



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 11350 Pulaski Hwy
11327 Red Lion Road
which is presently zoned DR 3.5 / ML

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

please see attached

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:

Baltimore Gas and Electric Co.
Name - Type or Print By: Chionna ONIOWANBE
Signature [Signature]
750 E. Pratt Street, #1500M 410-
Address Telephone No.
Baltimore, MD 21202
City State Zip Code

Attorney For Petitioner:

Jennifer R. Busse, Esq.
Name - Type or Print City
Signature [Signature]
Whiteford, Taylor & Preston L.L.P.
Company
One W. Pennsylvania Avenue, Ste. 300 (410) 832-2077
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

Legal Owner(s):

Ramsey Boys, LLC
Name - Type or Print By: Lewis B. Ramsey Member
Signature [Signature]
Lewis B. Ramsey
Name - Type or Print
Signature [Signature]
11345 Pulaski Hwy 410-335-1502
Address Telephone No.
White Marsh, MD 21162
State Zip Code

Representative to be Contacted:

Jennifer R. Busse, Esq.
Name
One W. Pennsylvania Avenue, Ste. 300 (410) 832-2077
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By [Signature] Date 1/25/11

Case No. 2011-0213-SPH

Attachment to Petition for Special Hearing

Petition for Special Hearing to
permit the use of a residentially
zoned parcel for a second access
for uses on parcels zoned for
commercial and manufacturing uses,
AND TO TERMINATE PRIOR PUD C APPROVAL GRANTED
IN CASE NO. XI-870 & 04-234-SPUD.

2011-0213-SPH

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County
for the property located at 11350 Dulaski Hwy
which is presently zoned DR 3.5 / ML

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

Legal Owner(s):

Ramsey Boys, LLC
Name - Type or Print By:

Signature

Name - Type or Print

Signature

11345 Pulaski Hwy
Address

White Marsh, MD 21162
City

Representative to

Jennifer R. Busse, Esq.
Name

One W. Pennsylvania Ave.
Address

Towson, Maryland
City

ESTIMATE

Reviewed



This petition shall be made a part of the records of Baltimore County

Contract Purchaser/Lessee:

Baltimore Gas and Electric Co.
Name - Type or Print By: Choma Onwuama-Williams

Signature

750 E. Pratt St., #1500P, 410-470-4704
Address Telephone No.

Baltimore, MD 21202
City State Zip Code

Attorney For Petitioner:

Jennifer R. Busse, Esq.
Name - Type or Print

Whiteford, Taylor & Preston L.L.P.
Company

One W. Pennsylvania Avenue, Ste. 300 (410) 832-2077
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

Case No.

REV 9/15/98

2011-023-SPH



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 11350 Dulaski Hwy
11327 Red Lion Road
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Contract Purchaser/Lessee:

Baltimore Gas and Electric Co.
Name - Type or Print By: Choma ONWUAMIBE
Signature: [Signature]

750 E. Pratt Street, #1500P, 410-470-4704
Address Telephone No.
Baltimore, MD 21202
City State Zip Code

Attorney For Petitioner:

Jennifer R. Busse, Esq.

Name - Type or Print City

Signature: [Signature]

Whiteford, Taylor & Preston L.L.P.

Company

One W. Pennsylvania Avenue, Ste. 300 (410) 832-2077

Address Telephone No.

Towson, Maryland 21204

City State Zip Code

Legal Owner(s):

Ramsey Boys, LLC

Name - Type or Print By:

Signature: [Signature]

Name - Type or Print

Signature: [Signature]

11345 Pulaski Hwy

Address Telephone No.

White Marsh, MD 21162

State Zip Code

Representative to be Contacted:

Jennifer R. Busse, Esq.

Name

One W. Pennsylvania Avenue, Ste. 300 (410) 832-2077

Address Telephone No.

Towson, Maryland 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By [Signature] Date 1/25/11

Case No. 2011-0213-SPH

Attachment to Petition for Special Hearing

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permit the use of a residentially
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AND TO TERMINATE PRIOR PUD C APPROVAL GRANTED IN
CASE NO. XI-870 & 04-234-SPHA.

2011-0213-SPH

**TAX MAP 73 GRID 14
PARCELS 40, 51 & 138**

2011-0213-SPH

Beginning for the same at a point on the northwest side of Pulaski Highway, 150 feet wide, said point being approximately 1990 feet southwest of the centerline of Allender Road, said point also being at the beginning of the land which by deed dated January 27, 1982 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 6394, Folio 126, was conveyed by F. Jeanette Berg, Gerald W. Berg and Elayne J. Berg his wife to Elliott Berg, thence leaving the northwest side of Pulaski Highway and binding reversely on a portion of the eleventh or Southeasterly 815.77 foot line of the aforesaid deed and also binding reversely on a portion of the sixth line of the first parcel of the land which by deed dated December 20, 1996 and recorded among the Land Records of Baltimore County in Liber S.M. 11951, Folio 470, was conveyed to Evelyn A. Chitty, as now surveyed and referenced to the Maryland Coordinate System (NAD 83/91);

1. North 54° 02' 32" West 253.18 feet to a point thence leaving said eleventh line and running
2. South 45° 03' 16" West 145.01 feet to a point, thence
3. North 70° 12' 44" West 105.56 feet to a point, thence
4. South 83° 20' 08" West 409.63 feet to a point, thence
5. North 11° 50' 37" East 15.77 feet to a point, thence
6. North 70° 52' 53" West 159.70 feet to a point on the North 46° 35' East 250 foot line of land which by deed dated April 14, 1947 and recorded among the Land Records of Baltimore County in Liber J.W.B. 1549 Folio 549 was conveyed by Katie Bowers, Widow, to James W. Ferguson and wife, thence running with and binding on a portion of said line
7. North 38° 37' 29" East 233.56 feet to a point on the South 43° 25' East 195 foot line of land which by deed dated November 10, 1999 and recorded among the Land Records of Baltimore County in Liber 14235 Folio 056 was conveyed by Harold C. Egnor to The Ramsey Boys, LLC thence running and binding reversely on said line
8. North 51° 20' 35" West passing over a 5 inch by 5 inch granite monument at 175.88 feet and running for a total distance of 195.00 feet to a point in Red Lion Road, thence
9. North 38° 39' 25" East 170.96 feet to a point, thence
10. North 34° 59' 25" East 78.20 feet to a point on the North 51° 03' 38" West 200 foot line of land which by deed dated January 5, 2000 and recorded among the aforesaid Land Records in Liber 14439, Folio 262

was conveyed by F. Jeannette, Gerald W. Berg and Elayne J. Berg his wife, to Elliott M. Berg, thence running and binding on a portion of said line

11. North $51^{\circ} 17' 10''$ West 0.27 feet to a point in the paving of Red Lion Road, thence running and binding reversely on part of the ninth or Southwesterly 600 more or less foot line of the herein first mentioned deed
12. North $35^{\circ} 19' 08''$ East 565.10 feet to a point in the paving of Red Lion road, thence leaving the paving of Red Lion Road
13. South $54^{\circ} 35' 34''$ East 230.43 feet to the end of the seventh or South $54^{\circ} 36' 39''$ East 208.80 foot line of the second parcel of the land which by deed dated November 4, 1988 and recorded among the Land Records of Baltimore County in Liber S.M. 8031, Folio 817, was conveyed by Egypt Farms, Incorporated to Egypt Farms Incorporated, thence running and binding on the eighth line of the second parcel
14. South $72^{\circ} 51' 34''$ East 539.06 feet to a point at the beginning of the third line of the first parcel of the aforesaid deed to Egypt Farms Incorporated, thence running and binding on said third line,
15. South $44^{\circ} 43' 21''$ East 33.83 feet to the end of the sixth or North $17^{\circ} 29' 13''$ East 181.12 foot line of the land which by deed dated September 14, 1965 and recorded among the Land Records of Baltimore County in Liber O.T.G. 4516 Folio 585, was conveyed by Samuel J. Berg, et al to George D. Fox and Elizabeth W. Fox, his wife, thence running and binding reversely on the sixth through the second lines of the last mentioned deed the five following courses and distances.
16. South $17^{\circ} 19' 39''$ West 181.12 feet to a point
17. South $57^{\circ} 11' 21''$ East 30.41 feet to a point
18. South $30^{\circ} 57' 09''$ West 38.78 feet to a point
19. South $58^{\circ} 58' 21''$ East 132.05 feet to a point
20. South $69^{\circ} 23' 21''$ East 125.51 feet to the northwest side of Pulaski Highway and to intersect the first line of the first mentioned deed thence running and binding on the northwest side of Pulaski Highway and binding reversely on part of the first line of the aforesaid deed,
21. South $45^{\circ} 21' 45''$ West 589.19 feet to the place of beginning.

