

| | | |
|--|---|-------------------------------|
| IN RE: PETITION FOR SPECIAL HEARING | * | BEFORE THE |
| E corner of the intersection of Falls | | |
| and Stringtown Road | * | DEPUTY ZONING |
| 5 th Election District | | |
| 3 rd Councilmanic District | * | COMMISSIONER, |
| (2401 Stringtown Road) | | |
| | * | FOR BALTIMORE COUNTY |
| Robert F. Webbert, President, Palmer, Inc. | | |
| <i>Petitioner</i> | * | Case No. 2008-0590-SPH |

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by Robert F. Webbert, President of Palmer, Inc., the legal property owner. Special Hearing relief is requested in accordance with Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), and pursuant to Section 104 of the B.C.Z.R., to confirm the existence of a permitted non-conforming use of a contractor's equipment storage yard and existing residences. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1A and the Building Details which was marked and accepted into evidence as Petitioner's Exhibit 1B.

Appearing at the requisite public hearing in support of the requested special hearing was Petitioner Robert F. Webbert, President of Palmer, Inc., and his attorney, Lawrence E. Schmidt, Esquire. Also appearing in support of the requested relief was Geoffrey Schultz with McKee & Associates, Inc., the professional land surveyor who prepared the site plan. A number of interested citizens also appeared as witnesses in the case and in support of the requested relief, including Eva Palmer Lee of 3 Dalebrook Drive in Phoenix, MD, George Palmer of 15321 Falls Road in Sparks, MD, and W. Ralph Wisner of 3778 Black Rock Road in Upperco, MD. There were no Protestants or other interested persons in attendance at the hearing.

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 [Signature]

Testimony and evidence offered revealed that the subject property is a large, irregular-shaped property containing approximately 55 acres of land zoned R.C.2 agricultural. The property is located at the southeast corner of Stringtown Road and Falls Road in the Sparks-Glencoe area of Baltimore County. As referenced on the site plan, the property is improved with approximately nine buildings and an adjacent commercial area to the south of the buildings that Petitioners indicate have been used as a contractor's equipment storage yard for over 60 years. In addition, on the west side of the property, tucked into the corner near Falls Road and Stringtown Road is a residential area with 11 dwellings and residences that have been used as such during the same period. Mr. Schmidt reviewed the history of zoning on the property, which revealed that the property was initially zoned "R" rural in 1955, and eventually zoned R.C.2 agricultural in the 1970's. The R.C.2 designation was given despite the fact that the R.C.2 zone limits dwellings to 1 per 50 acres and the subject property had not been used agriculturally in the past and would not be used for such a purpose in the foreseeable future.

Further testimony and evidence revealed that while the property is currently owned by Palmer, Inc., it is leased to Gray & Sons, Inc. who uses the property to operate an equipment and storage yard and residences. Gray & Sons is a major contractor in the Baltimore Metropolitan area that offers services in three primary areas, including excavating, utilities, and paving. The company performs many types of site work projects including residential subdivisions of all sizes, commercial lots, schools, health-care facilities, churches, athletic fields, industrial sites, shopping centers and public facilities in the Baltimore, Maryland region. In addition, the residences were originally used as lodging cabins as part of Gray's Rocky Lodge and were constructed in the 1930's. The use of these lodges evolved into residences over the years and are now utilized as temporary housing for employees with the company. The majority of the evidence presented by

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Petitioners was geared toward establishing that the subject property has been continuously used as a contractor's equipment storage yard and accompanying residences for over 60 years, and therefore constitutes a permissible nonconforming use under the B.C.Z.R.

The first witness that testified on these matters was W. Ralph Wisner, who is 82 years old and has lived his entire life in the neighborhood encompassing the subject property. Mr. Wisner testified that he has personal knowledge that the property has been used for the suggested purposes since at least 1948. This knowledge came from the fact that Mr. Wisner worked for Crest Contracting, a direct competitor to Gray & Sons, during that time and was very familiar with the Gray & Sons operation at the subject location.

Further testimony was provided by Eva Palmer Lee, who testified that she was actually born in the main house, shown on the site plan as Building "F" on the subject property, in 1924, and is the daughter of Albert and Mildred Palmer, the original property owners. Ms. Palmer Lee testified that she is personally familiar with the use of the property, which has been consistently maintained as a construction storage site and residences for over 60 years. Specific memories came to mind such as a party that was held in 1943. She specifically remembers that date and also ties that memory to her recollection of the use of the property for the equipment storage and the residences.

The third witness that testified for Petitioners was George Palmer, who is 85 years old and currently lives on Falls Road in the vicinity of the subject property. Mr. Palmer, son of Oscar Gray, has personal knowledge that the property was used in the 1940s as a contractor's storage yard and residences, and added that many of the residences were originally built on the property in the 1930s. Oscar Gray founded Gray & Sons in 1939 and the company used the property for storage of gravel, trucks, and other materials throughout Mr. Palmer's lifetime. Mr. Palmer is

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[Signature]

personally aware that the property is still used for these purposes since he is a member of the Board of Gray & Sons, Inc.

In addition to the testimony of the above-mentioned witnesses, Petitioners submitted several documents that supported their contention that the subject property has been used as a contractor's equipment storage yard and residences for over 60 years. Petitioners first submitted four invoices from 1945 where Oscar M. Gray & Son documented contracting work and storage on the property. The invoices were marked and accepted into evidence as Petitioners' Exhibits 2A through 2D. Petitioners also submitted a document from 1942, which maintained a log of contracting work completed by one of the trucks, number 17. This work log was marked and accepted into evidence as Petitioners' Exhibit 3. Finally, Petitioners submitted a sales contract and accompanying invoice from 1995, demonstrating the use of the property at that time. This document was marked and accepted into evidence as Petitioners' Exhibit 4. Petitioners argued that the witness testimony and supporting documentation provides substantial evidence that the property has been used as a contractors storage yard and residences for over 60 years.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Resource Management dated July 14, 2008 which indicate that there are no activities associated with this zoning petition that meet the definition of development. Therefore, DEPRM has no comment at this time. However, any future development related activities on any portion of this site would require that the entire property comply with all regulations.

Based on the testimony and evidence presented, I am persuaded to grant the special hearing relief and permit the nonconforming use. In this case, I find that Petitioners have presented substantial evidence and testimony persuasive to a finding that the storage of

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contractor's equipment and building materials has been ongoing and continuous on this site since the 1940s. The evidence is persuasive that there have been no gaps in this use, in that several witnesses who lived on or near the property have personal knowledge of its continued use for the suggested purposes over the course of their lives. The evidence further shows that Gray & Sons, Inc. has continued that use through to the present day. It should also be noted that the nature of the business has remained largely unchanged, and the nature of the equipment and materials stored on the property, and use thereof, has also remained consistent.

In my judgment, Petitioner's use of the property is appropriate and will not be detrimental to the health, safety, or general welfare of the surrounding locale. Indeed, the evidence is overwhelming that the property has never been used for agricultural purposes, and that the Petition for Special Hearing only seeks to legitimize existing conditions on the property.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's request for special hearing should be granted.

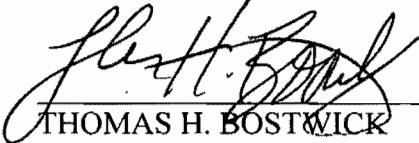
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 2nd day of October, 2008 that Petitioner's request for Special Hearing in accordance with Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), and pursuant to Section 104 of the B.C.Z.R., to confirm the existence of a permitted non-conforming use of a contractor's equipment storage yard and existing residences is hereby GRANTED.

The relief granted herein shall be subject to the following conditions:

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

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

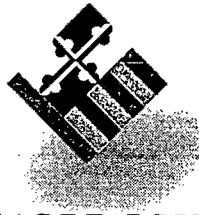

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

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10-2-08





BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 2, 2008

LAWRENCE E. SCHMIDT, ESQUIRE
GILDEA & SCHMIDT, LLC
600 WASHINGTON AVENUE, SUITE 200
TOWSON, MD 21204

Re: Petition for Special Hearing
Case No. 2008-0590-SPH
Property: 2401 Stringtown Road

Dear Mr. Schmidt:

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,

A handwritten signature in black ink, appearing to read "Thomas H. Bostwick", written over a horizontal line.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Robert F. Webbert, President, Gray & Son, Inc., 430 West Padonia Road, Timonium MD 21093
Geoffrey Schultz, Mckee & Associates, Inc., 5 Shawan Road, Suite 1, Cockeysville MD 21030
Eva Palmer Lee, 3 Dalebrook Drive, Phoenix MD 21131
George Palmer, 15321 Falls Road, Sparks MD 21152
W. Ralph Wisner, 3778 Black Rock Road, Upperco MD 21155



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2401 Stringtown Road
which is presently zoned R.C. 2

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

Pursuant to BCZR Section 104, to confirm the existence of a permitted nonconforming use for a contractors equipment storage yard and existing residences.

Property is to be posted and advertised as prescribed by the zoning regulations.


I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

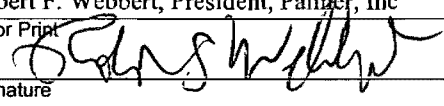
Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Sebastian A. Cross
Name - Type or Print _____ City _____
Signature 
Gildea & Schmidt, LLC
Company
600 Washington Avenue, Suite 200 (410) 821-0070
Address Telephone No.
Towson MD 21204
City State Zip Code

Legal Owner(s):

Robert F. Webbert, President, Palmer, Inc
Name - Type or Print _____
Signature 
Name - Type or Print _____
Signature _____
430 West Padonia Road 410-771-4311
Address Telephone No.
Lutherville, MD 21093-2274
State Zip Code

Representative to be Contacted:

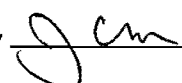
Sebastian A. Cross
Name
600 Washington Avenue, Suite 200 (410) 821-0070
Address Telephone No.
Towson MD 21204
City State Zip Code


OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 2008-0590-SPH

Reviewed By  Date 6.26.08

RECEIVED FOR FILING
10-2-08


MCKEE & ASSOCIATES, INC.

