IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE
W/S of Eastern Avenue, 1000 ft. S centerline of Brinkman's Road	*	DEPUTY ZONING COMMISSIONER
15th Election District	*	OF BALTIMORE COUNTY
6th Councilmanic District		
(12228-12230 Eastern Avenue)	*	CASE NO. 04-349-SPHA
Douglas Keller & William Nicely, *Legal Owners*	*	
and	*	
Atlantic Solar Products, Inc., *Contract Purchaser* *Petitioners*	*	

* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Variance and Petition for Special Hearing for the property located at 12228-12230 Eastern Avenue in the eastern area of Baltimore County. The Petition was filed by Douglas Keller and William Nicely, legal owners of the property who are principals of Atlantic Solar Products, Inc., contract purchaser. Special Hearing relief is requested pursuant to Section 1B01.1.B.1.d.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit commercial parking and a dumpster/enclosure in an RTA and pursuant to Section 409.8.B.2 of the B.C.Z.R., to permit business parking in a residential zone. In addition, variance relief is requested from the B.C.Z.R. as follows:

1. from Section 1B01.1.B.e.3 & 5 to permit a RTA buffer as little as 2 ft. in lieu of the required 50 ft. and an RTA setback of as little as 0 ft. in lieu of the required 75 ft.; and to permit a variance of the requirements for a Class A landscape plan;
2. from Section 232.2 to permit a side yard of as little as 0 ft. in lieu of the required 10 ft;
3. from Section 409.4 to permit parking spaces without access to a drive aisle and with a drive aisle of 18 ft. in lieu of the 20 ft. required;
4. from Section 409.6.A.2 to permit 20 parking spaces in lieu of the 28 required; and
5. from Section 409.12.B to permit a modified parking plan for the front parking area.

ORDER RECEIVED FOR FILING
Date 4/14/04
By R. Jameson

The property was posted with Notice of Hearing on March 23, 2004, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on March 23, 2004, to notify any interested persons of the scheduled hearing date.

Amended Petition

As the result of discussions with the Planning Office, the Petitioners amended their request for relief to withdraw the request for variance of the Class A landscape plan and side yard setback replacing the above with the following:

Special Hearing relief is requested pursuant to Section 1B01.1.B.1.d.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit commercial parking and a dumpster/enclosure in an RTA and pursuant to Section 409.8.B.2 of the B.C.Z.R., to permit business parking in a residential zone. In addition, variance relief is requested from the B.C.Z.R. as follows:

1. from Section 1B01.1.B.e.3 & 5 to permit a RTA buffer as little as 10 ft. in lieu of the required 50 ft. and an RTA setback of as little as 10 ft. in lieu of the required 75 ft.;
2. from Section 409.4 to permit parking spaces without access to a drive aisle and with a drive aisle of 18 ft. in lieu of the 20 ft. required;
3. from Section 409.6.A.2 to permit 19 parking spaces in lieu of the 26 required; and
4. from Section 409.12.B to permit a modified parking plan for the front parking area.

Applicable Law

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Section 307 of the B.C.Z.R. – ***Variances.***

PUBLISHED IN THE JEFFERSONIAN
DATE 4/1/04
BY

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee Comments are made part of the record of this case and contain the following highlights. ZAC comments were received from the Office of Planning dated March 29, 2004 and revised ZAC comments dated April 2, 2004, copies of which are attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing and variance relief were Doug Keller and William Nicely, owners of the property and principals of the contract purchaser corporation. Art Leonard from Site Resources Inc. appeared for the Petitioners who were represented by Deborah Dopkin, Esquire. No protestants or citizens attended the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Notice is taken that the property, which is the subject of these special hearing and variance requests, consists of 0.853 acre of land and is zoned D.R.5.5 and B.L. The portion of the property nearest to Eastern Avenue is zoned BL, apparently reflecting the longstanding

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Date 4/14/04
By R. Jameson

commercial uses of the front of the property. BL is surrounded by DR 5.5 zoned property. To the east is a single family dwelling in excellent condition while to the west are dwellings in very poor condition and an old junk yard/contractor storage yard. Across Eastern Avenue is DR 5.5 zoned land with mixed residential and commercial uses. See the extensive photographs in Exhibit Nos. 2 and 3.

The rear of the property is zoned DR 5.5 and contains wetlands and woods. Behind the woods is the main line of the AMTRAC railroad. The Petitioners have operated a value added sales business involving solar energy products for some years at the site and now need more office and storage space. They are proposing to build a new metal building as shown on Exhibit No. 1. The original petition is set forth above. However, in discussing this plan with the Planning Office, the Petitioner agreed to reduce the size of the building and restore landscaping and buffering for the adjacent properties. The amended Petition is set forth above.

Ms. Dopkin proffered that the business' customers were primarily located out-of-state and in foreign countries. Consequently, there are few customer who come to the facility and few deliveries of products and sales from the site.

With regard to the request pursuant to Section 1B01.1.B.1.d.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), of a special hearing to permit commercial parking and a dumpster/enclosure in a Residential Transition Area, (RTA), and pursuant to Section 409.8.B.2 of the B.C.Z.R., to permit business parking in a residential zone, the Petitioner proffered that the RTA was generated by the non-compatible use of parking to support business in a residential zone. See Petitioners' Exhibit No. 1. The existing parking is approximately where the proposed parking would be. The rear of the property is unusable except for parking, because of the wetlands, woods and railroad tracks. To the east is an old junkyard contractor's storage yard.

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Date 2/14/04
By

To the west is the single-family home's back yard. Ms. Dopkin proffered that granting the special hearing to allow the parking and dumpster in the residential zone would not adversely affect the surrounding community, which has similar uses. Because of the existing building there is no other place to locate the bulk of the parking.

In regard to the requested variance relief, Ms. Dopkin argued that the property was unique in that it was limited in size, half was zoned business, had wetlands, woods and the railroad behind it, all of which constrained use of the property. She proffered that it would be a hardship and practical difficulty for the owner of a property approximately 110 ft. wide to provide a 75 ft. setback and 50 ft. buffer area around the rear parking lot. There would be no place to park. The Petitioner can reasonably provide a 10 ft. buffer. In addition, the lot is so small and the area to park so constrained that the Petitioner can not reasonably provide all the parking spaces required or the full width of the drive aisles. Ms. Dopkin proffered that because of the existing building there is limited space for parking in front of the existing building and so a modified parking plan is required for the front of the building.

Findings of Fact and Conclusions of Law

In regard to the variance requests, I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Here we have two small parcels, the closest to Eastern Boulevard zoned BL and the rear parcel zoned DR. The property is improved by an existing office, which limits parking on the front. The wetlands, woods and railroad limit the use of the property in the rear. I find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship in that there is no reasonable means for the owner to provide the required parking, all parking spaces with access to aisles, width of the aisles, RTA setback, and RTA buffer widths

ORDER RECEIVED FOR FILING
Date 4/4/04
By

under these circumstances. No increase in residential density beyond that otherwise allowable by the Zoning Regulations was requested. Furthermore, I find that these variances can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. Therefore I will grant the amended variances requested.

Having granted the requested variances, I will also approve the requests for special hearing to allow commercial parking and a dumpster/enclosure in an RTA and to permit business parking in a residential zone. Again I find no detriment to the community, especially two adjacent dwellings, now that the Petitioners have agreed to provide a 10 ft. buffer landscape buffer along the east and west boundaries.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 14th day of April, 2004, that the Petitioners' request for special hearing relief pursuant to Section 1B01.1.B.1.d.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit commercial parking and a dumpster/enclosure in an RTA and pursuant to Section 409.8.B.2 of the B.C.Z.R., to permit business parking in a residence zone, and from Section 409.12.B to permit a modified parking plan for the front parking area, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the variance relief requested from the B.C.Z.R. as follows:

1. from Section 1B01.1.B.e.3 & 5 to permit a RTA buffer as little as 10 ft. in lieu of the required 50 ft. and an RTA setback of as little as 10 ft. in lieu of the required 75 ft.;
2. from Section 409.4 to permit parking spaces without access to a drive aisle and with a drive aisle of 18 ft. in lieu of the 20 ft. required;
3. from Section 409.6.A.2 to permit 19 parking spaces in lieu of the 26 required; and
4. from Section 409.12.B to permit a modified parking plan for the front parking area

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Date 4/14/04
By

be and they are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein.

1. The Petitioners must comply with the recommendations made by the Office of Planning in their ZAC comments dated March 29, 2004 and revised ZAC comments dated April 2, 2004, copies of which are attached hereto and made a part hereof.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date 4/14/04
By

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468

Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

April 15, 2004

Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 1000
Towson, Maryland 21204

Re: Petitions for Variance & Special Hearing
Case No. 04-349-SPHA
Property: 12228-12230 Eastern Avenue

Dear Ms. Dopkin:

Enclosed please find the decision rendered in the above-captioned case. The petitions for variance and special hearing have been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Douglas Keller & William Nicely
Atlantic Solar Products, Inc.
9351-J Philadelphia Road
Baltimore, MD 21237

Art Leonard
Site Resources Inc.
14307 Jarrettsville Pike
Phoenix, MD 21131

Printed on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12228-12230 Eastern Avenue
which is presently zoned D.R. 5.5 and B.L.

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 PRESENTED 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:

Atlantic Solar Products, Inc.
Name - Type or Print

By: Douglas Keller President
Signature

9351-J Philadelphia Road 410-686-2500
Address Telephone No.

Baltimore, Maryland 21237
City State Zip Code

Legal Owner(s):

Douglas Keller
Name - Type or Print

Signature

William Nidely
Name - Type or Print

Signature

9351-J Philadelphia Road 410-686-2500
Address Telephone No.

Baltimore, Maryland 21237
City State Zip Code

Attorney For Petitioner:

Deborah C. Dopkin, Esquire
Name - Type or Print

Signature

Deborah C. Dopkin, P.A.
Company

409 Washington Avenue, #1000 410-821-0200
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

Representative to be Contacted:

Deborah C. Dopkin, Esquire
Name

409 Washington Avenue, #1000 410-821-0200
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BN Date 2/2/04

Case No. 04-349-SPHA

ORDER RECEIVED FOR FILING
Date 4/14/04
By

REV 9/15/98

Variance from

Section 1B01.1B.e.3 and 5 to permit a RTA buffer as little as 2' in lieu of the required 50' and an RTA setback of as little as 0' in lieu of the required 75'; and to permit a variance of the requirements for a Class A landscape plan.

Section 232.2 to permit a side yard of as little as 0' in lieu of the required 10';

Section 409.4 to permit parking spaces without access to a drive aisle and with a drive aisle of 18' in lieu of the 20' required;

Section 409.6.A.2 to permit 20 parking spaces in lieu of the 28 required;

Section 409.12.B to permit a modified parking plan for the front parking area.

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 12228-12230 Eastern Avenue
which is presently zoned D.R. 5.5 and B.L.

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:

Atlantic Solar Products, Inc.
Name - Type or Print

By: President
Signature

9351-J Philadelphia Road 410-686-2500
Address Telephone No.

Baltimore, Maryland 21237
City State Zip Code

Legal Owner(s):

Douglas Keller
Name - Type or Print

Signature

William Nicely
Name - Type or Print

Signature

9351-J Philadelphia Road 410-686-2500
Address Telephone No.

Baltimore, Maryland 21237
City State Zip Code

Attorney For Petitioner:

Deborah C. Dopkin, Esquire
Name - Type or Print

Signature

Deborah C. Dopkin, P.A.
Company

409 Washington Avenue, #1000 410821-0200
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

Representative to be Contacted:

Deborah C. Dopkin, Esquire
Name

409 Washington Avenue, #1000 410-821-0200
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BK Date 2/2/04

Case No. 04-349-SPHA

RECEIVED FOR FILING
Date 1/29/04
By

REV 9/15/98

Special Hearing

Section 1B01.1.B.1.d.3 to permit commercial parking and a dumpster/enclosure in an RTA;

Section 409.8.B.2 to permit business parking in a residence zone.

THOMPSON
&McCORD
ASSOCIATES LLC
Land Surveyors & Site Development

ZONING DESCRIPTION
LANDS OF
DOUGLAS KELLER & WILLIAM NICELY
LOCATED: 12228 & 12230 EASTERN AVENUE
FIFTHTENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for same at a point northeasterly and distant 460 feet, more or less, from the intersection of Eastern Avenue and Reed Road. Said point being the beginning of the 2nd or N 48°25'00" W 342.30 foot line of that tract or parcel of land conveyed by a deed dated April 13, 1977 from Joseph Jackson and Joan Jackson, his wife, to Diane L. Ingram and recorded among the Land Records of Baltimore County in Liber 5742, folio 234. Thence, binding on all of the said 2nd line and all of the 3rd, 4th, and 1st lines of said conveyance to Ingram,

1. **North 48°25'00" West 342.30** feet,
2. **North 52°18'00" East 114.00** feet,
3. **South 48°25'00" East 321.10** feet,
4. **South 41°35'00" West 112.00** feet to the place of beginning hereof; containing **0.853** acre of land, more or less, as computed by Thompson & McCord Associates, LLC in January of 2004.

This description is for zoning purposes only and is not the result of a boundary survey by Thompson & McCord Associates, LLC.

402 N. Hickory Ave., Suite B Bel Air, MD 21014 *phone* 410.803.0696 *fax* 410.838.0666 www.thompsonmccord.com

#349

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 32617

DATE 2/2/04 ACCOUNT R001-000-6150

AMOUNT $ 650.00

RECEIVED FROM: Atlantic Solar Products, Inc.

FOR: Special Hearing Variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item # 399

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
2/02/2004	2/02/2004	11:12:22	5

CHECK HANDWRITTEN
>RECEIPT # 350172 2/02/2004 OFLH
Dept 5 528 ZONING VERIFICATION
CK NO. 032617
Recpt Tot $650.00
$650.00 CK $.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: #04-349-SPHA
12228-12230 Eastern Avenue
W/side of Eastern Avenue, 1000 feet south of centerline of Brinkman's Road
15th Election District - 6th Councilmanic District
Legal Owner(s): Douglas Keller and William Nicely
Contract Purchasers: Atlantic Solar Products, Inc.

Special Hearing: to permit business parking in a residence zone and a dumpster accessory to a business in a residence zone. **Variance:** to permit an RTA buffer as little as 2 feet in lieu of the required 50 feet and an RTA setback of as little as 0 feet in lieu of the required 75 feet, and to permit a variance of the requirements for a Class A landscape plan. To permit a side yard of as little as 0 feet in lieu of the required 10 feet, to permit parking spaces without access to a drive aisle with a drive aisle of 18 feet in lieu of the 20 feet required, to permit 20 parking spaces in lieu of the 28 required, and to permit a modified parking plan for the front parking area.

