IN RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE	*	BEFORE THE
NW corner of Sulphur Spring Road and Old Georgetown Road	*	DEPUTY ZONING
13th Election District	*	COMMISSIONER
1st Councilmanic District		
(1622-26 Sulphur Spring Road)	*	FOR BALTIMORE COUNTY
Hill Management Services, Inc., Agent for Owner, Sulphur Spring Realty, LLC, by	*	
William B. Russell *Legal Owner*	*	
AT Systems, Inc. *Lessee*	*	
	*	**Case No. 08-125-SPHXA**

* *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Exception, Special Hearing and Variance filed by William B. Russell of Hill Management Services, Inc. on behalf of the legal owner of the subject property, Sulphur Spring Realty, LLC, and Joseph R. Woolman, III, Esquire, attorney for the lessee, AT Systems, Inc.

The Special Exception is requested to allow the use of the property for a service garage as an auxiliary use pursuant to Section 253.2.B of the Baltimore County Zoning Regulations (B.C.Z.R.).

The Special Hearing relief is requested pursuant to Section 500.7 of the B.C.Z.R. to approve the use of a service garage in a planned industrial park of 11 acres in a M.L. zone.

The Variance relief is requested from Section 253.2.B of the B.C.Z.R. to permit a service garage as an auxiliary use permitted by special exception in a planned industrial park of 11 acres in lieu of the required 25 acre minimum. The subject property and requested relief are more

ORDER RECEIVED FOR FILING
Date 12-12-07
By PB

fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the special exception, special hearing, and variance petitions were William B. Russell and Danielle Beyrodt of Hill Management Services, Inc., and Joseph R. Woolman III, Esquire representing the lessee, AT Systems, Inc. (hereinafter "Petitioners"). Also appearing in support of the requested relief was Kassie Lewis with the Baltimore County Department of Economic Development. There were no Protestants or other interested citizens in attendance at the hearing.

Testimony and evidence offered revealed that the subject property is actually one of two "adjacent" planned industrial parks that are separated by Interstate 95. Testimony was proffered by Mr. Woolman that both parks are owned and operated by the same individuals and are located in the Arbutus area of Baltimore County. The property that is the subject of the requests for relief is a triangular-shaped parcel located within the Sulphur Spring Business Park -- an 11 acre tract on the southeast side of Interstate 95. A brochure showing a map and an aerial photograph of the business park and the layout of the buildings was marked and accepted into evidence as Petitioners' Exhibit 2B. The "adjacent" park -- the Arbutus Business Center -- is approximately 19 acres in area and is located on the northwest side of Interstate 95. A brochure showing a map and an aerial photograph of the adjacent business park and the layout of the buildings was marked and accepted into evidence as Petitioners' Exhibit 2A. Both parks total approximately 29 acres in net area, are zoned M.L, and are more fully depicted together in the aerial photograph which was marked and accepted into evidence as Petitioners' Exhibit 5.

The subject parcel is at the northwestern end of one of three large industrial buildings within the Sulphur Spring Business Park, and comprises approximately 8,987 square feet of area.

ORDER RECEIVED FOR FILING
Date 12-12-07
By

The building on the parcel previously housed an Ambulance Repair facility and still contains oil separators and other vehicle maintenance equipment. Testimony revealed that Petitioner AT Systems, Inc. intends to use the property for maintenance of its armored vehicles as a service to its distribution center located within the surrounding industrial area. As indicated in an email dated August 31, 2007 from his client to Mr. Woolman which was marked and accepted into evidence as Petitioners' Exhibit 4, AT Systems, Inc. plans on no more than two to three trucks being parked outside at a time, that the property will not be used as a truck storage facility, that the maintenance will consist of light/medium truck maintenance, and that no truck body work and/or painting will take place. In order to do so, Petitioner filed the instant request for special exception, and the alternative requests for special hearing and variance, so as to permit a service garage as an auxiliary service use.

Section 253.2.B of the B.C.Z.R. permits, by special exception, service garages as an auxiliary service use, "provided that any such use shall be located in a planned industrial park at least 25 acres in net area or in an I.M. District; provided, further, that it is shown that any such use will serve primarily the industrial uses and related activities in the surrounding industrial area." Mr. Woolman argues that the two industrial parks comprising approximately 29 acres in net area are, for all practical and zoning purposes, one overall business park. In support of this assertion, he notes that the business parks are owned and operated by the same individuals. He also points out that the parks are split due to the geographic constraints put upon them by Interstate 95. If not for the highway, the business parks would have been located on one larger tract.

In addition, Mr. Russell with Hill Management Services, Inc. testified that he was with the company years ago when the business parks were first developed. He indicated that the

ORDER RECEIVED FOR FILING
Date 12-12-07
By BZ

parks were constructed relatively close in time, one after the other, and were originally, and have always been, marketed as one business park. Due to Interstate 95 splitting the parks down the middle, they were named separately, but have always been referenced to potential customers as one business park, with alternatives from one to the other, depending on availability and space needs for a potential tenant. In fact, a road leading under the Interstate connects these two parks. Mr. Woolman indicated his argument is further bolstered by a letter dated July 3, 1987 from former Deputy Zoning Commissioner and then-Zoning Supervisor James E. Dyer to Benjamin Bronstein, Esquire concerning the Arbutus Business Center. In that letter, Mr. Dyer states that the Arbutus Business Center "is part of a contiguous area of M.L. zoning consisting of at least 25 acres in net area." A copy of the letter was marked and accepted into evidence as Petitioners' Exhibit 7. Mr. Woolman also introduced a letter from the adjacent tenant at 1628 Sulphur Spring Road, T&D Plumbing & Heating Co., Inc., which is supportive of Petitioner's plan to use the property for vehicle maintenance. This letter was marked and accepted into evidence as Petitioners' Exhibit 3. Finally, Ms. Lewis with the County Department of Economic Development testified that her department was supportive of Petitioner's planned use of the property.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comment received from the Office of Planning dated September 26, 2007 indicates that the Planning Office is of the opinion that there is no justification for the granting of this request, citing no practical difficulties or non self-imposed hardships. However, Mr. Woolman proffered that he had met with the Office of Planning after the comment was written. Mr. Woolman indicated that the Office of Planning representative, Mr. Wertz, would testify if called that the comment was made without the benefit of important information,

ORDER RECEIVED FOR FILING
Date 12-12-07
By BM

including the existence of the "adjacent" and related business park across Interstate 95 which in combination fulfills the 25 acre requirement.

Based on the testimony and evidence offered, I am persuaded to grant the special exception to allow the use of the property for a service garage as an auxiliary use. I find that the Planned Industrial Park in question is part of a "contiguous" park consisting of at least 25 acres in net area and satisfies the requirements under Section 253.2.B of the B.C.Z.R. This finding is based in part on the previous use of the property by the prior tenant, and also on the historic treatment of this property by Baltimore County as demonstrated in the letter dated July 3, 1987 and marked and accepted into evidence as Petitioners' Exhibit 7. This finding is also based on Mr. Russell's testimony concerning the history of the business parks and his reference to "one" business park for marketing and rental purposes. For these reasons, I find that the requirements of section 253.2.B have been met and that the Petition for Special Exception shall be granted.

As to the special hearing, this request was made as alternative relief pursuant to Section 500.7 of the B.C.Z.R. to approve the use of a service garage in a planned industrial park of 11 acres in a M.L. zone. Section 500.7 of the B.C.Z.R. provides the Zoning Commissioner with the power to determine any rights whatsoever of any interested person in any property in Baltimore County insofar as they are affected by the Zoning Regulations. Notwithstanding the findings of fact above, I find that Petitioner has the right to use the subject property as a service garage in a Planned Industrial Park of 11 acres. I find that the proposed use will not be detrimental to the health, safety and general welfare of the locale and meets the standards of Sections 502.1 and 500.7 of the B.C.Z.R.

Finally, variance relief is requested as a third alternative. As noted above, the variance relief is requested from Section 253.2.B of the B.C.Z.R. to permit a service garage as an

RECEIVED FOR FILING
Date 12-12-07
By

auxiliary use permitted by special exception in a planned industrial park of 11 acres in lieu of the required 25 acre minimum. Based upon the testimony and evidence presented, I am persuaded to grant this variance. The property is unique given its unusual configuration and the fact that the site is contiguous with an "adjacent" industrial park on the opposite side of Interstate 95. Moreover, the strict application of the B.C.Z.R., as it relates to minimum acreage requirements for service garages in industrial parks, will create a practical difficulty and unreasonable hardship by prohibiting an otherwise permitted use of the property because of its proximity to an interstate highway. For these reasons, the variance relief shall also be granted. To require this site to be considered separate from the industrial park across the highway serves no practical purpose and is not how the properties have been historically treated by the County.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and after considering the testimony and evidence offered by Petitioners, I find that Petitioners' requests for special exception and special hearing should be granted, and the request for variance should be granted.