Containing 890,947 square feet or 20.453 acres of land, more or less.

Being all of the land which by deed dated January 27, 1982 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 6394, Folio 126, was conveyed by F. Jeannette Berg, Gerald W. Berg and Elayne J. Berg, his wife, to Elliott M. Berg and all of parcel one described in a deed dated March 31, 1999 and recorded among the Land Records of Baltimore County in Liber 14068 Folio 314 which was conveyed by Evelyn A. Chitty to The Ramsey Boys, LLC and all of the land described in a deed dated November 10, 1999 and recorded among the Land Records of Baltimore County in Liber 14235 Folio 056 which was conveyed by Harold C. Egnor to the Ramsey Boys, LLC.

I hereby certify that I personally prepared this metes and bounds description in accordance with COMAR Regulations.



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

No. 62956

Date: 1/13/11

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0600		6150					385. ⁰⁰

Total: 385.06

Rec From: Whiteford Taylor & Neeser LLP
BGE White Plains Learning Center
For: 11350 Pulaski
21162

2011-0213-SPH

DISTRIBUTION

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

CASHIER'S
VALIDATION

3/9 10AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits,
Approvals and Inspections

DATE: February 28, 2011

FROM: Jeff Mayhew
(Acting) Director, Office of Planning

SUBJECT: 11350 Pulaski Highway

RECEIVED

Item Number: 11-213

Petitioner: Ramsey Boys, LLC

FEB 28 2011

Zoning: ML, DR 3.5

ZONING COMMISSIONER

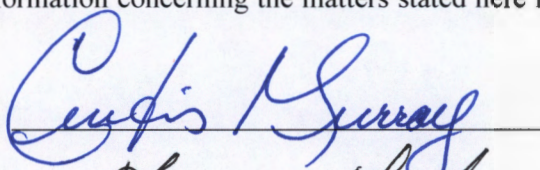
Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

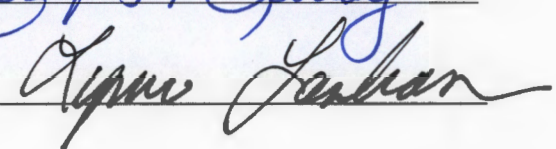
Due to the residential character of Red Lion Road, the Office of Planning recommends that the Red Lion entrance should be restricted to a "passenger car only" (i.e. no commercial size trucks-vehicles over 6,500lbs) access. BG&E work trucks should be prohibited from using/accessing the Red Lion Road entrance.

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

Prepared by:



Division Chief:
JM/LL: CM



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



To: John V. Murphy
Deputy Zoning Commissioner

Date: June 10, 2004

From: R. Bruce Seeley *RB*
Project Manager, DEPRM.

Subject: Ramsey Boys, LLC
Development Plan

All DEPRM issues relative to the referenced Development Plan are resolved. The proposal meets all requirements of this Department.

Thank you for leaving the case open for resolution of these concerns.

If you have any questions, please contact me at 410-887-4488 ext. 274, or by e-mail at rseeley@co.ba.md.us.

and civic organizations pursuant to Section D of the Developer's study report dated May 8, 2003, a copy of which is attached hereto and made a part hereof. Said report was presented to the Planning Board and approved on July 17, 2003.

Finally, the Zoning Office raised the issue of whether the campsite pad site would be required to be paved with bituminous asphalt (or its equivalent) or whether it could remain gravel as indicated on the Development Plan, Developer's Exhibit No. 1. The regular parking areas, travel aisle ways and driveways are all to be paved. There was no dispute in this regard. However, I see no reason to impose that same requirement on the actual parking pads for the campsites. Here, the traffic will be significantly less than in the other travel areas. In addition, I find that it would be beneficial to allow gravel pads where rainwater can more easily recharge into the ground reducing runoff and downstream problems.

I should also clarify that I do not find that the proposed pad sites meet the definition collectively of a campground as defined in the B.C.Z.R. The use proposed is accessory only to the repair facility and no use may be made of these sites which would become "temporary living quarters for recreation, education or vacation purposes"

The DEPRM issues for which the record remained open having been resolved, I will approve the Development Plan.

THEREFORE, IT IS ORDERED, by this Deputy Zoning Commissioner/Hearing Officer for Baltimore County, this 15 day of ~~January~~ ^{June}, 2004, that the Development Plan known as "Ramsey Boys LLC Property", submitted into evidence as "Developer's Exhibit No. 1", be and is hereby APPROVED, subject, however, to the recommendations of the Director of the Office of Planning dated July 9, 2003 as follows:

1. The Developer must provide detailed elevations of all sides of the proposed buildings, identifying colors and materials;
2. The Developer must submit a Lighting Plan and Final Landscape Plan to the Office of Planning for review and approval at the time of Final Development Plan

B.C.Z.R. The testimony indicated and I find that the Development Plan is compatible with the surrounding industrial and commercial uses, and would provide the high quality design of building and land that are envisioned in a PUD-C development. I find that the proposed public benefits outlined in Section D of the Developer's May 8, 2003 study, plus the additional benefit of promoting tourism by information and display, meets the public benefit requirement of such developments. Finally, I find that the plan is consistent with the purposes of the Baltimore County Master Plan and all duly adopted plans and policies.

Special Hearing

The Petitioner requests that I approve a special parking plan pursuant to Section 409.12 B of the B.C.Z.R. He suggests that the normal parking regulations simply do not fit this use and application. Normally, he would be required to provide 120 parking spaces for the sales area and 17 spaces for the office for a total of 137 regular size parking spaces. This would indicate a normal commercial store where customers park their 10 ft. to 15 ft. long vehicles, shop at the store and go on their way. The proposal here is that recreational vehicles to a large extent will be driven to this repair facility for repair, some will stay perhaps several days and eventually go on their way. These recreational vehicles are 3 to 4 times longer than ordinary vehicles. The Petitioner proposes to provide 20 campsites and 37 parking spaces for these primary customers. One could argue that this is equivalent to providing 171 parking spaces ($20 + 37 = 57 \times 3 = 171$) which far exceeds the County ordinary requirements. Finally, the Petitioner will have 8 double bays (16 more RV parking areas) in which repairs will take place and in which RV's can be stored or parked.

In addition, the Petitioner will provide 44 ordinary spaces for the office staff, customers looking for parts, and ordinary vehicles and employee vehicles. Seventeen such spaces are needed for the office, so we are left with 27 spaces being provided for employees and customers looking for parts. I find that this is most reasonable under the circumstances. As important, the customer base is not at all like the typical commercial retail sales store and so parking

(3) The hearing officer shall make findings for the record and shall render a decision pursuant to the requirements of this section.

(b) The hearing officer shall grant approval of a Development Plan that complies with these development regulations and applicable policies, rules and regulations promulgated pursuant to section 2-416 et seq. of the Code, provided that the final approval of a plan shall be subject to all appropriate standards, rules, regulations, conditions, and safeguards set forth therein.

(o) In approving a plan, the hearing officer may impose such conditions, as may be deemed necessary or advisable based upon such factual findings as may be supported by evidence for the protection of surrounding and neighboring properties. Such conditions may only be imposed if:

(1) The condition is based upon a comment which was raised or a condition which was proposed or requested by a party;

(2) Without the condition there will be an adverse impact on the health, safety or welfare of the community;

(3) The condition will alleviate the adverse impact; and

(4) The condition does not reduce by more than twenty (20) percent the number of dwelling units proposed by a residential Development Plan in a D.R.5.5, DR 10.5, or DR 16 zone, and no more than twenty (20) percent of the square footage proposed by a non-residential Development Plan. This subsection is not applicable to a PUD Development Plan.