Hearing: Wednesday, April 7, 2004 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/3/768 Mar. 23 C655949

CERTIFICATE OF PUBLICATION

3/23/, 2004

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 3/23/, 2004.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gceltmited.com

CERTIFICATE OF POSTING

RE: CASE NO. 04-349-SPHA
PETITIONER/DEVELOPER:
Owners: Douglas Keller & William Nicely
Purchasers: Atlantic Solar Products, Inc.
DATE OF HEARING: April 7, 2004

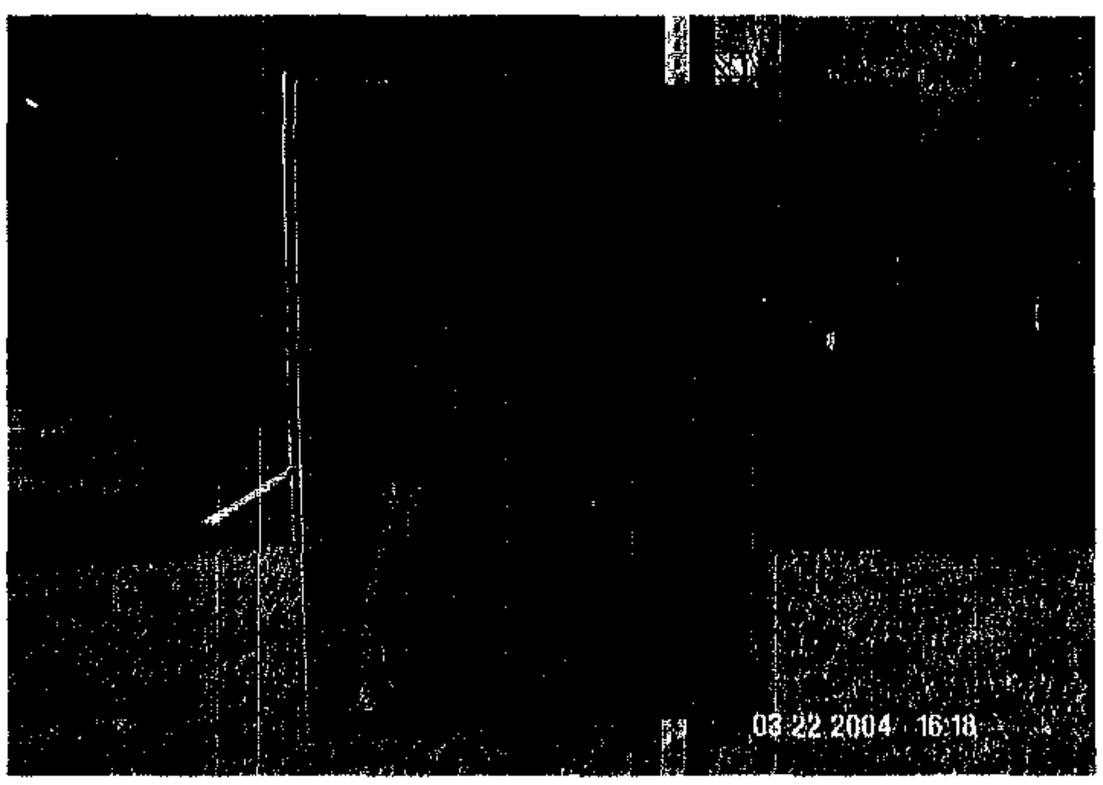
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

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

LOCATION:
12228 – 12230 Eastern Avenue



POSTED ON: March 22, 2004

DATE:
March 23, 2004

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

RE:	PETITION FOR SPECIAL HEARING 12228-12230 Eastern Ave; W/side Eastern Ave, 1000' S c/line of Brinkman's Rd 15th Election & 6th Councilmanic Districts Legal Owner(s): Douglas Keller & William Nicely Contract Purchaser(s): Atlantic Solar Products, Inc Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 04-349-SPHA

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence and 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 8th day of March, 2004, a copy of the foregoing Entry of Appearance was mailed to Deborah C Dopkin, Esquire, 409 Washington Avenue, St 1000, Towson, MD, 21204, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
MAR 0 8 2004
Per.....

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 23, 2004 Issue - Jeffersonian

Please forward billing to:
Deborah Dopkin
409 Washington Avenue, Ste. 1000
Baltimore, MD 21204

410-821-0200

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: 04-349-SPHA
12228-12230 Eastern Avenue
W/side of Eastern Avenue, 1000 feet south of centerline of Brinkman's Road
15th Election District – 6th Councilmanic District
Legal Owners: Douglas Keller and William Nicely
Contract Purchasers: Atlantic Solar Products, Inc.

Special Hearing to permit business parking in a residence zone and a dumpster accessory to a business in a residence zone. Variance to permit an RTA buffer as little as 2 feet in lieu of the required 50 feet and an RTA setback of as little as 0 feet in lieu of the required 75 feet, and to permit a variance of the requirements for a Class A landscape plan. To permit a side yard of as little as 0 feet in lieu of the required 10 feet, to permit parking spaces without access to a drive aisle with a drive aisle of 18 feet in lieu of the 20 feet required, to permit 20 parking spaces in lieu of the 28 required, and to permit a modified parking plan for the front parking area.

Hearing: Wednesday, April 7, 2004, at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Department of Permits and Development Management

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

Baltimore County

James T Smith, Jr, County Executive
Timothy M Kotroco, Director

March 2, 2004

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: 04-349-SPHA
12228-12230 Eastern Avenue
W/side of Eastern Avenue, 1000 feet south of centerline of Brinkman's Road
15th Election District – 6th Councilmanic District
Legal Owners: Douglas Keller and William Nicely
Contract Purchasers: Atlantic Solar Products, Inc.

Special Hearing to permit business parking in a residence zone and a dumpster accessory to a business in a residence zone. Variance to permit an RTA buffer as little as 2 feet in lieu of the required 50 feet and an RTA setback of as little as 0 feet in lieu of the required 75 feet, and to permit a variance of the requirements for a Class A landscape plan. To permit a side yard of as little as 0 feet in lieu of the required 10 feet, to permit parking spaces without access to a drive aisle with a drive aisle of 18 feet in lieu of the 20 feet required, to permit 20 parking spaces in lieu of the 28 required, and to permit a modified parking plan for the front parking area.

Hearing: Wednesday, April 7, 2004, at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Timothy Kotroco
Director

TK:klm

C: Deborah Dopkin, 409 Washington Avenue, Ste. 1000, Towson 21204
Douglas Keller, William Nicely, 9351-J Philadelphia Road, Baltimore 21237
Atlantic Solar Products, Inc., President, 9351-J Philadelphia Road, Baltimore 21237

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 23, 2004.**
(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.

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: 04-349 SPHA

Petitioner: ATLANTIC SOLAR PRODUCTS INC

Address or Location: 12228 - 12230 EASTERN AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

Name: DEBORAH C. DOPKIN, ESQ

Address: 409 WASHINGTON AVE ST. 1000

BALTIMORE, MD 21204

Telephone Number: 410 821-0200

Revised 2/20/98 - SCJ

Department of Permits and Development Management

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

Baltimore County

James T. Smith, Jr, County Executive
Timothy M Kotroco, Director

March 31, 2004

Deborah C. Dopkin
409 Washington Avenue # 1000
Towson, Maryland 21204

Dear Ms. Dopkin:

RE: Case Number:04-349-SPHA, 12228-12230 Eastern Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 2, 2004.

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.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Douglas Keller 9351 J Philadelphia Road Baltimore 21237
William Nicely 9351 J Philadelphia Road Baltimore 21237
Atlantic Solar Products, Inc. 9351 J Philadelphia Road Baltimore 21237

Fire Department

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

Baltimore County

James T Smith, Jr, County Executive
John J Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March 1, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: March 1, 2004

Item No.: 349 376-389

Dear Ms. Hart:

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.

6. The Fire Marshal's Office has no comments at this time.

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

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: March 25, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For March 8, 2004
Item Nos. 349, 376, 377, 378, 379, 380,
381, 382, 384, 385, 388, and 389

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

RWB:CEN:jrb

cc: File

ZAC-03-08-2004-NO COMMENT ITEMS 349 – 376-389-03252004

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: March 29, 2004

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

SUBJECT: 12228-12230 Eastern Avenue

INFORMATION:

Item Number: 4-349

Petitioner: Douglas Keller

Zoning: DR 5.5/BL

Requested Action: Special Hearing/Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning reviewed the petitioner's request and **does not** support the petitioner's request to permit a 0-foot side yard setback in lieu of the minimum required 10-foot side yard, or to permit a variance of the requirement of a "Class A" landscape plan, or the location of the dumpster in the residential zone.

This office does not oppose the other requests associated with the development provided the following conditions are met:

1. Reduce the size of the proposed addition to allow a 10-foot side setback/buffer along both the eastern and western side property lines.
2. Provide a row of 8-10 foot tall evergreens along the eastern side property line adjacent to the proposed building addition. Said evergreens shall begin where the existing trees end, and shall terminate on-line with the front building wall of the existing 2-story building on the subject site.
3. Provide landscaping along the entire front of the subject property and along the eastern and western side property lines forward of the front building wall of the above mentioned 2-story building.

4. Submit a landscape plan to this office for review and approval prior to the issuance of any building permits.
5. Provide architectural elevations of the proposed addition to this office for review and approval.
6. Provide a lighting plan that conforms to IESNA standards in conjunction with the Final Landscape Plan to Avery Harden, Baltimore County Landscape Architect.

For further information concerning the matters stated herein, please contact Davie Pinning at 410-887-3480.

Prepared by: Martha A Cummings

Division Chief: Lynn Lanham

AFK/LL:MAC:

RECEIVED
APR 1 2004
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: April 2, 2004

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

SUBJECT: 12228-12230 Eastern Avenue – **AMMENDED COMMENTS**

INFORMATION:

Item Number: 4-349

Petitioner: Douglas Keller

Zoning: DR 5.5/BL

Requested Action: Special Hearing/Variance

RECEIVED
APR - 5 2004
ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's revised red-line plan dated April 2, 2004 and supports the petitioner's request contingent upon the following:

1. Provide a row of 8-10 foot tall evergreens along the eastern side property line adjacent to the proposed building addition. Said evergreens shall begin where the existing trees end, and shall terminate on-line with the front building wall of the existing 2-story building on the subject site.
2. Provide landscaping along the entire front of the subject property and along the eastern and western side property lines forward of the front building wall of the above mentioned 2-story building.
3. Screen the proposed dumpster from view of the property to the west, and provide an elevation of the dumpster enclosure.
4. Submit a landscape plan to this office for review and approval prior to the issuance of any building permits.

5. Provide architectural elevations of the proposed addition to this office for review and approval.
6. Provide a lighting plan that conforms to IESNA standards in conjunction with the Final Landscape Plan to Avery Harden, Baltimore County Landscape Architect.

For further information concerning the matters stated herein, please contact Davie Pinning at 410-887-3480.

Prepared by: _____

Division Chief: _____

AFK/LL:MAC:

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

State Highway Administration
Driven to Excel

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 3 · 3 · 04

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

RE: Baltimore County
Item No. 349 BPR

Dear Ms.Matthews:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/~~US~~ 150
are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

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

Very truly yours,

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

Arthur E. Leonard — Project Engineer

Site Resources, Inc.

Mr. Leonard has over 30 years of experience in the field of civil engineering. His early years were spent at the drafting table and in the field on a survey crew. Since that time he has been responsible for subdivision layout, site layout and design of roads, storm drains, public water and sewer utilities, stormwater management, water quality control, grading and sediment and erosion control. Over the course of his career, Mr. Leonard has been responsible for the design, presentation and coordination of various types of land development projects through local, state, and federal agencies, processing the appropriate applications and supporting documentations for reviews and permit approvals.

Professional Registration

Professional Engineer – Maryland, No. 11438

Education

B.S., Civil Engineering, 1978

Years Experience

With this firm: 2 With other firms: 32

Relevant Experience

Baltimore Lutheran School
Towson, Maryland
New Fine Arts Center

Perryville Middle School
Cecil County, Maryland

Jarrettsville Branch Library
Harford County, Maryland

Grace Assembly of God
Churchville, Maryland
Feasibility Study for development of 30 acre parcel for church, parking lot, septic reserve area, athletic field, storm drains and stormwater management facility

Maryland Port Administration
Dundalk , Seagirt, Locust Point & Mason Marine Terminals
Baltimore, Maryland
Construction Stake-out, Measurement for Payment and As-built Survey Settlement Plate Monitoring, Bulkhead Monitoring, Crane Rail Monitoring

Fairhill International, Inc.
Fairhill, Maryland
Grading and sediment control designs for Olympic horse training and show fields

Thoroughbred Horse Training Track
Cecil County, Maryland
Grading and sediment control designs for training, trade and construction stake-out

Brook Hill Manor Residential Subdivision
Bel Air, Maryland (29 lots)
Design of lot layout, roads, storm drains, public water and sewer utilities, stormwater management facilities, grading and sediment and erosion controls and construction stake-out and as-built surveys for 29 lot subdivision

Haddon Hurst Residential Subdivision
Fallston, Maryland
Design of lot layout, roads, storm drains and construction stake-out for 29 lot subdivision

Brintonwood Subdivision
Kingsville, Maryland
Design of lot layout, roads, storm drains and stormwater management facilities

Joppa Amoco, Joppa Transmission Complex
Joppa, Maryland
Design commercial lot layout, state road improvements, county road improvements, interior driveway, parking lot, building improvements, public water and sewer

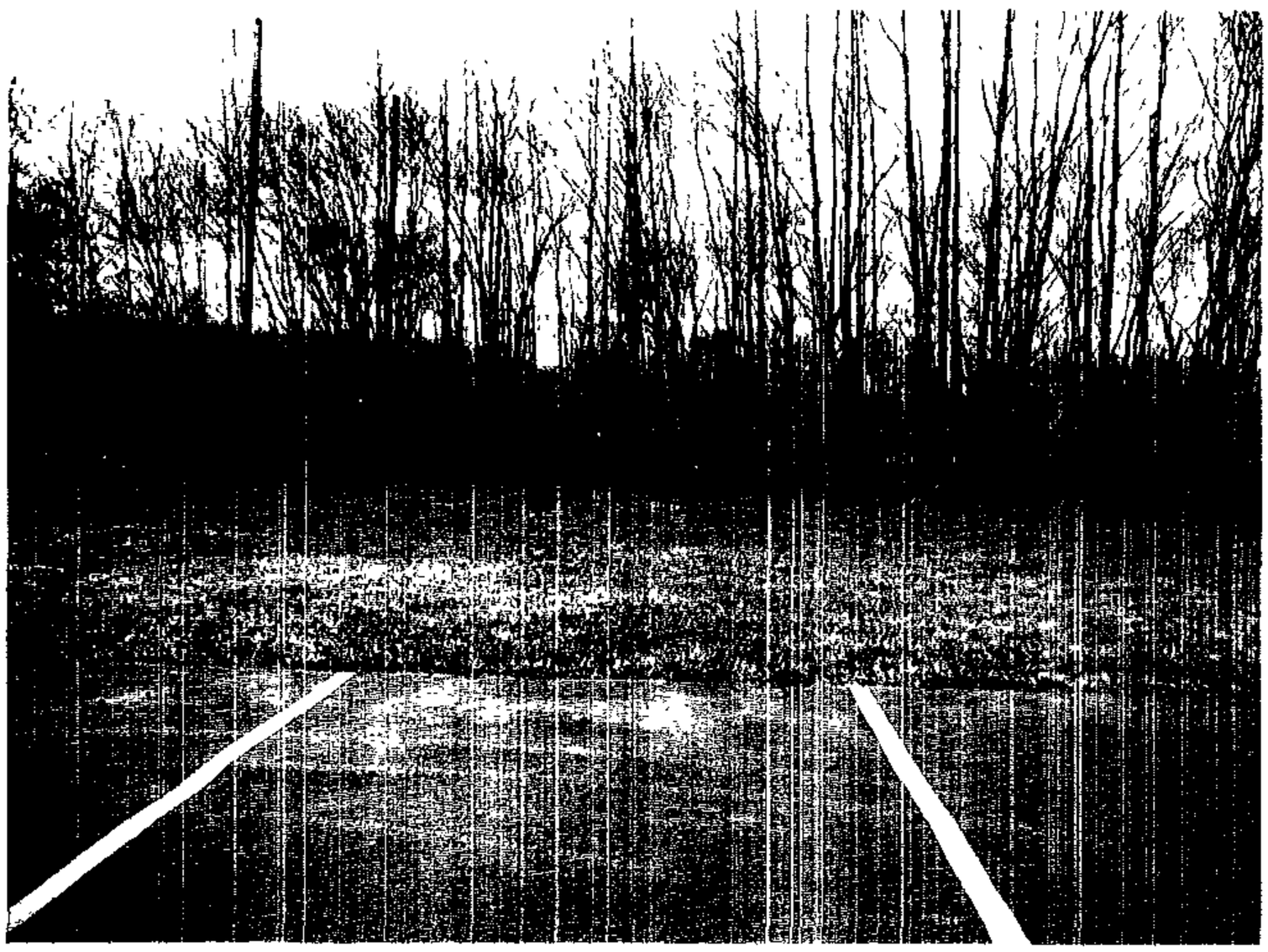
PLEASE PRINT CLEARLY

CASE NAME 12228-12230 Eastern Ave
CASE NUMBER 04-349-SPHA
DATE 4/7/04

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Doug Kellen	12230 Eastern Ave	21220	sundoc@comcast.net
Deborah Dopkin	409 Washington Ave	Towson MD 21204	ddopkin@dopkinlaw.com
Art Leonard - Eng	14307 Jarrettsville Pike	Phoenix MD 21131	alconard@siteresources.biz
William Nicely	12230 Eastern Ave	Balto. MD 21220	JEFF@powerupco.com

1.



