

IN RE: PETITION FOR SPECIAL HEARING *
E/S of Hammonds Ferry Road, 40' N of *
Eskow Avenue *
(3211 & 3215 Hammonds Ferry Road) *
13th Election District *
1st Council District *

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

Alexa Enterprise, LLC
Petitioner

Case No. 2011-0080-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by Eugene B. Welch, managing member of Alexa Enterprise, LLC, the legal owner of the subject property, by and through their attorney Alfred L. Brennan, Jr., Esquire. The Petitioner requests a petition for special hearing for a waiver pursuant to Section 500.6 Baltimore County Zoning Regulations (B.C.Z.R.), Section 3112.0 of the Baltimore County Building Code, and Sections 32-4-107(a)(2), 32-4-414 and 32-8-301 of the Baltimore County Code (B.C.C.), to permit the redevelopment of a site located in a riverine floodplain and to allow filling, grading, relocation of the 100-year floodplain limit, installation of public and private utilities, road improvements as required, parking spaces, and a contractors equipment and materials storage area within the floodplain. The subject property and the requested relief are more particularly described on the site plan submitted, which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing as expert witnesses in support of the requests were John W. Ranocchia, Sr., a registered professional engineer and Michael Pieranunzi, a registered professional landscape architect, both with Century Engineering, Inc., the consulting firm who prepared the site plan; and Walter T. Smith, Jr., a self employed development consultant for the Petitioner. Also participating at the hearing were Lori Rogers, of the Baltimore

ORDER RECEIVED FOR FILING

Date

By

10-14-10

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County Department of Economic Development, whose department supports the petition, Gene Welch on behalf of the Petitioner/Owner, and Alfred L. Brennan, Jr., Esquire of Brennan and Brennan. There were no Protestants or other interested persons present.

Testimony and evidence offered by Petitioner disclosed that the subject property, 3211 and 3215 Hammonds Ferry Road, consists of approximately 1.888 acres located on the east side of Hammonds Ferry Road, directly across from Eskow Avenue in the Halethorpe area of the County. The area is made up of predominately industrial and commercial uses. The property which is zoned M.L., consists of two (2) adjacent lots. As shown on the highlighted site plan (Petitioner's Exhibit 2), there is an old wood frame building on each lot with parking fields on each lot. Each lot has a separate driveway and access to Hammonds Ferry Road. The two (2) frame buildings have been renovated by the Petitioner and each building provides office space for two (2) construction contracting companies owned and operated by the Petitioner.

Alexa Enterprise, LLC purchased the property in May 2002 and it now seeks to make a substantial investment in the area through redevelopment. The Petitioner's specific proposal includes the razing of both existing buildings and the construction of two, 10,000-square foot, two story office buildings, one on each lot, within an area on both lots impacted by the 100-year riverine floodplain.

Petitioner also proposes additional site work including grading, installation of public and private utilities, road improvements, parking, contractors equipment and material storage area and other related and required site work. Because a portion of the property is impacted by a 100-year riverine floodplain, the Petitioner is required to obtain the requested waiver in order to proceed.

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Date

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As Mr. Ranocchia explained, this area drains to an undersized culvert, and consequently, results in overland flow, which creates a 100-year floodplain. Century Engineering prepared a Flood Plain Analysis Report, Petitioner's Exhibit 4, in accordance with Baltimore County guidelines. The report was subsequently reviewed by David L. Thomas, a professional engineer with the Department of Public Works.

Based on this study and Mr. Thomas' advice, the Director of the Department of Public Works has recommended approval of this waiver. A copy of this recommendation was submitted as Petitioner's Exhibit 5 and made part of the record in this case.

Having considered all of the evidence and testimony on this issue, I am persuaded to grant the Petition for Special Hearing. I find that the Petitioner has demonstrated that its request meets the standards for granting a waiver under B.C.C. Sections 32-4-107 and 32-8-303. The Petitioner has articulated good and sufficient reasons for the waiver and that a denial of the waiver would result in exceptional hardship. If the proposed work is allowed, Alexa Enterprise, Inc. will be making a considerable investment in the property in furtherance of the goals of the local community organizations. Obsolete, outdated buildings will be replaced with modern buildings built to current standards. The old private well and septic system that serves the properties will be removed and replaced with public water and sewer services.

Based on the evidence presented at the hearing, I also find that granting the waiver will not increase flood heights, impact public safety, incur extraordinary public expense, create nuisances, cause fraud or victimization of the public or conflict with existing local or state laws and ordinances. For all these reasons, I find that Petitioner is entitled to the waiver and relief requested.

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Date

10-14-10

By

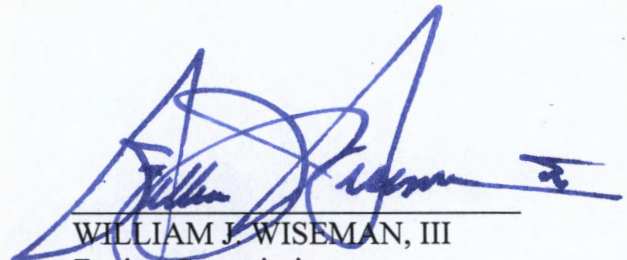
193

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of October 2010, that the Petition for Special Hearing seeking approval of a waiver pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R), Section 3112.2 of the Baltimore County Building Code (now Baltimore County Building Code, Part 125, as adopted by County Council Bill No. 47-10), and Sections 32-4-107(a)(2), 32-4-404, 32-4-414 and 32-8-301 of the Baltimore County Code (B.C.C.) for the redevelopment of a site partially located in a riverine floodplain and to allow relocation of the 100-year floodplain limit on a portion of Lots 1 and 2, grading, filling, paving, utilities, road improvements, landscaping, parking, contractors equipment and materials storage area and other related site work within the 100-year floodplain, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1. ADVISORY: Petitioner may apply for building 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, the relief granted herein shall be rescinded.

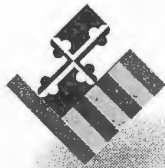
Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code (B.C.C.).


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date 10-14-10

By [Signature]



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 14, 2010

Alfred L. Brennan, Jr., Esquire
Brennan and Brennan
825 Eastern Boulevard
Baltimore Maryland 21221

RE: **PETITION FOR SPECIAL HEARING**
E/S of Hammonds Ferry Road, 40' N of Eskow Avenue
(3211 & 3215 Hammonds Ferry Road)
Alexa Enterprise, LLC - Petitioner
Case No. 2011-0080-SPH

Dear Mr. Brennan:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", written over a circular stamp.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: John W. Ranocchia, Sr. and Michael Pieranunzi, Century Engineering, Inc.,
10710 Gilroy Road, Hunt Valley MD 21031
Walter T. Smith, Jr., 420 Acadia Drive, Joppa MD 21085
Gene Welch, 3211 Hammonds Ferry Road, Lansdowne, MD 21227
Theresa Lowry, The Greater BLR Alliance, Inc., 2517 Hammonds Ferry Road, Halethorpe MD 21227
Buddy Marshall, 3209-3207 Hammonds Ferry Road, Landsdowne MD 21227
Lori Rogers, Baltimore County Department of Economic Development
People's Counsel; David L. Thomas, DPW; DEPRM; Office of Planning; File

**3211 HAMMONDS FERRY ROAD
TAX MAP 109 GRID 8 PARCEL 487 LOT 1**

Beginning for the same at a point at the northwest corner of Lot 1 as shown the plat entitled "Property of Ray F. McDonald" which is recorded among the Land Records of Baltimore County in Plat Book EHK, Jr. 48 Page 116. Said point also being at the northeast corner of a 30 foot Highway Widening for Hammonds Ferry Road as shown on the aforementioned plat. Thence leaving said point and running along the north side of said Lot 1, as now surveyed and referenced to the Maryland Coordinate System (NAD83/91)

- 1) North 86° 06' 57" East 175.33 feet to a point, thence
- 2) South 08° 16' 34" East 75.00 feet to a point, thence
- 3) South 26° 19' 51" East 111.60 feet to a point, thence
- 4) South 78° 03' 13" West 200.00 feet to a point on the east side of the aforementioned 30 foot Highway Widening, thence running with and binding on the east side of said widening.
- 5) North 12° 03' 03" West 211.20 feet to the place of beginning.

