

IN RE: PETITION FOR SPECIAL HEARING

N side of Pulaski Highway; 1299 feet S of
the c/l of Middle River Road
15th Election District
6th Councilmanic District
(9300 Pulaski Hwy.)

Dave Duggan, Vice President of
BP Lubricants USA, Inc.
Legal Owner

BEFORE THE
DEPUTY ZONING
COMMISSIONER
FOR BALTIMORE COUNTY

CASE NO. 2010-0105-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by Dave Duggan, Vice President, on behalf of the legal property owner, BP Lubricants USA, Inc. Petitioner requests Special Hearing relief in accordance with Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows:

- To confirm that BP Lubricants' operation on site is not an oil refinery as defined in the B.C.Z.R.; and
- To confirm that Lubricant Manufacture is a use permitted within the M.L. Zone; and
- To confirm that BP Lubricants' operations on site does not constitute a trucking facility; and
- For such other and further relief as deemed necessary.

The subject property and requested relief are more fully described on the site plan drawing which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the requested special hearing relief were Max Medeiros, Project Leader, and Paul Johnson, Project Engineer, on behalf of Petitioner BP Lubricants USA, Inc. David K. Gildea, Esquire and Sebastian A. Cross, Esquire with Gildea & Schmidt, LLC appeared as attorneys for Petitioner. Also appearing in support of the requested

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relief were Jim Hermann with J.V. Hermann and Associates and Robert E. Walsh with EI Associates, the architectural and engineering firm that prepared the site plan. Appearing on behalf of the Baltimore County Department of Economic Development in support of the requested relief was Richard Cobert. There were no Protestants or other interested persons in attendance.

Testimony and evidence was presented by way of a proffer by Mr. Cross and revealed that the subject property is rectangular in shape and consists of approximately 11.047 acres zoned M.L.-I.M and M.L.-A.S. This represents a "Manufacturing, Light" zoning designation, with both an "Industrial, Major" and an "Automotive Services" District overlay. The property is located on the northwest side of U.S. 40 (Pulaski Highway), north of Martin Boulevard and east of Philadelphia Road, in the White Marsh/Middle River area of Baltimore County. As shown on the site plan, the property is improved with approximately 40,000 square feet of commercial/industrial manufacturing buildings. As also shown on the aerial photographs that were marked and accepted into evidence as Petitioner's Exhibits 2A through 2D, there is a railroad line that runs along the rear of the property, parallel to U.S. 40.

Further evidence revealed that the facility at 9300 Pulaski Highway has been operating since 1977 -- originally as Dryden Oil -- and later changing its name to Castrol. Castrol later merged with BP Lubricants, USA, Inc. ("BP") in 2005. The current operation has not changed significantly since its inception and manufactures all types of lubricants for industrial and residential users including; BP branded motor oil, gear lubes, hydraulic fluids and related products throughout the United States and Canada. The facility is the second largest lubricant blending plant in the Americas both in rate and volume and produces 30 million gallons of lubricating products annually. The Petition before this Commission is for a 5,000 square foot expansion of the facility in order to modernize equipment.

Initially, BP through its engineer Robert Walsh, submitted a letter dated April 22, 2009 to Department of Permits and Development Management ("PDM") Director Timothy Kotroco outlining the details of this planned expansion and requesting a verification of zoning. A copy of this letter was marked and accepted into evidence as Petitioner's Exhibit 3. Mr. Walsh received a response letter dated July 1, 2009 from Aaron Tsui with PDM's Zoning Review Office, a copy of which was marked and accepted into evidence as Petitioner's Exhibit 4. Mr. Tsui's letter raised certain questions about the operation and, as a result, BP petitioned for a Special Hearing to verify not only the propriety of the existing operation in an M.L. Zone, but also to confirm that the operation does not contain the characteristics of a trucking facility or oil refinery.

Mr. Cross then explained the details of BP's operation at the subject property and indicated that raw materials are delivered by railcar and trucks and this bulk material is stored in holding tanks. This material is then mixed with base oils, additives, dyes and polymers into blending tanks which are heated to 140 degrees and agitated for 20 minutes. The final product is primarily shipped by bulk (rail) and also truck. The planned expansion will replace 40 year old technology which currently accounts for 90% of facility production. This expansion will provide additional capacity for the operation while reducing energy use by 80% and pollution emissions by 20%. Photographs depicting the current interior operation were marked and accepted into evidence as Petitioner's Exhibits 5A through 5D.

One of the central issues to this case raised by the Zoning Review Office is the possible nomenclature of the operation as an oil refinery. Testimony on this issue revealed this operation should not be classified as an oil refinery. Petitioner's engineer, Mr. Walsh, provided expert testimony and defined "oil refining" as the processing of crude oil into a number of hydrocarbon products, predominantly used as transport fuels. Oil refineries are typically large sprawling

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industrial complexes usually covering several hundreds acres, and employing hundreds of highly skilled technicians and engineers. Furthermore, oil refining is generally associated with separation, conversion, and treatment achieved by high heat (over 1,000 degrees Fahrenheit) and pressure, characteristics that are not present at this facility. Moreover, no hazardous byproducts (such as corrosive hydrofluoric/sulphuric acid, toxic hydrogen sulphide and nitrogen) are present. Likewise, as to the second issue raised by the Zoning Review Office, this operation does not have the characteristics of a "trucking facility" as defined in Section 101 of the B.C.Z.R. This section defines a trucking facility as follows:

A structure or land used or intended to be used primarily (a) to accommodate the transfer of goods or chattels from trucks or truck trailers to other trucks or truck trailers or to vehicles of other types, in order to facilitate the transportation of such goods or chattels; or (b) for truck or truck-trailer parking or storage.

Unlike with a trucking facility, most of the material used to produce the lubricants is shipped to the site by rail and stored before blending. The final product is then shipped offsite by rail and truck. The element of goods or chattels being unloaded and loaded solely from truck to truck to facilitate transportation of such goods or chattels is not present; rather in this instant matter, Petitioner utilizes both trucks and railcars to bring in materials to create the lubricating products and uses trucks and railcars to take the end product to the customers. Unlike a trucking facility, the subject property is not a weigh station used primarily for end products to be stored until shipment, but is an accessory use to the permitted manufacturing operation.

It is also of note this operation has existed continuously at the current location for over thirty years and has never received any violations during this time. In support of this compliance, petitioners submitted Federal, State and Local government permits that have been issued over previous years, which were collectively marked and accepted into evidence as Petitioners Exhibit

7.

12.22.09

The Zoning Advisory Committee (ZAC) comments were received and are contained within the case file. Comments were received from the Office of Planning dated November 12, 2009 which indicates that a representative visited the site and observed the operations. The operation has existed for some time and is consistent with other uses in the area. The Planning Office supports the relief requested under the subject special hearing. In addition, a letter of support dated November 30, 2009 was received from Department of Economic Development Director David S. Iannucci. Also, Richard Cobert with that Department appeared at the hearing and testified in support of the petition. As indicated in the letter and Mr. Cobert's testimony, BP has been a part of the Baltimore business community for over 40 years. Their plan to expand their operations on Pulaski Highway by adding additional tank capacity will involve an investment of approximately \$3.5 million into the site and double their current employment of 61, while also reducing their energy costs by 80% and decreasing production time by 30%. BP would also be increasing their use of the Port of Baltimore by shipping out an additional three containers per day. As such, Mr. Cobert's department is in full support of BP's expansion.

Considering the testimony and evidence presented, I am persuaded to grant the special hearing requests. In my judgment, Petitioner has clearly demonstrated that its operation on the subject property does not constitute an "oil refinery." This term is delineated in Section 256.4 of the B.C.Z.R. to include any facility for the recovery, processing or recycling of oil, or the storage or transfer of oil to be recycled. As Petitioner's engineer, Mr. Walsh explained, oil refining is the processing of crude oil into a number of hydrocarbon products, predominantly used as transport fuels, and is achieved by high heat (over 1,000 degrees Fahrenheit) and pressure. Conversely, Petitioner's facility mixes raw materials with base oils, additives, dyes and polymers into blending tanks, which are heated to 140 degrees and agitated for a short period. In short, Petitioner's

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operation is comparatively low in intensity and produces lubricants primarily through mixing and blending of materials, and does not constitute an oil refinery. In addition, I find that Petitioner's operation, which has been ongoing continuously since the 1970's without interruption is a use permitted in the M.L. Zone. In my view, this is the type of industrial use permitted in this commercial corridor of Pulaski Highway that is surrounded by other manufacturing and business uses.

Finally, I find that Petitioner's operation on site does not constitute a "trucking facility" as that term is defined in Section 101 of the B.C.Z.R. As indicated in that definition, a trucking facility traditionally receives goods and chattels from trucks or trailers and moves the goods or chattels to other trucks or trailers for transport. In essence, its primary function is providing transportation services and it does not have an interest or ownership in the goods or chattels, other than perhaps a temporary bailment situation. On the other hand, in the instant matter, Petitioner receives the materials via rail and trucks to produce its lubricating products and has custody and ownership of the end products. It uses trucks merely to transport its end products to customers. It is an accessory use and not the primary operation of the facility. Hence, in my judgment, it is not a trucking facility.

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

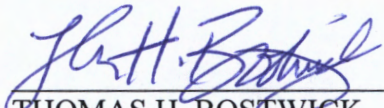
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 22nd day of December, 2009, that Petitioner's request for Special Hearing relief filed in accordance with Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows:

- To confirm that BP Lubricants' operation on site is not an oil refinery as defined in the B.C.Z.R.; and
- To confirm that Lubricant Manufacture is a use permitted within the M.L. Zone; and
- To confirm that BP Lubricants' operations on site does not constitute a trucking facility,

be and are hereby **GRANTED**, subject to the following conditions:

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

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

12-22-09



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 22, 2009

DAVID K. GILDEA, ESQUIRE
SEBASTIAN A. CROSS, ESQUIRE
GILDEA & SCHMIDT, LLC
600 WASHINGTON AVENUE, SUITE 200
TOWSON MD 21204

Re: Petition for Special Hearing
Case No. 2010-0105-SPH
Property: 9300 Pulaski Hwy.

Dear Messrs. Gildea and Cross:

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,

Handwritten signature of Thomas H. Bostwick.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Max Medeiros, Project Leader, BP Lubricants USA Inc., 1500 Valley Road, Wayne NJ 07470
Paul Johnson, Project Engineer, BP Lubricants USA, Inc., 9300 Pulaski Hwy., Baltimore MD 21220
Jim Hermann, J.V. Hermann and Associates, 1895 Eden Mill Road, Pylesville MD 21132
Robert E. Walsh, EI Associates, 8 Ridgedale Avenue, Cedar Knolls NJ 07927
Rick Colbert, Baltimore County Economic Development



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 9300 Pulaski Highway
which is presently zoned ML-IM & ML-AS

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

1. To confirm that BP Lubricants' operation onsite is not an oil refinery as defined in the BCZR;
2. To confirm that Lubricant Manufacture is a use permitted within the ML zone;
3. To confirm that BP Lubricants' operation onsite does not constitute a trucking facility; and
4. For such other and further relief as deemed necessary.

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

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

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

Contract Purchaser/Lessee:

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

Attorney For Petitioner:

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

Legal Owner(s):

Dave Duggan, Vice President of BP Lubricants USA Inc.
Name - Type or Print _____
Signature _____
1500 Valley Road 973-305-3922
Address _____ Telephone No. _____
Wayne NJ 07470
State _____ Zip Code _____

Representative to be Contacted:

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

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 2010-0105-SPH

Reviewed By A. Tsui Date 09/24/09

12-22-09

ZONING DESCRIPTION
BP LUBRICANTS USA, INC.
(Formerly Dryden Oil Company, Inc.)

9300 Pulaski Hwy.

BEGINNING at a point at the north side of Pulaski Highway (U.S. Route 40) which is 150.00 feet wide at a distance of 1299.36 feet south of the centerline of the nearest improved intersecting street Middle River Road which is 60.00 feet wide. Thence the following courses and distances:

1. Running in a southwesterly direction along the northern right of way line of Pulaski Highway on a curve to the right having a radius of 11,384.16' a distance of 319.74' to a point in the northern right of way line of Pulaski Highway,
2. Thence, along the northern right of way line of Pulaski Highway S 47°-05'-57" W a distance of 201.86' to a point in the northern right of way line of Pulaski Highway,
3. Thence, along the northern right of way line of Pulaski Highway S 47°-05'-57" W a distance of 904.70' to a point in the northern right of way line of Pulaski Highway,
4. Thence, along lands now or formerly Hirshfield N 52°-51'-03" W a distance of 45.98' to a point,
5. Thence, along lands now or formerly Hirshfield N 52°-23'-05" W a distance of 291.54' to a point in the southern right of way line of CSX Railroad,
6. Thence, along lands now or formerly CSX Railroad N 47°-07'-55" E a distance of 878.43' to a point in the southern right of way line of CSX Railroad,
7. Thence, along lands now or formerly CSX Railroad N 47°-41'-23" E a distance of 253.01' to a point in the southern right of way line of CSX Railroad,
8. Thence, running in a northeasterly direction along lands now or formerly CSX Railroad on a curve to the left having a radius of 11,500.20' a distance of 342.23' to a point in the southern right of way line of CSX Railroad,
9. Thence, along land now or formerly Pulaski, LLC S 44°-23'-41" E a distance of 331.26' to the point of Beginning as recorded in Deed Book 5867, Page 133, Book 5871, Page 846, and Plat reference Book 70, Page 9, Lot 1B and all lands containing 11.047 acres.



2010-0105-SPH

**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: 2010-0105 SPH
Petitioner: BP - Lubricants
Address or Location: 9300 Palashi Hwy

PLEASE FORWARD ADVERTISING BILL TO:

Name: Gillen & Schmidt &
Address: 600 Washington Ave Suite 200
Towson MD 21204
Telephone Number: 410 821-0070

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

No. **45751**

Date: **9/24/09**

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					325

Total: **# 325**

Rec
From:

For:

9300 - PULASKI HWY
2010-0105 - SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME INW
 9/24/2009 9/24/2009 14:10:01
 REC NO. 45751
 RECEIPT # 433625 9/24/2009

Dept 5 528 ZONING VERIFICATION
 CR NO. 045751

Receipt Tot 4325.00
 4325.00 CR 4.00 CA
 Baltimore County, Maryland

**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: # 2010-0105-SPH

9300 Pulaski Highway

N/side of Pulaski Highway, 1299 feet south of centerline of Middle River Road

15th Election District - 6th Councilmanic District

Legal Owner(s): Dave Duggan, V.P. of BP Lubricants USA, Inc.

Special Hearing: to confirm that BP Lubricants operation on site is not an oil refinery as defined in the BCZR; to confirm that Lubricant Manufacturer is a use permitted within the ML zone; to confirm that BP Lubricants operations onsite does not constitute a trucking facility; and for such other and further relief as deemed necessary.

Hearing: Wednesday, December 2, 2009 at 11:00 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/11/818 Nov. 17

221562

CERTIFICATE OF PUBLICATION

11/19/, 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 11/17/, 2009.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE Proposed 2010-0105-SPH

Petitioner/Developer:
Dave Duggan, VP, of BP Lubricants USA, Inc.

Date of Hearing/closing: December 2, 2009

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn; Kristin Matthews:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were
9300 Pulaski Highway

The sign(s) were posted on November 17 2009
(Month, Day, Year)

Sincerely,

Robert Black Nov 20 2009
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE :

CASE # 2010-0105-SPH

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

PLACE: ROOM 104, JEFFERSON BUILDING
105 WEST CHESAPEAKE AVE, TOWSON 21204

DATE AND TIME: WEDNESDAY, DECEMBER 2, 2009 AT 11:00 A.M.

REQUEST: SPECIAL HEARING TO CONFIRM THAT BP LUBRICANTS
OPERATION ON SITE IS NOT AN OIL REFINERY AS DEFINED IN THE BCZR
TO CONFIRM THAT LUBRICANT MANUFACTURER IS A USE PERMITTED
WITHIN THE ML ZONE; TO CONFIRM THAT BP LUBRICANTS OPERATIONS
ONSITE DOES NOT CONSTITUTE A TRUCKING FACILITY, AND FOR SUCH OTHER AND
FURTHER RELIEF AS DEEMED NECESSARY.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 17, 2009 Issue - Jeffersonian

Please forward billing to:

Gildea & Schmidt
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

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: 2010-0105-SPH

9300 Pulaski Highway

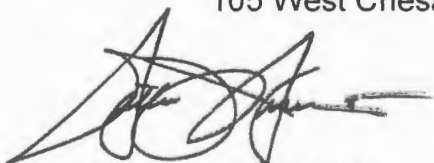
N/side of Pulaski Highway, 1299 feet south of centerline of Middle River Road

15th Election District – 6th Councilmanic District

Legal Owners: Dave Duggan, V.P. of BP Lubricants USA, Inc.

Special Hearing to confirm that BP Lubricants operation on site is not an oil refinery as defined in the BCZR; to confirm that Lubricant Manufacturer is a use permitted within the ML zone; to confirm that BP Lubricants operations onsite does not constitute a trucking facility; and for such other and further relief as deemed necessary.

Hearing: Wednesday, December 2, 2009 at 11:00 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
November 2, 2009

NOTICE OF ZONING HEARING

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9300 Pulaski Highway

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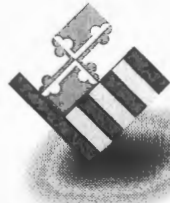
Hearing: Wednesday, December 2, 2009 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Sebastian Cross, Gildea & Schmidt, 600 Washington Ave., Ste. 200, Towson 21204
Dave Duggan, BP Lubricants, 1500 Valley Road, Wayne, NJ 07470

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 17, 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.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

November 24, 2009

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

Dear: Sebastian A. Cross

RE: Case Number 2010-0105-SPH, 9300 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 September 24, 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
Dave Duggan; 1500 Valley Rd.; Wayne, NJ 07470



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

October 8, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 5, 2009

Item Numbers 0101, 0105 and 0110

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: October 9, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For October 19, 2009
Item Nos. 10-006, 034, 096, 097, 098, 099, 100, 101,
102, 103, 104, 105, 106, 107, 108, 109, 113 and 115

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-10192009.b -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

Date: OCTOBER 7, 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. 2010-0105-SPH
US 40
9300 PULASKI HWY.
DUGGAN PROPERTY
SPECIAL HEARING -

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 10/06/09. A field inspection and internal review reveals that an entrance onto US 40 is consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for 9300 PULASKI HWY Case Number 2010-0105-SPH.

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 email him at (m Bailey@sha.state.md.us). Thank you for your attention.

Very truly yours,

A handwritten signature in black ink that reads "Michael P. Bailey".

For ¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

TB 12/2
11am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 12, 2009

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

SUBJECT: 9300 Pulaski Highway

INFORMATION:

Item Number: 10-105

Petitioner: Dave Duggan, Vice President of BP Lubricants USA Inc.

Zoning: ML-IM & ML-AS

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan. Additionally, the Office had the opportunity to visit the site and observe the operations. It appears that the operation has existed for quite some time and is consistent with other uses in the area. The Office of planning supports the relief requested under the subject special hearing.

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

Prepared by:

Division Chief:
AFK/LL: CM

RECEIVED

NOV 13 2009

ZONING COMMISSIONER

TB 12/2

11 am

BALTIMORE COUNTY, MARYLAND**Inter-Office Correspondence**

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: November 3, 2009
SUBJECT: Zoning Item # 10-105-SPH
Address 9300 Pulaski Highway

Zoning Advisory Committee Meeting of October 5, 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: October 26, 2009

RECEIVED

NOV 04 2009

ZONING COMMISSIONER

TB
12-2-09



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

DAVID S. IANNUCCI
Executive Director
Department of Economic Development

November 30, 2009

RECEIVED

DEC 01 2009

Mr. William J. Wiseman, III
Baltimore County Zoning Commissioner
111 West Chesapeake Avenue
Towson, MD 21204

ZONING COMMISSIONER

Dear Mr. Wiseman:

BP Lubricants USA Inc. (Case number: 2010-0105-SPH), has been a part of the Baltimore business community for over 40 years. At their facility, located at 9300 Pulaski Highway, BP blends, packages, and distributes Castrol and BP blended motor oils, gear lubes and hydraulic fluids, for distribution throughout North America.

