



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

1/06/10

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

Mr. Bafitis
Bafitis and Associates, Inc.
1249 Engleberth Rd.
Baltimore, MD 21221

Re: Zoning Spirit and Intent review
Case # 2010-0066-SPHA
11424 Pulaski Highway
11th ED
Dear Mr. Bafitis :

This is a response to your letter dated 11/18/09 to Mr. Timothy Kotroco, Director of Permits Development Management, who has authorized this reply.

Pursuant to your provided information you have requested a zoning approval that states that the revised site plans showing the addition of 735 square feet to the building for retail, office and repair, are accepted as being within the Spirit and Intent of the approved order in Case # 2010-0066-SPHA. As we had discussed, you have had the ZAC issues raised in the Order Restrictions resolved with the Office of Planning and DEPRM. Their approvals are on the plans I have received. Based on the Zoning Office staff review, the plans can be approved as you have requested. I have signed the plans and they are being placed in our records while the original, and a copy are being returned to you with this letter. Please document this response on all future plans submitted for zoning approvals.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions please do not hesitate to contact me at 410-887-3391.

The foregoing is merely an informal opinion. It is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

Sincerely,

John Lewis
Planner II
Zoning Review

JLL/09-311



Bafitis & Associates, Inc.

November 18, 2009

Mr. Timothy Kotroco
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Room 105
Towson, Maryland 21204

Dear Mr. Kotroco;

**Ref: #11424 Pulaski Highway, Zoning Case No. 2010-0066-SPHA, Zoning Special
Hearing, Request "Letter Spirit of Intent"**

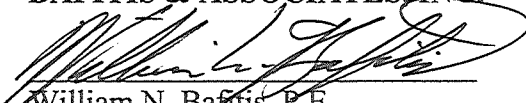
This writing is to request a minor change to the previously approved Plan to Accompany Petition for Special Hearing and Zoning Variances referenced above. The change will consist of adding 735 s.f. to the existing retail office and tractor repair building.

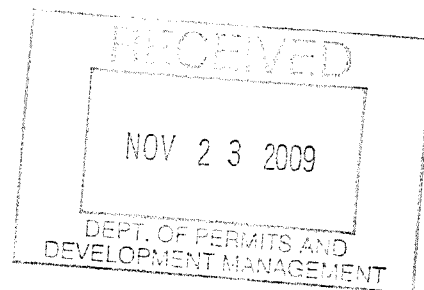
The additional retail space would allow the owner a visual view of the fuel pumps and propane tanks, along with easier access to cashier's window. Also proposed parking has been increased as required.

For your review please see attached redline plan showing above mentioned changes.

If you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,
BAFITIS & ASSOCIATES, INC.


William N. Bafitis, P.E.
President



cc: Mr. Ronald Parker

RECEIVED

NOV 25 2009

09-311

HOLD
OK FOR Z. BUT -
SPOKE TO EAT - BILL B. 12/08/09
HE WILL TAKE PLAN
TO DEPRM + OP
FOR SIGN OFF THAT
AS PER RESTRICTIONS
ON ORDER THEY ARE OK
TAKEN TO ME 12/03
IF SPARES ELL
SIGN + RETURN
I PLAN WITH LREMOVED FOR #
(JL) MSG TO EAT
\$11N 12/09
CHK # 25473
REPT # 32956
APP IS
PICKING-UP
ROULED SIGNED
PLANS + CTR
1/06/10



Bafitis & Associates, Inc.

Civil Engineers / Land Planners / Surveyors
1249 Engleberth Rd. Baltimore, Md. 21221

410-391-2336

LETTER OF TRANSMITTAL

TO: MR. JOHN LEWIS
BALTIMORE COUNTY
ZONING

DATE: DECEMBER 4, 2009
REF: 11424 PULASKI HIGHWAY

WE ARE SENDING:

- ☒ ORIGINAL TRACING(S)
☐ SEPIA TRANSPARENCIES
☐ PHOTOSTAT(S)
☐ SKETCHES

☐ **HEREWITH**

- ☐ BLACK LINE PRINT(S)
☐ BLUE LINE PRINT(S)
☐ SHOP DRAWING(S)
☐ SPECIFICATIONS

☐ **UNDER SEPARATE COVER**

- ☐ PHOTOGRAPH(S)
☐ LETTER(S)
☐ SAMPLE(S)
☐ ESTIMATE(S)
☐ REPORT(S)
☐ MAP(S)
☐ AGREEMENT(S)
☐ AS NOTED BELOW

PREPARED BY: BAFITIS & ASSOCIATES, INC.

APPROVED: _____

THESE ARE FORWARDED:

- ☒ AS REQUESTED
☐ FOR APPROVAL
☐ FOR COMMENT
☐ FOR PAYMENT

- ☐ FOR CORRECTIONS
☐ FOR CONSTRUCTION
☐ YOUR INFORMATION
☐ AS NOTED BELOW

- ☐ REVIEWED AND ACCEPTED
☐ REVIEWED AND ACCEPTED AS NOTED
☐ REVIEWED AND RETURNED FOR REVISION

DRAWINGS NO	NO. OF COPIES	LATEST DATE	DESCRIPTION
	1		CHECK #25437 FOR THE AMOUNT OF \$50.00 FOR LETTER OF INTENT

SENT VIA:

- ☐ SPECIAL DELIVERY
☐ CERTIFIED MAIL
☐ FIRST CLASS MAIL

- ☐ AIR MAIL
☐ PARCEL POST
☐ BUS

- ☐ YOUR MESSENGER
☒ OUR MESSENGER
☐ UNITED PARCEL

- ☐ EXPRESS
☐ INSURED
☐ AS NOTED BELOW

NOTES: _____

Very truly yours,

Copy To:

Mossy Ragucci

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

N/S Pulaski Highway, 562' SW *
Allender Road *
(11424 Pulaski Highway) *

11th Election District *
5th Council District *

Ronald W. Parker *
Petitioner *

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 2010-0066-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the subject property, Ronald W. Parker. Within the petition for special hearing, relief is sought to upgrade the truck stop and amend the plans and Orders previously granted in Case Nos. 5378-X (10-18-61), 72-36-X (8-30-71) and 83-124-SPH (8-19-83) allowing for changes in the site's configuration for a new building addition and a freestanding canopy over fuel-dispensing islands. The Petitioner requests a variance from Sections 238.1 & 2, 303.2 and 102.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit fuel pumps and canopy with a 10 foot front setback in lieu of the required front average setback of 62.5 feet and to permit building-to-building setbacks as close as 43 feet in lieu of the required 60 feet. The property under consideration and requested relief are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the requests were Ron Parker, d/b/a White Marsh Truck Stop, the property owner; Bob Infussi with Expedite, LLC, assisting the Petitioner with the permitting process; William N. Bafitis, P.E., with Bafitis and Associates, Inc., the consulting firm who prepared the site plan, and Bob Conley, property manager. The

NOT RECEIVED FOR FILING

Date

10-22-09

By

123

requested approval was not contested and no member of the community, or any representatives of the various County reviewing agencies appeared or testified at the hearing.

Testimony and evidence offered disclosed that the subject property is a rectangular shaped parcel located on the northwest side of Pulaski Highway (US Route 40), south of Allender Road in White Marsh. The property contains an area of 2.295 acres (100,000 square feet), more or less, split-zoned B.R.-A.S. and M.L. and improved with a two-story retail office and truck repair building with sufficient blacktop maneuvering areas and accessory fuel pumps and canopy, parking spaces for 20 cars and 24 tractor and trailer stacking and parking spaces located at the rear of the building. Drive aisles provide ingress and egress to the site from the westbound lanes of Route 40 and are adequate and consistent with current County and State Highway Administration requirements. The Petitioner has owned and operated the truck stop and tractor repair business on the property since May 1981.

An appreciation of the property's past history and use is relevant and briefly outlined. Petitioner's Exhibit 2 contains the zoning history. In 1961, a special exception for a gasoline service station was granted for this commercial site in Case No. 53-78-X. Thereafter, in August 1971, a special exception for a truck terminal was granted for the property including an additional parcel located on the east side of Pulaski Highway in Case No. 72-36-X. In 1976, County Council Bill No. 18-76 deleted the definition of a truck terminal from the Baltimore County Zoning Regulations and created definitions for a Trucking facility, Trucking facility, Class I (Truck terminal), Trucking facility, Class II, and a Truck stop. Truck stop is defined in Section 101 of the B.C.Z.R. to mean:

"A structure or land uses or intended to be used primarily for the sale of fuel for trucks and, usually, incidental service or repair of trucks; or a group of facilities consisting of such a use and attendant eating, sleeping, or truck parking facilities. As used in this definition, the term 'trucks' does not include any vehicle whose

maximum gross weight is 10,000 pounds or less, as rated by the State Motor Vehicle Administration”.

Next, Deputy Zoning Commissioner Jean M.H. Jung granted special hearing approval on August 19, 1983 for improvements to the site consisting of the construction of an addition to the building for offices and repair facilities for tractors and trailers, which essentially permitted the improvements and existing conditions within the 2.29 acre site before me at present.

The Petitioner now comes with a new approach to update his facility. A 55' x 90' trailer repair addition will be attached to the existing facility's northeast side. The present fuel dispensing islands and canopy, positioned where the new addition is proposed, will be removed and a new self-service fueling area for commercial vehicles using diesel, gas and LP (natural propane) gas will be relocated forward to the front of the property similar to other fueling facilities located along this industrial area for easier access and to facilitate prompt dispensing for customers with limited weight times. The dispensing islands will be covered by a proposed 45' x 55' canopy as a convenience amenity and improve the site appearance. It is anticipated that the primary customers, who will use electronic identification cards to activate the fuel pumps, will be able to better recognize this as a full-service truck stop from as far away as Allender Road which is controlled by a traffic signal. Mr. Parker stated that the new services at his White Marsh Truck Stop are in greater demand as the S&E (Smith & Everhart) Truck Repair Facility located across Route 40 has discontinued the sale of fuels and no longer provides mechanical repairs. Mr. Bafitis provided photographs of the subject property and surrounding adjacent commercial uses (collectively Petitioner's Exhibit 3) and opined as to the uniqueness of the property. In brief, the need for variance relief is due to the existing traffic patterns and need for fuel services to be located with easy access from Pulaski Highway. He further testified that the

FILED
Date 10-22-09
BV 1023

truck stop will meet or exceed all governmental (State and Federal) safety regulations with respect to the storage and dispensing of fuels and otherwise satisfies the standards set forth in Section 502.1 of the B.C.Z.R. It is further noted that the requirements set forth in Section 238 of the B.C.Z.R. pertain to commercial buildings. A building which is defined in Section 101 of the B.C.Z.R. means:

“A structure enclosed within exterior walls or fire walls for the shelter, support or enclosure of persons, animals or property of any kind.”