Containing 35,325 square feet or 0.811 acres of land, more or less.

Being all that parcel of land firstly described in a deed to Alexa Enterprise, LLC, dated May 9, 2002 and recorded among the Land Records of Baltimore County in Liber 16402 Folio 659. Also being Lot 1 as shown on the plat entitled "Property of Ray F. McDonald" which is recorded among the aforesaid Land Records in Plat Book EHK, Jr. 48 Page 116.



ALEXA ENTERPRISE, LLC PROPERTIES
TAX MAP 109 GRID 8 PARCEL 487 LOTS 1 & 2

Beginning for the same at a point at the northwest corner of Lot 1 as shown on the plat entitled "Property of Ray F. McDonald" which is recorded among the Land Records of Baltimore County in Plat Book EHK, Jr. 48 Page 116. Said point also being at the northeast corner of a 30 foot Highway Widening for Hammonds Ferry Road as shown on the aforementioned plat. Thence leaving said point and running as now surveyed and referenced to the Maryland Coordinate System (NAD 83/91)

- 1) North 86° 06' 57" East 380.33 feet to a point, thence
- 2) South 10° 09' 12" West 337.82 feet to a point, thence
- 3) North 87° 02' 56" West 59.40 feet to a point, thence
- 4) North 13° 08' 35" West 118.85 feet to a point, thence
- 5) South 76° 51' 25" West 189.21 feet to a point at the southeast corner of the aforementioned 30 foot highway widening, thence running with and binding on the eastern side of said widening
- 6) North 12° 03' 03" West 236.20 feet to the place of beginning.

Containing 82,297 square feet or 1.889 acres of land, more or less.

Being all those two parcels of land described in a deed to Alexa Enterprise, LLC dated May 9, 2002 and recorded among the Land Records of Baltimore County in Liber 16402 Folio 659. Also being Lots 1 & 2 as shown on the plat entitled "Property of Ray F. McDonald" which is recorded among the aforementioned Land Records in Plat Book EHK, Jr. 48 Page 116.



**3215 HAMMONDS FERRY ROAD
TAX MAP 109 GRID 8 PARCEL 487 LOT 2**

Beginning for the same at the southeast corner of a 30 foot Highway Widening as shown on the plat entitled "Property of Ray F. McDonald" which is recorded among the Land Records of Baltimore County in Plat Book EHK, Jr. 48 Page 116. Thence leaving said point and running with and binding on the eastern side of said highway widening, as now surveyed and referenced to the Maryland Coordinate System (NAD 83/91)

- 1) North 12° 03' 03" West 25.00 feet to a point, thence leaving the eastern side of said highway widening and running
- 2) North 78° 03' 13" East 200.00 feet to a point, thence
- 3) North 26° 19' 51" West 111.60 feet to a point, thence
- 4) North 08° 16' 34" West 75.00 feet to a point, thence
- 5) North 86° 06' 57" East 205.00 feet to a point, thence
- 6) South 10° 09' 12" West 337.82 feet to a point, thence
- 7) North 87° 02' 56" West 59.40 feet to a point, thence
- 8) North 13° 08' 35" West 118.85 feet to a point, thence
- 9) South 76° 51' 25" West 189.21 feet to the place of beginning.

Containing 46,972 square feet or 1.078 acres of land, more or less.

Being all that secondly described parcel of land in a deed to Alexa Enterprise, LLC dated May 9, 2002 and recorded among the Land Records of Baltimore County in Liber 16402 Folio 659. Also being Lot 2 shown on a plat entitled "Property if Ray F. McDonald" which is recorded in Plat Book EHK, Jr. 48 Page 116.





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 3211 and 3215 Hammonds Ferry Road
which is presently zoned ML

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

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
(This box to be completed by planner)

Special Hearing for a waiver to Section 500.6 Baltimore County Zoning Regulations; Section 3112.0 Baltimore County Building Code; and Section 32-4-414, 32-4-107(A)(2), and 32-8-301 Baltimore County Code to permit:

1. Limited filling and grading.
2. Relocation of the 100-year Floodplain limit on a portion of Lots 1 and 2.
3. Installation of public and private utilities as required.
4. Road improvements as required.
5. Parking spaces.
6. Storage of construction equipment and materials in a riverine floodplain.

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:

ALFRED L. BRENNAN, JR.
Name - Type or Print _____
Signature ALB
BRENNAN AND BRENNAN, ATTORNEYS AT LAW, P.A.
Company _____
825 Eastern Boulevard 410-687-3434
Address Telephone No.
Baltimore Maryland 21221
City State Zip Code

Legal Owner(s):

ALEXA ENTERPRISE, L.L.C.
Name - Type or Print _____
Signature Eugene G. Welch
Eugene G. Welch, Managing Member
Name - Type or Print _____
Signature _____

3211 Hammonds Ferry Road 410-536-1077
Address Telephone No.
Baltimore Maryland 21227
City State Zip Code

Representative to be Contacted:

EUGENE B. WELCH
Name _____
3211 Hammonds Ferry Road 410-536-1077
Address Telephone No.
Baltimore, Maryland 21227
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Case No. 2011-0050-504 UNAVAILABLE FOR HEARING
REV 9/15/98 ORDER RECEIVED FOR FILING JF Date 8/24/10

Date 10-14-10

By WJ

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.3)
BALTIMORE COUNTY

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Account Identifier: District - 13 Account Number - 1900004861

Owner Information

Owner Name: ALEXA ENTERPRISE LLC **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 4517 WORTHINGTON MANOR WAY **Deed Reference:** 1) /16402/ 659
ELLICOTT CITY MD 21043-6775 2)

Location & Structure Information

Premises Address **Legal Description**
3211 HAMMONDS FERRY RD .811 AC
RAY F MCDONALD PROP

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	8	487					1	2	Plat Ref: 48/ 116

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1917	1,638 SF	.81 AC	07

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	243,000	243,000		
Improvements:	119,800	119,800		
Total:	362,800	362,800	362,800	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: HAMMONDS FERRY PARTNERSHIP	Date: 05/13/2002	Price: \$240,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /16402/ 659	Deed2:
Seller: MCDONALD RAY F	Date: 08/15/1989	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 8249/ 370	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

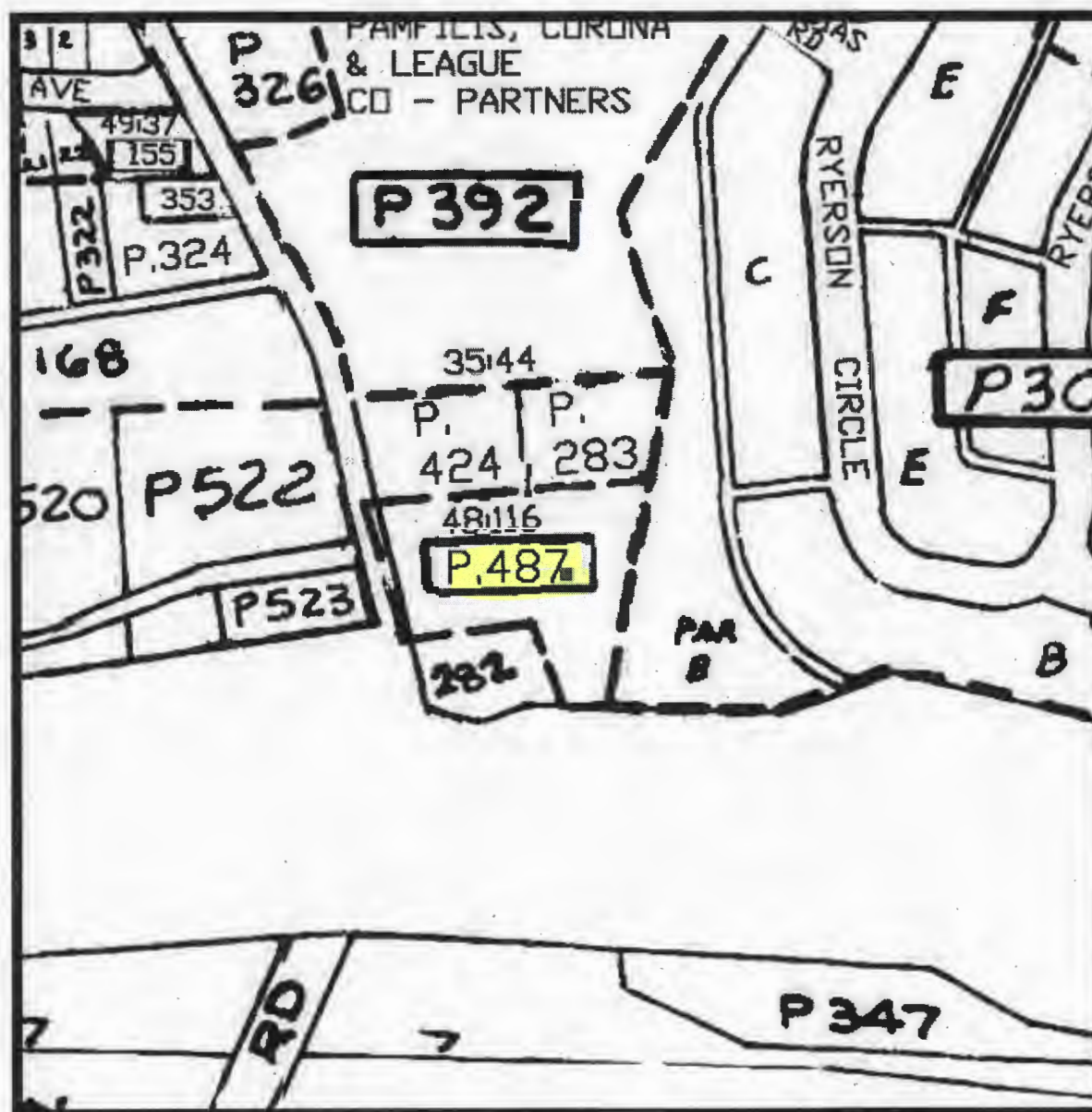
Exemption Information			
Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0
Tax Exempt:		Special Tax Recapture:	
Exempt Class:		* NONE *	



