

2005-0403-SPH

THURSDAY **5** MAY

DATE: 5/5/2005 PROJECT: VERNON WOODS

NUMBER: 07-396

TIME: 9:00 AM LOCATION: W / S VERNON RD S GRAYSTONE RD

MEETING LOCATION: Room 105, County Office Building, 111 West
Chesapeake Avenue, Towson, MD 21204

MANAGER: Walt Smith

PHONE #: 410-887-3321

COUNCIL DISTRICT: 3

DEVELOPER'S ENGINEER: MCKEE & ASSOC INC

CASE NUMBER: 5-403-SPH

131 68th Street

Location: East side of 68th Street, 1,500 feet +/- north of Lake Drive

Election District, 7th Councilmanic District

Legal Owner: Pulaski and 68th Street, LLC.

Contract Purchaser: Mini Containers, Inc.

SPECIAL HEARING Is the proposed use by Mini Container, Inc. zoned MH-IM and ML-IM
permitted by the Baltimore County Zoning Regulations?Held on May 5, 2005 at 9:00:00 AM, County Courts Building, 401 Bosley Avenue,
Towson, MD 21204TO: Kristen Matthews
Permits & Development Mgmt.

DATE: May 10, 2005

FROM: Robin Jameson
Office of Zoning CommissionerSUBJECT: Petition for Special Hearing
Case No. 05-403-SPH
Petitioner: Pulaski & 68th St., LLC
(1031 68th Street)

The above-captioned case was scheduled for hearing on Thursday, May 5, 2005. Prior to the hearing date, Petitioner's attorney postponed the case. Please see attached correspondence from J. Carroll Holzer, Esquire dated April 29, 2005.

I am returning the file to your office. Per Mr. Holzer's letter, please do not reset this matter in for hearing unless requested by the Petitioners.

Thank you for your attention and cooperation in this matter.

ATA-GLANCE®

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO: Kristen Matthews
Permits & Development Mgmt.

DATE: May 10, 2005

FROM:  Robin Jameson
Office of Zoning Commissioner

SUBJECT: Petition for Special Hearing
Case No. 05-403-SPH
Petitioner: Pulaski & 68th St., LLC
(1031 68th Street)

The above-captioned case was scheduled for hearing on Thursday, May 5, 2005. Prior to the hearing date, Petitioner's attorney postponed the case. Please see attached correspondence from J. Carroll Holzer, Esquire dated April 29, 2005.

I am returning the file to your office. Per Mr. Holzer's letter, please do not reset this matter in for hearing unless requested by the Petitioners.

Thank you for your attention and cooperation in this matter.

JVM:raj



LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER

1907-1989

THOMAS J. LEE

OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.

TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@BCPL.NET

April 29, 2005

7518

VIA FAX 410-887-5708

Timothy Kotroco, Director
Department of Permits &
Development Management
County Office Building
Towson, MD 21204

Re: In the Matter of Petition for Special Hearing, 1031 68th Street
Case No. 05-403-SPH

Dear Mr. Kotroco:

After having met with Arnold Jablon, who represents the property owner in the above captioned matter, and John Gontrum who represents the subject tenant, we all agreed to postpone the hearing scheduled hearing for May 5, 2005 (See attached Notice). Please do not reset this hearing unless requested by the Petitioners.

I appreciate your cooperation and assistance in this matter. If you have any questions, please call 410-825-6961

Very truly yours,

J. Carroll Holzer

Attachment
JCH:clh

cc: Greater Chesaco Comm. Assn., et al.
John Gontrum, Esq.
Arnold Jablon, Esq.
William Wiseman, Esq.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 19, 2005 Issue - Jeffersonian

Please forward billing to:
J. Carroll Holzer
508 Fairmount Avenue
Towson, MD 21286

410-825-6961

NOTICE OF ZONING HEARING

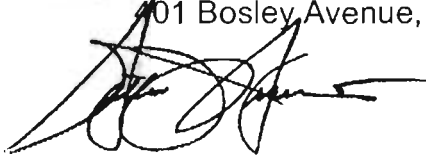
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-403-SPH

1031 68th Street
E/side of 68th Street, 1,500 feet +/- north of Lake Drive
15th Election District – 7th Councilmanic District
Legal Owners: J. Carroll Holzer, P.A.

Special Hearing to determine if the proposed use by Mini Container, Inc., zoned MH-IM and ML-IM permitted by the Baltimore County Zoning Regulations?

Hearing: Thursday, May 5, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J WISEMAN III
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.



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

April 12, 2005

NEW 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: 05-403-SPH

1031 68th Street
E/side of 68th Street, 1,500 feet +/- north of Lake Drive
15th Election District – 7th Councilmanic District
Legal Owners: J. Carroll Holzer, P.A.

Special Hearing to determine if the proposed use by Mini Container, Inc., zoned MH-IM and ML-IM permitted by the Baltimore County Zoning Regulations?

