

IN RE: PETITION FOR VARIANCE

SE side of Rolling Mill Road, 2000 feet E
of c/l of North Point Blvd.
15th Election District
7th Councilmanic District
(7211 Rolling Mill Road)

Edward Petillo
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* CASE NO. 2008-0601-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owner of the subject property, Edward Petillo. Petitioner is requesting variance relief from Section 258.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of six feet in lieu of the required 30 feet.¹ The subject property and requested relief are more fully depicted on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the variance request was Petitioner Edward Petillo and his attorney, F. Vernon Boozer, Esquire. Also appearing in support of the requested relief was Joseph Larson with Spellman Larson & Associates, Inc., the professional engineer who prepared the site plan. There were no Protestants or other interested persons in attendance at the hearing.

Testimony and evidence offered revealed that the subject property is mostly square-shaped with a slight angle along the front of the property at Rolling Mill Road, and contains 0.49 acre, more or less, zoned M.H.-I.M. The property is located on the south side of Rolling Mill

¹ Section 258.1 of the B.C.Z.R. states that the area regulations in the M.H. Zone shall be the same as those in B.R. Zone, unless such B.R. Zone regulations conflict with the provisions of Section 258.2. The B.R. Zone area regulations are contained in Section 238 of the B.C.Z.R. Section 238.2 of the B.C.Z.R. states that the minimum side and rear yard setbacks for non-residences, or "other buildings" (as in the instant matter) shall be 30 feet.

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10-308
m

Road and north of North Point Boulevard near the Canton Industrial Park in the Eastpoint area of Baltimore County. The property is improved with an existing masonry warehouse with macadam parking and loading areas.

Petitioner is the owner of a seafood delivery business known as "Mr. Fish, Inc." Petitioner has been in business over 20 years and has been at the subject location for the last 10 years. According to tax records, the entity that owns the property is known as "Fish Lips, LLC." Petitioner's business purchases various seafood products directly from seafood producers in the United States and also in Southeast Asia. Petitioner desires to construct an addition to his existing building that would measure approximately 90 feet long by 25 feet wide. This addition would contain a cold storage area for seafood. Petitioner indicated that increased competition has forced him to obtain seafood from overseas and the addition of a cold storage area would allow him to store more seafood for turnaround to other wholesalers, restaurants, markets, and other customers. Petitioner also indicated that his existing warehouse is outfitted for his wholesale distribution business, with processing areas and freezer and refrigerated areas.

In support of the variance request, Mr. Larson noted several unusual characteristics of the property that drive the need for the side yard setback variance. Most notably, and as depicted on the aerial photographs that were marked and accepted into evidence as Petitioner's Exhibits 2A and 2B, there are existing railroad tracks directly to the north and south of the subject property. There is also a large, commercial industrial park to the north of the property, and existing warehouses directly on either side of the property to the east and west. Moreover, to the east of the property is an existing common-use driveway; hence expansion to that side is impractical. In short, because of the property's inherent site and size limitations, expansion on the west side of the property is the only viable alternative. The existing warehouse is a one-story structure with

~~NOT FOR PUBLIC RELEASE~~

10-3-08

[Signature]

approximately 10,000 square feet. It also contains a mezzanine level for office space. The addition will add approximately 2,250 square feet of cold storage of seafood. In terms of practical difficulty, Petitioner indicates that without the requested variance, they would likely be forced to abandon the location and seek a larger, more suitable area for the business. Mr. Larson also added that the addition and the requested variance would not be detrimental in any way to the surrounding area, which is completely commercial and industrial.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

Considering of all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. As testified to by Petitioner's consultant, Mr. Larson, there are features of the subject property which limit Petitioner's options with regard to making necessary improvements to the property, including its proximity on two fronts to railroad tracks, and its surrounding on both sides by similar warehouse structures. Hence, I find the property unique in a zoning sense.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such a manner as to grant relief without injury to the public health, safety and general welfare. Thus, I find that this variance can be granted to such an extent as to meet the requirements of Section 307 of the B.C.Z.R, as established in *Cromwell v. Ward*, 102 Md.App. 691 (1995).

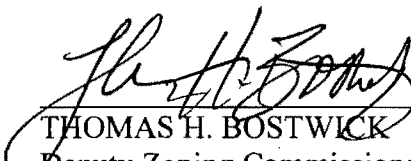
Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's variance requests should be granted.

RECEIVED FOR FILE
10-3-08
MB

THEREFORE, IT IS ORDERED this 3rd day of October, 2008 by this Deputy Zoning Commissioner, that Petitioner's variance relief request from Section 258.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of six feet in lieu of the required 30 feet be and is hereby GRANTED. The relief granted herein shall be subject to the following:

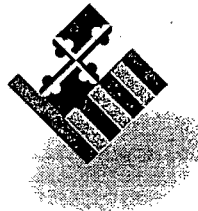
1. Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is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

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

NOT RECORDED FOR FILING
10-3-08

BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 3, 2008

F. VERNON BOOZER, ESQUIRE
COVAHEY & BOOZER
614 BOSLEY AVENUE
TOWSON MD 21204

Re: Petition for Variance – Order Granting Withdrawal and
Cancellation of Petition
Case No. 2008-0601-A
Property:

Dear Mr. Boozer:

