

ZONING CASE HISTORY DATABASE (1939 - PRESENT)

GIS Attribute Table ID:	Case Type Prefix:	Case Year:	Case Number:	Case Type Suffix:	Existing Use:
20110304		2011	0304	X	Commercial
Legal Owners/Petitioner: Donald Coleman BG & DG Enterprises, LLC					
Street/House Number: Street Number Range: Street Number Suffix: Street Prefix Direction: Street Prefix Type:					
1412					
Street Name: Street Suffix Type: Street Suffix Direction: Suite/Apt./Unit Number:					
Railroad Ave					
Property Description: Northwest side of Railroad Avenue, 475 feet southwest of centerline of Seminary Avenue					
Existing Zoning Classification: BR Area: 2.85 acres Election District: 8th Councilmanic District: 3rd					
Critical Area: NO Floodplain: YES Historic Area: NO Related (Prior and Future) Cases: 71-67R;72-60R;77-130SPH;00-312SPH					
Violation Cases: Concurrent Cases:					
Tax Account ID: Deed Liber #: Deed Folio #: Miscellaneous Notes					
1.) 2500001717 1.) 15360 / 698 No hearing date was ever scheduled for this case. Case ultimately closed by W. Carl Richards, Jr., Zoning Review Supervisor.					
2.) 2.) /					
3.) 3.) /					
Contract Purchaser: Sody Concrete Construction, Inc. 2037 York Road, Timonium, MD 21093					
Attorney: John B. Gontrum, Whiteford, Taylor & Preston, LLP, One W. Pennsylvania Ave.					
Petition Reviewer: AT Petition Reviewer 2: Petition Filing Date: 04/07/2011					
Day of Week: Hearing Date: Hearing Time: Hearing Location:					
Closing Date: Adm. Law Judge Hearing Continued From Adm. Law Judge Hearing Rescheduled From Formal Request For Hearing					

Case Number

2011 0304 ☒ X

Petition Type # 1: SPECIAL EXCEPTION

Petition Request # 1 for a contractor's equipment storage yard, pursuant to 236.2 of the Baltimore County Zoning Regulations.

Petition Type # 2:

Petition Request # 2:

Petition Type # 3:

Petition Request # 3:

Petition Type # 4:

Petition Request # 4:

200 Foot
Scale Map
Reference:

Existing Use:

Commercial

Proposed Use:

Commercial

Existing Zoning Classification

BR

Requested Zoning Classification:

Existing District:

Requested District:

North/South Coordinate:

East/West Coordinate:

Census Tract:

1000 Foot
Scale Map
Reference:

Adm. Law Judge Case Number 2011 0304 ☒ X

Administrative Law Judge's Name W. Carl Richards, Jr., Zoning R

Law Judge Order Date (or Withdrawal Date) 12/16/2016

Law Judge Decision: Case Closed

Law Judge Order Restrictions? NO

Board of Appeals Case Number

Appeal to Board of Appeals?:

Appellant:

Board of App. Description

Board of Appeals Filing Date

Date Case Sent to Board:

Board of Appeals Hearing Date:

Board of Appeals Decision Date:

Board of Appeals Decision

Circuit Court Case Number

Circuit Court Filing Date:

Circuit Court Decision Date

Circuit Court Decision:

MD Court of Special Appeals Filing Date

MD Court of Special Appeals Decision Date:

MD Court of Special Appeals Decision

MD Court of Appeals Filing Date

MD Court of Appeals Decision Date:

MD Court of Appeals Decision:

U.S. Supreme Court Filing Date

U.S. Supreme Court Decision Date

U.S. Supreme Court Decision

Add Record

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Record

Preview ZAC
Agenda Report

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MS Word

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Access

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Image

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2011-0304-X
Petitioner: SODY CONCRETE CONSTRUCTION, INC.
Address or Location: 1412 RAILROAD AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Adam Baker
Address: Whitman Taylor & Preston, LLP
1 W. PENNSYLVANIA AVE, STE. 300
TOWSON, MD 21204
Telephone Number: 410.332.2000

5/10/11

Per Adam Baker,
do not schedule
until further
notice.



Flood Plain

Petition for Special Exception

to the Zoning Commissioner of Baltimore County for the property
located at 1412 Railroad Avenue

which is presently zoned BR

Deed Reference: L53601698 Tax Account # 2500001717

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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

(See attachment).

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

I, or we, agree to pay expenses of above Special Exception, 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.

Contract Purchaser/Lessee:

Sody Concrete Construction, Inc.

Name - Type or Print

Signature

2037 York Road

Address

Telephone No.

Timonium, Maryland 21093

City

State

Zip Code

Attorney For Petitioner:

John B. Gontrum

Name - Type or Print

Signature

Whiteford, Taylor & Preston, LLP

Company

One W. Pennsylvania Ave., St. 300 410-832-2000

Address

Telephone No.