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Pet #3

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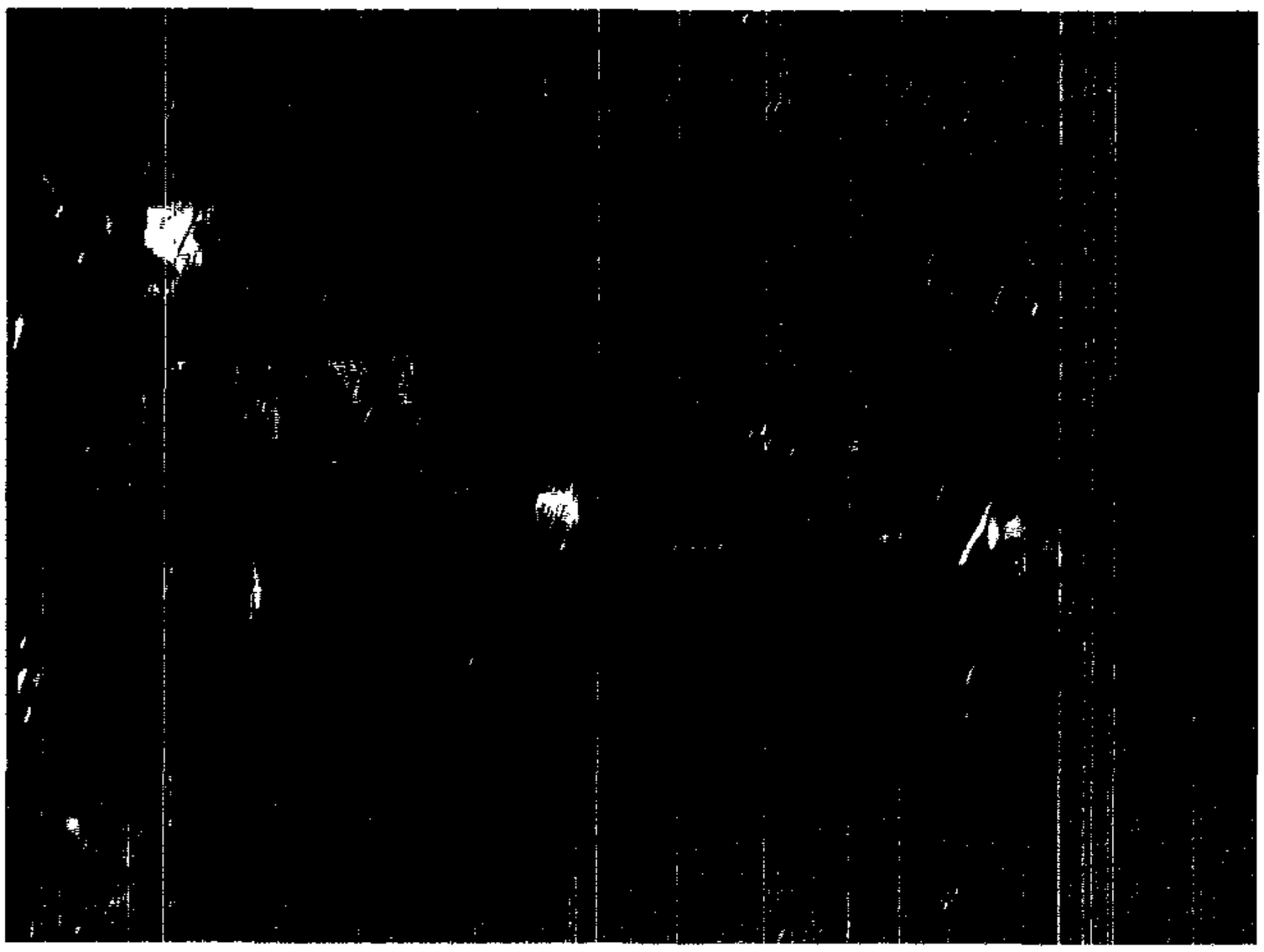

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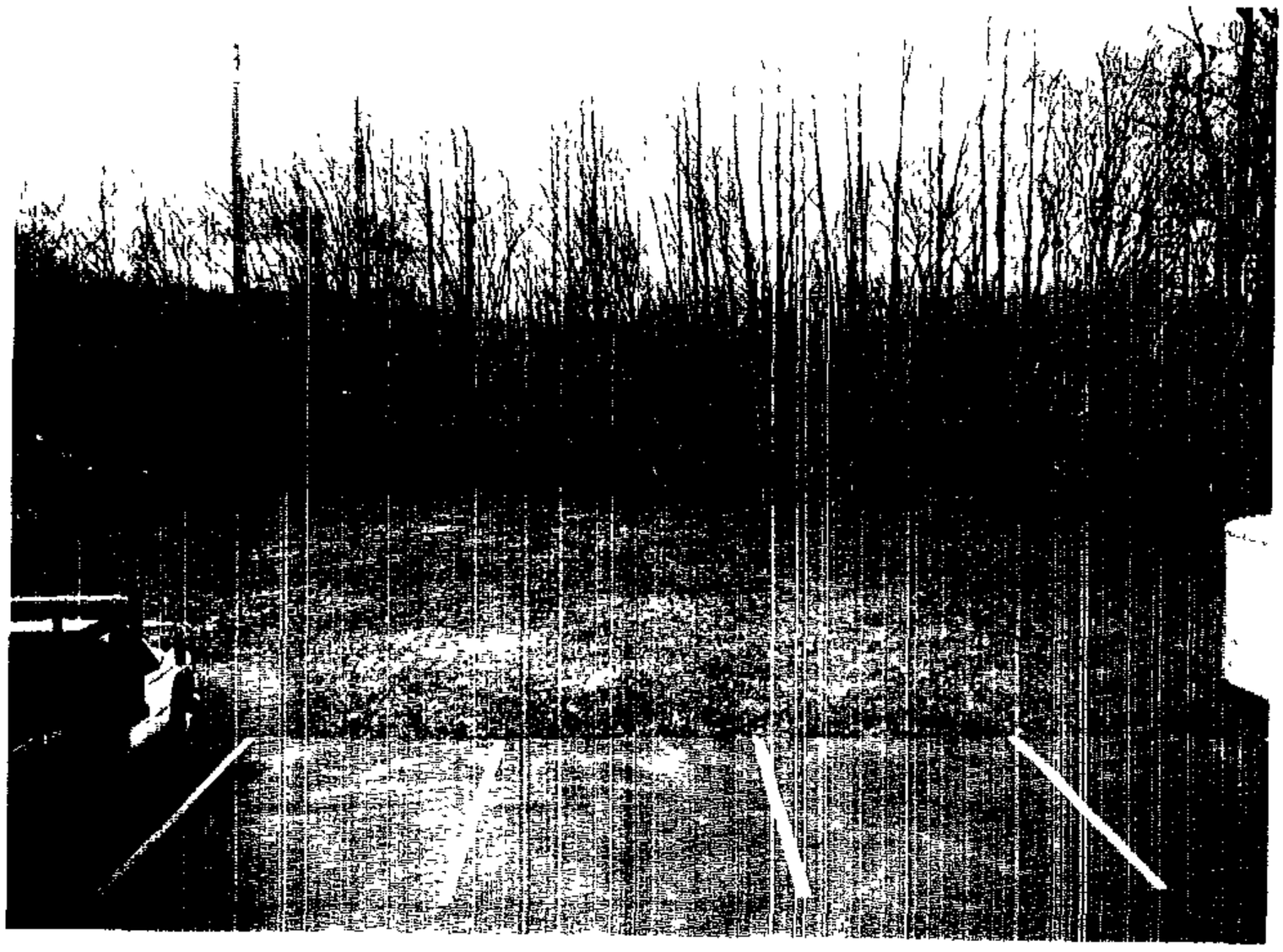

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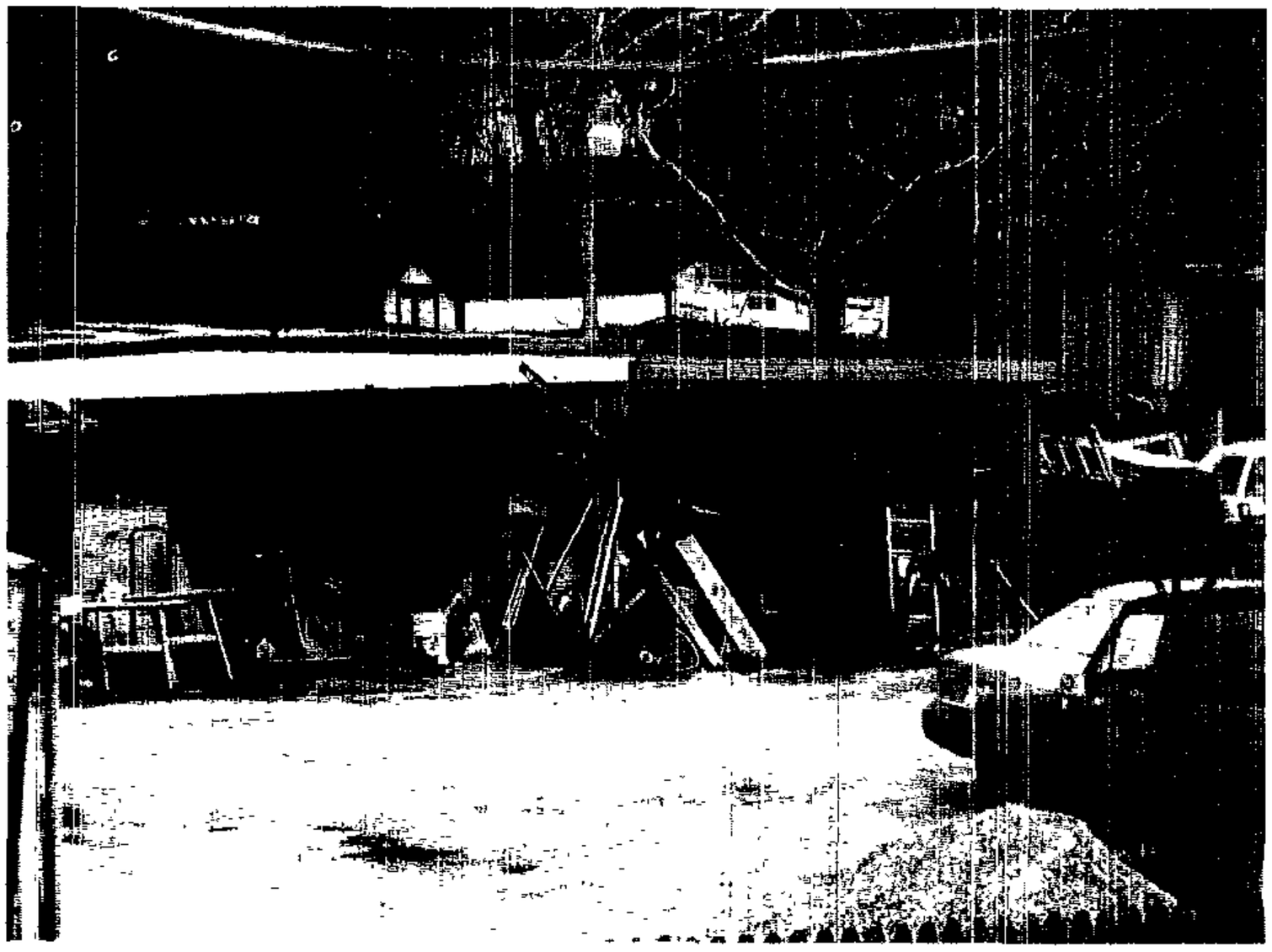

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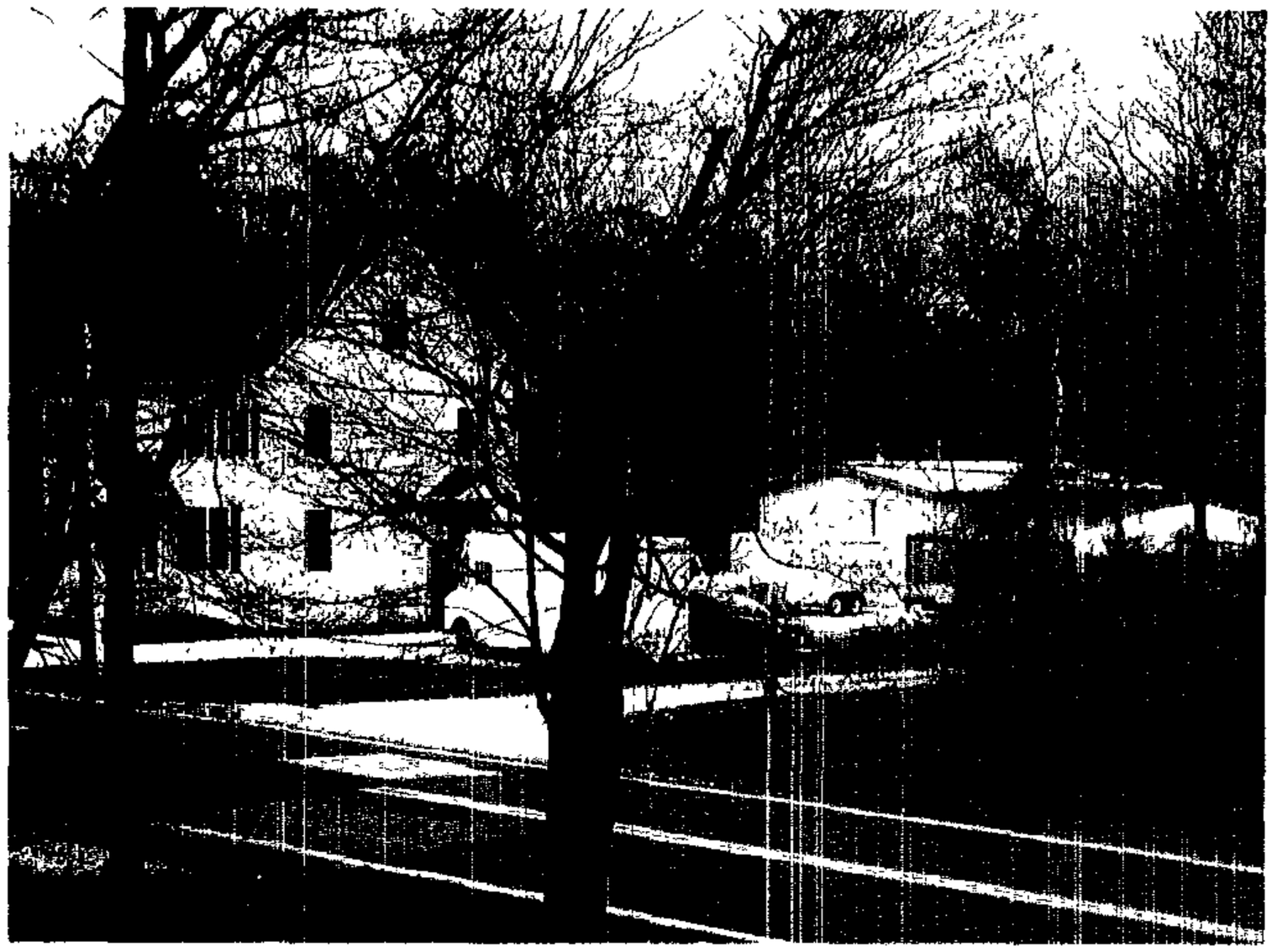