BP is planning to expand their operations on Pulaski Highway by adding additional tank capacity, investing approximately \$3.5 million into the site, and doubling their current employment. BP would also be increasing their use of the Port of Baltimore by shipping out an additional three containers per day. In addition, this project will reduce their energy costs by 80%, and decrease production time by 30%.

Baltimore County Economic Development is in full support of BP's expansion. I have toured the facility along with other County officials and I feel that this facility falls within the permitted uses designated by the ML Zoning.

Sincerely,

David S. Iannucci
Executive Director

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
9300 Pulaski Highway; N/S Pulaski Highway	*	
1299' S of c/line of Middle River Road	*	ZONING COMMISSIONER
15 th Election & 6 th Councilmanic Districts	*	
Legal Owner(s): BP Lubricants by	*	FOR
Dave Duggan, V.P.	*	
Petitioner(s)	*	BALTIMORE COUNTY
	*	10-105-SPH

* * * * *

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

OCT 14 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 14th day of October, 2009, a copy of the foregoing Entry of Appearance was mailed to Sebastian A. Cross, Esquire, Gildea & Schmidt LLC, 600 Washington Avenue, Suite 200, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



JAMES T. SMITH, JR.
County Executive

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

July 1, 2009

El Associates
8 Ridgedale Avenue
Cedar Knolls, NJ 07927
Attn: Mr. Robert E. Walsh

RE: Zoning Verification
9300 Pulaski Highway
Tax Account Number 1800003253
15th Election District

Dear Mr. Walsh:

Your letter to Mr. Timothy Kotroco, Director of Permits and Development Management, concerning zoning verification as pertaining to the current use of the property for the manufacturing of liquid lubricants and "trucking operation" as accessory to the principal use has been referred to this office for reply. Based on the information contained in your letter, the BCZR (Baltimore County Zoning Regulations), and the available zoning records, the following has been determined:

1. The subject property is currently zoned ML-AS and ML-IM (Manufacturing Light-Automotive Service and -Industrial Major overlay zones per the official Baltimore County Zoning Map 082B3 (copy of portion of said map enclosed).
2. The manufacturing of lubricants is considered oil refinery and is not enumerated as a use permitted under the current ML zone. Any facility for the recovery, processing or recycling of oil, or the storage or transfer of oil to be recycled is defined as oil refinery that is permitted by **Special Exception in M.H. (Manufacturing Heavy) zone** and such facility is located at least five (5) miles from any residential zone and at least 500 feet from any Business Local, Business Major, or Manufacturing Restricted zone.

3. The current on-site parking area (described as staging area in your letter) for the trucker trailers to accommodate the transfer of goods from trucks or truck trailers to other trucks or truck trailers or to vehicles of other types is ~~considered a trucking facility~~ (either class I or II) pursuant to Section 101 of BCZR. Trucking facility is permitted by **Special Exception only** in ML zone.
4. The prior zoning cases nos. 1959-4721, 1946-0760, and 1947-0902 are not relevant to the current use of the property.
5. You may file a Special Hearing to determine the legality of the existing non-conforming use of the subject property and please be advised that any future expansion from its current non-conforming use shall be in strictly compliance with Section 104.3 of BCZR.

Enclosed herewith, please find the Information Booklet and Petition forms for your filing. Be advised that if the Petitioner is a corporate entity, a lawyer is required by law to be present and represent the corporation at the hearing.

If you do not agree with the above determinations, you may file a petition for a Special Hearing to have a different determination be made by the Baltimore County Zoning Commissioner.

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 ADVISE, 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.

Hopefully the information set forth in this letter is sufficiently detailed and responsive to this request. If you have any questions please do not hesitate to contact the Office of Zoning Review at 410-887-3391.

Sincerely,

Aaron Tsui
Planner II, Zoning Review

Enclosures
File: 09-166

472

CASE NUMBER 2010-0105-5PH

DATE 12-2-09

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NAME _____
CASE NUMBER 2010-0105-SPH
DATE 12-2-09

[illegible]

NE 6-H

Lot # 1 2400002615
Pt. Bk. 75: Folio 70

1116

1116

1600012371

Lot # 2 2000010890
Pt. Bk. 55: Folio 78

RUOCCO PROPERTY (PDM File/Project # :)

ML IM

Pt. Bk. 70: Folio 9
2300001626
Lot # 1A

9330

9320

Lot # 1B
2300001627

6 CD

15 ED

082B3

1800002921

NE 5-H

ML AS

9300

1700007367

PULASKI HWY
PULASKI HWY
PULASKI HWY

19574258

19604991

1800003253

19460760

19563775

19980010

Middle River Community Plan (2007)

ML IM

1700006301

PULASKI HWY

Lot # 6
Pt. Bk. 13: Folio 26
9315
1516451381
1503002060
Lot # 4

2010-0105-SPH

NE 6-H

Lot # 1 2400002615
Pl. Bk. 75 Folio 70

RUOCCO PROPERTY (PDM File/Project #)

ML IM

Pt. Bk. 70 Folio 9
2300001626
Lot # 1A

Lot # 2 2000010890
Pl. Bk. 55 Folio 78

PULASKI HWY
PULASKI HWY
PULASKI HWY

Lot # 1B
2300001627

6 CD

16 ED
082B3

1800002921

ML AS

NE 5-H

PULASKI HWY
PULASKI HWY

1700007367

19574258
19604991

1800003253

Middle River Community Plan (2007)

ML IM

1700008301

19460760

19563775

19980010

PULASKI HWY

Lot # 6
Pl. Bk. 13 Folio 26
9315
1516451381
1503002060
Lot # 4

2010-0105-SPH

Case No.: 2010-0105-SPH

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2 A-E	aerial photos and zoning map	
No. 3	conf. letter 4/24/09 with by committee to Kothoro	
No. 4	response letter 7-1-09 from Zoning Review	
No. 5	photographs of operation	
No. 6	photographs of operation defense of trucking facility	
No. 7	Permit history for BP	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

821 0071



PETITIONER'S
EXHIBIT NO. 2A-D

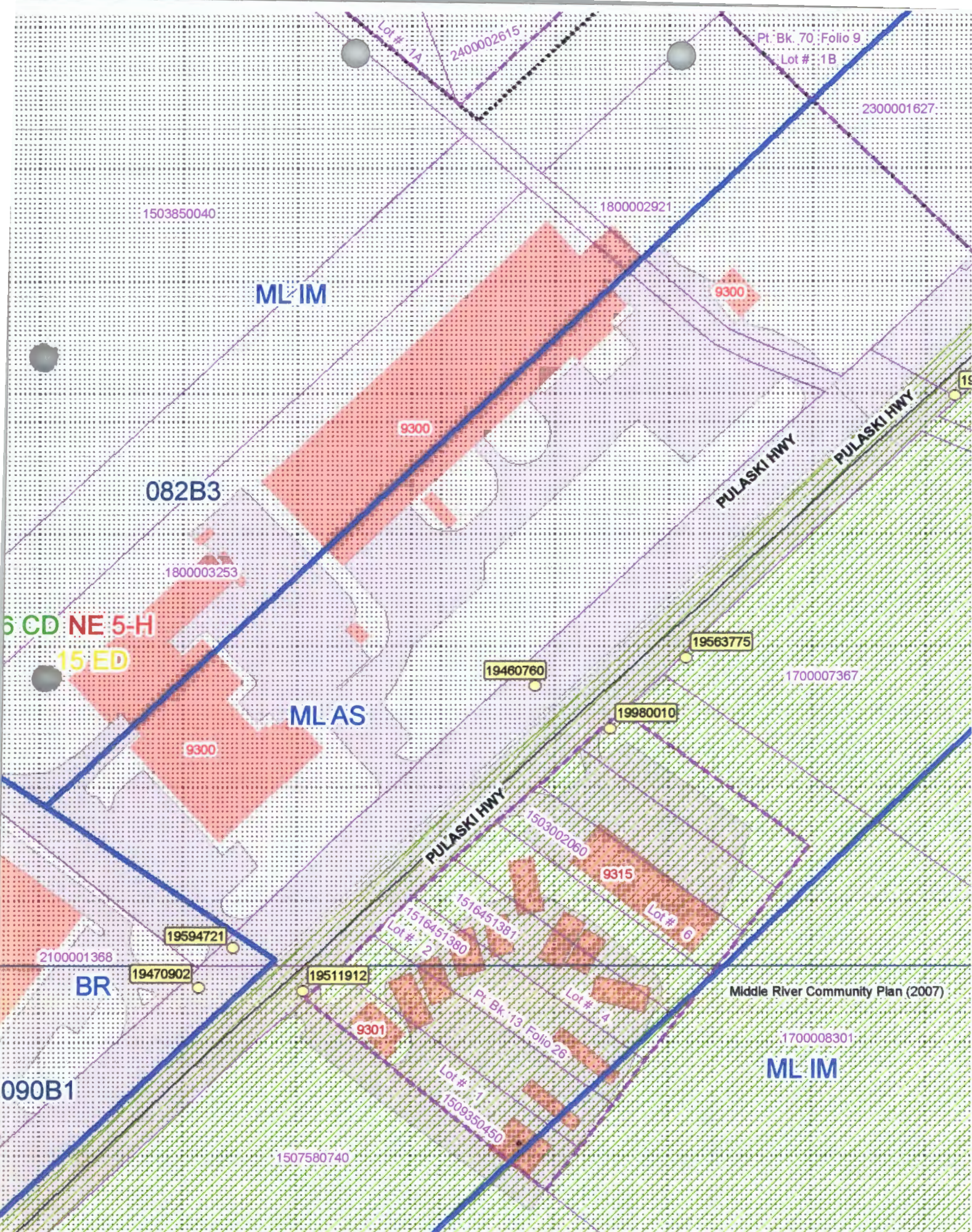




Baltimore County - My Neighborhood



2D



April 22, 2009

Mr. Timothy Kotroco
Director, Permits and Development Management
111 West Chesapeake Avenue
Towson, MD 21204

Subject: *Verification of Zoning Compliance*
ML - Manufacturing, Light Zone
Castrol Heavy Duty Lubes, Inc.
9300 Pulaski Highway, Baltimore, MD
Tax Account No. 180003253

Dear Mr. Kotroco:

EI Associates (EIA) on behalf of Castrol Heavy Duty Lubes, Inc. (the Applicant) is requesting a verification of zoning for the above referenced project. On December 29, 2008 EIA and the Applicant met with representatives of the Baltimore County Department of Permits and Development Management (DPDM) to review the procedure for obtaining all land development permits for the expansion of the manufacturing facility at the above referenced site. During the meeting the county representatives expressed concern over the current use at the site. They questioned whether a non-permitted "trucking operation" existed at the property due to the number of tractor trailers that are present at the site. EIA and the Applicant explained that the trailers are accessory to the manufacturing use. The DPDM representatives also questioned whether a lubricant manufacturing use was a permitted use since it is not explicitly enumerated under permitted uses in the ML-zone.

Outlined herein is a description of the existing and proposed facilities as well as our zoning interpretation of the uses present at the site. We have attached a check in the amount of \$50.00 to cover the review fee. Also attached is an aerial image of the property and the following drawings:

<u>DWG.</u> <u>NO.</u>	<u>TITLE</u>	<u>REV.</u> <u>NO.</u>	<u>DATE</u>
T-1	Title Sheet	B	2 Mar. 09
C-1	Site Demolition Plan	B	2 Mar. 09
C-2	Site Plan	B	2 Mar. 09
C-3	Grading, Utility & Erosion Control Plan	B	2 Mar. 09

EXISTING USE:

The subject property currently functions as a manufacturer of liquid lubricants. This use has been in operation at the site for over 30 years. As shown on Drawing No. T-1, the site consists of two principal buildings on an 11-acre tract. The principal use is conducted in the manufacturing

Mr. Timothy Kotroco
Director, Permits and Development Management
Verification of Zoning Compliance
ML – Manufacturing, Light Zone
Castrol Heavy Duty Lubes, Inc.
9300 Pulaski Highway, Baltimore, MD
Tax Account No. 180003253
April 22, 2009
Page 2 of 2

building, which employs a staff of about 75 workers. The office and laboratory building is accessory to the main manufacturing facility and is staffed by approximately 75 workers. The trailer staging area is accessory to the manufacturing function. Castrol contracts with a company to truck manufacturing supplies onto the subject property where they are staged in trailers at the northern end of the site. Castrol uses its own on-site tractor to bring the supply trailers to the loading dock doors at the manufacturing building. Once a trailer is emptied, it is moved back to the trailer staging area to be taken off site by the contracted trucking company. Finished product is handled in a similar fashion. Castrol uses its on-site tractor to move trailers to and from the staging area for loading of finished product. We believe that the trailers are an accessory use to the principal function at this facility and are defined as such under "accessory use or structure" in the Baltimore County Zoning Regulations § 101.1. If the manufacturing use was not present at the site the trailer staging area would not exist.

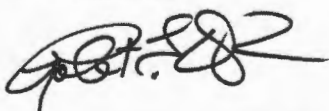
The manufacturing of lubricants has existed at the subject property for many years. Although under § 253.1, the manufacturing of lubricants is not specifically enumerated, we believe that § 253.1 A.56 would permit the manufacturing of lubricants. According to county records prior zoning cases for the subject property include; 1959-4721, 1946-0760 and 1947-0902.

PROPOSED EXPANSION:

The applicant is proposing to construct a 5,000-square foot building to house an expansion of its manufacturing process located on the north side of the truck loading/unloading facility that abuts the northern edge of the manufacturing building. The proposed building will be connected to the main manufacturing building by the covered truck unloading area. The new building will require one (1) full time worker to monitor the process activity. A parking calculation is provided on Drawing NO. T-1 demonstrating that 90 spaces are required and 119 spaces are provided.

We trust the information provided is in accordance with the submittal requirements for written verification, however, should have any questions or require additional information please call Rob Walsh at (908) 720-4553.

Sincerely yours,
EI Associates



Robert E. Walsh, PE, PP
Civil/Environmental Section Chief



RECEIVED
JUL 03 2009
EI Associates

JAMES T. SMITH, JR.
County Executive

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

July 1, 2009

EI Associates
8 Ridgedale Avenue
Cedar Knolls, NJ 07927
Attn: Mr. Robert E. Walsh

PETITIONER'S

EXHIBIT NO. 4

RE: Zoning Verification
9300 Pulaski Highway
Tax Account Number 1800003253
15th Election District

Dear Mr. Walsh:

Your letter to Mr. Timothy Kotroco, Director of Permits and Development Management, concerning zoning verification as pertaining to the current use of the property for the manufacturing of liquid lubricants and "trucking operation" as accessory to the principal use has been referred to this office for reply. Based on the information contained in your letter, the BCZR (Baltimore County Zoning Regulations), and the available zoning records, the following has been determined:

1. The subject property is currently zoned ML-AS and ML-IM (Manufacturing Light-Automotive Service and -Industrial Major overlay zones per the official Baltimore County Zoning Map 082B3 (copy of portion of said map enclosed).
2. The manufacturing of lubricants is considered oil refinery and is not enumerated as a use permitted under the current ML zone. Any facility for the recovery, processing or recycling of oil, or the storage or transfer of oil to be recycled is defined as oil refinery that is permitted by **Special Exception in M.H. (Manufacturing Heavy) zone** and such facility is located at least five (5) miles from any residential zone and at least 500 feet from any Business Local, Business Major, or Manufacturing Restricted zone.



PETITIONER'S
EXHIBIT NO. 5A-D







TRANSIT STORAGE AND REPAIR YARD — A site used primarily for the storage and maintenance of common carrier vehicles and for the repair of equipment associated with such vehicles. [Bill No. 91-1990]

TRUCKING FACILITY — A structure or land used or intended to be used primarily (a) to accommodate the transfer of goods or chattels from trucks or truck trailers to other trucks or truck trailers or to vehicles of other types, in order to facilitate the transportation of such goods or chattels; or (b) for truck or truck-trailer parking or storage. A trucking facility may include, as incidental uses only, sleeping quarters and other facilities for trucking personnel, facilities for the service or repair of vehicles, or necessary space for the transitory storage of goods or chattels. The term "trucking facilities" includes facilities for the storage of freight-shipping containers designed to be mounted on chassis for part or all of their transport, but does not include a warehouse, moving and storage establishment or truck stop. Land used for the parking, storage or repair of trucks used as an accessory to a lawful business or industrial use of the land that such parking or storage area forms a part of shall not be considered a trucking facility within the meaning of this definition. As used in this definition, the terms "trucks," "truck-trailers" and "truck tractors" do not include any vehicle whose maximum gross weight is 10,000 pounds or less, as rated by the State Motor Vehicle Administration. [Bill Nos. 18-1976;³⁷ 218-1980]

TRUCKING FACILITY, CLASS I (TRUCK TERMINAL) — A trucking facility whose primary purpose is to accommodate the transfer of goods or chattels from trucks or truck trailers to other trucks or truck trailers or to vehicles of other types, in order to facilitate the transportation of such goods or chattels. [Bill No. 18-1976]

TRUCKING FACILITY, CLASS II — A trucking facility other than a Class I trucking facility, including a truck yard (the primary purpose of which is to accommodate the parking or storage of trucks, truck trailers or truck tractors. [Bill No. 18-1976]

TRUCK STOP — 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. [Bill No. 18-1976]

UNLICENSED MOTOR VEHICLE — Any motor vehicle which does not have a current and valid registration plate or plates and validation tab or tabs attached to and displayed on the vehicle for the then current registration period. [Bill No. 135-1986]

URBAN-RURAL DEMARCATION LINE — A boundary line established by the Planning Board, dividing that portion of Baltimore County considered as "urban" from that portion of the county considered as "rural." In establishing or relocating such line, the Planning Board shall consider population density, existing public water supply and sewerage facilities, other existing public facilities and public facilities scheduled for planning or construction in the capital budget and five-year capital program. [Bill No. 40-1967]

37. Editor's Note: This bill also repealed the former definition of "truck te

PETITIONER'S

EXHIBIT NO. 6

Permits Submitted for BP Lubricant USA, Inc. Case No. 2010-0105-SPH

FEDERAL:

- A. **U.S. Dept. of Transportation** (dated 5/7/2009) Hazardous Materials
Certificate of Registration 2009 - 2010

PETITIONER' S

STATE:

EXHIBIT NO. 7

- B. **MDE Permit** (dated 10/2005) Oil Transfer License
C. **MDE Permit** (dated 7/21/2009) Oil Operations Permit
D. **State of Maryland Permit** (dated 7/31/2009) Trader's License

COUNTY:

- E. **Baltimore County, Maryland Permit No. B165172** (dated 6/2/93) Permit to
remove 11 underground storage tanks.
F. **Baltimore County, Maryland Permit No. B165126** (dated 7/19/93) Permit to
convert one-story product testing facility into offices and testing facility with
second story.
G. **Baltimore County, Maryland Permit No. B179918** (dated 11/8/93) Permit for
interior alteration conversion of first-floor product testing facility.
H. **Baltimore County, Maryland Permit No. B204384** (dated 7/6/94) Permit for
interior alteration to demo ceiling, partitions, construct new partitions,
ceiling, carpet and VCT flooring.
I. **Baltimore County, Maryland Permit No. B245865** (dated 9/7/95) Permit to
construct 8-foot high masonry retaining wall within retention basin.
J. **Baltimore County, Maryland Permit No. B329188** (dated 4/20/98)
Building/Grading Permit for future expansion
K. **Baltimore County, Maryland Permit No. B373225** (dated 4/12/99) Permit to
construct covered loading dock on front of existing warehouse.
L. **Baltimore County, Maryland Permit No. B373228** (dated 4/27/99) Permit to
grade 19,000 square feet of disturbed area for site development of truck
depot.
M. **Baltimore County, Maryland Permit No. B499717** (dated 7/24/03) Permit for
a stormwater management facility for 10.38 acres of drainage area.
N. **Baltimore County, Maryland Steam Boiler Inspection** (dated 5/30/07)
Policy No. 4400408
O. **Baltimore County, Maryland Steam Boiler Inspection** (dated 10/23/07)
Policy No. 4400408
P. **Baltimore County, Maryland Steam Boiler Inspection** (dated 11/13/07)
Policy No. 4400408
Q. **Baltimore County, Maryland Fire Inspection Certificate** (dated 3/1/08)
R. **Baltimore County, Maryland Wastewater Discharge Permit** (dated 8/1/09)

UNITED STATES OF AMERICA
DEPARTMENT OF TRANSPORTATION
PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATION



HAZARDOUS MATERIALS
CERTIFICATE OF REGISTRATION
FOR REGISTRATION YEAR(S) 2009-2010

Registrant: BP LUBRICANT USA INC
Attn: KAREN THERRIEN
1500 VALLEY ROAD
WAYNE, NJ 07470

This certifies that the registrant is registered with the U.S. Department of Transportation as required by 49 CFR Part 107, Subpart G.