THEREFORE, IT IS ORDERED this 10th day of December, 2007, by the Deputy Zoning Commissioner, that Petitioners' request for Special Exception to allow the use of the property for a service garage as an auxiliary use pursuant to Section 253.2.B of the Baltimore County Zoning Regulations (B.C.Z.R.) be and is hereby GRANTED; and

IT IS FURTHER ORDERED that Petitioner's alternative request for Special Hearing to approve the use of a service garage in a planned industrial park of 11 acres in a M.L. zone be and is hereby GRANTED; and

IT IS FURTHER ORDERED that Petitioners' alternative request for Variance from Section 253.2.B of the B.C.Z.R. to permit a service garage as an auxiliary use permitted by

ORDER RECEIVED FOR FILING
Date 12-12-07
By

special exception in a planned industrial park of 11 acres in lieu of the required 25 acre minimum be and is hereby GRANTED, subject to the following:

1. Petitioners may apply for their permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING
Date 12.12.07
By PZ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 12, 2007

JOSEPH R. WOOLMAN III, ESQUIRE
JR WOOLMAN LLC
111 SOUTH CALVERT STREET #2700
BALTIMORE MD 21202

Re: Petitions for Special Hearing, Special Exception and Variance
Case No. 08-125-SPHXA
Property: 1622-26 Sulphur Spring Road

Dear Mr. Woolman:

Enclosed please find the decision rendered in the above-captioned case.

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz
Enclosure

c: William B. Russell and Danielle Beyrodt, Hill Management Services, Inc., 9640 Deereco Road, Timonium MD 21093

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 1622-26 Sulphur Spring Rd.

which is presently zoned M.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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

A SERVICE GARAGE

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

~~Contract Purchaser~~/Lessee:

AT Systems, Inc.
Name - Type or Print

Signature

3280 E. Foothill Blvd.
Address — Telephone No.

Pasadena — CA — 91107
City — State — Zip Code

Legal Owner(s): by Hill Management Services, Inc
Agent for Owner:
Sulphur Spring Realty, LLC
Name - Type or Print

William B. Russell
Signature

.William B. Russell
Name - Type or Print

Signature

9640 Deereco Road — 410-561-1300
Address — Telephone No.

Timonium, Maryland — 21093
City — State — Zip Code

Attorney For Petitioner:

Jospeh R. Woolman, III
Name - Type or Print

Signature

J.R. Woolman, LLC
Company

111 South Calvert Street Suite 2700 — 410-385-5328
Address — Telephone No.

Baltimore — MD — 21202
City — State — Zip Code

Representative to be Contacted:

Attorney
Name

Address — Telephone No.

City — State — Zip Code

Case No. 08-125-SPHXA

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By A. Tsai Date 9/6/07

REV 09/15/98

PETITION RECEIVED FOR FILING

Date 12.12.07

By PB

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1622-26 Sulphur Spring Rd.
which is presently zoned M.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

the use of a service garage in a planned industrial park of 11 Acres in a M.L. Zone.

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:

AT Systems, Inc.
Name - Type or Print

Signature

3280 E. Foothill Blvd.
Address — Telephone No.

Pasadena — CA — 91107
City — State — Zip Code

Attorney For Petitioner:

Joseph R. Woolman, III
Name - Type or Print

Signature

J.R. Woolman, LLC
Company

111 South Calvert Street Suite 2700 — 410-385-5328
Address — Telephone No.

Baltimore — MD — 21202
City — State — Zip Code

~~Legal Owner(s):~~ by Hill Management Services, Inc
Agent for Owner:

Sulphur Spring Realty, LLC
Name - Type or Print

Signature

William B. Russell
Name - Type or Print

Signature

9640 Deereco Road — 410-561-1300
Address — Telephone No.

Timonium, Maryland — 21093
City — State — Zip Code

Representative to be Contacted:

Attorney
Name

Address — Telephone No.

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By A. Tsui Date 9/6/07

Case No. 08-125-SPHXA

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 12.12.07
By PM

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at: 1622-26 Sulphur Spring Rd.

which is presently zoned: M.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):

253.2B of the BCZR to permit a "service garage" as an auxiliary use permitted by special exception in a planned industrial park of 11 acres in lieu of the required 25 acre 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

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:

AT Systems, Inc.
Name - Type or Print

Signature

3280 E. Foothill Blvd.
Address — Telephone No.

Pasadena — CA — 91107
City — State — Zip Code

Legal Owner(s): by Hill Management Services, Inc Agent For Owner:

SULPHUR SPRING REALTY, LLC
Name - Type or Print

Signature

William B. Russell
Name - Type or Print

Signature

9640 Deereco Road — 410-561-1300
Address — Telephone No.

Timonium, Maryland 21093
City — State — Zip Code

Attorney For Petitioner:

Joseph R. Woolman, III
Name - Type or Print

Signature

J.R. Woolman, LLC
Company

111 South Calvert Street Suite 2700 — 410-385-5328
Address — Telephone No.

Baltimore — MD — 21202
City — State — Zip Code

Representative to be Contacted:

Attorney
Name

Address — Telephone No.

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Case No. 08-125-SPHXA

Reviewed By A. Tsui Date 9/6/07

REV 9/15/98

FILING RECEIVED FOR FILING
Date 12.12.07
By PM

ZONING DESCRIPTION FOR

1622-1772 Sulphur Spring Road
Baltimore, MD 21227

Sulphur Spring East
Business Park

North Side of Sulphur Spring Road, West Side of Old Georgetown Road

13th Election District, Baltimore County, Maryland

Being all of the land shown on the plat entitled "Plat of Sulphur Spring East Business Park" which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. 58 at Folio 124, containing 11.1926 acres of land, more or less. Also known as 1622-1772 Sulphur Spring Road, and located in the 13th Election District, First Councilmanic District.

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

STATE OF MARYLAND
JAMES LEROY MATTHIAS
NO. 11039
PROFESSIONAL LAND SURVEYOR
8/31/07

W:\07103.1 - Sulphur Spring Business Park\Description\zoning description.doc

08-125-SPHXA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 05400

Date: 9/6/07

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				$800.00

Total: $800.00

Rec From: J.R. WOOLMAN, LLC

For: 1622-26 SULPHUR SPRING RD

01-125-SPHXA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
9/06/2007	9/06/2007	11:18:07	1

REG 001 WALKIN JRID JAR
>>RECEIPT # 345724 9/06/2007 OFLN
5 529 ZONING VERIFICATION
005400
Recpt Tot $800.00
$800.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Joe Wagilman	J.R. Wagilman LLC		
Bill Russell	9670 Deereco Rd	Timonium, MD 21093	
Danielle Beyrodt	" " "	" " "	

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

COUNTY REPRESENTATIVE'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Kassie Lewis	400 Washington Ave.	Towson 21204	Kalewis@baltimorecountymd.gov

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: #08-125-SPHXA
1622-26 Sulphur Spring Road
N/west corner of Sulphur Spring Road and Old Georgetown Road
13th Election District - 1st Councilmanic District
Legal Owner(s): Sulphur Spring Realty, Inc.
Lessee: AT Systems, Inc.

Special Hearing: to approve the use of a service garage in a planned industrial park of 11 acres in a M.L. zone. **Special Exception:** for a Service Garage. **Variance:** to permit a "service garage" as an auxiliary use permitted by special exception in a planned industrial park of 11 acres in lieu of the required 25 acres minimum.

Hearing: Monday, November 5, 2007 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 accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

10/281 Oct. 18 152260

CERTIFICATE OF PUBLICATION

10/18/, 2007

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 10/18/, 2007.

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

S. Wilkinson

LEGAL ADVERTISING

TRANSMITTAL

DeMario Design Consultants, Inc.