Hearing: Thursday, May 5, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: J. Carroll Holzer, 508 Fairmount Avenue, Towson 21286
Pulaski & 68th St., LLC, P.O. Box 24145, Baltimore 21227
Mini Container, P.O. Box 18498, Baltimore 21237

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 20, 2005.**
- (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**

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

April 12, 2005

J. Carroll Holzer
508 Fairmont Avenue
Towson, MD 21286

Dear Mr. Holzer:

RE: Case Number: 05-403-SPH, 1031 68th Street

The above matter, previously scheduled for March 29, 2005, has been postponed. The hearing has been rescheduled in agreement with attorneys involved and the new notice of hearing is attached.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

A handwritten signature in black ink, reading "Timothy Kotroco".

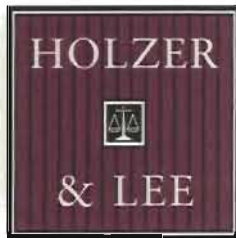
Timothy Kotroco
Director

TK:klm

C: Pulaski & 68th Street, P.O. Box 24145, Baltimore 21227
Mini Container, Inc., P.O. Box 18498, Baltimore 21237
Arnold Jablon, Venable, 210 Allegheny Avenue, Towson 21285-5517

Visit the County's Website at www.baltimorecountyonline.info





LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER
1907-1989

THOMAS J. LEE
OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.

TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@BCPL.NET

March 17, 2005
#7518

To Kristen:
OK to postpone. Contact
attorneys to set new
hearing date.
TJK

Mr. Timothy Kotroco, Director
Department of Permits &
Development Management
County Office Building
Towson, Maryland 21204

RE: *In the Matter of Petition for Special Hearing, 1031 68th Street*
Case No.: 05-403-SPH

Dear Mr. Kotroco:

On March 15, 2005 I received a letter from Arnold Jablon, attorney for Pulaski and 68th St. LLC requesting a postponement for the hearing scheduled for March 29, 2005 in the above captioned matter. I have contacted my client and they have no objection to the postponement as long as the hearing is rescheduled in a timely manner and that Baltimore County enforce the zoning regulations and require removal of the 40 cubic yard trash roll off containers that are stored outside in violation of their permit.

I will be glad to work with Mr. Jablon and your department to reschedule this case at a mutually convenient time. I reiterate my request expressed to you in my February 8, 2005 letter that no permits be issued for 1001 and 1031 68th Street until issues raised in my clients' Petition for Special Hearing can be addressed by the Zoning Commissioner.

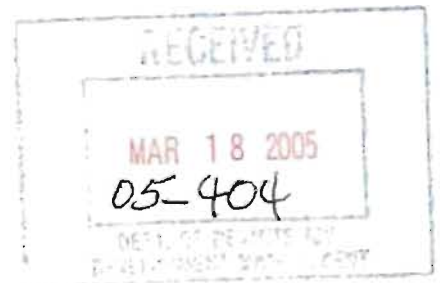
I appreciate your assistance in this matter.

Very truly yours,

J. Carroll Holzer

JCH:mlg

cc: Greater Chesaco Community Association, et al.
People's Counsel for Baltimore County
Mr. James Thompson
Arnold Jablon, Esquire
Jerry Siewierski, DEPRM
Mr. James Smith, County Executive



ARNOLD JABLON
(410) 494-6298

aejablon@venable.com

14 March 2005

Timothy M. Kotroco, Director
Department of Permits and Development Management
County Office Building
111 West Chesapeake Ave
Towson, Maryland 21204

RECEIVED

Per. *[Signature]*

Re: Case # 05-403SPH
1031 68th St
Hearing Date: 3/29/05 @ 9:00 a.m.

Dear Mr. Kotroco:

My client, Pulaski and 68th St. LLC has just received notification, on the 9th of March, that a petition for special hearing has been filed by certain community associations involving its property located at 1031 68th St. I found out on Thursday, the 10th.

Inasmuch as the hearing involves potential uses on my client's property, we have a vested interest in this hearing. Unfortunately, I do not have the time to prepare for the hearing, as I have hearings and trials scheduled immediately prior to and on the same dates as the presently scheduled hearing in this matter. Further, representatives of my client will be out of town on business on the date of the hearing itself and will be unable to participate.

We are therefore requesting this hearing be postponed, and, further request that before a new hearing date is scheduled, I be contacted to avoid a scheduling conflict.

I have called Mr. Holzer's office and left a message with Mr. Leese that I would be requesting this postponement.

*Kristen:
OK to postpone. Have
Holzer + Jablon work
out new date.
T-*

March 14, 2005
Page 2

Thank you for your consideration.

Sincerely,



Arnold Jablon
AEJ/aj

C: J. Carroll Holzer, Esq.

3/15/05

Spoke w/ Arnold, waiting
for dates to be worked
out between 2 parties.