This certificate is issued under the authority of 49 U.S.C. 5108. It is unlawful to alter or falsify this document.

Reg. No: 050709 551 079R Issued: 05/07/2009 Expires: 06/30/2010

Record Keeping Requirements for the Registration Program

The following must be maintained at the principal place of business for a period of three years from the date of issuance of this Certificate of Registration:

- (1) A copy of the registration statement filed with PHMSA; and
- (2) This Certificate of Registration

Each person subject to the registration requirement must furnish that person's Certificate of Registration (or a copy) and all other records and information pertaining to the information contained in the registration statement to an authorized representative or special agent of the U. S. Department of Transportation upon request.

Each motor carrier (private or for-hire) and each vessel operator subject to the registration requirement must keep a copy of the current Certificate of Registration or another document bearing the registration number identified as the "U.S. DOT Hazmat Reg. No." in each truck and truck tractor or vessel (trailers and semi-trailers not included) used to transport hazardous materials subject to the registration requirement. The Certificate of Registration or document bearing the registration number must be made available, upon request, to enforcement personnel.

For information, contact the Hazardous Materials Registration Manager, PHH-62, Pipeline and Hazardous Materials Safety Administration, U.S. Department of Transportation, 1200 New Jersey Avenue, SE, Washington, DC 20590, telephone (202) 366-4109.

State of Maryland
DEPARTMENT OF THE ENVIRONMENT

June 30, 2010

EXPIRATION DATE

2005-OT-126

OIL TRANSFER NUMBER

OIL TRANSFER LICENSE

The Maryland Department of the Environment has issued this license to

BP Lubricants USA, Inc.

to transfer oil into Maryland

This license is issued pursuant to the provisions of §4-411 of the Environment Article, Annotated Code of Maryland.

Issued this 1st day of July 2005



Director, Waste Management Administration

Administrator, Oil Control Program

OIL OPERATIONS PERMIT

Oil Operations Permit Number	2009-OPT-2290
Effective Date	JUL 21 2009
Expiration Date	JUL 21 2014

Pursuant to the provisions of Title 4 of the Environment Article, Annotated Code of Maryland and regulations promulgated thereunder, the Department of the Environment, hereinafter referred to as the "Department," hereby authorizes:

BP Lubricants USA, Inc.
9300 Pulaski Highway
Baltimore, Maryland 21220

to operate an oil facility:

Located at:

9300 Pulaski Highway
Baltimore, Maryland

in accordance with the special and general conditions imposed by this permit.

This Oil Operations Permit is issued in addition to, and not in substitution of, the requirements of other permits or authorizations granted for this facility.

**REPORT ANY OIL SPILL OR DISCHARGE OF OIL IMMEDIATELY
TO THE DEPARTMENT OF THE ENVIRONMENT**

1-866-633-4686
(24 Hours)

AND THE APPROPRIATE FEDERAL AUTHORITY

30 County



State of Maryland License

BP LUBRICANTS USA INC
9300 PULASKI HWY
ATTN: PLANT MANAGER
BALTIMORE MD 21220

BP LUBRICANTS USA INC
9300 PULASKI HWY
ATTN: PLANT MANAGER
BALTIMORE MD 21220

03316708

03959029

11857305

09

CODE	UNIT	TYPE OF LICENSE	NO OF LIC	COST
71	751	TRADER'S LICENSE	1	800.00

DATE OF ISSUE
MO DAY YR
07/31/2009

MONTHS PAID
12

ISSUING FEES	2.00		
TOTAL	802.00	96.00	898.00

THIS LICENSE MUST BE PUBLICLY DISPLAYED
AND EXPIRES ON **APRIL 30, 2010**

ISSUED BY

SUZANNE MENSCH, CLERK OF CIRCUIT COURT
401 BOSLEY AVENUE
TOWSON, MARYLAND 21204-6754 (410)887-2607

JMK

DATE PRINTED 10/02/2009
TIME PRINTED 14:39:38

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS OF ARCHIVED RECORDS
PERMIT# B165172

PAGE NO. 1
DP. NO. BP0003

MASTER DATA

APPLICATION DATE..... 06/01/93 OWNER NAME..... DRYDEN OIL CO.
ISSUE DATE..... 06/02/93 OWNER ADDRESS..... 9300 PULASKI HWY. 21220
OCCUPANCY DATE.....
CONTROL#..... TAC-840-93 PAID BY..... AGENT
BUILDING PERMIT#..... B165172 INSPECTOR INITIALS. 15C
AMOUNT PAID..... 220.00
CORRECT FEE..... 220.00
RECEIPT#..... A188686
INITIAL INPUT USER ID.. PLM

----- APPLICANT DATA -----

NAME..... BILL ZIMMERMAN
COMPANY.. ENVIRONMENTAL STRATEGIES CORP.
ADDRESS1. 11911 FREEDOM DR. STE. 900
ADDRESS2. RESTON, VA. 22090
PHONE#... 703-709-6500
LICENSE#.

----- PROPERTY DATA -----

STREET#..... 9300
STREET NAME.. PULASKI HWY
SUBDIVISION.. 1854 SW MIDDLE RIVER RD
ACCOUNT#..... 1800003253
DISTRICT..... 15
PRECINCT..... 04

USER NOTES

NOTES-1.. DLS/RSK
NOTES-2.. MAIL TO THE ATTN OF BILL ZIMMERMAN.
NOTES-3..

-----LAST UPDATE---

DATE..... 06/01/93
TIME..... 16:14:03
USER ID.. PLM

***** APPROVAL DATA *****

PERMIT# B165172

----- LAST UPDATE -----	-AGENCY-	--DATE--	CODE	-----
DATE..... 06/01/93	FIRE	06/01/93	01	JB/RSK
TIME.....	ENVRMNT	06/01/93	01	EA /RSK
USER ID.....	PERMITS	06/01/93	01	DS/RSK (M)
#APPROVALS REQUESTED. 03				

----- COMMENTS -----

***** INSPECTION DATA *****

PERMIT# B165172

-----LAST UPDATE-----
DATE..... 08/09/94
TIME..... 07:48:45
USER ID..... BIE
#INSPECTIONS-DONE..... 0001

---TYPE---	--DATE--	-TIME-	CODE	-----COMMENTS-----
COMP	08/08/94		01	BM

---TYPE---	DATE--	-TIME-	CODE	-----COMMENTS-----
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DATE PRINTED 10/02/2009
TIME PRINTED 14:39:38

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS OF ARCHIVED RECORDS
PERMIT# B165172

PAGE NO. 2
DP. NO. BP0003

BUILDING DATA

DEC NUMBER.....		WORK DESC-1.....	REMOVE 11 UNDERGROUND STORAGE TANKS.
CONSTRUCTION.....	0	WORK DESC-2.....	3-30,000 GAL. ETHYLENE GLYCOL, 2-20,000
PLOT.....	1	WORK DESC-3.....	GAL. DIESEL FUEL, 1-10,000 KEROSENE, 1-10,000
RECORD PLAT.....	0	WORK DESC-4.....	GAL. SOLVENT, 1-2,000 GAL. WASTE OIL, 1-3,000
DATA.....	0	WORK DESC-5.....	GAL. DIESEL, 1 550 FUEL OIL & 1-550 OIL/WATER
ELECTRIC.....	2	WORK DESC-6.....	SEP. WILL COMPLY WITH NFPA 30 & COMAR 26.10.01.
PLUMBING.....	2	PROPOSED USE.....	OIL CO. & TANK REMOVAL
BUILDING CODE.....	2	EXISTING USE.....	OIL CO.
IMPROVEMENT CODE.....	7	TENANT.....	
IMPROVEMENT COMMENT...	TANK REM.	CONTRACTOR.....	TTI ENVIRONMENTAL
USE CODE.....	21	ENGINEER/ARCHIT..	
USE COMMENT.....		SELLER.....	
FOUNDATION.....			
BASEMENT.....			
OWNERSHIP.....	1		
RESIDENTIAL CATAGORY..			
ESTIMATED COST.....	250,000.00		
CORNER LOT.....			
LOT#.....			

-RESIDENTIAL UNITS-
#EFFICIENCIES...
1 BEDROOM.....
2 BEDROOM.....
3 BEDROOM.....
TOTAL BEDROOMS..
TOTAL APTS.....
1 FAMILY ROOM...

---ZONING DATA---
DISTRICT...
MAP#.....
PETITION#..
DATE.....
BLOCK.....
SECTION...
LIBR..... 000
FOLIO..... 000
BUILDING... 07

---BUILDING SIZE---
FLOOR AREA.. 0
WIDTH.....
DEPTH.....
HEIGHT.....
STORIES.....

---DIMENSIONS---
GARBAGE DISP..
POWDER ROOMS..
BATH ROOMS...
KITCHENS.....

---ASSESSMENT---
LAND.... 0457720.00
IMPV.... 2621810.00
TOTAL...

---LAST UPDATE---
DATE.... 06/01/93
TIME.... 16:18:26
USER ID. PLM

REQUESTS FOR INSPECTIONS

PERMIT#

DATE	TIME	INSPT	REQUESTED DATE	TIME	INSPT TYPE
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DATE	TIME	INSPT	REQUESTED DATE	TIME	INSPT TYPE
------	------	-------	-------------------	------	---------------

DATE PRINTED 10/02/2009
TIME PRINTED 12:06:54

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS OF ARCHIVED RECORDS
PERMIT# B165126

PAGE NO. 1
DP. NO. BP0003

MASTER DATA

APPLICATION DATE..... 06/01/93 OWNER NAME..... DRYDEN OIL CO
ISSUE DATE..... 07/19/93 OWNER ADDRESS..... 9300 PULASKI HWY 21220
OCCUPANCY DATE.....
CONTROL#..... C-838-93 PAID BY..... APP
BUILDING PERMIT#..... B165126 INSPECTOR INITIALS. 15C
AMOUNT PAID..... 678.00
CORRECT FEE..... 678.00
RECEIPT#..... A188508
INITIAL INPUT USER ID.. PLN

APPLICANT DATA

NAME..... GORDON SMITH& SONS
COMPANY.. SAME
ADDRESS1. 525 BENNINGHAUS RD
ADDRESS1. BALTO., MD 21212
PHONE#... 323-2100
LICENSE#.

PROPERTY DATA

STREET#..... 9300
STREET NAME.. PULASKI HWY
SUBDIVISION.. 1854 SW MIDDLE RIVER RD
ACCOUNT#..... 1800003253
DISTRICT..... 15
PRECINCT..... 04

USER NOTES

NOTES-1.. COP/DLS
NOTES-2.. ADD'L FEE-DUE-\$167.00-FOR 2ND FLR-PAID ON 7/19/93-A197088.
NOTES-3..

---LAST UPDATE---
DATE..... 07/19/93
TIME..... 11:53:24
USER ID.. PLN

APPROVAL DATA

PERMIT# B165126

----- LAST UPDATE -----	-AGENCY-	--DATE--	CODE	----- COMMENTS -----
DATE..... 07/19/93	BLD PLAN	07/15/93	01	ALB
TIME.....	FIRE	06/14/93	01	BLDG PLANS
USER ID.....	SEDI CTL	06/01/93	01	JWB/DLS
#APPROVALS REQUESTED. 07	ZONING	07/09/93	01	JJS
	PUB SERV	07/09/93	01	OK PER ST.HGWY.ADMN. JS
	ENVRMNT	07/19/93	01	WN/AIR Q7/6CH/WW//FCA-7/19PD/WW
	PERMITS	07/19/93	01	DAS/MR-P

INSPECTION DATA

PERMIT# B165126

-----LAST UPDATE-----
DATE..... 11/12/93
TIME..... 07:51:40
USER ID..... BIE
#INSPECTIONS-DONE..... 0004

---TYPE---	---DATE---	-TIME-	CODE	---COMMENTS---	---TYPE---	---DATE---	-TIME-	CODE	---COMMENTS---
FOOT/AM	10/20/93		01	BM					
FT/NOON	10/22/93		01	BM					
FT	10/26/93		01	BM					
FT/NOON	11/09/93		01	BM					

DATE PRINTED 10/02/2009
TIME PRINTED 12:06:54

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS OF ARCHIVED RECORDS
PERMIT# 8165126

PAGE NO. 2
DP. NO. BP0003

BUILDING DATA

DRC NUMBER.....		WORK DESC-1.....	INT ALT TO CONVERT 1 STORY PRODUCT TESTING FAC.
CONSTRUCTION.....	03	WORK DESC-2.....	INTO OFFICES & TESTING FACILITY W/2ND STORY
PLOT.....	9	WORK DESC-3.....	FOR FUTURE OFFICES AS PER PLANS. ALT 13,324
RECORD PLAT.....	0	WORK DESC-4.....	CONSTRUCT 1 STORY OFFICE/CONFERENCE RM ADDITION
DATA.....	0	WORK DESC-5.....	22'X64'X12'=1,408SF ANY OTHER WORK WILL REQ. A
ELECTRIC.....	1	WORK DESC-6.....	SEPARATE PERMIT. WILL SUBMIT DATA SBBETS ALB.
PLUMBING.....	1	PROPOSED USE.....	OFFICES/PRODUCT TESTING & ADDITION/ALTERATION
BUILDING CODE.....	2	EXISTING USE.....	PRODUCT TESTING FACILITY
IMPROVEMENT CODE.....	2	TENANT.....	
IMPROVEMENT COMMENT...	ADD+ALT	CONTRACTOR.....	GORDON SMITH & SONS INC
USE CODE.....	15	ENGINEER/ARCHIT..	SKARDA & ASSOC.
USE COMMENT.....		SELLER.....	
FOUNDATION.....			
BASEMENT.....			
OWNERSHIP.....	1		
RESIDENTIAL CATAGORY..			
ESTIMATED COST.....	390,000.00		
CORNER LOT.....	N		
LOT#.....			

-----TYPE OF-----	-----LOT SETBACK-----	-----PLANNING-----
CONSTRUCTION.....	LOT SIZE..... 6.547 ACRES	MSTR PLAN AREA..
HEATING FUEL.....	FRONT STREET...	SUBSEWER AREA...
SEWAGE DISPOSAL.. 1E	SIDE STREET....	CRITICAL AREA...
WATER SUPPLY..... 1E	BACK FRONT..... NC	
AIR CONDITION....	BACK SIDE..... NC/NC	
	BACK SIDE ST...	
	REAR..... NC	

-RESIDENTIAL UNITS-	-----ZONING DATA-----	-----BUILDING SIZE-----	-----DIMENSIONS---	-----ASSESSMENT-----
#EFFICIENCIES...	DISTRICT...	FLOOR AREA... 14732	GARBAGE DISP..	LAND.... 0457720.00
1 BEDROOM.....	MAP#.....	WIDTH..... 22	POWDER ROOMS..	IMPV.... 2621810.00
2 BEDROOM.....	PETITION#..	DEPTH..... 64	BATH ROOMS....	TOTAL...
3 BEDROOM.....	DATE.....	HEIGHT..... 12	KITCHENS.....	
TOTAL BEDROOMS..	BLOCK.....	STORIES..... 2		
TOTAL APTS.....	SECTION....			
1 FAMILY ROOM...	LIBR..... 000			
	FOLIO..... 000			
	BUILDING... 07			
				---LAST UPDATE---
				DATE.... 07/19/93
				TIME.... 11:53:48
				USER ID. PLO

DATE PRINTED 10/02/2009
TIME PRINTED 12:21:31

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS OF ARCHIVED RECORDS
PERMIT# B179918

PAGE NO. 1
DP. NO. BP0003

MASTER DATA

APPLICATION DATE..... 10/22/93 OWNER NAME..... DRYDEN OIL CO
ISSUE DATE..... 11/08/93 OWNER ADDRESS..... 9300 PULASKI HWY 21220
OCCUPANCY DATE..... 06/07/94 PAID BY..... APP
CONTROL#..... C-1652-93 INSPECTOR INITIALS. 15C
BUILDING PERMIT#..... B179918
AMOUNT PAID..... 272.00
CORRECT FEE..... 272.00
RECEIPT#..... A203543
INITIAL INPUT USER ID.. PLF

APPLICANT DATA

NAME..... JOHN J BENNETT
COMPANY.. GORDON L SMITH & SONS INC
ADDRESS1. 525 BENNINGHAUS RD
ADDRESS2. BALTO., MD 21212
PHONE#... 323-2100
LICENSE#.

PROPERTY DATA

STREET#..... 9300
STREET NAME.. PULASKI HWY
SUBDIVISION.. 1854 SW MIDDLE RIVER RD
ACCOUNT#..... 1800003253
DISTRICT..... 15
PRECINCT..... 04

USER NOTES

NOTES-1.. SMD/CBS/SMD
NOTES-2.. WORD CHANGE-PERMIT REISSUED-\$24.00-PD-2/24/94
NOTES-3.. DMN-CS # 210414

---LAST UPDATE---

DATE..... 02/24/94
TIME..... 08:41:53
USER ID.. PLF

APPROVAL DATA

PERMIT# B179918

----- LAST UPDATE -----	-AGENCY-	--DATE--	CODE	----- COMMENTS -----
DATE..... 11/08/93	BLD PLAN	11/08/93	01	ALB 10/23
TIME.....	FIRE	10/22/93	01	JB/SMD
USER ID.....	SEDI CTL	10/22/93	01	CK/SMD
#APPROVALS REQUESTED. 07	ZONING	11/03/93	01	JJS
	PUB SERV	11/03/93	01	JJS
	ENVRMNT	10/28/93	01	NW PER PD
	PERMITS	11/08/93	01	DAS/MR-P

INSPECTION DATA

PERMIT# B179918

-----LAST UPDATE-----
DATE..... 06/07/94
TIME..... 08:01:35
USER ID..... BIE
#INSPECTIONS-DONE..... 0017

---TYPE---	--DATE--	-TIME-	CODE	-----COMMENTS-----	---TYPE---	--DATE--	-TIME-	CODE	-----COMMENTS-----
SLAB/AM	11/15/93		01	BM					
FOOT/2PM	11/16/93		01	BM					
SLAB/AM	11/19/93		01	BM					
FR	12/07/93		01	EE					
SLAB NOON	01/10/94		01	BM					
FR	02/04/94		01	BM					
INSUL	02/16/94		01	PART--BM					

INS 02/17/94
GRID 03/17/94
OCC/PART 03/24/94
FIRE 04/09/94
P/OCC 04/08/94
PLUMBING 06/06/94
ENVRMNT 06/06/94
ELECTRIC 06/06/94
SEDI CTL 06/06/94
BLD INSP 06/06/94

01 BM
01 BM
01 BM
01 FINAL FM-44
01 NJ
01
01 ANE
01
01 N/REQ
01 BM

DATE PRINTED 10/02/2009
TIME PRINTED 12:21:31

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS OF ARCHIVED RECORDS
PERMIT# B179918

PAGE NO. 2
DP. NO. BP0003

BUILDING DATA

DRC NUMBER.....
CONSTRUCTION..... 03
PLOT..... 9
RECORD PLAT..... 0
DATA..... 5
ELECTRIC..... 1
PLUMBING..... 1
BUILDING CODE..... 2
IMPROVEMENT CODE..... 2
IMPROVEMENT COMMENT... ADD+ALT
USE CODE..... 15
USE COMMENT.....
FOUNDATION.....
BASEMENT.....
OWNERSHIP..... 1
RESIDENTIAL CATAGORY..
ESTIMATED COST..... 390,000.00
CORNER LOT..... N
LOT#.....

WORK DESC-1..... INT ALT TO CONV 1ST FLR PROD TEST FAC.TO OFF
WORK DESC-2..... & TEST FACIL-6662SF.CONST 2NDFL 71X107X10= 2178
WORK DESC-3..... SF SHELL FOR FUT OFF-INST ACC DOOR FOR STGE
WORK DESC-4..... AREA. CONSTR 1STY OFF/CONFERENCE RM ADD.ON BLDG
WORK DESC-5..... FRONT 64X24X12=1408SF.SEPARATE PERMIT REQ'D ANY
WORK DESC-6..... ADD'L WORK.CANCEL B165126 CHG.IN CONST & SITE P
PROPOSED USE..... OFFICES/PRODUCT TESTING & ADDITION/ALTERATION
EXISTING USE..... PRODUCT TESTING FACILITY
TENANT.....
CONTRACTOR..... GORDON SMITH & SONS INC
ENGINEER/ARCHIT.. SKARDA & ASSOC.
SELLER.....