As illustrated on the site plan, it is the proposed canopy which will be located 43 feet from the existing building and 21 feet back from the Pulaski Highway right-of-way that drives the need for the variances. The canopy, open on all four (4) sides, arguably does not meet the definition of *building*. It is, however, the policy of the Zoning Review Office of the Department of Permits and Development Management that since a canopy is a *structure* it should therefore be subject to the front yard and side yard setbacks of the B.R.-A.S. zoning provisions.

As to the petition for special hearing, I am persuaded that same should be granted. Thus, I will approve the site plan submitted in this case. I am persuaded that expansion of the building and proposed canopy for the fueling facility in this commercial and industrial area is appropriate and will not be detrimental to the health, safety and general welfare of the locale. The granting of the special hearing will allow the Petitioner to expand the proposed repair building addition within the site in an orderly and rational basis. Thus, the petition for special hearing shall be granted.

I shall also grant that portion of the petition for variance relating to the internal 43-foot setback as well as the front setback to permit the relocation and use of providing fuel dispensing pumps and canopy in this area. It is, again, worth noting that the setback relief is for an open

FILED
10-22-09
193
DATE
BY

canopy as opposed to a *building*. Clearly, an open canopy over the fuel pumps within the site is warranted as a convenience amenity and will provide adequate light for safe fueling operations. The character of the surrounding locale is such that the use does not detrimentally impact the health, safety and general welfare of the locale. I am persuaded that the Petitioner has satisfied the burden of practical difficulty required by Section 307 of the B.C.Z.R. Thus, the variance shall be granted.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of October 2009 that the Petition for Special Hearing's approval of an amendment to upgrade the previously approved plans and Orders permitting a truck stop as set forth in Zoning Cases 5378-X, 72-36-X and 83-124-SPH, and to allow changes in the site's configuration for a new building addition and a proposed freestanding canopy, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance from Section 238.1 & 2, 303.2 and 102.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow fuel pumps and a canopy with a 10 foot front setback in lieu of the required front average setback of 62.5 feet, and to permit a setback between buildings as close as 43 feet in lieu of the required 60 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following

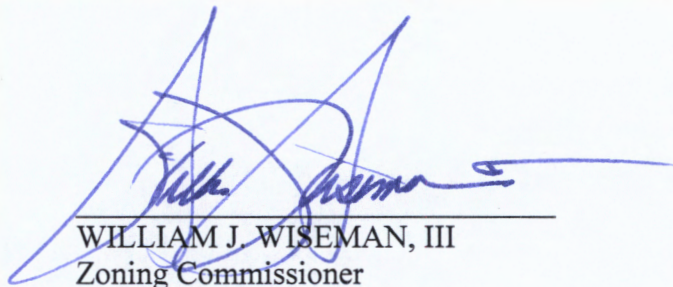
restrictions:

1. The Petitioner shall comply with the recommendations made by the Office of Planning, within its Zoning Advisory Committee (ZAC) comment, dated September 30, 2009, a copy of which is attached hereto and made a part hereof.
2. The Petitioner shall comply with the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) in its ZAC

comment, dated September 29, 2009, by complying with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

3. The 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 the thirty (30) day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

Any appeal of this Order shall be taken in accordance with Baltimore County Code (B.C.C.) Section 32-3-401.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

NOTED RECEIVED FOR FILING

Date

10-22-09

By

10/22/09



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 22, 2009

Mr. Bob Infussi
Expedite, LLC
P.O. Box 1043
Bel Air, Maryland 21014

RE: **PETITIONS FOR SPECIAL HEARING AND VARIANCE**
N/S Pulaski Highway, 562' SW Allender Road
(11424 Pulaski Highway)
11th Election District - 5th Council District
Ronald W. Parker - *Petitioner*
Case No. 2010-0066-SPHA

Dear Mr. Infussi:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted with restrictions, in accordance with the attached Order.

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

Very truly yours,

WILLIAM J. WISEMAN
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Ronald Parker, 11450 Pulaski Highway, Baltimore, MD 21162
Bob Conley, 11450 Pulaski Highway, Baltimore, MD 21162
William N. Bafitis, P.E., Bafitis and Associates, Inc., 1249 Engleberth Road,
Baltimore, MD 21221
People's Counsel; DEPRM; Office of Planning; File

ORIGINAL KEEP IN FILE



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 11424 Pulaski Hwy
which is presently zoned BR-AS & ML

Deed Reference: 62501185 Tax Account # 1105077104

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) 238.142, 303.2, AND 102.2 BCZR

TO PERMIT FUEL PUMPS AND A CANOPY WITH A 10 FT. FRONT SETBACK IN LIEU OF THE
REQUIRED FRONT AVERAGE SETBACK OF 62.5 FT AND TO PERMIT BETWEEN
BUILDING SETBACKS AS CLOSE AS 43 FT IN LIEU OF THE REQUIRED 60 FT.

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

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

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

ROBERT W. PARKER

Name - Type or Print

Signature

Name - Type or Print

Signature

11424 Pulaski Hwy

Address

Balto.

City

MD

State

410-385-3800

Telephone No.

21162

Zip Code

Representative to be Contacted:

EXPEDIT-LLC

Name

P.O. Box 1043

Address

Bel Air

City

MD

State

410 812 2236

Telephone No.

21014

Zip Code

Case No. 2010-0066-SPHA

Office Use Only

Estimated Length of Hearing
Unavailable For Hearing

1 hr

Reviewed by SL

Date

8/25/09

REV 8/20/07

NOT RECEIVED FOR FILING

Date

10-22-09

By

[Signature]

ORIGINAL KEEP ON FILE



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 11424 PULASKI HWY
which is presently zoned BR-AS + MC

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

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

(This box to be completed by planner)

AN AMENDMENT TO THE PREVIOUSLY APPROVED PLANS AND ORDERS
ALLOWING A TRUCK STOP AS GRANTED IN ZONING CASES 03-124-SPH,
72-36-X AND 03-124-SPH. TO ALLOW CHANGES IN SITE CONFIGURATION,
~~AND~~ A NEW BUILDING ADDITION AND A ~~NEW~~ PROPOSED FREESTANDING
GARAGE

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:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

DATE RECEIVED FOR FILING
Date 10-22-09

By [Signature]

Case No. 2010 0066 SPHA

REV 9/15/98

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

11424 PULASKI HWY 410-335-3800

Address Telephone No.

Baltes MD 21162

City State Zip Code

Representative to be Contacted:

Expedits LLC (Robert Infusci)

P.O. Box 1043 410-812-2236

Address Telephone No.

Bal Air MD 21014

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR

UNAVAILABLE FOR HEARING

Reviewed By VL Date 8/25/09



0066

ZONING DESCRIPTION
FOR
11424 PULASKI HIGHWAY
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on north side of Pulaski Highway 150 feet wide and 562 feet $\pm$ southwesterly to the centerline intersection of Allender Road 50 feet wide.

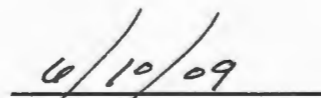
1. Thence running along Pulaski Highway South $45^{\circ}-26'-13''$ 250.00 feet to a point;
2. Thence leaving said highway the three following courses and distances;
North $44^{\circ}-33'-47''$ West 400.00 feet to a point;
3. Thence North $45^{\circ}-26'-13''$ East 250.00' to a point;
4. Thence South $44^{\circ}-33'-47''$ East 400.00 to the point of beginning.

Containing 100,000 s.f. or 2.295 acres more or less.

Deed reference liber 6290 folio 185.




William N. Bafitis, P.E., Md. License No. 11641


Date

**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: 2010-0066-SPHA

Petitioner: Ronald Parker

Address or Location: 11424 Pulaski Hwy. 21162

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert Infussi (Expedite, LLC)

Address: P.O. Box 1043

Bel Air, Md 21014

Telephone Number: 410-812-2236

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

✓
#0066

No. **44758**

Date: **8/25/09**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 8/25/2009 8/25/2009 11:45:39 1

REC NS01 WALKIN JRIC JMR
 >>RECEIPT # 429682 8/25/2009 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					650.00

Dept 5 528 ZORING VERIFICATION
 CR NO. 044758

Recpt Tot \$650.00
 \$650.00 CR \$1.00 CA
 Baltimore County, Maryland

Total: **650.00**

Rec From:

For: **SPH & VAR (comm) 11424 PLASKI HWY**

**CASHIER'S
 VALIDATION**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. *12*

Date: *8/25/07*

Rev Sub
Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
<i>001</i>	<i>806</i>	<i>0000</i>		<i>6150</i>				<i>650.00</i>

Total: *650.00*

Rec
From:

For: *SPH & VAR (comm) 11424 PLEASE HONOR*

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

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: #2010-0066-SPHA

11424 Pulaski Highway

N/side of Pulaski Highway, 562 feet s/west of Allender Road

11th Election District - 5th Councilmanic District

Legal Owner(s): Ronald Parker

Special Hearing: for an amendment to the previously approved plans and order allowing a truck stop as granted in zoning cases 83-124-SPH, 72-36-X and 83-124-SPH. To allow changes in site configuration, a new building addition and a proposed freestanding canopy. **Variance:** to permit fuel pumps and a canopy with a 10 feet front setback in lieu of the required front average setback of 62.5 feet and to permit between building setbacks as close as 43 feet in lieu of the required 60 feet.

Hearing: Monday, October 19, 2009 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.