Engineering • Surveying • Environmental Planning
Real Estate Development

June 25, 2008

**ZONING DESCRIPTION OF
#2401 STRINGTOWN ROAD
FIFTH ELECTION DISTRICT
THIRD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**



BEGINNING for the same at a point at or near the intersection of the centerline of Falls Road and the centerline of Stringtown Road, thence running in or near Falls Road the following five (5) courses

- 1) South 37 degrees 32 minutes 00 seconds East, 209.45 feet to a point,
- 2) South 80 degrees 17 minutes 00 seconds East, 247.50 feet to a point,
- 3) North 83 degrees 28 minutes 00 seconds East, 64.03 feet to a point,
- 4) South 88 degrees 33 minutes 30 seconds East, 69.82 feet to a point and
- 5) South 63 degrees 59 minutes 00 seconds East, 50.64 feet to a point, thence leaving Falls Road and running the following twenty three (23) courses
- 6) South 81 degrees 30 minutes 50 seconds East, 115.06 feet to a point,
- 7) South 57 degrees 31 minutes 00 seconds East, 236.27 feet to a point,
- 8) South 36 degrees 18 minutes 00 seconds East, 183.12 feet to a point,
- 9) South 60 degrees 56 minutes 00 seconds East, 92.96 feet to a point,
- 10) South 01 degrees 56 minutes 16 seconds West, 89.25 feet to a point,
- 11) South 46 degrees 22 minutes 52 seconds West, 83.17 feet to a point,
- 12) South 13 degrees 07 minutes 14 seconds East, 58.11 feet to a point,
- 13) South 16 degrees 37 minutes 30 seconds East, 495.10 feet to a point,
- 14) North 51 degrees 31 minutes 00 seconds East, 297.00 feet to a point,
- 15) South 71 degrees 08 minutes 00 seconds East, 41.25 feet to a point,
- 16) North 09 degrees 08 minutes 00 seconds West, 297.00 feet to a point,
- 17) North 10 degrees 59 minutes 00 seconds East, 99.00 feet to a point,
- 18) North 44 degrees 09 minutes 10 seconds East, 66.00 feet to a point,
- 19) North 18 degrees 24 minutes 10 seconds East, 99.00 feet to a point,
- 20) North 26 degrees 48 minutes 30 seconds East, 115.50 feet to a point,
- 21) North 82 degrees 03 minutes 30 seconds East, 429.00 feet to a point,
- 22) North 67 degrees 16 minutes 00 seconds East, 561.00 feet to a point,
- 23) North 72 degrees 30 minutes 00 seconds East, 247.70 feet to a point,
- 24) North 58 degrees 15 minutes 00 seconds East, 378.53 feet to a point,
- 25) North 29 degrees 32 minutes 00 seconds West, 337.10 feet to a point,
- 26) South 58 degrees 15 minutes 00 seconds West, 385.70 feet to a point,
- 27) North 30 degrees 45 minutes 10 seconds West, 235.46 feet to a point and
- 28) North 24 degrees 51 minutes 20 seconds West, 634.23 feet to a point on or near the centerline of Stringtown Road, thence running on or near the centerline of Stringtown Road the following three (3) courses
- 29) South 60 degrees 02 minutes 20 seconds West, 801.50 feet to a point,

- 30) By a tangent curve to the right with a radius of 2268.07 feet for an arc of 350.88 feet, said arc is subtended by a chord bearing South 64 degrees 28 minutes 15 seconds West, 350.53 feet to a point of tangency and
- 31) South 68 degrees 54 minutes 10 seconds West, 1206.77 feet to the point of beginning.

CONTAINING 2,381,436 square feet or 54.670 acres of land, more or less, as described in Deed Liber 6831, Folio 33 and Deed Liber 27019, Folio 283.

**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: #2008-0590-SPH
2401 Stringtown Road
E/corner of the intersection of Falls Road and Stringtown Road

5th Election District
3rd Councilmanic District
Legal Owner(s): Robert Webbert; Palmer, Inc.

Special Hearing: to confirm the existence of a permitted nonconforming use of a contractors equipment storage yard and existing residences.

Hearing: Wednesday, August 27, 2008 at 10 a.m. in Hearing Room 1, Jefferson Building, 105 West Chesapeake 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.

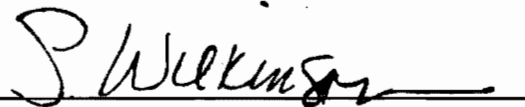
JT/8/640 Aug 12 180653

CERTIFICATE OF PUBLICATION

8/14/2008

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 8/12/2008.

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



LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **15030**

PAID RECEIPT

Date: **6-26-08**

BUSINESS ACTUAL TIME DEPT
 7/2008 6/26/2008 14:11:14 1

| Fund | Agcy | Orgn | Sub Orgn | Rev Source | Sub Rev | Rept Catg | BS Acct | Amount |
|------|------|------|-------------|---------------|------------|--------------|------------|--------|
| 001 | 001 | | | 017 | | | | 325.00 |
| | | | | | | | | |
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| | | | | | | | | |

REQ #01 WALKIN TRIC INC
 01/02/01

01/02/01
 01/02/01

Receipt for
 4,000.00
 Baltimore County, Maryland

Total: **325.00**

Rec From: **GILSEA**

For: **2008-0590-504**

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 2008-0590-SPH

Petitioner/Developer: _____

Robert Webbert, Palmer, Inc.

Date of Hearing/Closing: 27 Aug 08

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:

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: _____

2401 Stringtown Road

The sign(s) were posted on _____ 12 Aug 08
(Month, Day, Year)

Sincerely,



(Signature of Sign Poster) 12 Aug 08
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

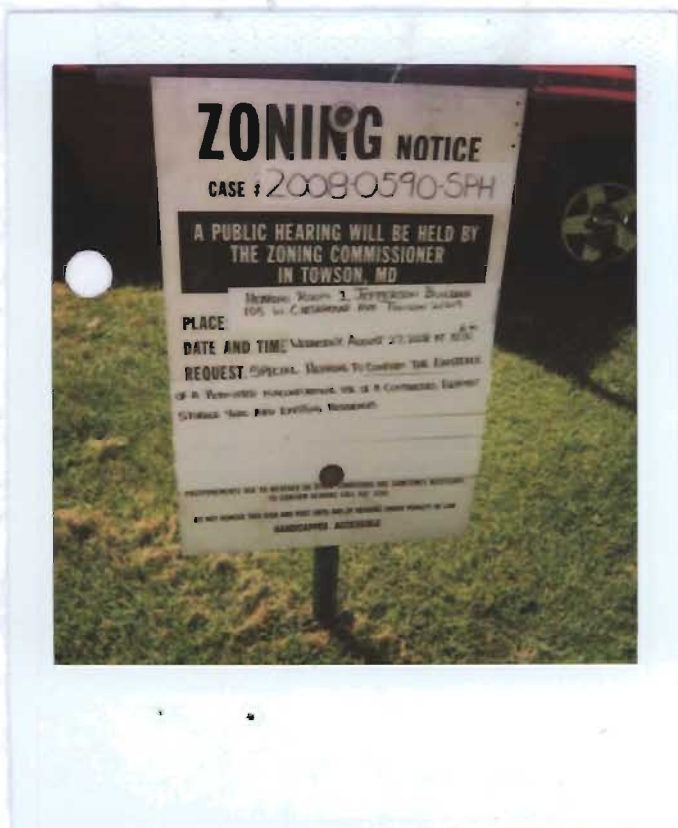
(Address)

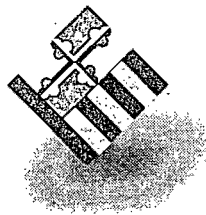
Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

July 14, 2008
TIMOTHY M. KOTROCO, *Director*
*Department of Permits and
Development Management*

NOTICE OF ZONING HEARING

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CASE NUMBER: 2008-0590-SPH

2401 Stringtown Road

E/corner of the intersection of Falls Road and Stringtown Road

5th Election District – 3rd Councilmanic District

Legal Owner: Robert Webbert, Palmer, Inc.

Special Hearing to confirm the existence of a permitted nonconforming use of a contractors equipment storage yard and existing residences.

Hearing: Wednesday, August 27, 2008 at 10:00 a.m. in Hearing Room 1, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Sebastian Cross, 600 Washington Avenue, Ste. 200, Towson 21204
Robert Webbert, Palmer, Inc., 430 W. Padonia Road, Lutherville 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 12, 2008.**
- (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, August 12, 2008 Issue - Jeffersonian

Please forward billing to:

Robert Webbert
C/o Gray & Son, Inc.
430 W. Padonia Road
Timonium, MD 21093

410-771-4311

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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.

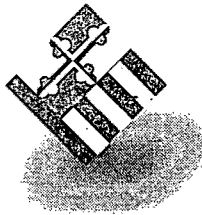
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 0590
Petitioner: PALMER, INC.
Address or Location: 2401 STRINGTOWN ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT WEBBERT
Address: c/o GRAY + SON INC.
430 W. PADONIA ROAD
TIMONUM, MD. 21093
Telephone Number: 410-771-4311



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

August 20, 2008

Sebastian A. Cross
Gildea & Schmidt, LLC
600 Washington Ave. #200
Towson, MD 21204

Dear: Sebastian A. Cross

RE: Case Number 2008-0590-SPH, 2401 Stringtown Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 26, 2008. 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,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Robert F. Webbert: Palmer, INC., 430 West Padonia Rd., Lutherville, MD 21093

TB 8/27
10AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

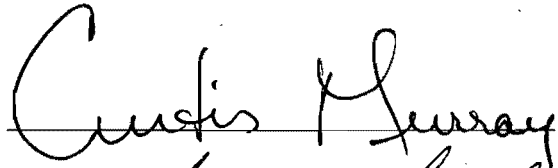
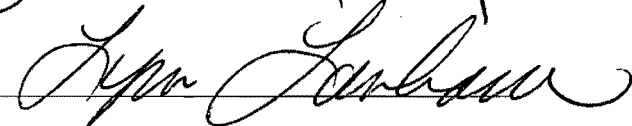
DATE: July 24, 2008

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-590- Special Hearing**

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 Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By: 
Division Chief: 
CM/LL

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination *dl*
DATE: July 14, 2008
SUBJECT: Zoning Item # 08-590-SPH
Address 2401 Stringtown Road
(Webbert Property)

Zoning Advisory Committee Meeting of July 7, 2008

_____ 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 33-3-101 through 33-3-120 of the Baltimore County Code).

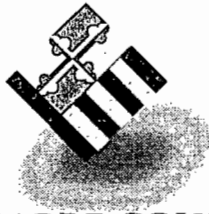
_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Comments: There are no activities associated with this zoning petition that meet the definition of development. Therefore, we have no comment at this time. However, any future development related activities on any portion of this site will require that the entire property comply with all appropriate Regulations.

Reviewer: David Lykens

Date: July 7, 2008



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

July 3, 2008, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 7, 2008

Item Number: 0519a, 0520a, 0583, 0584, 0585, 0587, 0589, 0590, 0591, 0592, 0593

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.

