORE COUNTY FORMALLY CHARGES THAT THE ABOVE-NAMED PERSON(S) DID
UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS OR REGULATIONS:

BC22 101, 102.1, 253.1, 253.2

- ① operation of a junk yard
- ② Operation of a truck facility, ~~CLASS II~~ without special exception

Pursuant to Section 1-8, Baltimore County Code, a civil penalty has been assessed, as a result of the violation cited herein, in the amount indicated:

\$ **69,800.00**

A quasi-judicial hearing has been pre-scheduled in Room 116, 111 West Chesapeake Avenue, Towson, Maryland, for:

Date: **11-1-01**

Time: **9:00 AM**

Citation must be served by:

Date: **10-2-01**

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true and correct to the best of my knowledge, information, and belief.

Print Name: **Hope Jacobson**

Date: **9-17-01** Inspector's Signature: **Hope Jacobson**

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name: _____ Citation/Case No.: **01-1267**

Address: _____

Date

Defendant's Signature

UPDATE/MESSAGE FORM

Date: 10-26-01

Time: _____ a.m. p.m.

Inspector: Hope Jacobson

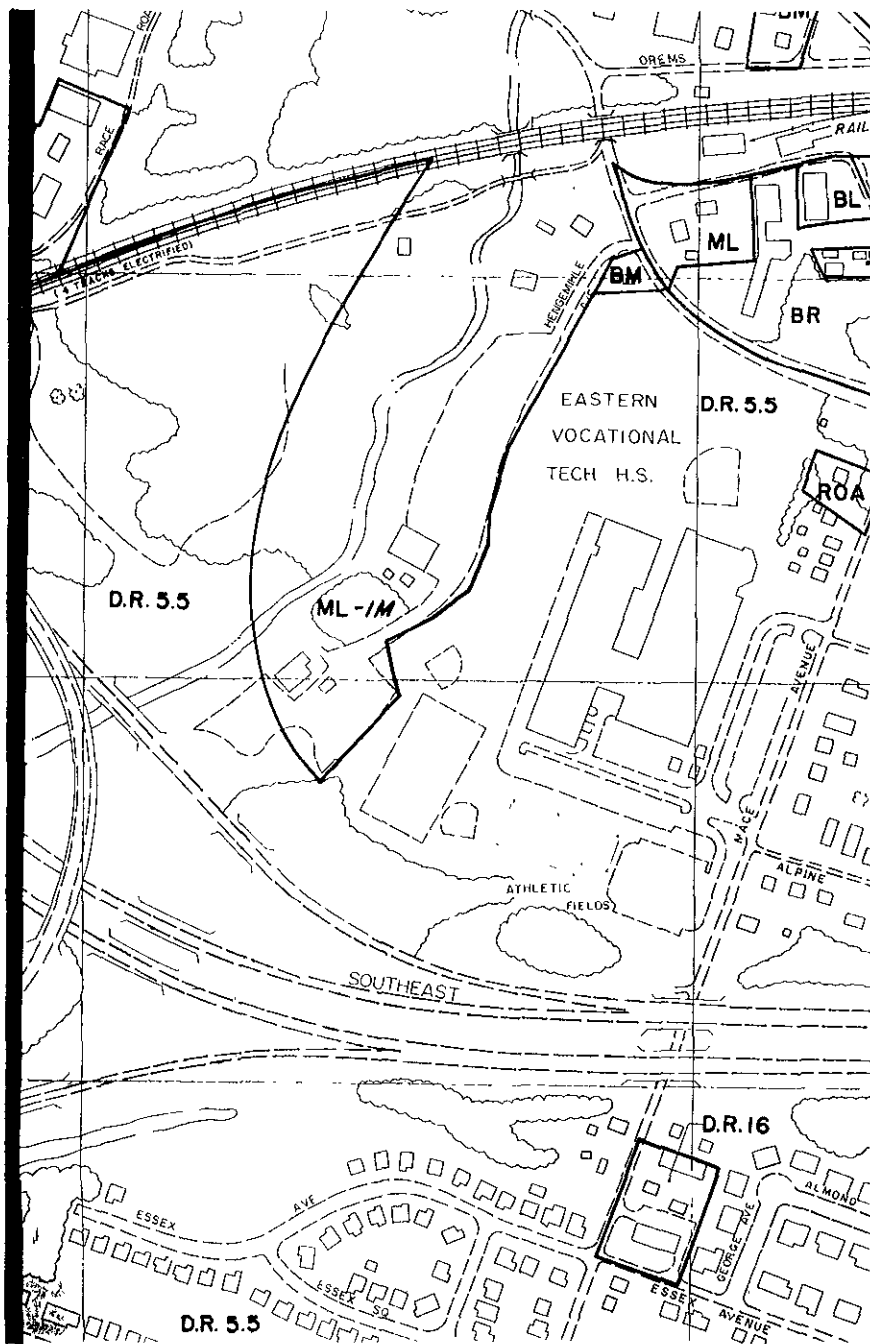
Case No.: 01-1267 & 01-1268

Address: 1101 & 1105, 1131 Hengemihle Rd

Comments: MR Gentrum - MR Holman's attorney,
came into the office ^{today} and dropped off a revised
site plan for the located at 1131 Hengemihle
- he said re - code enforcement - requested a
simple zoning site plan. ~~As~~ On the revised
plan it shows the buildings actually being
on the Board of Ed's property.

He also stated the special hearing, special exception
& variance had been filed for the other
property known as (1101 & 1105 Hengemihle)
w/ item # 170. HJ