K.M.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 15, 2005 Issue - Jeffersonian

Please forward billing to:
J. Carroll Holzer
508 Fairmount Avenue
Towson, MD 21286

410-825-6961

NOTICE OF ZONING HEARING

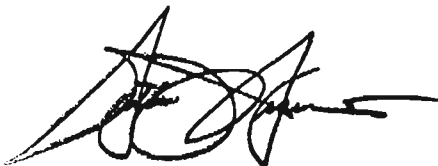
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-403-SPH

1031 68th Street
E/side of 68th Street, 1,500 feet +/- north of Lake Drive
15th Election District – 7th Councilmanic District
Legal Owners: J. Carroll Holzer, P.A.

Special Hearing to determine if the proposed use by Mini Container, Inc., zoned MH-IM and ML-IM permitted by the Baltimore County Zoning Regulations?

Hearing: Tuesday, March 29, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM WISEMAN
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.

**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: #05-403-SPH
1031 68th Street
E/side of 68th Street, 1,500
feet +/- north of Lake Drive
15th Election District
7th Councilmanic District
Legal Owner(s): J. Carroll
Holzer, P.A.

Special Hearing: to determine if the proposed use by Mini Container, Inc., zoned MH-IM and ML-IM permitted by the Baltimore County Zoning Regulations?

Hearing: Tuesday, March 29, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM WISEMAN
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 3/712 Mar. 15 42894

CERTIFICATE OF PUBLICATION

3/17/ 2005

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 3/15/ 2005.

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

S. Wilkinson

LEGAL ADVERTISING

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: #05-403-SPH

1031 68th Street

E/side of 68th Street, 1,500 feet +/- north of Lake Drive

15th Election District 7th Councilmanic District

Legal Owner(s): J. Carroll Holzer, P.A.

Special Hearing: to determine if the proposed use by Mini Container, Inc., zoned MH-IM and ML-IM permitted by the Baltimore County Zoning Regulations?

Hearing: Thursday, May 5, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Boxley Avenue, Towson 21204

WILLIAM J. WISEMAN III

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 4/744 April 19

47615

CERTIFICATE OF PUBLICATION

4/20/2005

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/19/2005.

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

J. Wilkinson

LEGAL ADVERTISING



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

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

February 22, 2005

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: 05-403-SPH

1031 68th Street
E/side of 68th Street, 1,500 feet +/- north of Lake Drive
15th Election District – 7th Councilmanic District
Legal Owners: J. Carroll Holzer, P.A.

Special Hearing to determine if the proposed use by Mini Container, Inc., zoned MH-IM and ML-IM permitted by the Baltimore County Zoning Regulations?

Hearing: Tuesday, March 29, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: J. Carroll Holzer, 508 Fairmount Avenue, Towson 21286
Pulaski & 68th St., LLC, P.O. Box 24145, Baltimore 21227
Mini Container, P.O. Box 18498, Baltimore 21237

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 14, 2005.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





ZONING NOTICE

CASE # :05-403-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE: Room 407 Circuit Courts Building
401 Bosley Avenue, Towson, MD

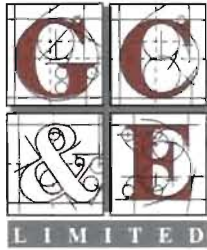
TIME &
DATE : 9:00 AM Tuesday, March 29, 2005

Special Hearing: to determine if the pro-
posed use by Mini Container, Inc., zoned
MH-1M and ML-1M permitted by the Balti-
more County Zoning Regulations?

NOTICE: This notice is to be posted on the property and in the vicinity of the property. It shall be posted in a conspicuous place and shall be maintained for a period of 10 days prior to the hearing.

HEARINGS ARE HANDICAPPED ACCESSIBLE

03/08/2005



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.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE #05-403-SPH
PETITIONER/DEVELOPER:
J. Carroll Holzer, P.A.
DATE OF HEARING: March 29, 2005

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:
1031 68th Street

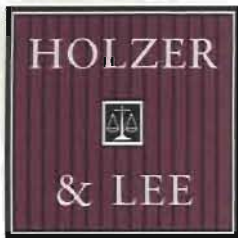
(see page 2 for full size print)

SIGNATURE OF SIGN POSTER

BRUCE DOAK

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

POSTED ON: 3/08/05



LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER

1907-1989

THOMAS J. LEE

OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.

TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@BCPL.NET

February 8, 2005

7518

HAND DELIVERED

Carl Richards
Department of Permits &
Development Management
County Office Building
Towson, MD 21204

Re: In the Matter of Petition for Special Hearing, 1031 68th Street
Petitioners: Greater Chesaco Community Assn., et al.