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: Edward Petillo, 7211 Rolling Mill Road, Baltimore MD 21224
Joseph L. Larson, Spellman, Larson & Associates Inc., 222 Bosley Avenue, Suite B-3,
Towson MD 21204



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7211 Rolling Mill Road
which is presently zoned MH-IM

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)

Refer to attached sheet

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Complete argument and documentation of hardship and practical difficulty
to be presented at the 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:

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

Attorney For Petitioner:

Vernon Boozer
Name - Type or Print Vernon Boozer
Signature [Signature]
Company Covahey & Boozer
Address 614 Bosley Avenue Telephone No. 410-828-9441
Towson MD 21204
City State Zip Code

Legal Owner(s):

Edward Petillon
Name - Type or Print Edward Petillon
Signature [Signature]
Name - Type or Print NA
Signature NA
7211 Rolling Mill Road 410-288-2722
Address Telephone No.
Baltimore MD 21224
City State Zip Code

Representative to be Contacted:

Joseph Larson
Name Joseph Larson
222 Bosley Avenue Ste. B-3 410-823-3535
Address Telephone No.
Towson MD 21204
City State Zip Code

OFFICE USE ONLY

Case No. 2008-0601-A

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

REV 9/15/98

Reviewed By [Signature] Date 7/1/08

ZONING VARIANCE PETITION

**Section 258.1 of the BCZR to allow a sideyard
setback of 6' in lieu of the required 30'.**

LEGAL DESCRIPTION TO ACCOMPANY ZONING PETITION

BEGINNING for the same on the southeast side of Rolling Mill Road, as shown on the plat of Canton Center recorded among the Land Records of Baltimore County in Plat Book OTG No. 31, folio 72, at a point distant 606.73 feet southwesterly from the intersection of the southeast side of Rolling Mill Road with the northwest side of the right of way of Canton Railroad Company 60 feet wide, as shown on said plat, said place of beginning being also at the end of the first line of the lot of ground described in a Deed from Canton Company of Baltimore to Eugene J. Keary dated July 31, 1968 and recorded among said Land Records in Liber OTG No. 4905, folio 654, etc., and running thence, binding on the southeast side of Rolling Mill Road, southwesterly by a line curving toward the south (left) with a radius of 7,600.00 feet and a chord which bears South 72 degrees, 26 minutes and 48 seconds West 95.05 feet, the distance of 95.05 feet to a point of reverse curve; thence still binding on the southeast side of Rolling Mill Road, southwesterly by a line curving toward the west (right) with a radius of 7,600.00 feet and a chord which bears South 73 degrees, 45 minutes and 25 seconds, West 52.76 feet, the distance of 52.76 feet; thence, running for a line of division now made, south 28 degrees 15 minutes and 30 seconds East 157.66 feet to intersect the northwest side of an easement of varying width heretofore established to accommodate a railroad spur track serving Lot 5B; thence binding on the northwest side of said easement, North 71 degrees, 16 minutes and 08 seconds, East 29.15 feet to intersect the northeast side of the right of way of Canton Railroad Company; thence binding on the northeast side of said right of way, North 61 degrees, 44 minutes and 30 seconds East 116.25 feet to the end of the second line of the lot of ground described in the aforementioned deed from Canton Company of Baltimore to Eugene J. Keary and thence binding on the said second line reversely North 28 degrees, 15 minutes and 30 seconds, West 133.85 feet to the place of beginning.

Containing 0.49 of an acre of land more or less and being known as Lot No. 6B, Canton Center. The improvements thereon being known as 7211 Rolling Mill Road.

BEING the same lot of ground which by Deed dated June 16, 1972 and recorded among the Land Records of Baltimore County in Liber No. 5277, folio 616 was granted and conveyed by Charles J. Fleury unto Stanley N. Varlas, in fee simple.

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: # 2008-0601-A
7211 Rolling Mill Road
S/east side of Rolling Mill Road, 2000 feet east of centerline of North Point Boulevard
15th Election District
7th Councilmanic District
Legal Owner(s): Edward Petillo
Variance: to allow a sideyard setback of 6 feet in lieu of the required 30 feet.
Hearing: Wednesday, September 3, 2008 at 10:00 a.m.
In Room 104, 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 8/696 Aug. 19 181191

CERTIFICATE OF PUBLICATION

8/21, 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 8/19, 2008.

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

J. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **18410**

Date: 7/2/08

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 03/2008 7/02/2008 14:10:02 2

REG 1605 WALKIN ODEL TWO
 RECEIPT # 450382 7/02/2008 0FLH

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
000000	0000	0000	0000	61500	0000	0000		325.00