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Section 440.2 F 1, 2, and 3

Legislative intent. The County Council intends that:

F. The flexibility of commercial uses available in the PUD shall be exercised only to the extent that the development will:

Also in attendance were representatives of the various Baltimore County reviewing agencies; namely, John Sullivan (Zoning Review), Rahee Famili (Development Plans Review), Walt Smith (Development Management) and Don Stires (Bureau of Land Acquisition), all from the Office of Permits & Development Management ("PDM"); R. Bruce Seeley from the Department of Environmental Protection and Resource Management ("DEPRM"); Mark Cunningham from the Office of Planning; and Rick Cobert from the Department of Economic Development.

As to the history of the project, the original Concept Plan Conference was held on February 18, 2003 and a Community Input Meeting followed on June 17, 2003 at Brooks Ramsey RV located at 11345 Pulaski Highway. A Development Plan Conference was held on December 17, 2003 and a Hearing Officer's Hearing was held on January 22, 2004 in Room 106 of the County Office Building.

Developer Issues

The Developer raised issues of lighting and landscaping initially but after consultation with Avery Harden, landscape reviewer from PDM, agreed that these issues would be resolved at final development plan submittal. Mr. Famili, the representative of DPW for the Hearing Officer's review of the Development Plan, also agreed to put off resolving these issues to the final development plan stage. By doing so, the Developer and the County waived any hearing of these issues before this Hearing Officer.

County Issues

All County agencies reviewing the Redline Development Plan indicated that the plan meets all County regulations within their agency's jurisdiction with the following exception. As stated above, PDM raised issues of landscaping and lighting which were to be resolved at the final development plan stage. The Zoning Office representative raised the issue of whether or not the campsites should be paved or allowed to be gravel as shown on the Development Plan. DEPRM representative raised the issues of the adequacy of storm water management data and

MEMORANDUM

DATE: March 9, 2011

TO: To The File

FROM: Timothy M. Kotroco
Administrative Law Judge

SUBJECT: Case No. 2011-0213-SPH – 11350 Pulaski Highway
Legal owner: Ramsey Boys, LLC
Contract purchaser: Baltimore Gas & Electric Co.

This matter came before me on Wednesday, March 9, 2011 at 10:00 in Room 205 of the Jefferson Building. John B. Gontrum, Esquire, the Petitioner's attorney, requested a postponement in a letter dated February 24, 2011 and addressed to the Zoning Review Office. For whatever reason, the Zoning Office was slow to respond to the postponement request and/or failed to get the message out as several neighbors did appear at the hearing which was postponed in advance. Fortunately, Adam Baker, Esquire, of Whiteford, Taylor and Preston was in the hearing room (as a courtesy), as was Peter Max Zimmerman, People's Counsel. The names and addresses of the citizens were taken down on the sign in sheet and Mr. Baker indicated that his office would send a letter to these individuals notifying them of the next hearing date.

The property will also be re-posted with a sign containing the next hearing date. The case was then postponed -- to be re-scheduled and re-posted and re-advertised at the Petitioner's expense.

c: Kristen Lewis, Zoning Review Office

Jan 3-2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits,
Approvals and Inspections

FROM: Jeff Mayhew
(Acting) Director, Office of Planning

SUBJECT: 11350 Pulaski Highway

Item Number: 11-213

Petitioner: Ramsey Boys, LLC

Zoning: ML, DR 3.5

Requested Action: Special Hearing

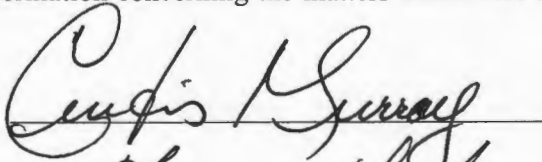
DATE: February 28, 2011

SUMMARY OF RECOMMENDATIONS:

Due to the residential character of Red Lion Road, the Office of Planning recommends that the Red Lion entrance should be restricted to a "passenger car only" (i.e. no commercial size trucks-vehicles over 6,500lbs) access. BG&E work trucks should be prohibited from using/accessing the Red Lion Road entrance.

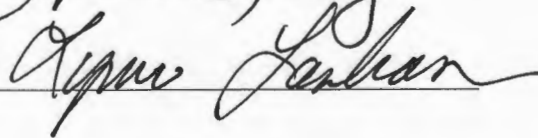
For further information concerning the matters stated here in, please contact Donnell Zeigler at 410-887-3480.

Prepared by:



Division Chief:

JM/LL: CM



TK 3/9 10 AM
Debra Wiley - Fwd: 2011-0213-SPH - March 9th @ 10 AM - Postponement Request

From: Debra Wiley
To: Beverungen, John; Kotroco, Timothy; Lewis, Kristen; Stahl, Lawrence; ...
Date: 3/2/2011 2:51 PM
Subject: Fwd: 2011-0213-SPH - March 9th @ 10 AM - Postponement Request
Attachments: FW: MyAccuRoute Delivery

Please see attached email from Jen Busse in reference to the above.

In reviewing the file, I noticed that there was no proof of sign posting. Apparently, a letter was forwarded by John Gontrum on 2/24 requesting a postponement since the property was not posted as well as possible amendments to the petition.

Therefore, we will hold onto the file folder in the event anyone shows on the 9th since the newspaper advertisement requirement was satisfied.

Thanks.

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

Tim -
In case anyone
shows for hearing ...
See memo above

Debra Wiley - FW: MyAccuRoute Delivery

From: "Busse, Jennifer R." <jbusse@wtplaw.com>
To: 'Debra Wiley' <dwiley@baltimorecountymd.gov>
Date: 3/2/2011 2:21 PM
Subject: FW: MyAccuRoute Delivery
Attachments: 20110302143115_20110302_141708.PDF

Hi Debbie – attached is the letter John sent out last week. Honestly since I am going to have to file a new plan, etc. I wonder whether PIA (formerly PADM) wants to see my new request as a whole new thing or an amendment. I'm going to ask them to agree that my request has been amended since that will save the client a small amount in a filing fee. I will keep you updated as to what happens. Oddly enough we did not receive the hearing notice until 1/23.

From: Arlo [mailto:arlo]
Sent: Wednesday, March 02, 2011 2:17 PM
To: Busse, Jennifer R.
Subject: MyAccuRoute Delivery

The attached file was processed by the AccuRoute server as requested.

This transmission contains information from the law firm of Whiteford, Taylor & Preston LLP which may be confidential and/or privileged. The information is intended to be for the exclusive use of the planned recipient. If you are not the intended recipient, be advised that any disclosure, copying, distribution or other use of this information is strictly prohibited. If you have received this transmission in error, please notify the sender immediately.

Circular 230 Disclosure:

To ensure compliance with requirements imposed by Treasury and the IRS, we inform you that any federal tax advice contained in this communication (including attachments) is not intended or written to be used and cannot be used for the purpose of (i) avoiding tax penalties that may be imposed under the Internal Revenue Code, or (ii) promoting, marketing, or recommending to another person any transaction or matter addressed herein.

WHITEFORD, TAYLOR & PRESTON L.L.P.

JOHN B. GONTRUM
DIRECT LINE (410) 832-2055
DIRECT FAX (410) 339-4058
JGontrum@wtplaw.com

TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5025
MAIN TELEPHONE (410) 832-2000
FACSIMILE (410) 832-2015

BALTIMORE, MD
COLUMBIA, MD
FALLS CHURCH, VA
TOWSON, MD
WASHINGTON, DC
WILMINGTON, DE*

WWW.WTPLAW.COM
(800) 987-8705

February 24, 2011

VIA FACSIMILE 410-887-3048

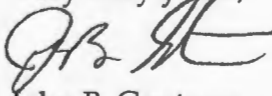
Ms. Kristen Lewis
Baltimore County Zoning Review
County Office Building
111 W. Chesapeake Avenue, Room 111
Towson, Maryland

Re: Case Number: 2011-0213-SPH
11350 Pulaski Highway
N/west side of Pulaski Highway, 1990 southwest of Allender
Road
11th Election District - 5th Councilmanic District
Legal Owners: Ramsey Boys, LLC
Contract Purchaser: Baltimore Gas & Electric Co.

