RE: **PETITION FOR VARIANCE** 

SE/Cor. Hollins Ferry Road & Transway Road

(4501 Hollins Ferry Road)

13<sup>th</sup> Election District
1<sup>st</sup> Council District

First Industrial Realty Trust Legal Owner/Petitioner \* BEFORE THE

\* ZONING COMMISSIONER

\* FOR

\* BALTIMORE COUNTY

\* Case No.: 06-233-A

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

\*

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the property, First Industrial Realty Trust, Inc., through its attorney, Joseph Woolman, III, Esquire, for the property located at 4501 Hollins Ferry Road in southwestern Baltimore County. The Petitioners request variance relief from Section 258.1 of the Baltimore County Zoning Regulations (BCZR) to permit a rear-yard setback of 0 feet in lieu of the minimum required 30 feet. The subject property and requested relief are more particularly shown on the Plat to Accompany the Petition for Zoning Variance, received into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Richard Williams of DeMario Design Consultants, Inc., the consultants who prepared the site plan, and Lawrence E. Schmidt, Esquire, attorney for the Petitioner. There were no Protestants or interested persons present.

Testimony and evidence offered demonstrated that the subject property is a roughly square-shaped parcel located northwest of the junction of the Baltimore Beltway (I-695) and Harbor Tunnel Thruway (I-895), in southwestern Baltimore County. The property contains a gross area of 27.99 acres, more or less, zoned MH-IM, and is located within a highly

Date Control Toring By

industrialized area. Indeed, all of the surrounding properties are similarly zoned MH-IM, reflecting the industrial/manufacturing character of the area.

The subject property is improved with a large, older building of approximately 380,000 sq.ft. in area. This building is somewhat of a visual landmark in the community, as it was used as a brewery for many years. However, the brewery operation was discontinued a number of years ago, and the building has been converted to industrial/manufacturing uses.

The present owner acquired the property earlier this year and proposes a redevelopment of the site. Initially, the owner envisioned the subdivision of the property into two parcels. Parcel A was shown to comprise the northwest portion of the property and contain 11.72 acres in area. Parcel B comprised the southeast remainder of the property, and is shown as 16.27 acres. Testimony indicated that this subdivision has not moved forward at this time. Nonetheless, the Petitioner envisions different users for the property. Although there may or may not be a subdivision, the property will be used by different lessees. Section 102.2 of the BCZR and the Zoning Commissioner's Policy Manual indicate that the Zoning Commissioner may determine zoning use lines of division between separately leased portions of a single property, or different uses within. In the Zoning Commissioner's discretion, each use may require compliance with the setback regulations that are typically applied to a property line. In view of the potential and proposed use of this site, the Petitioner seeks relief to allow a 0-foot setback in lieu of the required 30 feet for the potential different uses/subdivision. It is to be noted the proposed line of subdivision bisects not only the property, but the existing building as well.

Based upon the testimony and evidence presented, I am persuaded to grant the relief requested. In effect, the variance request is for an interior line of division and, thus, the relief does not impact adjacent properties. Moreover, there is no building expansion proposed, and for

all practical purposes, the site will remain as previously developed. The uniqueness in this case relates to the existing building, as well as the unusual configuration of the property and existing means of access. This configuration is caused, in large part, by the Interstate highways, which immediately abut and surround the site. Additionally, a denial of the relief requested would result in practical difficulty upon the applicant. Specifically, the Petitioner would be unable to reasonably use the large existing building for permitted purposes under the BCZR. As noted above, given the highly industrialized character of the neighborhood that is reflected in the adjacent zoning classifications, there will clearly be no adverse impact on any surrounding properties. In this regard, there were no adverse Zoning Advisory Committee comments submitted by any County reviewing agency, and no one appeared in opposition to the request.

Pursuant to the advertising and posting of the property and for the reasons set forth above in the public hearing held, the Petition for Variance shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of December 2005 that the Petition for Variance seeking relief from Section 258.1 of the Baltimore County Zoning Regulations (BCZR) to permit a rear-yard setback of 0 feet in lieu of the minimum required 30 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building/use permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

Zoning Commissioner for Baltimore County

Jeis Land Bor File



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

December 27, 2005

Joseph Woolman, III, Esquire Gildea & Schmidt, LLC 300 E. Lombard Street, Suite 1440 Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE

SE/Corner Hollins Ferry Road & Transway Road

(4501 Hollins Ferry Road)

13<sup>th</sup> Election District – 1<sup>st</sup> Council District First Industrial Realty Trust - Petitioner Case No. 06-233-A

Dear Mr. Woolman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very traly yours,

Zoning Commissioner

for Baltimore County

WJW:bjs

cc: First Industrial Realty Trust, Inc.

7476 New Ridge Road, Suite H, Hanover, Md. 21076

Mr. Richard Williams, DeMario Design Consultants, Inc.