-----TYPE OF-----
CONSTRUCTION.....
HEATING FUEL.....
SEWAGE DISPOSAL.. 1E
WATER SUPPLY..... 1E
AIR CONDITION....

-----LOT SETBACK-----
LOT SIZE..... 6.547 ACRES
FRONT STREET...
SIDE STREET....
BACK FRONT..... NC
BACK SIDE..... NC/NC
BACK SIDE ST...
REAR..... NC

-----PLANNING-----
MSTR PLAN AREA..
SUBSEWER AREA...
CRITICAL AREA...

-RESIDENTIAL UNITS-
#EFFICIENCIES...
1 BEDROOM.....
2 BEDROOM.....
3 BEDROOM.....
TOTAL BEDROOMS..
TOTAL APTS.....
1 FAMILY ROOM...

-----ZONING DATA-----
DISTRICT...
MAP#.....
PETITION#...
DATE.....
BLOCK.....
SECTION....
LIBR..... 000
FOLIO..... 000
BUILDING... 07

-----BUILDING SIZE-----
FLOOR AREA.. 10376
WIDTH..... 64
DEPTH..... 24
HEIGHT..... 12
STORIES..... 1

-----DIMENSIONS---
GARBAGE DISP..
POWDER ROOMS..
BATH ROOMS....
KITCHENS.....

-----ASSESSMENT-----
LAND..... 0457720.00
IMPV..... 2621810.00
TOTAL...

---LAST UPDATE---
DATE.... 02/24/94
TIME.... 08:47:16
USER ID. PLE

DATE PRINTED 10/02/2009
TIME PRINTED 12:21:31

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS OF ARCHIVED RECORDS
PERMIT# B204384

PAGE NO. 3
DP. NO. BP0003

MASTER DATA

APPLICATION DATE..... 07/06/94 OWNER NAME..... DRYDEN OIL CO
ISSUE DATE..... 07/06/94 OWNER ADDRESS..... 9300 PULASKI HWY 21220
OCCUPANCY DATE..... 12/06/94 PAID BY..... APP
CONTROL#..... C- INSPECTOR INITIALS. 15C
BUILDING PERMIT#..... B204384
AMOUNT PAID..... 261.00
CORRECT FEE..... 261.00
RECEIPT#..... A233879
INITIAL INPUT USER ID.. PLN

----- APPLICANT DATA -----

NAME..... BRUCE SMITH
COMPANY.. GORDON SMITH & SONS
ADDRESS1. 525 BENNINGHAUS RD
ADDRESS2. 21212
PHONE#... 323-2100
LICENSE#.

----- PROPERTY DATA -----

STREET#..... 9300
STREET NAME.. PULASKI HWY
SUBDIVISION.. 1854 SW MIDDLE RIVER RD
ACCOUNT#..... 1800003253
DISTRICT..... 15
PRECINCT..... 04

USER NOTES

NOTES-1.. JB/DLS
NOTES-2..
NOTES-3..

-----LAST UPDATE---

DATE..... 07/06/94
TIME..... 13:05:27
USER ID.. PLN

APPROVAL DATA

PERMIT# B204384

----- LAST UPDATE -----	-AGENCY-	--DATE--	CODE	----- COMMENTS -----
DATE..... 07/06/94	BLD PLAN	07/06/94	01	JB/DLS
TIME.....	FIRE	07/06/94	01	JB/DLS
USER ID.....	ZONING	07/06/94	01	JCM/DLS
#APPROVALS REQUESTED. 06	PUB SERV	07/06/94	01	JCM/DLS
	ENVRMNT	07/06/94	01	ANE/DLS
	PERMITS	07/06/94	01	DS/DLS (P)

INSPECTION DATA

PERMIT# B204384

-----LAST UPDATE-----
DATE..... 12/06/94
TIME..... 09:01:52
USER ID..... EID
#INSPECTIONS-DONE..... 0011

---TYPE---	--DATE--	-TIME-	CODE	---COMMENTS---	---TYPE---	--DATE--	-TIME-	CODE	---COMMENTS---
FR	07/26/94		01	BM					
P/OCC	09/12/94		01						
FIRE	09/09/94		01	FINAL FM-44					
PR	10/12/94		01	BM					
GRID	11/17/94		01	BM					
PLUMBING	11/23/94		01						
ENVRMNT	11/23/94		01	ANE					

FIRE 11/23/94
BLD INSP 11/23/94
SEDI CTL 11/23/94
ELECTRIC 11/23/94

01 FINAL OK FM41
01 JG
01 ALS
01

10/02/2009 13:31 FAX 410 780 8613

CASTROL

018

DATE PRINTED 10/02/2009
TIME PRINTED 12:21:31

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS OF ARCHIVED RECORDS
PERMIT# B204384

PAGE NO. 4
DP. NO. BP0003

BUILDING DATA

DRC NUMBER.....
CONSTRUCTION..... 00
PLOT..... 0
RECORD PLAT..... 0
DATA..... 0
ELECTRIC..... 1
PLUMBING..... 1
BUILDING CODE..... 2
IMPROVEMENT CODE..... 3
IMPROVEMENT COMMENT...
USE CODE..... 15
USE COMMENT.....
FOUNDATION.....
BASEMENT.....
OWNERSHIP..... 1
RESIDENTIAL CATAGORY..
ESTIMATED COST..... 30,000
CORNER LOT.....
LOT#.....

WORK DESC-1..... INT ALT TO DEMO CHILING & PARTITIONS & CONSTR
WORK DESC-2..... NEW PARTITIONS, CEILING, CARPET & VCT FLOORING.
WORK DESC-3..... PATCH SHEETROCK & REPLACE DAMAGED GRID TILE.
WORK DESC-4..... FINISHES. 3,046SF ANY OTHER WORK WILL REQUIRE
WORK DESC-5..... A SEPARATE PERMIT. NO CHANGE IN USE AREA. PLANS
WORK DESC-6..... WAIVED J.B.
PROPOSED USE..... OFFICE & ALT
EXISTING USE..... OFFICE
TENANT.....
CONTRACTOR..... GORDON SMITH & SONS
ENGINEER/ARCHIT..
SELLER.....

-----TYPE OF-----
CONSTRUCTION.....
HEATING FUEL.....
SEWAGE DISPOSAL.. 1B
WATER SUPPLY..... 1B
AIR CONDITION.....

-----LOT SETBACK-----
LOT SIZE..... 0000.00 X 0000.00
FRONT STREET...
SIDE STREET...
BACK FRONT..... NC
BACK SIDE..... NC/NC
BACK SIDE ST...
REAR..... NC

-----PLANNING-----
MSTR PLAN AREA..
SUBSEWER AREA...
CRITICAL AREA...

-RESIDENTIAL UNITS-
#EFFICIENCIES...
1 BEDROOM.....
2 BEDROOM.....
3 BEDROOM.....
TOTAL BEDROOMS..
TOTAL APTS.....
1 FAMILY ROOM...

-----ZONING DATA-----
DISTRICT...
MAP#.....
PETITION#..
DATE.....
BLOCK.....
SECTION...
LIBR..... 000
FOLIO..... 000
BUILDING... 07

-----BUILDING SIZE-----
FLOOR AREA.. 3046
WIDTH.....
DEPTH.....
HEIGHT.....
STORIES..... 2

-----DIMENSIONS---
GARBAGE DISP..
POWDER ROOMS..
BATH ROOMS....
KITCHENS.....

-----ASSESSMENT-----
LAND.... 0457720.00
IMPV.... 2682310.00
TOTAL...

---LAST UPDATE---
DATE.... 07/06/94
TIME.... 13:09:18
USER ID. PLN

DATE PRINTED 10/02/2009
TIME PRINTED 12:21:31

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS OF ARCHIVED RECORDS
PERMIT# B245865

PAGE NO. 5
DP. NO. BP0003

MASTER DATA

APPLICATION DATE..... 08/25/95
ISSUE DATE..... 09/07/95
OCCUPANCY DATE.....
CONTROL#..... RRC-
BUILDING PERMIT#..... B245865
AMOUNT PAID..... 20.00
CORRECT FEE..... 20.00
RECEIPT#..... A263499
INITIAL INPUT USER ID.. PLQ

OWNER NAME..... DRYDEN OIL COMPANY
OWNER ADDRESS..... 9300 POLASKI HWY 21220
PAID BY..... APP
INSPECTOR INITIALS. 15C

APPLICANT DATA

NAME..... BRUCE SMITH
COMPANY.. GORDON L SMITH & SONS INC
ADDRESS1. 525 BENNINGHAUS RD
ADDRESS2. BALTO MD 21212
PHONE#... 323-2100
LICENSE#.

PROPERTY DATA

STREET#..... 9300
STREET NAME.. POLASKI HWY
SUBDIVISION.. 1854 SW MIDDLE RIVER RD
ACCOUNT#..... 1800003253
DISTRICT..... 15
PRECINCT..... 04

USER NOTES

NOTES-1.. COP/COP
NOTES-2..
NOTES-3..

-----LAST UPDATE-----
DATE..... 11/15/95
TIME..... 10:36:21
USER ID.. PLQ

APPROVAL DATA

PERMIT# B245865

----- LAST UPDATE -----	-AGENCY-	--DATE--	CODE	-----
DATE..... 09/07/95	BLD PLAN	09/05/95	01	JPP 04 LETTER
TIME.....	SEDI CTL	09/06/95	01	MJM
USER ID.....	ZONING	09/05/95	01	JS
#APPROVALS REQUESTED. 05	PUB SERV	09/05/95	01	JS
	PERMITS	09/07/95	01	DS/RSD (P)

COMMENTS

INSPECTION DATA

PERMIT# B245865

-----LAST UPDATE-----
DATE..... 11/16/95
TIME..... 09:33:33
USER ID..... B18
#INSPECTIONS-DONE..... 0001

---TYPE---	--DATE--	-TIME-	CODE	-----COMMENTS-----	-----TYPE-----	---DATE---	-TIME-	CODE	-----COMMENTS-----
COMP	11/15/95		01	GB					

DATE PRINTED 10/02/2009
TIME PRINTED 12:21:31

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS OF ARCHIVED RECORDS
PERMIT# B245865

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DP. NO. BP0003

BUILDING DATA

DRC NUMBER.....		WORK DESC-1.....	CONST 8' HIGH MASONRY RETAINING WALL
CONSTRUCTION.....	3	WORK DESC-2.....	WITHIN RETENTION BASIN. FILL, COMPACT &
PLOT.....	7	WORK DESC-3.....	PROVIDE REINFORCEMENTS. INSTALL STONE PAVEMENT
RECORD PLAT.....	0	WORK DESC-4.....	TO EXTEND TRUCK DOCK APPROACH. CONST FENCE OR
DATA.....	0	WORK DESC-5.....	RAIL PER CODE. RETAINING WALL LETTER ATTACHED.
ELECTRIC.....	2	WORK DESC-6.....	135LP.
PLUMBING.....	2	PROPOSED USE.....	INDUSTRIAL + RETAINING WALL
BUILDING CODE.....	2	EXISTING USE.....	INDUSTRIAL
IMPROVEMENT CODE.....	3	TENANT.....	
IMPROVEMENT COMMENT...		CONTRACTOR.....	GORDON L SMITH & SONS
USE CODE.....	11	ENGINEER/ARCHIT..	FARRAND & ENGLISH
USE COMMENT.....		SELLER.....	
FOUNDATION.....			
BASEMENT.....			
OWNERSHIP.....	1		
RESIDENTIAL CATAGORY..			
ESTIMATED COST.....	16,000.000		
CORNER LOT.....	N		
LOT#.....			

-RESIDENTIAL UNITS-
#EFFICIENCIES...
1 BEDROOM.....
2 BEDROOM.....
3 BEDROOM.....
TOTAL BEDROOMS..
TOTAL APTS.....
1 FAMILY ROOM...

-----ZONING DATA-----
DISTRICT...
MAP#.....
PETITION#..
DATE.....
BLOCK.....
SECTION...
LIBR..... 000
FOLIO..... 000
BUILDING... 07

-----BUILDING SIZE-----
FLOOR AREA.. 135
WIDTH.....
DEPTH.....
HEIGHT..... 8'
STORIES.....

-----DIMENSIONS-----
GARBAGE DISP..
POWDER ROOMS..
BATH ROOMS....
KITCHENS.....

-----ASSESSMENT-----
LAND..... 0457720.00
IMFV.... 2936270.00
TOTAL...

---LAST UPDATE---
DATE.... 08/25/95
TIME.... 10:00:31
USER ID. PLQ

REQUESTS FOR INSPECTIONS

PERMIT# B179918

DATE	TIME	INSPT	REQUESTED DATE	REQUESTED TIME	INSPT TYPE
06/03/94	094927	15C	06/06/94	A	FIRE

DATE	TIME	INSPT	REQUESTED DATE	REQUESTED TIME	INSPT TYPE
------	------	-------	----------------	----------------	------------

10/08/2009 13:27 FAX 410 780 8613

CASTROL

0005

DATE PRINTED 10/02/2009
TIME PRINTED 12:06:54

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS OF ARCHIVED RECORDS
PERMIT# B373225

PAGE NO. 3
DP. NO. BP0003

MASTER DATA

APPLICATION DATE..... 04/12/99 OWNER NAME..... CASTROL HEAVY DUTY LUBRICANTS INC
ISSUE DATE.....
OCCUPANCY DATE..... 01/16/01 OWNER ADDRESS..... 9300 PULASKI HWY 21220
CONTROL#..... C- PAID BY..... APPL
BUILDING PERMIT#..... B373225 INSPECTOR INITIALS. 15C
AMOUNT PAID..... 155.00
CORRECT FEE..... 155.00
RECEIPT#..... A380955
INITIAL INPUT USER ID.. PDM

----- APPLICANT DATA -----

NAME..... MARK SCHAEFER
COMPANY.. SCHAEFER CONST MGMT
ADDRESS1. 16632 S WESTLAND DR
ADDRESS2. GAITHERSBURG, MD 20877
PHONE#... 301-258-8878
LICENSE#.

----- PROPERTY DATA -----

STREET#..... 9300
STREET NAME.. PULASKI HWY
SUBDIVISION.. 1854 SW MIDDLE RIVER RD
ACCOUNT#..... 1800003253
DISTRICT..... 15
PRECINCT..... 01

USER NOTES

NOTES-1.. COP/TLB CANCELLED TIME ELEMENT DAS
NOTES-2..
NOTES-3..

-----LAST UPDATE---

DATE..... 01/16/01
TIME..... 15:35:38
USER ID.. PLR

APPROVAL DATA

PERMIT# B373225

----- LAST UPDATE -----	-AGENCY-	--DATE--	CODE	-----	COMMENTS
DATE..... 05/25/99	BLD PLAN	04/13/99	01	CEN/TLB	
TIME..... 11:27:35	FIRE	04/13/99	01	CEN/TLB	
USER ID..... ZDM	SEDI CTL	04/20/99	12	SC-X3226	SP
#APPROVALS REQUESTED. 12	ZONING	05/25/99	01	JCM	
	PUB SERV	05/25/99	01	JCM	
	ENVRMNT	04/15/99	01	BIR-04-15-9	GES
	PLANNING	04/13/99	01	KA/TLB	

DATE PRINTED 10/02/2009
TIME PRINTED 12:06:54

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS OF ARCHIVED RECORDS
PERMIT# B373225

PAGE NO. 4
DP. NO. BP0003

BUILDING DATA

DRC NUMBER.....	031599J	WORK DESC-1.....	CONST COVERED LOADING DOCK ON FRONT OF EX WARE-
CONSTRUCTION.....	00	WORK DESC-2.....	HOUSE. 90'X57'6"X19'=2,880SF. SEPERATE PERMIT
PLOT.....	0	WORK DESC-3.....	REQ'D FOR ANY ADD'L WORK. WAIVE PLANS-CEN
RECORD PLAT.....	0	WORK DESC-4.....	
DATA.....	0	WORK DESC-5.....	
ELECTRIC.....	1	WORK DESC-6.....	
PLUMBING.....	1	PROPOSED USE.....	WAREHOUSE + ADDITION
BUILDING CODE.....	2	EXISTING USE.....	WAREHOUSE
IMPROVEMENT CODE.....	2	TENANT.....	
IMPROVEMENT COMMENT...		CONTRACTOR.....	SCHEAFER CONST MGMT INC
USE CODE.....	11	ENGINEER/ARCHIT..	
USE COMMENT.....		SELLER.....	
FOUNDATION.....			
BASEMENT.....			
OWNERSHIP.....	1		
RESIDENTIAL CATAGORY..			
ESTIMATED COST.....	30,000.00		
CORNER LOT.....			
LOT#.....			

-----TYPE OF-----	-----LOT SETBACK-----
CONSTRUCTION..... 3	LOT SIZE..... 6.54AC
HEATING FUEL.....	FRONT STREET...
SEWAGE DISPOSAL.. 1E	SIDE STREET....
WATER SUPPLY..... 1E	BACK FRONT..... 128
AIR CONDITION....	BACK SIDE..... NC/NC
	BACK SIDE ST...
	REAR..... NC

-----PLANNING-----
MSTR PLAN AREA..
SUBSEWER AREA..
CRITICAL AREA...

-RESIDENTIAL UNITS-
#EFFICIENCIES...
1 BEDROOM.....
2 BEDROOM.....
3 BEDROOM.....
TOTAL BEDROOMS..
TOTAL APTS.....
1 FAMILY ROOM...

-----ZONING DATA-----
DISTRICT...
MAP#.....
PETITION#..
DATE.....
BLOCK.....
SECTION...
LIBR..... 000
FOLIO..... 000
BUILDING... 07

-----BUILDING SIZE-----
FLOOR AREA.. 2,880
WIDTH.....
DEPTH..... 90'
HEIGHT..... 57'6"
STORIES.....

-----DIMENSIONS-----
GARBAGE DISP..
POWDER ROOMS..
BATH ROOMS...
KITCHENS.....

-----ASSESSMENT-----
LAND..... 0457720.00
IMPV..... 2939450.00
TOTAL...

---LAST UPDATE---
DATE.... 04/13/99
TIME.... 09:55:44
USER ID. PDM

DATE PRINTED 10/02/2009
TIME PRINTED 12:06:54

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS OF ARCHIVED RECORDS
PERMIT# B373228

PAGE NO. 5
DP. NO. BP0003

MASTER DATA

APPLICATION DATE..... 04/12/99 OWNER NAME..... CASTROL HEAVY DUTY LUBRICANTS INC
ISSUE DATE..... 04/27/99 OWNER ADDRESS..... 9300 PULASKI HWY 21220
OCCUPANCY DATE..... PAID BY..... APPL
CONTROL#..... GRC- INSPECTOR INITIALS. 15C
BUILDING PERMIT#..... B373228
AMOUNT PAID..... 40.00
CORRECT FEE..... 40.00
RECEIPT#..... A380955
INITIAL INPUT USER ID.. PDM

APPLICANT DATA

NAME..... MARK SCHAEFER
COMPANY.. SCHAEFER CONSTRUCTION MGT INC
ADDRESS1. 16632 S WESTLAND DR
ADDRESS2. GAITHERSBURG, MD 20877
PHONE#... 301-258-8878
LICENSE#.

PROPERTY DATA

STREET#..... 9300
STREET NAME.. PULASKI HWY
SUBDIVISION.. 1854 SW MIDDLE RIVER RD
ACCOUNT#..... 1800003253
DISTRICT..... 15
PRECINCT..... 01

USER NOTES

NOTES-1.. COP/TLB
NOTES-2..
NOTES-3..