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
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District - 13 Account Number - 1900004861



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.3)
BALTIMORE COUNTY

[Go Back](#)
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Account Identifier: District - 13 Account Number - 1900004862

Owner Information

Owner Name: ALEXA ENTERPRISE LLC Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 4517 WORTHINGTON MANOR WAY Deed Reference: 1) /16402/ 659
ELLICOTT CITY MD 21043-6775 2)

Location & Structure Information

Premises Address Legal Description
3215 HAMMONDS FERRY RD 1.078 AC
RAY F MCDONALD PROP

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	8	487					2	2	
									Plat Ref: 48/116

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1915	2,324 SF	1.07 AC	07

Stories Basement Type Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2010	07/01/2011
Land	321,000	321,000		
Improvements:	150,900	150,900		
Total:	471,900	471,900	471,900	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	HAMMONDS FERRY PARTNERSHIP	Date:	05/13/2002	Price:	\$240,000
Type:	MULT ACCTS ARMS-LENGTH	Deed1:	/16402/ 659	Deed2:	
Seller:	MCDONALD RAY F	Date:	08/15/1989	Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/ 8249/ 370	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information			
Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0
Tax Exempt:	NO	Special Tax Recapture:	
Exempt Class:		* NONE *	



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

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District - 13 Account Number - 1900004862



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: SEPT. 13, 2010

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

RE: Baltimore County
Item No. 2011-0080-SPH
3211 & 3215 HAMMONDS FERRY RD
ALEXA ENTERPRISE, LLC
SPECIAL HEARING -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2011-0080-SPH.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

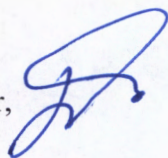
BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

TO: Timothy Kotroco, Director,
Permits & Development Management

ATTN: Kristen Matthews
MS 1105

FROM: Edward Adams, Director,
Public Works



DATE: September 3, 2010

SUBJECT: Case No. 2011-0080-SPHA
Petition for Special Hearing for waiver to permit filling and grading in a
riverine floodplain in preparation for new construction.
3211 & 3215 Hammonds Ferry Road (Alexa Enterprises LLC)

Section 32-8-303 (c) of the Baltimore County Code concerning waivers to the floodplain regulations says, "In considering a waiver action, comments from the state coordinating office and the County Department of Public Works shall be taken into account and maintained with the permit file." This memo is the comment from the Department of Public Works for the subject waiver.

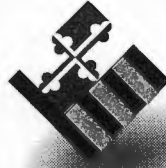
The waiver involves grading and filling in the 100-year riverine floodplain for construction of two office buildings, parking areas and a storage area for contractors equipment and material. The developer's engineer has demonstrated (by means of the "Flood Plain Analysis Report Total Site Contractors Property" dated November 2009 and sealed by a Professional Engineer licensed in Maryland) that there is no offsite impact resulting from the proposed work in the floodplain.

The floodplain area is located in an existing Baltimore County easement (RW 81-384) for which release has been requested from the Bureau of Land Acquisition.

This department recommends approval of the waiver.

ECA/DLT/s

CC: Walt Smith, John Ranocchia, Dennis Kennedy, Shirley Murphy (attn. Lois Bergman, file no. SP 2008-009), David Iannucci (Attn. Lori Rogers)



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

September 1, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 30, 2010

Item No.:

Administrative Variance: 2011-0073A

Variance: 2011-0026SPHXA, 2011-0074A – 0078A, 2011-0079SPHA, 2011-0081SPHA,
2011-0082A

Special Exception: 2011-0026SPHXA

Special Hearing: 2011-0026SPHXA, 2011-0079SPHA, 2011-0080SPH,, 2011-0081SPHA

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable for the above listed properties.

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

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
Mail Stop 1102

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 13, 2010

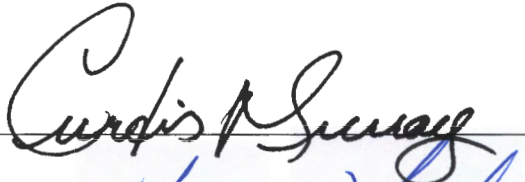
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-080- Special Hearing**

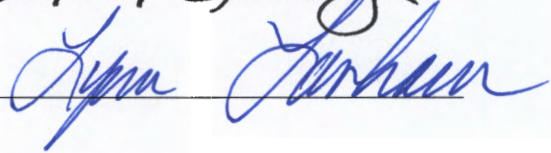
The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request. The petitioner shall submit architectural elevations and a landscape plan to the Office of Planning in conjunction with the development plan and/or permit.

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

Prepared By:



Division Chief:
CM/LL



RECEIVED

SEP 17 2010

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 13, 2010

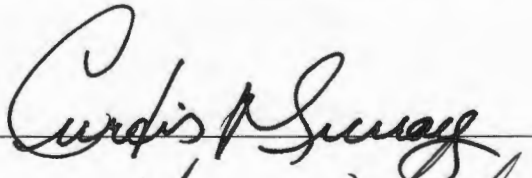
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-080- Special Hearing**

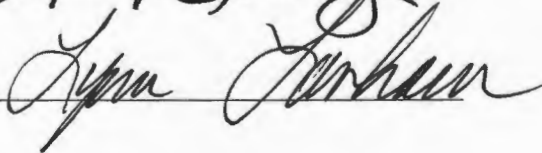
The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request. The petitioner shall submit architectural elevations and a landscape plan to the Office of Planning in conjunction with the development plan and/or permit.

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

Prepared By:



Division Chief:
CM/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 8, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For September 13, 2010
Item No. 2011-080

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The Director of Public Works will respond with a comment.

DAK:CEN:cab
cc: File
ZAC-ITEM NO 11-080-09132010.doc

Matt Ogle 9/19/10

ZONING NOTICE

CASE # 2011-0080-SFH

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

FROM THE TOWNSHIP ENGINEERING DEPARTMENT

PLACE: WEST CARROLLWOOD AVENUE, THUNDER, 20.6 AC
PLOT, DISTANCE 0.25 MI
AT 100 A.M.

DATE AND TIME: MONDAY, SEPTEMBER 27, 2011 AT 7:00 PM

REQUEST: TO REZONE FROM R-1 TO R-2

REASON: THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE ZONING MAP AND THE TOWNSHIP ENGINEERING DEPARTMENT'S INTERESTS IN THE AREA.