1The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 8, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For July 14, 2008
Item Nos. 08-0519, 0520, 0581, 0583,
0585, 0587, 0589, ~~0590~~, 0592, and 0593

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

DAK:CEN:lrk
cc: File
ZAC-07082008-NO COMMENTS



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

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

Maryland Department of Transportation

Date: July 11, 2008

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

RE: Baltimore County
Item No 2008-0590-SPH
2401 STRINGTOWN RD
ROBERT F. WEBBERT PROPERTY
SPECIAL HEARING

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.

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,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



RE: PETITION FOR SPECIAL HEARING * BEFORE THE
 2401 Stringtown Road; E corner of intersection * ZONING COMMISSIONER
 of Falls Road & Stringtown Road *
 5th Election & 3rd Councilmanic Districts *
 Legal Owner(s): Robert Webbert * FOR
 Petitioner(s) *
 * BALTIMORE COUNTY
 *
 * 08-590-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 sent and all documentation filed in the case.

RECEIVED
 RECEIVED
 2008
 JUL 11 2008

Peter Max Zimmerman

 PETER MAX ZIMMERMAN
 People’s Counsel for Baltimore County

Carole S Demilio

 CAROLE S. DEMILIO
 Deputy People’s Counsel
 Jefferson Building, Room 204
 105 West Chesapeake Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of July, 2008, a copy of the foregoing Entry of Appearance was mailed to Sebastian A. Cross, Esquire, Gildea & Schmidt LLC, 600 Washington Avenue, Suite 200, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman


 PETER MAX ZIMMERMAN
 People’s Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME GRAY SONS
CASE NUMBER 68-570-SPH
DATE 8/27/08

PETITIONER'S SIGN-IN SHEET

| NAME | ADDRESS | CITY, STATE, ZIP | E-MAIL |
|--------------------|--------------------|----------------------|-----------------------|
| Eva P. Lees | 3 Dalebrook Lane | Phenix, Md. 21131 | |
| George Palmer | 18391 Falk Rd | Sparks Md 21152 | |
| W. RALPH Wisner | 3778 Black Rock Rd | Upperco Md 21155 | |
| Robert F. Webbert | 15425 Falls Rd. | Sparks Md. 21152 | bwebberte@grayson.com |
| LAWRENCE E SCHMIDT | 600 WASHINGTON Ave | TOWSON, MD 21204 | |
| GEOFFREY SCHULTZ | 5 SHAWAN RD | HUNT VALLEY MD 21030 | |
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GRAY & SON, INC.
 PAVING / EXCAVATION / UTILITIES
 430 W. Padonia Rd. • Timonium, MD 21093

Robert F. Webbert
 President
 bwebbert@grayson.com

Office: (410) 771-4311
 Fax: (410) 771-8125

Case No.: 2078-0590-SPH

Exhibit Sheet

Petitioner/Developer

Protestant

| No. 1 A+B | Site Plan | |
|--------------|---|--|
| No. 2 | old invoices from 1945 | |
| No. 3 | old ledger entries from 1942 | |
| No. 4 | contract (1955) and invoices + cancelled check (1953) | |
| No. 5 | | |
| No. 6 | | |
| No. 7 | | |
| No. 8 | | |
| No. 9 | | |
| No. 10 | | |
| No. 11 | | |
| No. 12 | | |

PHONE COCKEYSVILLE 16-F-4

OSCAR M. GRAY & SON
FOUNDERS OF BUTLER QUARRY
GRAY'S ROCKY LODGE

BUTLER, MD., *May 24* 1945

M. *Tronier*
supplies

| | | |
|-----------------|--------------|---|
| MATERIAL | <i>3/4</i> | |
| GROSS | <i>16800</i> | |
| TARE | <i>6300</i> | |
| NET | <i>10500</i> | @ |
| HRS. TRUCK HIRE | | @ |
| HRS. LABOR | | @ |
| HRS. | | @ |
| | <i>3</i> | |
| | TOTAL | |

RECEIVED BY *Ray Fongen*

#17

No. 2757

PETITIONER'S

EXHIBIT NO. *2A-D*

PHONE COCKEYSVILLE 16-F-4

OSCAR M. GRAY & SON
FOUNDERS OF BUTLER QUARRY
GRAY'S ROCKY LODGE

BUTLER, MD., *May 21* 19 *45*

M *Longer*
Upperco

| | | | |
|-----------------|--------------|---|--|
| MATERIAL | <i>3/4</i> | | |
| GROSS | <i>17200</i> | | |
| TARE | <i>6300</i> | | |
| NET | <i>10900</i> | @ | |
| HRB. TRUCK HIRE | | @ | |
| HRB. LABOR | | @ | |
| HRB. | | @ | |
| | <i>3</i> | | |
| TOTAL | | | |

RECEIVED BY *R. Fungew*
#17 *Rev of a fuse*
NO 2758

OSCAR M. GRAY & SON
FOUNDERS OF BUTLER QUARRY
GRAY'S ROCKY LODGE

BUTLER, MD. *Nov 13 194*

M *Franger*

MATERIAL

GROSS *20 700*

TARE *6 900*

NET *13 800* @

HRS. TRUCK HIRE @

HRS. LABOR @

HRS @

TOTAL

RECEIVED BY

Nº 1205

PHONE COCKEYSVILLE 16-F-4

OSCAR M. GRAY & SON
FOUNDERS OF BUTLER QUARRY
GRAY'S ROCKY LODGE

BUTLER, MD., *May 2 1945*

M *Linger*

W.P. 3/4
MATERIAL _____
GROSS *16900* _____
TARE *6300* _____
NET *10600* @ _____

HRS. TRUCK HIRE @ _____

HRS. LABOR @ _____

HRS. *#3* @ _____

TOTAL _____

RECEIVED BY _____

#17 N^o 2756

John Clark
#17 Truck

| 1942 | Ticket No. | Weight | Summ. Count | @.75 | Gal. Gas | |
|---------|------------|--------|-------------|-------|-----------------------------|-------|
| Oct. 24 | 1853 | 12600 | 5 | | Oct-24 To Chk. # 2797 @.175 | 10.00 |
| " 24 | 1857 | 13000 | " | " | " 24 14803 @.175 | 2.10 |
| " 24 | 1868 | 13500 | " | 14.66 | " 26 14805 | 7.58 |
| " 26 | 1859 | 13000 | " | 4.87 | " 27 14808 | 1.92 |
| " 27 | 1864 | 13600 | " | " | " 27 14806 | 2.10 |
| " 27 | 1867 | 12500 | " | " | " 28 14809 | 1.93 |
| " 27 | 1871 | 12500 | " | " | " 28 14810 | 1.92 |
| " 27 | 1873 | 12800 | " | 19.27 | " 29 14811 | 3.68 |
| " 28 | 1876 | 12400 | " | " | " 29 14812 | 1.83 |
| " 28 | 1878 | 14100 | " | " | " 29 14812 - 2 Gal Oil | 1.50 |
| " 28 | 1880 | 13400 | " | " | " 29 By Check #2814 = | 51.20 |
| " 28 | 1882 | 13300 | " | 19.95 | | 79.79 |
| " 29 | 1884 | 14300 | " | " | Oct. 30 14813 | 1.75 |
| " 29 | 1886 | 14200 | " | " | " 30 14814 | 1.66 |
| " 29 | 1888 | 13400 | " | " | | 3.41 |
| " 29 | 1890 | 14200 | " | 21.04 | Nov 3 By Check #2817 = | 17.96 |
| | | | | 79.79 | | 21.37 |
| Oct. 30 | 1892 | 13500 | " | " | Nov. 4 14815 | 1.57 |
| " 30 | 1895 | 14700 | " | " | " 4 14816 | 1.58 |
| " 30 | 1897 | 15000 | " | " | " 5 14818 | 1.75 |
| " 30 | 1899 | 13800 | " | 21.37 | " 5 14818 2 Gal Oil | 1.50 |
| Nov- 4 | 1912 | 14200 | " | " | " 5 Check #2830 | 29.71 |
| " 4 | 1914 | 14000 | " | " | | 36.11 |
| " 4 | 1916 | 13000 | " | " | | |
| " 4 | 1918 | 14600 | " | 20.92 | | |
| " 5 | 1922 | 12600 | " | " | | |
| " 5 | 1924 | 13600 | " | " | | |
| " 5 | 1927 | 14300 | " | 15.19 | | |
| | | | | 36.11 | | |

PETITIONER'S
EXHIBIT NO. 3

of this form, the method of execution, filing requirements, etc. be consulted.

CREDIT-AMERICA

CONDITIONAL SALE CONTRACT USE THIS FORM IN MARYLAND

AMERICAN CREDIT CORPORATION
120 Broadway, New York, N. Y.
In the order of
to be printed on the reverse side of this form.

Co., Inc. Seller Oscar M. Gray & Son Purchaser
Cherry Hill Rd., Balto. 30, Md. Butler, Maryland
(Address) (Address)

On this 28th day of June, 19 55, Purchaser hereby purchases from Seller, the property described as follows:

Description

One (1) GALION 5+8 Ton Tandem Roller - Serial Number 32971

(If space insufficient, complete description on separate sheet and attach as rider.)

To be delivered/installed at Butler, Md.
No. Street City County State

to remain personalty and not become part of the realty. **THE PRICE AND TERMS OF PAYMENT ARE:**

| | | | |
|---------|--|--------------------------|-----------------|
| (1) | CASH PRICE | - - - - - | \$5,350.00 |
| (2) | Additional charges, if any, for delivery, installation, repair or other services | <u>Md. Sales Tax</u> - + | \$ 107.00 |
| (3) | The sum of items (1) and (2) | - - - - - | \$5,457.00 |
| (4) (a) | XXXXXXXXXXXX 3% Service Chgs. | - - - - - | 163.71 |
| (b) | XXXXXXXXXXXX - - - - - | + \$ | \$5,620.71 |
| (c) | Description of goods traded in, if any | <u>Down Payment</u> | <u>2,472.00</u> |

(5) Unpaid Balance - - - - - \$3,148.71

(6) (a) Insurance, (if any) furnished by Seller - - - - - + \$
(b) Amount, extent and expiration date of insurance, description of coverage and the party or parties to whom insurance is payable:

| | | | |
|------|--|-----------|------------|
| (7) | Filing or Recording Fees (if payable by purchaser) | - - - - - | + \$ |
| (8) | Principal Balance, Items (5) + (6) + (7)) | - - - - - | \$3,148.71 |
| (9) | Finance Charge | - - - - - | + \$ 94.46 |
| (10) | Aggregate Unpaid Balance | - - - - - | \$3,243.17 |

#36

payable in 8 equal successive monthly installments of \$ 360.00 each and a final installment of \$ 363.17 thereafter, the first installment being payable on the 28th day of July, 1955

as evidenced by a promissory note or a series of notes, payable with interest at 6.00000 % per annum on unpaid balances at maturity dates of installments.