10/15/2009

216622

CERTIFICATE OF PUBLICATION

10/11, 2009

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 10/11, 2009.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No 2010-0066-SPHA

Petitioner/Developer EXPEDITE
LLC

Date Of Hearing/Closing: 10/19/09

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 11424 BELLEVIEW BLVD

This sign(s) were posted on October 3, 2009

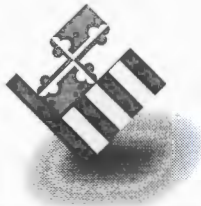
Month, Day, Year

Sincerely,

Martin Ogle 10/3/09
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411





BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 29, 2009

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: 2010-0066-SPHA

11424 Pulaski Highway

N/side of Pulaski Highway, 562 feet s/west of Allender Road

11th Election District – 5th Councilmanic District

Legal Owners: Ronald Parker

Special Hearing for an amendment to the previously approved plans and order allowing a truck stop as granted in zoning cases 83-124-SPH, 72-36-X and 83-124-SPH. To allow changes in site configuration, a new building addition and a proposed freestanding canopy. Variance to permit fuel pumps and a canopy with a 10 feet front setback in lieu of the required front average setback of 62.5 feet and to permit between building setbacks as close as 43 feet in lieu of the required 60 feet.

Hearing: Monday, October 19, 2009 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Expedite, LLC, P.O. Box 1043, Bel Air 21014
Ronald Parker, 11450 Pulaski Highway, Baltimore 21162

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 3, 2009.**
- (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 1, 2009 Issue - Jeffersonian

Please forward billing to:
Robert Infussi
Expedite, LLC
P.O. Box 1043
Bel Air, MD 21014

410-812-2236

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: 2010-0066-SPHA

11424 Pulaski Highway
N/side of Pulaski Highway, 562 feet s/west of Allender Road
11th Election District – 5th Councilmanic District
Legal Owners: Ronald Parker

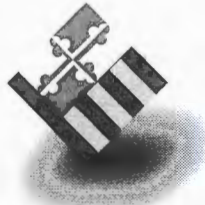
Special Hearing for an amendment to the previously approved plans and order allowing a truck stop as granted in zoning cases 83-124-SPH, 72-36-X and 83-124-SPH. To allow changes in site configuration, a new building addition and a proposed freestanding canopy. Variance to permit fuel pumps and a canopy with a 10 feet front setback in lieu of the required front average setback of 62.5 feet and to permit between building setbacks as close as 43 feet in lieu of the required 60 feet.

Hearing: Monday, October 19, 2009 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 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.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

October 15, 2009

Ronald Parlcer
11423 Pulaski Highway
Baltimore, MD 21162

Dear: Ronald Parlcer

RE: Case Number 2010-0066-SPHA, 11424 Pulaski Highway

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 25, 2009. 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:lnw

Enclosures

c: People's Counsel
Expedite, LLC; P.O. Box 1043; Belair, MD 21014

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 29 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: September 29, 2009

SUBJECT: Zoning Item # 10-066-SPHA
Address 11424 Pulaski Highway
(Parker Property)

Zoning Advisory Committee Meeting of September 14, 2009

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

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

Additional Comments:

Reviewer: Regina Esslinger

Date: September 14, 2009

BW 10/19
10AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 30, 2009

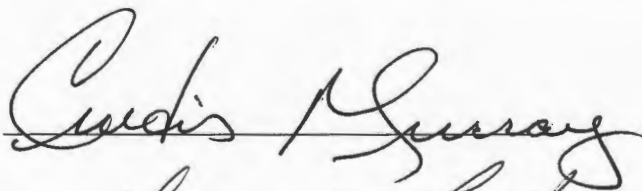
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 10-066-Special Hearing

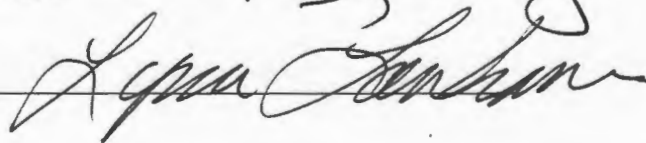
The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request provided architectural elevations of the proposed addition and canopy as well as a landscape plan is provided for review and approval prior to the hearing.

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

Prepared By:



Division Chief:
CM/LL



RECEIVED

OCT 01 2009

ZONING COMMISSIONER

RECEIVED FOR FILING
Date 10-22-09
BY [signature]

BW 10/19
10AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 30, 2009

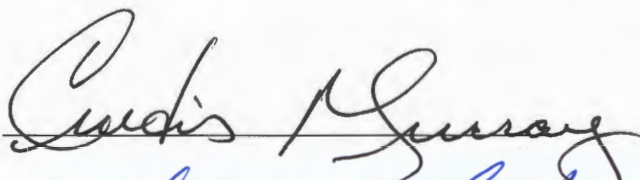
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-066-Special Hearing**

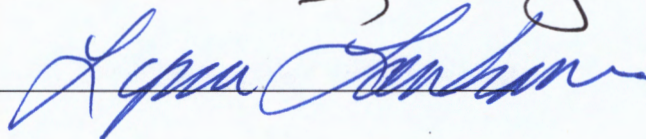
The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request provided architectural elevations of the proposed addition and canopy as well as a landscape plan is provided for review and approval prior to the hearing.

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

Prepared By:



Division Chief:
CM/LL



RECEIVED

OCT 01 2009

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 29 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 29, 2009
SUBJECT: Zoning Item # 10-066-SPHA
Address 11424 Pulaski Highway
(Parker Property)

Zoning Advisory Committee Meeting of September 14, 2009

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

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

Additional Comments:

Reviewer: Regina Esslinger

Date: September 14, 2009



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

September 10, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August 31, 2009

Item Numbers 0065 and 0066

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.

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

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

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 4, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For response date September 14, 2009
Item Nos. 2008-103, 2010-056, 057, 058,
059, 060, 061, 062, 064, 065, 066

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

DAK:CEN:kmt

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-09142009 -NO COMMENTS.doc

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



MARYLAND DEPARTMENT OF TRANSPORTATION

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

September 3, 2009

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

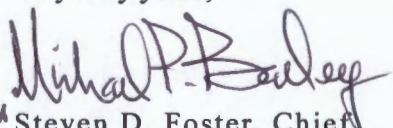
RE: Baltimore County
Item No.2010-0066-SPHA
US 40 (Balto. Nat. Pike)
11424 Pulaski Highway
Ronald Warren Parker Property
Truck Center Property
Special Hearing Variance-

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for special hearing and zoning variances on the subject of the above captioned, which was received on September 1st. A field inspection reveals that the existing entrance onto US 40 (Baltimore National Pike) is adequate and consistent with current State Highway Administration requirements. Based on available information this office has no objection to Ronald Warren Parker Property at 11424 Pulaski Highway, Case Number 2010-0033-SPHA approval.

Should you have any questions regarding this matter feel free to contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (m Bailey@sha.state.md.us). Thank you for your attention.

Very truly yours,


For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

Cc: Mr. David Malkowski, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
11424 Pulaski Highway; N/S Pulaski Highway,* ZONING COMMISSIONER
562' SW Allender Road
11th Election & 5th Councilmanic Districts * FOR
Legal Owner(s): Ronald Parker
Petitioner(s)* BALTIMORE COUNTY
* 10-066-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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

SEP 10 2009

.....

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 10th day of September, 2009, a copy of the foregoing Entry of Appearance was mailed to Robert Infussi, Expedite, LLC, P.O. Box 1043, Bel Air, MD 21014, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

September 21, 2009

RECEIVED

SEP 21 2009

HAND DELIVERED

William J. Wiseman, III, Zoning Commissioner
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

ZONING COMMISSIONER

Re: PETITION FOR SPECIAL HEARING AND VARIANCE
Ronald Parker – Legal Owner
11424 Pulaski Highway
Case No: 10-066-SPHA

Dear Mr. Wiseman,

We asked Stephen E. Weber, Chief of Traffic Engineering, to review the petition and site plan in this case for any traffic/parking issues. As a result, he sent the enclosed e-mail dated September 18, 2009, which is self-explanatory. As is our custom, we forward it to you for consideration. No hearing date has been set yet.

Thank you for your consideration.

Sincerely,

Peter Max Zimmerman
People's Counsel for Baltimore County

PMZ/rmw

cc: Robert Infussi, Expedite, LLC
Stephen E. Weber, Division of Traffic Engineering

From: Stephen Weber
To: People's Counsel
CC: Dennis Kennedy
Date: 9/18/2009 7:49 PM
Subject: Fwd: 10-066-SPHA, 11424 Pulaski Hwy
Attachments: 10-066-SPHA Petitions.pdf

Peter -

Be advised that we have reviewed the subject case and do not find any significant traffic issues of which we have a concern. If you have any questions or wish to discuss the matter further, please feel free to give me a call.

Steve

>>> People's Counsel 9/14/09 3:46 PM >>>

Mr. Weber,

Attached you will find the Petitions for Special Hearing and Variance in the above case. Please review and let our office know if there are any traffic concerns.