192 East Main Street
Westminster, Maryland 21157
Phone: 410-386-0560
Fax: 410-386-0564

Richard B. Williams
Principal
rwilliams@demariodesign.us

To: Baltimore County Zoning Office
111 W. Chesapeake Ave.
Room 111
Towson, MD 21204

Date: September 4, 2007
Project No.: 07103.1
Attention:
Reference: Sulpher Springs

We are sending you:

- [ ] Shop Drawings
- [ ] Specifications
- [ ] Attached
- [ ] Samples
- [ ] _____
- [ ] Under separate cover:
- [ ] Plans
- [X] Via: Delivery____

Copies	Date	Number	Description
16			Site Development Plans
4			Zoning Maps with Site Highlighted
3			Zoning Description

These are transmitted as checked below:

- [ ] For approval
- [ ] For your use
- [ ] As requested
- [ ] For review and comment
- [ ] Approved as submitted
- [ ] Approved as noted
- [ ] Returned for corrections
- [ ] _____
- [ ] Resubmit
- [ ] Submit
- [ ] Return
- ____ Copies for approval
- ____ Copies for distribution
- ____ Corrected prints

Remarks:

Signed: _____
Richard B. Williams

W:\07103.1 - Sulphur Spring Business Park\ADMIN\Transmittals\Balt Co Zoning~plans, maps, descrp~9.4.07.doc

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

November 1, 2007

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

Joseph R. Woolman, III, Esquire
111 South Calvert Street Ste. 2700
Baltimore, Maryland 21202

Dear Mr. Woolman:

RE: Case Number: 08-125-SPHXA 1622-25-Sulphur Spring Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 6, 2007. This letter is not an approval, but only a **NOTIFICATION.**

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:rjc
Enclosures

c: Peoples Council
William B. Russell, 9640 Deereco Road Timonium, MD. 21093
At Systems, 3280 E. Foothill Blvd., Pasadena, CA 91107

Baltimore County
Fire Department

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

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

August 23, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 17, 2007

Item Number: Item Number 124,125,126,127,128,129,130

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*

State Highway Administration
Maryland Department of Transportation

John D. Porcari, *Secretary*
Neil J. Pedersen, *Administrator*

Date: SEPT. 17, 2007

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

RE: Baltimore County
Item No. 8-125-SPHXA
1622-26 SULPHUR SPRING RD
SULPHUR SPRING REALTY, LLC
SPECIAL HEARING
SPECIAL EXCEPTION
VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-125-SPHXA.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 18, 2007

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 24, 2007
Item Nos. 08-124, 125, 126, 127, 128, 129 and 130

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-09182007.doc

RE: PETITION FOR SPECIAL HEARING SPECIAL EXCEPTION & VARIANCE 1622-26 Sulpher Spring Road; NW corner Sulpher Spring Road & Old Georgetown Road 13th Election & 1st Councilmanic Districts Legal Owner(s): Hill Management Services, Inc Contract Purchaser(s): AT Systems, Inc Petitioner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 08-125-SPHXA

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

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/ 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 2nd day of October, 2007, 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).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
OCT 02 2007
Per.....

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

October 4, 2007

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: 08-125-SPHXA
1622-26 Sulphur Spring Road
N/west corner of Sulphur Spring Road and Old Georgetown Road
13th Election District – 1st Councilmanic District
Legal Owners: Sulphur Spring Realty, Inc.,
Lessee: AT Systems, Inc.

Special Hearing to approve the use of a service garage in a planned industrial park of 11 acres in a M.L. zone. Special Exception for a Service Garage. Variance to permit a "service garage" as an auxiliary use permitted by special exception in a planned industrial park of 11 acres in lieu of the required 25 acres minimum.

Hearing: Monday, November 5, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Joseph Woolman, III, 111 South Calvert Street, Ste. 2700, Baltimore 21202
William Russell, Sulphur Spring Realty, Inc., 9640 Deereco Road, Timonium 21093
AT Systems, 3280 E. Foothill Blvd., Pasadena, CA 91107

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 20, 2007.**
(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
Thursday, October 18, 2007 Issue - Jeffersonian

Please forward billing to:
J. R. Woolman, LLC
111 S. Calvert Street, Ste. 2700
Baltimore, MD 21202

410-385-5328

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: 08-125-SPHXA
1622-26 Sulphur Spring Road
N/west corner of Sulphur Spring Road and Old Georgetown Road
13th Election District – 1st Councilmanic District
Legal Owners: Sulphur Spring Realty, Inc.,
Lessee: AT Systems, Inc.

Special Hearing to approve the use of a service garage in a planned industrial park of 11 acres in a M.L. zone. Special Exception for a Service Garage. Variance to permit a "service garage" as an auxiliary use permitted by special exception in a planned industrial park of 11 acres in lieu of the required 25 acres minimum.

Hearing: Monday, November 5, 2007 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.

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: 08-125-SPHXA

Petitioner: SULPHUR SPRING REALTY, LLC

Address or Location: 1622-26 SULPHUR SPRING RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: S.R. Woolman, LLC

Address: 111 S. Calvert St.
Suite 2700
Baltimore, MD 21202

Telephone Number: 410-385-5328

Revised 7/11/05 - SCJ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 26, 2007

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

SUBJECT: 1622-1626 Sulphur Spring road

INFORMATION:

Item Number: 8-125

Petitioner: Sulphur Spring Realty, LLC

Zoning: ML

Requested Action: **Special Hearing, Variance and Special Exception**

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and site plan. The Office of Planning is of the opinion that there is no justification for the granting of this request. There appears to be no practical difficulties or non self-imposed hardships. In order for the use to be allowed by special exception the property must be in a planned industrial park of at least 25 acres. From the site data given the subject property is not in a planned industrial park at least 25 acres in net area. The proposed use is not permitted as per the Baltimore County Zoning Regulations.

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

Reviewed by: Cynthia L Guinay

Division Chief: Lynn Lochar
AFK/LL: CM

W:\DEVREV\ZAC\8-125.doc

Petitioner's 5

Plumbing - Heating - Cooling

T&D Plumbing & Heating Co., Inc.
1628 Sulpher Spring RD
Halethrope, MD 21227
Serving Maryland with Plumbing & Heating for over 40 years
Phone (410)-945-0259 Fax -(410)-945-0149

October 31, 2007

To Whom It May Concern:

Our Company occupies 1628 & 1706 Sulpher Spring Road. We are a HVAC and Plumbing contracting company. We understand that AT systems will be occupying the suite immediately next door to us, and we have no problem with them using their premises for their vehicle maintenance and repair facility.

Sincerely

Mario Diangelo
President

Def. #4

Joe Woolman

From: "Allums, Jimmy" <JAllums@atsystemsinc.com>
To: "Joe Woolman" <joe@jrwoolmanllc.com>
Cc: "Love, Dennis" <DLove@atsystemsinc.com>; "Vogeley, Karl" <kvogeley@atsystemsinc.com>
Sent: Friday, August 31, 2007 2:01 PM
Subject: RE: AT Systems 1622-1626 Sulphur Spring Rd.

The following are answers to your earlier questions:

1) No more than 2-3 trucks parked outside at a time
2) Will not be a truck storage facility
3) Light/medium truck maintenance
4) No truck body work and/or painting

Let me know if you need additional information.

Jimmy

From: Joe Woolman [mailto:joe@jrwoolmanllc.com]
Sent: Thursday, August 30, 2007 6:15 PM
To: Allums, Jimmy
Subject: Re: AT Systems 1622-1626 Sulphur Spring Rd.

Thanks Jimmy, let me know ASAP so I can relay the information to the County.

Joseph R. Woolman III
J.R. Woolman, LLC
111 South Calvert St.
Suite 2700
Baltimore, MD 21202
410-385-5328
1-866-559- 4346 fax
joe@jrwoolmanllc.com

This email contains information from the law firm of J.R. Woolman, LLC which may be confidential and/or privileged. The information is intended to be for the exclusive use of the individual or entity named above. If you are not the intended recipient, be advised that any disclosure, copying, distribution or other use of this information is strictly prohibited. If you have received this email in error, please notify J.R. Woolman, LLC by telephone immediately.

----- Original Message -----
From: Allums, Jimmy
To: Joe Woolman
Cc: Vogeley, Karl ; Love, Dennis
Sent: Thursday, August 30, 2007 2:39 PM
Subject: RE: AT Systems 1622-1626 Sulphur Spring Rd.

I have a message to Karl and will update you with your requested truck info as soon as I speak with him