Total: 325.00

Rec

From: MARSHALL FIELD

For: RENT

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

S. 528 ZONING VERIFICATION

018410

Recpt Tot 325.00

325.00 CR \$.00 CA

Baltimore County, Maryland

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 08/17/08

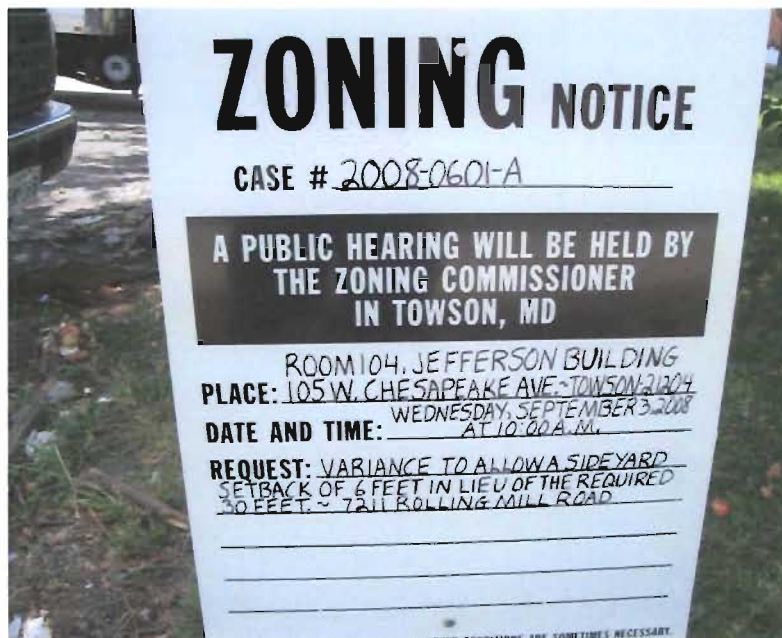
Case Number: 2008-0601-A

Petitioner / Developer: VERNON BOOZER, ESQ.~ FRANK PETILLO~
JOSEPH LARSON

Date of Hearing (Closing): SEPTEMBER 3, 2008

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
7211 ROLLING MILL ROAD

The sign(s) were posted on: AUGUST 16, 2008



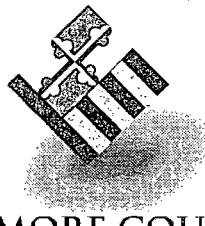
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

July 16, 2008
TIMOTHY M. KOTROCO, *Director*
*Department of Permits and
Development Management*

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: 2008-0601-A

7211 Rolling Mill Road

S/east side of Rolling Mill Road, 2000 feet east of centerline of North Point Boulevard

15th Election District – 7th Councilmanic District

Legal Owner: Edward Petillo

Variance to allow a sideyard setback of 6 feet in lieu of the required 30 feet.

Hearing: Wednesday, September 3, 2008 at 10:00 a.m. in Room 104, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Vernon Boozer, 614 Bosley Avenue, Towson 21204

Edward Petillo, 7211 Rolling Mill Road, Baltimore 21224

Joseph Larson, 222 Bosley Avenue, Ste. B-3, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 19, 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 19, 2008 Issue - Jeffersonian

Please forward billing to:

Frank Petillo
7211 Rolling Mill Road
Baltimore, MD 21224

410-288-2722

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: 2008-0601-A

7211 Rolling Mill Road

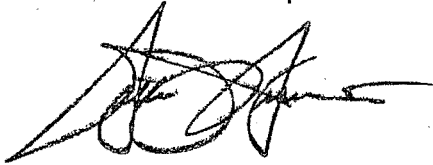
S/east side of Rolling Mill Road, 2000 feet east of centerline of North Point Boulevard

15th Election District – 7th Councilmanic District

Legal Owner: Edward Petillo

Variance to allow a sideyard setback of 6 feet in lieu of the required 30 feet.

Hearing: Wednesday, September 3, 2008 at 10:00 a.m. in Room 104, Jefferson Building,
105 W. Chesapeake 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: 2008-0601-A

Petitioner: FISH LIPS LLC

Address or Location: 7211 ROLLING MILL RD.

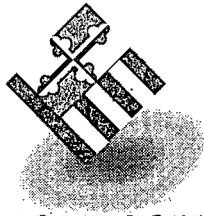
PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. FRANK PETILLO

Address: 7211 ROLLING MILL RD.

BALTO. MD. 21224-2037

Telephone Number: 410-288-2722



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 27, 2008

Vernon Boozer
614 Bosley Ave.
Towson, MD 21204

Dear: Vernon Boozer

RE: Case Number 2008-0601-A, 7211 Rolling Mill Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 2, 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Edward Petillo, 7211 Rolling Mill Rd., Baltimore, MD 21224
Joseph Larson, 222 Bosley Ave. Ste. B-3, Towson, MD 21204

TB 9/3
10am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 23, 2008

RECEIVED
JUL 24 2008

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

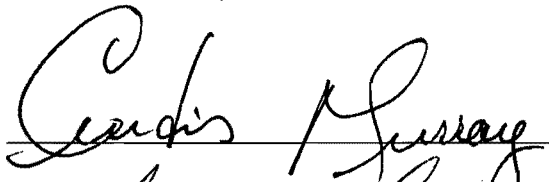
BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-601- Variance**

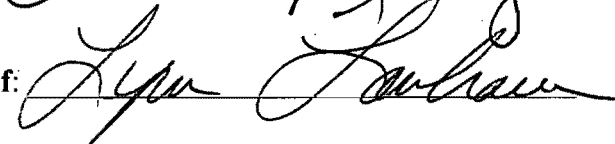
The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

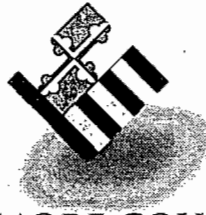
For further questions or additional information concerning the matters stated herein, please contact John Alexander in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:
CM/LL





BALTIMORE COUNTY

M A R Y L A N D

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 14, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 14, 2008

Item Number: 0582, 0594, 0595, 0596, 0597, 0598, 0599, ~~0601~~, 0602, 0605, 0607

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: June 18, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For June 21, 2008
Item Nos. 08-0582, 0594, 0595, 0598,
0599, 0601, 0603, 0605, and 0606

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

DAK:CEN:lrk

cc: File

ZAC-07182008-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 14, 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 2008-0601-A
7211 ROLLING MILL RD
PETILLO PROPERTY

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. 2008-0601-A.