ENTERED INTO AS400 _____



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Linda Raines

5106 Forge Rd Perry Hall

~~Paul Holman~~

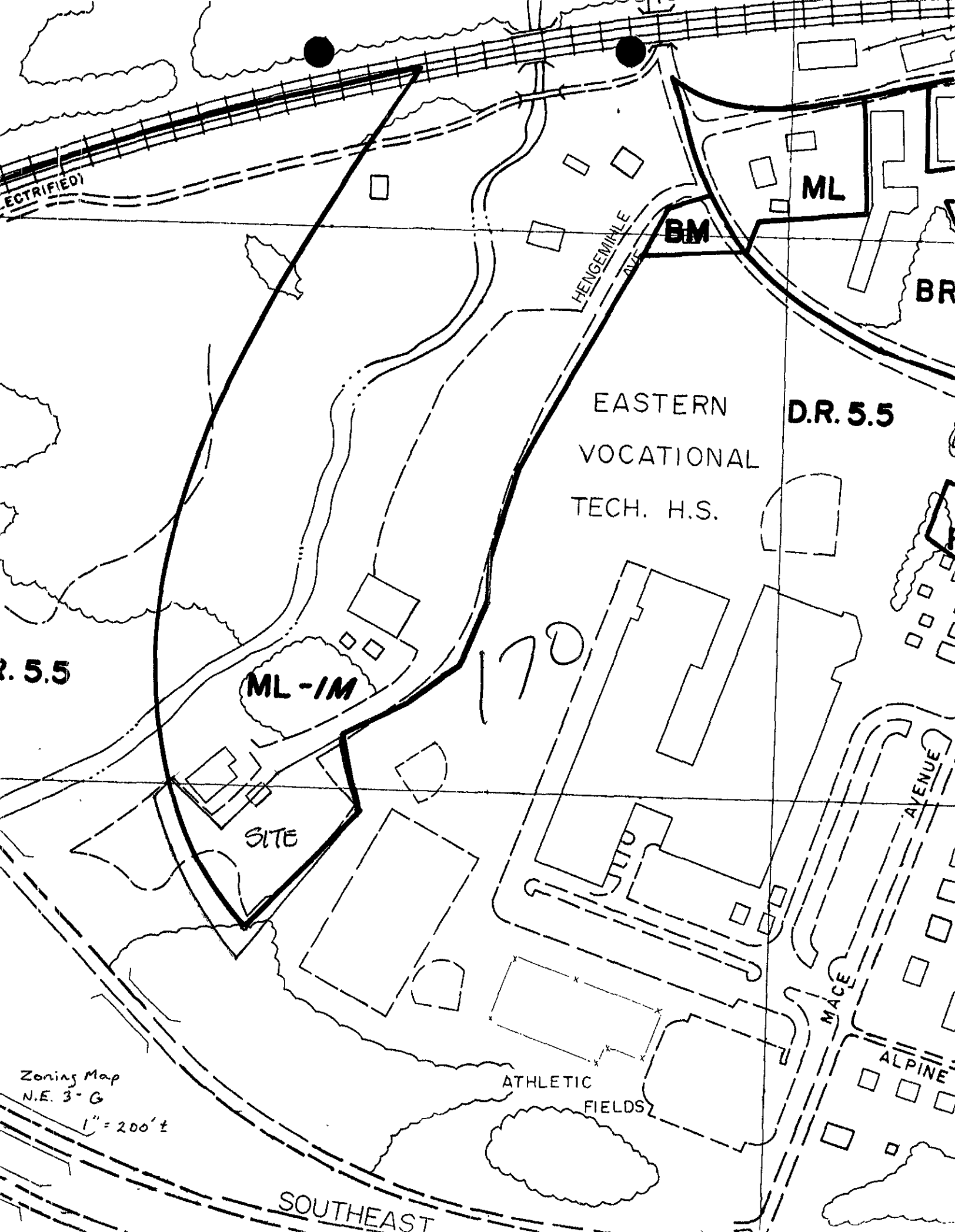
12800 Bottom Rd HYDRES MD

RICK RICHARDSON

730 W PADONIA RD COCKEYSVILLE MD

John Gorton





ELECTRIFIED

ML

BM

BR

D.R. 5.5

EASTERN
VOCATIONAL
TECH. H.S.