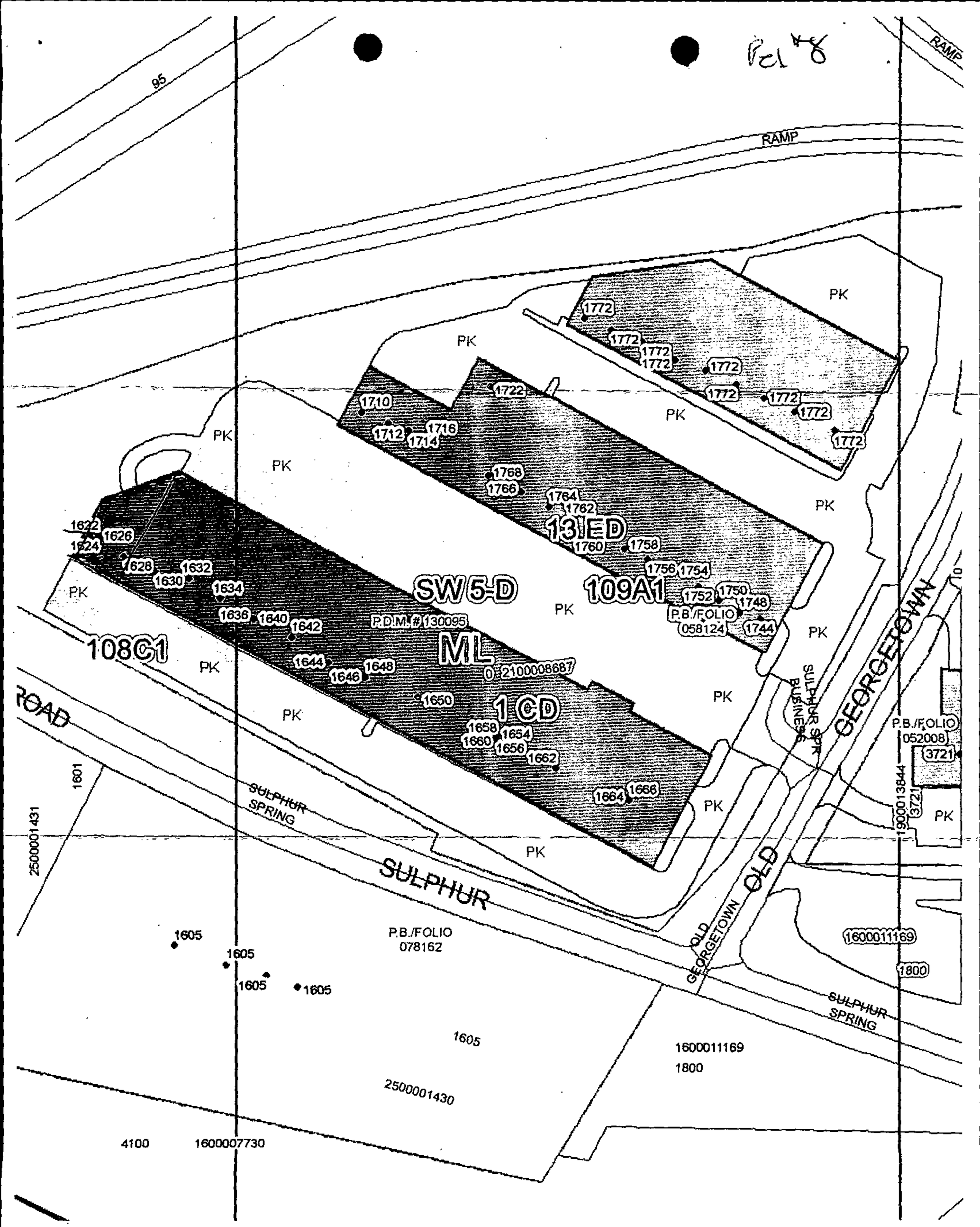
---

From: Joe Woolman [mailto:joe@jrwoolmanllc.com]
Sent: Wednesday, August 29, 2007 7:30 AM
To: Mink, Toby @ Baltimore; Love, Dennis
Cc: Allums, Jimmy; Vogeley, Karl

Pet 5

Baltimore County - My Neighborhood

Pl 48


95
RAMP
RAMP
PK
PK
PK
PK
PK
PK
PK
PK
PK
PK
PK
PK
PK
PK
1772
1772
1772
1772
1772
1772
1772
1772
1772
1710
1712
1714
1716
1722
1768
1766
1764
1762
1760
1758
1756
1754
1752
1750
1748
1744
1622
1624
1626
1628
1630
1632
1634
1636
1640
1642
1644
1646
1648
1650
1658
1660
1654
1656
1662
1664
1666
131ED
SW 5-D
109A1
P.B./FOLIO
058124
P.D.M. # 130095
ML
0 2100008687
108C1
1 CD
ROAD
SULPHUR SPRING
SULPHUR
SULPHUR SPR BUSINESS
GEORGETOWN
OLD GEORGETOWN
P.B./FOLIO
052008
3721
1900013844
3721
1601
2500001431
1605
1605
1605
1605
P.B./FOLIO
078162
1605
2500001430
1600011169
1800
1600011169
1800
SULPHUR SPRING
4100
1600007730

Pet. 7

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

Arnold Jablon
Zoning Commissioner

RECEIVED
JUL 6 1987
EVANS, GEORGE & BRONSTEIN

July 3, 1987

Dennis F. Rasmussen
County Executive

Benjamin Bronstein, Esquire
Evans, George and Bronstein
Susquehanna Building, Suite 205
29 West Susquehanna Avenue
Towson, Maryland 21204

Re: Arbutus Business Center

Dear Mr. Bronstein:

This letter is in response to your June 4, 1987 inquiry requesting confirmation that Building B, as shown on the Phase One Site/Grading Plan for the Arbutus Business Center, can be used, in part, for a restaurant including carry-out facilities.

Please be advised that the Arbutus Business Center is zoned M.L. and the said M.L. zoning is part of a contiguous area of M.L. zoning consisting of at least 25 acres in net area. The primary purpose of this restaurant is to serve employees within the park, which is evidenced by its interior location within the building with no direct access from outside. The Office Park, which presently consists of three buildings, "A", "B", and "C", is serviced by an interior road system with one vehicular access point from Sulphur Spring Road, and as such, the proposed restaurant would not be considered as having direct access to an arterial street, i.e., Sulphur Spring Road.

Based on the above, it is my opinion that the proposed restaurant complies with the conditions of and is permitted by Sections 253.1.C. and 253.1.C.19 respectively.

If I can be of any further assistance, please do not hesitate to contact me at 494-3390.

Very truly yours,

James E. Dyer

JAMES E. DYER
Zoning Supervisor

JED:med

From: "Joe Woolman" <joe@jrwoolmanllc.com>
To: <tbostwick@baltimorecountymd.gov>
Date: 10/31/07 5:24:09 PM
Subject: Case # 08-125-SPHXA

Mr. Bostwick,

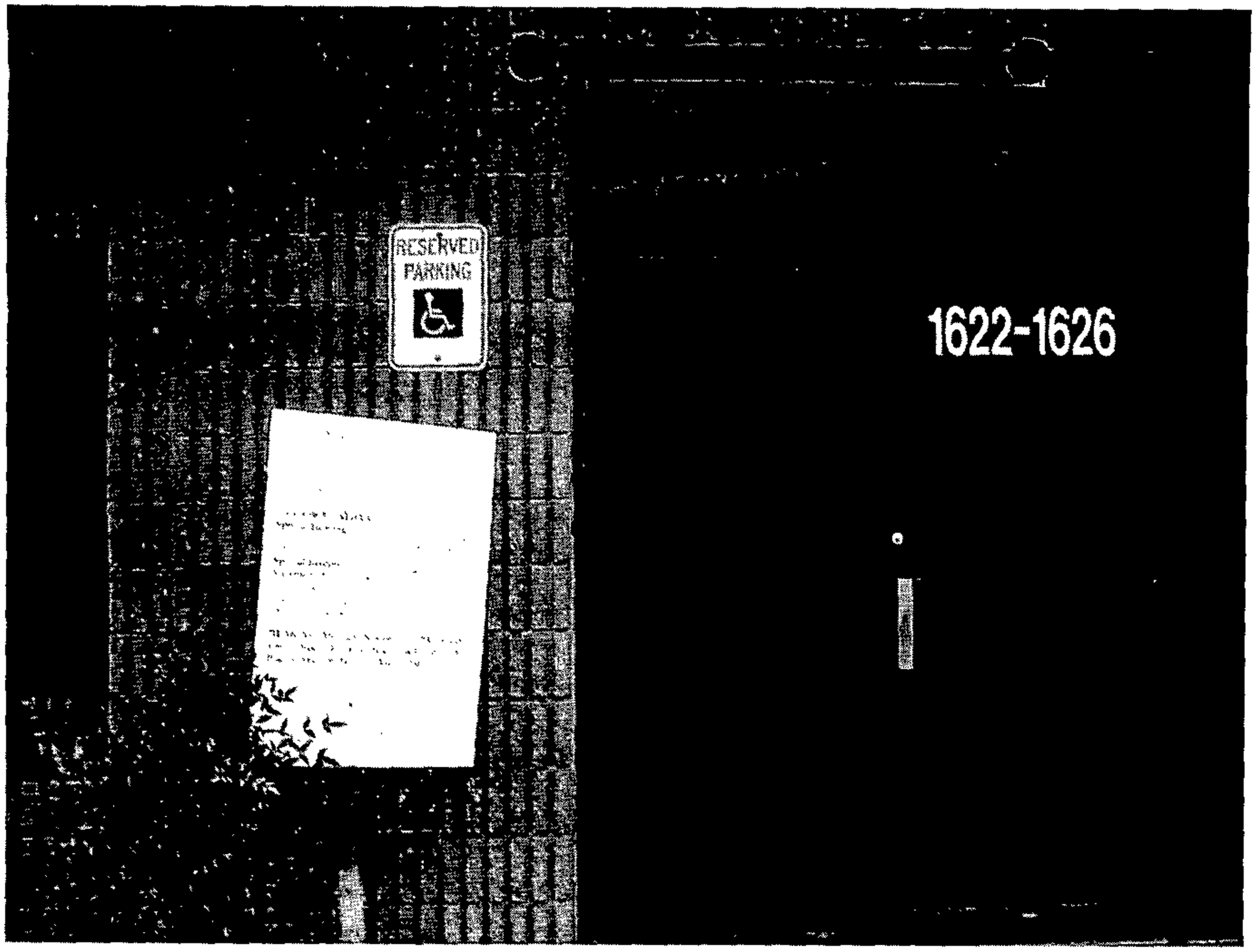
Per our conversation last week, please find attached photos of the posting for the above referenced matter. This email shall certify that the property has been posted since October 19th, 2007. The photos were taken after we spoke on October 25, 2007. Please contact me with any questions.