Thank you in advance.
Peter Max Zimmerman

Rebecca M. Wheatley
Legal Secretary
Office of the People's Counsel for Baltimore County
410-887-2188 Phone
410-823-4236 Fax



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1d)

Go Back
View Map
New Search

(10
am

Account Identifier: District - 11 Account Number - 1105077104

Owner Information

Owner Name: PARKER RONALD WARREN **Use:** COMMERCIAL
Principal Residence: NO
Mailing Address: 11433 PULASKI HWY **Deed Reference:** 1) / 6290/ 185
 WHITE MARSH MD 21162 2)

Location & Structure Information

Premises Address **Legal Description**
 11424 PULASKI HWY 2.2957 AC NWS
 PULASKI HWY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
73	14	102						1	Plat Ref:

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000	8,834 SF	2.29 AC	20

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2007	07/01/2009	07/01/2010	
Land	658,000	658,000			
Improvements:	86,700	86,700			
Total:	744,700	744,700	744,700	NOT AVAIL	
Preferential Land:	0	0	0	NOT AVAIL	

Transfer Information

Seller: LEWIS EARL WOODROW, JR	Date: 05/27/1981	Price: \$132,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 6290/ 185	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

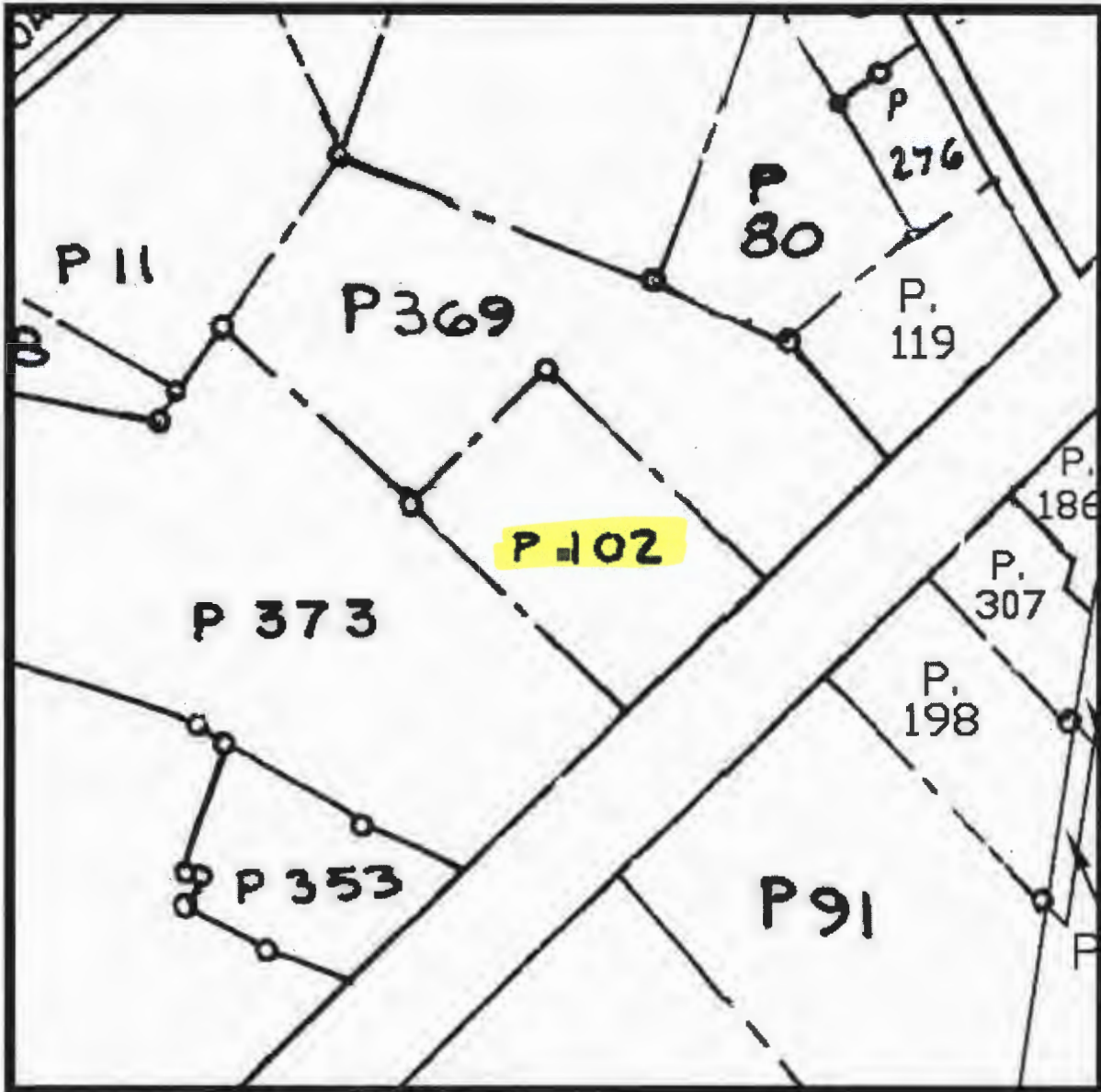
Special Tax Recapture:
 * NONE *



**Maryland Department of Assessments
and Taxation
BALTIMORE COUNTY
Real Property Data Search**

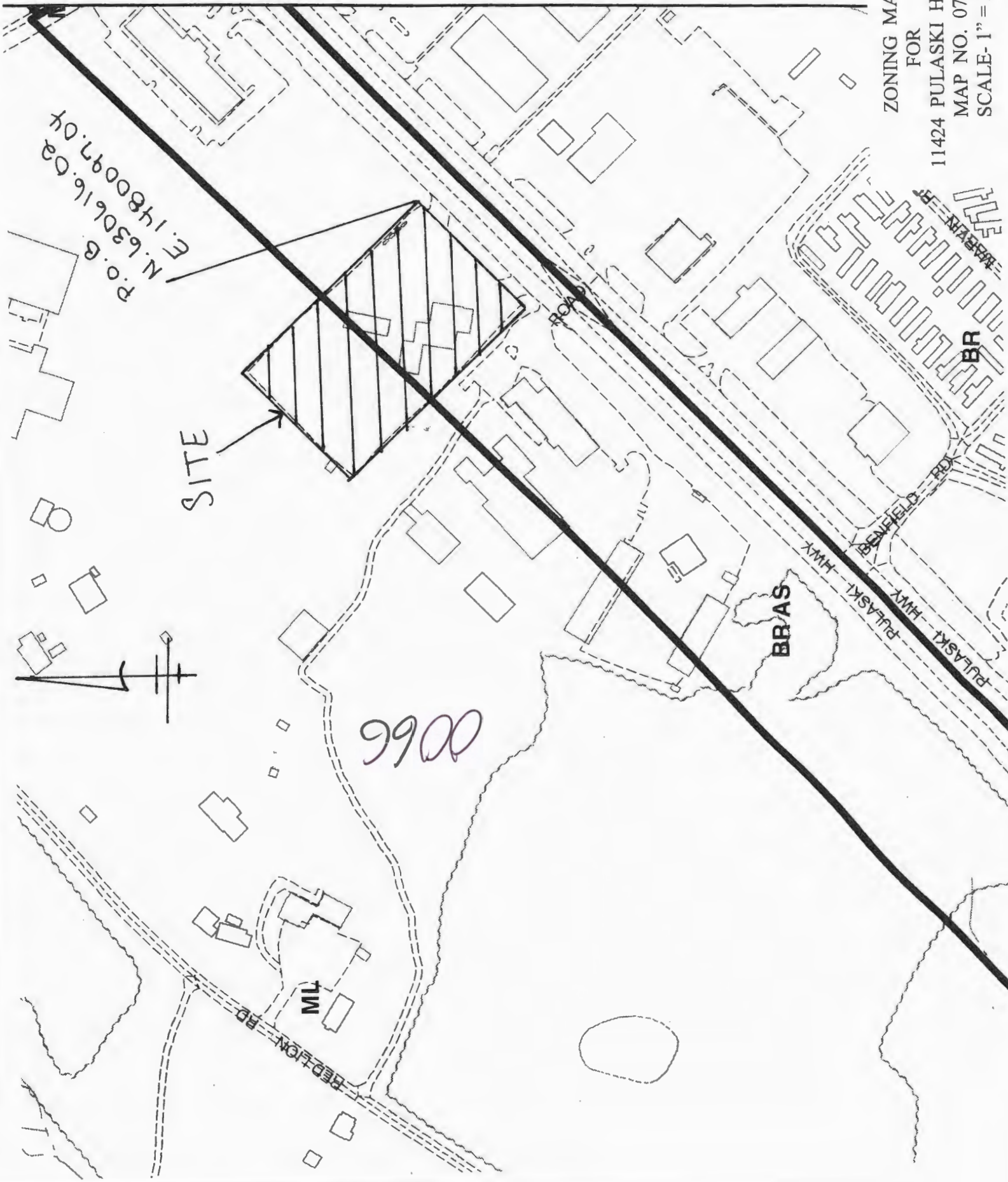
**Go Back
View Map
New
Search**

District - 11 Account Number - 1105077104



Property maps provided courtesy of the Maryland Department of Planning ©2008.
For more information on electronic mapping applications, visit the Maryland Department
of Planning web site at www.mdp.state.md.us/webcom/index.html

ZONING MAP
FOR
11424 PULASKI HIGHWAY
MAP NO. 073A2
SCALE-1" = 200'



CASE NAME Parker
CASE NUMBER 2010-006-SHA
DATE 10-19-09

[illegible]

Case No.: 11424 PULASKI HIGHWAY #2010-0066-SPHA

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Zoning History	
No. 3	Photographs of adjacent and subject property	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts:

1. The petitioner herein seeks to amend the site plans filed in Case Nos. 5378-X and 72-36-X to allow the construction of an addition to the existing building for offices and repair facilities for tractors and trailers, in accordance with the site plan prepared by Edward V. Coonan and Co., dated August 4, 1982, and marked Petitioner's Exhibit 3. The subject property is located on the northwest side of Pulaski Highway and contains 2.29 acres of land, more or less.
2. A review of Petitioner's Exhibit 3 indicates the entire property is zoned B.R. (Business, Roadside) with a C.S-1 (Commercial, Strip) District superimposed thereon; however, the 1980 Comprehensive Zoning Map (NE 10-J) discloses that the rear 180 feet, more or less, of the tract is zoned M.L. (Manufacturing, Light). This M.L. parcel contains a portion of the area devoted to diesel fuel pumps, 13 macadam paved parking spaces, an area designated as filter field, and screening across the rear property line.
3. On October 18, 1961, a special exception for a gasoline service station was granted for the subject property (Case No. 5378-X). Subsequent thereto, on August 30, 1971, a special exception for a truck terminal was granted for the subject site and an additional parcel located on the east side of Pulaski Highway (Case No. 72-36-X).
4. County Council Bill No. 18-76 deleted the definition of a truck terminal from the Baltimore County Zoning Regulations and created definitions for the following:

Trucking facility

Trucking facility, Class I (Truck terminal)

Trucking facility, Class II

Truck stop

Truck stop is defined as:

"A structure or land used or intended to be used primarily for the sale of fuel for trucks and, usually, incidental service or repair of trucks; or a group of facilities consisting of such a use and attendant eating, sleeping, or truck-parking facilities. As used in this definition, the term 'trucks' does not include any vehicle whose maximum gross weight is 10,000 pounds or less, as rated by the State Motor Vehicle Administration."