Title to and ownership of property and any and all replacements and additions remains and continues in Seller and Seller assigns until the total price is paid in full in cash. Seller may transfer or sell this agreement and note(s) to CREDIT-AMERICA CORPORATION, 120 Broadway, New York, N. Y., in which event Purchaser agrees to pay the unpaid balance owing hereunder to CREDIT-AMERICA CORPORATION on due dates and Purchaser waives defenses and/or counter-claims in respect of any action taken by CREDIT-AMERICA CORPORATION to collect defaulted installments or notes and/or to repossess equipment for default. Purchaser shall pay all taxes; shall keep property free of liens and encumbrances; shall make all necessary repairs and replacements of parts; shall not abuse, misuse or illegally use property; shall keep property insured for its full value against loss by fire or other hazard for benefit of Seller and Seller's assigns; shall not remove property from the place of delivery/installation stated above, without consent in writing of Seller or Seller's assignee; shall permit Seller or representatives of Seller or Seller's assignee to examine the property at any time; shall pay interest on installments after maturity at the highest lawful rate and if necessary for Seller or Seller's assignee to retain an attorney to enforce Purchaser's obligations hereunder, or if equipment is repossessed because of Purchaser's default, Purchaser agrees to pay all attorney's fees and disbursements and all expense of repossession and resale, entry and collection of a deficiency judgment.

If Purchaser fails to pay any installment or note when due, or if any lien, tax or other charge against the property is not promptly paid and discharged, or if equipment is removed from the above address without Seller's consent, or disposed of or encumbered, or if bankruptcy, receivership, or other insolvency, adjustment or reorganization proceedings are instituted by or against Purchaser, or Purchaser shall otherwise breach or default any of Purchaser's agreements contained herein, the entire balance unpaid hereunder, together with interest, collection expense and attorney's fees shall at the option of the holder hereof become due and payable forthwith, and Purchaser agrees upon demand to deliver the property to the holder hereof or the holder hereof may enter any premises where property may then be and take possession thereof, including accessories, additions and replacements, and all payments made prior thereto shall be retained as liquidated damages for the use of said property and not as a penalty; or property may be sold as permitted by law, and the proceeds of any such sale, less all expenses of repossession, moving and resale shall be credited upon the amount then unpaid hereunder as liquidated damages for the breach of this contract. In the event of a public sale, after repossession, Buyer shall be liable for any deficit as provided by law.

JOHN C. LOUIS CO., INC.
(Seller's Name to be printed on top)
(Seller's Signature)

OSCAR M. GRAY & SON
(Purchaser's Name)

PETITIONER'S

EXHIBIT NO. 4

FLAGSTONE
BUILDING STONE
CRUSHED STONE
SAND

ROAD CONSTRUCTION

OSCAR M. GRAY AND SON

ROUTE 25, FALLS ROAD, BUTLER, MD.

Cockeysville ~~XXXXXXXX~~ 252

FOUNDERS OF BUTLER QUARRY

AND

GRAY'S ROCKY LODGE

BULLDOZERS, SHOVELS, TRUCKS, PUMPS, ETC. FOR HIRE

SOLD TO

Mr. O. M. Gray
Butler
Maryland

July 15, 1953

TERMS: CASH

| DATE | TICKET NO. | ITEM OR WEIGHT | TOTAL WEIGHT | PRICE | AMOUNT |
|------|------------|----------------|--------------|-----------|--------|
| | | Playfield | | \$ 66.42 | |
| | | Old Pool | | 97.46 | |
| | | New Pool | | 818.68 | |
| | | Toilet | | 504.40 | |
| | | | | <hr/> | |
| | | | | \$1486.96 | |

~~7/15/53~~
~~CHK # 17~~

ALL CONTRACTS AND AGREEMENTS ARE MADE CONTINGENT UPON STRIKES, FIRES, FLOODS, CAR SERVICE AND OTHER CAUSES BEYOND OUR CONTROL

GARDEN TABLES
FACE STONE
BUILDING STONE

OSCAR M. GRAY AND SON

ROUTE 25, FALLS ROAD, BUTLER, MD.

COCKEYSVILLE 18-F-4

FOUNDERS OF BUTLER QUARRY
AND
GRAYS' ROCKY LODGE

GARDEN WALKS
FLAGSTONE WALKS
FLAGSTONE DRIVEWAYS

Oscar M. Gray
Butler
Maryland

Thru 6/30/53

Playfield

Labor 57.76
Taxes 8.66

\$ 66.42

Old Pool

Labor 80.66
Taxes 12.10

\$ 92.76

Material-4.70 - Total \$ 97.46

New Pool

Labor 394.04
Taxes 59.11

\$453.15

Material-365.53 - Total \$ 818.68

Toilet

Labor 211.05
Taxes 31.66

\$242.71

Material-# 255.69
Pickup-6.00

Total \$ 504.40

7/15/53
Chk. # 17
\$ 1486.96



REISTERSTOWN - GLYNDON BANK

65-196
521

REISTERSTOWN, MD. July, 15-1953 NO. 17

PAY TO THE
ORDER OF

Oscar M. Gray & Son

| | |
|---------|----|
| DOLLARS | |
| 1.486. | 96 |
| CENTS | |

FOURTEEN HUNDRED EIGHTY SIX DOLLARS NINETY SIX CENTS
DOLLARS

FOR

OSCAR M. GRAY

KNOW YOUR ENDORSER - REQUIRE IDENTIFICATION

EXISTING BUILDING SUMMARY

COMMERCIAL — CONTRACTORS EQUIPMENT STORAGE YARD

| BUILDING | EXISTING USE | FLOOR AREA | HEIGHT |
|----------|---------------------|--------------|--------|
| A | WAREHOUSE | 2,535 S.F.± | 20'± |
| B | WAREHOUSE | 515 S.F.± | 18'± |
| C | WAREHOUSE & GARAGE | 5,864 S.F.± | 20'± |
| D | OFFICES | 780 S.F.± | 12'± |
| E | * OFFICES | 4,970 S.F.± | 24'± |
| F | * RESIDENCE/OFFICES | 5,523 S.F.± | 20'± |
| G | STORAGE | 158 S.F.± | 8'± |
| H | STORAGE | 55 S.F.± | 8'± |
| I | WAREHOUSE | 5,050 S.F.± | 20'± |
| | TOTAL | 25,450 S.F.± | |

* INCLUDES BASEMENT FLOOR AREA

RESIDENTIAL

| | | | |
|---|----------------|-------------|------|
| J | RESIDENCE | 666 S.F.± | 14'± |
| K | RESIDENCE | 669 S.F.± | 14'± |
| L | RESIDENCE | 666 S.F.± | 14'± |
| M | ABANDONED | 94 S.F.± | 7'± |
| N | ABANDONED | 202 S.F.± | 14'± |
| O | RESIDENCE | 671 S.F.± | 14'± |
| P | RESIDENCE | 688 S.F.± | 14'± |
| Q | RESIDENCE | 673 S.F.± | 20'± |
| R | RESIDENCE | 660 S.F.± | 14'± |
| S | RESIDENCE/SHED | 735 S.F.± | 16'± |
| T | RESIDENCE | 691 S.F.± | 16'± |
| | TOTAL | 6,415 S.F.± | |

SITE DATA

- COUNCILMANIC DISTRICT: 3RD
- ELECTION DISTRICT: 5TH
- 200 SCALE ZONING MAP NO.: 033A1
- EXISTING ZONING: RC-2
- GROSS AREA: 2,381,436 S.F.± = 54.670 AC.±
- NET AREA: 2,381,436 S.F.± = 54.670 AC.±
- EXISTING USES:
 - CONTRACTORS EQUIPMENT STORAGE YARD — 1,948,165 S.F.± = 44.724 AC.±
 - RESIDENTIAL — 433,271 S.F.± = 9.946 AC.±
- FLOOR AREAS:
 - CONTRACTORS EQUIPMENT STORAGE YARD — 25,450 S.F.±
 - RESIDENTIAL — 6,415 S.F.±
 - TOTAL — 31,865 S.F.±
- FLOOR AREA RATIOS:
 - CONTRACTORS EQUIPMENT STORAGE YARD
25,450 S.F.± / 1,948,165 S.F.± = 0.013
 - RESIDENTIAL
6,415 S.F.± / 433,271 S.F.± = 0.014
 - TOTAL
31,865 S.F.± / 2,381,436 S.F.± = 0.013

GENERAL NOTES

- THIS SITE OPERATES ON PRIVATE WELL AND SEPTIC SYSTEMS
- THIS SITE IS NOT IN THE CBCA.
- THERE ARE NO EXISTING OR IMPENDING FAILURES OF THE BASIC SERVICES MAPS FOR THIS SITE.
- THERE HAVE BEEN NO PREVIOUS ZONING HEARINGS FOR THIS SITE.
- ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING.
- THE EXISTING FLOOD PLAIN AS SHOWN ON THIS PLAN HAS BEEN TAKEN FROM A "FLOOD HAZARD ANALYSIS OF WESTERN RUN AND TRIBUTARIES" PREPARED BY THE U.S. DEPARTMENT OF THE AGRICULTURE SOIL CONSERVATION SERVICE DATED JULY, 1975.
- THIS PROPERTY IS NOT HISTORIC, HOWEVER, IT LIES WITHIN THE BOUNDARIES OF THE WESTERN RUN — BELFAST ROAD N.H.R.D.