-----LAST UPDATE-----
DATE..... 04/13/99
TIME..... 09:15:03
USER ID.. PDM

APPROVAL DATA

PERMIT# B373228

----- LAST UPDATE -----	-AGENCY-	--DATE--	CODE	-----
DATE..... 04/27/99	SEDI CTL	04/26/99	01	SC-04-26-9 SP
TIME..... 11:01:51	ZONING	04/15/99	01	JCM
USER ID..... PLR	PUB SERV	04/15/99	01	JCM
#APPROVALS REQUESTED. 06	ENVRMNT	04/16/99	01	EIR-04-16-9 GES
	PLANNING	04/13/99	01	KA/TLB
	PERMITS	04/27/99	01	DAS SC

COMMENTS

10/08/2009 13:28 FAX 410 780 8613

CASTROL

0008

DATE PRINTED 10/02/2009
TIME PRINTED 12:06:54

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS OF ARCHIVED RECORDS
PERMIT# B373228

PAGE NO. 6
DP. NO. BP0003

BUILDING DATA

DRC NUMBER..... 031593
CONSTRUCTION..... 00
PLOT..... 8
RECORD PLAT..... 0
DATA..... 0
ELECTRIC..... 2
PLUMBING..... 2
BUILDING CODE..... 2
IMPROVEMENT CODE..... 2
IMPROVEMENT COMMENT..
USE CODE..... 11
USE COMMENT.....
FOUNDATION.....
BASEMENT.....
OWNERSHIP..... 1
RESIDENTIAL CATAGORY..
ESTIMATED COST..... 60,000.00
CORNER LOT.....
LOT#.....

WORK DESC-1..... GRADE 19,000SF OF DISTURBED AREA FOR SITE
WORK DESC-2..... DEVELOPMENT OF TRUCK DEPOT. PERMIT EXPIRES
WORK DESC-3..... TWO YEARS FROM DATE OF ISSUE.
WORK DESC-4.....
WORK DESC-5.....
WORK DESC-6.....
PROPOSED USE..... WAREHOUSE + GRADING
EXISTING USE..... WAREHOUSE
TENANT.....
CONTRACTOR..... SCHAEFER CONST MGMT INC
ENGINEER/ARCHIT..
SELLER.....

-----TYPE OF-----
CONSTRUCTION.....
HEATING FUEL.....
SEWAGE DISPOSAL.. 1E
WATER SUPPLY..... 1E
AIR CONDITION....

-----LOT SETBACK-----
LOT SIZE..... 6.54AC
FRONT STREET...
SIDE STREET...
BACK FRONT..... NC
BACK SIDE..... NC
BACK SIDE ST...
REAR..... NC

-----PLANNING-----
MSTR PLAN AREA..
SUBSEWER AREA...
CRITICAL AREA...

-RESIDENTIAL UNITS-
#EFFICIENCIES...
1 BEDROOM.....
2 BEDROOM.....
3 BEDROOM.....
TOTAL BEDROOMS..
TOTAL APTS.....
1 FAMILY ROOM...

----ZONING DATA-----
DISTRICT...
MAP#.....
PETITION#..
DATE.....
BLOCK.....
SECTION...
LIBR..... 000
FOLIO..... 000
BUILDING... 07

----BUILDING SIZE-----
FLOOR AREA.. 19,000
WIDTH.....
DEPTH.....
HEIGHT.....
STORIES.....

----DIMENSIONS---
GARBAGE DISP..
POWDER ROOMS..
BATH ROOMS....
KITCHENS.....

----ASSESSMENT-----
LAND.... 0457720.00
IMPV.... 2939450.00
TOTAL...

---LAST UPDATE---
DATE.... 04/13/99
TIME.... 09:18:53
USER ID. PDM

**BALTIMORE COUNTY, MARYLAND****DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT****TOWSON, MARYLAND 21204**A handwritten signature in black ink, appearing to read "C. J. Abbott", written over the word "DIRECTOR".
DIRECTORA handwritten signature in black ink, appearing to read "John R. Reing", written over the words "BUILDINGS ENGINEER".
BUILDINGS ENGINEER**BUILDING PERMIT**

PERMIT #: B499717 CONTROL #: SWMC- DIST: 15 PREC: 05
DATE ISSUED: 07/24/2003 TAX ACCOUNT #: 1800003253 CLASS: 07

PLANS: CONST 00 PLOT B R PLAT 0 DATA 0 ELEC NO PLUM NO
LOCATION: 9300 PULASKI HWY
SUBDIVISION: 1854 SW MIDDLE RIVER RD

OWNERS INFORMATION

NAME: DRYDEN OIL CO INC
ADDR: 9300 PULASKI HWY BALTIMORE MD 21220-2418

TENANT:

CONTR: PAUL WEINER

ENGR:

SELLR:

WORK: STORM WATER MANAGEMENT FOR 10.38AC OF DRAINAGE
AREA. PERMIT EXPIRES TWO YEARS FROM DATE OF
ISSUE.

BLDG. CODE:

RESIDENTIAL CATEGORY:

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: MANUFACTURING & SWM

EXISTING USE: MANUFACTURING

TYPE OF IMPRV: OTHER

USE: OTHER - NON-RESIDENTIAL

FOUNDATION:

BASEMENT:

SEWAGE: PUBLIC EXIST

WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 6.540AC

FRONT STREET:

SIDE STREET:

FRONT SETB: NC

SIDE SETB: NC/NC

SIDE STR SETB:

REAR SETB: NC

DATE PRINTED 10/02/2009
TIME PRINTED 12:06:54

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS OF ARCHIVED RECORDS
PERMIT# B499717

PAGE NO. 7
DP. NO. BP0003

MASTER DATA

APPLICATION DATE..... 09/24/02 OWNER NAME..... DRYDEN OIL CO INC
ISSUE DATE..... 07/24/03 OWNER ADDRESS..... 9300 PULASKI HWY BALTIMORE MD 21220-2418
OCCUPANCY DATE.....
CONTROL#..... SNMC-
BUILDING PERMIT#..... B499717
AMOUNT PAID..... 400.00
CORRECT FEE..... 400.00
RECEIPT#..... A461025
INITIAL INPUT USER ID.. PDM

----- APPLICANT DATA -----
NAME..... JOSEPH BERD
COMPANY.. CASTROL HEAVY DUTY LUBRICANTS
ADDRESS1. 9300 PULASKI HIGHWAY
ADDRESS2. BALTIMORE MD 21220
PHONE#... 410
LICENSE#..

----- PROPERTY DATA -----
STREET#..... 9300
STREET NAME.. PULASKI HWY
SUBDIVISION.. 1854 SW MIDDLE RIVER RD
ACCOUNT#..... 1800003253
DISTRICT..... 15
PRECINCT..... 05

USER NOTES
NOTES-1.. TLM
NOTES-2..
NOTES-3..

-----LAST UPDATE---
DATE..... 09/24/02
TIME..... 15:52:30
USER ID.. PDM

APPROVAL DATA

PERMIT# B499717

----- LAST UPDATE -----	-AGENCY-	--DATE--	CODE	----- COMMENTS -----
DATE..... 07/24/03	SEDI CTL	07/22/03	01	SECURITY-11-21-02 SG..SC-7/22/03-MM
TIME..... 11:09:19	ZONING	09/24/02	01	JM/TLM
USER ID..... DAS	PUB SERV	09/24/02	01	JM/TLM
#APPROVALS REQUESTED. 06	KNVRMT	09/24/02	01	TT/TLM
	PLANNING	09/24/02	01	SM/TLM
	PERMITS	07/24/03	01	DAS SC

DATE PRINTED 10/02/2009
TIME PRINTED 12:06:54

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS OF ARCHIVED RECORDS
PERMIT# B499717

PAGE NO. 8
DP. NO. BP0003

BUILDING DATA

DRC NUMBER.....		WORK DESC-1.....	STORM WATER MANAGEMENT FOR 10.38AC OF DRAINAGE
CONSTRUCTION.....	00	WORK DESC-2.....	AREA.PERMIT EXPIRES TWO YEARS FROM DATE OF
PLOT.....	8	WORK DESC-3.....	ISSUE.
RECORD PLAT.....	0	WORK DESC-4.....	
DATA.....	0	WORK DESC-5.....	
ELECTRIC.....	2	WORK DESC-6.....	
PLUMBING.....	2	PROPOSED USE.....	MANUFACTURING & SWM
BUILDING CODE.....		EXISTING USE.....	MANUFACTURING
IMPROVEMENT CODE.....	7	TENANT.....	
IMPROVEMENT COMMENT...		CONTRACTOR.....	PAUL WEINER
USE CODE.....	23	ENGINEER/ARCHIT..	
USE COMMENT.....	SWMC-	SELLER.....	
FOUNDATION.....			
BASEMENT.....			
OWNERSHIP.....	1		
RESIDENTIAL CATAGORY..			
ESTIMATED COST.....	150,000.00		
CORNER LOT.....			
LOT#.....			

-RESIDENTIAL UNITS-
#BPPFICIENCIES...
1 BEDROOM.....
2 BEDROOM.....
3 BEDROOM.....
TOTAL BEDROOMS..
TOTAL APTS.....
1 FAMILY ROOM...

-----ZONING DATA-----
DISTRICT...
MAP#.....
PETITION#..
DATE.....
BLOCK.....
SECTION...
LIBR..... 000
FOLIO..... 000
BUILDING... 07

-----BUILDING SIZE-----
FLOOR AREA.. 10.38AC
WIDTH.....
DEPTH.....
HEIGHT.....
STORIES.....

-----DIMENSIONS-----
GARBAGE DISP..
POWDER ROOMS..
BATH ROOMS...
KITCHENS.....

-----ASSESSMENT-----
LAND.... 0571700.00
IMPV.... 2740600.00
TOTAL...

---LAST UPDATE---
DATE.... 09/24/02
TIME.... 15:54:53
USER ID. PDM

REQUESTS FOR INSPECTIONS

PERMIT# B373225

DATE	TIME	INSPT	REQUESTED DATE	TIME	INSPT TYPE
01/16/01	153538	15C	01/17/01	A	CANCELLED

DATE	TIME	INSPT	REQUESTED DATE	TIME	INSPT TYPE
------	------	-------	-------------------	------	---------------

BOILER/FIRED PRESSURE VESSEL - REPORT OF INSPECTION

The Hartford Steam Boiler Inspection and Insurance Co.

Hartford, Connecticut 06102

Standard Form For Jurisdictions Operating Under The ASME Code

Policy 4400408	Location 45054	Designating Number CIBLR 1
--------------------------	--------------------------	--------------------------------------

Date Inspected 05/30/2007	Cert Exp Date 05/30/2009	Certificate Posted ☒ Yes ☐ No	Owner Number	Jurisdiction Number MD123581H	National Board Number
Owner Name BP LUBRICANTS			Nature of Business OIL & GAS, N.O.C.		Kind Of Inspection ☐ Internal ☒ External
Owner Street Address 9300 PULASKI HIGHWAY			Owners City MIDDLE RIVER		Cert. Inspection ☒ Yes ☐ No
Users Name at Object Location BP LUBRICANTS			Specific Location in Plant BLRM 2		State MD
Users Street Address 9300 PULASKI HIGHWAY			Users City MIDDLE RIVER		Zip Code 21220
Type ☐ FT ☐ WT ☒ CI ☐ Other			Year Built 2004	Manufacturer PEERLESS	
Use ☐ Power ☐ Process ☒ Steam ☐ HWH ☐ HWS ☐ Other			STM HEAT		Pressure Gage Test ☐ Yes ☒ No
Pressure Allowed This Inspection: 15		Previous Inspection: 15	Safety Relief Valves Set At: 15		Explain If Pressure Changed
Is Condition Of Object Such That a Certificate May Be Issued? ☒ Yes ☐ No (If NO, explain fully under conditions)			Hydro Test ☐ Yes ☒ No		Date: 00/00/0000

Conditions:

No adverse conditions noted.

Minimum relief valve capacity is: 3,563 lbs/hr.

Actual relief valve capacity is: 4100 lbs/hr.

Requirements:

None.

Name and Title of Person To Whom Requirements Were Explained:

TOM MILLER (410) 808-4823

I hereby Certify this is a true report of my inspection:

Signature of Inspector

Charles Schindler

Identification No

1040

Employed by

**The Hartford Steam Boiler
Inspection and Insurance Co.**

Ident. No

DLLR

STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING, AND REGULATION

Division of Labor & Industry
Safety Inspection Unit
Boiler and Pressure Vessels
Certificate E-mail: boilers@dllr.state.md.us
Information E-mail: safe4u@dllr.state.md.us
Direct Dial 410-767-2330

Room 601
1100 North Eutaw Street
Baltimore, Maryland 21201

INSPECTION DATE: 05/15/2009

INSPECTION FREQUENCY: 24 Mo

EXPIRATION DATE: 05/15/2011

USER:

ATTN: Teddy Santos
BP Lubricants USA (Castrol)
9300 Pulaski Hwy
Middle River, MD 21220-2418

BP Lubricants USA (Castrol)
9300 Pulaski Hwy
Middle River, MD 21220-2418

CERTIFICATE OF BOILER OR PRESSURE VESSEL INSPECTION

THIS IS TO CERTIFY THAT THE BOILER OR PRESSURE VESSEL DESCRIBED HEREON HAS BEEN INSPECTED BY SPECIAL BOILER INSPECTOR STEVEN D. SMITH WITH ARISE INCORPORATED AND MAY BE OPERATED AT THE PRESSURE LEVEL INDICATED.

MD REG#: MD123581H

NB#/SERIAL #: 99999

YEAR: 2004

LOCATION: blrm 2

TYPE: Cast Iron

BUILT BY: Peerless

MAX PRESS P.S.I.: 15

NOTIFY YOUR INSPECTION AGENCY PRIOR TO MAKING ANY WELDED REPAIRS ON THIS OBJECT. THIS CERTIFICATE MAY BE REVOKED AT ANY TIME FOR FAILURE TO COMPLY WITH APPLICABLE SAFETY LAW AND STANDARDS. A BOILER OR PRESSURE VESSEL CERTIFICATE MUST BY LAW BE POSTED UNDER GLASS IN A CONSPICUOUS PLACE IN THE ENGINE OR BOILER ROOM.

8080700

1100 N. EUTAW STREET * ROOM 601
BALTIMORE, MD 21201-2206



Keeping Maryland Working and Safe

410-767-2990 * FAX 410-333-7721
TTY/Md. Relay Service 1-800-735-2258

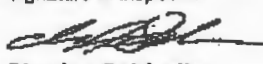
BOILER/FIRED PRESSURE VESSEL - REPORT OF INSPECTION

The Hartford Steam Boiler Inspection and Insurance Co.

Hartford, Connecticut 06102

Standard Form For Jurisdictions Operating Under The ASME Code

Policy 4400408	Location 45054	Designating Number MD038412H
--------------------------	--------------------------	--

Date Inspected 10/23/2007	Cert Exp Date 10/23/2009	Certificate Posted ☒ Yes ☐ No	Owner Number	Jurisdiction Number MD038412H	National Board Number NB31804
Owner Name BP LUBRICANTS			Nature of Business OIL & GAS, N.O.C.		Kind Of Inspection ☒ Internal ☐ External
Owner Street Address 9300 PULASKI HIGHWAY			Owners City MIDDLE RIVER		Cert. Inspection ☒ Yes ☐ No
Users Name at Object Location BP LUBRICANTS			Specific Location in Plant BLRM		State MD
Users Street Address 9300 PULASKI HIGHWAY			Users City MIDDLE RIVER		Zip Code 21220
Type ☒ FT ☐ WT ☐ CI ☐ Other			Year Built 1978		Manufacturer KEWANEE
Use ☐ Power ☒ Process ☐ Steam ☐ HWH ☐ HWS ☐ Other			PROCESS		Fuel Oil, Burner
Pressure Allowed This inspection: 15			Previous Inspection: 15		Method of Firing Oil, Burner
Safety Relief Valves Set At: 15			Explain If Pressure Changed		Pressure Gage Test ☐ Yes ☒ No
Is Condition Of Object Such That a Certificate May Be Issued? ☒ Yes ☐ No (If NO, explain fully under conditions)			Hydro Test ☐ Yes ☒ No		PSI: 00/00/0000
Conditions: No adverse conditions noted. Minimum relief valve capacity is: 2200 lbs/hr. Actual relief valve capacity is: 2500 lbs/hr.					
Requirements: None.					
Name and Title of Person To Whom Requirements Were Explained: MARK BONDURA (410) 982-3791					
I hereby Certify this is a true report of my inspection:					
Signature of Inspector  Charles Schindler		Identification No 1040		Employed by The Hartford Steam Boiler Inspection and Insurance Co.	
				Ident. No	

DLLR

STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING, AND REGULATION

Division of Labor & Industry
Safety Inspection Unit

Boiler and Pressure Vessels

Certificate E-mail: boilers@dllr.state.md.us

Information E-mail: safe@dllr.state.md.us

Direct Dial 410-767-2330

Room 601

1100 North Eutaw Street

Baltimore, Maryland 21201

INSPECTION DATE: 10/23/2007

INSPECTION FREQUENCY: 24 Mo

EXPIRATION DATE: 10/23/2009

USER:

ATTN: Katrice Bonsu

Burmah Castrol Inc

9300 Pulaski Hwy

Middle River, MD 21220-2418

Burmah Castrol Inc

9300 Pulaski Hwy

Middle River, MD 21220-2418

CERTIFICATE OF BOILER OR PRESSURE VESSEL INSPECTION

THIS IS TO CERTIFY THAT THE BOILER OR PRESSURE VESSEL DESCRIBED HEREON HAS BEEN INSPECTED BY SPECIAL BOILER INSPECTOR CHARLES J. SCHINDLER JR. (HSB) WITH HARTFORD STEAM BOILER AND MAY BE OPERATED AT THE PRESSURE LEVEL INDICATED.

MD REG#: MD038412H

NB#/SERIAL #: 0031804

YEAR: 1978

LOCATION: Boiler Rm

TYPE: Fire Tube

BUILT BY: Kewanee

MAX PRESS P.S.I.: 15

NOTIFY YOUR INSPECTION AGENCY PRIOR TO MAKING ANY WELDED REPAIRS ON THIS OBJECT. THIS CERTIFICATE MAY BE REVOKED AT ANY TIME FOR FAILURE TO COMPLY WITH APPLICABLE SAFETY LAW AND STANDARDS. A BOILER OR PRESSURE VESSEL CERTIFICATE MUST BY LAW BE POSTED UNDER GLASS IN A CONSPICUOUS PLACE IN THE ENGINE OR BOILER ROOM.

7035:57

1100 N. EUTAW STREET * ROOM 601
BALTIMORE, MD 21201-2206



Keeping Maryland Working and Safe

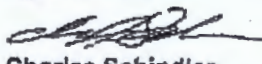
410-767-2990 * FAX 410-333-7721
TTY/Md. Relay Service 1-800-735-2258

BOILER/FIRED PRESSURE VESSEL - REPORT OF INSPECTION

The Hartford Steam Boiler Inspection and Insurance Co.

Hartford, Connecticut 06102

Standard Form For Jurisdictions Operating Under The ASME Code

Policy 4400408				Location 45054		Designating Number MD038411H	
Date Inspected 11/13/2007		Cert Exp Date 11/13/2009		Certificate Posted ☒ Yes ☐ No		Owner Number	
Jurisdiction Number MD038411H				National Board Number NB30926			
Owner Name BP LUBRICANTS				Nature of Business OIL & GAS, N.O.C.		Kind Of Inspection ☒ Internal ☐ External	
Owner Street Address 9300 PULASKI HIGHWAY				Owners City MIDDLE RIVER		State MD	
Users Name at Object Location BP LUBRICANTS				Specific Location in Plant BLRM		Object Location - County BALTIMORE	
Users Street Address 9300 PULASKI HIGHWAY				Users City MIDDLE RIVER		State MD	
Type ☒ FT ☐ WT ☐ CI ☐ Other				Year Built 1978		Manufacturer KEWANEE	
Use ☐ Power ☒ Process ☐ Steam ☐ HWH ☐ HWS ☐ Other				Fuel Oil, Burner		Method of Firing ☐ Yes ☒ No	
Pressure Allowed This inspection: 15		Previous Inspection: 15		Safety Relief Valves Set At: 15		Explain If Pressure Changed	
Is Condition Of Object Such That a Certificate May Be Issued? ☒ Yes ☐ No (If NO, explain fully under conditions)				Hydro Test ☐ Yes ☒ No		PSI: 00/00/0000	
Conditions: No adverse conditions noted. Minimum relief valve capacity is: 2120 lbs/hr. Actual relief valve capacity is: 2500 lbs/hr.							
Requirements: None.							
Name and Title of Person To Whom Requirements Were Explained MARK BONDURA (410) 982-3791							
I hereby Certify this is a true report of my inspection:							
Signature of Inspector  Charles Schindler				Identification No 1040		Employed by The Hartford Steam Boiler Inspection and Insurance Co.	
Ident. No							



STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING, AND REGULATION

Division of Labor & Industry

Safety Inspection Unit

Boiler and Pressure Vessels

Certificate E-mail: boilers@dllr.state.md.us

Information E-mail: safe4u@dllr.state.md.us

Direct Dial 410-767-2330

Room 601

1100 North Eutaw Street

Baltimore, Maryland 21201

INSPECTION DATE: 11/13/2007

INSPECTION FREQUENCY: 24 Mo

EXPIRATION DATE: 11/13/2009

USER:

ATTN: Katrice Bonsu

Burmah Castrol Inc

9300 Pulaski Hwy

Middle River, MD 21220-2418

Burmah Castrol Inc

9300 Pulaski Hwy

Middle River, MD 21220-2418

CERTIFICATE OF BOILER OR PRESSURE VESSEL INSPECTION

THIS IS TO CERTIFY THAT THE BOILER OR PRESSURE VESSEL DESCRIBED HEREON HAS BEEN INSPECTED BY SPECIAL BOILER INSPECTOR CHARLES J. SCHINDLER JR. (HSB) WITH HARTFORD STEAM BOILER AND MAY BE OPERATED AT THE PRESSURE LEVEL INDICATED.