Winchester Exchange Bldg., 15 E. Main Street, Suite 226, Westminster, Md. 21157

People's Counsel; Case File



# Petition for Variance

Legal Owner(s):

UNAVAILABLE FOR HEARING

Date 10.28.05

to the Zoning Commissioner of Baltimore County for the property located at 4501 Hollins Ferry Road

which is presently zoned <u>MH-IM</u>

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)

BCZR Section 258.1 to permit a rear yard of 0' feet in lieu of the required 30 feet minimum.

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.

Properly 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:

	<b>-</b> ., .,		Indu	strial	Realty	Trust,	Inc
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Signature	_	Signature			<u> </u>		<del></del>
Address Telephone No.	<del>-</del>	Mark M Name - Type		nell	<del> </del>	······································	
City State Zip Code	_	Signature		······································	······································	· · · · · · · · · · · · · · · · · · ·	<del></del>
Attorney For Petitioner:		7476	New	Ridge A	ed. 460	-859-1	716
Joseph Woolman, III		Address /		MD	2107		e No.
Name - Type or Print .	City		<del></del>	State		Zip Code	·
	<del></del>	Represer	ntativ	e to be Co	ntacted:		
Signalure Gildea & Schmidt, LLC		Joseph	R •	Woolman	, III	 	
Company 300 E. Lombard Street, Suite 144	0	Name 300 E.	Lom	bard St	reet, S	uite l	440
Address Telephone No.		Address			····	Telephon	e No.
Baltimore, MD 21202 (410)234-00	70	Baltimo	ore,	MD 212	02 (41	0)234-0	070
City State Zip Cod	<del>g</del>	City			State	Zip	Code
			:	office use	ONLY		
Case No. 06-233A		estimated	LENGT	H OF HEART	16	<del>-</del> -	

Reviewed By

REV 9/15/98

#### Description

### To Accompany Petition for Zoning Variation

#### 28.0 Acre Parcel

#### **4501 Hollins Ferry Road**

## Southside of Hollins Ferry Road

### Thirtheenth Election District, Baltimore County, Maryland

Beginning for the same, at a point at the intersection of the northerly right of way line of Maryland State Route I — 895 (The Harbor Tunnel Thruway), variable width, with the easterly right of way line of Transway Road, variable width, said point being opposite base line right of way station 181+53.15, 150.00 feet to the left of said base line, measured radially as shown on Maryland State Highway Administration plat number 13499; thence binding on said right of way line of Transway Road as shown on said plat and also on Maryland State Highway Administration plat number 14571, with meridian reference to the Baltimore County Grid Meridian.

- (1) North 38 degrees 28 minutes 53 seconds West 150.34 feet, thence
- (2) South 51 degrees 31 minutes 13 seconds West 20.00 feet, thence
- (3) North 38 degrees 28 minutes 47 seconds West 227.48 feet, thence
- (4) By a line curving to the right with a radius of 783.51 feet for an arc length of 491.66 feet, (said curve having a chord bearing North 20 degrees 30 minutes 10 seconds West 483. 64 feet) thence

- (5) North 2 degrees 31 minutes 33 seconds West 336.02 feet to intersect the southerly right of way line of Hollins Ferry Road, 50 feet wide; thence binding on said right of way line as shown on Maryland State Highway Administration plat number 10723 the three following courses and distances;
- (6) North 68 degrees 51 minutes 11 seconds East 637.38 feet; thence
- (7) North 74 degrees 32 minutes 44 seconds East 100.52 feet; thence
- (8) North 68 degrees 51 minutes 11 seconds East 150.00 feet; thence leaving said right of way line of Hollins Fery Road and binding on the westerly right of way line of Maryland State Route I 695 (The Baltimore Beltway) variable width the six following courses and distances;
- (9) South 76 degrees 19 minutes 14 seconds East 79.58 feet, thence
- (10) South 21 degrees 08 minutes 49 seconds East 112.17 feet; thence
- (11) By a line curving to the left with a radius of 279.00 feet for an arc length of 250.68 feet, (said curve having a chord bearing South 46 degrees 53 minutes 12 seconds East 242.33 feet), thence
- (12) By a line curving to the right with a radius of 425. 84 feet for an arc length of 133.88 feet, (said curve having a chord bearing South 63 degrees 37 minutes 12 seconds East 133.33 feet), thence
- (13) South 22 degrees 48 minutes 03 seconds East 203.11 feet; thence
- (14) South 19 degrees 06 minutes 20 seconds East 18.48 feet; thence leaving said I 695 right of way line and binding on the division line between Lots 12 and 13 as shown on plat entitled "Plat of Grosedale" and recorded among the Land Records of Baltimore County, Maryland in Plat Book WPC 3 at Folio 124

(15) South 8 degrees 20 minutes 15 seconds East 52.19 feet to the southwesterly corner of said Lot 13; thence binding on the southerly line of Lot 13

(16) North 87 degrees 56 minutes 46 seconds East 8.83 feet, thence

(17) South 17 degrees 20 minutes 39 seconds East 214.52 feet, thence

(18) By a line curving to the left with a radius of 4447.18 feet for an arc length of 1134.81 feet, (said curve having a chord bearing South 59 degrees 32 minutes 21 seconds West 1131.73 feet, to the point of beginning

Containing 28.0 acres of land more or less

THIS DESCRITPTION HAS BEEN PREPARD FOR ZONING PURPOSES ONLY, AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.