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,

A handwritten signature in black ink, appearing to read "Michael D. Foster".

For: Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



RE: PETITION FOR VARIANCE * BEFORE THE
7211 Rolling Mill Road; SE/S Rolling Mill * ZONING COMMISSIONER
Road, 2000' E c/line of North Point Blvd *
15th Election & 7th Councilmanic Districts *
Legal Owner(s): Edward Petillo * FOR
Petitioner(s) * BALTIMORE COUNTY
* 08-601-A
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

JUL 15 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 15th day of July, 2008, a copy of the foregoing Entry of Appearance was mailed to Joseph Larson, 222 Bosley Avenue, Suite B-3, Towson, Maryland 21204 and Vernon Boozer, Esquire, Covahey, Boozer, Devan & Dore, P.A., 614 Bosley Avenue, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

Case No.: 2008-0601-A

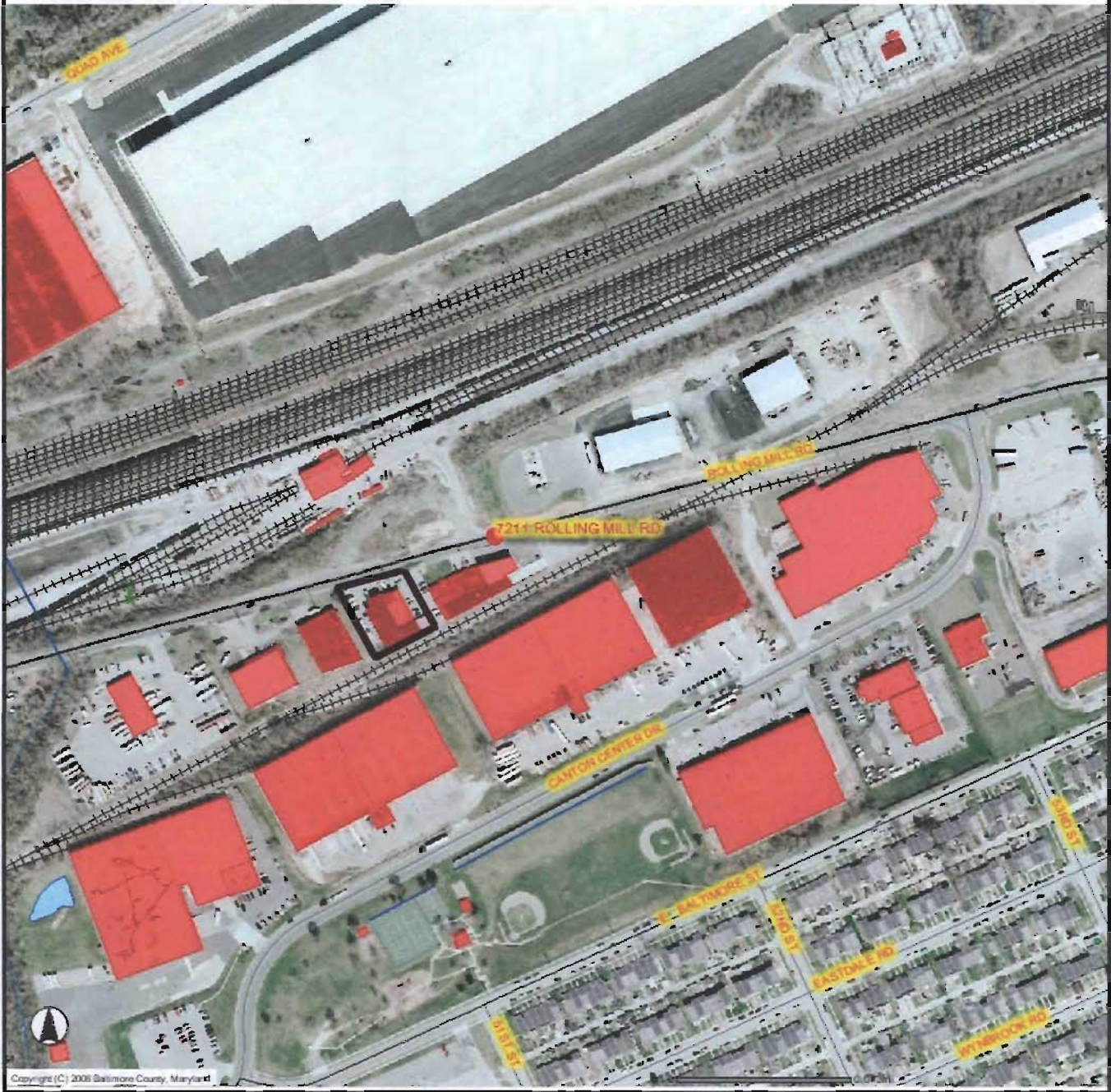
Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	<i>Site Plan</i>	
No. 2 <i>A+B</i>	<i>Aerial Photographs</i>	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Baltimore County - My Neighborhood



PETITIONER' S

EXHIBIT NO.