5. John Turbeski, Buckeye Leasing Company, currently operates the trucking business from the subject site and has offices located opposite the site on the east side of Pulaski Highway. Mr. Turbeski proposes to construct an addition in order to expand and consolidate this operation.
6. No one appeared at the hearing in opposition to the petition.
7. The amendments would be in strict harmony with the spirit and intent of the zoning regulations and will not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of June, 1983, that the amendments to the site plans filed in Case Nos. 5378-X and 72-36-X to

allow the construction of an addition to the existing building for offices and repair facilities for tractors and trailers, in accordance with Petitioner's Exhibit 3 and the floor plan marked Petitioner's Exhibit 1b, are approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

Iter
S &
Page
July

date

thru
ult:

END
"M"
36
N.3
73

ORDER RECEIVED FOR FILING

DATE

BY

PETITIONER'S

EXHIBIT NO.

2

72-36-X

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that ~~by reason of~~ the petitioner having met the requirements of Section 502.1 of the Baltimore County Zoning Regulations, a special exception for a Truck Terminal should be Granted.

~~the above Re-classification should be had and it further appearing that by reason of~~

~~a Special Exception for~~

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30th day of August, 197 that the herein described property or area should be and the same is hereby reclassified from a ~~zone~~ that ~~and/or~~ a Special Exception for a Truck Terminal should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and Office of Planning and Zoning.

[Signature]
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197 that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE 8/30/71 BY JC Harris

ADMINISTRATIVE ASSISTANT

72-36-X
N/S of Rutland Highway 564
SW of Allender Rd. 11th

72-36-X
#4

MICROFILMED

Pursuant to the advertisement, posting of property, and public hearing on the above petition ~~and~~

~~the above re-classification should be had~~; and it ~~further~~ appearing that by ~~reason of that fact~~
reason of location, the safety, health and the general welfare of the locality
involved not being detrimentally affected,

a Special Exception for a gasoline service station should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 18th
day of October, 1961, ~~that the herein described property or area should be and~~
~~the same is hereby reclassified from a~~ that
~~and/or~~ a Special Exception for a gasoline service station should be and the same is
granted, from and after the date of this order, subject, to approval of the site plan by the
State Roads Commission, Division of Land Development and the Office of Planning &
Zoning. The approved plans must be
returned to the Zoning Commissioner
to be made a part of this file.

[Signature]
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition
and it appearing that by reason of _____

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE
GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day
of _____, 196____, that the above re-classification be and the same is hereby
DENIED and that the above described property or area be and the same is hereby continued as and
to remain a _____ zone; and/or the Special Exception for _____
_____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

UNRECORDED

GEORGE B. FOLK & CO., INC.
N/S. Baltimore Highway 5931 W of
Allender Road
#5378-X
11th

5378-X

44-SPH

is
a
mendment
an
offices.

il-
c-

n,
ve
ty

h Truck

AP: 46
46-10-3
SECTION
DISTRICT
TEL: 167
TYPE
HEARING
BY: 167

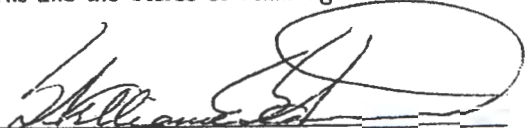
con-

1800

day
as
igh-
ing
ore
lock

nty.

1. Compliance with the comments submitted by the Department of Health, dated November 4, 1982, and the Department of Permits and Licenses, undated.
2. A revised site plan, designating the zone line which divides the M.L. portion of the property from the B.R.-C.S.-1 portion, being submitted for approval by the Department of Public Works and the Office of Planning and Zoning.


Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE June 22, 1983

BY John P. Lawlor
Administrative Assistant

#35
83-124-SPH

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts :

1. The petitioner herein seeks to amend the site plans filed in Case Nos. 5378-X and 72-36-X to allow the construction of an addition to the existing building for offices and repair facilities for tractors and trailers, in accordance with the site plan prepared by Edward V. Coonan and Co., dated August 4, 1982, and marked Petitioner's Exhibit 3. The subject property is located on the northwest side of Pulaski Highway and contains 2.29 acres of land, more or less.
2. A review of Petitioner's Exhibit 3 indicates the entire property is zoned B.R. (Business, Roadside) with a C.S-1 (Commercial, Strip) District superimposed thereon; however, the 1980 Comprehensive Zoning Map (NE 10-J) discloses that the rear 180 feet, more or less, of the tract is zoned M.L. (Manufacturing, Light). This M.L. parcel contains a portion of the area devoted to diesel fuel pumps, 13 macadam paved parking spaces, an area designated as filter field, and screening across the rear property line.
3. On October 18, 1961, a special exception for a gasoline service station was granted for the subject property (Case No. 5378-X). Subsequent thereto, on August 30, 1971, a special exception for a truck terminal was granted for the subject site and an additional parcel located on the east side of Pulaski Highway (Case No. 72-36-X).
4. County Council Bill No. 18-76 deleted the definition of a truck terminal from the Baltimore County Zoning Regulations and created definitions for the following:

Trucking facility

Trucking facility, Class I (Truck terminal)

Trucking facility, Class II

Truck stop

Truck stop is defined as:

"A structure or land used or intended to be used primarily for the sale of fuel for trucks and, usually, incidental service or repair of trucks; or a group of facilities consisting of such a use and attendant eating, sleeping, or truck-parking facilities. As used in this definition, the term 'trucks' does not include any vehicle whose maximum gross weight is 10,000 pounds or less, as rated by the State Motor Vehicle Administration."

5. John Turbeski, Buckeye Leasing Company, currently operates the trucking business from the subject site and has offices located opposite the site on the east side of Pulaski Highway. Mr. Turbeski proposes to construct an addition in order to expand and consolidate this operation.
6. No one appeared at the hearing in opposition to the petition.
7. The amendments would be in strict harmony with the spirit and intent of the zoning regulations and will not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of June, 1983, that the amendments to the site plans filed in Case Nos. 5378-X and 72-36-X to allow the construction of an addition to the existing building for offices and repair facilities for tractors and trailers, in accordance with Petitioner's Exhibit 3 and the floor plan marked Petitioner's Exhibit 1b, are approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

ORDER RECEIVED FOR FILING

DATE

BY

Vol. 100
S. 6
Page
July

date

thru
ult:

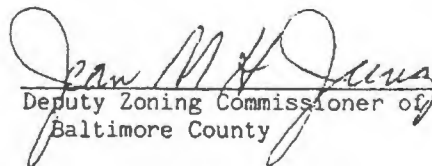
END
"M"
36
N. 3
73

EXHIBIT
0066

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that to amend the site plan filed in Case Nos. 5378, 72-36-X and 83-124-SPH to change the configuration of the proposed addition would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 19th day of August, 1983, that the Special Hearing to approve the amendment to the site plan filed in Case Nos. 5378, 72-36-X and 83-124-SPH to change the configuration of the proposed addition, in accordance with the site plan prepared by Edward V. Coonan & Co., revised April 1983, and marked Petitioner's Exhibit 1, is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Department of Health, dated May 17, 1983.
2. The site plan shall indicate the office space in the proposed addition, the M.L./B.R. zoning line, and prior Case No. 83-124-SPH.
3. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.


Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE August 19, 1983

BY J. Mary Campagne (Clerk)
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the above petition ~~and~~
~~it appearing that by reason of~~

~~the above reclassification should be had~~; and it ~~further~~ appearing that by ~~reason of the fact~~
~~reason of location, the safety, health and the general welfare of the locality~~
~~involved not being detrimentally affected,~~

a Special Exception for a gasoline service station should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 18th
day of October, 1961, ~~that the above described property or area should be and~~
~~the same is hereby reclassified from a~~ ~~zone to a~~
~~that~~
~~and~~ a Special Exception for a gasoline service station should be and the same is
granted, from and after the date of this order, subject, to approval of the site plan by the
State Roads Commission, Division of Land Development and the Office of Planning &
Zoning. The approved plans must be
returned to the Zoning Commissioner
to be made a part of this file.

[Signature]
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition
and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE
GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day
of _____, 196____, that the above re-classification be and the same is hereby
DENIED and that the above described property or area be and the same is hereby continued as and
to remain a _____ zone; and/or the Special Exception for _____
_____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

GEORGE D. FOX & CO., INC.
N/S. Pulaski Highway 5931 W of
Allender Road
11th

#5378-X

5378-X

RECEIVED

4-SPH

pendment

an

ffices.

Truck

SEARCHED	INDEXED
SERIALIZED	FILED
JUN 22 1983	
FBI - BALTIMORE	

in-

300

ay

as

ph-

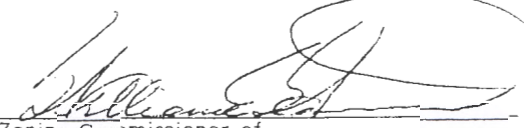
ng

re

ck

ty.

1. Compliance with the comments submitted by the Department of Health, dated November 4, 1982, and the Department of Permits and Licenses, undated.
2. A revised site plan, designating the zone line which divides the M.L. portion of the property from the B.R.-C.S-1 portion, being submitted for approval by the Department of Public Works and the Office of Planning and Zoning.


Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE June 22, 1983
BY [Signature]
ADMINISTRATIVE ASSISTANT

35
83-124-SPH

White Marsh Truck Stop 83-124-SPH
NW/SE Pulaski Hwy. 5641 S of
Avenue Road 11th



PETITIONER'S

EXHIBIT NO.