Dear Kristen:

I am writing to respectfully request a continuance of the Zoning Hearing that is scheduled for **Wednesday, March 9, 2011 at 10:00 a.m.** A copy of the Notice of Zoning Hearing is attached for your records. The reasons for the postponement are that the Petitioner would like to amend our Petition for Special Hearing and that the property was not timely posted.

Thank you for your kind consideration in this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

John B. Gontrum

JBG:lsp
Enclosure
420524

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	3232	
CONNECTION TEL		74108873048
CONNECTION ID		
ST. TIME	02/24 16:05	
USAGE T	00'23	
PGS. SENT	2	
RESULT	OK	

WHITEFORD, TAYLOR & PRESTON L.L.P.

JOHN B. GONTRUM
DIRECT LINE (410) 832-2055
DIRECT FAX (410) 839-4058
JGontrum@wtplaw.com

TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5025
MAIN TELEPHONE (410) 832-2000
FACSIMILE (410) 832-2015

BALTIMORE, MD
COLUMBIA, MD
FALLS CHURCH, VA
TOWSON, MD
WASHINGTON, DC
WILMINGTON, DE

WWW.WTPLAW.COM
(800) 987-8705

February 24, 2011

VIA FACSIMILE 410-887-3048
Ms. Kristen Lewis
Baltimore County Zoning Review
County Office Building
111 W. Chesapeake Avenue, Room 111
Towson, Maryland

Re: Case Number: 2011-0213-SPH
11350 Pulaski Highway
N/west side of Pulaski Highway, 1990 southwest of Allender
Road
11th Election District - 5th Councilmanic District
Legal Owners: Ramsey Boys, LLC
Contract Purchaser: Baltimore Gas & Electric Co.

Dear Kristen:

I am writing to respectfully request a continuance of the Zoning Hearing that is scheduled for Wednesday, March 9, 2011 at 10:00 a.m. A copy of the Notice of Zoning Hearing is attached for your records. The reasons for the postponement are that the Petitioner would like to amend our Petition for Special Hearing and that the property was not timely posted.

Thank you for your kind consideration in this matter. Should you have any

CASE NAME Jewell Ramsey
CASE NUMBER 11-0213-SPH
DATE 3/9/11

[illegible]

Re: case 2011-0213-SPH

To whom it may concern,

In relation to the proposal by BGE to create a drive or road through residential property on Red Lion Road I am against it. There is absolutely no need to go through a residential area, plenty of access is available through the commercial end of the property and also from route 40 which is the main access for the property. Furthermore Red Lion Road is not wide enough to handle the additional traffic of 195 vehicles a day not including the large trucks, road width at best is only 18 feet. The proposed parking lot is also a concern to me as my property is at the bottom of the hill and we get all the water drainage now and Red Lion Road also floods during a hard rain. Drainage from the property is going to be a large concern also even if a SWM is installed there is no outlet for the water to go except across other properties and the ground is clay. Enclosed is also a letter signed by neighbors closest to the property in question and all are against this proposal also and also pictures of the present drainage problems. We went to the hearing officer meeting in December to voice our concern over this situation also.

Sincerely,

Robert Albright

11319 Red Lion Road

White Marsh, Md 21162

customrv@comcast.net

Residents of Red Lion Road opposed to Access thru residential property from commercially zoned property by BGE.

Name	Address	Signature
------	---------	-----------

Justin Phillips	11310 Red Lion Rd	Justin Phillips
John Bridgemon	11309 Red Lion Rd	John Phillips
Diane Gilliam	11322 Red Lion Rd	Diane Gilliam
DAVID FULTZ	11326 RED LION RD	David Fultz
MICHAEL FULTZ	11326 RED LION RD	Michael Fultz
JAMES MYERS	11320 RED LION RD	James Myers
JEANIE MYERS	11320 RED LION RD	Jeanie Myers
Gaylene Holman	11324 Red Lion Rd	Gaylene Holman
Jeffery Holman	11324 Red Lion Rd	Jeffery W. Holman
Angela CAREY	11320A RED LION RD	Angela Carey
Kenneth Carey	11320A Red Lion Rd	Kenneth H. Carey Jr.
Philip MILLER	11320A Red Lion Rd	Philip Miller
Spirita Carey	11320A Red Lion Rd	Spirita Carey
Robert Albright	11311 Red Lion Rd	Robert Albright
M. Malik	11316 Red Lion Rd	M. Malik
Blair Neale	11314 Red Lion	Blair Neale





10/07
27





Red Lion Rd

Pulaski Hwy

Google

© 2011 Google

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Pointer 39°23'40.16" N 76°24'41.61" W elev 73 ft Streaming 100%

Eye alt 1816 ft



6/24/06



TK 3/9/11

Debra Wiley - Fwd: 2011-0213-SPH - WITHDRAWN

From: Debra Wiley
To: jbusse@wtplaw.com
Date: 10/19/2011 11:52 AM
Subject: Fwd: 2011-0213-SPH - WITHDRAWN
CC: Lewis, Kristen; Zook, Patricia

Good Morning,

Please see attached letter addressed to Judge Stahl.

Just wanted to bring to your attention that if this was intended for Judge Stahl, our office address is as follows:

Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, MD 21204

It appears this was originally Judge Kotroco's case back in March, 2011 and the file was returned to the Zoning Review Office on March 9th; I will forward your letter to the Zoning Review Office to be placed in that file.

Please contact me if you have any questions. Thanks.

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

TK 3/9/11
WHITEFORD, TAYLOR & PRESTON L.L.P.

JENNIFER R. BUSSE
DIRECT LINE (410) 832-2077
DIRECT FAX (410) 339-4027
jbusse@wtplaw.com

TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5025
MAIN TELEPHONE (410) 832-2000
FACSIMILE (410) 832-2015

BALTIMORE, MD
COLUMBIA, MD
FALLS CHURCH, VA
TOWSON, MD
WASHINGTON, DC
WILMINGTON, DE*
DEARBORN, MI

WWW.WTPLAW.COM
(800) 987-8705

October 13, 2011

Lawrence M. Stahl, Managing Administrative Law Judge
The Office of Administrative Hearings
111 W. Chesapeake Ave.
Room 111
Towson, MD 21204

RECEIVED

OCT 18 2011

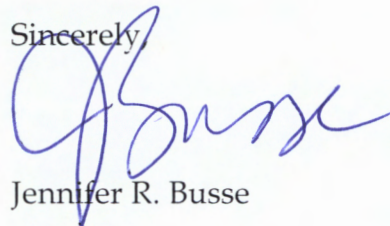
Re: Case No. 2011-0213-SPH
11350 Pulaski Highway
Our File No. 6050/78

OFFICE OF ADMINISTRATIVE HEARINGS

Dear Judge Stahl:

On behalf of the property owner and petitioner in the above-referenced case, please accept this letter as our formal request to withdraw the Petition for Special Hearing. I am pleased to report that the property owner was able to resolve this matter without requiring this zoning relief. Please do not hesitate to contact me with any questions or concerns. Thank you for your attention to this matter.

Sincerely,



Jennifer R. Busse

JRB:tm

cc: Chioma Onwuanibe
Milton R. Branson
Michael J. Pieranunzi
Steve Wherley
Peter Max Zimmerman, Esq.

423844

TK
205

MARCH

9

WEDNESDAY

25
106

MEMORANDUM

297 days follow

DATE: March 9, 2011
TO: To The File
FROM: Timothy M. Kotroco
Administrative Law Judge
SUBJECT: Case No. 2011-0213-SPH - 11350 Pulaski Highway
Legal owner: Ramsey Boys, LLC
Contract purchaser: Baltimore Gas & Electric Co.