Dear Mr. Richards:

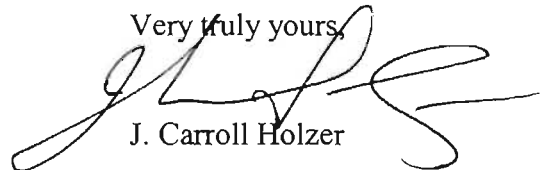
On behalf of my clients, Greater Chesaco Community Association, et al., regarding property located at 1031 68th Street involving the proposed use by Mini Container, Inc. Petitioners are not the property owners, but are adjacent property owners. Petitioners are aware of zoning violations involving the subject property.

Because Petitioners have raised several issues in their Petition for Special Hearing in the above referenced matter, for advertising purposes, of the issues raised, the following the language is to be used for posting and advertising purposes only:

"Is the proposed use by Mini Container, Inc., zoned MH-IM and ML-IM, permitted by the Baltimore County Zoning Regulations?"

I appreciate your assistance in this matter and if you need to call, I can be reached at 410-825-6961

Very truly yours,



J. Carroll Holzer

JCH:clh

cc: Greater Chesaco Comm. Assn., et al.

JCM

Intake Planner

2/10/05

Date Assigned

DROP-OFF PETITIONS PROCESSING CHECK-OFF

- ☐ **Two Questions Answered on Cover Sheet:**
 Any previous reviews in the zoning office?
 Any current building or zoning violations on site?

- ☐ **Petition Form Matches Plat in these areas:**
 Address
 Zoning
 Legal Owner(s)
 Contract Purchaser(s)
 Request (if listed on plat)

- ☐ **Petition Form (must be current PDM form) is Complete:**
 Request:
 Section Numbers
 Correct Wording (must relate to the code, especially floodplain and historical standard wording. Variances must include the request in lieu of the required code quantities.
 Hardship/Practical Difficulty Reasons
 Legal Owner/Contract Purchaser:
 Signatures (originals)
 Printed/Typed Name and Title (if company)
 Attorney (if incorporated)
 Signature/Address/Telephone Number of Attorney

- ☐ **Correct Number of Petition Forms, Descriptions and Plats**

- ☐ **200 Scale Zoning Map**

- ☐ **Check:** Amount Correct? Signed?

- ☐ **ZAC Plat Information:**

✓ Location (by Carl) SE/End 68TH Street E. of Lake Dr.
(1031 68TH Street)

Zoning: _____ Acreage: _____ Previous Hearing Listed With Decision _____
 Election District _____ Councilmanic District _____ Case # _____
 Check to See if the Subject Site or Request is:

CBCA
 Floodplain
 Elderly
 Historical
 Pawn Shop
 Helicopter

*If Yes, Print Special Handling Category Here
 *If No, Print No

Item Number Assigned

Date Accepted for Filing



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1031 68th St. Balto. 21237
which is presently zoned ML-IM+MH-1M

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 Land 500.6

(see supplemental sheet)

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:

Mini Container, Inc.

Name - Type or Print

Signature

P.O. Box 18498

Address

Baltimore

MD

Telephone No.

21237

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

J. Carroll Holzer, P.A.
508 Fairmount Ave.
Towson, MD 21286

Telephone No.

Zip Code

Legal Owner(s):

Pulaski + 68th St. LLC

Name - Type or Print

Signature

Name - Type or Print

Signature

P.O. Box 24145

410-265-1654

Address

Balto.

MD

21227

Telephone No.

State

Zip Code

Representative to be Contacted:

J. Carroll Holzer

Name

Address

City

State

Zip Code

410-825-6961

Telephone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By

JCH

Date

2.11.05

Case No. 05-403 SPH.

**QUESTIONS PRESENTED
FOR SPECIAL HEARING PETITION
Greater Chesaco Community Association**

1. Is the existing and proposed operation of Mini Container, Inc. a Class I or II Trucking Facility? If it is, does the proposed Mini Container, Inc. operation comply with the BCZR? Is a Special Exception required?
2. Is there a zoning classification within ML-IM or MH-IM which permits a "Construction Debris Processing Facility"? If so, does Mini Container, Inc. operations comply with the BCZR?
3. Is there a zoning classification within ML-IM and MH-IM which permits a Solid Waste Processing Facility? If so, does the Mini Container, Inc. operation comply with BCZR?
4. The subject property is zoned MH-IM (and ML-IM). Does the proposed use by Mini-Container, Inc. have the primary characterizations of a junk yard which requires a Special Exception?
5. Does the proposed use by Mini Container, Inc. have characteristics of a contractor's equipment storage yard which is prohibited in the zone?
6. Does the proposed use by Mini Container, Inc. have characteristics of a recycling facility which is not permitted within the zone?
7. Should Mini Container have filed for a Special Hearing as suggested by the Zoning Office? (See letter by John Alexander dated October 6, 2003, attached hereto and incorporated herein)
8. Such other and further relief as may be raised at the hearing

PETITIONERS' SIGNATURE SHEET
SPECIAL HEARING FOR
1031 68th Street
Baltimore, Maryland 21237