2A

Baltimore County - My Neighborhood



PETITIONER' S

EXHIBIT NO.

2B

#601

39.067

39.067

7210

Pt. Bk. 73 Folio 40

7300

2300010850

39.067

ROLLING MILL RD

Flood Zone X

1511152400

73.2

7215

096B2

1518450350

15 ED

MH IM

7 CD

NE 1-E

7201

79.6

1600000472

1516451390

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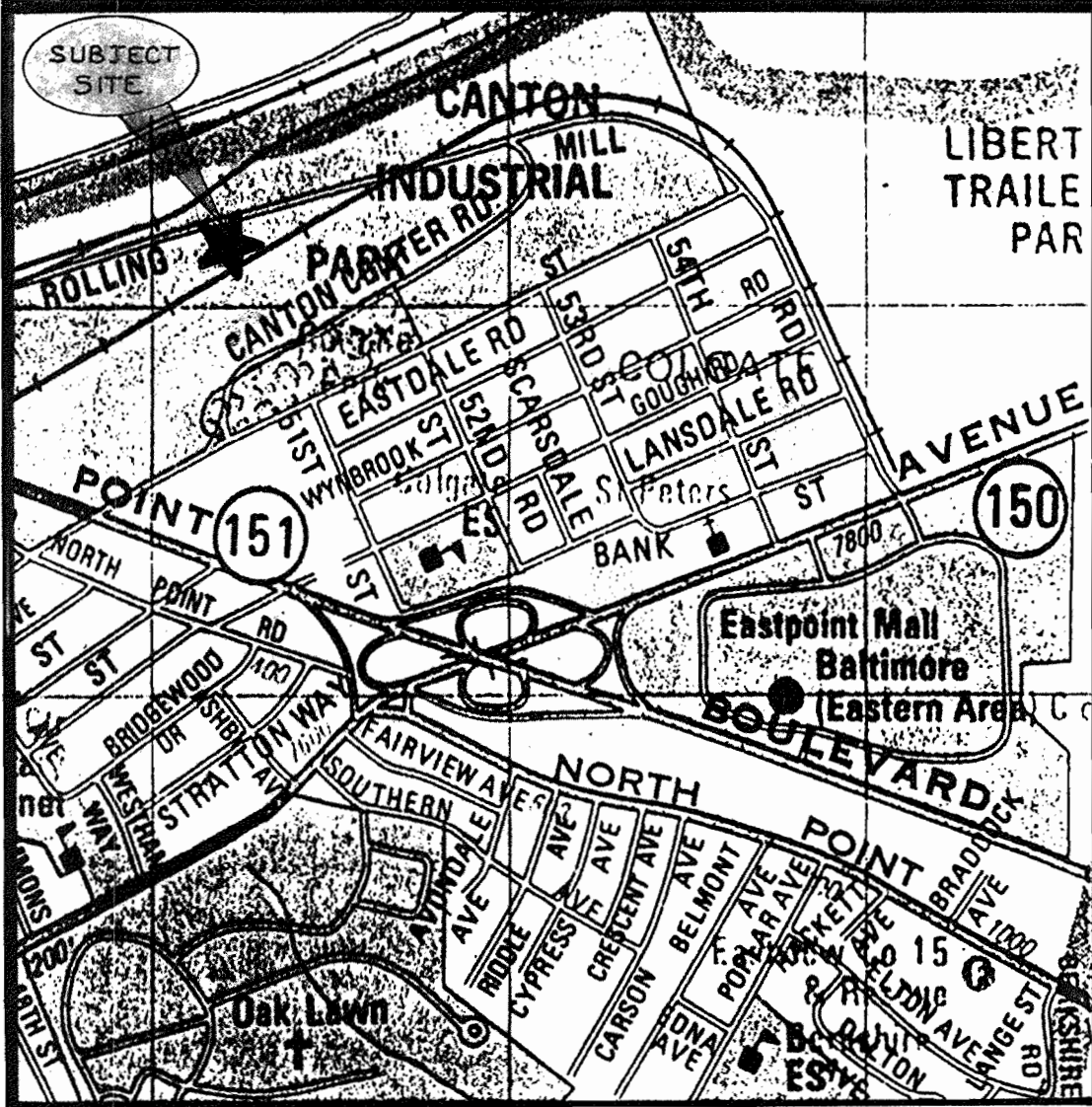
Pt. Bk. 31 Folio 72

7636

98.333

1600000837

#601



VICINITY MAP
SCALE: 1" = 1000'