3







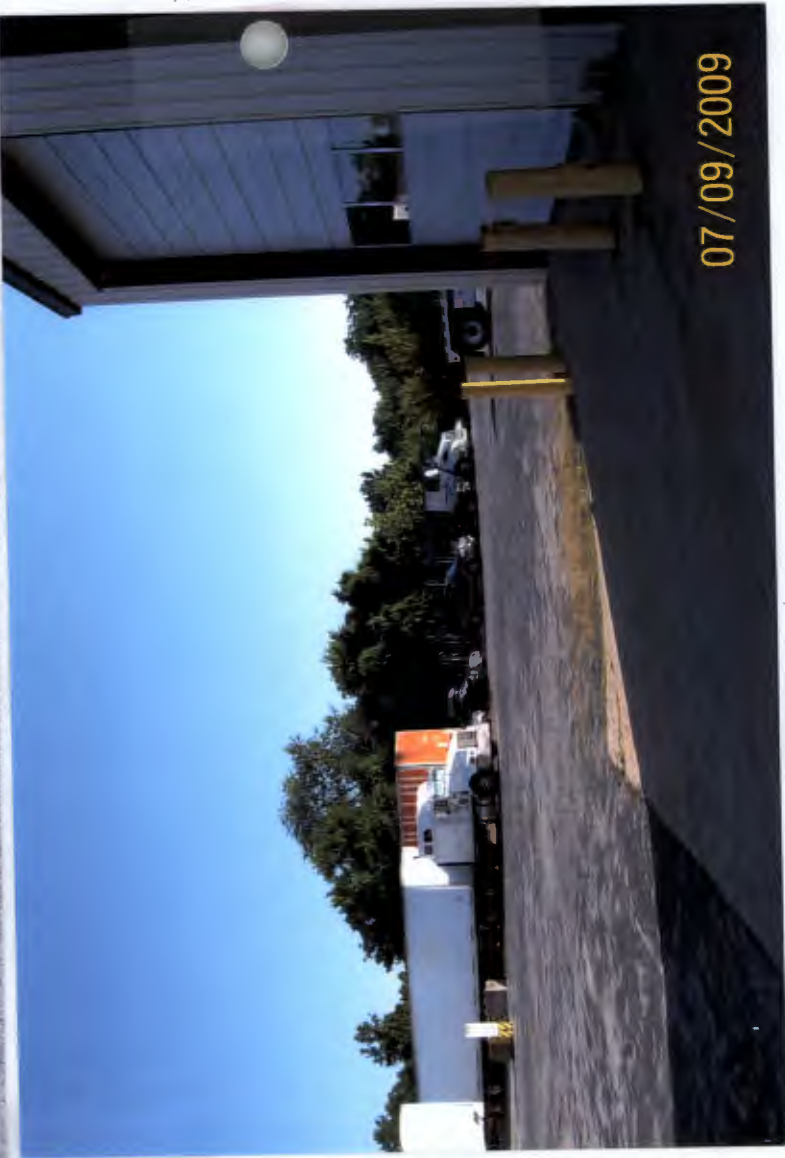




07/09/2009



07/09/2009



07/09/2009

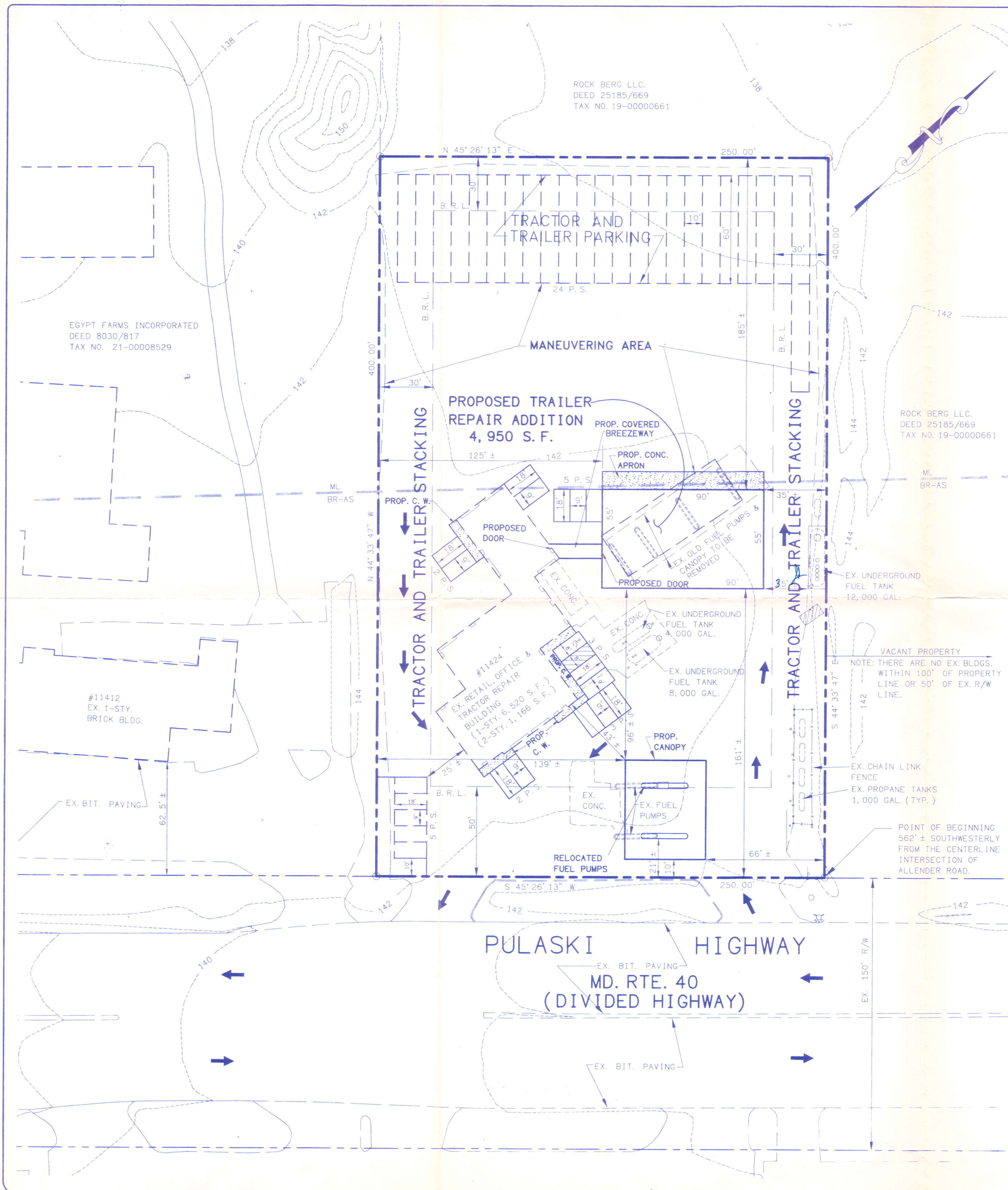


07/09/2009



07/09/2009





- ### NOTES
1. Topography shown hereon was taken from Baltimore County GIS Topography.
 2. The Firm Insurance Rate Map, Panel 295 of 575 indicates this is situated within flood Zone X.
 3. Property lines shown hereon were established by public information.
 4. This site is not situated within the Chesapeake Bay Critical Areas. (Map 73)
 5. There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
 6. There are no forest or developed woodlands on this site.
 7. There are no Tidal & Non-Tidal Wetlands shown on this site.
 8. There is no significant plant or animal habitat on this site.
 9. There are no slopes greater than 15% on this site.
 10. There are no known wells on this site.
 11. There are underground fuel storage tanks on this site.
 12. There are no known potentially hazardous materials on this site as defined by Title 7-Health and Environmental Article, Annotated Code of Maryland, except as noted.
 13. There are no buildings or property within this site that are included on the Maryland Historical Trust Inventory, The Baltimore County Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historical District.
 14. Public Water and sewer serve this site.
 15. This site has not been the subject of the CRG, DRC, or Waiver Processes.
 16. Caution underground utilities may exist in Pulaski Highway & onsite, contact Miss Utility (800-257-7777) prior to any construction.
 17. Proposed building height 25' ±.

ZONING HISTORY

CASE NOS. 5378, 72-36-X & 83-124-SPH
ORDER

IT IS ORDERED by the Zoning Commissioner of Baltimore County, that the amendments to the site plans filed in Case Nos. 5378-X and 72-36-X to allow the construction of an addition to the existing building for offices and repair facilities for tractors and trailers, in accordance with Petitioner's Exhibit 3 and the floor plan marked Petitioner's Exhibit 1b, are approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following findings of facts that to amend the site plan filed in Case Nos. 5378, 72-36-X and 83-124-SPH to change the configuration of the proposed addition would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 19th day of August, 1983, that the Special Hearing to approve the amendment to the site plan filed in Case Nos. 5378, 72-36-X and 83-124-SPH to change the configuration of the proposed addition, in accordance with the site plan prepared by Edward V. Coonan & Co., revised April 1983, and marked Petitioner's Exhibit 1, is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Department of Health, dated May 17, 1983.
2. The site plan shall indicate the office space in the proposed addition, the M.L./B.R. zoning line, and prior Case No. 83-124-SPH.
3. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

ORDER RECEIVED FOR FILING
DATE August 19, 1983
BY Mary Ann Payne (Clerk)
ADMINISTRATIVE ASSISTANT