FOR MORE INFORMATION, CONTACT THE TOWNSHIP ENGINEERING DEPARTMENT AT 410-261-1234.

APPROVED: [Signature]

SEPTEMBER 27, 2011

09/19/2010

ENG

Case No 2011-0080-SPH

2010 Owner/Developer CENTURY
ENGINEERING (LINDA JONES)

Date Of Hearing/Closing: 10/8/10

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

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: # 2011-0080-SPH

3211 & 3215 Hammonds Ferry Road
E/side of Hammonds Ferry Road at the distance of 40 feet
north of Escow Avenue
13th Election District — 1st Councilmanic District
Legal Owner(s): Alexa Enterprise, LLC

Special Hearing: for a waiver to permit limited filling and grading; to permit relocation of the 100 year floodplain limit portion of lot 1 and 2; to permit installation of public and private utilities as required; to permit road improvements as required; to permit parking spaces; to permit storage of construction equipment and materials in a riverine floodplain.

Hearing: Friday, October 8, 2010 at 9:00 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.
9/395 September 23 255226

CERTIFICATE OF PUBLICATION

9/23, 2010

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 9/23, 2010.

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

J. Wilkinson

LEGAL ADVERTISING



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 14, 2010

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: 2011-0080-SPH

3211 & 3215 Hammonds Ferry Road

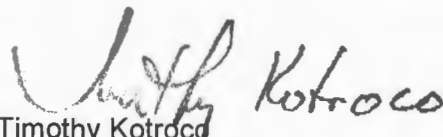
E/side of Hammonds Ferry Road at the distance of 40 feet north of Escow Avenue

13th Election District – 1st Councilmanic District

Legal Owners: Alexa Enterprise, LLC

Special Hearing for a waiver to permit limited filling and grading; to permit relocation of the 100 year floodplain limit portion of lot 1 and 2; to permit installation of public and private utilities as required; to permit road improvements as required; to permit parking spaces; to permit storage of construction equipment and materials in a riverine floodplain.

Hearing: Friday, October 8, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Timothy Kotroco
Director

TK:kl

C: Alfred Brennan, 825 Eastern Blvd., Baltimore 21221
Eugene Welch, 3211 Hammonds Ferry Road, Baltimore 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURS., SEPTEMBER 23, 2010.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 23, 2010 Issue - Jeffersonian

Please forward billing to:

Alexa Enterprise, LLC
3211 Hammonds Ferry Road
Baltimore, MD 21227

410-977-8637

NOTICE OF ZONING HEARING

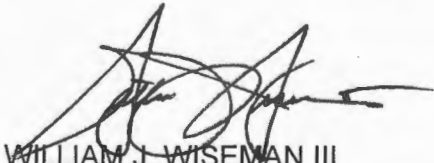
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CASE NUMBER: 2011-0080-SPH

3211 & 3215 Hammonds Ferry Road
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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.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
3211 & 3215 Hammonds Ferry Road; E/S
Hammonds Ferry Road, 40' N Escow Avenue* ZONING COMMISSIONER
13th Election & 1st Councilmanic Districts
Legal Owner(s): Alexa Enterprises, LLC * FOR
Petitioner(s) *
* BALTIMORE COUNTY
* 2011-080-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

SEP 08 2010

.....

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 8th day of September, 2010, a copy of the foregoing Entry of Appearance was mailed to Alfred Brennan, Jr. Esquire, 825 Eastern Boulevard, Baltimore, MD 21221, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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/neighbor property owners relative to property that is the subject of an upcoming zoning hearing. For those petitions that 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:

2011-0080-SPH

Petitioner:

Alexa Enterprise, LLC

Address or Location:

3211 and 3215 Hammonds Ferry Road, Baltimore, MD 21227

Please Forward Advertising Bill to:

Name:

Alexa Enterprise, LLC

Address:

3211 Hammonds Ferry Road

Baltimore, MD 21227

Telephone:

410-977-8637

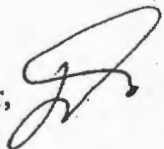
BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

TO: Timothy Kotroco, Director,
Permits & Development Management

ATTN: Kristen Matthews
MS 1105

FROM: Edward Adams, Director,
Public Works



DATE: September 3, 2010

SUBJECT: Case No. 2011-0080-SPHA
Petition for Special Hearing for waiver to permit filling and grading in a
riverine floodplain in preparation for new construction.
3211 & 3215 Hammonds Ferry Road (Alexa Enterprises LLC)

Section 32-8-303 (c) of the Baltimore County Code concerning waivers to the floodplain regulations says, "In considering a waiver action, comments from the state coordinating office and the County Department of Public Works shall be taken into account and maintained with the permit file." This memo is the comment from the Department of Public Works for the subject waiver.

The waiver involves grading and filling in the 100-year riverine floodplain for construction of two office buildings, parking areas and a storage area for contractors equipment and material. The developer's engineer has demonstrated (by means of the "Flood Plain Analysis Report Total Site Contractors Property" dated November 2009 and sealed by a Professional Engineer licensed in Maryland) that there is no offsite impact resulting from the proposed work in the floodplain.

The floodplain area is located in an existing Baltimore County easement (RW 81-384) for which release has been requested from the Bureau of Land Acquisition.

This department recommends approval of the waiver.

ECA/DLT/s

CC: Walt Smith, John Ranocchia, Dennis Kennedy, Shirley Murphy (attn. Lois Bergman, file no. SP 2008-009), David Iannucci (Attn. Lori Rogers)

PETITIONER' S

EXHIBIT NO. 5

BW 10/8 9am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

OCT 05 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: October 5, 2010
SUBJECT: Zoning Item # 11-080-SPH
Address 3211 & 3215 Hammonds Ferry Road
(Alexa Enterprise, LLC)

Zoning Advisory Committee Meeting of August 30, 2010.

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

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

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:

1. A forest buffer variance request will be required and mitigation must be addressed to reduce the forest buffer and 100-year floodplain.

Reviewer: J. Russo

Date: 9/27/10

awaiting
comment from
DPW
10/5
✓ Rec'd 10/6

CASE NO. 2011- 0080-SPH

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>9-8</u>	DEVELOPMENT PLANS REVIEW DEPRM (if not received, date e-mail sent <u>10-5-10</u>)	<u>Comment - "The Dir. of Public Works will respond w/a comment" (Have not rec'd)</u>
	FIRE DEPARTMENT	
<u>9-13</u>	PLANNING (if not received, date e-mail sent _____)	<u>Does Not Oppose - w/ Conditions</u>
	STATE HIGHWAY ADMINISTRATION	
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>9-23-10</u>	
SIGN POSTING	Date: <u>9-19-10</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

From: David Thomas
To: Kennedy, Dennis; Wiley, Debra
CC: Bergman, Lois; Rogers, Lori
Date: 10/5/2010 3:22 PM
Subject: Fwd: Re: Case No. 2011-0080-SPH
Attachments: 2011-0080-SPH memo ECA to TK signed.PDF

Debbie,

I've attached the memo from Ed Adams to Tim Kotroco for the subject floodplain waiver. This is for Alexa Enterprises on Hammonds Ferry Road.

Let me know if there are questions.

Dave

David L. Thomas
Baltimore County DPW
(410) 887-3984

>>> Debra Wiley 10/5/2010 1:21 PM >>>
Dave,

Please see attached from Dennis Kennedy indicating a comment would be received from DPW. Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

TO: Timothy Kotroco, Director,
Permits & Development Management

ATTN: Kristen Matthews
MS 1105

FROM: Edward Adams, Director,
Public Works



DATE: September 3, 2010

SUBJECT: Case No. 2011-0080-SPHA
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This department recommends approval of the waiver.

ECA/DLT/s

CC: Walt Smith, John Ranocchia, Dennis Kennedy, Shirley Murphy (attn. Lois Bergman, file no. SP 2008-009), David Iannucci (Attn. Lori Rogers)

From: Debra Wiley
To: dthomas@baltimorecountymd.gov
Date: 10/5/2010 1:21 PM
Subject: Fwd: Re: Case No. 2011-0080-SPH
Attachments: Re: Case No. 2011-0080-SPH

*Missing
DPW 10/5*

Dave,

Please see attached from Dennis Kennedy indicating a comment would be received from DPW. Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

From: Dennis Kennedy
To: Wiley, Debra
CC: Thomas, David
Date: 10/5/2010 1:12 PM
Subject: Re: Case No. 2011-0080-SPH

Deb:

That would be David Thomas writing for the Director.