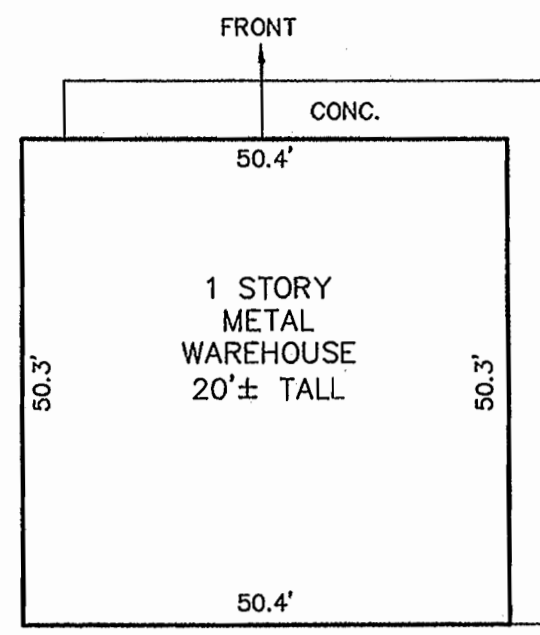
PETITIONER'S

EXHIBIT NO. 1B

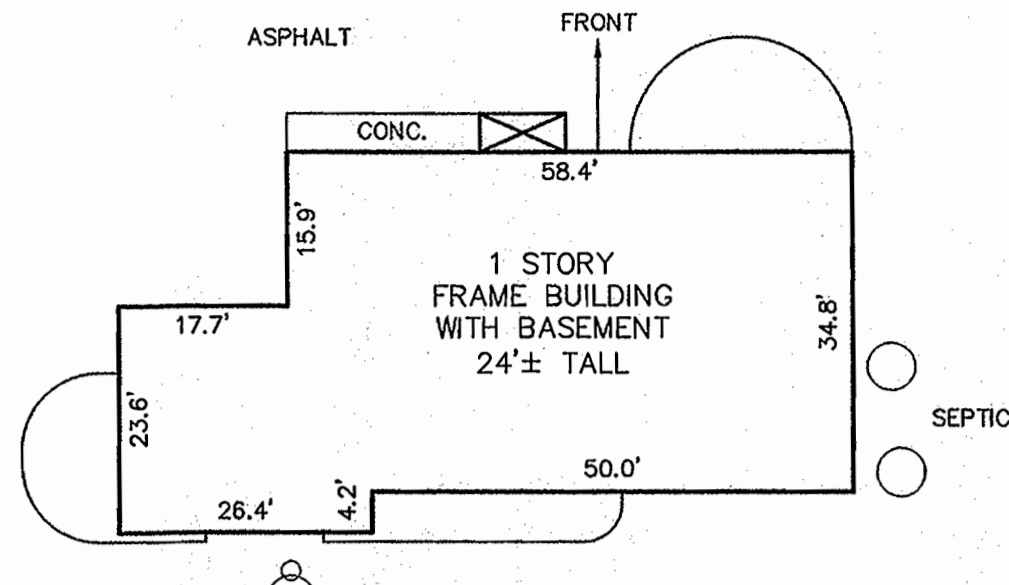
**PLAT TO ACCOMPANY
PETITION FOR SPECIAL HEARING
#2401 STRINGTOWN ROAD**

5TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
3RD COUNCILMANIC DISTRICT
SCALE: AS SHOWN DATE: JUNE 24, 2008

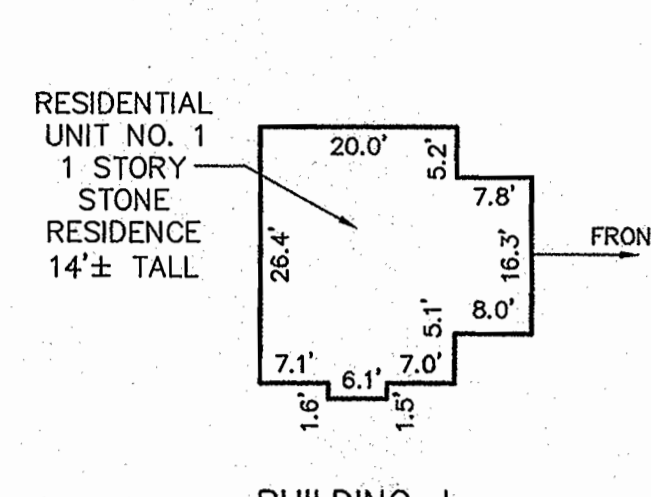
SHEET 2 OF 2 REVISED 8/27/2008
AT HEARING