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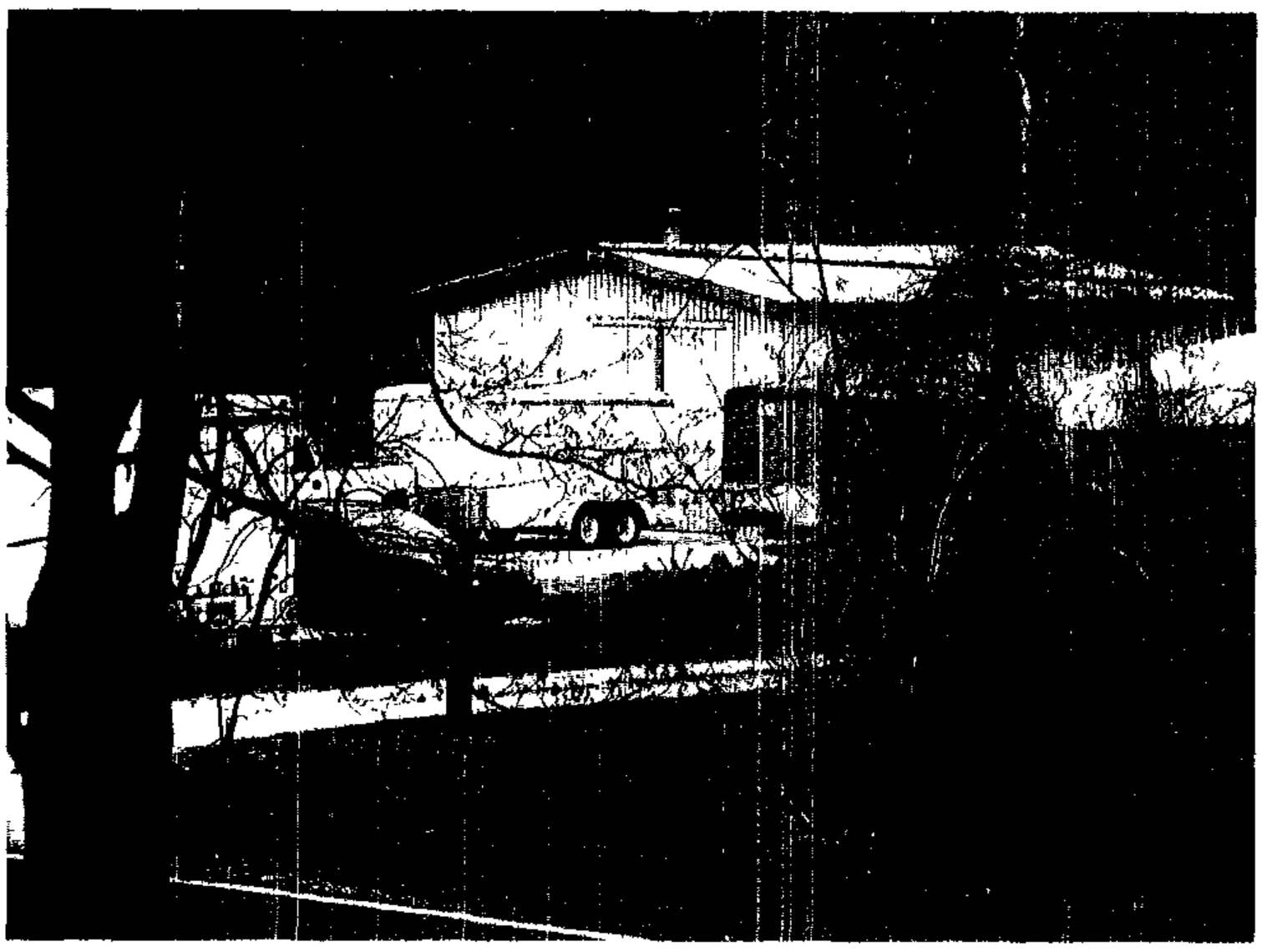

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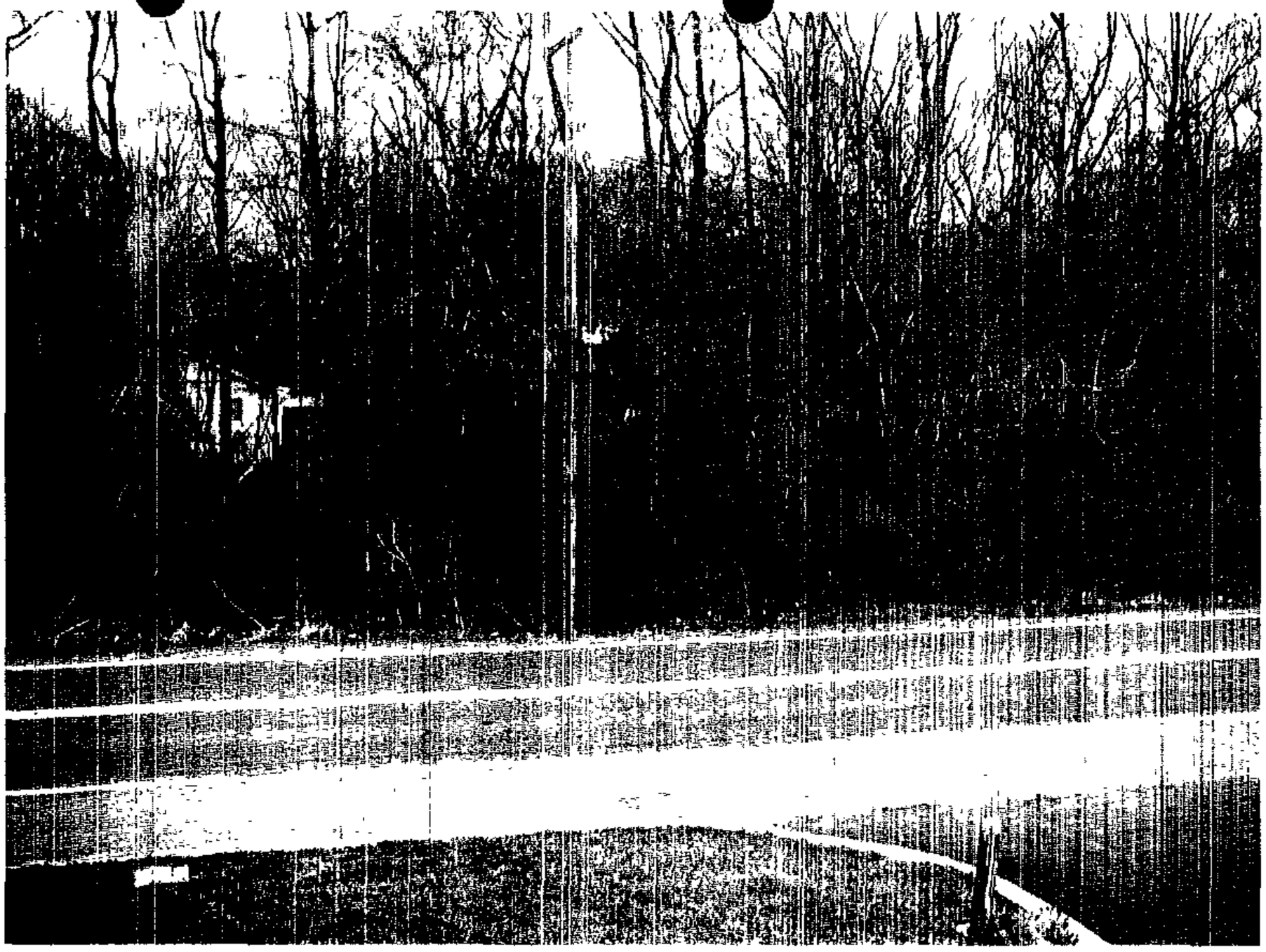

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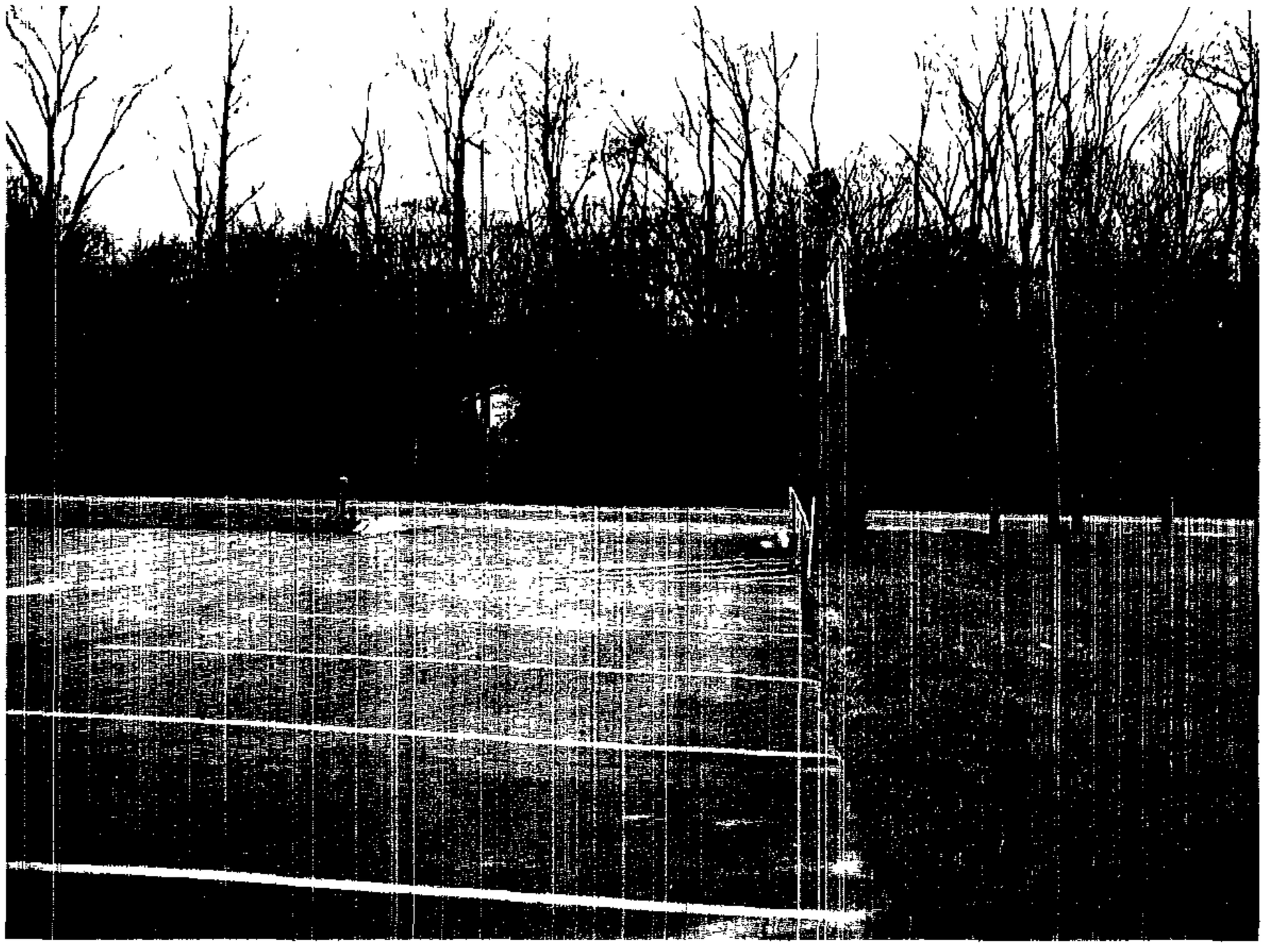

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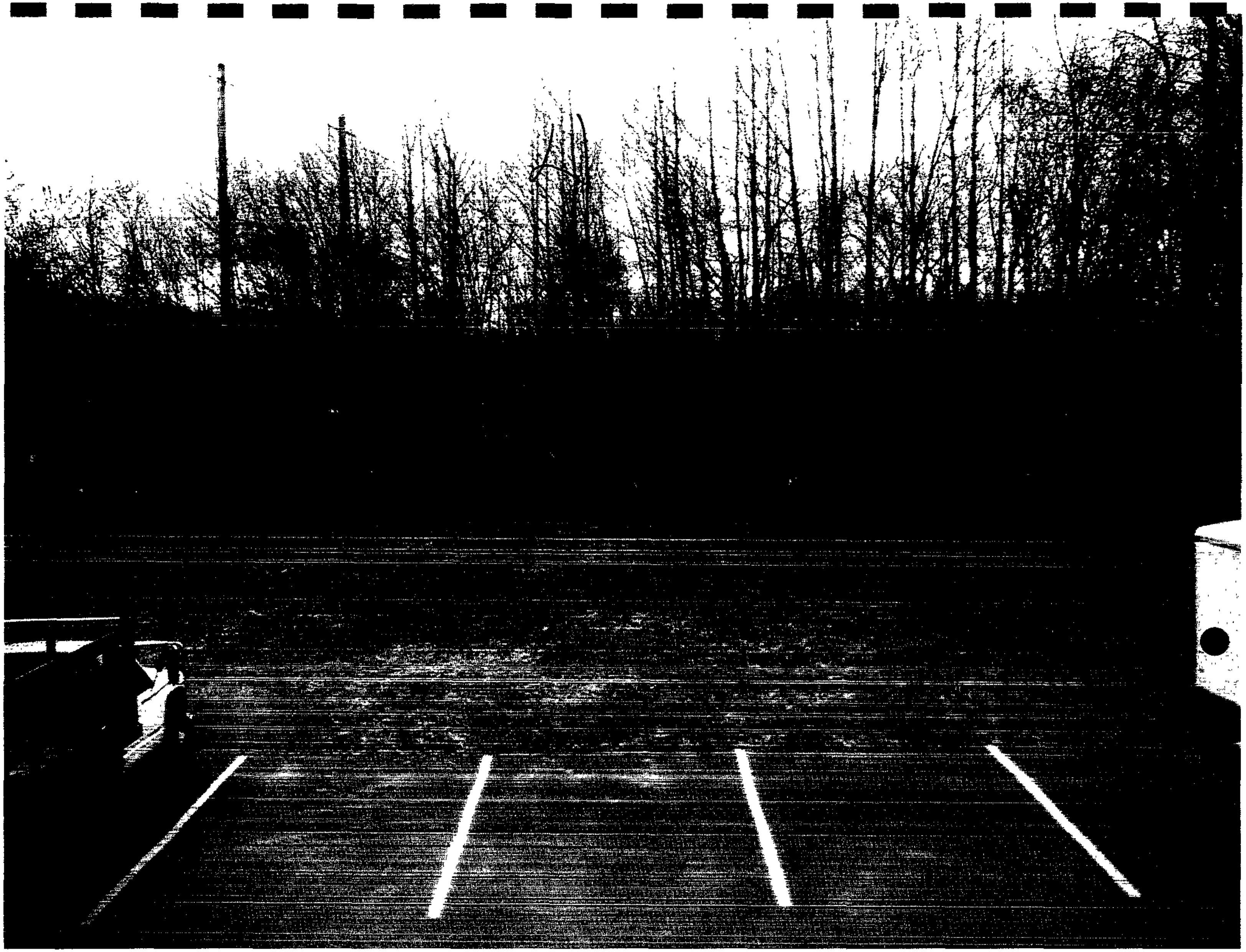