Dennis

>>> Debra Wiley 10/5/2010 12:40 PM >>>

Hi Dennis,

Please see your attached comment regarding the above. As there is no comment in the file, can you direct me to the appropriate person in DPW that would respond.

Thanks in advance.

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

From: Debra Wiley
To: Kennedy, Dennis
Date: 10/5/2010 12:40 PM
Subject: Case No. 2011-0080-SPH

Hi Dennis,

Please see your attached comment regarding the above. As there is no comment in the file, can you direct me to the appropriate person in DPW that would respond.

Thanks in advance.

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

*Missing
DPW per
Dennis Kennedy's
comment
10/5*

From: Debra Wiley
To: Livingston, Jeffrey
Date: 10/5/2010 11:16 AM
Subject: Comment Needed for Bill

*Missing -
DEPRM
Comment*

Hi Jeff,

In reviewing the case files for this week, it appears we're missing a comment from DEPRM. For your convenience, please find the case description below:

CASE NUMBER: 2011-0080-SPH

Hammonds Ferry Road

Location: Et side of Hammonds Ferry Road, 40 feet N of Escow Avenue.

13th Election District, 1st Councilmanic District

Legal Owner: Alexa Enterprise, LLC

SPECIAL HEARING 1) For a waiver to permit limited filling and grading; 2) To permit relocation of the 100 year floodplain limit portion of Lots 1 and 2; 3) To permit installation of public and private utilities as required; 4) To permit road improvements as required; 5) To permit parking spaces; 6) To permit storage of construction equipment and materials in a riverine floodplain.

Hearing: Friday, 10/8/2010 at 9:00:00 AM, Jefferson Building, 105 West Chesapeake Avenue, Room 104, Towson, MD 21204

Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

10/5/10
Buddy Marshall
3209 – 3207 Hammonds Ferry Rd,
Lansdowne, MD. 21227
410-370-4537

To Whom It May Concern,

Mr. Gene Welsh of Total Site Contractors located at
3211 – 3215 Hammonds Ferry Rd, has been the best neighbor I have
Ever had bar none, and I have been at this location all of my life.
We go out of our way to watch out for each other, and everyone else in the general area.

We have discussed his future plans for the site and
I have no problem with whatever he wants to do with this property.

Everything he plans to do I can guarantee will only improve
The integrity of the area, Without disrupting the peace and tranquility
of the surrounding neighborhood.

If you require any input or information feel free to contact me.

PETITIONER' S

EXHIBIT NO. 8



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

DAVID S. IANNUCCI
Executive Director
Department of Economic Development

November 10, 2009

David Thomas, P.E.
Baltimore County Department of
Public Works
111 Chesapeake Avenue
Towson, MD 21204

Re: 3211 and 3215 Hammonds Ferry Road
Floodplain Waiver Recommendation Request

Dear Mr. Thomas,

Gene Welch from Alexa Enterprise, LLC has initiated a floodplain waiver recommendation request to expand his building and his business. We understand that Alexa Enterprise, LLC is involved in a complicated process involving a county owned easement in a floodplain.

The expansion of a building on this site is important to accommodate Alexa's growing business. Over the past 6 months Mr. Welch has hired more than 15 new employees, and we are optimistic that those numbers will continue to grow.

Alexa's indicated that their request is supported by accepted engineering practices. If so, our Department strongly supports Alexa's request for a DPW recommendation so that they can begin the development process. Lori Rogers is the representative working closely with Mr. Welch and will be available to assist them through this process.

Thanks in advance for your consideration.

Sincerely,

David Iannucci
Executive Director

10

CASE NAME Olga Enterprises Ltd
CASE NUMBER 2011-0080-SPH
DATE October 8, 2010

CASE NAME Olga Enterprises Ltd
CASE NUMBER 2011-0080-SPH
DATE October 8, 2010

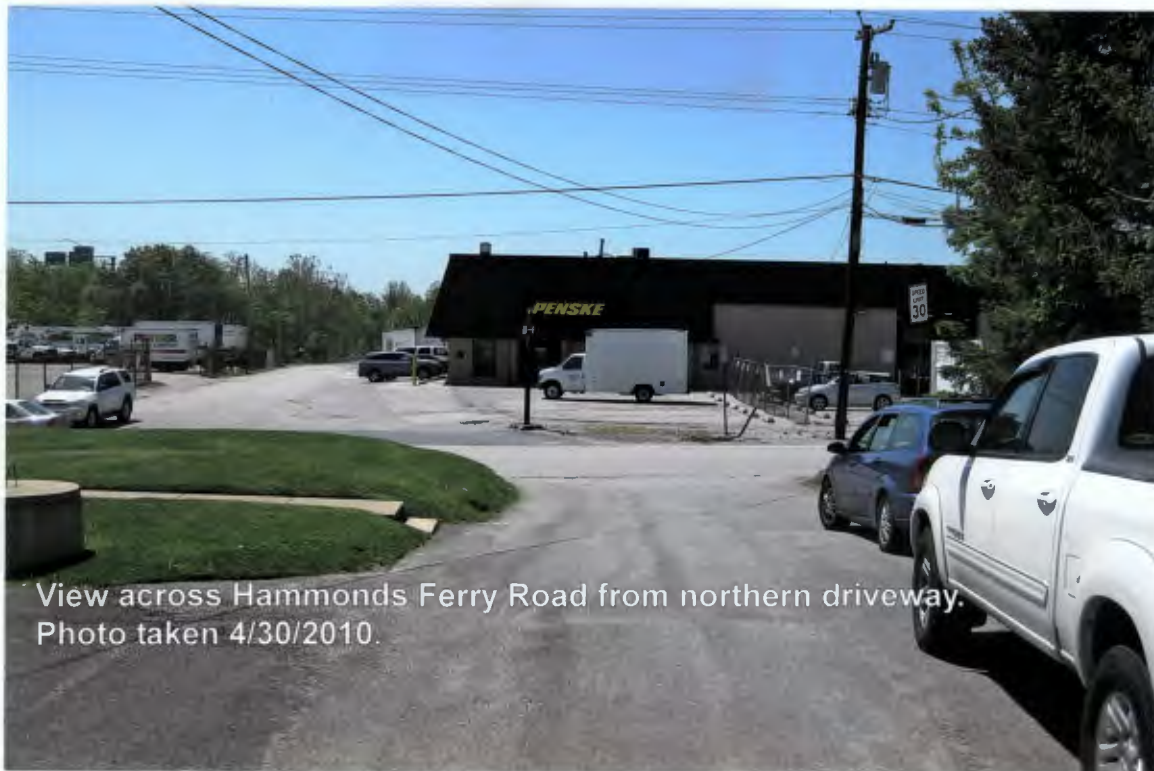
[illegible]

CASE NAME 2011-0080-SPH
CASE NUMBER Alpha Enterprise
DATE 10-8-10

[illegible]



View along property frontage looking south from northern driveway entrance. Photo taken 4/30/2010.



View across Hammonds Ferry Road from northern driveway. Photo taken 4/30/2010.

John W. Ranocchia, Sr., P.E., LEED AP

CIVIL ENGINEER

ENGINEERING EXPERIENCE BEGAN 1967

BEGAN WITH CENTURY: 2005

YEARS WITH CENTURY: 11

YEARS WITH OTHER FIRMS: 38

EDUCATION

1975 B.S. Civil Engineering, Johns Hopkins University

PROFESSIONAL REGISTRATION:

1977 Maryland Registered P.E. # 10551 (exp 09)

2009 June LEED Accredited Professional (LEED AP)



WORK BACKGROUND:

JULY 2006- present	Century Engineering Hunt Valley, MD
2005-2006	Century Engineering Towson, MD
1983-2005	Daft-McCune Walker, Inc. Towson, MD
1979-1983	Century Engineering, Inc. Towson, MD
1967-1979	Kidde Consultants, Inc. Towson, MD

AWARDS

American Society of Landscape Architects- MD Chapter
NAIOP Award of Excellence

ASSOCIATIONS

American Society of Civil Engineers
National Association of Home Builders
Land Development Council
Tau Beta Pi Honorary Engineering Fraternity
Baltimore County Builders for the Bay Roundtable SWM Sub Committee

EXPERIENCE

John is a specialist in the design requirements and procedures which govern land development in local jurisdictions. Proactive in identifying potential construction impacts at project inception, he maintains quality control and sustains production efficiency from concept through construction. John supervises submission and review of documents through the approval process for commercial, residential, industrial and institutional projects.