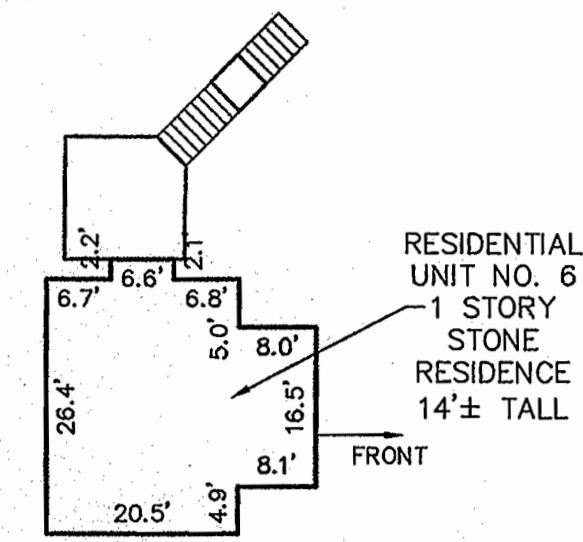
BUILDING A
WAREHOUSE



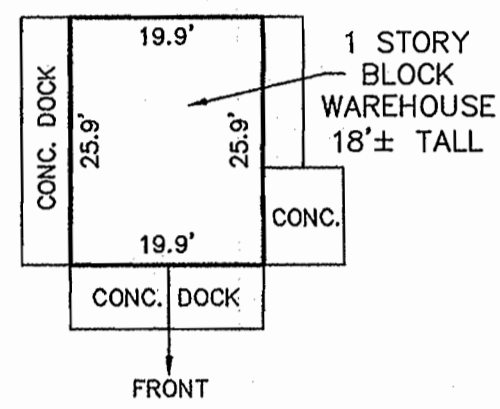
BUILDING E
OFFICES



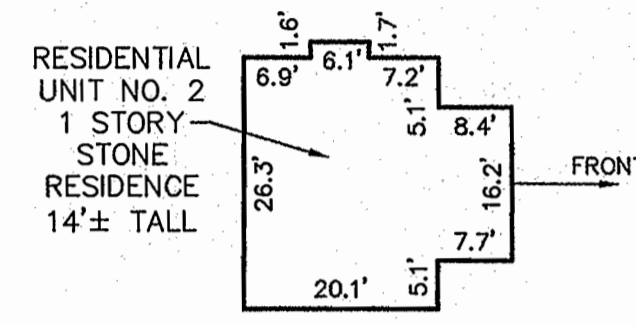
BUILDING J
RESIDENCE



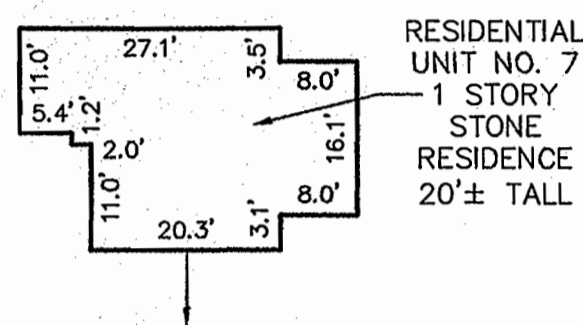
BUILDING P
RESIDENCE



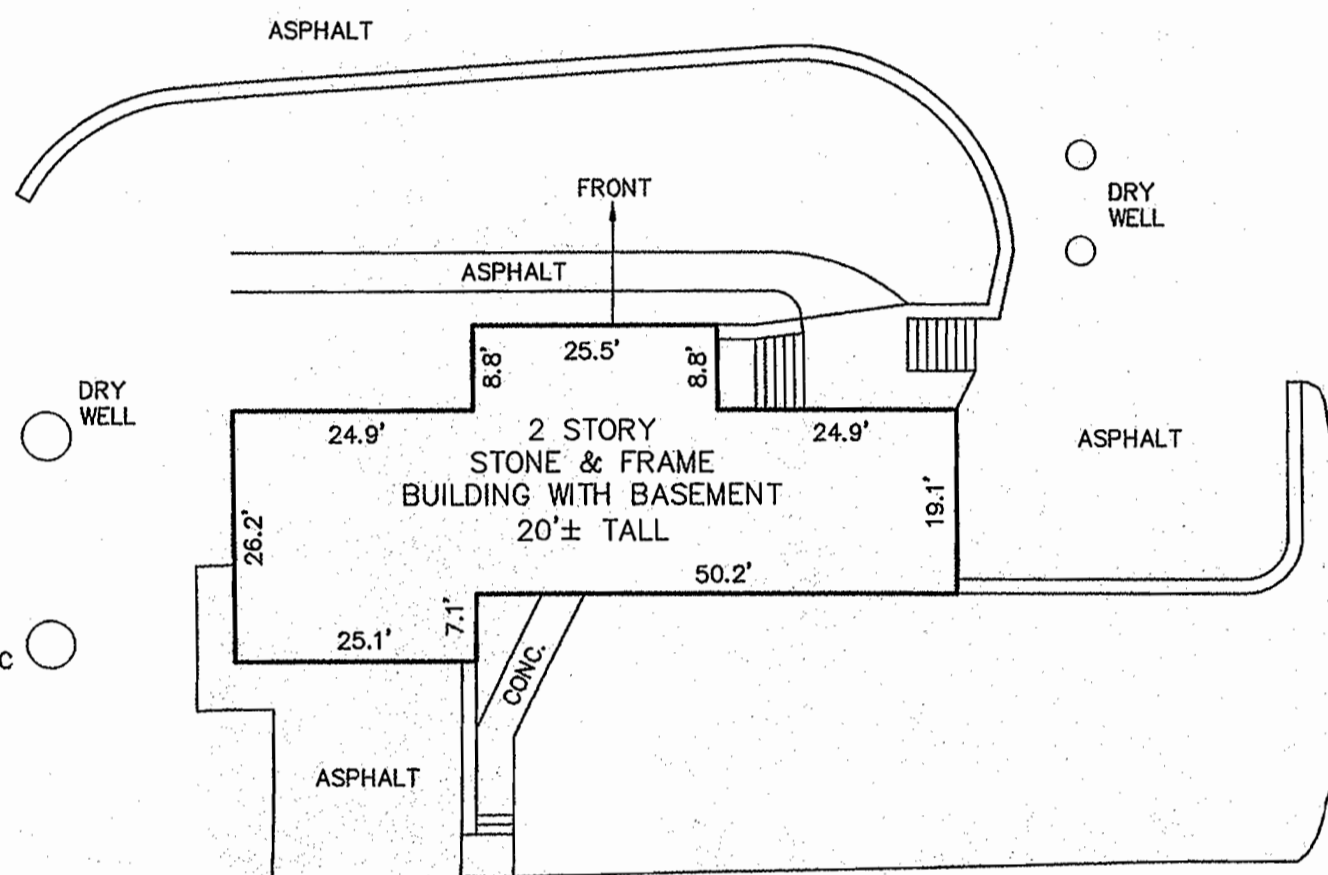
BUILDING B
WAREHOUSE



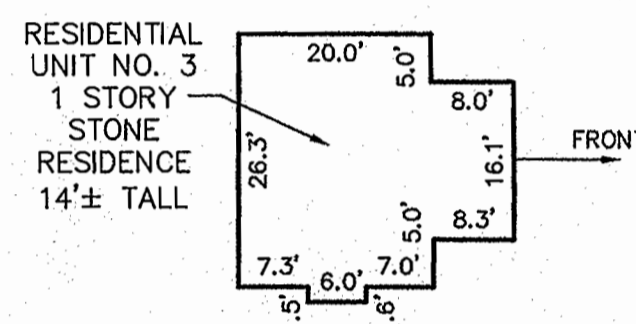
BUILDING K
RESIDENCE



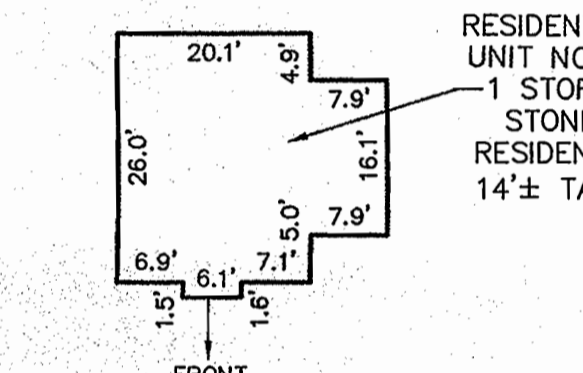
BUILDING Q
RESIDENCE



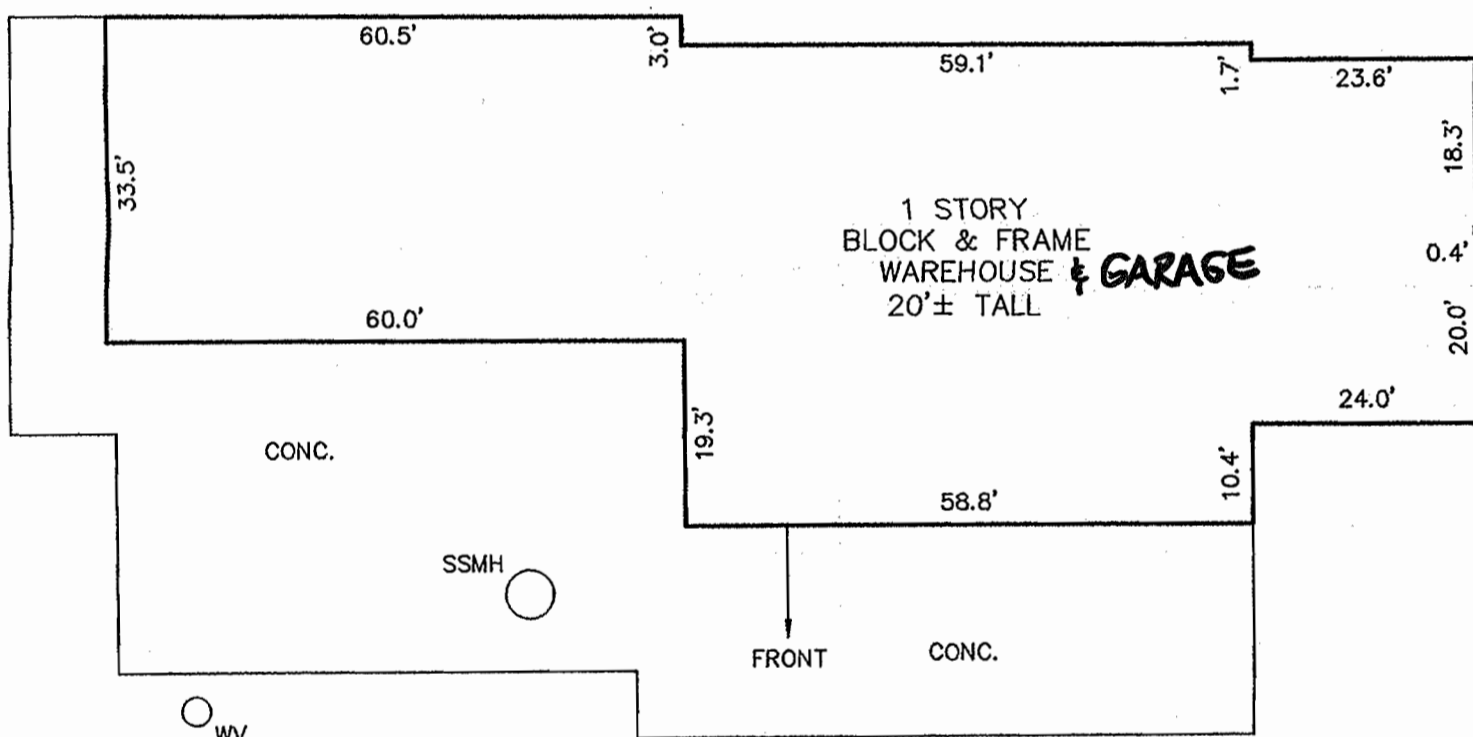
BUILDING F
OFFICES & RESIDENCE



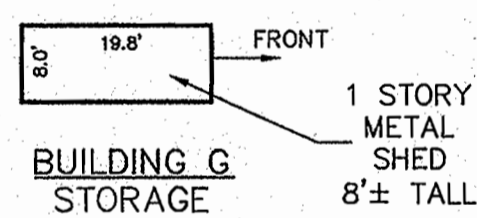
BUILDING L
RESIDENCE



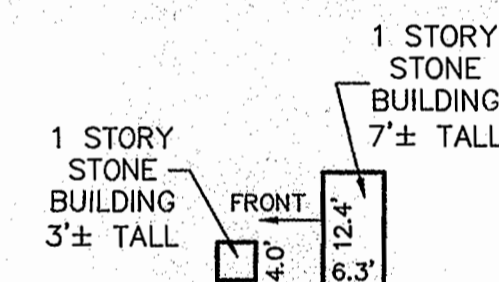
BUILDING R