This matter came before me on Wednesday, March 9, 2011 at 10:00 in Room 205 of the Jefferson Building. John B. Gontrum, Esquire, the Petitioner's attorney, requested a postponement in a letter dated February 24, 2011 and addressed to the Zoning Review Office. For whatever reason, the Zoning Office was slow to respond to the postponement request and/or failed to get the message out as several neighbors did appear at the hearing which was postponed in advance. Fortunately, Adam Baker, Esquire, of Whiteford, Taylor and Preston was in the hearing room (as a courtesy), as was Peter Max Zimmerman, People's Counsel. The names and addresses of the citizens were taken down on the sign in sheet and Mr. Baker indicated that his office would send a letter to these individuals notifying them of the next hearing date.

The property will also be re-posted with a sign containing the next hearing date. The case was then postponed - to be re-scheduled and re-posted and re-advertised at the Petitioner's expense.

c: Kristen Lewis, Zoning Review Office

CASE NUMBER: 2011-0229-SPH
14218 GREEN ROAD

Location: NW side of Green Road, 420 feet NE Sweet Air Road; 1,300 feet to a private drive.

10th Election District, 3rd Council District

Legal owner: Linda J. Hurline Personal Representative

Contract: Lou Ann Watson Personal Representative

SPECIAL HEARING to permit the creation of a 28.763-acre non-density RC2 parcel pursuant to a Last Will and Testament, and to approve the non-conforming use of 2 dwellings on the remaining 8.00 acres; and any other special hearing relief deemed necessary by the Zoning Commissioner.

Hearing: Wednesday, 3/9/2011, 1:30:00 PM Jefferson Building, 105 West Chesapeake Avenue, Room 205, Towson, MD 21204

LS 106

Code Enforcement Hearing

nd access for

esapeake

eu of the

et and 50 feet
front yard in

esapeake

Approach
w/cond.
3-25-11

ARCH

9

WEDNESDAY

LS 106

2011 68th day - 297 days follow

Ash Wednesday

CASE NUMBER: 2011-0213-SPH
11350 PULASKI HWY

postponed

Location NW side of Pulaski Highway, 1990 SW of Allender Road
11th Election District, 5th Council District
Legal owner: Lewis B. Ramsey
Contract: Baltimore Gas and Electric Co

SPECIAL HEARING to permit the use of a residentially zoned parcel for a second access for uses on parcels zoned for commercial and manufacturing uses.

Hearing Wednesday, 3/9/2011, 10:00:00 AM Jefferson Building, 105 West Chesapeake Avenue, Room 205, Towson, MD 21204

CASE NUMBER: 2011-0225-SPHA
0 CHESTNUT ROAD

Location N side of Chestnut Road, 600 feet NE from Seneca Road
15th Election District, 6th Council District
Legal owner: Barbara A. and Gregory J. Maliszewski
Contract: Judith Ann Pierce

Dispute w/ Cond. 3-17-11

SPECIAL HEARING to permit a lot area of 28,688 square feet or 0.659 acres in lieu of the required 1 1/2 acres for a single family dwelling.

VARIANCE to permit side yards of 10 feet and 10 feet in lieu of the required 50 feet and 50 feet for a replacement dwelling, and to permit an accessory use (swimming pool) in the front yard in lieu of the required rear yard.

Hearing Wednesday, 3/9/2011, 11:00:00 AM Jefferson Building, 105 West Chesapeake Avenue, Room 205, Towson, MD 21204

CASE NUMBER: 2011-0229-SPH
14218 GREEN ROAD

Location NW side of Green Road, 420 feet NE Sweet Air Road; 1,300 feet to a private drive.
10th Election District, 3rd Council District
Legal owner: Linda J. Hurline Personal Representative
Contract: Lou Ann Watson Personal Representative

Approved w/ Cond. 3-25-11

SPECIAL HEARING to permit the creation of a 28.763-acre non-density RC2 parcel pursuant to a Last Will and Testament, and to approve the non-conforming use of 2 dwellings on the remaining 8.00 acres; and any other special hearing relief deemed necessary by the Zoning Commissioner.

Hearing Wednesday, 3/9/2011, 1:30:00 PM Jefferson Building, 105 West Chesapeake Avenue, Room 205, Towson, MD 21204

LS 106

Code Enforcement Hearings



KEVIN KAMENETZ
County Executive

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

February 28, 2011

Lewis B. Ramsey
Ramsey Boys, LLC
11345 Pulaski Highway
White Marsh, MD 21162

RE: Case Number 2011-0213SPH, 11350 Pulaski Hgwy./11327 Red Lion Road, White Marsh, MD 21162

Dear Mr. Ramsey,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 25, 2011. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Ms. Jennifer R. Busse, Esq., c/o Whiteford, Taylor, & Preston LLP, One W. Pennsylvania Ave.,
Ste. 300, Towson, MD 21204
Baltimore Gas & Electric Co., 750 E. Pratt Street, #1500, Baltimore, MD 21202
111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048
www.baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

No date

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For February 14, 2011
Item No. 2011-213

DATE: February 14, 2011

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

We have no comment on the requested permission; however, we wish to take this opportunity to advise the developer and his engineer that the proposed bio-retention swale must have a minimum grade of 2% and it must be provided with a suitable outfall. Also, there are drainage problems in the area and the grading plan will be closely reviewed to ensure that none of the problems are exacerbated.

DAK:CEN:cab
cc: File
ZAC-ITEM NO 11-213-02142011.doc



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, Chief
Fire Department

February 3, 2011

None

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

ATTENTION: Zoning Review

Distribution Meeting of: **January 31, 2011**

Item No.:

Administrative Variance: 2011-0215A – 0216A, 2011-0224A

Special Hearing: 2011-0213-SPH, 2011-0219-SPHA, 2011-0220-SPH, 2011-0225-SPHA

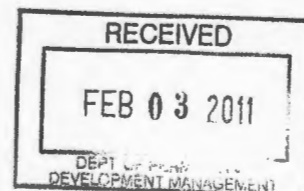
Variance: 2011-0217A, 2011-0219-SPHA, 2011-0221-XA, 2011-0222A – 0223A, 2011-0225-SPHA

Special Exception: 2011-0221-XA,

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers 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
dmuddiman@baltimorecountymd.gov
cc: File



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

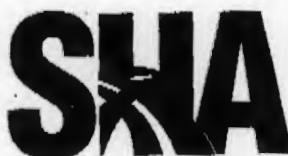
DATE: February 2, 2011

FROM: Dennis A. Kennedy, ^{DAK}Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For February 7, 2011
Item Nos. 2011- 213, 215, 216, 217,
219, 220, 221, 222 and 223

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

DAK:CEN:cab
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC-02072011 -NO COMMENTS.doc



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 2-14-2011

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

RE: Baltimore County
Item No. 2011-0213 SPH
US 40 (PULASKI HWY)
BALTO GAS & ELECTRIC CO.
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 2-7-2011. A field inspection and internal review reveals that an entrance onto US 40 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for 1133 PULASKI HWY, Case Number 2011-0213 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 (mbailey@sha.state.md.us). Thank you for your attention.

Very truly yours,

For Steven D. Foster, Chief
Access Management 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.marylandroads.com



KEVIN KAMENETZ
County Executive

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

February 14, 2011

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2011-0213-SPH

11350 Pulaski Highway

N/west side of Pulaski Highway, 1990 southwest of Allender Road

11th Election District – 5th Councilmanic District

Legal Owners: Ramsey Boys, LLC

Contract Purchaser: Baltimore Gas & Electric Co.

Special Hearing to permit the use of a residentially zoned parcel for a second access for uses on parcels zoned for commercial and manufacturing uses.

Hearing: Wednesday, March 9, 2011 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Jennifer Busse, 1 W. Pennsylvania Ave., Ste. 300, Towson 21204
BGE, 750 E. Pratt St., Ste. 1500P, Baltimore 21202
Ramsey Boys, LLC, 11345 Pulaski Highway, White Marsh 21162

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 22, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE LAW HEARINGS OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 22, 2011 Issue - Jeffersonian

Please forward billing to:

Jennifer Busse, Esq.
Whiteford, Taylor & Preston
1 West Pennsylvania Avenue, Ste. 300
Towson, MD 21204

410-832-2077

NOTICE OF ZONING HEARING

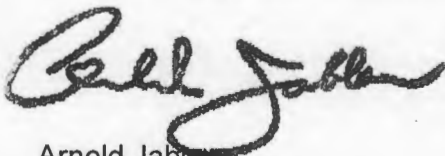
The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0213-SPH

11350 Pulaski Highway
N/west side of Pulaski Highway, 1990 southwest of Allender Road
11th Election District – 5th Councilmanic District
Legal Owners: Ramsey Boys, LLC
Contract Purchaser: Baltimore Gas & Electric Co.