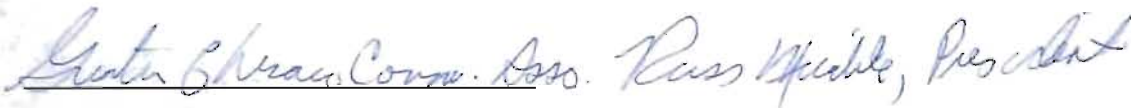
Robert Dean
1009 Beechdale Avenue
Rosedale, Maryland 21237



JoAnne Hulihan
1007 Beechdale Avenue
Rosedale, Maryland 21237



Greater Chesaco Community Association
Russ Mirabile, President
P.O. Box 70065
Rosedale, Maryland 21237



Russ Mirabile, Individually
7932 Oakdale Avenue
Rosedale, Maryland 21237





ZONING DESCRIPTION FOR 1031 68TH STREET

BEGINNING AT A POINT at the beginning of the first parcel of land as described in a Deed recorded in Liber 13488, Folio 362; thence running South 23 degrees 04 minutes 00 seconds East 32.15 feet, South 03 degrees 32 minutes 00 seconds East 115.00 feet, South 51 degrees 15 minutes 00 seconds East 117.00 feet, South 00 degrees 05 minutes 00 seconds West 206.21 feet, South 42 degrees 41 minutes 00 seconds East 198.38 feet, South 25 degrees 13 minutes 00 seconds West 150.00 feet, South 26 degrees 41 minutes 00 seconds West 162.31 feet, South 23 degrees 23 minutes 00 seconds East 141.27 feet, South 26 degrees 24 minutes 00 seconds East 320.00 feet, South 50 degrees 56 minutes 00 seconds East 90.77 feet, South 71 degrees 55 minutes 00 seconds East 142.17, South 63 degrees 20 minutes 00 seconds East 59.61 feet, South 23 degrees 52 minutes 00 seconds East 114.50 feet, South 51 degrees 03 minutes 00 seconds West 523.81 feet, North 48 degrees 25 minutes 00 seconds West 296.33 feet, North 79 degrees 09 minutes 00 seconds West 907.75 feet, North 84 degrees 57 minutes 00 seconds West 138.61 feet, North 73 degrees 01 minutes 00 seconds West 158.41 feet, North 89 degrees 55 minutes 00 seconds West 117.91 feet, North 62 degrees 59 minutes 00 seconds East 711.84 feet, North 27 degrees 18 minutes 00 seconds West 478.00 feet, North 56 degrees 00 minutes 00 seconds East 241.00 feet, North 33 degrees 56 minutes 00 seconds West 95.00 feet, North 59 degrees 42 minutes 00 seconds East 873.80 feet to the place of beginning; as recorded in Liber 13488, Folio 362.

Containing 34.9685 acres more or less.

Also known as 1031 68th Street and located in the 15th Election District, 7th Councilmanic District.

01/24/05



Paul Alexander Ratych 1-24-05

7427 Harford Road
Baltimore, Maryland 21234-7160
(410) 444-4312
Fax: (410) 444-1647

**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: 403

Petitioner: GREATER CHESACO COMMUNITY ASSOC.

Address or Location: 1031 68TH ST.

PLEASE FORWARD ADVERTISING BILL TO:

Name: ~~Ed~~ J. CARROLL HOLZER

Address: 508 FAIRMOUNT AVE., TOWSON, MD. 21286

Telephone Number: 410-825-6961

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 442604

DATE

2/4/05

ACCOUNT

001-006-6150

AMOUNT

\$ 325.00

RECEIVED
FROM:

J. Carroll Holzer

FOR:

Special Hearing - 1031 68th
Street

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
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2/09/2005	2/08/2005	14:42:39	2
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REG MSD4 WALKIN DOCL IND

RECEIPT # 301835 2/08/2005 OFLN

Rept 5 528 ZONING VERIFICATION

OR NO. 442604

Recpt Tot \$325.00

\$325.00 OK \$0.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

**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*

April 25, 2005

J. Carroll Holzer, P.A.
508 Fairmount Avenue
Towson, Maryland 21286

Dear Mr. Holzer:

RE: Case Number: 05-403-SPH, 1031 68th Street

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 11, 2005.

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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Pulaski and 68th Street, LLC. P.O. Box 24145 Baltimore 21227
Mini Container, Inc. P.O. Box 18498 Baltimore 12137

Visit the County's Website at www.baltimorecountyonline.info



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr JDO/AMS
DEPRM

DATE: March 11, 2005

SUBJECT: Zoning Item # 05-403
Address 1031 68th Street (Mini Container Inc.)