SITE DATA

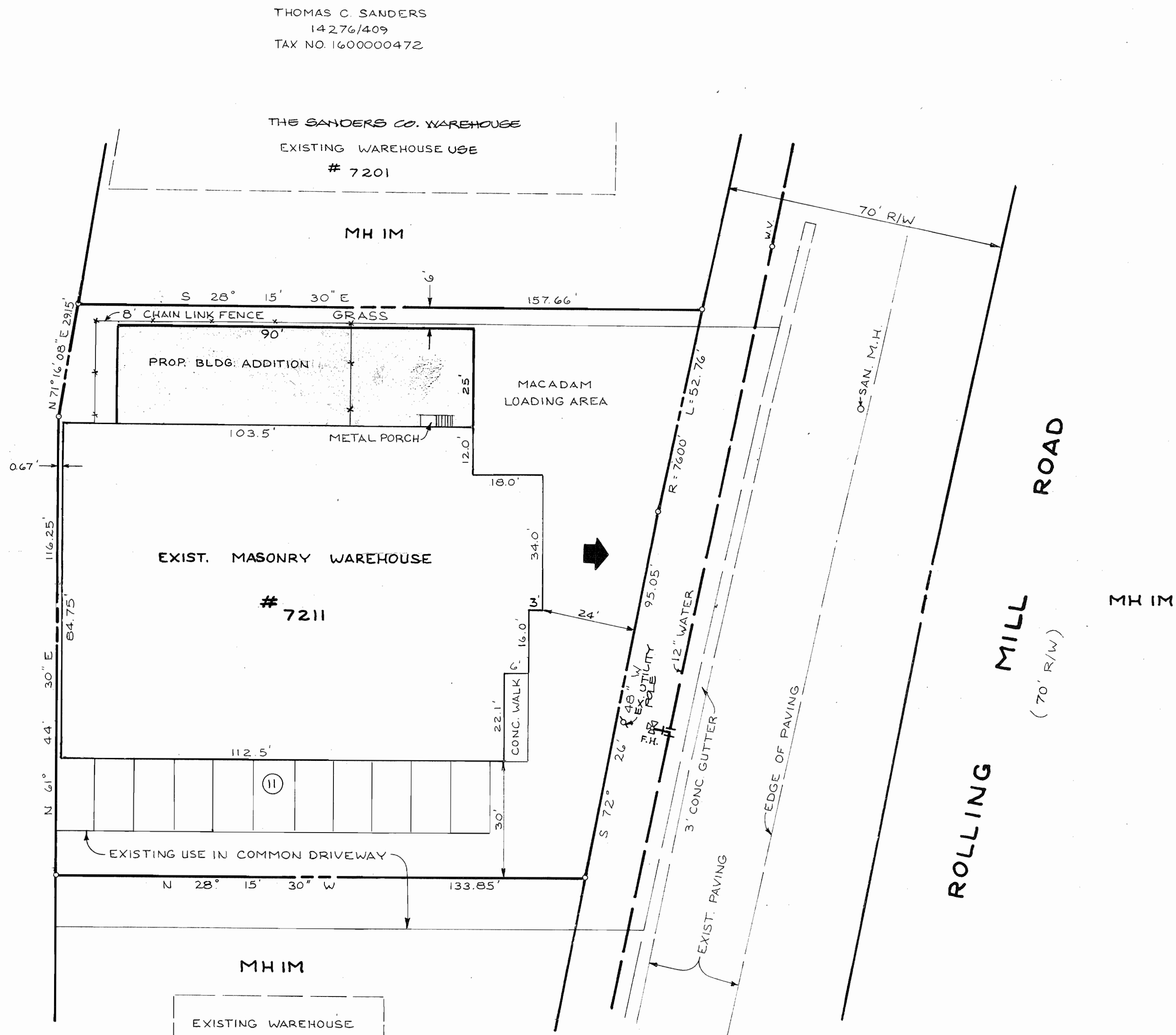
SITE AREA	0.49 AC +/-
EXIST. ZONING	MH IM
ZONING MAP	096B2
COUNCILMANIC DISTRICT	7TH
EXIST. USE	WAREHOUSE
PROP. USE	WAREHOUSE
UTILITIES	EX. SEWER - PUBLIC EX. WATER - PUBLIC
TAX MAP/GRID/PARCEL	96/15/23B
DEED REFERENCE	12617/137
TAX ACCOUNT NO.	1519450350
RECORD PLAT	CANTON CENTER 31/72

OWNER INFORMATION

FISH LIPS LLC
7211 ROLLING MILL ROAD
BALTIMORE, MD 21224-2033
410 288-2722

GENERAL NOTES

1. THERE ARE NO ARCHEOLOGICAL SITES, HAZARDOUS MATERIALS, ENDANGERED SPECIES HABITATS, CRITICAL AREAS, OR HISTORIC BUILDINGS ON THE SUBJECT SITE.
2. THERE ARE NO STREAMS, BODIES OF WATER, OR SPRINGS ON OR ADJACENT TO THE SUBJECT SITE.
3. THERE ARE NO UNDERGROUND STORAGE TANKS ON THE SUBJECT SITE.
4. THE SUBJECT SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
5. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN.