Special Hearing to permit the use of a residentially zoned parcel for a second access for uses on parcels zoned for commercial and manufacturing uses.

Hearing: Wednesday, March 9, 2011 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE LAW HEARINGS OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2011-0213 SPH
Petitioner: BGE
Address or Location: 11350 Pulaski Hwy

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer R. Busse, Esq.
Address: One W. Pennsylvania Ave., Ste. 300
Towson, MD 21204
Telephone Number: 410 832 2077

RE: PETITION FOR SPECIAL HEARING * BEFORE THE *none*
11350 Pulaski Hwy.; NW side of * ZONING COMMISSIONER
Pulaski Hwy., 1990 SW of Allender Rd. *
11th Election & 5th Councilmanic District *
Legal Owner(s): Ramsey Boys, LLC * FOR
Contract Purchaser: Baltimore Gas & *
Electric Co. * BALTIMORE COUNTY
Petitioner(s) * 2011-0213-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

FEB 02 2011

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 2nd day of February, 2011, a copy of the foregoing Entry of Appearance was mailed to Jennifer R. Busse, Esquire, Whiteford, Taylor & Preston L.L.P., One W. Pennsylvania Avenue, Ste. 300, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Maryland Department of Assessments and Taxation
Real Property Data Search (vw1.1A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent Registration](#)

Account Identifier: District - 11 Account Number - 1900006039

Owner Information

Owner Name: BALTIMORE GAS AND ELECTRIC COMPANY Use: INDUSTRIAL
Mailing Address: 2 CENTER PLAZA Principal Residence: NO
110 W FAYETTE ST 13TH FLOOR Deed Reference: 1)/29714/ 00408
BALTIMORE MD 21202-3708 2)

Location & Structure Information

Premises Address Legal Description
PULASKI HWY 15.213 AC
0-0000 NWS PULASKI HWY
1360FT SW ALLENDER RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0073	0014	0051		110000				1	

Plat Ref:

Special Tax Areas Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2006	48,684 SF	15.2100 AC	07

Stories Basement Type Exterior
AUTO SHOWROOM

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	1,479,700	1,198,700		
Improvements:	3,586,700	3,890,700		
Total:	5,066,400	5,089,400	5,074,067	5,081,733
Preferential Land:	0			0

Transfer Information

Seller:	RAMSEY BOYS LLC	Date:	07/28/2010	Price:	\$4,800,000
Type:	ARMS LENGTH MULTIPLE	Deed1:	/29714/ 00408	Deed2:	
Seller:	BERG ELLIOTT M	Date:	01/19/2000	Price:	\$500,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/14439/ 00262	Deed2:	
Seller:	BERG SAMUEL J,ET AL	Date:	05/12/1982	Price:	\$0

Type: NON-ARMS LENGTH OTHER**Deed1:** /06394/ 00126**Deed2:**

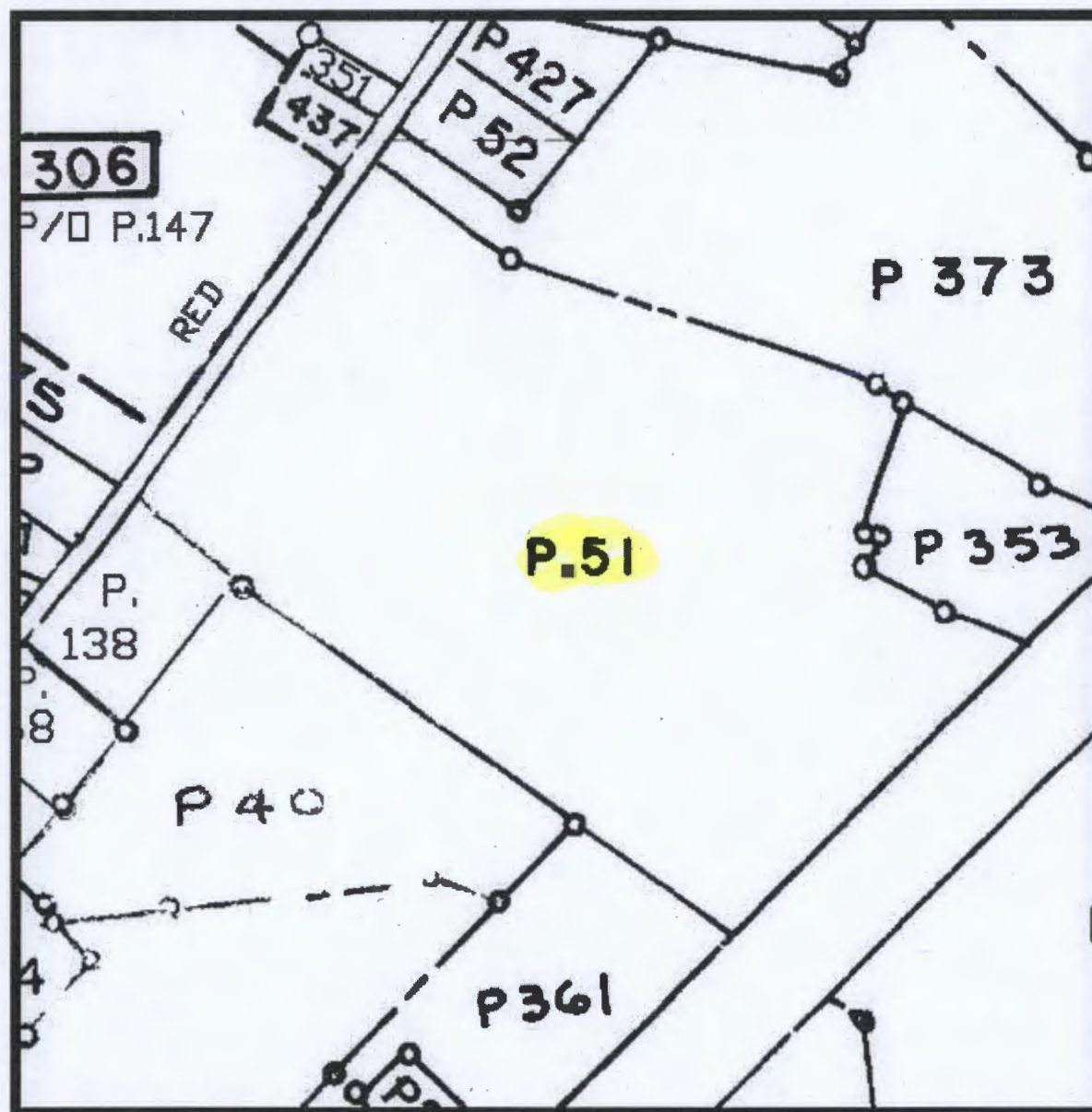
Exemption Information			
Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County			0.00
State			0.00
Municipal			0.00
Tax Exempt:		Special Tax Recapture:	
Exempt Class:		* NONE *	



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

[Go Back](#)
[View Map](#)
[New Search](#)

District - 11**Account Number - 1900006039**



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 (vw1.1A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent Registration](#)

Account Identifier: District - 11 Account Number - 1101025078

Owner Information

Owner Name: BALTIMORE GAS AND ELECTRIC COMPANY **Use:** INDUSTRIAL
Mailing Address: 2 CENTER PLAZA **Principal Residence:** NO
110 W FAYETTE ST 13TH FLOOR **Deed Reference:** 1)/29714/ 00408
BALTIMORE MD 21202-3708 2)

Location & Structure Information

Premises Address **Legal Description**
PULASKI HWY 4.1178 AC NWR
0-0000 250 FT PULASKI HWY
1900 SW ALLENDER RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0073	0014	0040		110000				1	