William N. Bafitis, P.E.
Deputy Zoning Commissioner of Baltimore County

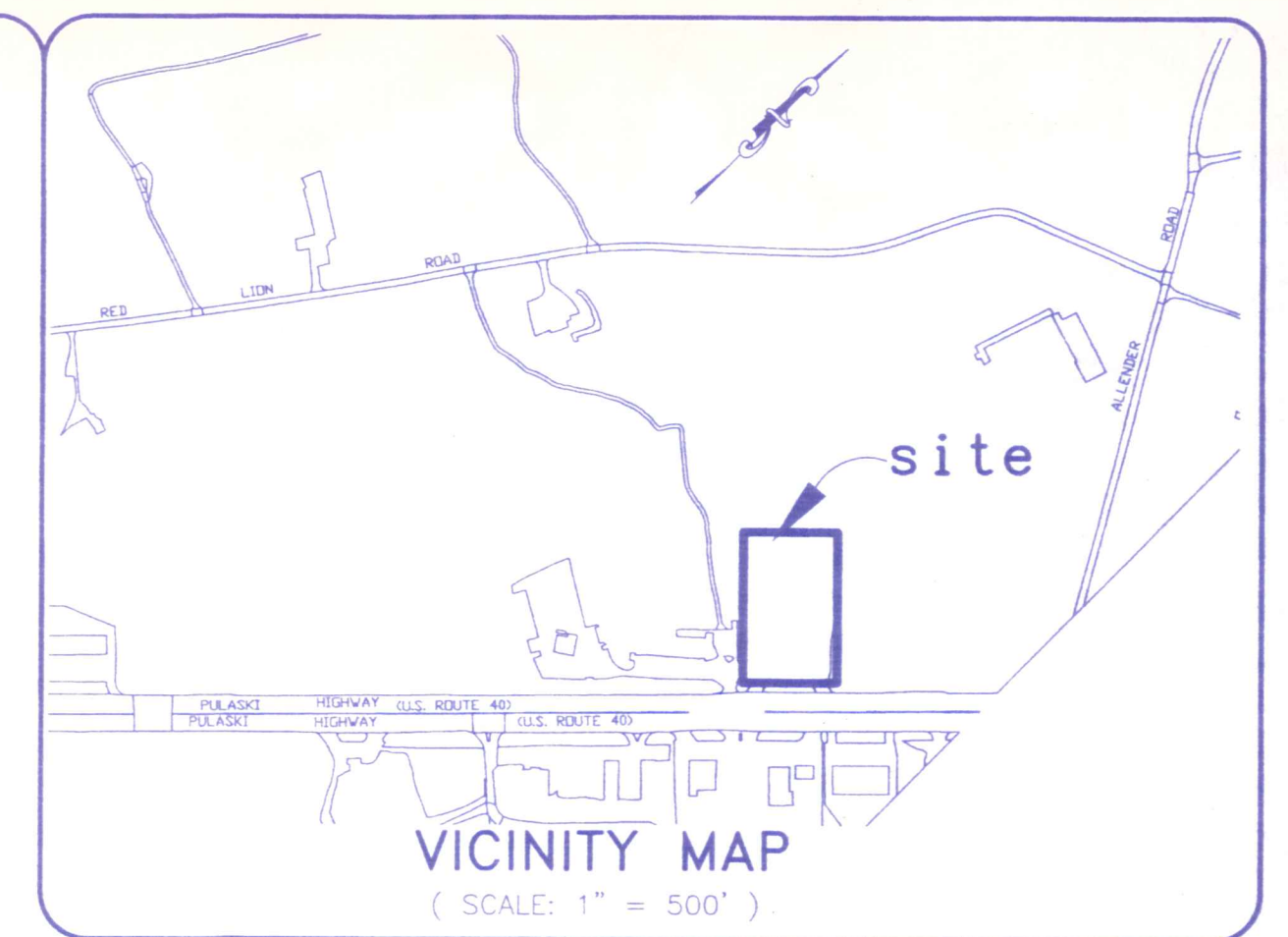
ZONING SPECIAL HEARING REQUEST

1) TO AMEND THE SITE PLAN FILED IN CASE NOS. 5378, 72-36-X AND 83-124-SPH TO CHANGE THE CONFIGURATION OF THE EXISTING BUILDING BY ADDING THE PROPOSED BUILDING ADDITION, AND COVERED BREEZEWAY, ADDING A PROPOSED CANOPY OVER RELOCATED FUEL PUMPS AND REMOVING EXISTING OLD FUEL PUMPS AND CANOPY.

ZONING VARIANCE REQUEST

1) TO ALLOW A CANOPY TO BE 10' IN LIEU OF THE REQUIRED 15' FROM A STREET RIGHT-OF-WAY PER SECTION 238.1 AND 303.2 (B.C.Z.R.) IN LIEU OF THE FRONT AVERAGE SETBACK OR 62.5' ±

2) TO ALLOW A BUILDING TO BUILDING SETBACK OF 43' ± IN LIEU OF THE REQUIRED MAXIMUM OF 60' PER SECTION 238.2 AND 102.2 (B.C.Z.R.).



SITE DATA

1) OWNER:	RONALD WARREN PARKER #11450 PULASKI HIGHWAY WHITE MARSH, MARYLAND 21162
2) DEED REF:	6290/185
3) TAX ACC. NO.:	11-05077104
4) TAX MAP:	73 PARCEL: 102 LOT: NONE
5) PLAT REF:	NONE
6) ELECTION DISTRICT:	11TH
7) COUNCILMANIC DISTRICT:	5TH
8) REGIONAL PLANNING DISTRICT:	317B
9) CENSUS TRACT:	4113.02
10) ZONING:	BR-AS & ML
11) ZONING MAP:	073A3
12) USE:	EXISTING: RETAIL, TRUCK REPAIR, OFFICE PROPOSED: 1-STY. TRAILER REPAIR ADDITION
13) SITE AREA:	100,000 S.F. OR 2.295 AC.
14) PARKING:	REQUIRED: EX. OFFICE 3.3/1,000 S.F. X 1,626 S.F. = 6 P.S. EX. RETAIL 5.0/1,000 S.F. X 1,569 S.F. = 8 P.S. EX. TRACTOR REPAIR 1 PER 2 EMPLOYEES 6 EMPLOYEES = 6 P.S. TOTAL CAR PARKING SPACES 20 P.S. PROPOSED: 20 P.S.

TRACTOR AND TRAILER PARKING SPACES

PROPOSED (NO B.C.Z.R. STANDARDS APPLY)	
EX. TRACTOR REPAIR 3 P.S. PER BAY X 4 BAYS =	12 P.S.
PROP. TRAILER REPAIR 3 P.S. PER BAY X 4 BAYS =	12 P.S.
TOTAL	24 P.S.
PROPOSED:	24 P.S.

00066

Bafitis & Associates, Inc.
1249 Engleberth Rd. Baltimore, MD 21221
(410) 391-2336

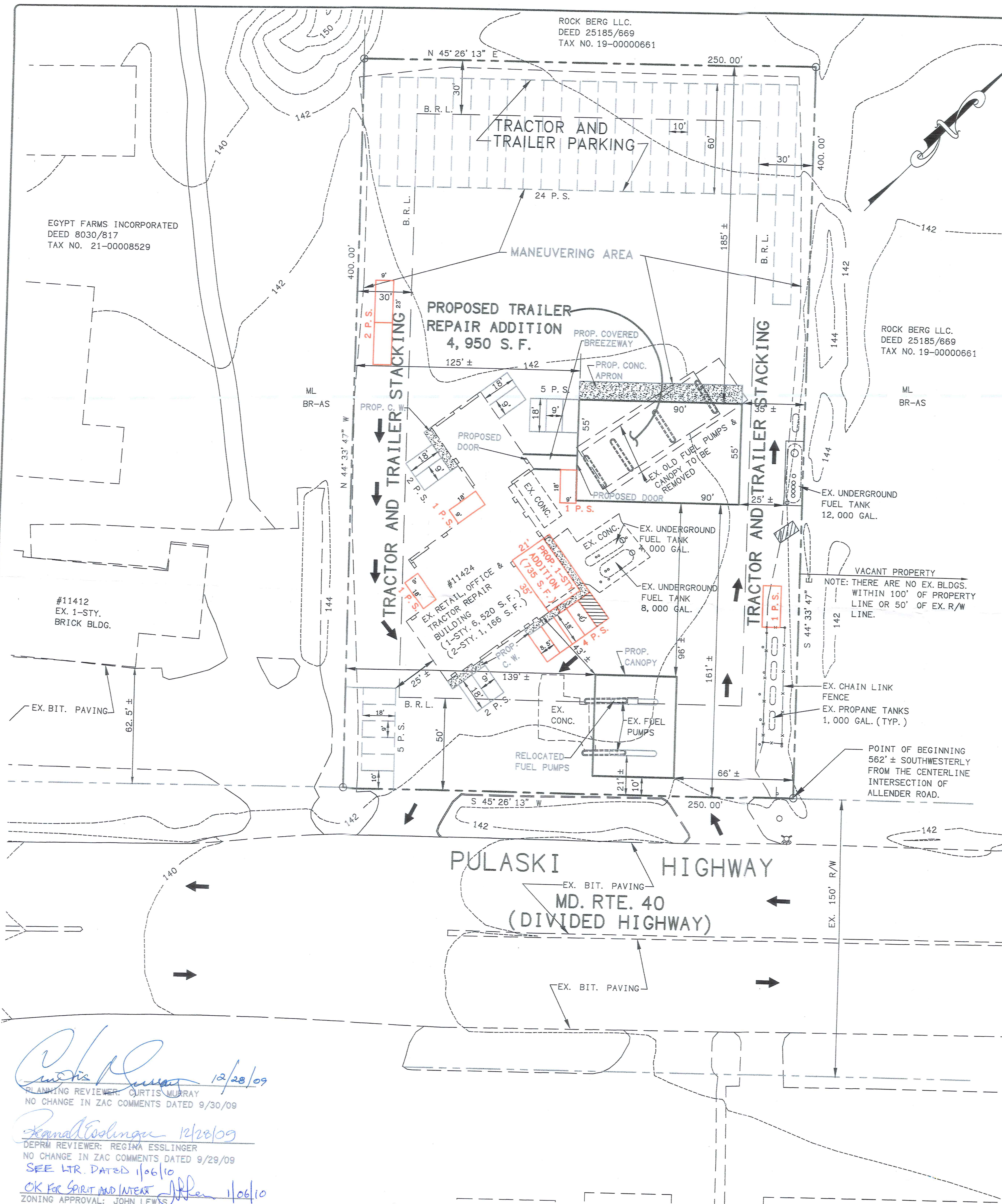
William N. Bafitis, P.E.
PRESIDENT
Civil Engineers/Land Planners
SURVEYORS

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING AND ZONING VARIANCES FOR #11424 PULASKI HIGHWAY

11TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND WILLIAM N. BAFITIS, P.E. PROFESSIONAL ENGINEER	1	SCALE: 1" = 30'
		JOB ORDER NO: 20901
DATE: 07/28/09		CHECKED: R.W.S.
DRAWN: N.W.B.		
NO.	REVISIONS	DATE

PETITIONER'S
EXHIBIT NO. 1



- ### NOTES
- Topography shown hereon was taken from Baltimore County GIS Topography.
 - The Firm Insurance Rate Map, Panel 295 of 575 indicates this is situated within flood Zone X.
 - Property lines shown hereon were established by public information.
 - This site is not situated within the Chesapeake Bay Critical Areas. (Map 73)
 - There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
 - There are no forest or developed woodlands on this site.
 - There are no Tidal & Non-Tidal Wetlands shown on this site.
 - There is no significant plant or animal habitat on this site.
 - There are no slopes greater than 15% on this site.
 - There are no known wells on this site.
 - There are underground fuel storage tanks on this site.
 - There are no known potentially hazardous materials on this site as defined by Title 7-Health and Environmental Article, Annotated Code of Maryland, except as noted.
 - There are no buildings or property within this site that are included on the Maryland Register of Historic Places, the Baltimore County Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historical District.
 - Public Water and sewer serve this site.
 - This site has not been the subject of the CRG, DRC, or Waiver Processes.
 - Caution underground utilities may exist in Pulaski Highway & onsite, contact Miss Utility (800-257-7777) prior to any construction.
 - Proposed building height 25' ±.