MD REG#: MD038411H

NB#/SERIAL #: 0030926

YEAR: 1978

LOCATION: Boiler Room

TYPE: Fire Tube

BUILT BY: Kewanee

MAX PRESS P.S.I.: 15

NOTIFY YOUR INSPECTION AGENCY PRIOR TO MAKING ANY WELDED REPAIRS ON THIS OBJECT. THIS CERTIFICATE MAY BE REVOKED AT ANY TIME FOR FAILURE TO COMPLY WITH APPLICABLE SAFETY LAW AND STANDARDS. A BOILER OR PRESSURE VESSEL CERTIFICATE MUST BY LAW BE POSTED UNDER GLASS IN A CONSPICUOUS PLACE IN THE ENGINE OR BOILER ROOM.

7124481



1100 N. EUTAW STREET * ROOM 601
BALTIMORE, MD 21201-2206

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FIRE INSPECTION CERTIFICATE

DETACH AND RETAIN
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BP LUBRICANTS USA INC..
OR CURRENT OCCUPANT
9300 PULASKI HWY.
MIDDLE RIVER MD 21220

INSPECTION MONTH

03

INSPECTION STATION

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PAYMENT DUE

\$136.00

PAYMENT DUE BY

MARCH 1, 2008

OWNER:

BP LUBRICANTS USA INC..
OR CURRENT OCCUPANT
9300 PULASKI HWY.
MIDDLE RIVER MD 21220

KAREN THERIEN-OR ERIC

PERMIT NUMBER

003-8166

INSPECTOR'S SIGNATURE:

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Fold and tear along perforation



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS
AND DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204
WASTEWATER DISCHARGE PERMIT

LICENSING YEAR: AUGUST 1, 2009 THROUGH JULY 31, 2010

EFFECTIVE DATE: AUGUST 1, 2009

FACILITY NO. 103723

Category 3

B. P. LUBRICANTS USA, INC

9300 PULASKI HWY

BALTIMORE MD 21220

103723

1/30/2009

PERMISSION IS HEREBY GRANTED FOR
THE DISCHARGE OF INDUSTRIAL
WASTEWATER IN COMPLIANCE WITH
THE TERMS AND CONDITIONS OF THE
BALTIMORE COUNTY CODE, ARTICLE 20

TITLE 5, SECTIONS 20-5-101 TO 20-5-132 ET SEQ,
INTO THE BALTIMORE COUNTY SEWER LINES.

B. P. LUBRICANTS USA, INC

9300 PULASKI HWY ATT: TODD BAUBLITZ

BALTIMORE MD 21220

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Baltimore County Zoning Regulations

2008 Edition

Originally printed as amended through September 15, 2008

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2008

PETITIONER' S

EXHIBIT NO. 8

SECTION 252

M.L.R. Zone Site Development Plans

[Bill No. 56-1961⁶³]

§ 252.1. Site development plans.

Development of an individual establishment within an M.L.R. Zone shall be in accord with approved site development plans, as required in building permit processing prior to development in any industrial zone. Approved plans for site development should include:

- A. Three or more copies of a general plan for site development, showing building coverage, placement of other structural features, interior roads, parking areas, existing topography and proposed grading, screening and areas of lawn and planting.
- B. Plans or sketches of all elevations of each building exterior, indicating building materials.
- C. A general explanation of the proposed plan of use and operation, including but not limited to such factors as expected maximum number of employees and times of operation; timing and routing of movements of raw materials to the site and of finished products therefrom; expected levels of potential emanations, including but not limited to noise, dust, odors, vibration, glare and heat.

SECTION 253

Manufacturing, Light (M.L.) Zone Use Regulations

[Bill No. 100-1970⁶⁴]

§ 253.1. Uses permitted as of right.

The uses listed in this section, only, shall be permitted as of right in M.L. Zones, subject to any conditions hereinafter prescribed.

- A. The following industrial uses:⁶⁵
 - 1. Airplane assembly.
 - 2. Automobile assembly.
 - 3. Boatyards (including marinas or marine railways).
 - 4. Bottling establishments, soft-drink.
 - 5. Brewery, Class 5B, if within the urban rural demarcation line [Bill No. 185-1995]
 - 6. Candy manufacture, packaging or treatment.

63. Editor's Note: This bill also repealed former Section 252 (BCZR 1955), consisting of the area regulations for M.R. Zones. Such area regulations now appear in Section 243.

64. Editor's Note: This bill also repealed former Subsections 253.1 through 253.5, derived from part of BCZR 1955, as amended by County Commissioners' Resolution of November 21, 1956, and County Council Bill Nos. 64-1960; 56-1961; 64-1963; 40-1967; 61-1967; and 85-1967.

65. Editor's Note: All provisions of this subsection are originally from Bill No. 100-1970, except as otherwise noted.

ELEVATOR-APARTMENT RESIDENCE ZONES,
§ 253.1 RESIDENTIAL-OFFICE ZONES, OFFICE ZONES, BUSINESS § 253.1
ZONES, MANUFACTURING ZONES AND DISTRICTS

27. Jewelry manufacture or processing or manufacture or processing of other articles made of precious or semiprecious metals or stones-restricted production (See Section 253.3.).
28. Laboratories.
29. Leather products manufacture or processing-restricted production (See Section 253.3.).
30. Lumberyards.
31. Metal products manufacture or processing, limited to the restricted production (See Section 253.3..) of articles made of sheet metal, light metal mesh, pipe, wire, rods, strips or other shapes or similar component parts.
32. Metal-stamp manufacturing.
33. Musical instruments manufacture.
34. Offices or office buildings or medical clinics. [Bill No. 37-1988]
35. Paint blending, etc., restricted production (See Section 253.3.).
36. Paper and paperboard products manufacture or processing-restricted production (See Section 253.3.).
37. Perfume manufacture, compounding, packaging or treatment.
38. Phonograph assembly.
39. Plastic products manufacture or processing-restricted production (See Section 253.3.):
40. Plating, including galvanizing.
41. Poultry killing.
42. Practice or training physical conditioning facilities and fields for amateur or professional sports organizations, provided that there shall not be any accommodations for public spectators, no more than one sports organization uses such a facility at one time, and no such facility includes any lighting that would produce substantial off-site illumination, nor any provisions for selling public admissions to sports events to be conducted thereon. For the purposes of these regulations, "practice or training physical conditioning facilities and fields for amateur or professional sports organizations" may include such offices as are necessary for the administration of the organization. [Bill No. 125-1978]
43. Printing, lithographing or publishing plants.
44. Radio assembly or assembly of other electronic instruments or devices.
45. Research institutes.

ELEVATOR-APARTMENT RESIDENCE ZONES,
§ 253.1 RESIDENTIAL-OFFICE ZONES, OFFICE ZONES, BUSINESS § 253.1
ZONES, MANUFACTURING ZONES AND DISTRICTS

9. Fuel storage and sale of solid or gaseous fuels.
 10. Heliports, Type I.
 11. Heliports, Type II.
 12. Helistops.
 13. Railroads.
 14. Rail passenger stations, subject to Section 434. [Bill No. 91-1990]
 15. Steam power plants.
 16. Storage, warehousing or wholesale distribution of any product whose sale (retail or wholesale) or final processing or production is permitted as of right as a principal use in M.L. Zones; public warehousing.
 17. Transit centers, subject to Section 434. [Bill No. 91-1990]
 18. Transit facilities. [Bill No. 91-1990]
 19. Transit storage and repair yards, subject to Section 434. [Bill No. 91-1990]
 20. Utility service center.
 21. Utility storage yards.
 22. Volunteer fire company facilities.
 23. Wireless telecommunications antennas or wireless telecommunications towers, subject to Section 426. [Bill Nos. 64-1986; 30-1998]
 24. Commercial film production, subject to Section 435. [Bill No. 57-1990]
- C. The following auxiliary retail or service uses or semi-industrial uses, provided that any such use is located in a planned industrial park at least 25 acres in net area or in an I.M. district: [Bill No. 172-1993]⁶⁷
1. Automobile rental agencies.
 2. Bakeries, retail.
 3. Barbershops.
 4. Banks, savings and loan associations or other similar chartered financial institutions accepting deposits.
 5. Beauty shops.
 6. Carpentry or cabinetmaking shops.

67. Editor's Note: All provisions of this subsection are originally from Bill No. 100-1970, except as otherwise noted.

- D. The following temporary use: carnivals, temporary, provided that no such use shall be established for more than 90 days in any one-year period.
- E. Combinations of the uses listed above.
- F. Accessory uses or structures, including but not limited to:⁶⁹
1. Incidental sales (wholesale or retail).
 2. Living quarters for watchmen or caretakers and their families, and accessory uses or buildings subsidiary thereto.
 3. Trailers for temporary use, as permitted under Section 415.
 4. Industrial medical clinics.
 5. Employees' recreation facilities.
 6. Excavations, uncontrolled.
 7. Parking spaces (See Section 409.).
 8. Signs (See Section 450.). [Bill No. 89-1997]
- G. Hotels and motels when within an M.L. Zone which is part of a contiguous area of 25 acres or more of industrial zoning, and provided that the combined tract areas developed for such uses do not occupy more than 25% of the particular contiguous area of industrial zoning in which they are located. [Bill No. 82-1984]

§ 253.2. Uses permitted by special exception.

The uses listed in this subsection are permitted by special exception only (See Section 502.).

- A. The following industrial, quasi-industrial, transportation, storage or quasi-public uses or utilities:⁷⁰
1. Airstrips or airports, where it is shown that such use will serve primarily the industrial uses in the same area.
 2. Airports, general aviation, if located in accordance with the Master Plan.
 3. Excavations, controlled, involving the use of explosives (See Section 403.).
 4. Moving and storage establishments. [Bill No. 18-1976]
 5. Sanitary or rubble landfills (See Section 412.). [Bill No. 97-1987]
 6. Storage, warehousing or distribution not permitted as of right.

69. Editor's Note: All provisions of this subsection are originally from Bill No. 100-1970, except as otherwise noted.

70. Editor's Note: All provisions of this subsection are originally from Bill No. 100-1970, except as otherwise noted.

ELEVATOR-APARTMENT RESIDENCE ZONES,
§ 253.2 RESIDENTIAL-OFFICE ZONES, OFFICE ZONES, BUSINESS § 253.3
ZONES, MANUFACTURING ZONES AND DISTRICTS

1. Amusement parks.
2. Farms or limited-acreage wholesale flower farms.
3. Commercial kennels and private kennels, subject to Section 421. [Bill No. 87-2001]
4. Radio or television broadcasting studios.
5. Racetracks.
6. Riding stables, commercial.
7. Shooting ranges.
8. Trailers, nonaccessory, subject to the provisions of Section 415, except that trailer parks are not permitted.
9. Used motor vehicle outdoor sales areas.
10. Veterinarians' offices.

D. The following miscellaneous uses:⁷⁴

1. Signs, outdoor advertising (See Section 450.). [Bill No. 89-1997]
2. Wireless telecommunications towers, subject to Section 426. [Bill Nos. 64-1986; 30-1998]
3. ⁷⁵ Commercial recreational facilities. [Bill No. 21-1996]

E. Combinations of the uses listed in this subsection or combinations of such uses with uses which are permitted as of right.

§ 253.3. Scope of restricted production.

For the purposes of this section, "restricted production" shall include only the assembly, manufacture or compounding of articles of merchandise from previously prepared materials, or the machining, electroplating or other comparable light processing or treatment of such articles; but it shall not include the manufacture of large stampings (such as motor vehicle fenders or bodies). (However, the exclusion of a use under a particular entry, whether by virtue of a limitation to restricted production or otherwise, does not affect the applicability of any other entry under which the use may be described.)

74. Editor's Note: All provisions of this subsection are originally from Bill No. 100-1970, except as otherwise noted.

75. Editor's Note: Former Subsection D.3, regarding after-hours clubs, was repealed by Bill No. 36-2000. Said bill also provided for the renumbering of former Subsection D.4 as Subsection D.3.

§ 255.2. Yards within 100 feet of residential boundaries and motorways.

Within 100 feet of any residential zone boundary or the right-of-way of any street abutting such a boundary, or within 100 feet of the right-of-way of an existing or proposed interstate highway, other freeway or expressway, which motorway is officially so designated by the State Highway Administration, Maryland Department of Transportation, and/or the county, the front, side and rear yards shall be as required in M.R. Zone (See Sections 243.1, 243.2 and 243.3.).

SECTION 256
Manufacturing, Heavy (M.H.) Zone Use Regulations
[BCZR 1955]

§ 256.1. Permitted uses.

A. The following uses only are permitted, subject to the provisions of Subsection 256.3:
[Bill No. 85-1967]

1. Uses permitted in M.R. Zone, Section 241.1 and in Section 253.4⁷⁸ of the M.L. Zone: **[Bill No. 85-1967]⁷⁹**

Animal boarding place, Class A **[Bill No. 85-1967]**

Animal boarding place, Class B **[Bill No. 85-1967]**

Animal grooming facility, subject to Section 421. **[Bill No. 93-2006⁸⁰]**

Boatyard **[Bill Nos. 64-1963; 85-1967]**

Brewery, Class 5B, if within the urban rural demarcation line **[Bill No. 185-1995]**

Car wash in a planned industrial park only, subject to Section 419 **[Bill No. 172-1993]**

Commercial beach, with provision of adequate parking area, and permitting dressing facilities, snack bar, picnic area and boat rental **[Bill Nos. 64-1963; 85-1967]**

78. Editor's Note: Previous Subsection 253.4 (derived from BCZR 1955; Bill Nos. 56-1961; 64-1963; 85-1967), to which this refers, was repealed by Bill No. 100-1970. It read as follows:

"253.4—The following (See also Section 255.1.): Assembly of automobiles and airplanes; Boatyard; Bus terminal; Carpet, rug cleaning; Cleaning and dyeing; Concrete products, including concrete and/or cinder block manufacture; Contractor's equipment storage yard; Creamery; Enameling, japanning, lacquering, galvanizing and plating, when merely accessory to other permitted uses; Excavations, controlled, exclusive of those embodying use of explosives (See Section 403.); Grain, processing of, provided equipment is installed for effective precipitation and recovery of dust; Heliport, Type I; Heliport, Type II; Ice, manufacture of; Milk pasteurization and distributing stations; Non-liquid fuel storage and sale (For requirements see Baltimore County Building Code.); Poultry, commercial killing of; Storage of inflammable liquids and gases above ground (For requirements see Baltimore County Building Code.); Vegetable canning or packinghouse (See also Section 255.1.)."

79. Editor's Note: The title of Bill No. 56-1961 indicates amendment of this subsection; however, no amendment to this subsection appears in the body of that bill.

80. Editor's Note: This bill also provided for the deletion of "dog grooming facility" added by Bill No. 72-2002.

ELEVATOR-APARTMENT RESIDENCE ZONES,
 § 256.1 RESIDENTIAL-OFFICE ZONES, OFFICE ZONES, BUSINESS § 256.2
 ZONES, MANUFACTURING ZONES AND DISTRICTS

Manufacture of pickles, sauerkraut, vinegar, yeast, soda and soda compounds

Manufacture of structural clay products, babbitt metal and other nonferrous alloys

Manufacture or processing of meat products, except slaughterhouses

Moving and storage establishments [Bill No. 18-1976]

Processing, fabricating and assembling of metals, including foundries, forging and casting shops, structural steel or pipe works, large stamping shops

Railroad classification yards and round house

Sand, processing of

Sanitary landfill

Shipbuilding and repair

Steam power plants

Stone, crushing and processing of

Testing of components or equipment manufactured or used in conjunction with heavy manufacturing or assembly

Trucking facilities (See Sections 410 and 410A.). [Bill No. 18-1976 ⁸²]

3. Any other industrial or manufacturing use, except those listed in Section 256.2, when located at least 1,000 feet from any residential zone and at least 500 feet from any B.L., B.M. or M.R. Zone. [Bill No. 85-1967]

§ 256.2. Special exception uses.

The following uses only when permitted as special exceptions (See Sections 270 and 502.):

Automotive-service station, subject to the provisions of Section 405 [Bill Nos. 40-1967; 85-1967]

Cemetery

Excavations, controlled, when explosives are used (See Section 403.)

Explosives ⁸³

Heavy chemical manufacture

Junkyard

Commercial kennel and private kennel, subject to Section 421 [Bill Nos. 85-1967; 87-2001]

Liquefied natural gas facility, including any facility used to produce, store or regasify liquefied natural gas, if located at least five miles from any residential zone and at least 500 feet from any B.L., B.M. or M.R. Zone. [Bill No. 71-2006]

82. Editor's Note: This bill also repealed the former entry for "Truck terminal."

83. Editor's Note: "Filling station," which originally followed, was repealed by Bill No. 40-1967.

§ 235C.1. Building height; floor area ratio.

Except as provided in Section 235C.2:

- A. The height of a building may not exceed 35 feet; and
- B. The floor area ratio of a building may not exceed 0.5.

§ 235C.2. Exceeding of height and area standards.

The Hearing Officer may approve a plan which exceeds the height and area standards in Section 235C.1 if:

- A. The requirements of Section 502.1 are met;
- B. The proposed height and floor area ratio requirements do not exceed the standards otherwise permitted for a B.M. Zone; and
- C. Based on the recommendations of the Directors of Planning, Environmental Protection and Resource Management, Permits and Development Management and Public Works, the Hearing Officer determines that the proposed use is compatible, as determined in accordance with Section 26-282, with the existing uses of the contiguous R.C. Zone.

SECTION 236**Business, Roadside (B.R.) Zone Use Regulations
[BCZR 1955]****§ 236.1. Permitted uses.**

The following uses only are permitted:

- A. Uses permitted and as limited in the B.M. Zone.
- B.

Animal boarding place, Class A [Bill No. 85-1967]

Animal boarding place, Class B [Bill No. 85-1967]

Bottling establishment, soft drink

Brewery, Class 7, if within the urban rural demarcation line [Bill No. 185-1995]

Greenhouse

Laboratory

Motel or motor court

Printing, lithographing or publishing plant employing over 25 persons

Private kennel and commercial kennel, subject to Section 421 [Bill No. 87-2001]

Volunteer fire company

C. The following uses when located at least 50 feet from the residential zone boundaries at the ends of the commercially zones frontages: **[Resolution of 11-21-1956]**

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SECTION 237
B.R. Zone Height Regulations
[BCZR 1955]

§ 237.1. Height regulations.

Same as in B.L. Zones.

SECTION 238
B.R. Zone Area Regulations
[BCZR 1955]

Minimum requirements, except as provided in Article 3, shall be as follows:

§ 238.1. Front yard.

Front yard for residences, as in Sections 302 and 303.1; for commercial buildings the front building line shall be not less than 50 feet from the front property line if on a dual highway; and not less than 25 feet from the front property line and not less than 50 feet from the center line of any other street, except as specified in Section 303.2.

§ 238.2. Side and rear yards.

Side and rear yards for residences, as in Section 302; for other buildings, 30 feet.

§ 238.3. Parking and loading areas.

Parking areas and loading space in accordance with the provisions of Section 409.

§ 238.4. Storage and display of materials and vehicles.

Storage and display of materials, vehicles and equipment are permitted in the front yard, but not more than 15 feet in front of the required front building line.

§ 238.5. Floor area ratio. [Bill Nos. 7-1962; 111-1968; 100-1970]

The maximum permitted floor area ratio for any site in a B.R. Zone, except in C.C.C. and C.T. Districts, shall be 2.0.