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		4.1100 AC	33

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	124,540	124,540		
Improvements:	0	0		
Total:	124,540	124,540	124,540	124,540
Preferential Land:	0			0

Transfer Information

Seller: RAMSEY BOYS LLC	Date: 07/28/2010	Price: \$4,800,000
Type: ARMS LENGTH MULTIPLE	Deed1: /29714/ 00408	Deed2:
Seller: CHITTY EVELYN A	Date: 10/05/1999	Price: \$450,000
Type: ARMS LENGTH MULTIPLE	Deed1: /14068/ 00314	Deed2:
Seller: AFFELD EVELYN M	Date: 12/23/1996	Price: \$0

Type: NON-ARMS LENGTH OTHER**Deed1:** /11951/ 00470**Deed2:**

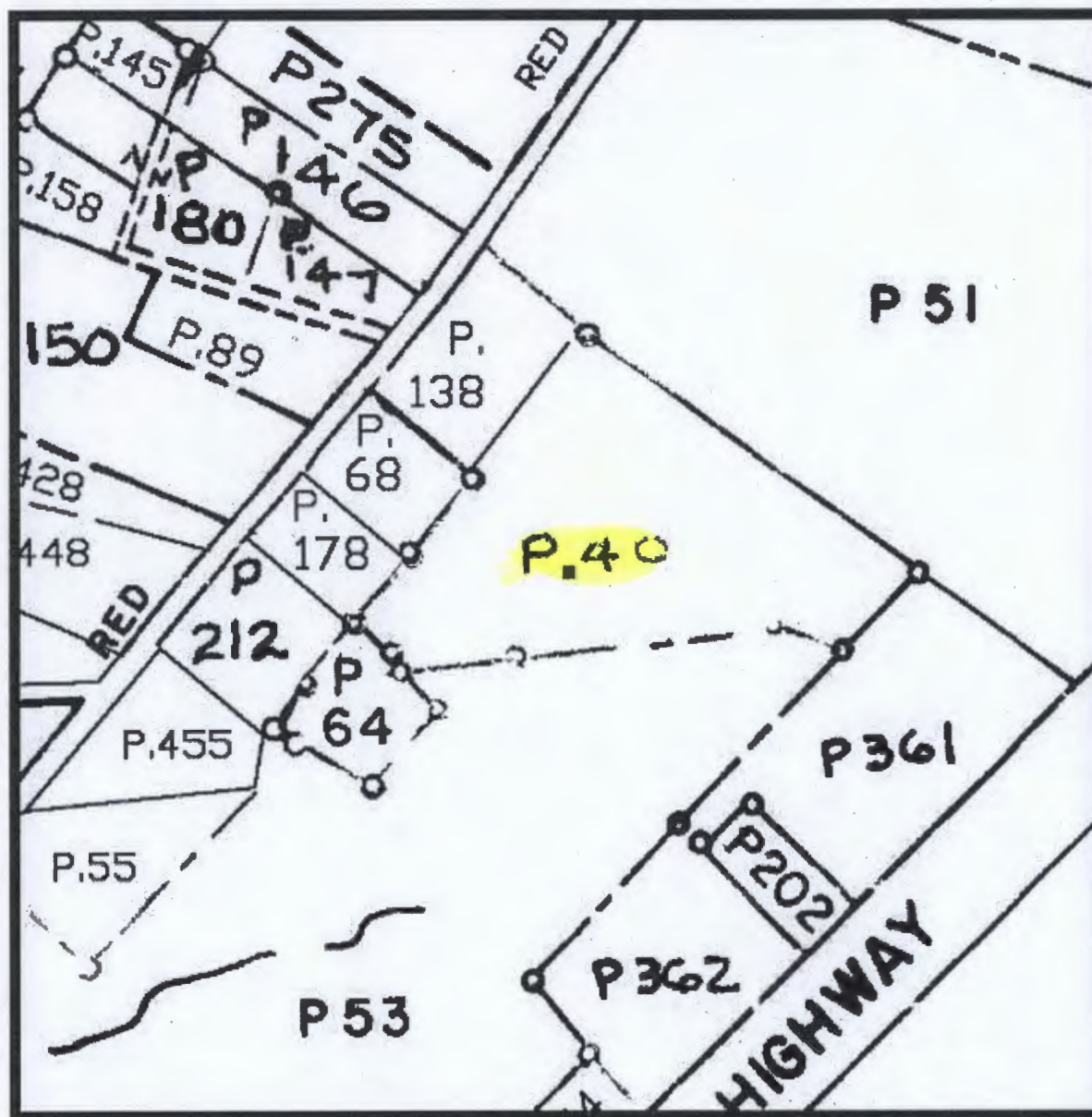
Exemption Information			
Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County			0.00.
State			0.00
Municipal			0.00
Tax Exempt:		Special Tax Recapture:	
Exempt Class:		* NONE *	



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

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District - 11**Account Number - 1101025078**



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

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[GroundRent Registration](#)

Account Identifier: District - 11 Account Number - 1119039700

Owner Information

Owner Name: RAMSEY BOYS LLC Use: RESIDENTIAL
Mailing Address: 11345 PULASKI HWY Principal Residence: NO
WHITE MARSH MD 21162-1520 Deed Reference: 1)/14235/ 00056
2)

Location & Structure Information

Premises Address Legal Description
11327 RED LION RD 11327 RED LION RD SES
0-0000 NE COR PROCTOR AVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0073	0014	0138		110000				3	Plat Ref:

Special Tax Areas Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1952	1,624 SF	1.1200 AC	04

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT FRAME	

Value Information

	Base Value	Value As Of 01/01/2009	Phase-in Assessments As Of 07/01/2010 As Of 07/01/2011	
Land	96,140	96,140		
Improvements:	142,660	132,640		
Total:	238,800	228,780	228,780	228,780
Preferential Land:	0		0	0

Transfer Information

Seller:	EGNOR HAROLD C	Date:	12/29/1999	Price:	\$157,500
Type:	ARMS LENGTH IMPROVED	Deed1:	/14235/ 00056	Deed2:	
Seller:	SIMPSON EDGAR H	Date:	09/18/1978	Price:	\$49,500
Type:	ARMS LENGTH IMPROVED	Deed1:	/05936/ 00236	Deed2:	
Seller:		Date:		Price:	