PREVIOUS EXPERIENCE

GREENSPRING QUARRY, Baltimore County, MD. Principal-in-Charge for this major quarry reclamation project to convert a dormant quarry property to a mixed-use new community built around a 40 acre lake. The development, currently under construction, consists of a mix of residential single-family and mid-rise condominiums, together with a lakefront commercial/retail district. The main entrance road to the lakefront district is designed with numerous hardscape features, including overhead archways, bifurcated entrance with special pavers, parallel parking with island bump-outs at crosswalks and a serpentine walkway pattern along the lakefront.

GOUCHER COLLEGE, Towson, MD. Principal-in-Charge of several major expansion projects on the Goucher College Campus. Responsible for all site engineering, including water and sewer main relocations, grading, sediment control, stormwater management, storm drains, and close coordination with the MEP consultant on electric duct bank and hot/chilled water relocations. The projects included new dormitory, internal ring road relocation, new power plant, and two new parking lots.

OWINGS MILLS TOWN CENTER, Baltimore County, MD. Principal-in-Charge of major Town Center expansion projects, including: Owings Mills Mall expansion with two new department stores, a new multi-theatre cinema complex, new parking lots, relocated ring road and utilities. Also, Principal - In - Charge for development of a new restaurant park consisting of 5 new restaurants, each on their own lot, a new public road, public and private utilities, and stormwater management.

GREENWICH PLACE, Baltimore County, MD. Principal-in-Charge of a major residential project under construction on a 15 acre portion of the Owings Mills Mall site. The project consisted of the demolition of a major department store building, the relocation of the mall ring road and all utilities within the 15 acre parcel. The residential project consists of 120 townhouses and a 212 unit mid-rise building; a total of 332 residential units.

YORK ROAD STREETSCAPE PROJECT, Towson, MD. Principal-in-Charge for providing engineering oversight at this ¼ mile streetscape upgrade of York Road from Towsontowne Boulevard to the Towson Round-About. The client for this project was Baltimore County. Coordination with the SHA consultant for the round-about to streetscape project was required since York Road is a state road.

OAK CREST VILLAGE, Baltimore County, MD. Project Manager for the production of all site design and construction documents. This retirement village consists of eleven high-rise residential buildings, three-community buildings, a chapel, swimming pool, health care facility, support/maintenance buildings, access roads, parking, and two stormwater management ponds on 86-acres.

AVALON EAST, Baltimore County, MD. Principal-in-Charge of this major mixed residential community. The project consisted of design and preparation of construction plans for both public and private roads, infrastructure utilities, grading, erosion and sediment control, and four stormwater management facilities.

RUTHERFORD BUSINESS CENTER, Baltimore County, MD. Project Manager for several development projects within the business park. Responsible for the site engineering, erosion and sediment control, and stormwater management design for the projects. The stormwater management design required a hydrology study of the entire park, relative to the numerous regional SWM facilities located throughout the park.

HIGHLANDS CORPORATE OFFICE PARK - LOT 1, Baltimore County, MD. Project Manager for an 11-acre project consisting of two 1-story office buildings (29,400 s.f. each) and one 3-story office building (61,500 s.f.) with adjoining surface parking. Work included: design and proposed construction drawings for grading and sediment control, on-site domestic water and fire service mains, sanitary mains and storm drains. Evaluation was required with the geotechnical engineer on the design of 400 L.F. of retaining wall design and construction.

PERRY HALL FARMS, Baltimore County, MD. Principal-in-Charge. 120 single family lots, neo-traditional,

sewer, water, site design, sediment control, stormwater management, road designs.

WATERVIEW HOMES, Baltimore County, MD. Principal-in-Charge. 175 single family neo-traditional, sewer, water, site design, road design, sediment control and stormwater management.

OWINGS MILLS NEW TOWN, Owings Mills, MD. Project Manager for several residential parcels and a commercial center in New Town.

HILLSIDE AT SEMINARY, Baltimore County, MD. Project manager for this residential subdivision.

MAYS CHAPEL VILLAGE, Baltimore County, MD. Project Manager for several sections of this mixed use community.

GILCHRIST HOSPICE, GBMC, Towson, MD. Project Manager for site design of this addition to the suburban campus of this important medical institution.

GARRISON FOREST SCHOOL, Owings Mills, MD. Principal Engineer for site design and construction documents for the new auditorium and classroom addition to this Baltimore County school.

TOWSON UNIVERSITY ATHLETIC FIELDS, PARKING GARAGE, STUDENT HOUSING AND CAMPUS STORMWATER MANAGEMENT, Towson, MD. Project Manager for production of construction documents for a number of facilities constructed over time to accommodate University's needs.

HUNT VALLEY MALL, Hunt Valley, MD. Principal-in-Charge for this expansion to a major retail facility. Retail space, movie theatres, restaurants and parking which increased the size of this shopping mall by more than 20-acres. More than 125,000 square feet of retail space was added.

OPEN END ENGINEERING CONTRACT WITH BALTIMORE COUNTY DEPARTMENT OF THE ENVIRONMENTAL PROTECTION AND RESCUE MANAGEMENT Principal-in-Charge for On Call contract with Baltimore County for various stormwater management and stream restoration projects. As part of the contract, project manager for design and construction drawings for retrofit of an old existing sediment control basin at Whitemarsh Mall to a water quality BMP facility.

Case No.: 2011-0080-SPH 3211-3215 HANONIS FERRY RD.

Exhibit Sheet

Petitioner/Developer

Protestant

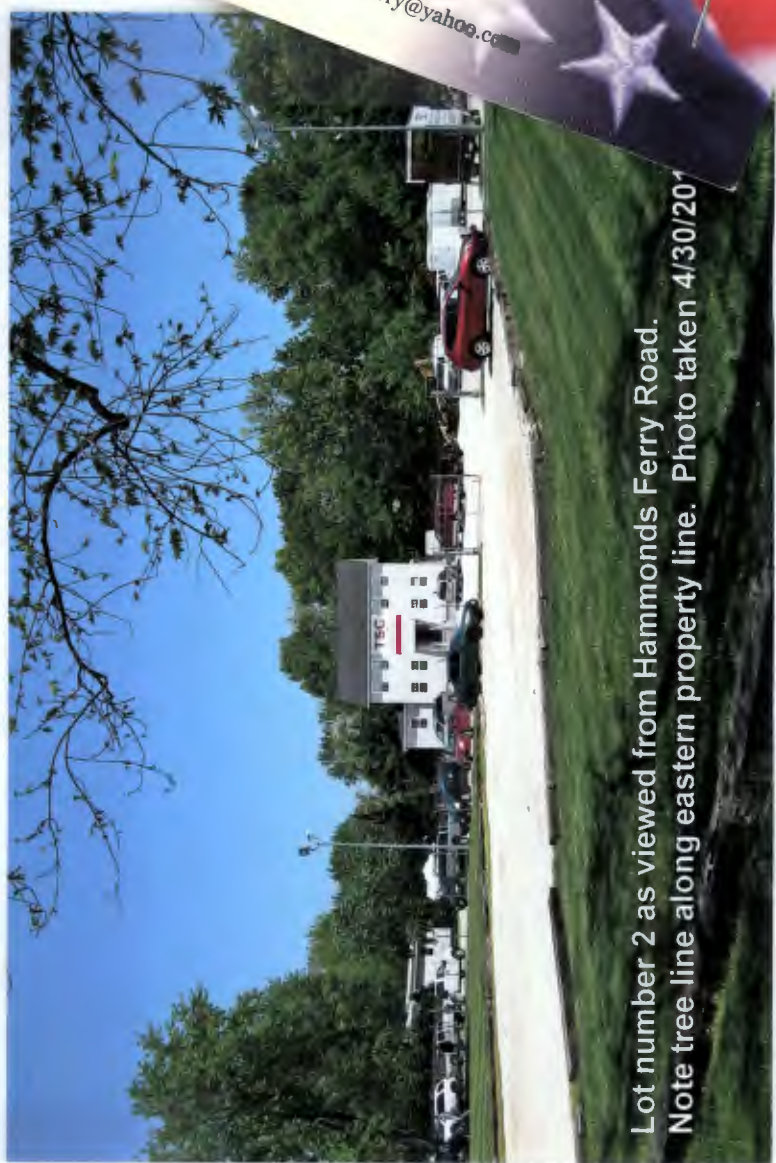
No. 1	SITE PLAN	
No. 2	Colorized Plan Noting Existing & Proposed Limits	
No. 3	RESUME	
No. 4	FLOOD PLAN Analysis Report - See Page 3	
No. 5	Public Works Recommendation	
No. 6	Aerial View	
No. 7 A-H	Photo's Existing Conditions	
No. 8	Letter OF SUPPORT BUD MARSHALL	
No. 9	Greater BLR alliance Supports Dev. of this site	
No. 10	DAVID IANNUCCI Letter OF SUPPORT	
No. 11		
No. 12		