RECEIVED

MAR 16 2005

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of February 22, 2005

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

- 1.) This property is located within the Intensely Developed Area (IDA) portion of the Chesapeake Bay Critical Area (CBCA). Therefore, redevelopment and construction activities will have to satisfy the 10% Pollutant Reduction Requirements.
- 2.) Prior to issuance of any permit for this location, the existing debris onsite must be eliminated to the satisfaction of this Department.
- 3.) Prior to issuance of any Solid Waste permit for this location, the proposed use associated with such permit may be subject to review by the Maryland Department of the Environment.

Reviewer: Mike Kulis, Jerry Siewierski

Date: March 11, 2005

Bob
3/29
PP
Jm
5/5

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 7, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For February 28, 2005
Item Nos. 395, 397, 398, 399, 402, 403,
and 404

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 4, 2005

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

RECEIVED

MAR - 7 2005

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-403

ZONING COMMISSIONER

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 Cunningham in the Office of Planning at 410-887-3480.

Prepared By:

Mark A Cunningham

Division Chief:

Jeff Mayhew

MAC/LL

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



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

Date: 2.18.05

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

RE: Baltimore County
Item No. 403 JCM

Dear Ms. Matthews:

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,

Steven D. Foster, Chief
Engineering Access Permits Division

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

February 24, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: February 22, 2005

Item No.: 403

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Lieutenant Franklin J. Cook
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

Visit the County's Website at www.baltimorecountyonline.info



RE: PETITION FOR SPECIAL HEARING * BEFORE THE
1031 68th Street; E/side 68th Street, *
1,500' N Lake Drive * ZONING COMMISSIONER
15th Election & 7th Councilmanic Districts *
Legal Owner(s): Pulaski & 68th Street, LLC * FOR
Contract Purchaser(s): Mini Containers, Inc. *
Petitioner(s) * BALTIMORE COUNTY
* 05-403-SPH

* * * * *

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 1st day of March, 2005, a copy of the foregoing Entry of Appearance was mailed to J. Carroll Holzer, Esquire, Holzer & Lee, 508 Fairmount Avenue, Towson, MD 21286, Attorney for Petitioner(s).