ZONING HISTORY

CASE NOS. 5378, 72-36-X & 83-124-SPH
ORDER

RECEIVED FOR FILING
DATE August 19, 1983
BY Mary Longenecker (Clk.)
ADMINISTRATIVE ASSISTANT

ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of August, 1983, that the amendments to the site plans filed in Case Nos. 5378-X and 72-36-X to construction of an addition to the existing building for offices and repair facilities for tractors and trailers, in accordance with Petitioner's Exhibit 3 and the floor plan marked Petitioner's Exhibit 1b, are approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that to amend the site plan filed in Case Nos. 5378, 72-36-X and 83-124-SPH to change the configuration of the proposed addition would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 19th day of August, 1983, that the Special Hearing to approve the amendment to the site plan filed in Case Nos. 5378, 72-36-X and 83-124-SPH to change the configuration of the proposed addition, in accordance with the site plan prepared by Edward V. Cronan & Co., revised April 1983, and marked Petitioner's Exhibit 1, is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

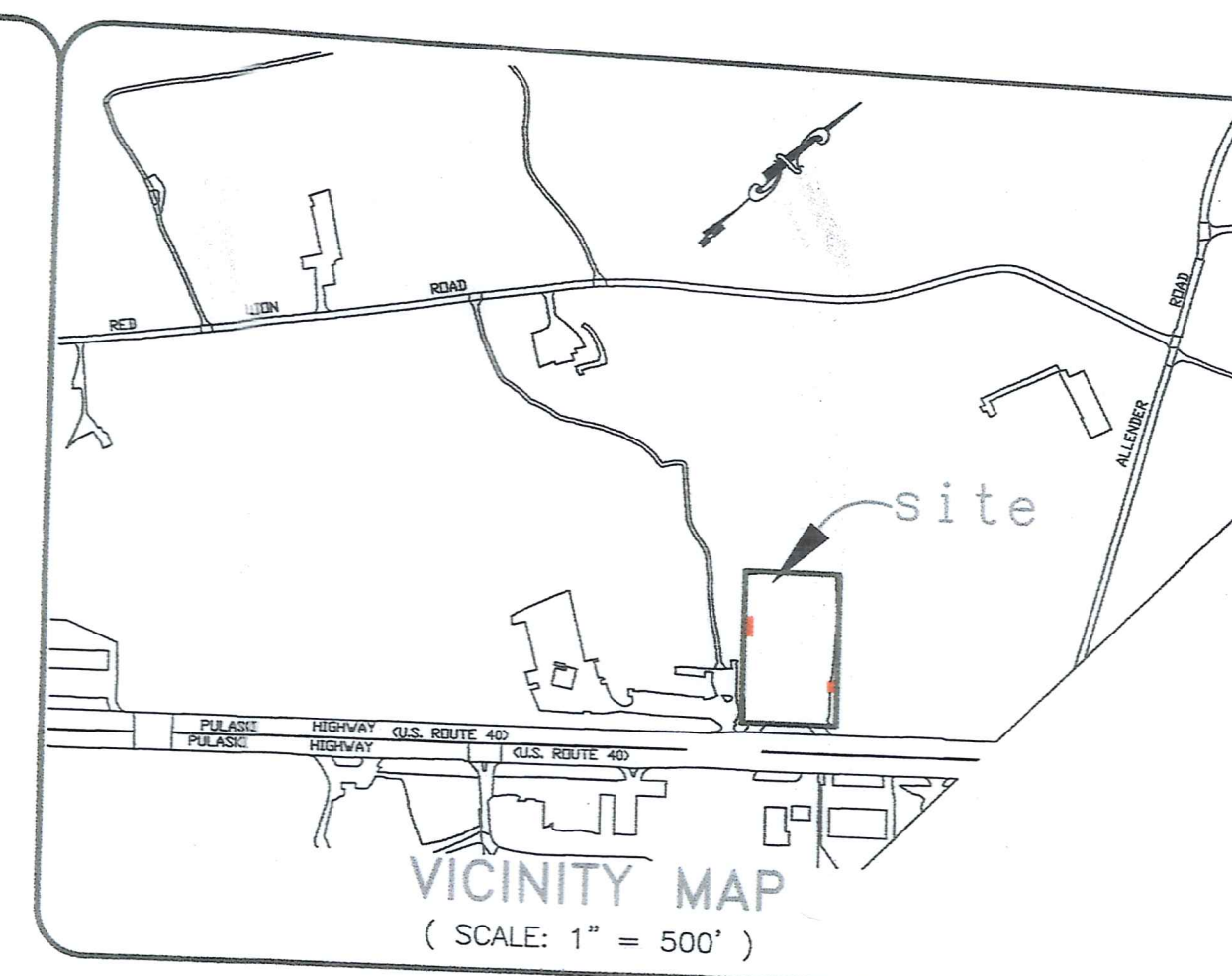
- Compliance with the comments submitted by the Department of Health, dated May 17, 1983.
- The site plan shall indicate the office space in the proposed addition, the M.I./B.R. zoning line, and prior Case No. 83-124-SPH.
- A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

ZONING SPECIAL HEARING REQUEST

- TO AMEND THE SITE PLAN FILED IN CASE NOS. 5378, 72-36-X AND 83-124-SPH TO CHANGE THE CONFIGURATION OF THE EXISTING BUILDING BY ADDING THE PROPOSED BUILDING ADDITION, AND COVERED BREEZEWAY, ADDING A PROPOSED CANOPY OVER RELOCATED FUEL PUMPS AND REMOVING EXISTING OLD FUEL PUMPS AND CANOPY.

ZONING VARIANCE REQUEST

- TO ALLOW FUEL PUMPS 21' ± FROM STREET RIGHT-OF-WAY IN LIEU OF THE REQUIRED 25' PER SECTION 303.2 (B.C.Z.R.).
- TO ALLOW A CANOPY TO BE 10' IN LIEU OF THE REQUIRED 15' FROM A STREET RIGHT-OF-WAY PER SECTION 238.1 AND 303.2 (B.C.Z.R.) IN LIEU OF THE FRONT AVERAGE SETBACK OR 62.5' ±.
- TO ALLOW A BUILDING TO BUILDING SETBACK OF 43' ± IN LIEU OF THE REQUIRED MAXIMUM OF 60' PER SECTION 238.2 AND 102.2 (B.C.Z.R.).



SITE DATA

- OWNER: RONALD WARREN PARKER
#11450 PULASKI HIGHWAY
WHITE MARSH, MARYLAND 21162
- DEED REF: 6290/185
- TAX ACC. NO.: 11-05077104
- TAX MAP: 73 PARCEL: 102 LOT: NONE
- PLAT REF: NONE
- ELECTION DISTRICT: 11TH
- COUNCILMANIC DISTRICT: 5TH
- REGIONAL PLANNING DISTRICT: 317B
- CENSUS TRACT: 4113.02
- ZONING: BR-AS & ML
- ZONING MAP: 073A3
- USE: EXISTING: RETAIL, TRUCK REPAIR, OFFICE
PROPOSED: 1-STY. TRAILER REPAIR ADDITION
- SITE AREA: 100,000 S.F. OR 2.295 AC.
- PARKING:
REQUIRED:
EX. OFFICE 3.3/1,000 S.F. X 1,626 S.F. = 6 P.S.
EX. RETAIL 5.0/1,000 S.F. X 1,569 S.F. = 8 P.S.
EX. TRACTOR REPAIR 1 PER 2 EMPLOYEES
6 EMPLOYEES = 6 P.S.
PROPOSED RETAIL 5/1000 S.F. X 735 S.F. = 4 P.S.
TOTAL CAR PARKING SPACES = 24 P.S.
PROPOSED: 24 P.S.

TRACTOR AND TRAILER PARKING SPACES

PROPOSED (NO B.C.Z.R. STANDARDS APPLY)
EX. TRACTOR REPAIR 3 P.S. PER BAY X 4 BAYS = 12 P.S.
PROP. TRAILER REPAIR 3 P.S. PER BAY X 4 BAYS = 12 P.S.
TOTAL = 24 P.S.
PROPOSED: 24 P.S.

Bafitis & Associates, Inc.
1249 Engleberth Rd. Baltimore, MD 21221
(410) 391-2336

William N. Bafitis, P.E.
PRESIDENT
Civil Engineers/Land Planners
SURVEYORS

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING AND ZONING VARIANCES FOR

#11424 PULASKI HIGHWAY

11TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

		SCALE: 1" = 30' JOB ORDER NO: 20901 DATE: 07/28/09 CHECKED: R.W.S. DRAWN: N.W.B.
WILLIAM N. BAFITIS, P.E. Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 11641 Expiration Date: 09/09/2011		SHEET 1 OF 1
NO.	REVISIONS	DATE
	ADD RETAIL ADDITION AND PARKING	12/11/09

12/28/09
PLANNING REVIEWER: CURTIS MURRAY
NO CHANGE IN ZAC COMMENTS DATED 9/30/09

12/28/09
DEPRM REVIEWER: REGINA ESSLINGER
NO CHANGE IN ZAC COMMENTS DATED 9/29/09
SEE LTR. DATED 1/06/10
OK FOR SPATIAL AND INTEREST
ZONING APPROVAL: JOHN LEWIS

Set Plan 2010-0066-SPHA
To zoning file with 1/06/10 LTR.