Best regards,

Joseph R. Woolman III
J.R. Woolman, LLC
111 South Calvert St.
Suite 2700
Baltimore, MD 21202
410-385-5328
1-866-559- 4346 fax
joe@jrwoolmanllc.com

This email contains information from the law firm of J.R. Woolman, LLC which may be confidential and/or privileged. The information is intended to be for the exclusive use of the individual or entity named above. If you are not the intended recipient, be advised that any disclosure, copying, distribution or other use of this information is strictly prohibited. If you have received this email in error, please notify J.R. Woolman, LLC by telephone immediately.
----- Original Message -----
From: <joe@jrwoolmanllc.com>
To: <joe@jrwoolmanllc.com>
Sent: Wednesday, October 31, 2007 4:57 PM
Subject: Sulphur Spring Photos

>


RESERVED
PARKING
1622-1626

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 here posted as follows:

Case # 08-125 SPHXA

Special Hearing: to approve the use of a service garage in a planned industrial park of 11 Acres in a M.L. Zone.

Special Exception: for a service garage.

Variance: to permit a service garage as an auxiliary use permitted by special exception in a planned industrial park of 11 Acres in lieu of the required 25 acres minimum.

HEARING: Monday, November 5, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204

William J. Wiseman, III
Zoning Commissioner for Baltimore County

(1) Hearings are handicapped accessible; for special accommodations, please contact the Zoning Commissioner's office at 410-887-3868.

(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 here posted as follows:

Case # 08-125 SPHXA

Special Hearing: to approve the use of a service garage in a planned industrial park of 11 Acres in a M.L. Zone.

Special Exception: for a service garage.

Variance: to permit a service garage as an auxiliary use permitted by special exception in a planned industrial park of 11 Acres in lieu of the required 25 acres minimum.

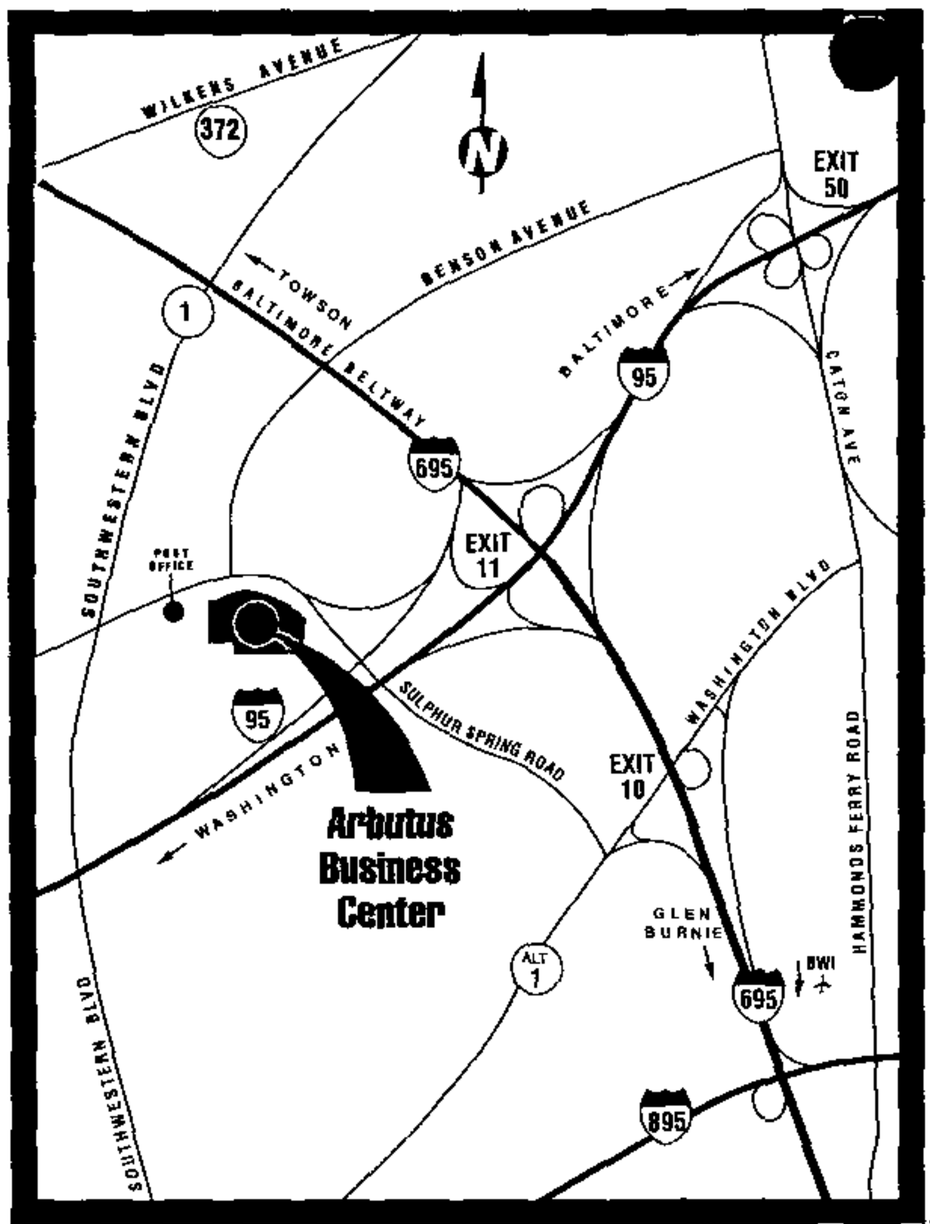
HEARING: Monday, November 5, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204

William J. Wiseman III
Zoning Commissioner for Baltimore County

(1) Hearings are handicapped accessible; for special accommodations, please contact the Zoning Commissioner's Office at 410-887-3868.

2) For information concerning the File and/or Hearing, contact the Zoning Review Office at 410-887-3391.

Ref. # 2A



Standard Features

Location

1581-1589 Sulphur Spring Rd.
Baltimore County
Baltimore, Maryland 21227

Building Sizes

1581: 46,800 sq. ft.
1583: 46,800 sq. ft.
1585: 46,800 sq. ft.
1587: 42,000 sq. ft.
1589: 42,000 sq. ft.

Bay Sizes

3,600 sq. ft.
4,800 sq. ft.

Ceiling Height

18' - 20'

Lot Size

14 acres (19 gross)