The Greater BLR Alliance, Inc.
Communities of Baltimore Highlands
Ms. Theresa Low
Co-Director

Phone: 410-247-2325
 Fax: 410-247-2325
 E-mail: theresamarylowry@yahoo.com



Properties as viewed from across Hammonds Ferry Road.
 Photo taken 9/28/2010.



Lot number 2 as viewed from Hammonds Ferry Road.
 Note tree line along eastern property line. Photo taken 4/30/2010



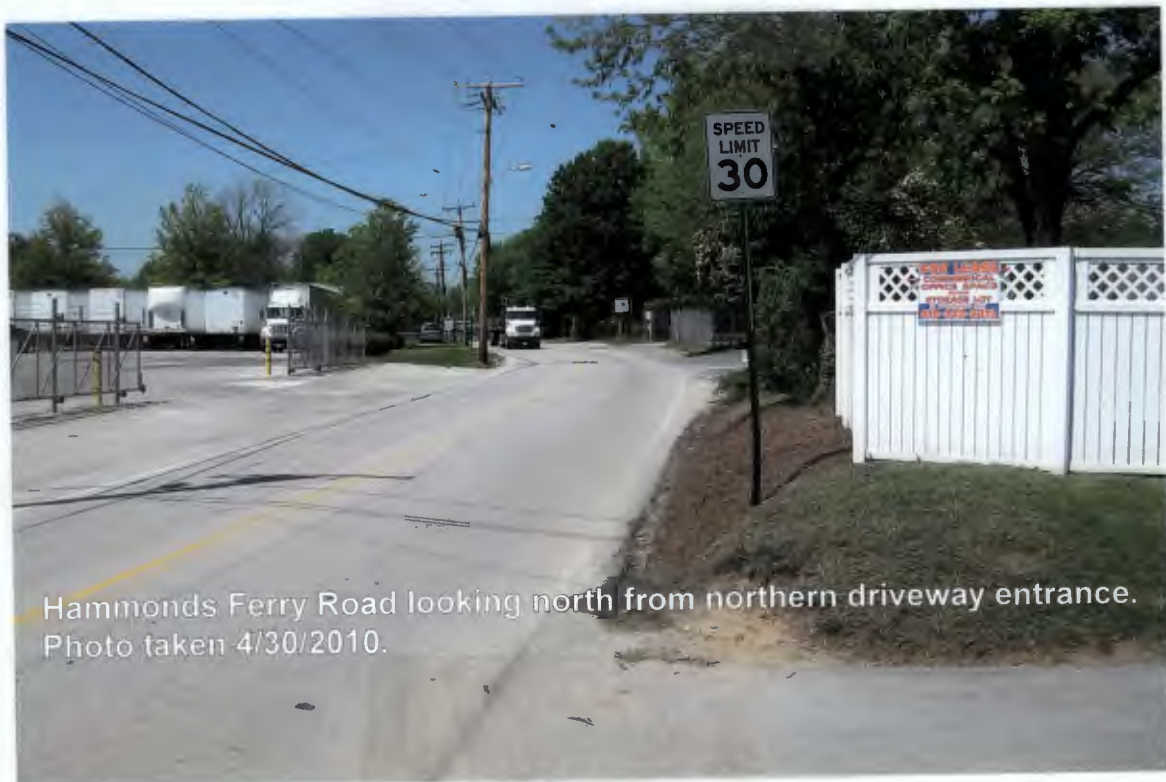
View along property frontage looking south from northern
 drive entrance. Photo taken 4/30/2010.



Both properties looking northeast from Hammonds Ferry Road, across from southern entrance.



Existing office building on lot 2. Photo taken 4/30/2010.



Hammonds Ferry Road looking north from northern driveway entrance. Photo taken 4/30/2010.

No.

[illegible]

Total: 657.00

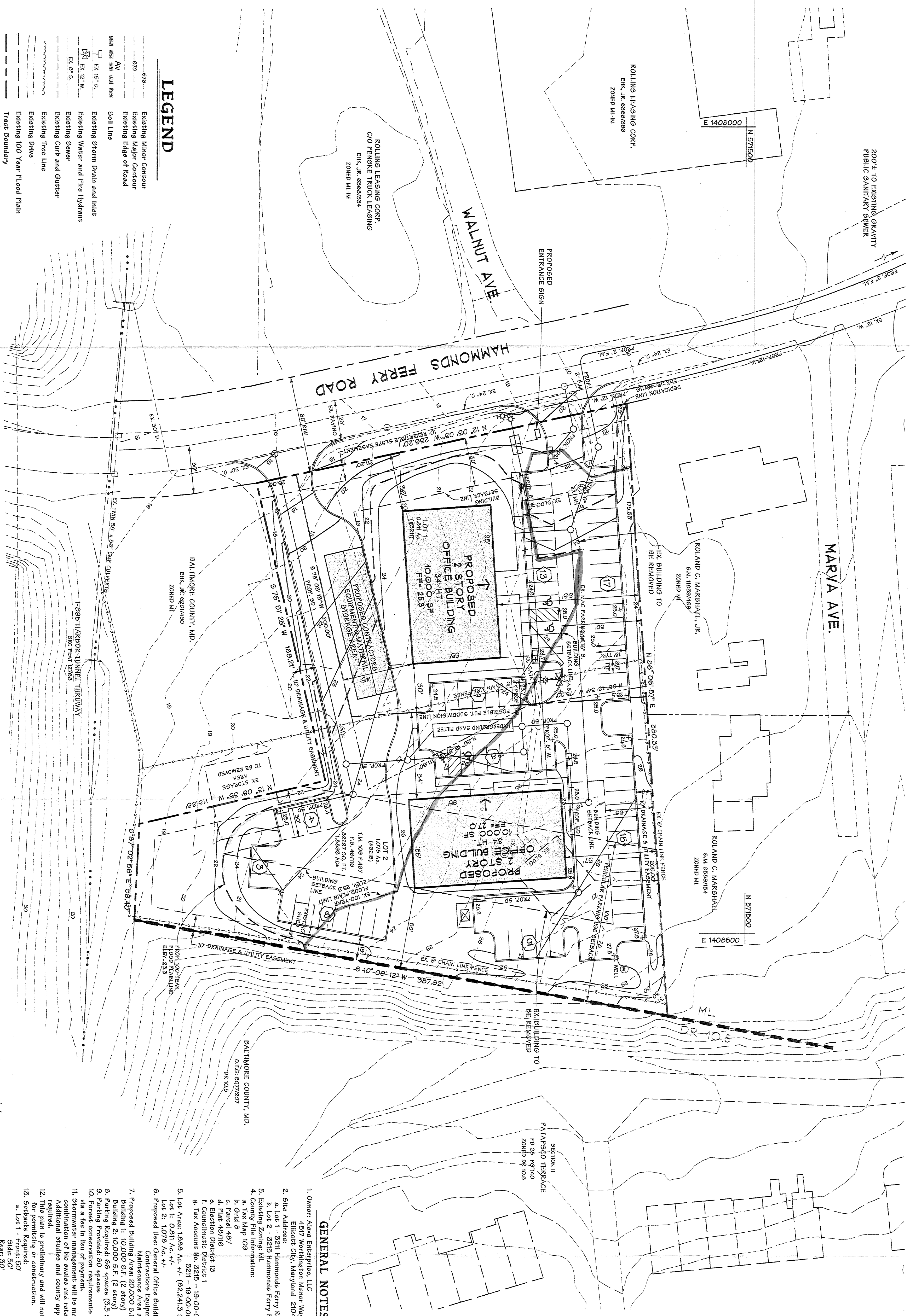
Rec
From: Alexx Enterprises, LLC

For: Debra L. Special Hearing
Hearing case # 2011-0040-SPH

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

[illegible]