RECEIVED

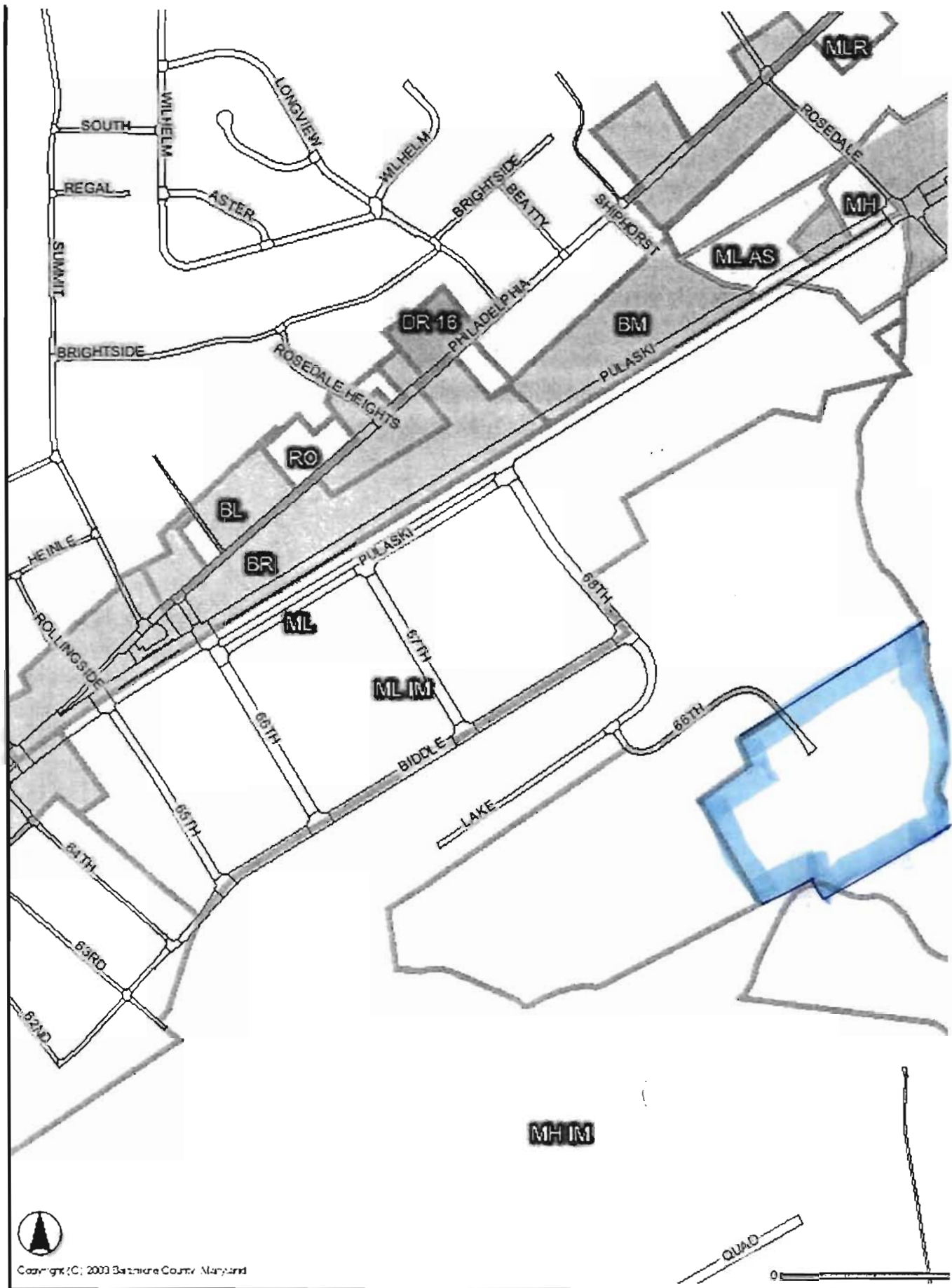
MAR 01 2005

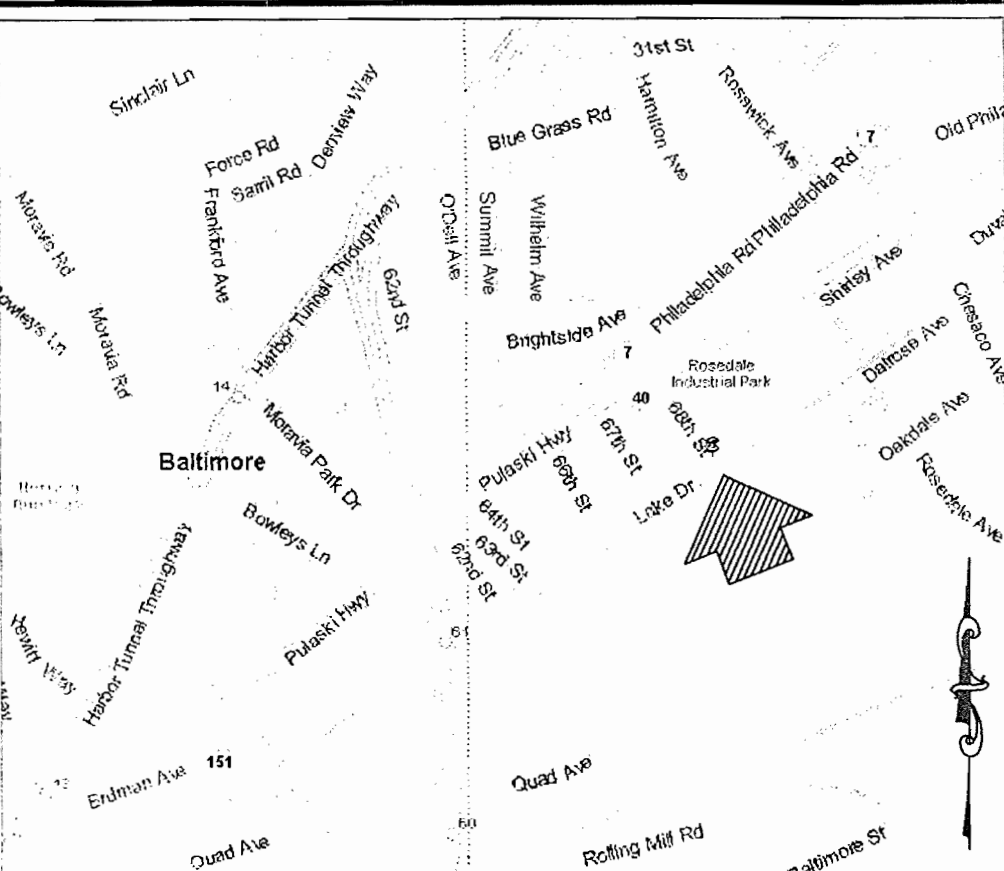
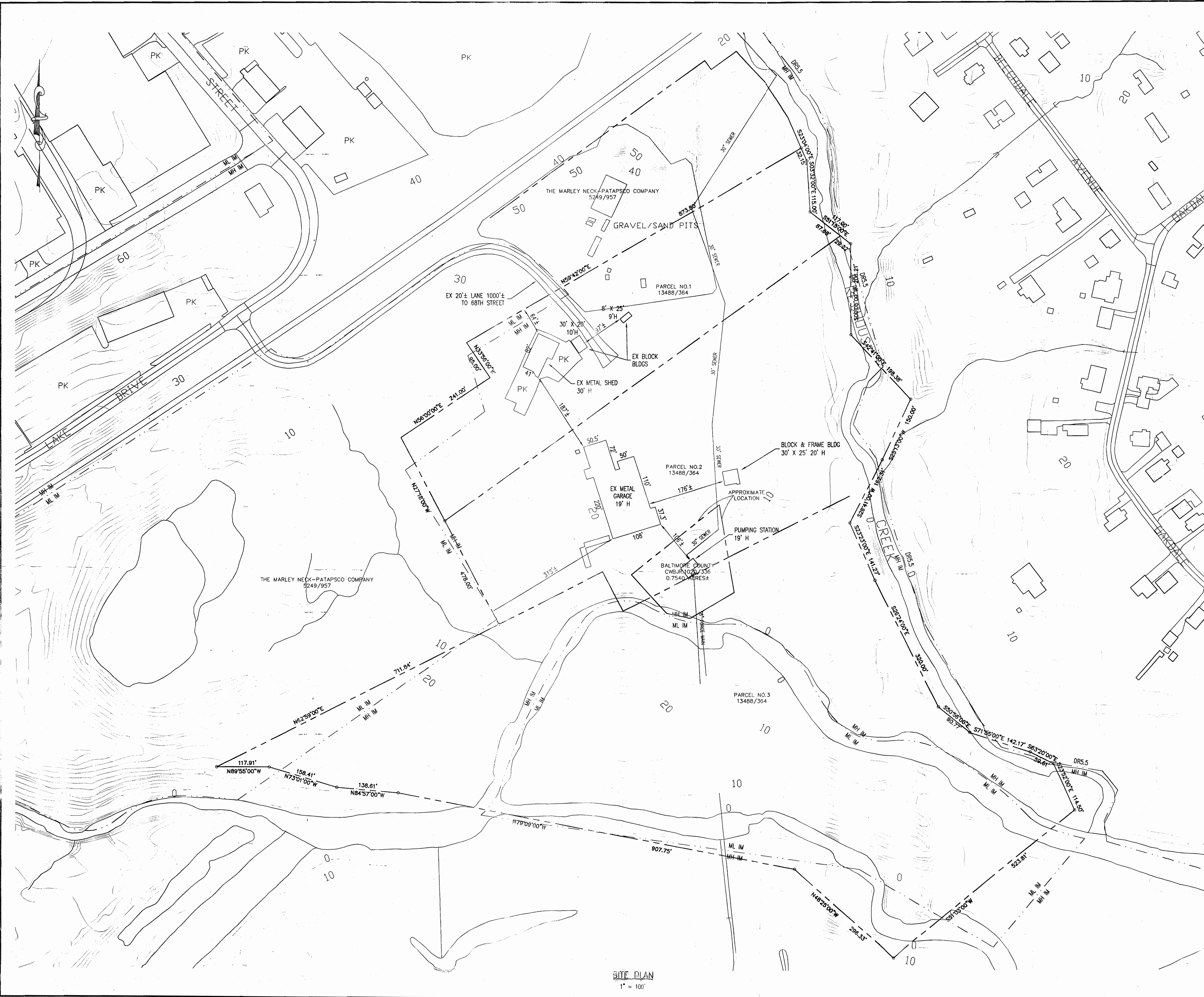
Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County