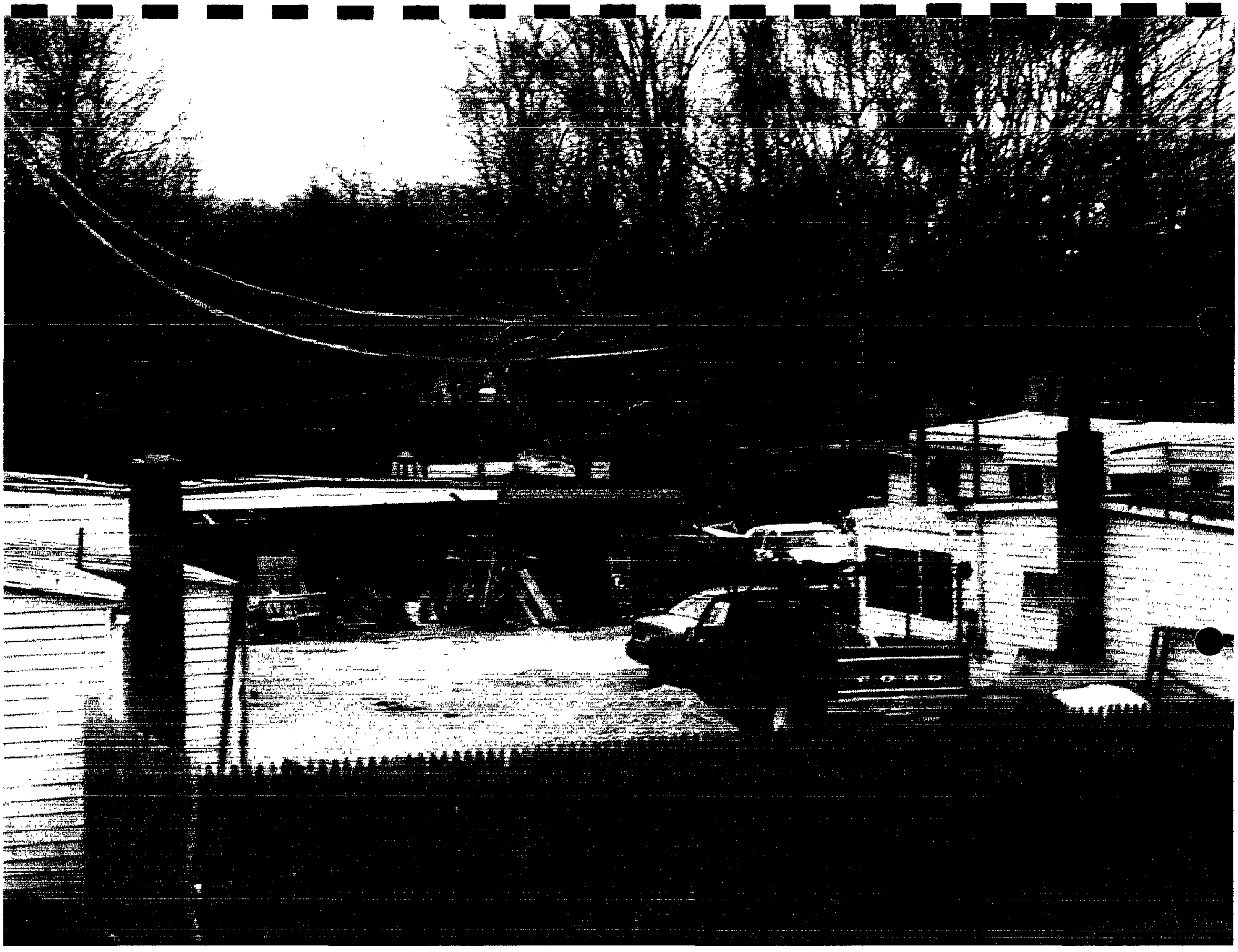

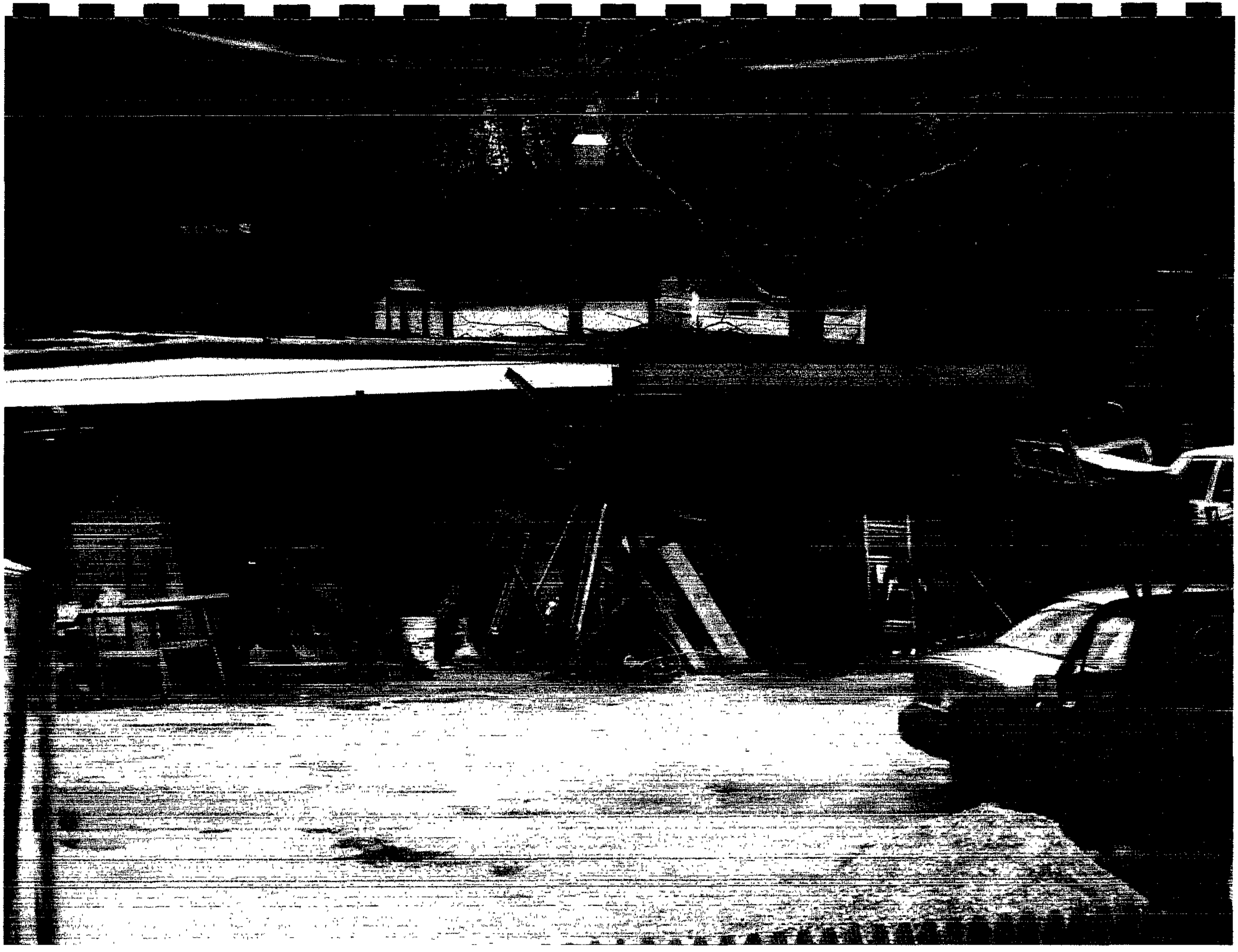

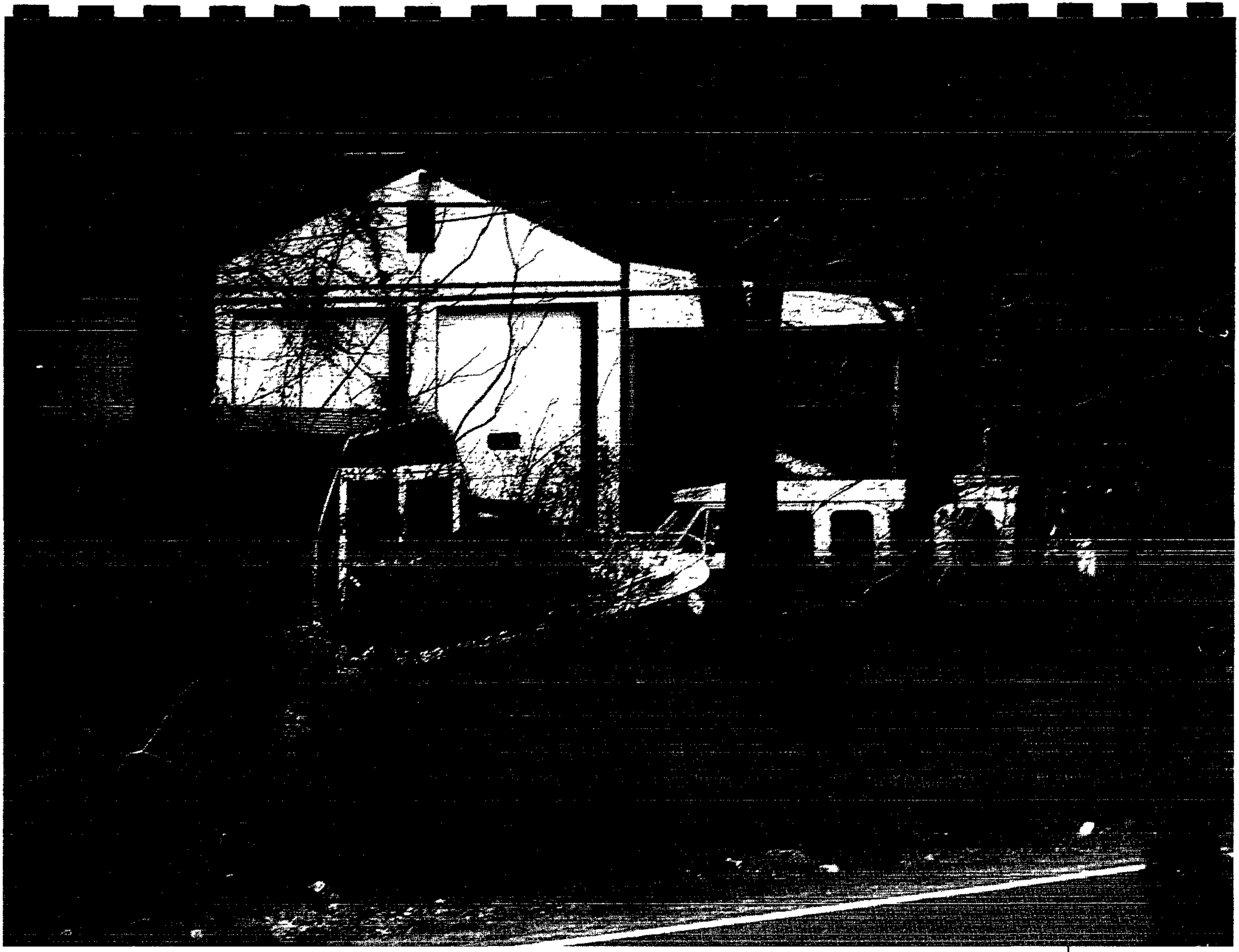

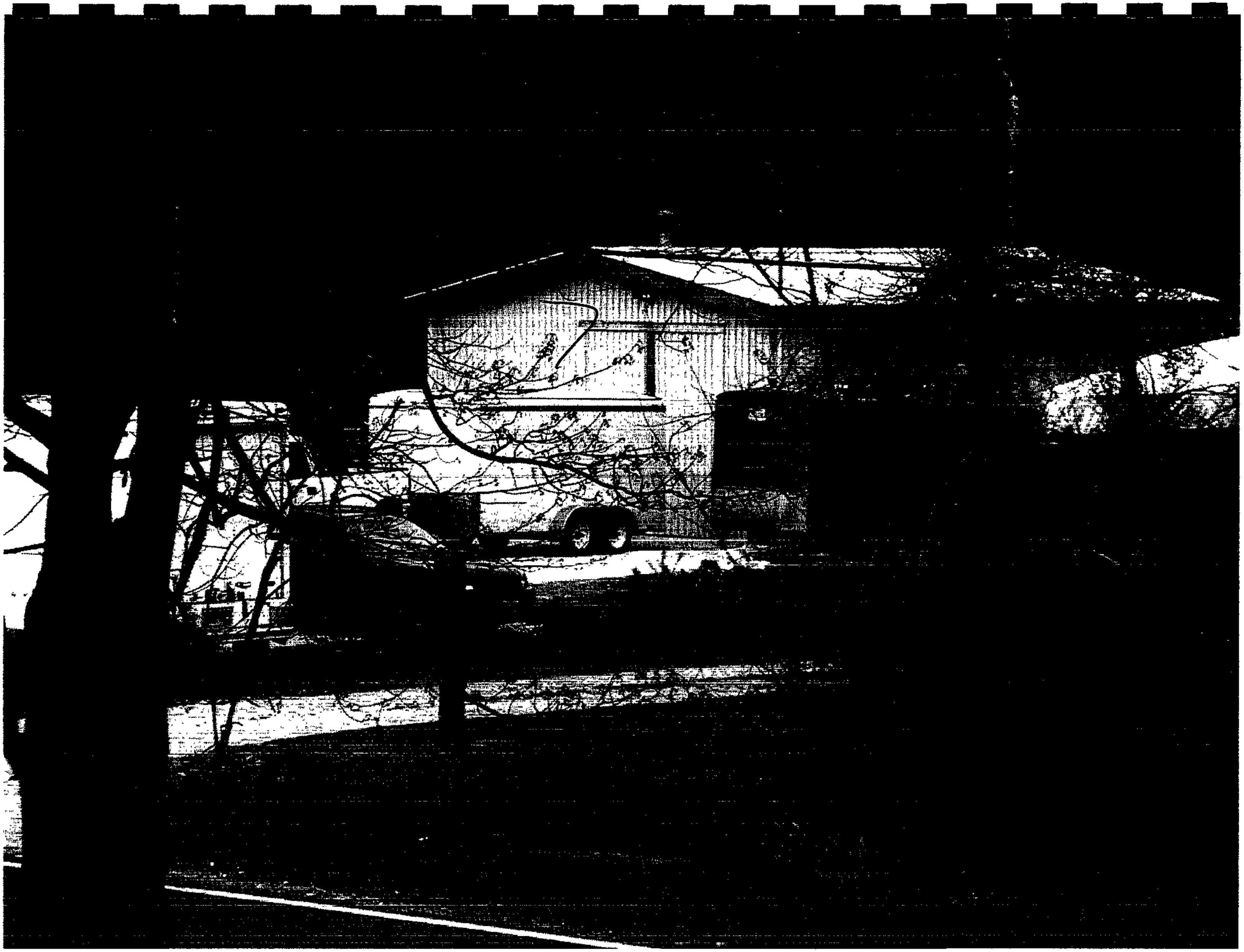

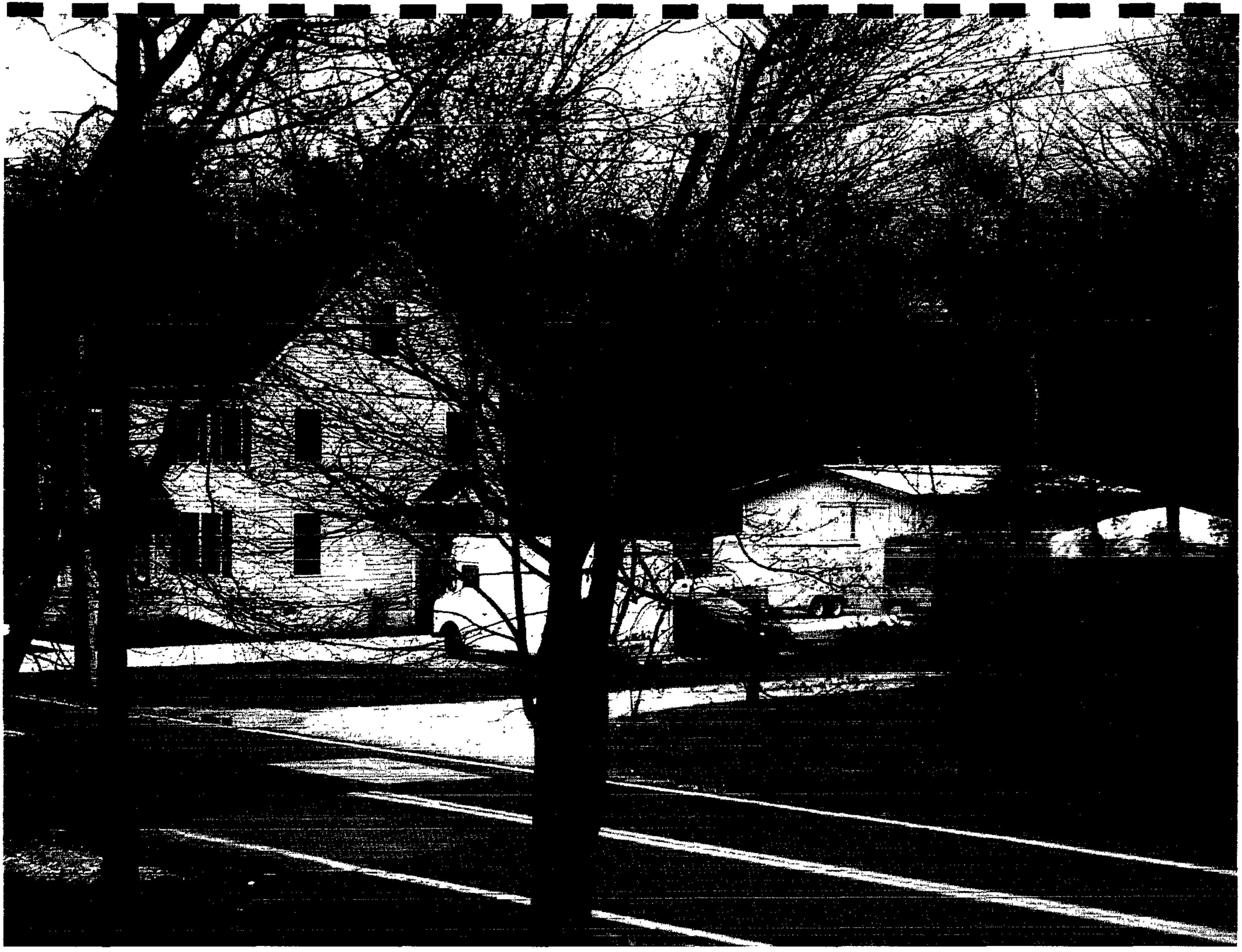

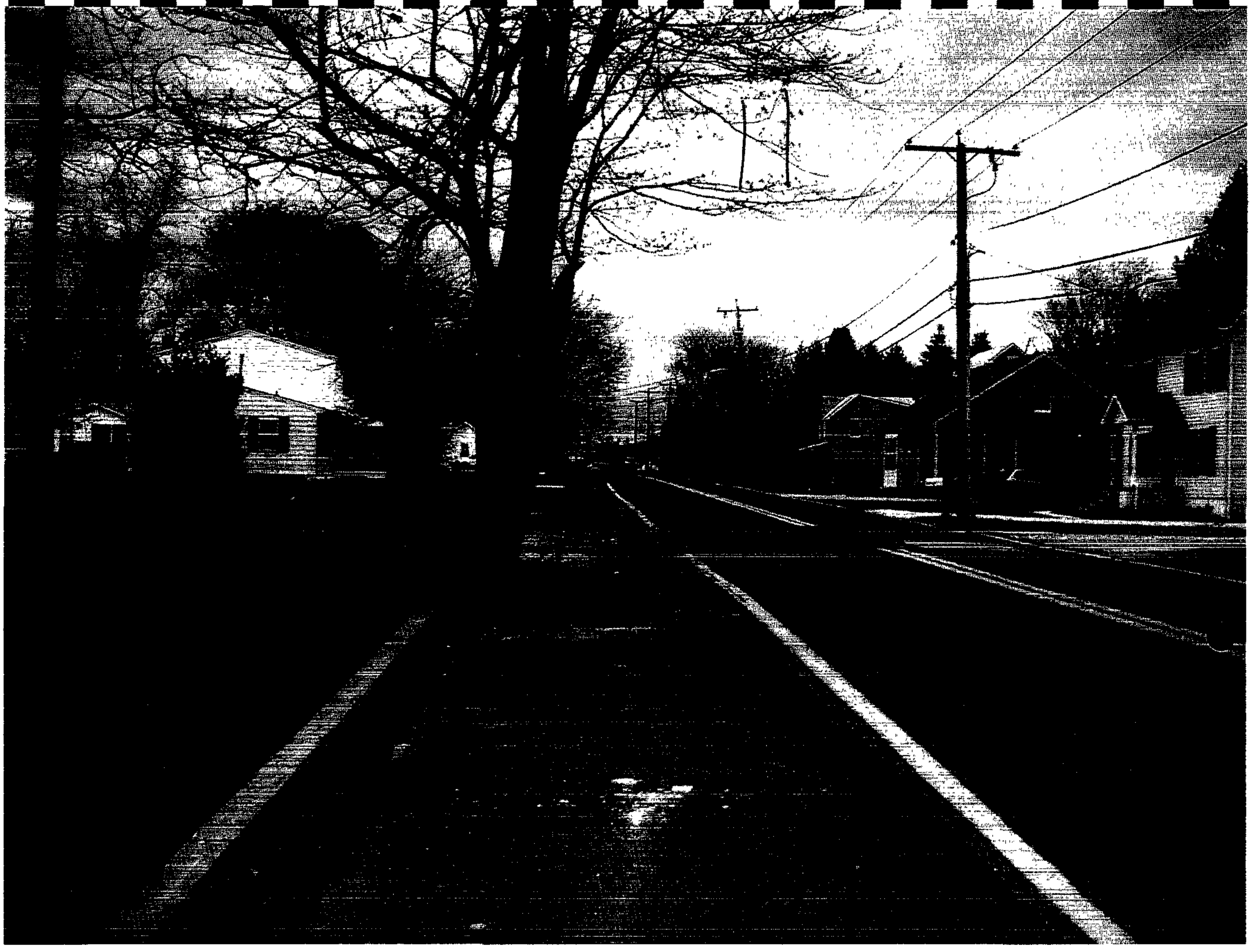

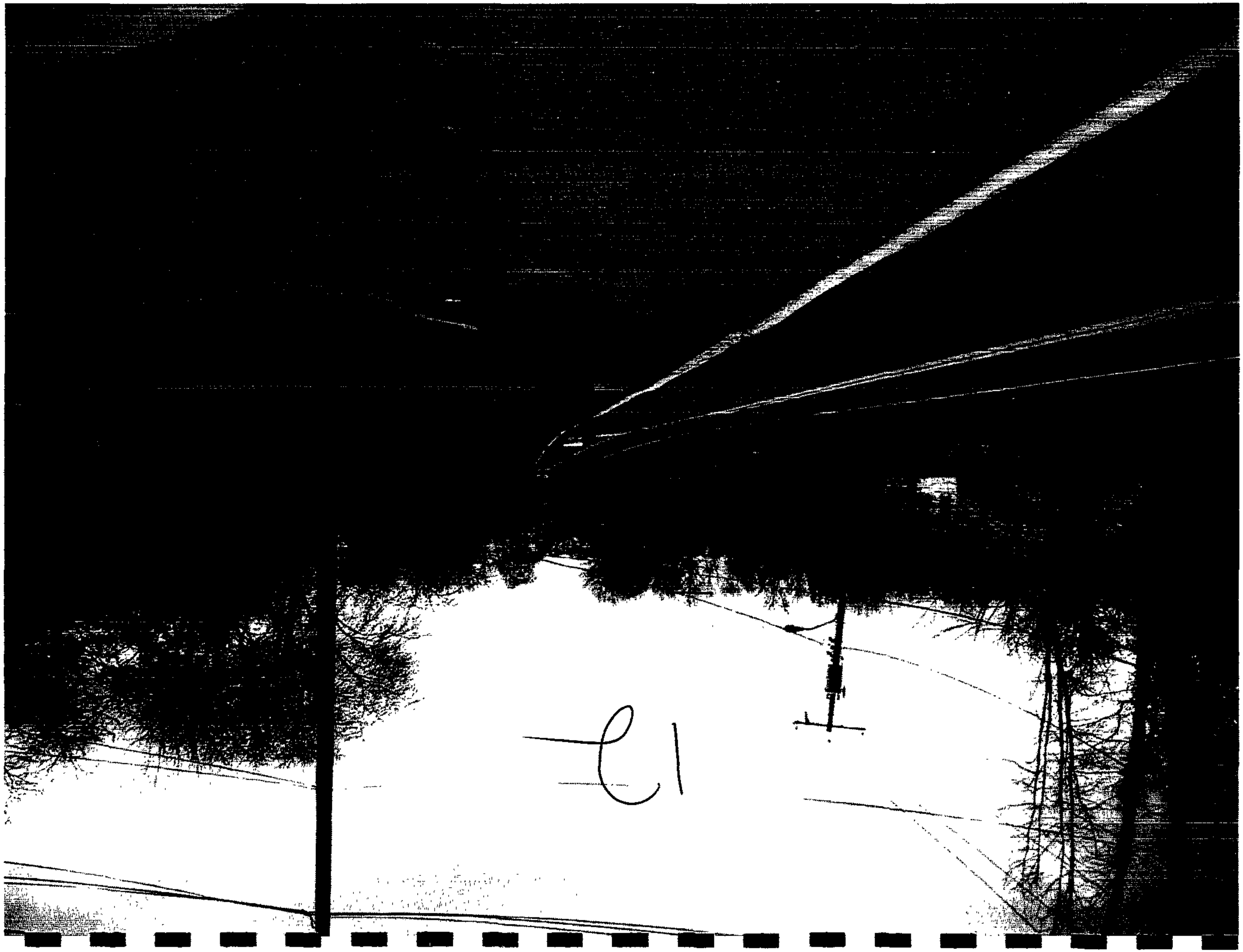
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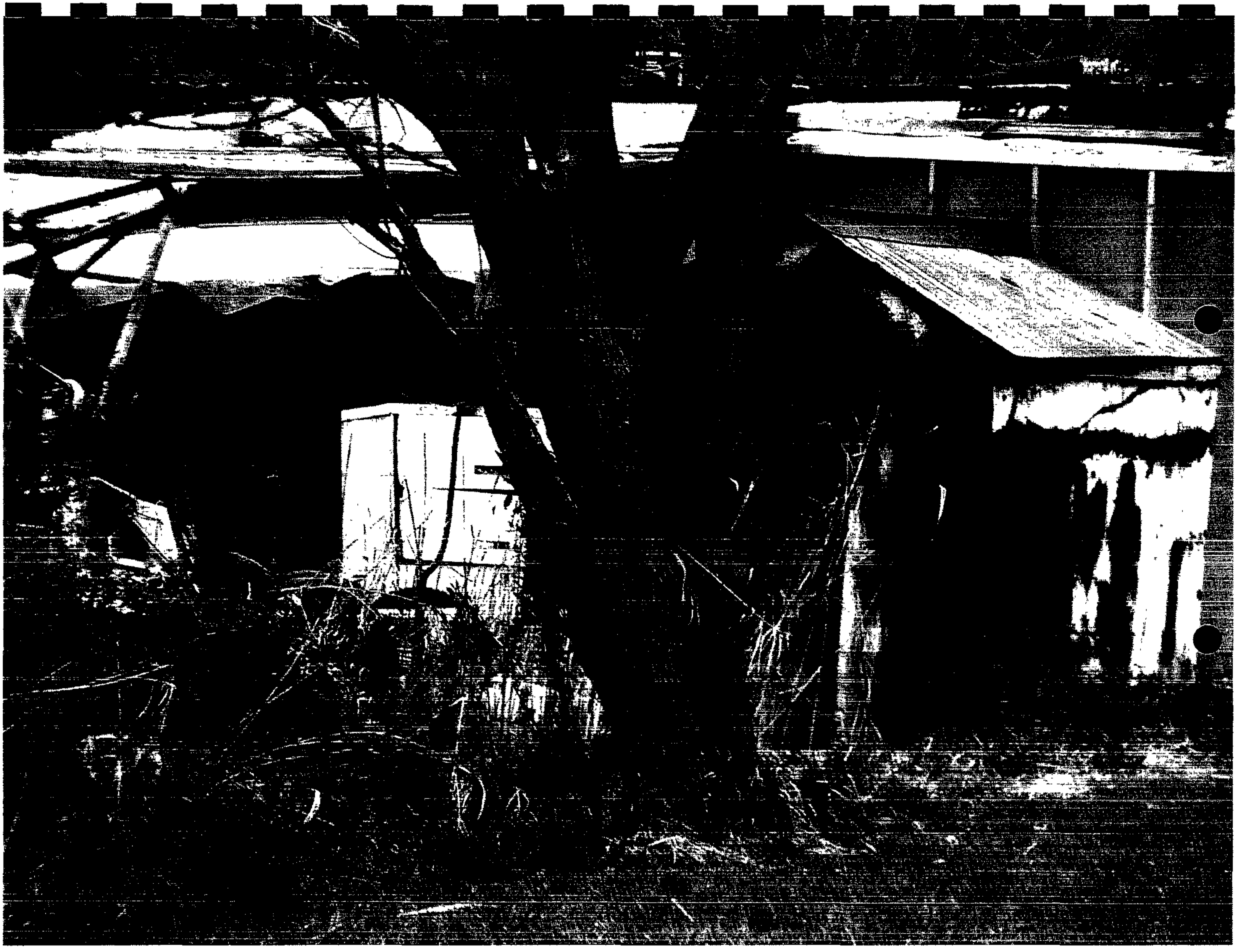
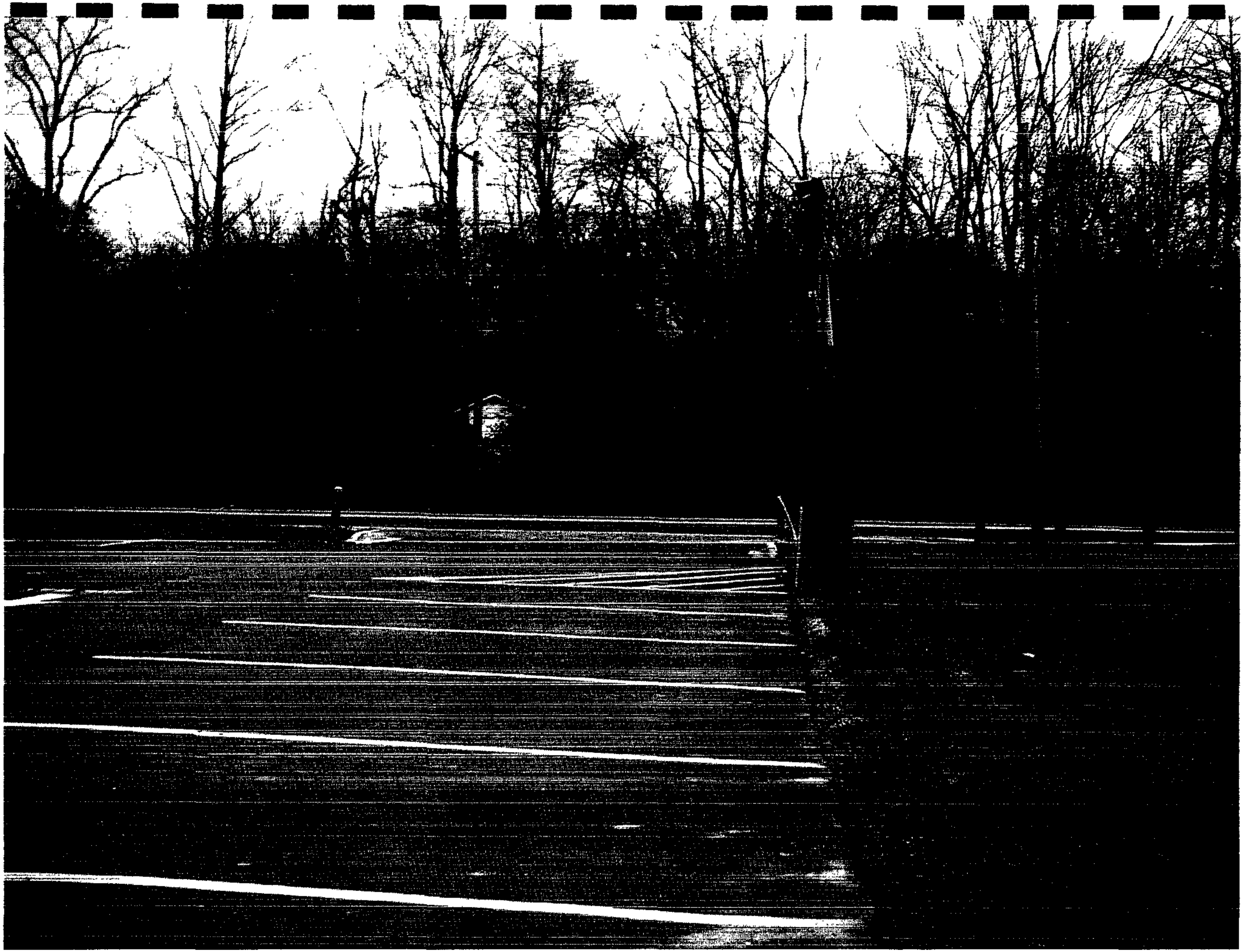
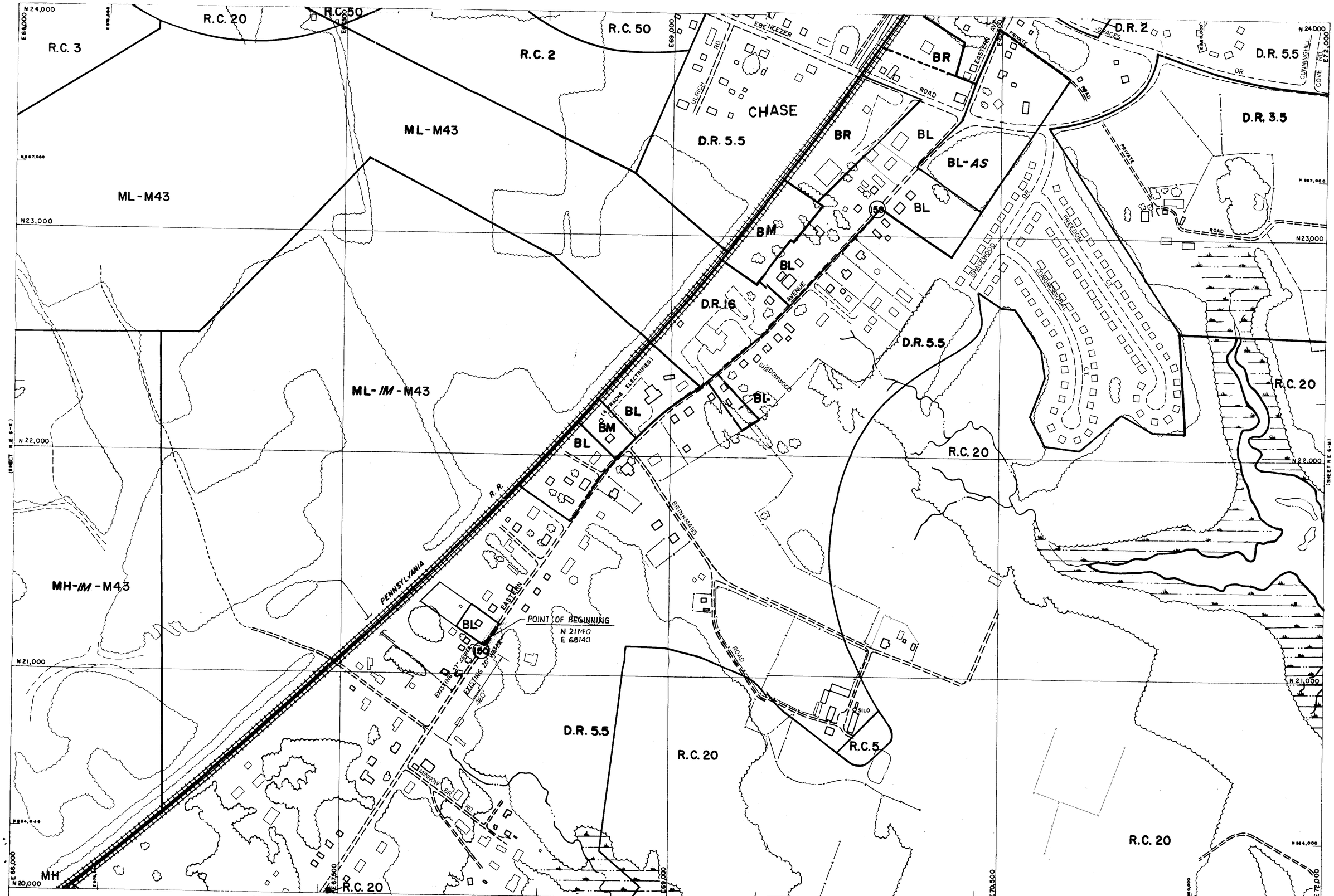






MM - SW
Z - NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

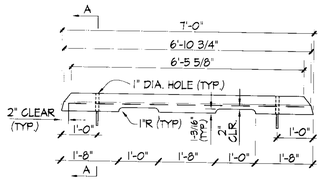
2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00.

Joseph Bartenfelder
Chairman, County Council

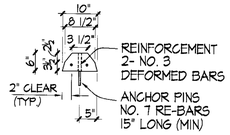
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
#349 OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'±	CHASE	N.E. 6-L
DATE OF PHOTOGRAPHY JANUARY 1986		

NE 6 L



ELEVATION

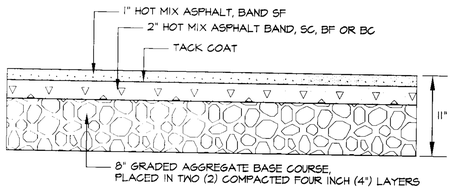


SECTION A-A
(TYPICAL- TYPE I-II)

ANCHOR PINS SHALL NOT PROTRUDE ABOVE TOP OF WHEELSTOP
SET WHEELSTOPS 24" FROM EDGE OF PAVING.

WHEEL STOP DETAIL

SCALE: 1"=30'



SITE PAVING SECTION

NOT TO SCALE

GENERAL SITE INFORMATION

OWNER / DEVELOPER
Douglas Keller And William Nicely
C/O Atlantic Solar Products, Inc.
12230 Eastern Avenue
