



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

December 6, 2011

Adelberg, Rudow, Dorf, & Hendler, LLC
Attn: Walter R. Stone
7 Saint Paul Street, Suite 600
Baltimore, MD 21202-1612

Re: Grandfather Plat - 3510 Marmenco Ct.; Beltway International Trucks; tax # 1316001020;
13th Election District

Dear Mr. Stone:

As per our request, this office is in receipt of an overall plan (Grandfather Plat) for the site referred to as Lot 4A-Patapsco Industrial Sites, 3510 Marmenco Court prepared by MatisWarfield on November 23, 2011. Previous zoning cases as far back as 1982 confirmed the continued use on the site for the operation and parking of trucks and truck trailers. Approval of this plan preserves your right to develop the property, now zoned M.L., for commercial uses to include the retail sale, rental, service, and repair of commercial vehicles, primarily trucks and truck trailers under the provisions of Section 103.1, BCZR. All other zoning and construction requirements must be complied with at the time of application.

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

I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any questions, I can be reached at 410-887-3391.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bruno Rudaitis". The signature is fluid and cursive, with the first name "Bruno" being more prominent than the last name "Rudaitis".

Bruno Rudaitis
Zoning Review

BR:br

MATISWARFIELD
Consulting Engineers

10640 York Road, Suite M, Hunt Valley, Maryland 21030
410.683.7004 PHONE 410.683.1798 FAX
www.matiswarfield.com



"Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland, License No. 18848, Expiration Date: 09-19-12."

Legal Owner

LOT 4A
ART LITHO BUSINESS TRUST
3500 MARMENCO COURT
BALTIMORE, MARYLAND 21230-3412
410-789-5300

Contract Purchaser

BELTWAY INTERNATIONAL TRUCKS
(OR AFFILIATE)
1800 SULPHUR SPRING ROAD
BALTIMORE, MARYLAND 21227

Graphic Scale
1" = 30'-0"

Prior Zoning Cases:

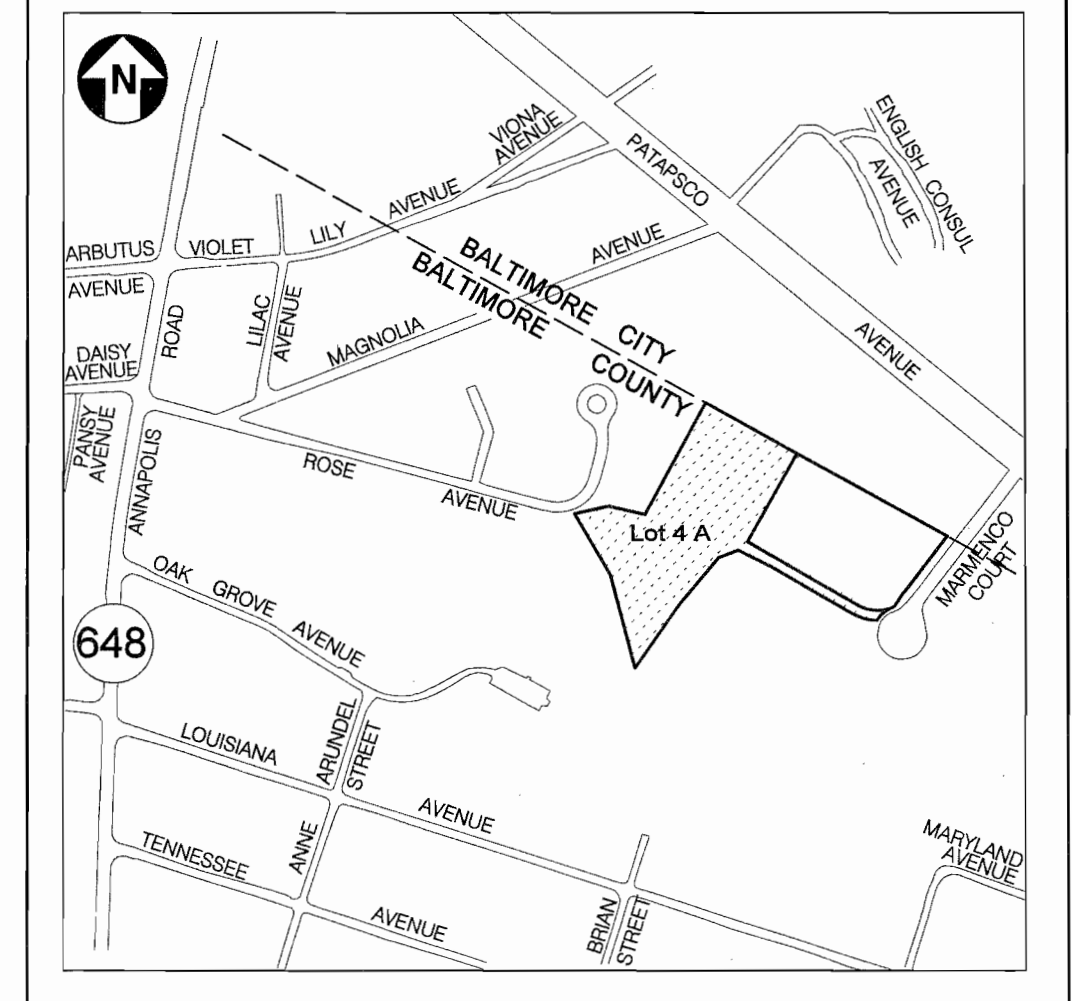
See Zoning Case No. 87-234-A in which the Zoning Commissioner granted a variance from Section 235.2 to permit a 0' front, rear, and side yard setback in lieu of the required 20', 50' and 50' and a 0' residential zone boundary setback for parking trailers in lieu of the required 100' subject to the following:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning said property to its original condition.
2. The Petitioner shall submit a landscape plan for approval by the Deputy Director of the Office of Planning and Zoning, as set forth in his Zoning Advisory Committee comments dated January 6, 1992. Said plan shall be submitted within 60 days from the date of this Order.
3. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