REVISIONS	
DATE	DESCRIPTION



PLAN TO ACCOMPANY SPECIAL HEARING

1031 68TH STREET

15th ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

MICHAEL J. WALKLEY, P. A.
Consulting Engineers
2000 Clipper, Park Road, Suite 200
Baltimore, Maryland 21211
Telephone (410) 889-7700
Fax (410) 889-7756

PROPERTY ADDRESS: 1031 68TH STREET
PROPERTY ZONED: ML-IM & MH-IM
15TH ELECTION DISTRICT, 7TH COUNCILMANIC DISTRICT

PREVIOUS COMMERCIAL PERMITS: APPLICATION #03-24 B082736, 11-5-03

NOTES

- 1) CURRENT OWNER: PULASKI & 68TH STREET LLC
- 2) CURRENT DEED REFERENCE: 13488/362
- 3) AREA OF PROPERTY: 1523229 SQ.FT. OR 34.9685 ACRES ±
- 4) TAX MAP 96 GRID 04 PARCEL 403
- 5) TAX ACCOUNT NO. 1600006234
- 6) THIS PLAN WAS COMPILED FROM DEEDS AND IS NOT BASED ON A FIELD SURVEY.
- 7) THE DEEDS ON RECORD CONTAIN SUBSTANTIAL ERRORS OF CLOSURE.
- 8) NO RECORD OF COUNTY UTILITIES TO SUBJECT PROPERTY.
- 9) NO RECORD OF WELL OR SEPTIC FOR SUBJECT PROPERTY.

INFORMATION SHOWN IS BASED ON:
1. BALTIMORE COUNTY TILE ID: 096B1
2. PLAT PREPARED BY APR ASSOCIATES, INC. DATED JANUARY 21, 2005
3. ZONING MAP OUTPUT FROM INTERNET

CHECKED BY:	
DRAWN BY:	HP
DATE:	25 JAN 05
FILE:	W856
SCALE:	NOTED

SHEET

C-1