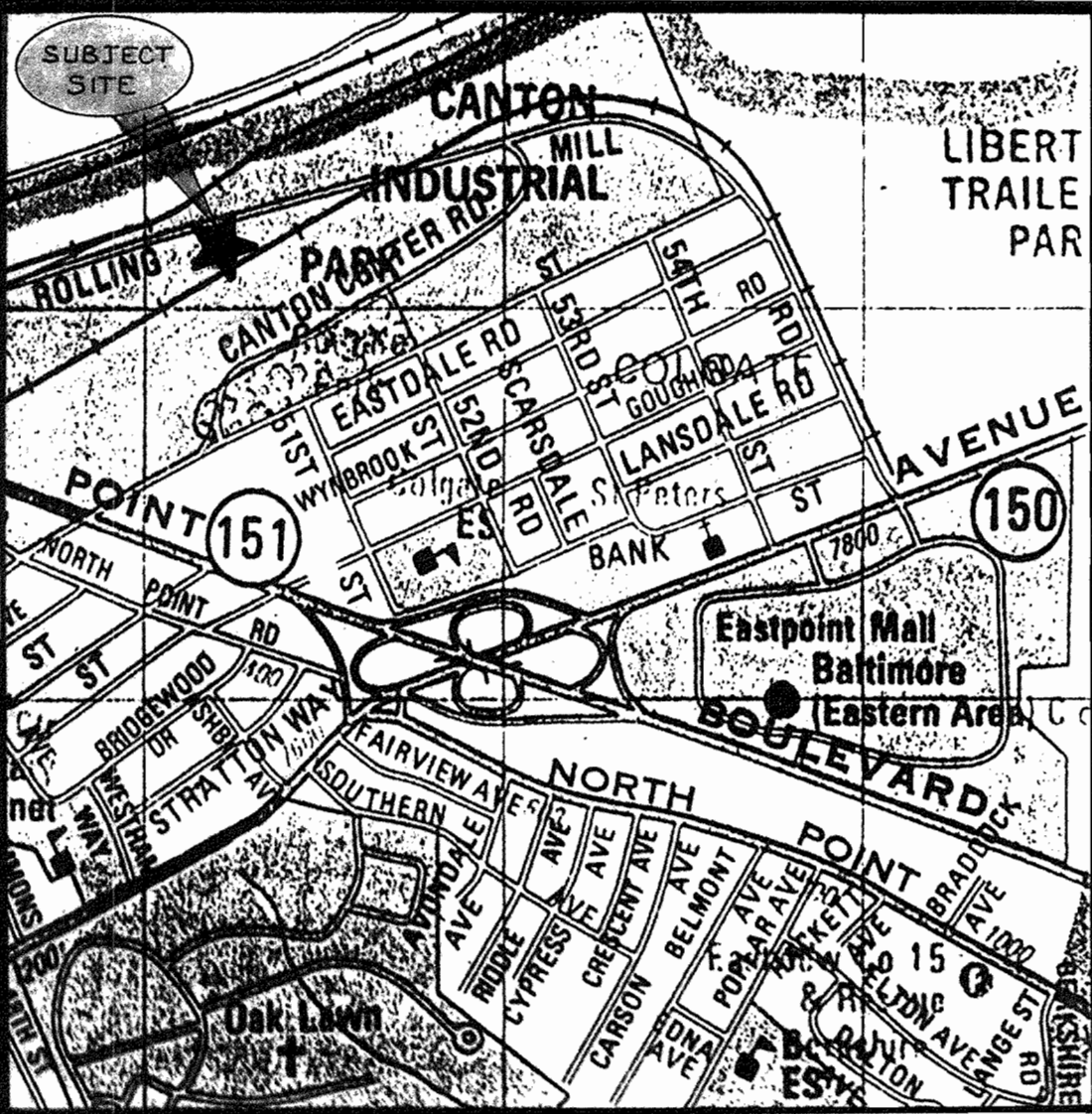
EXISTING WAREHOUSE
7215
ROLLING MILL ROAD LLC
13607/12
TAX NO. 1511152400
KEARY ADVERTISING CO.
OFFICE/WAREHOUSE USE

PARKING CALCULATIONS

EXIST. FLOOR AREA	=	10,370	SQ. FT.
PROP. ADDITION AREA	=	2,250	SQ. FT.
TOTAL AREA	=	12,620	SQ. FT.
PARKING SPACES REQ'D	=	11	
7 EMPLOYEES	=	7 SPACES REQ'D.	
SPACES PROVIDED	=	11	

PETITIONER'S
EXHIBIT NO. 1

REVISIONS	
NO.	DESCRIPTION
1	2-2-08 REV. PER ZONING HEARING
SPELLMAN, LARSON & ASSOCIATES, INC.	
CIVIL ENGINEERS AND LAND SURVEYORS 222 BOSLEY AVENUE SUITE B-3 TOWSON, MD 21204 PHONE: 410-823-3535	
PLAT TO ACCOMPANY ZONING PETITION	
7211 ROLLING MILL ROAD CANTON CENTER LOT NO 6B 15TH ELECTION DISTRICT BALTIMORE COUNTY	
SCALE: 1" = 20'	DATE: 7-1-08
DES. BY: TC	DRAWN BY: TC
SHT. OF	208047