RESIDENCE



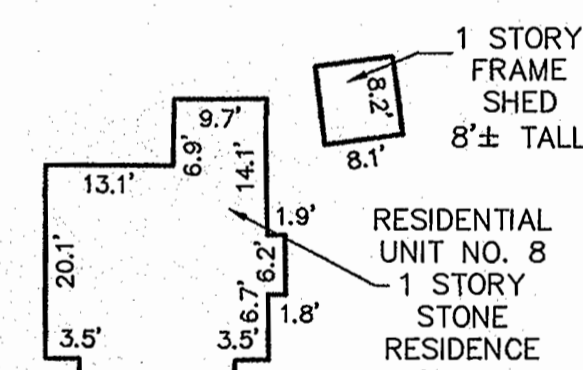
BUILDING C
WAREHOUSE & GARAGE



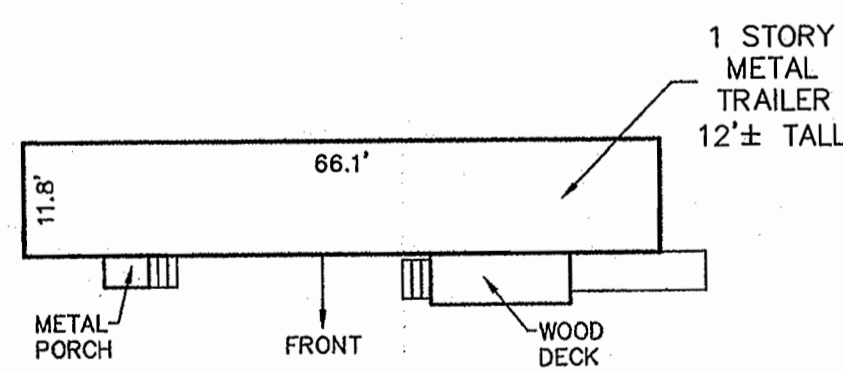
BUILDING G
STORAGE



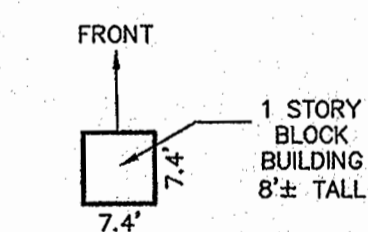
BUILDING M
ABANDONED



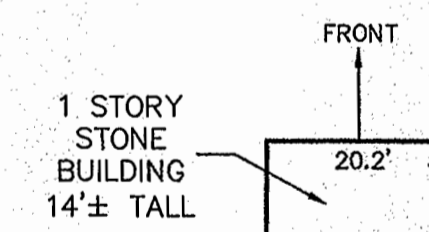
BUILDING S
RESIDENCE



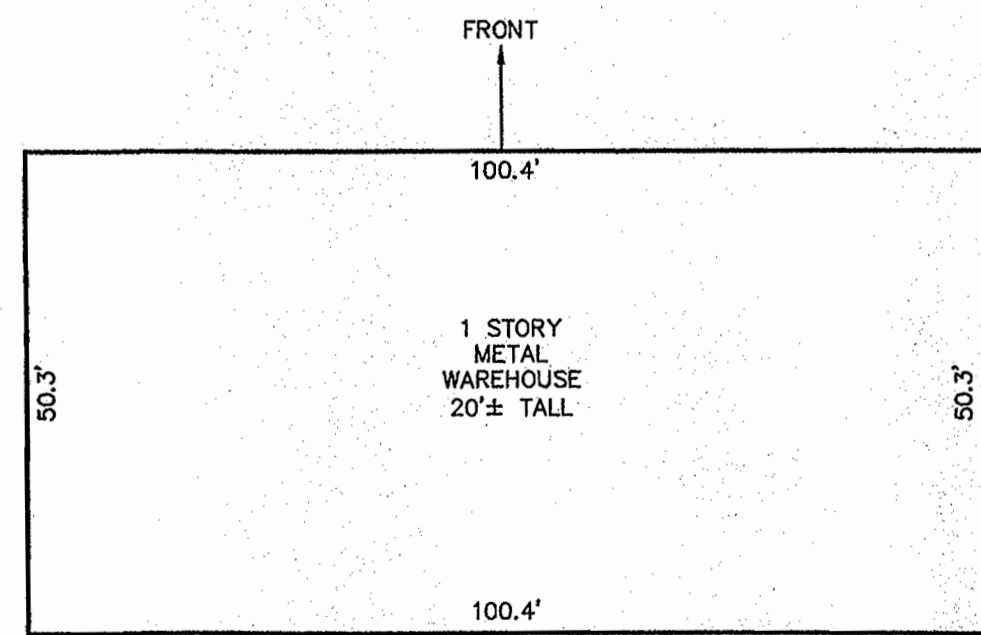
BUILDING D
OFFICES



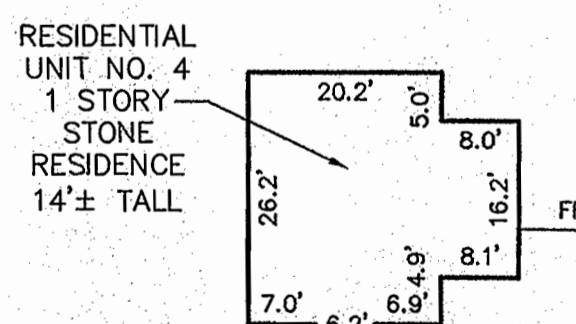
BUILDING H
STORAGE



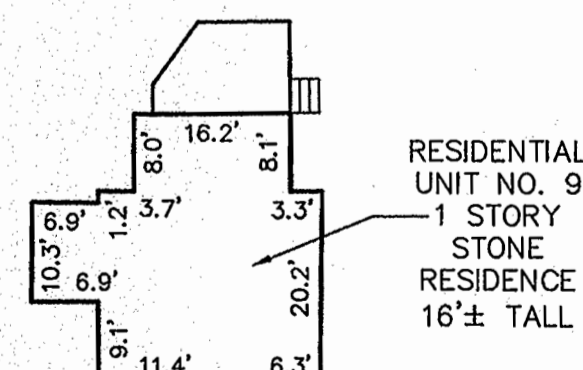
BUILDING N
ABANDONED



BUILDING I
WAREHOUSE



BUILDING O
RESIDENCE



BUILDING T
RESIDENCE

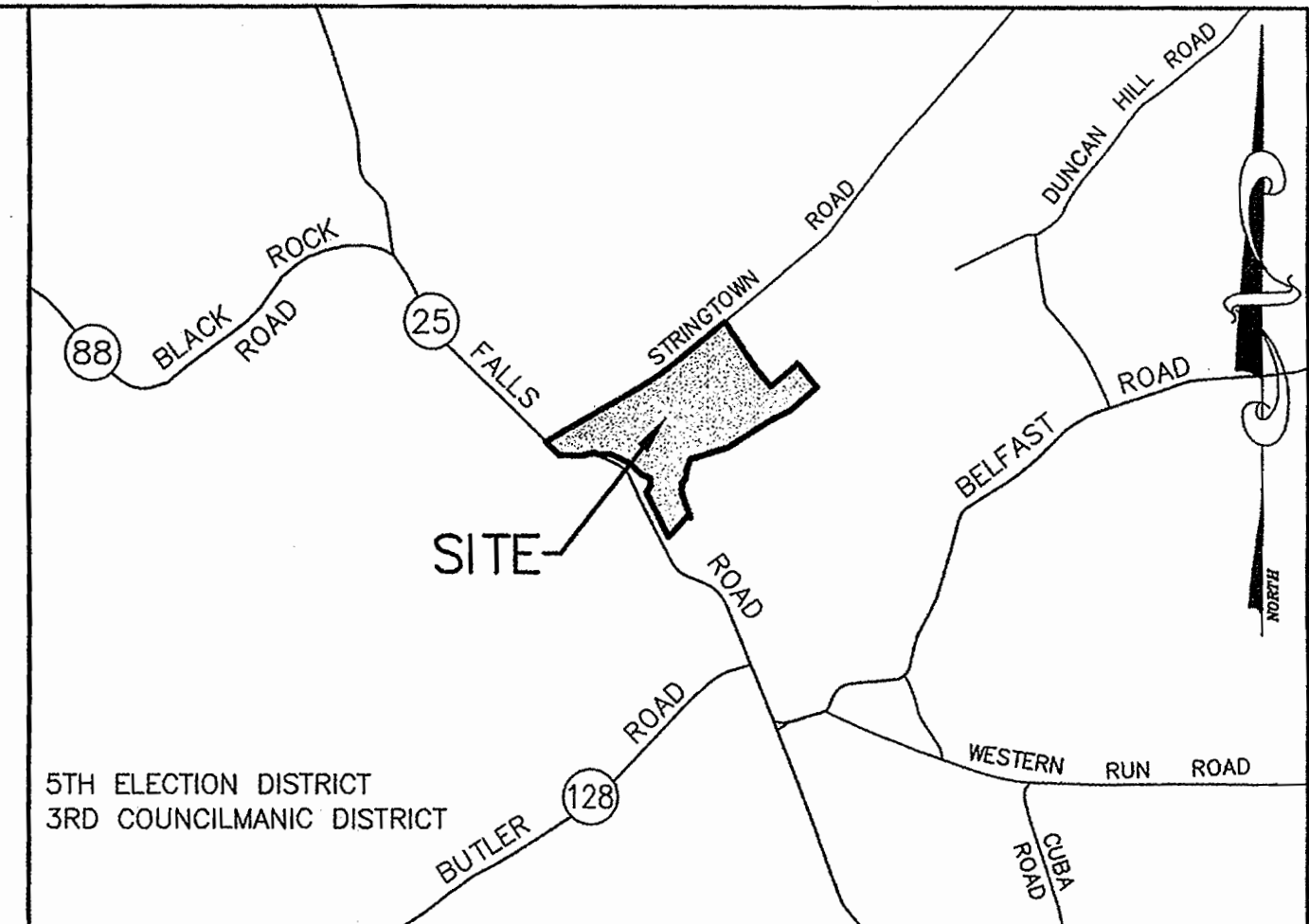
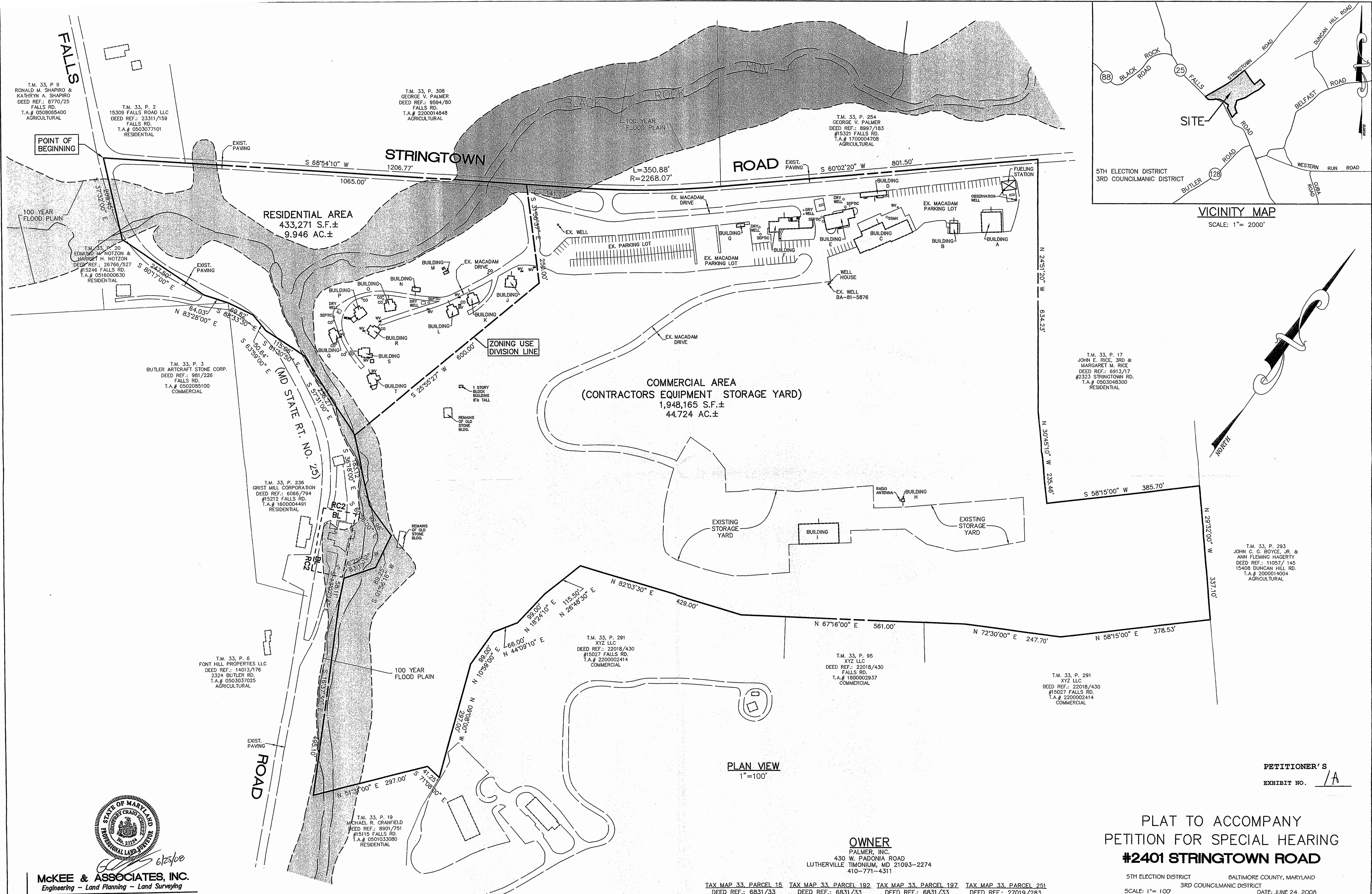
BUILDING DETAILS
1"=20'