Chase, Maryland 21220
(410) 686-2500

Property Address: 12230 Eastern Avenue
Baltimore, MD 21220

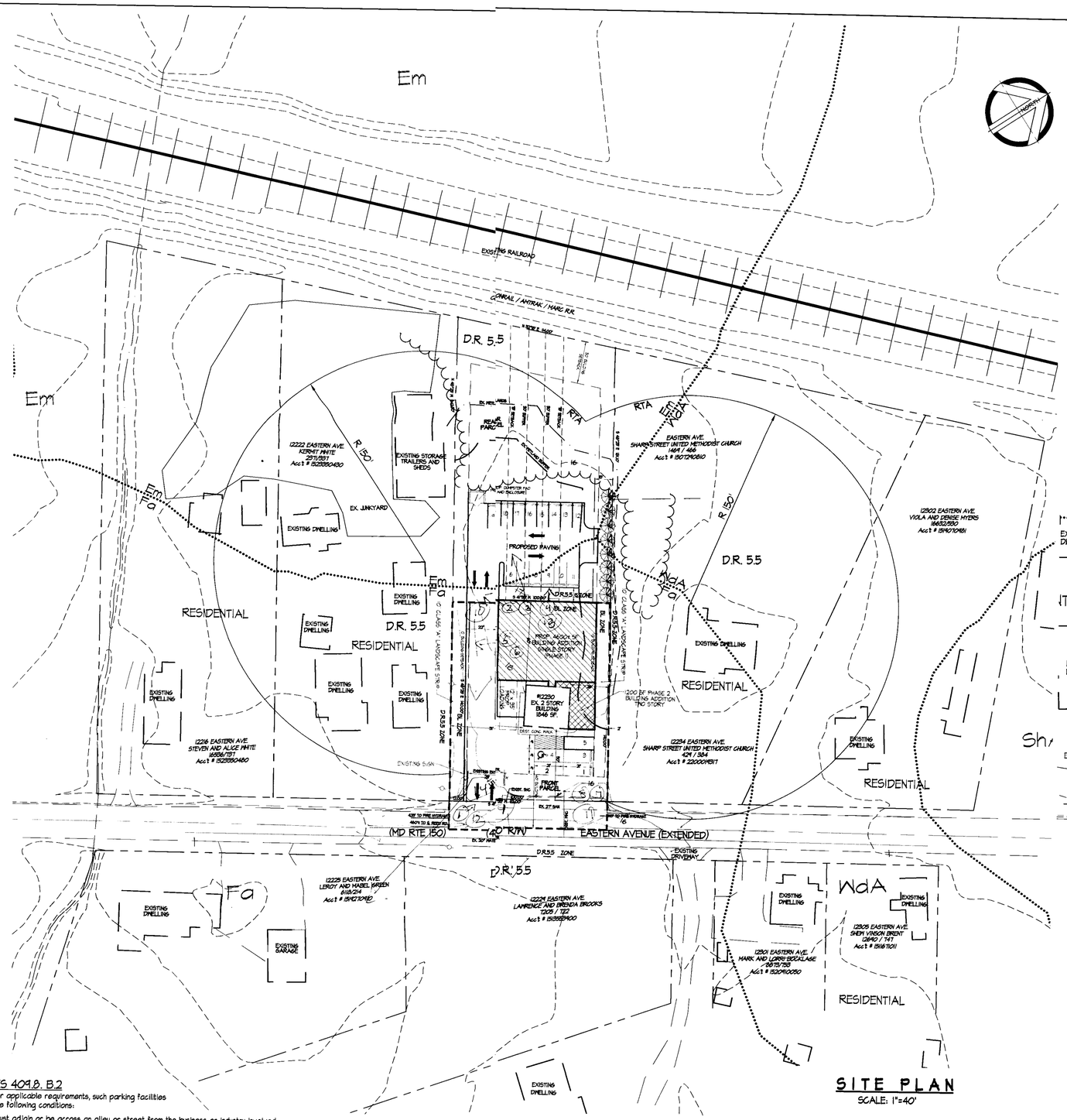
ADC Map 38, Grid H/I
Deed Ref: Liber 18668 / Folio 307
Tax Account No.:
REAR PARCEL- 1700011020
FRONT PARCEL- 1700011019
Ex. Zoning: Map NE 6L
REAR PARCEL.- D.R.5.5,
FRONT PARCEL.- BL
Tax Map 83, Grid 17, Parcel 319 and 551
15th Election District
6th Councilmanic District
Existing Parcels / Lot Area:
REAR PARCEL. - 23,150 SF (NET: 0.53 Acre)
FRONT PARCEL. - 14,000 SF (NET: 0.32 Acre)
GROSS AREA - 39,390 SF (0.90 ACRE)

ZONING RESTRICTIONS

B.L. ZONE
1. SETBACKS
FRONT: 40 FEET FROM CENTERLINE OF ROAD
SIDE: 10 FEET FROM TRACT BOUNDARY
2. MAXIMUM BUILDING HEIGHT OF 40'

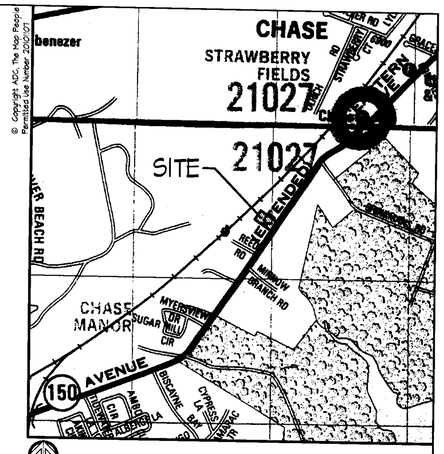
GENERAL NOTES

1. The existing 2 story building located at 12230 Eastern Ave. is not an historic building.
2. The topography shown hereon inside the BL zoned parcel is taken from a survey performed by Thompson & McCord Associates
3. The topography shown hereon outside the BL zoned parcel was taken from Baltimore County GIS tile no. 083C3
4. The soil types shown hereon were taken from Baltimore County soil survey map no. 41.
5. Watershed: Gunpowder River Area
6. There are no known underground fuel storage tanks on the subject property.
7. The subject property is not located within a 100-year floodplain.
8. The subject property is not located in the Chesapeake Bay Critical Area.
9. All proposed development is to be served by public water and sewer systems.
10. Approximate limit of disturbance = 21,500 sf (0.50 ac)
11. There is a previous zoning case on file at the county. (See Zoning History Note)
12. Existing Building Use: Office
13. Proposed Building Use: Office
14. Off-Street Parking Tabulation
PARKING REQUIRED: 3.3 parking spaces per 1000 S.F. of gross floor area for office use
gross floor area = 8450 S.F.
3.3 x 8.45 = 27.9 ; therefore, 28 parking spaces required
PARKING PROVIDED: 19 regular parking spaces + 1 van accessible handicap space
total provided = 20 parking spaces
parking spaces must be striped as shown.
15. A separate sign permit application will be submitted to the county. The sign will be made in conformance with Section 450 of the Baltimore County Zoning Regulations.
16. No light standards will be installed around the parking lot.
17. Floor Area Ratio: 8,450 SF / 39,390 SF = 0.215
18. The subject property is to be consolidated into a single lot.
19. A variance and/or a fee-in-lieu of stormwater management will be sought from the Department of Environmental Protection and Resource Management.