See Zoning Case No. 82-47594 in which the Zoning Commissioner determined the property was not a Trucking Facility Class B and was granted the right to to continue to operate as a truck and trailer facility subject to the following:

1. The use of the property for storage and freight shipping containers designated to be mounted on chassis for all of their transport shall not be permitted.
2. A schedule for compliance with paving regulations shall be indicated on the Site Plan.
3. A revised Site Plan reflecting the truck rental and trailer rental agency use and incorporating the restrictions set forth above shall be submitted and approved by the Department of Public Works and the Office of Planning within 120 days from the date of this Order.

See Case No. R367-RXA which was a petition to reclassify the property from R-6 to M-2 a petition for Special Exception for a Truck Terminal and a petition for Variance from Sections 235.1 and 243.4.
Petition for reclassification to M-2 was approved.
Petition for Special Exception for Truck Terminal was denied.
Petition for Variance to permit a structure within 50' of a residential zone was granted.



Vicinity Map
SCALE: 1" = 500'

Legend

- TRACT BOUNDARY / LOT LINE
- EXISTING EASEMENT LINE
- CURVE
- EXISTING FENCE LINE
- EXISTING ZONING LINE

Parking Tabulation

PROPOSED TRUCK AND TRAILER SALES AND LEASING OFFICES, PARTS SALES, 3,226 SF # 5 SPACES / 1000 SF	• 16.3 SPACES
PARTS STORAGE, GENERAL OFFICES, 4,700 SF # 3.3 SPACES/1000 SF	• 13.9 SPACES
TRUCK AND TRAILER SERVICE REPAIR BAYS, 14,075 SF # 3.3 SPACES / 1000 SF	• 46.8 SPACES
TOTAL PARKING REQUIRED	• 77 SPACES
PARKING PROVIDED	
REPAIR BAYS IN SERVICE GARAGE	• 16 SPACES
SURFACE LOT PARKING PROVIDED	• 62 SPACES
TOTAL PARKING PROVIDED	• 80 SPACES
TOTAL INCLUDES 3 SPACES FOR THE PHYSICALLY HANDICAPPED	
HANDICAP SPACES # 15 x 18' TOTAL	
VAN ACCESSIBLE HANDICAP SPACES # 24 x 30' TOTAL (TWO SIDE BY SIDE)	
STANDARD PARKING SPACES # 8.5 x 18, 9 x 18'	
PARALLEL PARKING AT 7.5' X 22'	

Site Data

EXISTING LOT 4A TAX ACCOUNT NUMBER 13-96-001020 DEED REFERENCE 21061761 PARCEL 0277 TAX MAP GRID 0005
PLAT REFERENCE: JLE 79-185
GROSS AREA OF SITE INCLUDES 30' OF MARMENCO COURT 1.94 ac. or 171,767 SF
NET AREA OF LOT 4A = 3.908ac +/- or 170,237 sq ft
EXISTING ZONING - M-2
EXISTING USE: FACILITIES FOR THE SALE, LEASE AND SERVICE OF TRUCK TRAILERS SAID USES ESTABLISHED PRIOR TO SEPTEMBER 19, 1970
PROPOSED USE: FACILITIES FOR THE SALE, LEASE AND SERVICE OF TRUCKS AND TRUCK TRAILERS
PRIOR DEVELOPMENT AUTHORIZATIONS: THE BALTIMORE COUNTY DEVELOPMENT REVIEW COMMITTEE APPROVED THE LOT LINE UNDER SECTION 32-4-106(1)(iv) LIMITED EXEMPTION PER DRC ACTION 11070A.
PRIOR COMMERCIAL PERMITS: BUILDING PERMIT # 10191 ISSUED 7-14-69 FOR THE CONSTRUCTION OF EX. BLDG.
FLOOD AREA RATIO PERMITTED - 2.0
FLOOR AREA RATIO EXISTING - 21.63 / 171,767 - 0.13
AGRICULTURE OPEN SPACE: N/A
BUILDING HEIGHT: SERVICE BAY AREA - 20'-0" TWO STORY PORTION - 22'-0"
THIS SITE IS LOCATED IN WATERSHED 6 AND SUBWATERSHED 103.
FLOODPLAIN - THIS SITE DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN.
LOT 4A IS SERVED WITH INDIVIDUAL WATER AND SEWER FACILITIES.
THIS PLAN DOES NOT INVOLVE AN APPLICATION FOR A DEVELOPMENT, SUBDIVISION, PROJECT PLAN, BUILDING, GRADING OR EROSION AND SEDIMENT CONTROL APPROVAL ON UNITS OF LAND 40,000 SQUARE FEET OR GREATER, AS THOSE TERMS ARE DEFINED IN SECTION 33-6-101.

Grandfathering Plat
Beltway International Trucks
3510 Marmenco Court
Lot 4A Patapsco Industrial Sites

Baltimore County, Maryland
Councilmanic District 1

Election District #13
November 23, 2011