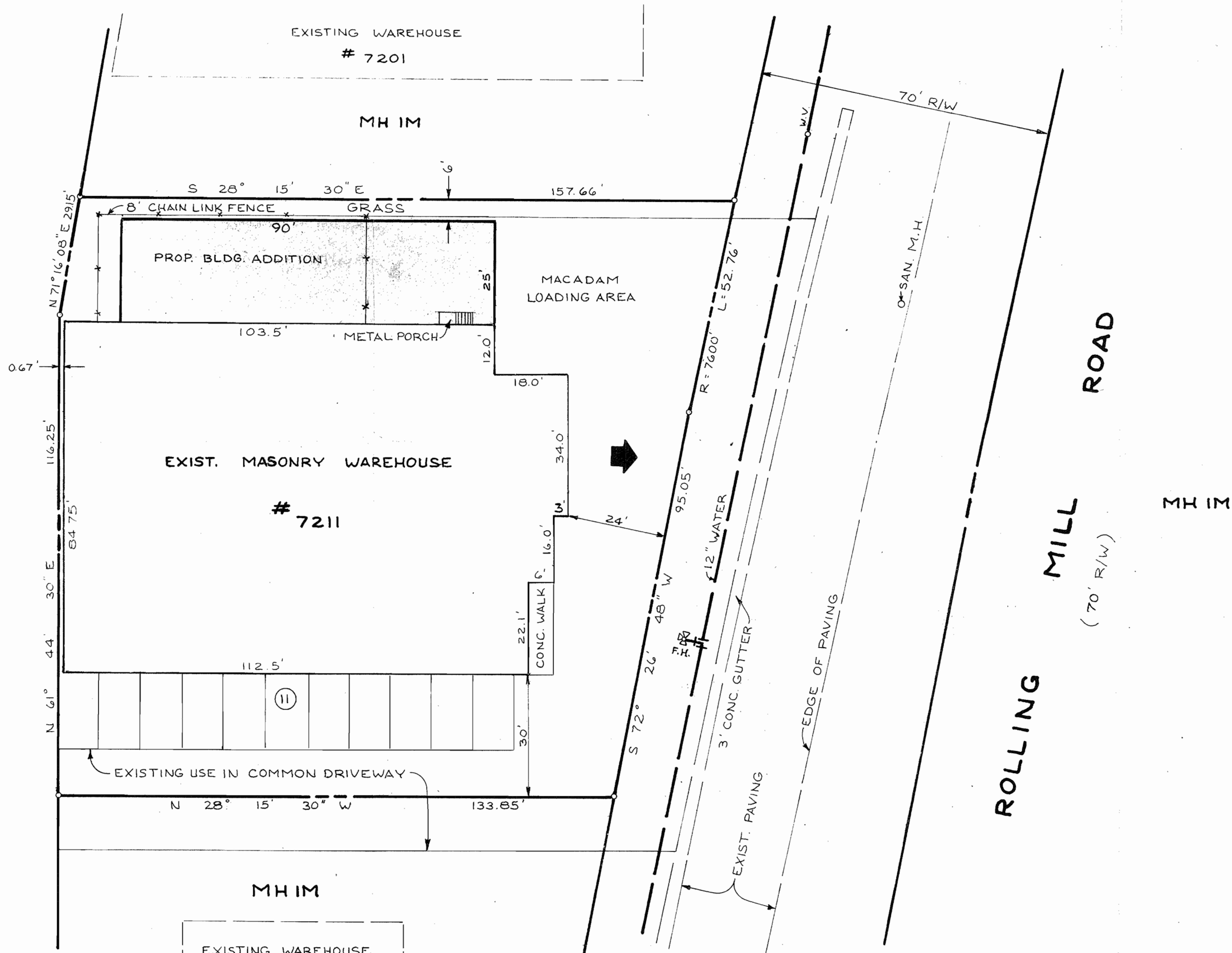
VICINITY MAP
SCALE: 1" = 1000'

SITE DATA

SITE AREA	0.49 AC +/-
EXIST ZONING	MH 1M
ZONING MAP	096B2
COUNCILMANIC DISTRICT	7TH
EXIST USE	WAREHOUSE
PROP USE	WAREHOUSE
UTILITIES	EX. SEWER - PUBLIC EX. WATER - PUBLIC
TAX MAP/GRID/PARCEL	96/15/23B
DEED REFERENCE	12617/137
TAX ACCOUNT NO.	1519450350
RECORD PLAT	CANTON CENTER 31/72

OWNER INFORMATION
FISH LIPS LLC
7211 ROLLING MILL ROAD
BALTIMORE, MD 21224-2033
410 288-2722

THOMAS C. SANDERS
14276/409
TAX NO 1600000472



EXISTING WAREHOUSE
7215

ROLLING MILL ROAD LLC
13607/12
TAX NO. 1511152400

PARKING CALCULATIONS

EXIST. FLOOR AREA	=	10,370 SQ. FT.
PROP ADDITION AREA	=	2,250 SQ. FT.
TOTAL AREA	=	12,620 SQ. FT.
PARKING SPACES REQ	=	1 PER EMPLOYEE
7 EMPLOYEES	=	3 SPACES REQ'D.
SPACES PROVIDED	=	11

GENERAL NOTES

1. THERE ARE NO ARCHEOLOGICAL SITES, HAZARDOUS MATERIALS, ENDANGERED SPECIES HABITATS, CRITICAL AREAS, OR HISTORIC BUILDINGS ON THE SUBJECT SITE.
2. THERE ARE NO STREAMS, BODIES OF WATER, OR SPRINGS ON OR ADJACENT TO THE SUBJECT SITE.
3. THERE ARE NO UNDERGROUND STORAGE TANKS ON THE SUBJECT SITE.
4. THE SUBJECT SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
5. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN.

REVISIONS		
NO.	DATE	DESCRIPTION
SPELLMAN, LARSON & ASSOCIATES, INC.		
CIVIL ENGINEERS AND LAND SURVEYORS		
222 BOSLEY AVENUE SUITE B-3 TOWSON, MD 21204		
PHONE: 410-813-3535		
PLAT TO ACCOMPANY ZONING PETITION		
7211 ROLLING MILL ROAD		
CANTON CENTER LOT NO. 6B		
15TH ELECTION DISTRICT BALTIMORE COUNTY		
SCALE: 1" = 20'	DES. BY: T.C.	SHT. OF
DATE: 7-1-08	DRAWN BY: T.C.	