Zoning

ML

Use

Office/Warehouse

Construction

Brick with Metal Mansard

Loading

Dock and Drive-In

Heat

Gas

Electric

100 amp, 120/208 volt,
3 phase, 4 wire

Sprinkler

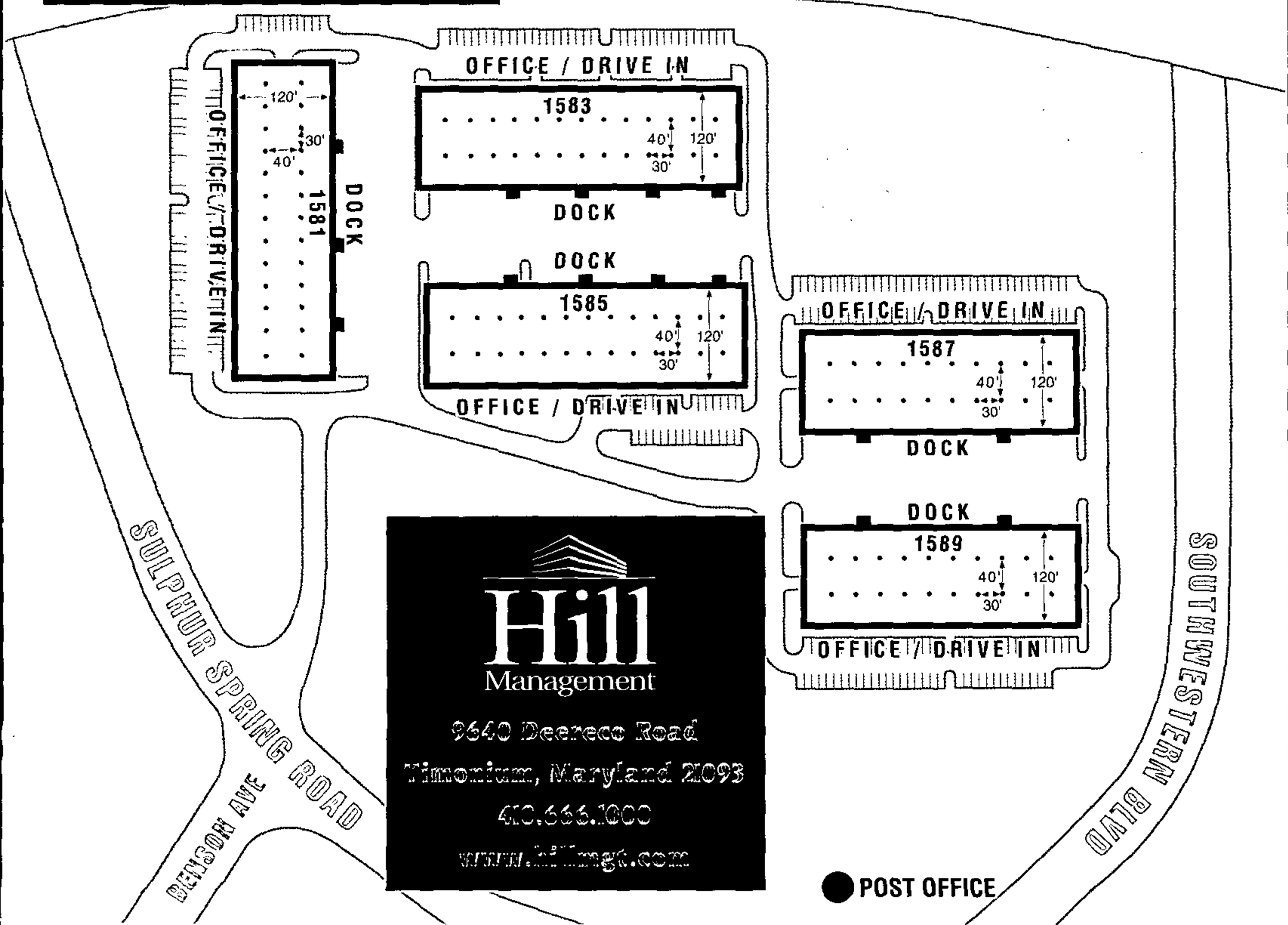
Wet

Office

Build-to-Suit

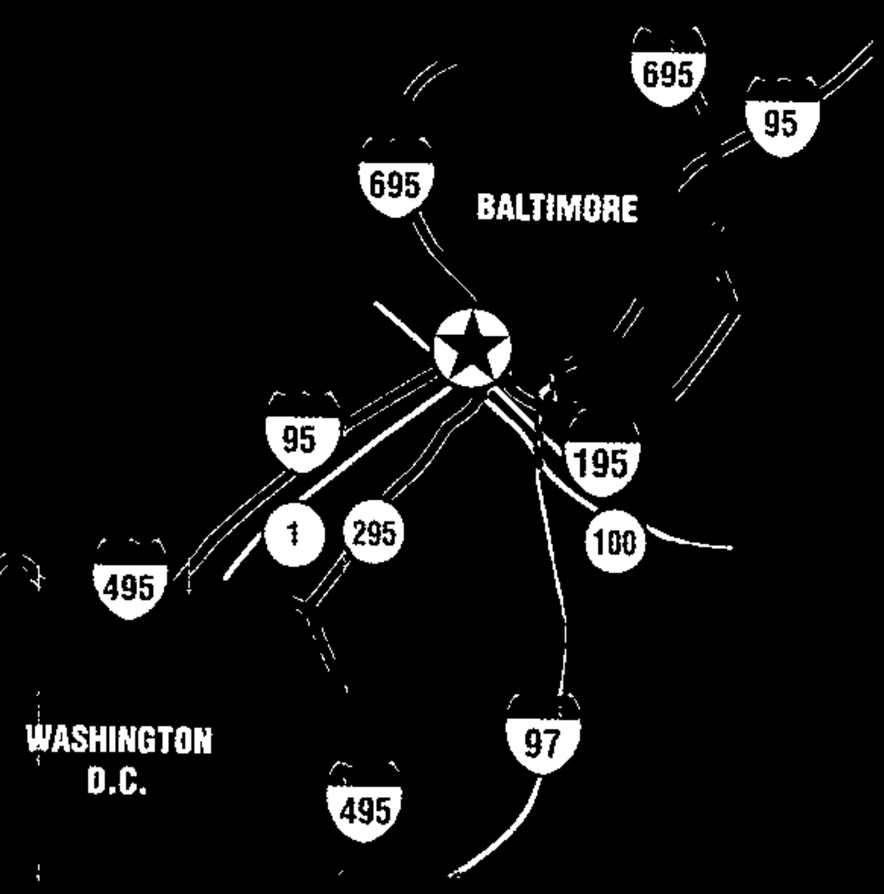
ARBUTUS
BUSINESS CENTER

I-95



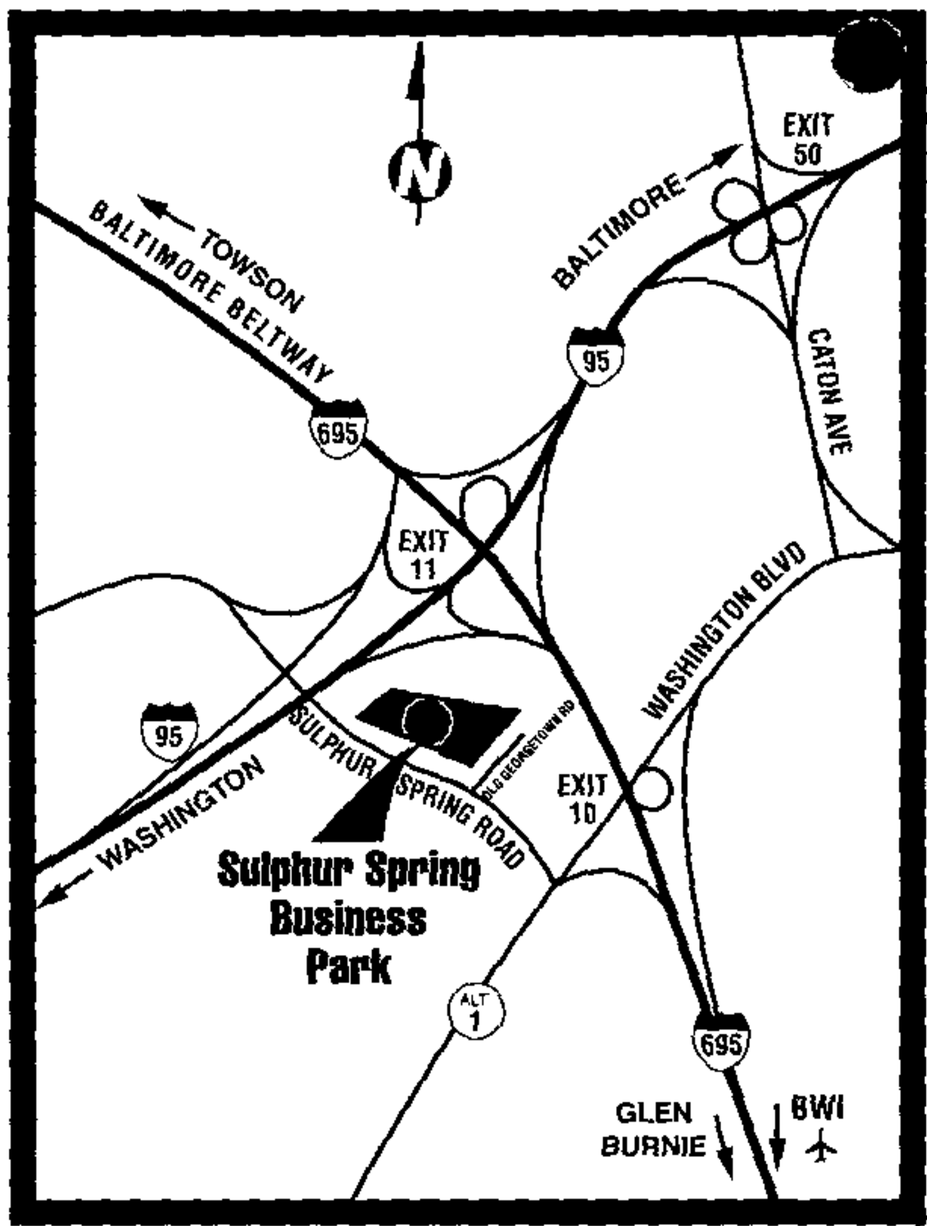
This highly visible site

in the Baltimore-Washington Corridor on Sulphur Spring Road. This premier office / warehouse park offers immediate access to Interstates 95 and 695 and is minutes from Downtown Baltimore, Baltimore-Washington International Airport and Washington, D. C.



Hill
Management

Pet. # 2B



SULPHUR SPRING
BUSINESS PARK

Standard Features

Location
1622 - 1772 Sulphur Spring Road
Baltimore County
Baltimore, Maryland 21227

Building Sizes
- 1622 - 1708: 78,000 sq. ft.
- 1710 - 1770: 54,000 sq. ft.
- 1772: 34,280 sq. ft.
- Total Project: 166,280 sq. ft.