September 27, 2005

Project No. 05053.1

W:\05053.1 - Carling Brewery\DESCRIPTIONS\PETITION FOR ZONING VARIANCE.doc

#### **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: #06-233-A 4501 Hollins Ferry Road
Located at the Southeast
corner of Hollins Ferry
Road and Transway Road. 13th Election District 1st Councilmanic District Logal Owner(s): First Industrial

Realty Trust, Inc. Variance: to permit a rear yard of 0 feet in lieu of the required 30 feet minimum. Hearing: Tuesday, December 13, 2005 at 11:00 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 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) 887-3301

887-3391.

JT/11/713 Nov. 22 75949 .

# CERTIFICATE OF PUBLICATION

11/23/,2005	
THIS IS TO CERTIFY, that the annexed advertisement	
in the following weekly newspaper published in Baltimore	County, Md.,
once in each ofsuccessive weeks, the first publicat	ion appearing
on 1122 ,20 <u>05.</u>	
The Jeffersonian  Arbutus Times  Catonsville Times  Towson Times  Owings Mills Times  NE Booster/Reporter  North County News	
D/M/ma	i !

LEGAL ADVERTISING

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# CERTIFICATE OF POSTING

	RE: Case No.: 06 - 233 - A
•	Petitioner/Developer: FIRST INDOSTRIA
	REACTY TRUST, INC
	Date of Hearing/Closing: DEC 13, 2005
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204	
ATTN: Kristen Matthews {(410) 887-3394}	! !
Ladies and Gentlemen:	İ
This letter is to certify under the penalties of perjury the posted conspicuously on the property located at:	at the necessary sign(s) required by law were
4501 HOLLINS	Forny 2D
The sign(s) were posted on	2.8-05
(Mont	h, Day, Year)
Sincer	ely,
•	Signature of Sign Poster) (Date)
	SSG Robert Black
·	(Print Name)
	1508 Leslie Road
The state of the s	(Address)
	Dundalk, Maryland 21222
	(City, State, Zip Code)
8	(410) 282-7940
	(Telephone Number)

4502 HOLLINS FERR



# ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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.

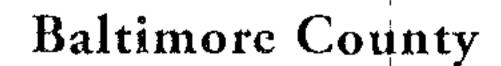
For Newspaper Advertising:	i I
Item Number or Case Number:	
Petitioner: First Industrial Realty Trust Inc.	
Address or Location: 24-26 New Ridge Rd. Scite H	ı
PLEASE FORWARD ADVERTISING BILL TO:	
Name: Soseen R. Woolman III	
Address: Gilder & Schmidt, LCC	! !
300 E. Combard St. Site 1440	1
Baltimor MD 21505	1
Telephone Number:	

Revised 7/11/05 - \$CJ

# Department of Permits 4, 7 Development Management

Director's Office County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204





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

November 8, 2005

Tel: 410-887-3353 • Fax: 410-887-5708 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: 06-233-A

4501 Hollins Ferry Road

Located at the Southeast corner of Hollins Ferry Road and Transway Road.

13<sup>th</sup> Election District, 1<sup>st</sup> Councilmanic District

Legal Owner: First Industrial Realty Trust, Inc.

Variance to permit a rear yard of 0 feet in lieu of the required 30 feet minimum.

Hearing: Tuesday, December 13, 2005 at 11:00 a.m., in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK: clb

C: Joseph Woolman III 300 E. Lombard Street, Ste. 1440 Baltimore 21202 First Industrial Realty Trust Mark Mcconnell 7476 New Ridge Road Hanover 21076

# NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY NOVEMBER 29, 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.



TO: PATUXENT PUBLISHING COMPANY

Tuesday, November 22, 2005 Issue - Jeffersonian

Please forward billing to:

Joseph Woolman

410-234-0070

300 E. Lombard Street, Ste. 1440

Baltimore, Maryland 21202

# **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: 06-233-A

4501 Hollins Ferry Road

Located at the Southeast corner of Hollins Ferry Road and Transway Road.

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WILLIAMWISEMAN

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 Permissiand 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

December 12, 2005

Joseph Woolman, III Gildea & Schmidt, LLC. 300 E. Lombard Street, Ste. 1440 Baltimore, Maryland 21220

Dear Mr. Woolman:

RE: Case Number: 06-233-A, 4501 Hollins Ferry Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 28, 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.