D.R. 5.5

ML-1M

SITE

ATHLETIC
FIELDS

Zoning Map
N.E. 3-G
1" = 200' ±

SOUTHEAST

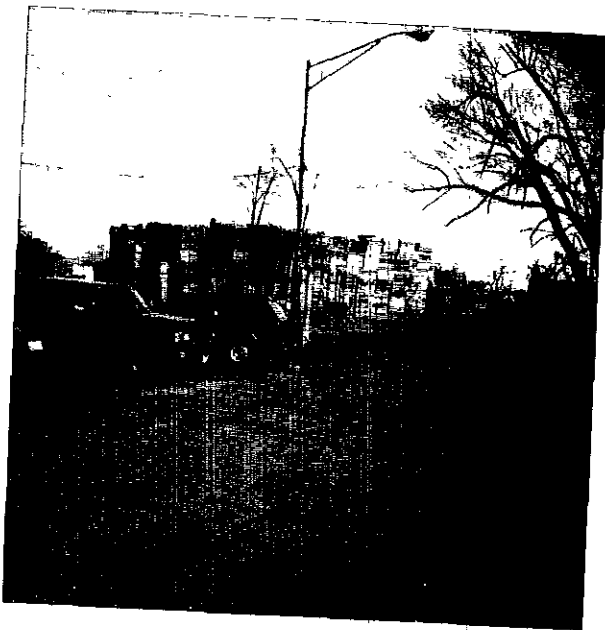
photograph
#02-170-5PNXA



Heavy soil
not - 1126 V. 26.
Hendersonville



not Hendersonville
looking into site V. 26.
curtain - 1126



not Hendersonville V. 26.
looking into site
1126



not Hendersonville V. 26.
looking into site
1126



1961 Humber
- 1961 Humber
- 1961 Humber



1961 Humber
- 1961 Humber

28



1961 Humber
- 1961 Humber

2 G.



1961 Humber
- 1961 Humber

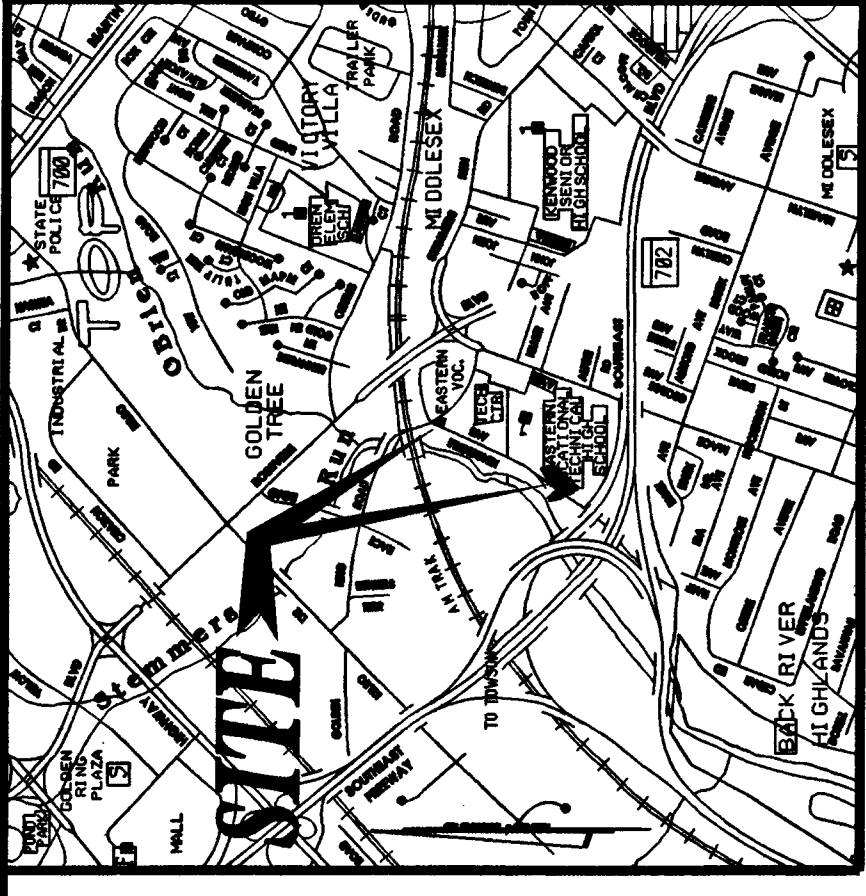
2 H.