Bay Sizes
1,800 sq. ft. to 3600 sq. ft.

Ceiling Height
18' - 21'

Lot Size
10.92 acres

Zoning
ML - IM

Use
Office/Warehouse

Construction
Masonry with
Corduroy Block Veneer

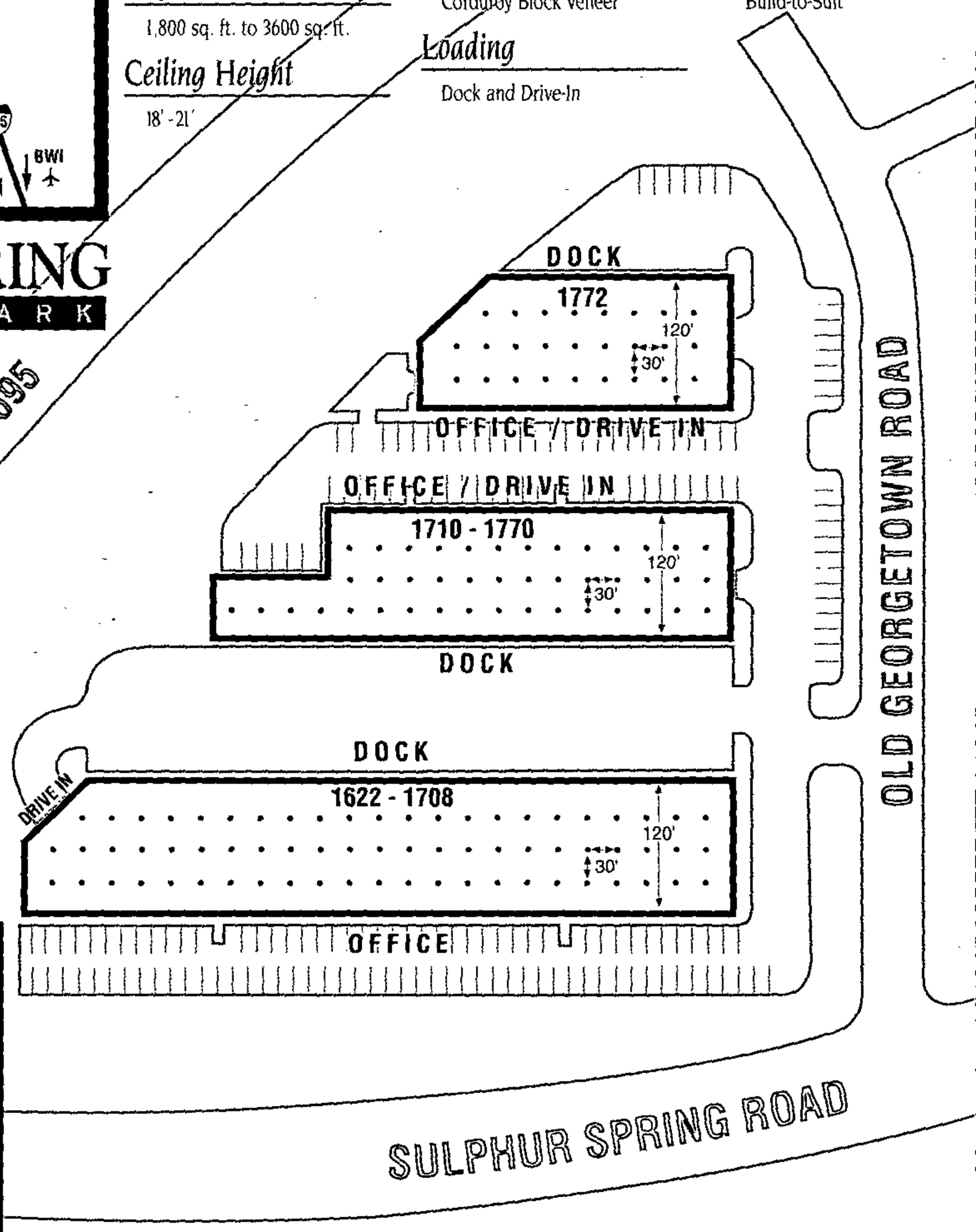
Loading
Dock and Drive-In

Heat
Gas

Electric
100 amp, 120/208 volt,
3 phase, 4 wire

Sprinkler
Wet

Office
Build-to-Suit



Hill Management
9640 Deereco Rd.
Timonium, MD 21093
410 666.1000
www.hillmgt.com

SULPHUR SPRING

This Office / Warehouse Park offers excellent visibility and immediate access from Interstate 95, 695 and Sulphur Spring Road. Its central location is only minutes away from the BWI Airport and is ideal for servicing both the Greater Baltimore and Washington Metropolitan Areas.

Hill
Management

Plan Sheet: *108C1*

Note:
The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 6, 2004 is also depicted. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03, and MC 05-04 on February 9, 2005 are represented in this application.

Legend

Zoning
Buildings
Streams
Roads
Vegetation
Rail Lines

Baltimore County
Office of Planning and Zoning
Official Zoning Map

101A3	101B3	101C3	102A3	102B3
108A1	108B1	108C1	109A1	109B1
108A2	108B2	108C2	109A2	109B2

Scale

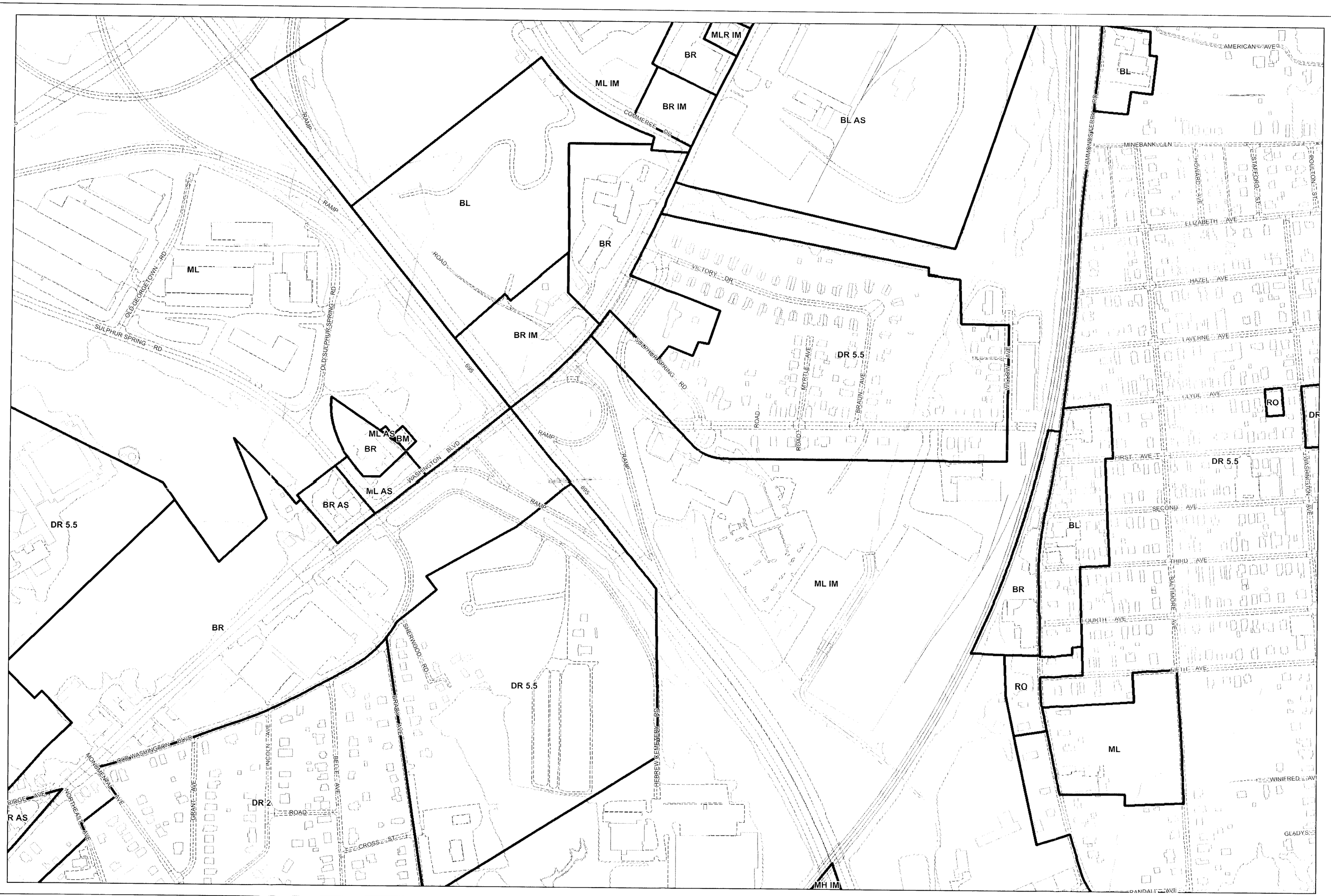
1" = 200'

0 100 200 400 Feet

1

Data Sources:
Planametric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004

08-125-SPHXA



Plan Sheet: *109A1*

Note:
The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 6, 2004 is also depicted. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03, and MC 05-04 on February 9, 2005 are represented in this application.