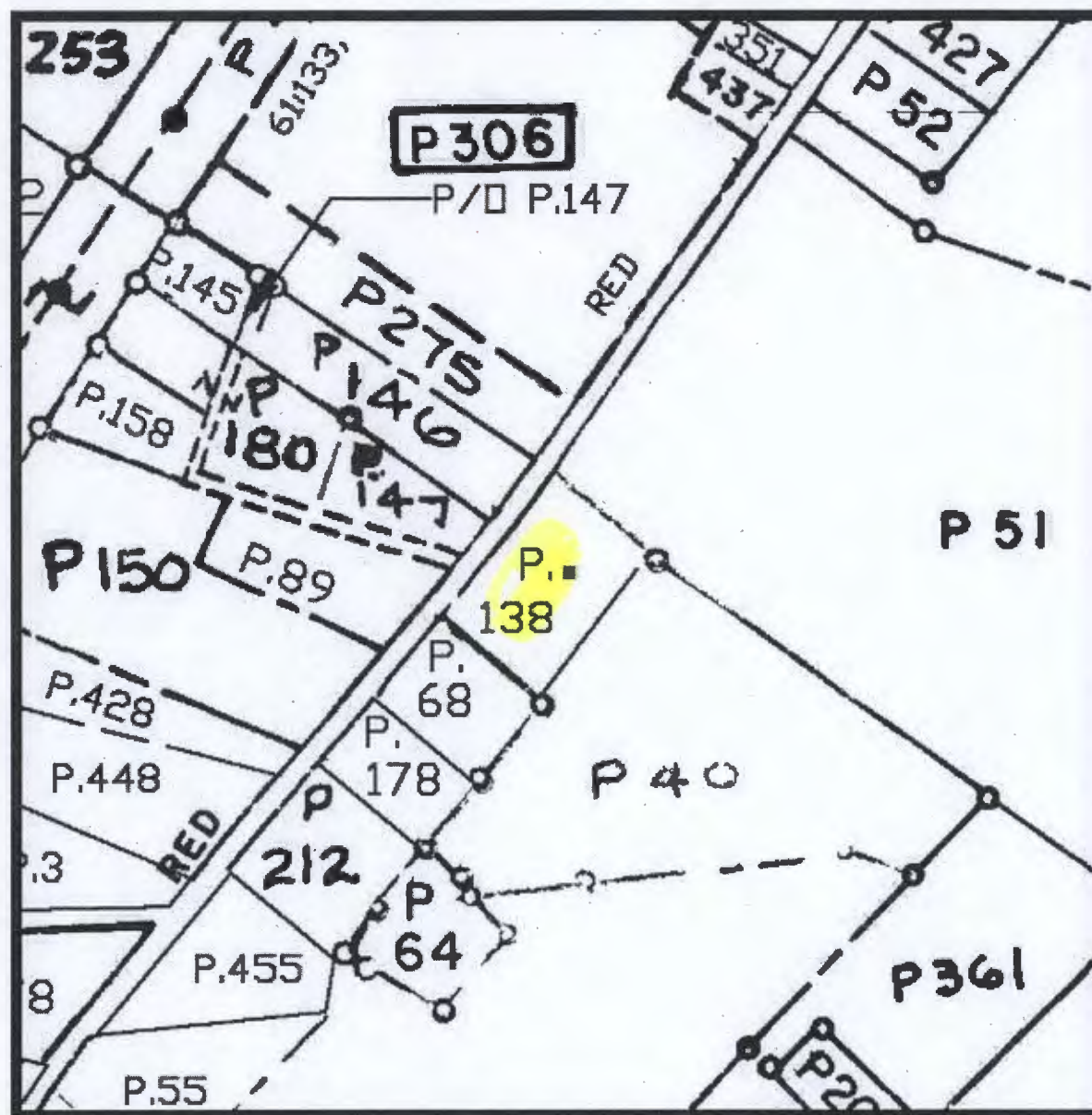
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments	Class	07/01/2011 07/01/2012
County		0.00
State		0.00
Municipal		0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	* NONE *	



Maryland Department of Assessments and Taxation
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District - 11Account Number - 1119039700



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**NOTICE OF ZONING
HEARING**

The Administrative Law
Judges of Baltimore County,
by authority of the Zoning
Act and Regulations of Bal-
timore County will hold a
public hearing in Towson,
Maryland.

to secure the foreclosure
property described as fol-
lowing for Baltimore County
taxes in this proceeding:
4411, PT LT 181, improve-
ment other things, that the
same have not been paid.
February, 2011, by the Cir-
cuit Court of Baltimore County.
The insertion of a
notice in the Baltimore County
paper for three successive
weeks, 2011, warning all per-
sons to be and appear in this
hearing, and redeem these
rights, or thereafter a final
judgment, or the rights of redemp-
tion in the Plaintiff a fee
of \$100.00.

CERTIFICATE OF PUBLICATION

2/24/ 2011

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 2/22/ 2011.

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

J. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAR 03 2011

ZONING COMMISSIONER

TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Dave Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: March 3, 2011

SUBJECT: Zoning Item # 11-213-SPH
Address 11350 Pulaski Highway
(Ramsey Property)

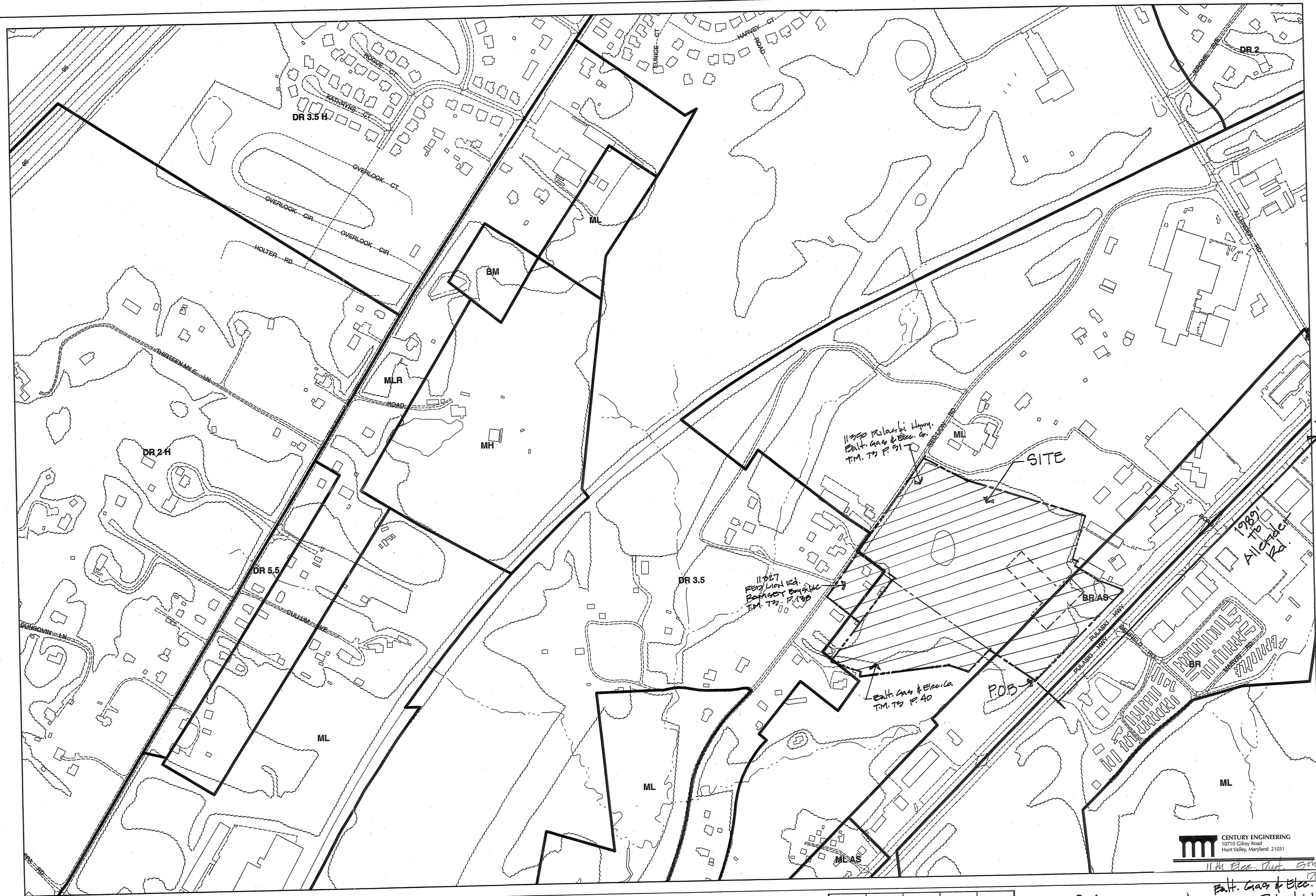
Zoning Advisory Committee Meeting of January 31, 2011.

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

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

Additional Comments:

Reviewer: Regina Esslinger; *Environmental Impact Review*



Plan Sheet: 073A2

Note:
The zoning depicted in this application incorporates the actions associated with 2008 Comprehensive Zoning Map Process, zoning changes associated with an adopted Community Plan and Baltimore County Board of Appeals actions through December 31, 2008.

Legend

- | | | |
|-----------|---------|------------|
| Buildings | Streams | Vegetation |
| Zoning | Roads | Rail Lines |

**Baltimore County
Office of Planning and Zoning
Official Zoning Map**

072B1	072C1	073A1	073B1	073C1
072B2	072C2	073A2	073B2	073C2
072B3	072C3	073A3	073B3	073C3

Scale
1" = 200'
0 100 200 400 Feet

CENTURY ENGINEERING
10710 Gilroy Road
Hunt Valley, Maryland 21031

1141 Elec. Dist. 5th Avenue
Balt. Gas & Elec. Co.
11350 Pulaski Hwy.
T.M. 73 P. 91 & 40
Data Sources:
Planimetric Data - Baltimore County
GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2008