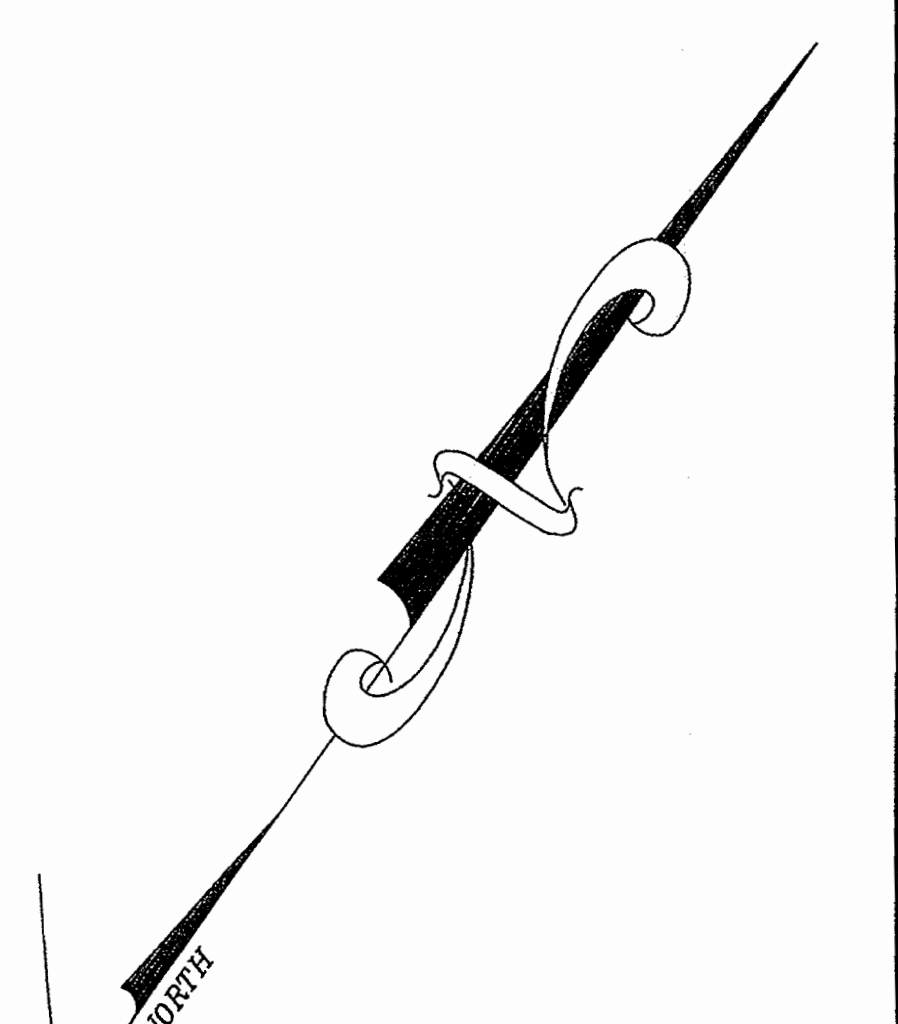
McKEE & ASSOCIATES, INC.
Engineering — Land Planning — Land Surveying

Natural Resource Planning — Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1583

6/25/08



VICINITY MAP
SCALE: 1"= 2000'



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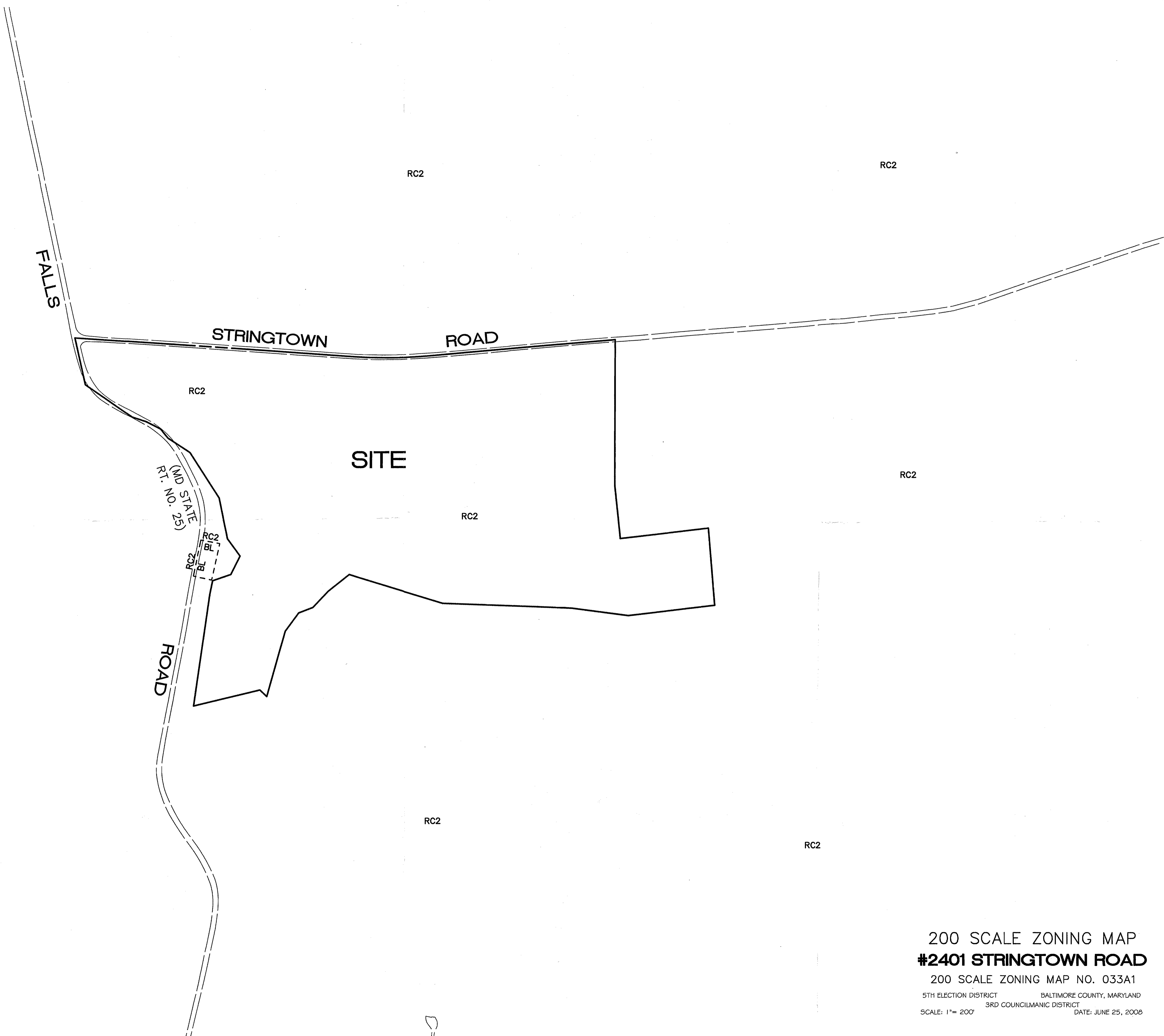
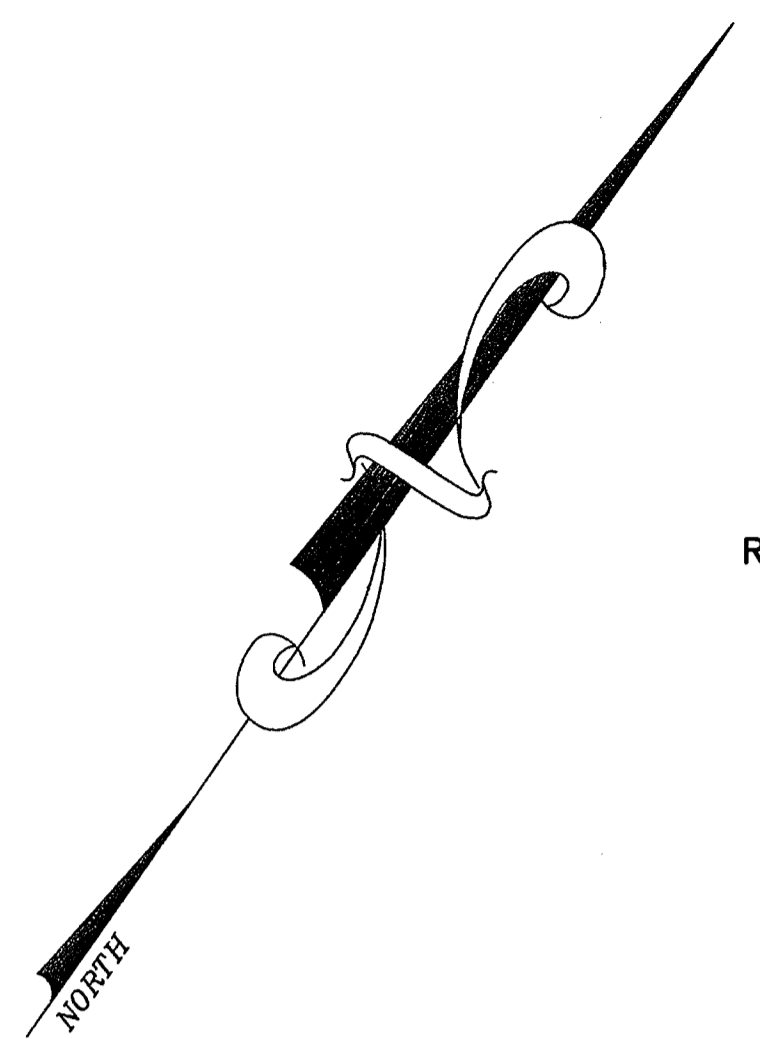
| | | | |
|---|--|--|--|
| TAX MAP 33, PARCEL 15 DEED REF.: 6831/33 T.A.# 0507058430 | TAX MAP 33, PARCEL 192 DEED REF.: 6831/33 T.A.# 0507058255 | TAX MAP 33, PARCEL 197 DEED REF.: 6831/33 T.A.# 0507058431 | TAX MAP 33, PARCEL 251 DEED REF.: 27019/283 T.A.# 1600014634 |
|---|--|--|--|

PETITIONER'S
EXHIBIT NO. 1A

**PLAT TO ACCOMPANY
PETITION FOR SPECIAL HEARING
#2401 STRINGTOWN ROAD**

5TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
3RD COUNCILMANIC DISTRICT
SCALE: 1"= 100' DATE: JUNE 24, 2008
REVISED 6/27/2008
SHEET 1 OF 2 AT HEARING

P:\Users\j... \AppData\Local\Temp\154-285... \JobMap... 6/27/2008 11:45:37 AM



RC2

RC2

RC2

RC2

SITE

RC2

RC2

RC2

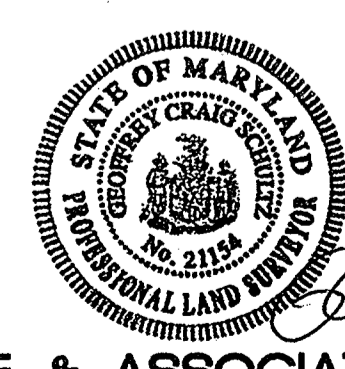
RT. (MD STATE RT. NO. 25)

RC2
BL
BL

RC2

RC2

RC2



[Signature] 6/25/08

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TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

200 SCALE ZONING MAP
#2401 STRINGTOWN ROAD

200 SCALE ZONING MAP NO. 033A1

5TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
3RD COUNCILMANIC DISTRICT

SCALE: 1" = 200' DATE: JUNE 25, 2008