Legend

Zoning — Streams — Vegetation
Buildings — Roads — Rail Lines

Baltimore County
Office of Planning and Zoning
Official Zoning Map

101B3	101C3	102A3	102B3	
108B1	108C1	109A1	109B1	109C1
108B2	108C2	109A2	109B2	109C2

Scale

1" = 200'

0 100 200 400 Feet

1

Data Sources:
Planametric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004

Petitioner's Ex. 1

STORMWATER MANAGEMENT DATA

SOIL GROUP: B, C

EXISTING CONDITION:

D.A. = 4.50 Ac.±
RCN = 64
2 Yr. Flow = 2.74 cfs
10 Yr. Flow = 8.04 cfs
100 Yr. Flow = 17.27 cfs

PROPOSED CONDITION:

A) Not Routed
D.A. = 0.83
RCN = 74
2 Yr. Flow = 1.26 cfs
10 Yr. Flow = 3.2? cfs
100 Yr. Flow = 5.43 cfs.

B) Routed
S.W.M. Facility - Parking lot storage
D.A. = 3.24 Ac.±
RCN = 78

BEFORE MANAGEMENT
2 Yr. Flow = 5.81 cfs
10 Yr. Flow = 9.57 cfs
100 Yr. Flow = 13.16 cfs

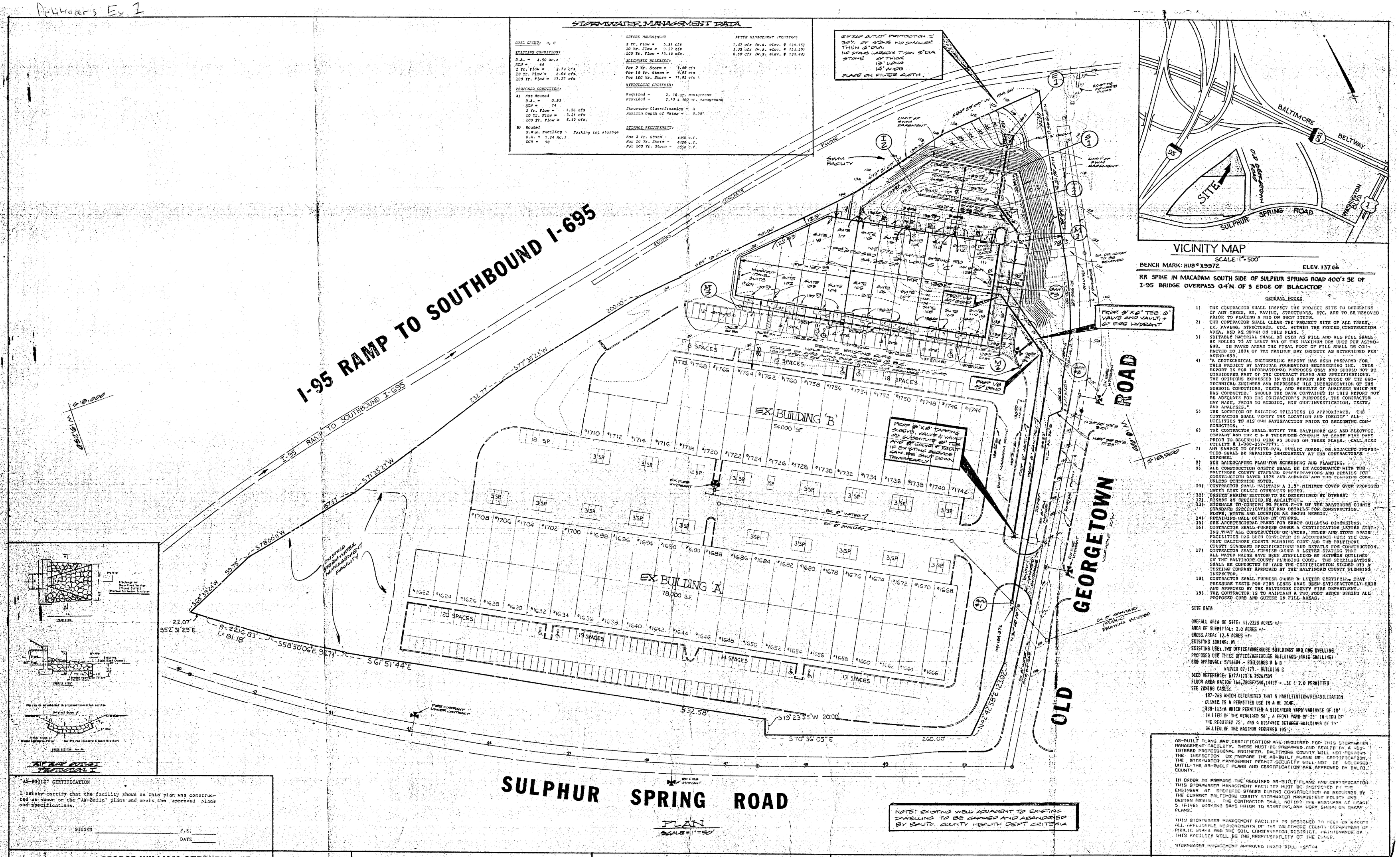
ALLOWABLE RELEASES:
For 2 Yr. Storm - 3.48 cfs
For 10 Yr. Storm - 4.83 cfs
For 100 Yr. Storm - 11.85 cfs

HYDROLOGIC CRITERIA:
Required - 2, 10 yr. management
Provided - 2,10 & 100 yr. management

Structure Classification - B
Maximum Depth of Water - 0.38'

STORAGE REQUIREMENT:
For 2 Yr. Storm - 4350 c.f.
For 10 Yr. Storm - 6000 c.f.
For 100 Yr. Storm - 8550 c.f.

AFTER MANAGEMENT (POINTED)
1.47 cfs (W.S. elev. @ 134.15)
3.05 cfs (W.S. elev. @ 134.29)
6.60 cfs (W.S. elev. @ 134.44)


I-95 RAMP TO SOUTHBOUND I-695
I-95 RAMP TO SOUTHBOUND I-695
SULPHUR SPRING ROAD
OLD GEORGETOWN ROAD
EX. BUILDING 'B'
54000 SF
EX. BUILDING 'A'
78000 S.F.
SWM FACILITY
EX. 8" WATER
EX. SANITARY
EX. FIRE HYDRANT
PROP. 8"X6" TEE & VALVES AND VAULT, + 6" PVC HYDRANT
PROP. 1" PVC HYDRANT
PROP. 8"X8" TAPPING SLEEVE, VALVE & VAULT AS SUBSTITUTE BY THE CONTRACTOR IF EXISTING VALVE CAN'T BE SHUT DOWN TEMPORARILY
EXISTING STORMWATER MANAGEMENT FACILITY
EXISTING CONCRETE
EXISTING PAVING
EX. 6" SANITARY (PROVIDE TRAPPING FOR 6" PVC)
EX. 8" WATER
EX. FIRE HYDRANT
FIRE HYDRANT UNDER CONTRACT
S 32.58'
S19°23'55"W 20.00'
S70°36'05"E
260.00'
N42°45'58"E 12.02'
S58°50'06"E 95.71'
S61°51'44"E
R=221.83'
L=81.18'
22.07'
S52°32'24"W
S52°31'29"E
S77°35'23"W
S71°23'27"W
S78°00'11"W
S68°18'01"W
200.00'
233.77'
87.37'
99.75'
S10,000
W 19,750
S 32,500
N 19,500
N 32,500
EXISTING CONCRETE
PILLAR
UNIT OF SWM EASEMENT
EX. DRIVEWAY TO BE REMOVED
REMOVE EXISTING CURB & GUTTER AND PAVING AS NECESSARY TO ACCOMMODATE NEW CURB & GUTTER AND PAVING
REMOVE EXISTING CURB & GUTTER TO BE REPLACED
8 SPACES
15 SPACES
16 SPACES
18 SPACES
20 SPACES
19 SPACES
14 SPACES
17 SPACES
3 SP.
2 SP.
1 SP.
EX. DRIVEWAY
INV. EL. 87.2
INV. EL. 87.0
INV. EL. 87.5
INV. EL. 88.0
INV. EL. 88.2
INV. EL. 88.4
INV. EL. 88.6
INV. EL. 88.8
INV. EL. 89.0
INV. EL. 89.2
INV. EL. 89.4
INV. EL. 89.6
INV. EL. 89.8
INV. EL. 90.0
INV. EL. 90.2
INV. EL. 90.4
INV. EL.