U. Callibration Office Control of the Callibration of the Callibra

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel First Industrial Realty Trust Mark McConnell 7476 New Ridge Road Hanover 21076



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



**DATE:** November 23, 2005

MING COMMISSIONED

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** 

Petitioner:

4501 Hollins Ferry Road

First Industrial Realty Trust, Inc.

**INFORMATION:** 

Item Number:

Zoning: MH-IM

Requested Action: Variance

#### SUMMARY OF RECOMMENDATIONS:

The Office of Planning does no oppose the petitioner's request. However it is unclear as to why the petitioner is showing a 75-foot building setback line around the entire building/future building area if the request is to variance a 30-foot setback. It is also advised that the State Highway Administration review and comment on the petitioner's request as the subject property is adjacent to a major state route.

For further information concerning the matters stated here in, please contact Dennis Wertz at 410-887-3480.

Prepared by:

**Division Chief:** 

AFK/LL: CM

W \DEVREV\ZAC\6-333 doc



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: // . /5 . 175

Baltimore Count

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

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.

RE:

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

f. f. Houlh

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

November 9, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of: October 31, 2005

Item No.: 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 233, 234, 235, 236, 237, 238, 239, 241 and 242 235, 236, 237, 238, 239, 241 and 242

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.

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

Acting Lieutenant Don W. Muddiman Fire Marshal's Office 410-887-4880 MS-1102F

cc: File



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

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** November 16, 2005

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

**SUBJECT:** 

Zoning Advisory Committee Meeting

For November 7, 2005 Item Nos. 223, 224, 225, 227, 228, 233

234, 235, 236, 238, 239,

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-11162005.doc

RE: PETITION FOR VARIANCE

4501 Hollins Ferry Road; SE corner Hollins

Ferry & Transway Road

13<sup>th</sup> Election & 1<sup>st</sup> Councilmanic Districts

Legal Owner(s): First Industrial Realty

Trust, Inc by Mark McConnell

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

**FOR** 

BALTIMORE COUNTY

06-233-A

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 sent and all documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of November, 2005, a copy of the foregoing Entry of Appearance was mailed to, Joseph R. Woolman,III, Esquire, Gildea & Schmidt LLC, 300 E. Lombard Street, Suite 1440, Baltimore, MD 21202, Attorney for Petitioner(s).

RECEIVED

MOV 07 2005/

Per ( 12)

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

GILDEA & SCHMIDT, LLC

300 EAST LOMBARD STREET

**SUITE 1440** 

BALTIMORE, MARYLAND 21202

TELEPHONE 410-234-0070 FACSIMILE 410-234-0072 www.gildeallc.com TOWSON, MD OFFICE 220 BOSLEY AVENUE TOWSON, MARYLAND 21204 TELEPHONE 410-337-7057

SEBASTIAN A. CROSS SUROSS@GILDEALLC.COM

LAWRENCE E. SCHMIDT

DAVID K. GILDEA

JOSEPH R. WOOLMAN, HI

LSCHMIDT@GILDEALLC.COM

DAVIDGILDEA@GILDEALLC.COM

JWOOLMAN@GILDEALLC.COM

D. DUSKY HOLMAN

DHOLMAN@GILDEALLC.COM

JASON T. VETTORI
JVETTORI@GILDEALLC.COM

December 19, 2005

Zoning Commissioner William J. Wiseman, III 401 Bosley Avenue County Courts Building Suite 405 Towson, MD 21204

Re: First Industrial Realty Trust/4501 Hollins Ferry Road

Case No. 06-233-A

Dear Zoning Commissioner Wiseman:

Kindly find attached the sealed plan to accompany the request for zoning variance for the above matter. This document was previously marked as Petitioners Exhibit No. 1 at the hearing on this matter. I have arranged for the sealing of the plan by a professional engineer.

Thank you for your attention to this matter.

Very truly yours,

Lawrence E. Schmidt

LES: bnt

CC: Mark McConnell, First Industrial Realty Trust Inc.

Jeremy Bunno, First Industrial Realty Trust Inc.

PLEASE PRINT CLEARLY

CASE NAME CASE NUMBER DATE

# PETITIONER'S SIGN-IN SHEET

TATE, ZIP	ind nooth our illieness demark	1, 2, 2,										
CITY, S	Show Cold	57-5to/100 Ba										
NAME	Kill Williams - 58 C	1/4										

)6-23	$(\bigcirc \varphi$	Case No.:
16-23	$()\varphi$	Case No.:

# **Exhibit Sheet**

# Petitioner/Developer

# Protestant

No. 1	Sitz PLAN -	
No. 2		
No. 3		
No. 4		
No. 5		i i   
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