BALTIMORE COUNTY ZONING REGULATIONS

AS AMENDED THROUGH OCTOBER 10, 1974

1975 EDITION

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND

PETITIONER'S

EXHIBIT NO. 9

M. L. Zone—Manufacturing, Light [B.C.Z.R., 1955.]

Section 253—USE REGULATIONS [B.C.Z.R., 1955; Bills No. 85, 1967; No. 100, 1970.]

253.1¹ —Uses Permitted as of Right. The uses listed in this subsection, only, shall be permitted as of right in M. L. zones, subject to any conditions hereinafter prescribed. [B.C.Z.R., 1955, Section 253; Bills No. 85, 1967, Section 253; No. 100, 1970.]

A.² The following industrial uses:

1. Airplane assembly
2. Automobile assembly
3. Boat yards (including marinas or marine railways)
4. Bottling establishments, soft-drink
5. Candy manufacture, packaging, or treatment
6. Carpet or rug cleaning
7. Cellophane-products manufacture or processing—restricted production (See Subsection 253.3).
8. Cleaning or dyeing
9. Concrete-products manufacture, including manufacture of concrete blocks or cinder blocks
10. Cork-products manufacture or processing—restricted production (See Subsection 253.3).
11. Cosmetics manufacture, compounding, packaging, or treatment
12. Drug manufacture, compounding, packaging, or treatment
13. Electrical-appliance assembly
14. Enameling, japanning, or lacquering
15. Excavations, controlled, except those involving the use of explosives
16. Fiber-products manufacture or processing, including the manufacture or processing of articles made of felt or yarn, or of textiles, canvas, or other cloth—restricted production (See Subsection 253.3.)
17. Food-products manufacture, compounding, packaging, or treatment, including but not limited to: wholesale bakeries; canning plants or packing houses for canning, packing, or processing of vegetables; creameries or milk-pasteurization or -distributing stations; or cold-storage plants
18. Fur-products manufacture or processing—restricted production (See Subsection 253.3.)

1. Under Bill No. 100, 1970, former Subsections 253.1 through 253.5 were repealed. That material was part of B.C.Z.R., 1955, as amended by County Commissioners' Resolution of November 21, 1956 and County Council Bills No. 64, 1960; No. 56, 1961; No. 64, 1963; No. 40, 1967; No. 61, 1967; and No. 85, 1967.
2. All provisions of this paragraph from Bill No. 100, 1970. The external and internal periods following the parenthetical references to Subsection 253.3 in Items 7, 10, 16, 18, 19, 22, 24, 26, 30, 34, 35, 38, 45, 48, 51, and 52 are as they appear in that bill.

19. Glass-products manufacture or processing—restricted production
(See Subsection 253.3.)
20. Grain processing, provided equipment is installed for effective precipitation and recovery of dust
21. Greenhousing, wholesale
22. Horn-products manufacture or processing—restricted production
(See Subsection 253.3.)
23. Ice manufacture
24. Ink blending etc.—restricted production (See Subsection 253.3.)
25. Instrument manufacture, of precision instruments, including manufacture of watches or clocks
26. Jewelry manufacture or processing, or manufacture or processing of other articles made of precious or semi-precious metals or stones—restricted production (See Subsection 253.3.)
27. Laboratories
28. Leather-products manufacture or processing—restricted production
(See Subsection 253.3)
29. Lumber yards.
30. Metal-products manufacture or processing, limited to the restricted production (See Subsection 253.3.) of articles made of sheet metal, light metal mesh, pipe, wire, rods, strips, or other shapes or similar component parts
31. Metal-stamp manufacturing
32. Musical-instruments manufacture
33. Offices or Office Buildings
34. Paint blending etc.—restricted production (See Subsection 253.3.)
35. Paper- and paperboard-products manufacture or processing—restricted production (See Subsection 253.3.)
36. Perfume manufacture, compounding, packaging, or treatment
37. Phonograph assembly
38. Plastic-products manufacture or processing—restricted production
(See Subsection 253.3.)
39. Plating, including galvanizing
40. Poultry killing
41. Printing, lithographing, or publishing plants
42. Radio assembly, or assembly of other electronic instruments or devices
43. Research institutes
44. Rubber-stamp manufacture, and manufacture of other small molded rubber products
45. Shell-products manufacture or processing—restricted production
(See Subsection 253.3.)
46. Stone or monument works
47. Tire retreading or recapping
48. Tobacco-products manufacture or processing—restricted production
(See Subsection 253.3.)
49. Toy manufacture, or manufacture of novelties
50. Trailer assembly, including the assembly of truck trailers or mobile homes

6. Business or trade schools
 7. Carpentry or cabinet-making shops
 8. Drug stores, but the gross floor area devoted to any such store shall not exceed 1500 square feet
 9. Electrical-contractors' shops
 10. Electroplating shops
 11. Food stores, but the gross floor area of any such store shall not exceed 2500 square feet
 12. Heating- or air-conditioning-contractors' shops
 13. Laundry, dry-cleaning, or clothing-repair or -alteration establishments or stations, including self-service laundry or dry-cleaning facilities
 14. Liquor or package stores
 15. Machinery-sales or -repair establishments
 16. Parking lots or garages
 17. Painting shops
 18. Plumbing-contractors' shops
 19. Restaurants, except drive-in restaurants
 20. Sheet-metal shops
 21. Shoe-repair shops
 22. Stationery or office-supply stores
 23. Taverns
 24. Truck-rental and truck-trailer-rental agencies.
- D. The following temporary use: Carnivals, temporary, provided that no such use shall be established for more than 90 days in any one-year period. [Bill No. 100, 1970.]
- E. Combinations of the uses listed above. [Bill No. 100, 1970.]
- F.⁵ Accessory uses or structures, including but not limited to:
1. Incidental sales (wholesale or retail)
 2. Living quarters for watchmen or caretakers and their families, and accessory uses or buildings subsidiary thereto
 3. Trailers for temporary use, as permitted under Section 415
 4. Industrial medical clinics
 5. Employees' recreation facilities
 6. Excavations, uncontrolled
 7. Parking spaces (see Section 409)
 8. Signs (see Section 413).

253.2—Uses Permitted by Special Exception. The uses listed in this subsection are permitted by special exception only (see Section 502). [B.C.Z.R., 1955, Subsection 253.5; Bill No. 85, 1967, Subsection 253.5; Bill No. 100, 1970.]

- A.⁶ The following industrial, quasi-industrial, transportation, storage, or quasi-public uses or utilities:

5. All provisions of this paragraph from Bill No. 100, 1970.

6. All provisions of this paragraph from Bill No. 100, 1970.

7. Radio or television broadcasting studios
8. Racetracks
9. Riding stables, commercial
10. Shooting ranges
11. Trailers, non-accessory, subject to the provisions of Section 415, except that trailer parks are not permitted
12. Used-motor⁹ vehicle outdoor sales areas
13. Veterinarians' offices

D.¹⁰ The following miscellaneous uses:

1. Signs, outdoor-advertising (see Subsection 413.3)
2. Wireless transmitting and receiving structures, except as minor accessory uses or structures (which are permitted without a special exception); provided that, for the purposes of this paragraph, no exterior antenna greater than 50 feet above grade level shall be considered as an accessory use or structure.

E. Combinations of the uses listed in this subsection, or combinations of such uses with uses which are permitted as of right. [Bill No. 100, 1970.]

253.3—Scope of "Restricted Production." For the purposes of this section, "restricted production" shall include only the assembly, manufacture, or compounding of articles of merchandise from previously prepared materials, or the machining, electroplating, or other, comparable light processing or treatment of such articles; but it shall not include the manufacture of large stampings (such as motor-vehicle fenders or bodies). (However, the exclusion of a use under a particular entry, whether by virtue of a limitation to restricted production or otherwise, does not affect the applicability of any other entry under which they¹¹ use may be described.) [Bill No. 100, 1970.]

253.4—Within 100 feet of any residential zone boundary or the right of way of any street abutting such a boundary, or within 100 feet of the right of way of an existing or proposed interstate highway, other freeway, or expressway, which motorway is officially so designated by the State Roads Commission¹² or the County, there shall be permitted only passenger-automobile accessory parking and those uses permitted in M.R. zones, as limited by the use regulations in Section 241. [Bills No. 56, 1961, Subsection 255.1; No. 85, 1967, Subsection 253.6; No. 100, 1970.]

253.5—Conflicts with Section 270. Wherever any provision of this section may conflict with a provision of Section 270, the provision in this section shall control. [Bill No. 100, 1970.]

9. Thus (without hyphen) in Bill No. 100, 1970.
 10. All provisions of this paragraph from Bill No. 100, 1970.
 11. Thus in Bill No. 100, 1970.
 12. Most powers and functions of State Roads Commission transferred to State Highway Administration under Chapter 526, Laws of the State of Maryland...1970.

Section 255—AREA REGULATIONS [B.C.Z.R., 1955; Bill No. 85, 1967.]

255.1—The area regulations in M.L. Zone shall be the same as those in B.R. Zone unless such B.R. Zone regulations conflict with the provisions of Section 255.2.¹ [B.C.Z.R., 1955, Section 255; Bill No. 85, 1967.]

255.2—Within 100 feet of any residential zone boundary or the right of way of any street abutting such a boundary, or within 100 feet of the right of way of an existing or proposed interstate highway, other freeway, or expressway which motorway is officially so designated by the State Roads Commission² and/or the County, the front, side, and rear yards shall be as required in M.R. Zone (see Section 243.1, 243.2 and 243.3). [Bills No. 56, 1961, Subsection 255.1; No. 85, 1967.]

1. Part of former Subsection 255.1, added by Bill No. 56, 1961, was revised by Bill No. 85, 1967 and redesignated as Subsection 255.2.
2. See note 12, Section 253.

Section 238—AREA REGULATIONS [B.C.Z.R., 1955.]

Minimum requirements, except as provided in ARTICLE 3, shall be as follows:
[B.C.Z.R., 1955.]

238.1—Front Yard—For residences, as in Sections 302 and 303.1; for commercial buildings the front building line shall be not less than 50 feet from the front property line if on a dual highway; and not less than 25 feet from the front property line and not less than 50 feet from the center line of any other street, except as specified in Section 303.2; [B.C.Z.R., 1955.]

238.2—Side and Rear Yards—For residences, as in Section 302; for other buildings, 30 feet; [B.C.Z.R., 1955.]

238.3—Parking Areas and Loading Space—In accordance with the provisions of Section 409; [B.C.Z.R., 1955.]

238.4—Storage and display of materials, vehicles and equipment are permitted in the front yard but not more than 15 feet in front of the required front building line. [B.C.Z.R., 1955.]

238.5—Floor Area Ratio. The maximum permitted floor area ratio for any site in a B.R. zone, excepting C.C.C. and C.T. districts, shall be 2.0. [Bills No. 7, 1962; No. 111, 1968; No. 100, 1970.]

institutional uses are not excluded from town centers (when allowed under the regulations for the zones in which they are located). [Bill No. 40, 1967.]

Town-center distributor-bypass road: An arterial street which is designed to distribute traffic to a town center as well as to carry traffic around and away from such a center, and which is designated by the Planning Board as a town-center distributor-bypass road. [Bill No. 40, 1967.]

Trailer (or Mobile Home): Any of the various types of vehicles or mobile homes, with or without motive power, including small structures transportable by a pickup truck or similar vehicle, which are used for human habitation or for business purposes, but excluding vehicles used only for transportation of materials, products, or animals. A trailer (or mobile home) shall still be regarded as such even though its mobility may have been eliminated by removing its wheels, or otherwise, and placing it on a stable foundation, or rigid supports. Recreational vehicles, as defined herein, are excepted from this definition. [B.C.Z.R., 1955; Bills No. 145, 1959, Subsec. 415.5; No. 109, 1964; No. 29-74.]

Trailer Park: A tract of land specifically planned and equipped to accommodate residential trailers for temporary or continuing occupancy, including all buildings, structures, tents, vehicles, utilities, and accessories used or intended as equipment for such trailer park. [B.C.Z.R., 1955.]

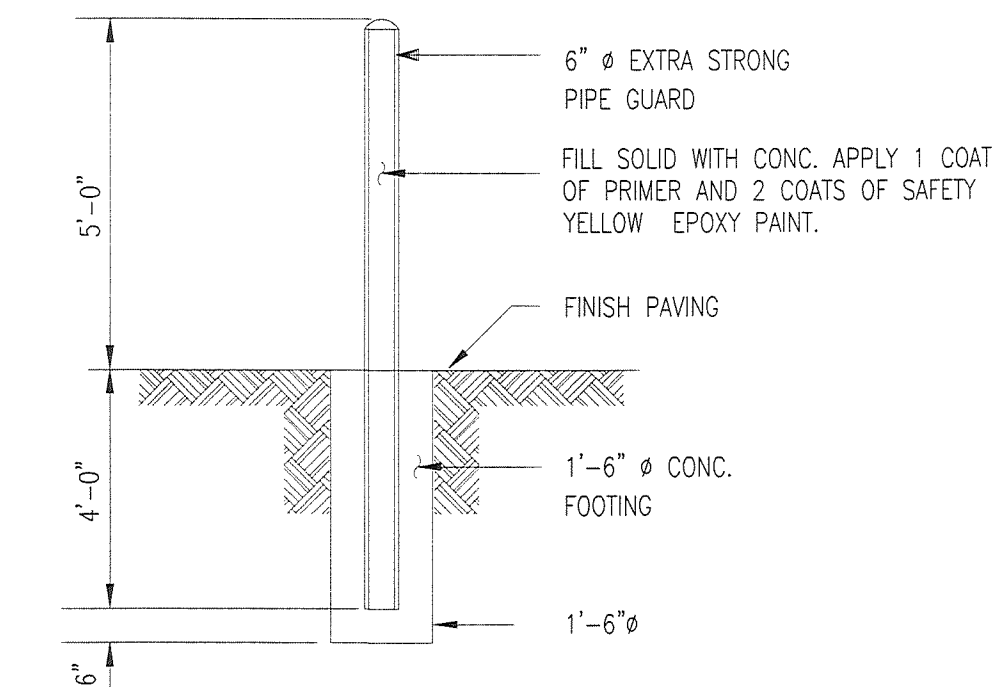
Truck Terminal: Any building, other structure and/or land devoted primarily to the transfer of merchandise from one truck or truck trailer to another or devoted to the lay-over parking of trucks or truck trailers. A truck terminal may include sleeping quarters for trucking personnel, recreation lounges and eating facilities for such personnel, other facilities to serve personnel or vehicles on the premises for the primary purpose of merchandise transfer or vehicle lay-over, and necessary incident warehouse space for the storage of transitory freight. [Bill No. 61, 1967.]

Urban-rural demarcation line: A boundary line established by the Planning Board, dividing that portion of Baltimore County considered as "urban" from that portion of the County considered as "rural." In establishing or relocating such line, the Planning Board shall consider population density, existing public water-supply and sewerage facilities, other existing public facilities, and public facilities scheduled for planning or construction in the Capital Budget and Five-Year Capital Program. [Bill No. 40, 1967.]

Veterinarian: A person licensed to engage in the practice of veterinary medicine. [Bill No. 85, 1967.]

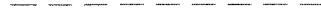
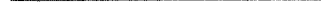
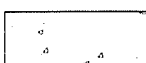
Veterinarian's Office: An office which is maintained by a veterinarian for the treatment of animals, and in which no animal is kept overnight. [Bill No. 85, 1967.]

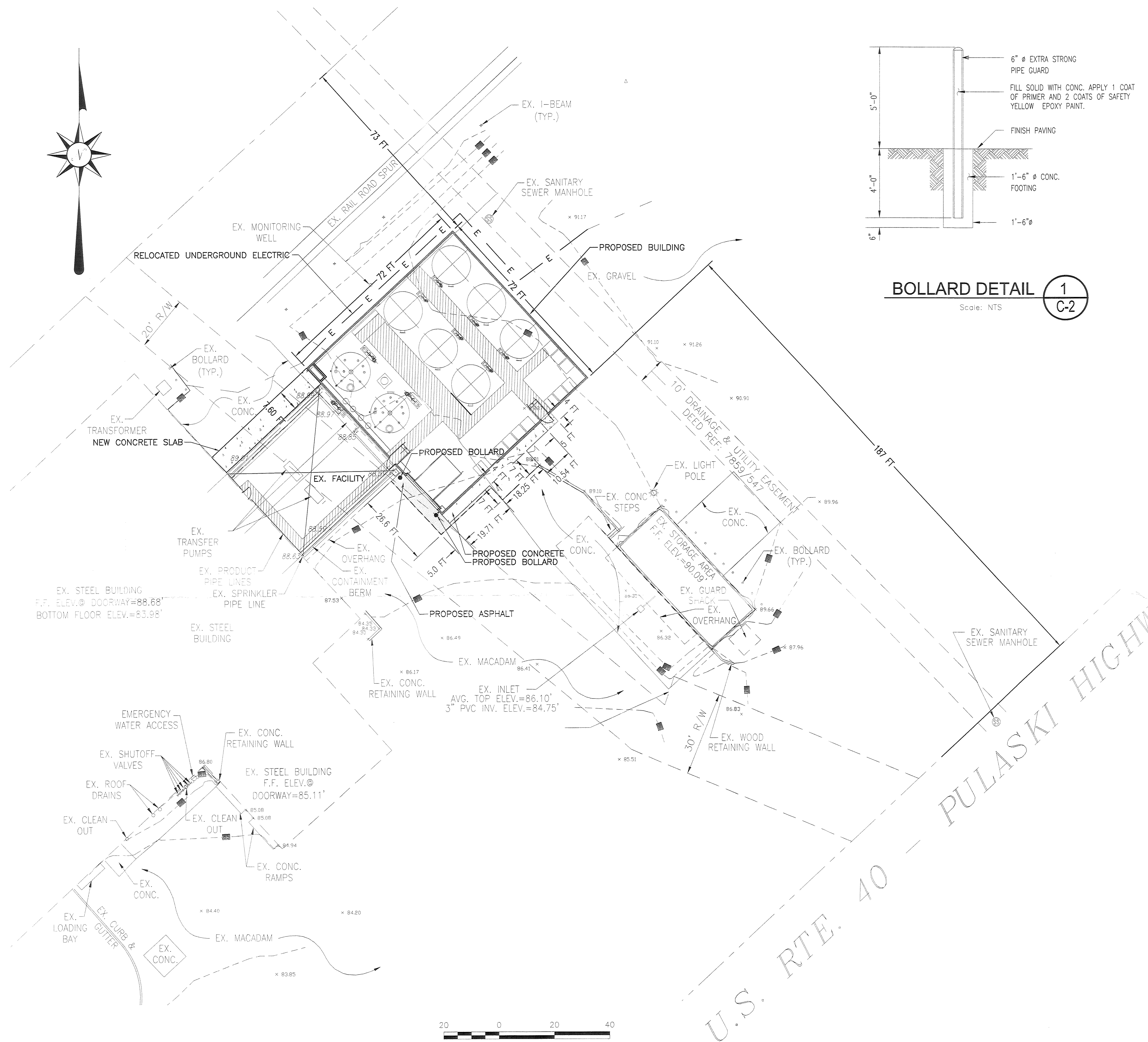
Veterinarian's Office: Any building or portion thereof which is used, intended to be used, or arranged primarily for treatment of animals by a veterinarian, where overnight care is allowed, and where all areas used for treatment or housing of animals are odor-proofed and sound-proofed. [Bill No. 85, 1967.]