105" Hesperville L I.
- 60000 100000 200000
right



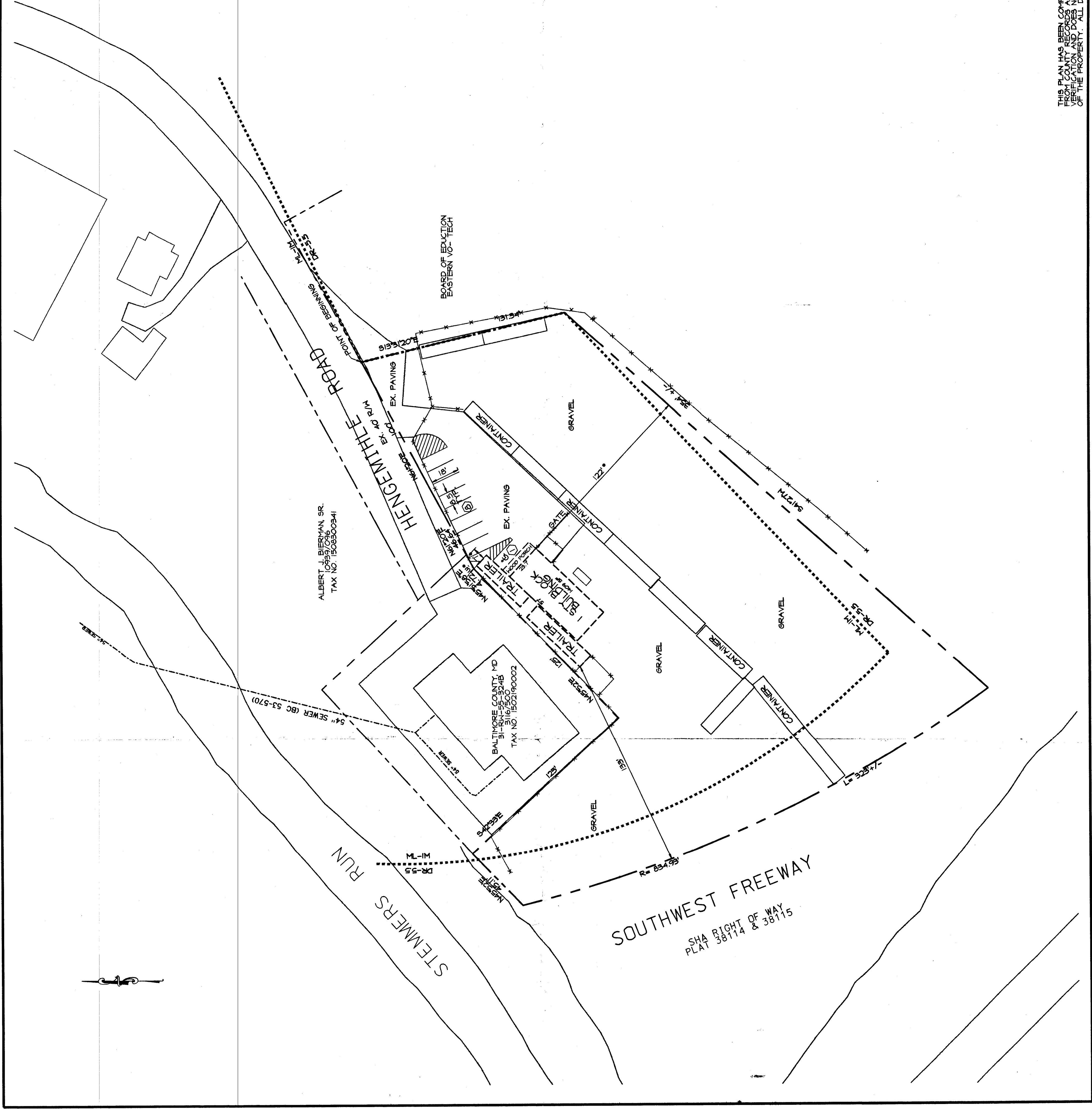
105" Hesperville 2 v.



VICINITY MAP
1"=2000'

GENERAL NOTES:

1. APPLICANT : JOE HOLMAN
12002 BOTTOM ROAD
HYDRO 21062-1154
2. SITE AREA : GROSS 1.163 AC +/-
NET 1.36 AC +/-
3. EXISTING ZONING : ML-IM & DR-5.5
4. PROPOSED ZONING : NO CHANGE
5. ADDRESS OF SITE : 1101-05 HENGEMIHLE ROAD
6. TAX MAP 90 GRID 14, PARCEL 479
7. DEED REFERENCE : 5739/183
8. ELECTION DISTRICT : 7TH
9. COUNCILMANIC DISTRICT : 15TH
10. CENSUS TRACT : 4501
11. WATERSHED : 2
12. SUBWATERSHED : 11
13. PROPERTY ACCOUNT NO. : 1508300670
14. EXISTING USE : AUTOMOTIVE STORAGE SHED
15. PROPOSED USE : AUTOMOTIVE STORAGE SHED
16. BUILDING AREAS : 2,193 SF
17. HEIGHT OF BUILDING : 15'
18. FLOOR AREA RATIO : PERMITTED 0.25
PROVIDED 0.25
19. NO HAZARDOUS MATERIALS ARE KNOWN TO EXIST ON-SITE.
20. NO CRITICAL AREAS ARE ON SITE
21. OUTDOOR LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES
22. ADTS: OFFICE USE AT 17.7 TRIPS/1000 SF
2193 X 17.7/1000 = 38.6 TRIPS/DAY
23. PARKING COMPUTATION : REQUIRED - 2193 SF @ 33/1000 SF =
8 SPACES
PROVIDED - 9
24. BUILDING SETBACK REQUIREMENTS : REQUIRED
FRONT : 50'
SIDE : 50'
REAR : 50'
TO RESIDENTIAL ZONE: 125'
25. UTILITIES : SEWER : PUBLIC
WATER : PUBLIC
26. PREVIOUS BUILDING PERMITS : NONE ON FILE
27. PREVIOUS ZONING CASE : NONE
28. SPECIAL HEARING REQUIRED : SPECIAL HEARINGS TO PERMIT WAREHOUSING OF AUTOMOBILES IN AN ML-IM ZONE TO PERMIT STORAGE CONTAINERS TO BE CONSTRUCTED ON THE SITE. SPECIAL HEARING REQUIRED TO PERMIT STORAGE CONTAINERS TO BE CONSTRUCTED ON THE SITE. SPECIAL HEARING REQUIRED TO PERMIT STORAGE CONTAINERS TO BE CONSTRUCTED ON THE SITE.
29. VARIANCES REQUIRED : TO PERMIT THE REDUCTION IN THE REDUCTION OF THE SIDE YARD SETBACK FROM 50' TO A MINIMUM OF 5 FEET. TO PERMIT THE REDUCTION IN THE REDUCTION OF THE SIDE YARD SETBACK FROM 50' TO A MINIMUM OF 5 FEET. TO PERMIT THE REDUCTION IN THE REDUCTION OF THE SIDE YARD SETBACK FROM 50' TO A MINIMUM OF 5 FEET.
30. SPECIAL EXCEPTION REQUIRED : SPECIAL EXCEPTION TO PERMIT A SERVICE GARAGE IN AN ML-IM ZONE



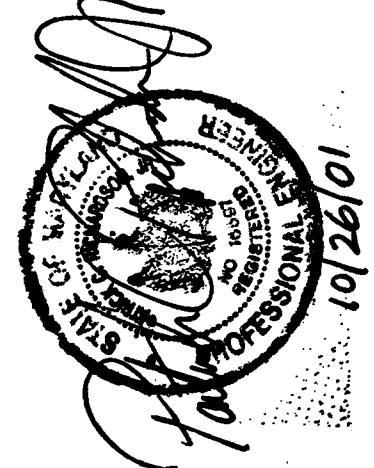
Richardson Engineering, LLC

730 W. Piedmont Road, Suite 101
Cockeysville, Maryland 21030
Phone 410-560-1502 Fax 410-560-0827

**PLAN TO ACCOMPANY VARIANCE
SPECIAL EXCEPTION,
AND SPECIAL HEARING PETITION
HOLMAN PROPERTY**

**1101-05 HENGEMIHLE ROAD
BALTIMORE COUNTY, MARYLAND
15TH ELECTION DISTRICT**

DRAWN BY: PCR		DESIGNED BY: PCR	SCALE: 1" = 30'
DATE: 10/26/01		JOB NO.: 01036	SHEET NO.: 1 OF 1



THIS PLAN HAS BEEN COMPILED FROM INFORMATION PROVIDED BY THE APPLICANT AND FIELD VERIFICATION AND DOES NOT CONSTITUTE A SURVEY OF THE PROPERTY. ALL DIMENSIONS ARE APPROXIMATE.