**CASHIER'S
VALIDATION**

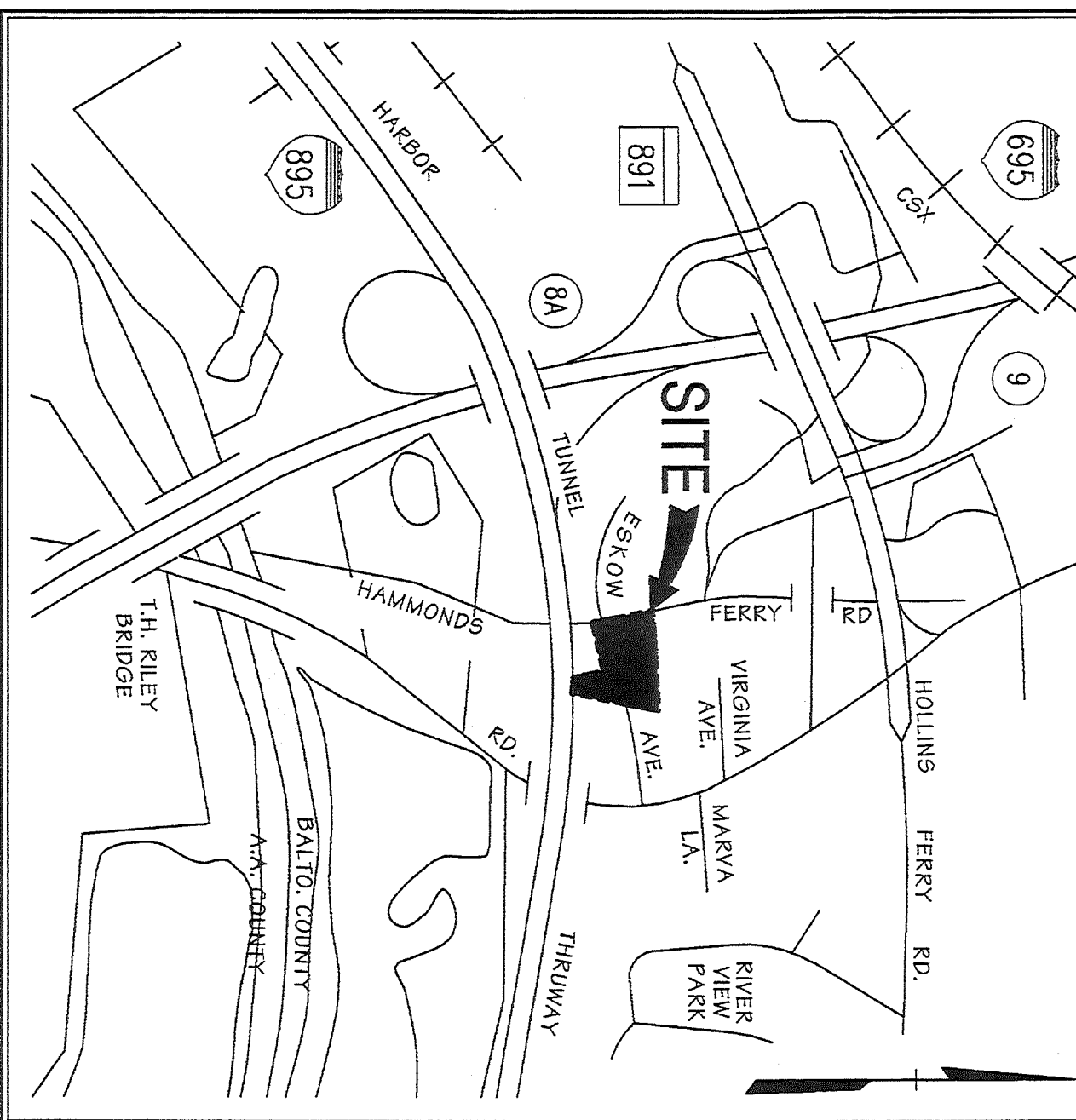


GENERAL NOTES

1. Owner: Alsea Enterprises, LLC
4517 Worthington Manor Way
Ellicott City, Maryland 21043-6775
2. Site Address:
a. Lot 2 - 3215
b. Ellicott City, Maryland Ferry Road
3. Existing Zoning: M1
4. County File Information:
a. Tax Map: 109
b. Parcel ID
c. Parcel: 437
d. plat 49/16
e. Election District: 15
f. Condemnation District: 1
g. Tax Accounts No. 32111 - 19-007-004961
5. Lot Area: 1,099 Ac. +/- (824,213 S.F. +/-)
6. Lot: 1 - 0.811 Ac. +/-
Lot 2: 1,078 Ac. +/-
6. Proposed Use: General Office Building,
Contractors Equipment and
Maintenance Area and Parking lot
7. Proposed Building Area: 20,000 S.F. (FMS = 24)
a. Building 1: 10,000 S.F. (12 story)
b. Building 2: 10,000 S.F. (12 story)
8. Parking Requirements: 66 spaces (3.5 Spaces/1,000 S.F.)
9. Parking Proposed: 66 spaces
10. Forest conservation requirements will be met
via a fee in lieu of payment.
11. Stormwater management will be managed by a
combination of the swales and retention area.
Additional studies and county approval will be
required.
12. This is preliminary and will not be used
for permitting or construction.
13. Subsurface Requirements:
a. Lot 1 - Front: 50'
Side: 50'
Rear: 50'
b. Lot 2 - Front: 50'

VICINITY MAP

Scale: 1"=500'



SPECIAL HEARING

Special Hearing for a waiver to Section 500.6 Baltimore County Zoning Regulations; Section 3112.0 Baltimore County Building Code; and Section 32-4-414, 32-4-107(A)(2) and 32-8-301 Baltimore County Code to permit:

1. Relocating existing parking.
2. Relocation of the 100-year Floodplain limit on a portion of Lots 1 and 2.
3. Installation of public and private utilities as required.
4. Road improvements as required.
5. Parking spaces.
6. Storage of construction equipment and materials in a riverine floodplain.

DATA SOURCES:

1. Topographic information shown hereon is from a field-run survey performed by Century Engineering, Inc. dated April 16, 2008.
2. Additional topographic information shown hereon are from parcels 109A2 and 109B2 from the Baltimore County Office of Technology - GIS Unit.

DATE	BY	REVISIONS
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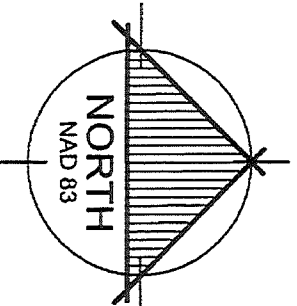
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TH
CENTURY
ENGINEERING

CONSULTING ENGINEERS - PLANE
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401
www.centuryeng.com

Plan to Accompany Petition for Special Hearing

3211 & 3215
Hammonds Ferry Road
Tax Map 109 Grid 9 Parcel 487
Election District 13 Councilmanic District
Baltimore County, Maryland



ISSUE DATES	BASE:
REVIEW:	M.S.S.
BID:	M.S.S.
PERMIT:	M.J.P.
CONSTRUCTION:	CHECKED BY:
SCALE: 1"=30'	DATE CHECKED:
PROJECT NO.: 27243.03	DRAWING:

1 of 1



3215 Hammonds Ferry Road Baltimore County, Maryland



1 inch = 50 feet