BOLLARD DETAIL 1
C-2

Scale: NTS

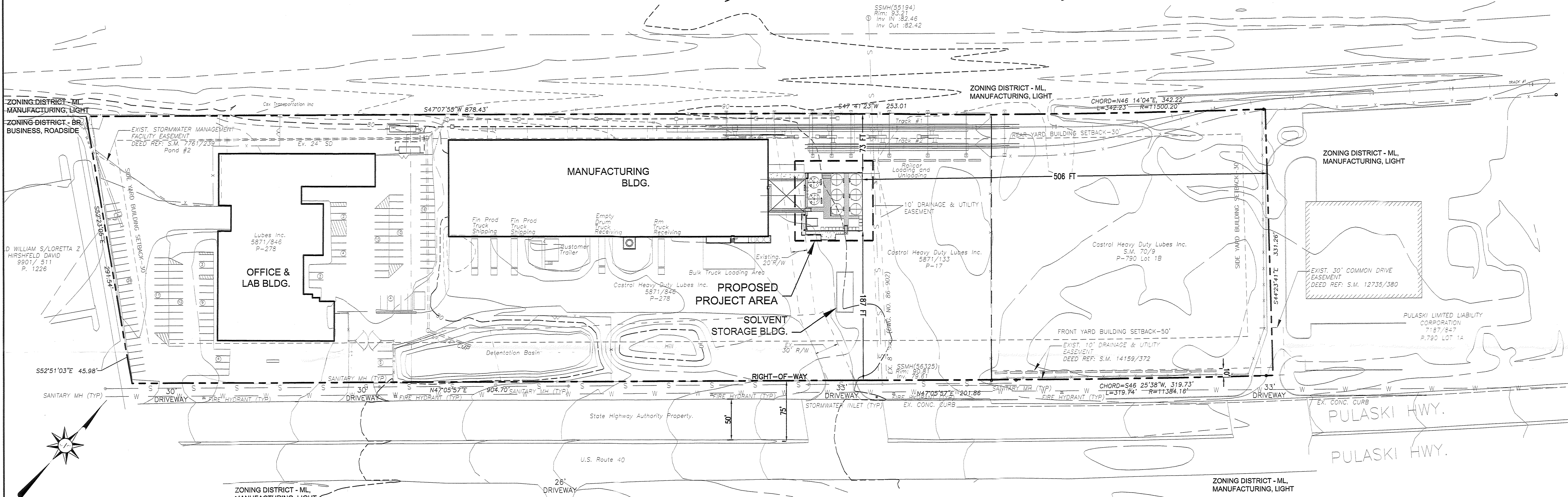
- ### LEGEND
- | | |
|---|----------------------------|
|  | ONE FOOT CONTOUR |
|  | FIVE FOOT CONTOUR |
|  | UNDERGROUND ELECTRIC |
|  | EDGE OF ASPHALT |
|  | EDGE OF CONCRETE |
|  | EX. LIGHT POLE |
|  | EX. BUILDING |
|  | EX. OVERHANG/ROOF LINE |
|  | RIGHT-OF-WAY/PROPERTY LINE |
|  | PROPOSED BOLLARD |
|  | EASEMENT |
|  | PROPOSED CONCRETE |
|  | PROPOSED ASPHALT |



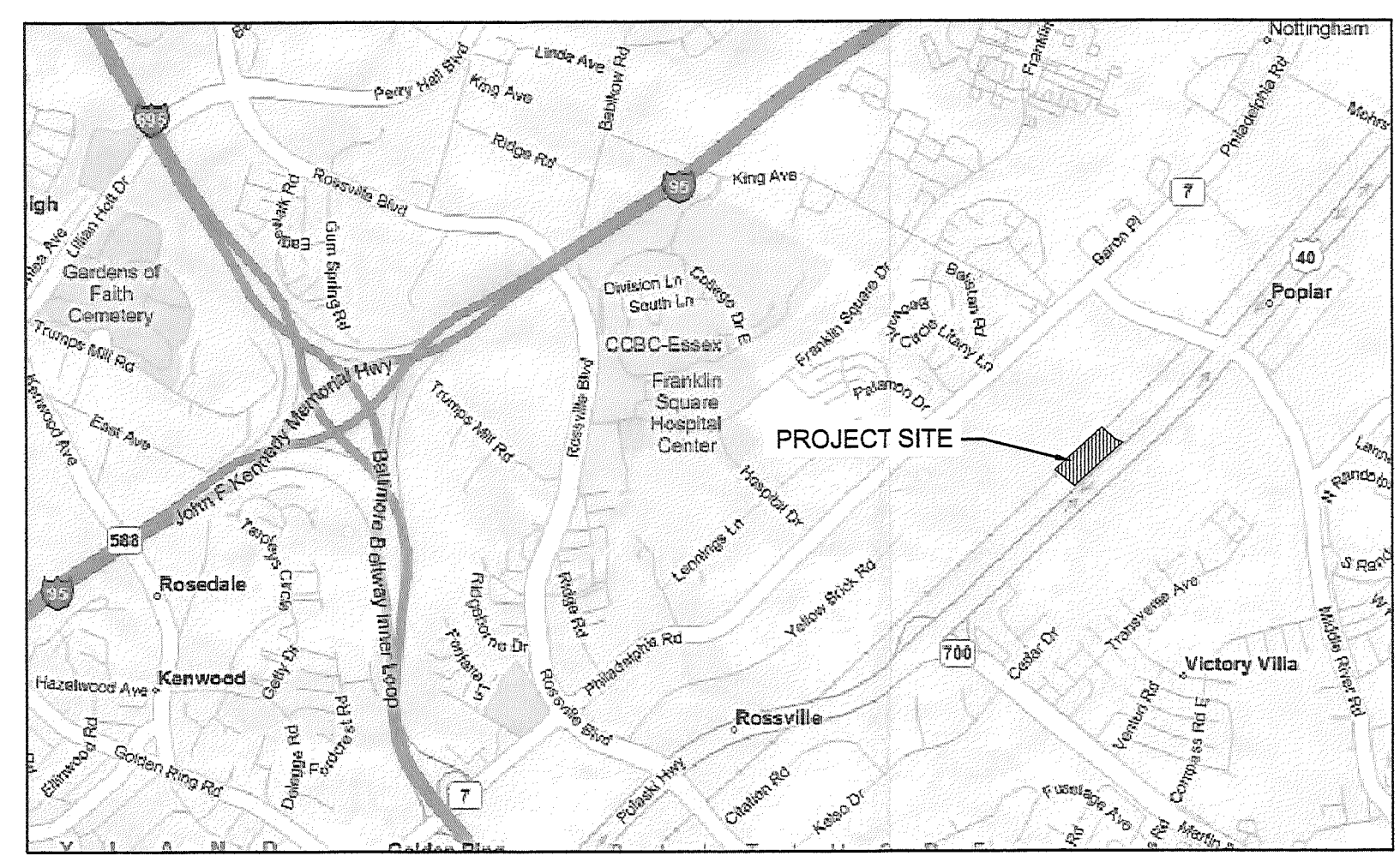
DATE		BY	REVISIONS	CKD.	APP
NO.					
A	24 SEPT 09	TMA	PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING	REW	GPC
REFERENCE DWG.	DESCRIPTION				

BP Lubricants USA Inc. PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING		DWN. BY:	DATE:
		OEW	23 SEPT 2009
		CKD. BY:	DATE:
		REW	23 SEPT 2009
DRAWING TITLE		ENG:	DATE:
SITE PLAN		TCB	23 SEPT 2009
NEW TANK FARM BUILDING		FILE:	
LOCATION		SCALE:	
BALTIMORE, MD		AS NOTED	
DRAWING No.		C-2	REV. A

NEW TANK FARM BUILDING CASTROL HEAVY DUTY LUBES INC. 9300 PULASKI HWY., BALTIMORE, MARYLAND 21220



OVERALL SITE PLAN
Scale: 1 INCH = 60'



VICINITY MAP
Scale: 1 INCH = 2000 FEET

- LEGEND**
- PROPERTY LINE
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - EDGE OF ROAD
 - 2' CONTOUR LINE
 - 10' CONTOUR LINE
 - FENCE LINE

- NOTES:**
- ELECTION DISTRICT - 15.
 - COUNCILMANIC DISTRICT - 6.
 - ADC MAP No. - 37.
 - TAX ACCOUNT No. - 1800003253.
 - STREET ADDRESS: 9300 PULASKI HWY., BALTIMORE, MARYLAND, 21220.
 - ADJOINING STREET - MIDDLE RIVER ROAD, ± 1800'.
 - THIS PROJECT IS NOT IN THE 100 YEAR FLOODPLAIN.
 - PARKING: THIS PROJECT WILL NOT CREATE ADDITIONAL JOBS AT THE SITE SO NO ADDITIONAL PARKING IS PROPOSED. EXISTING PARKING IS 119 SPACES WHICH INCLUDES 4 HANDICAPPED SPACES. SEE PARKING SPACE CALCULATIONS.

FLOOR AREA RATIO CALCULATION:
SITE AREA = 11.047 AC, 481,207.32 S.F.
ADJACENT STREET AREA (30') = 0.98 AC, 42,725.04 S.F.
GROSS SITE AREA: 481,207.32 S.F. + 42,725.04 S.F. = 523,932.36 S.F.
EXIST FLOOR AREA = 97,381 S.F.
PROPOSED FLOOR AREA = 97,381 + 5041 = 102,422 S.F.
EXIST. FLOOR AREA RATIO = 97,381/523,932.36 = 0.186
PROPOSED FLOOR AREA RATIO = 102,422/523,932.36 = 0.195

ZONING DATA: ML - MANUFACTURING, LIGHT ZONE

ITEM	REQUIRED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO	2.0	0.186	0.195
MIN. FRONT YARD (FT)	50'	50'	50'
MIN. REAR YARD (FT)	30'	30'	30'
MIN. SIDE YARD (FT)	30'	30'	30'
MAX. HEIGHT (FT)	UNLIMITED	40'±	44'

- NOTES:**
- ZONING DISTRICTS TAKEN FROM THE BALTIMORE COUNTY WEB SITE.
 - THIS PROJECT DOES NOT PROPOSE ANY NEW SIGNS.

SITE ADDRESS:
9300 PULASKI HIGHWAY
BALTIMORE, MD 21220

APPLICANT:
CASTROL HEAVY DUTY LUBES, INC.
9300 PULASKI HIGHWAY
BALTIMORE, MD 21220

OWNER:
CASTROL HEAVY DUTY LUBES, INC.
9300 PULASKI HIGHWAY
BALTIMORE, MD 21220

PARKING SPACE CALCULATION:
OFFICE AREA = 13,938 SF + 31,440 = 45,378 SF
45,378/1000 = 45.378 OR 46 SPACES
MANUFACTURING AREA = 44 EMPLOYEES
44 X 1 = 44 SPACES
46 + 44 = 90 SPACES REQUIRED.

DRAWING INDEX

T-1	TITLE SHEET
C-1	SITE DEMOLITION PLAN
C-2	SITE PLAN
C-3	GRADING, UTILITY AND SOIL EROSION & SEDIMENTATION CONTROL PLAN

EI ASSOCIATES
ARCHITECTS & ENGINEERS, PA
8 RIDGEDALE AVE. CEDAR KNOLLS, NJ 07927 • (973)775-7777

EIA PROJECT NO. EP 5526.58
PROCESS PROJECT MANAGER
GAETANO P. CIPRIANO, P.E. PROFESSIONAL ENGINEER
MD LICENSE 16437

DRAWN BY: TRG
PROJECT MANAGER

NO.	DATE	BY	REVISIONS	CKD.	APP
B	2 MARCH 2009	TMA	ISSUED WITH VERIFICATION LETTER		
A	7 NOV 2008	TMA	ISSUED FOR OWNER REVIEW		

REFERENCE DWG. DESCRIPTION

PETITIONER'S EXHIBIT NO. 1

BP Lubricants USA Inc

PLAN TO ACCOMPANY BUILDING PERMIT

DRAWING TITLE TITLE SHEET

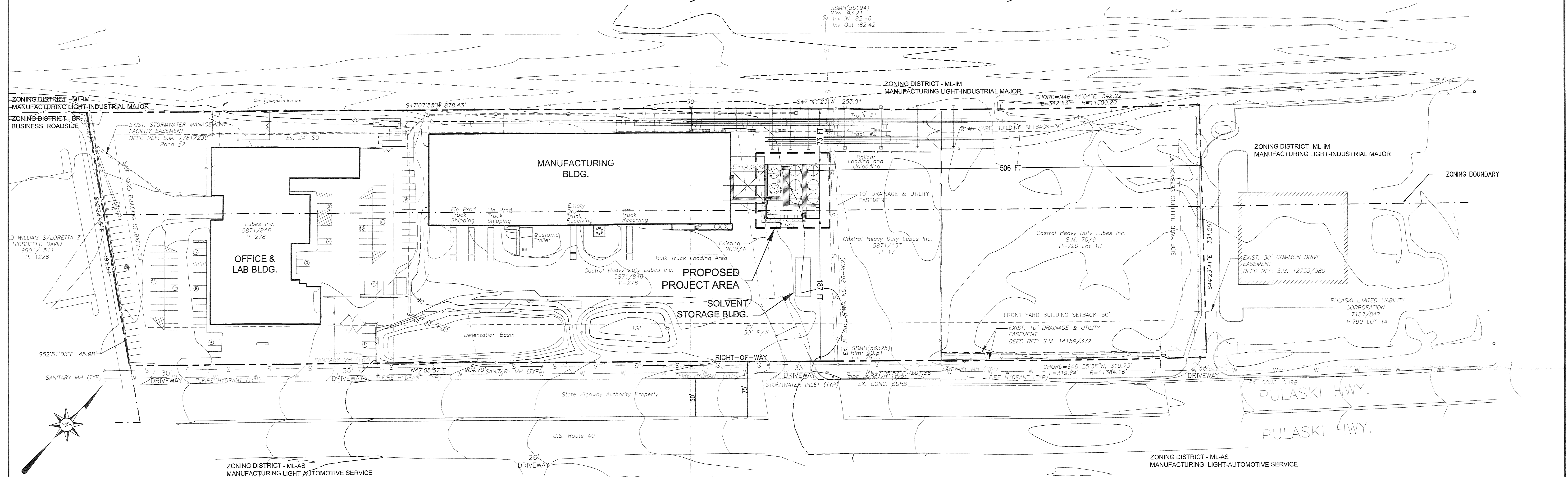
LOCATION BALTIMORE, MD

DWN. BY: JFS DATE: 22 SEPT 2008
CKD. BY: MNP DATE: 22 SEPT 2008
ENG. DATE:
FILE:
SCALE: AS NOTED
DRAWING No. T-1 REV. A

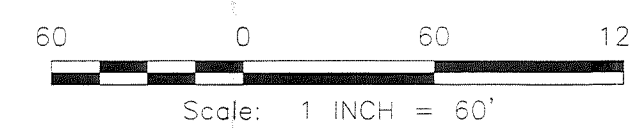
NEW TANK FARM BUILDING

CASTROL HEAVY DUTY LUBES INC.

9300 PULASKI HWY., BALTIMORE, MARYLAND 21220



OVERALL SITE PLAN



LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- EDGE OF ROAD
- 2' CONTOUR LINE
- 10' CONTOUR LINE
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NOTES:

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DRAWING INDEX

T-1 TITLE SHEET
C-2 SITE PLAN

ZONING DATA: ML - MANUFACTURING LIGHT ZONE

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BALTIMORE, MD 21220

APPLICANT:

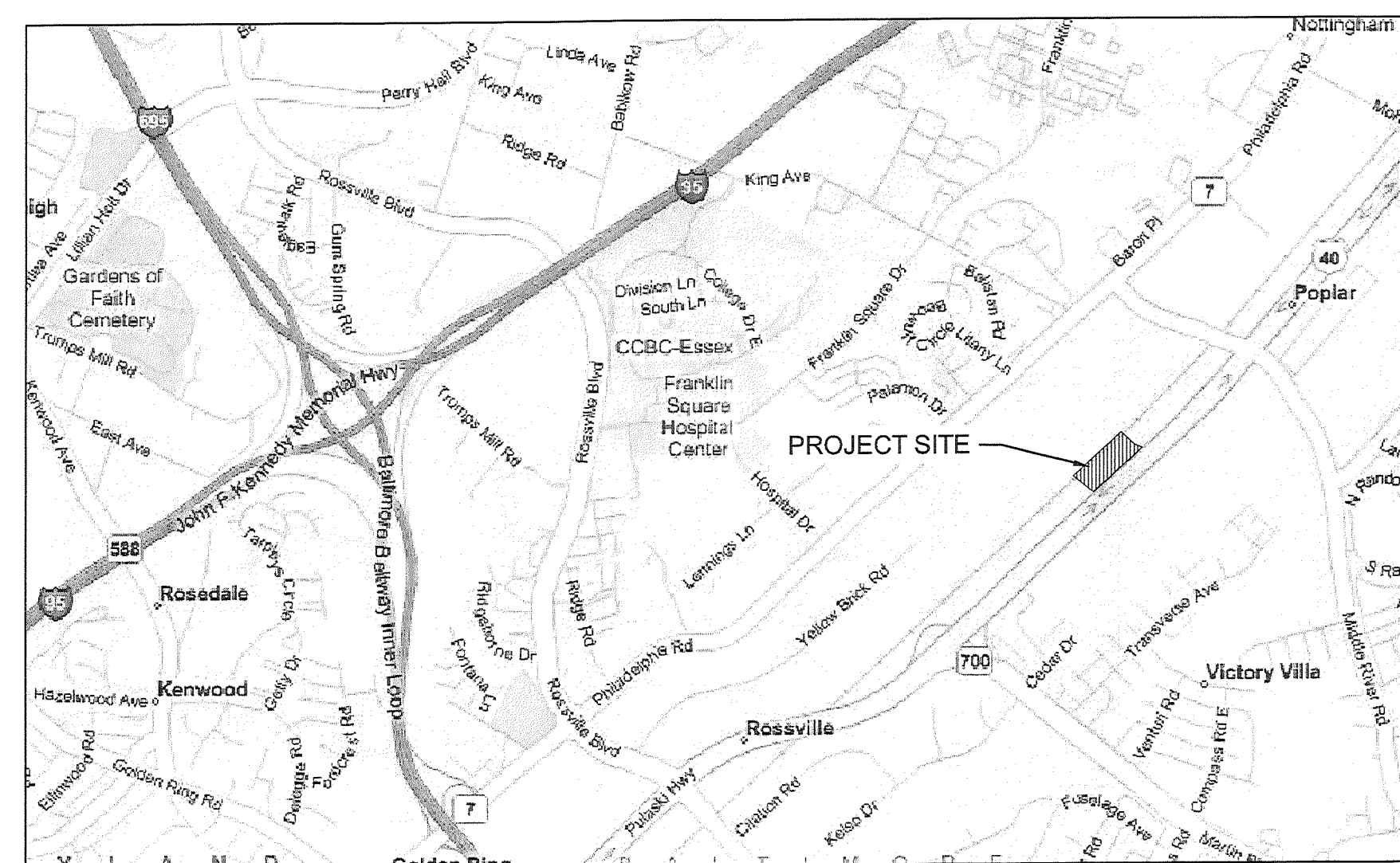
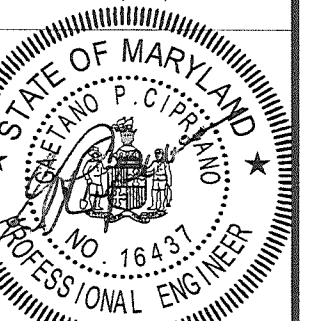
CASTROL HEAVY DUTY LUBES, INC.
9300 PULASKI HIGHWAY
BALTIMORE, MD 21220

OWNER:

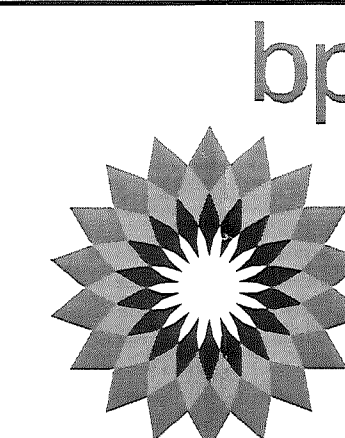
CASTROL HEAVY DUTY LUBES, INC.
9300 PULASKI HIGHWAY
BALTIMORE, MD 21220

EI ASSOCIATES
ARCHITECTS & ENGINEERS, P.A.
8 RIDGEDALE AVE. CEDAR KNOLLS, NJ 07927 • (973) 775-7777

EIA PROJECT NO. EP 5526.74
CIVIL
DRAWN BY: OEW 9/24/09
PROJECT MANAGER: TMA 9/24/09
GAETANO P. CIPRIANO, P.E. PROFESSIONAL ENGINEER
MD LICENSE 16437



VICINITY MAP



BP Lubricants USA Inc.

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING

DRAWING TITLE TITLE SHEET

LOCATION NEW TANK FARM BUILDING

LOCATION BALTIMORE, MD

DWN. BY: OEW
CKD. BY: REW
ENG. TCB

DATE: 23 SEPT 2009

DATE: 23 SEPT 2009

FILE: SCALE: AS NOTED

DRAWING No. T-1 REV. A

2010-0105-SPH