SITE PLAN

SCALE: 1"=40'



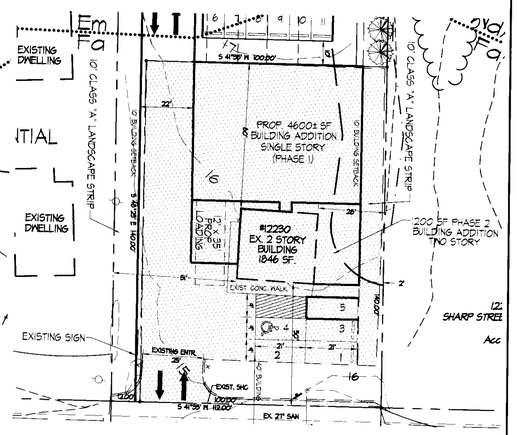
VICINITY MAP

SCALE: 1"=1000'

BENCHMARKS:

BALTIMORE COUNTY MONUMENT # 11268.	ELEV. 22.77
BALTIMORE COUNTY MONUMENT # 11269.	ELEV. 18.26

VERTICAL DESIGN & DRAWING BASED ON BALTIMORE COUNTY TRAVERSE POINT 11268



SITE ENLARGMENET

SCALE: 1"=30'

PARKING NOTES 409.8. B.2

in addition to all other applicable requirements, such parking facilities shall be subject to the following conditions:

a. The land so used must adjoin or be across an alley or street from the business or industry involved.
b. Only passenger vehicles, excluding buses, may use the parking facility.
c. No loading, service or any use other than parking shall be permitted
d. Lighting shall regulated as to location, direction, hours of illumination, glare and intensity, as required.
e. A satisfactory plan showing parking arrangement and vehicular access must be provided.
f. Method and area of operation, provision for maintenance and permitted hours of use shall be specified and regulated as required.
g. Any conditions not listed above which, in judgment of the Zoning Commissioner, are necessary to ensure that the parking facility will not be detrimental to adjacent properties.

ZONING HISTORY NOTE

ON 10/29/87, THE PREVIOUS OWNERS (JOSEPH AND JOAN JACKSON) REQUESTED A CHANGE IN ZONING FROM D.R.5.5 TO BL DURING THE 1988 COMPREHENSIVE ZONING PROCESS. THE REQUEST WAS GRANTED FOR THE FRONT PORTION (140 FEET) OF THE PROPERTY. THE CASE NO. IN THE RECORDS OF THE OFFICE OF PLANNING IS 5-100.

* REVISION NOTES: (REVISED OR ADDED)

14. Off-Street Parking Tabulation
PARKING REQUIRED: 3.3 parking spaces per 1000 S.F. of gross floor area for office use
gross floor area = 7,646 S.F.
3.3 x 7.646 = 25.23 ; therefore, 26 parking spaces required
PARKING PROVIDED: 18 regular parking spaces + 1 van accessible handicap space
total provided = 19 parking spaces
parking spaces must be striped as shown.
17. Floor Area Ratio: 7,646 SF / 39,390 SF = 0.194
20. Existing sign standard with light added to plan.
21. Existing paving at east side of property shall be removed to 10' setback line to accommodate Glass "A" landscape strip.

Plan to Accompany Variance
and Special Hearing Petitions

12230 EASTERN AVENUE

OWNERS:
Douglas Keller And William Nicely
C/O Atlantic Solar Products, Inc.
12230 Eastern Avenue
Chase, Maryland 21220

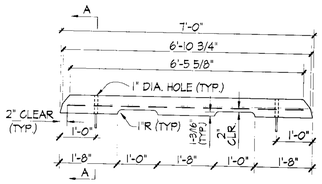
REVISIONS

04-01-04	* SEE REVISION NOTES

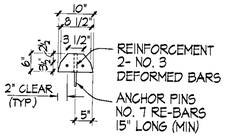
SITE RESOURCES
incorporated
Comprehensive Land Planning & Site Design Services
14307 Jarrettsville Pike • Phoenix, Maryland 21131
(410) 683-3388 • fax (410) 683-3389

DRAWN BY:	NCC	CONTRACT NO.:	
DESIGNED BY:	AL	SCALE:	1" = 40'
CHECKED BY:	AL	SRI PROJECT NO:	03118
DATE:	FEBRUARY 13, 2004	SHEET	1 OF 1

Pet #2
Plan to Accompany



ELEVATION

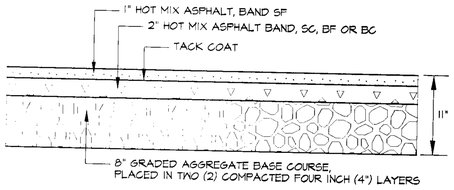


SECTION A-A
(TYPICAL- TYPE I-II)

ANCHOR PINS SHALL NOT PROTRUDE ABOVE TOP OF WHEELSTOP
SET WHEELSTOPS 24" FROM EDGE OF PAVING.

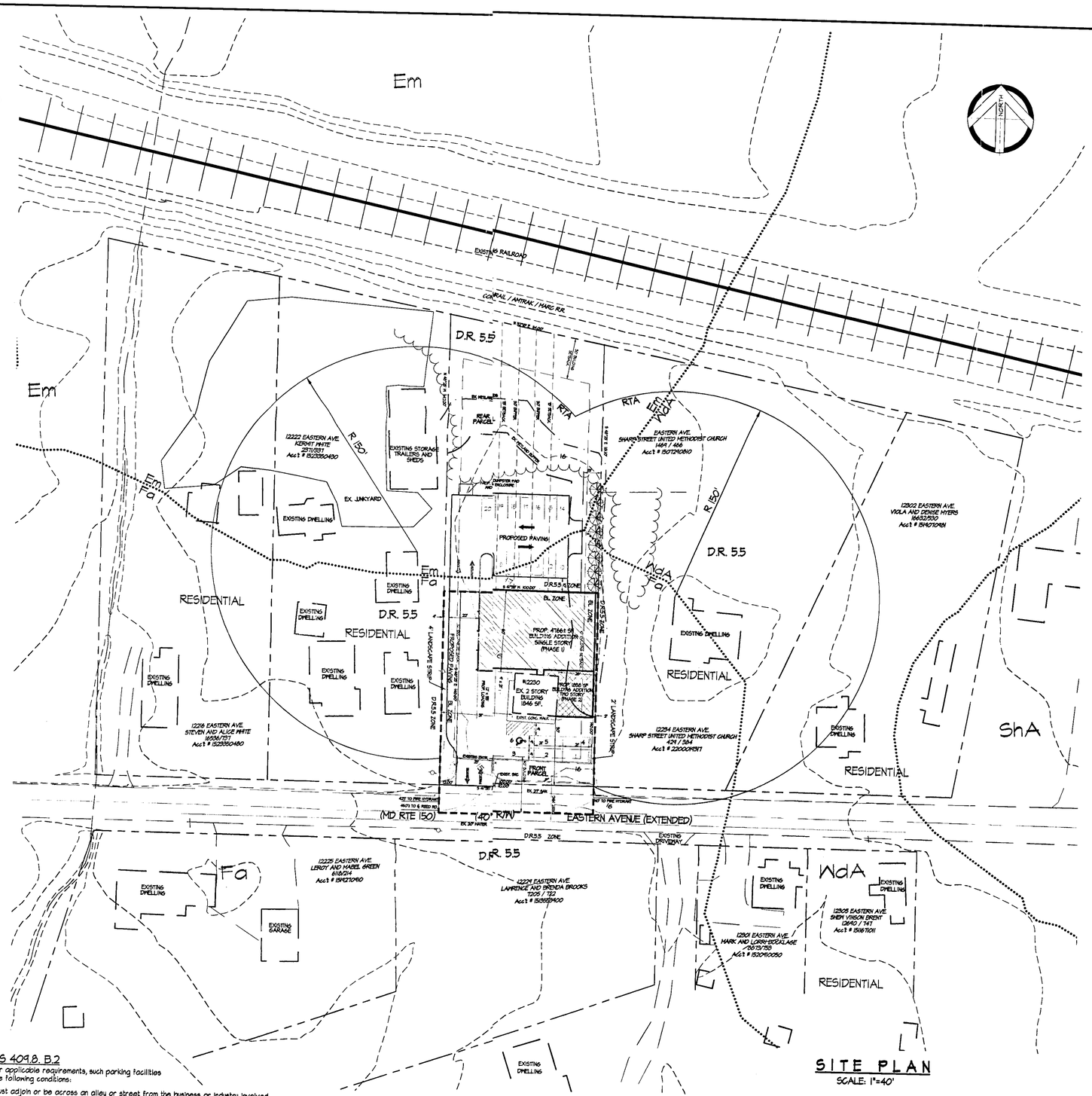
WHEEL STOP DETAIL

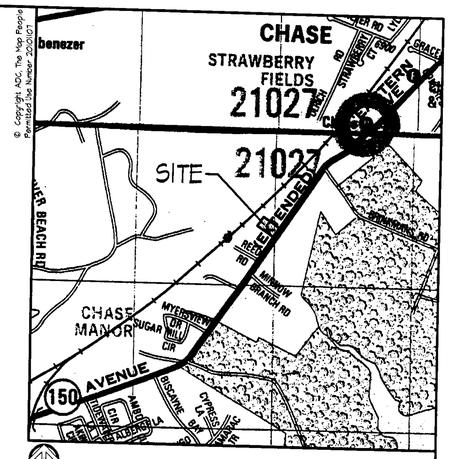
SCALE: 1"=30'



SITE PAVING SECTION

NOT TO SCALE





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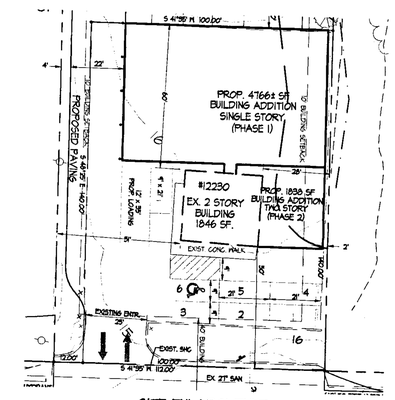
VICINITY MAP

SCALE: 1"=1000'

BENCHMARKS:

BALTIMORE COUNTY MONUMENT # 11268:	ELEV. 22.71
BALTIMORE COUNTY MONUMENT # 11264:	ELEV. 18.26

VERTICAL DESIGN & DRAWING BASED ON BALTIMORE COUNTY TRAVERSE POINT 11268



SITE ENLARGMENET

SCALE: 1"=30'

GENERAL SITE INFORMATION

OWNER / DEVELOPER
Douglas Keller And William Nicely
C/O Atlantic Solar Products, Inc.
12230 Eastern Avenue
Chase, Maryland 21220
(410) 686-2500

Property Address: 12230 Eastern Avenue
Baltimore, MD 21220

ADC Map 38, Grid H/I
Deed Ref: Liber 18668 / Folio 307
Tax Account No.:
REAR PARCEL- 1700011020
FRONT PARCEL- 1700011019
Ex. Zoning: Map NE 6L,
REAR PARCEL - D.R.5.5,
FRONT PARCEL - BL
Tax Map 83, Grid 17, Parcel 314 and 551
15th Election District
6th Councilmanic District
Existing Parcels / Lot Area:
REAR PARCEL - 23,150 SF (NET: 0.53 Acre)
FRONT PARCEL - 14,000 SF (NET: 0.32 Acre)
GROSS AREA - 34,340 SF (0.90 ACRE)

ZONING RESTRICTIONS

B.L. ZONE
1. SETBACKS
FRONT: 40 FEET FROM CENTERLINE OF ROAD
SIDE: 10 FEET FROM TRACT BOUNDARY
2. MAXIMUM BUILDING HEIGHT OF 40'

GENERAL NOTES

1. The existing 2 story building located at 12230 Eastern Ave. is not an historic building.
2. The topography shown hereon inside the BL zoned parcel is taken from a survey performed by Thompson & McCord Associates
3. The topography shown hereon outside the BL zoned parcel was taken from Baltimore County GIS tile no. 083C3
4. The soil types shown hereon were taken from Baltimore County soil survey map no. 41.
5. Watershed: Gunpowder River Area
6. There are no known underground fuel storage tanks on the subject property.
7. The subject property is not located within a 100-year floodplain.
8. The subject property is not located in the Chesapeake Bay Critical Area.
9. All proposed development is to be served by public water and sewer systems.
10. Approximate limit of disturbance = 21,500 sf (0.50 ac)
11. There is a previous zoning case on file at the county. (See Zoning History Note)
12. Existing Building Use: Office
13. Proposed Building Use: Office
14. Off-Street Parking Tabulation
PARKING REQUIRED: 3.3 parking spaces per 1000 S.F. of gross floor area for office use
gross floor area = 8450 S.F.
3.3 x 8.45 = 27.9 : therefore, 28 parking spaces required
PARKING PROVIDED: 19 regular parking spaces + 1 van accessible handicap space
total provided = 20 parking spaces
parking spaces must be striped as shown.
15. A separate sign permit application will be submitted to the county. The sign will be made in conformance with Section 450 of the Baltimore County Zoning Regulations.
16. No light standards will be installed around the parking lot.
17. Floor Area Ratio: 8,450 SF / 34,340 SF = 0.215
18. The subject property is to be consolidated into a single lot.
19. A variance and/or a fee-in-lieu of stormwater management will be sought from the Department of Environmental Protection and Resource Management.

PARKING NOTES 409.8. B.2

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SITE PLAN

SCALE: 1"=40'

Plan to Accompany Variance
and Special Hearing Petitions

12230 EASTERN AVENUE

OWNERS:
Douglas Keller And William Nicely
C/O Atlantic Solar Products, Inc.
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SITE RESOURCES
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#349