Towson, Maryland 21204

City

State

Zip Code

Case No. 2011-0304-X

Legal Owner(s):

BG&DG Enterprises, LLC

Name - Type or Print

Signature

Name - Type or Print

Signature

1412 Railroad Avenue

Address

Telephone No.

Lutherville, Maryland 21093

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By A. TSUI

Date 4/7/11

**Attachment to Petition for Special Exception
1412 Railroad Avenue**

Petition for Special Exception for a contractor's equipment storage yard, pursuant to § 236.2 of the Baltimore County Zoning Regulations.

421049

2011-0304-X

kjWellsInc

Land Surveying and Site Planning

Telephone: (410) 592-8800
Fax: (410) 817-4055
Email: kwells@kjwellsinc.com

7403 New Cut Road
Kingsville, Md. 21087-1132

April 4, 2011

Zoning Description
1412 Railroad Avenue
Lot 2
BG & DG Enterprises, LLC Property
Baltimore County
Maryland
8th Election District 3rd Councilmanic District

Beginning at a point located on the northwest side of Railroad Avenue (20 feet wide) at a distance of 475 feet more or less southwest from the centerline of Seminary Avenue (width varies) thence the seventeen following courses and distances:

- 1) South 48 degrees 31 minutes 09 seconds West 155.00 feet
- 2) South 41 degrees 28 minutes 51 seconds East 20.00 feet
- 3) South 48 degrees 31 minutes 09 seconds West 555.21 feet
- 4) South 87 degrees 02 minutes 41 seconds West 126.30 feet
- 5) North 2 degrees 57 minutes 19 seconds West 84.90 feet
- 6) North 2 degrees 57 minutes 22 seconds West 122.45 feet
- 7) North 82 degrees 08 minutes 36 seconds East 121.41 feet
- 8) North 2 degrees 51 minutes 24 seconds West 235.94 feet
- 9) South 88 degrees 47 minutes 36 seconds West 121.00 feet
- 10) North 2 degrees 49 minutes 41 seconds West 222.41 feet
- 11) North 4 degrees 32 minutes 21 seconds West 41.95 feet
- 12) South 69 degrees 38 minutes 51 seconds East 139.19 feet
- 13) South 63 degrees 53 minutes 51 seconds East 331.40 feet
- 14) North 20 degrees 31 minutes 09 seconds East 131.12 feet
- 15) North 69 degrees 28 minutes 51 seconds East 92.55 feet
- 16) North 50 degrees 29 minutes 46 seconds East 10.15 feet
- 17) South 40 degrees 53 minutes 51 seconds East 173.87 feet

to the place of beginning.

Being Lot 2 of that land shown on a plat entitled "BG & DG Enterprises, LLC Property" as recorded in Baltimore County Plat Book 78 folio 210. Containing 5.753 acres of land more or less.

Also know as 1412 Railroad Avenue.

Providing Land Surveying and Site Planning Services in Maryland since 1984

Page 1 of 1



2011-0304 X

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

No. **65978**
 Date: **4/7/11**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					450

Total: **450**

Rec From: **WHITEFORD, TAYLOR & PLESTON L.L.P.**

For: **1412 RAILROAD AVE**

701-0304-X

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

VOID RECEIPT

RECEIVED BY: _____
 DATE: _____
 TIME: _____
 OFFICE: _____
 SIGNATURE: _____
 TITLE: _____

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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 May 2, 2011
Item No. 2011-304

DATE: April 18, 2011

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

The petitioner is advised/reminded that most of the property is within a 100 year flood plain and granting the petitioner's request does not incur any flood damage liability for the County.

DAK:CEN:cab

cc: File

ZAC-ITEM NO 11-304-05022011.doc



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

April 19, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **April 8, 2011**

Item No.:

No Type Listed: 2011-0304-X

Comments:

The proposed building(s) shall meet the applicable provisions of the Baltimore County Fire Prevention Code County Bill 48-10.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 4-18-11

Ms. Kristen Matthews
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

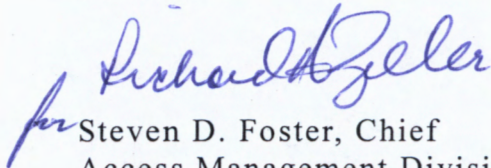
RE: Baltimore County
Item No. 2011-0304-X
1412 Railroad Avenue
Donald Coleman BG & DG
Enterprises, LLC

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. 2011-0304-X

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,


for Steven D. Foster, Chief
Access Management Division

SDF/rz

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
1412 Railroad Avenue; NW side of		
Railroad Avenue, 475 ft. SW of	*	ZONING COMMISSIONER
Centerline of Seminary Avenue		
8 th Election & 3 rd Councilmanic District	*	FOR
Legal Owner(s): Donald Coleman BG & DG		
Contract Purchaser: Sody Concrete	*	BALTIMORE COUNTY
Construction, Inc.		
Petitioner(s)	*	2011-0304-X

* * * * *

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

APR 14 2011

mw

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

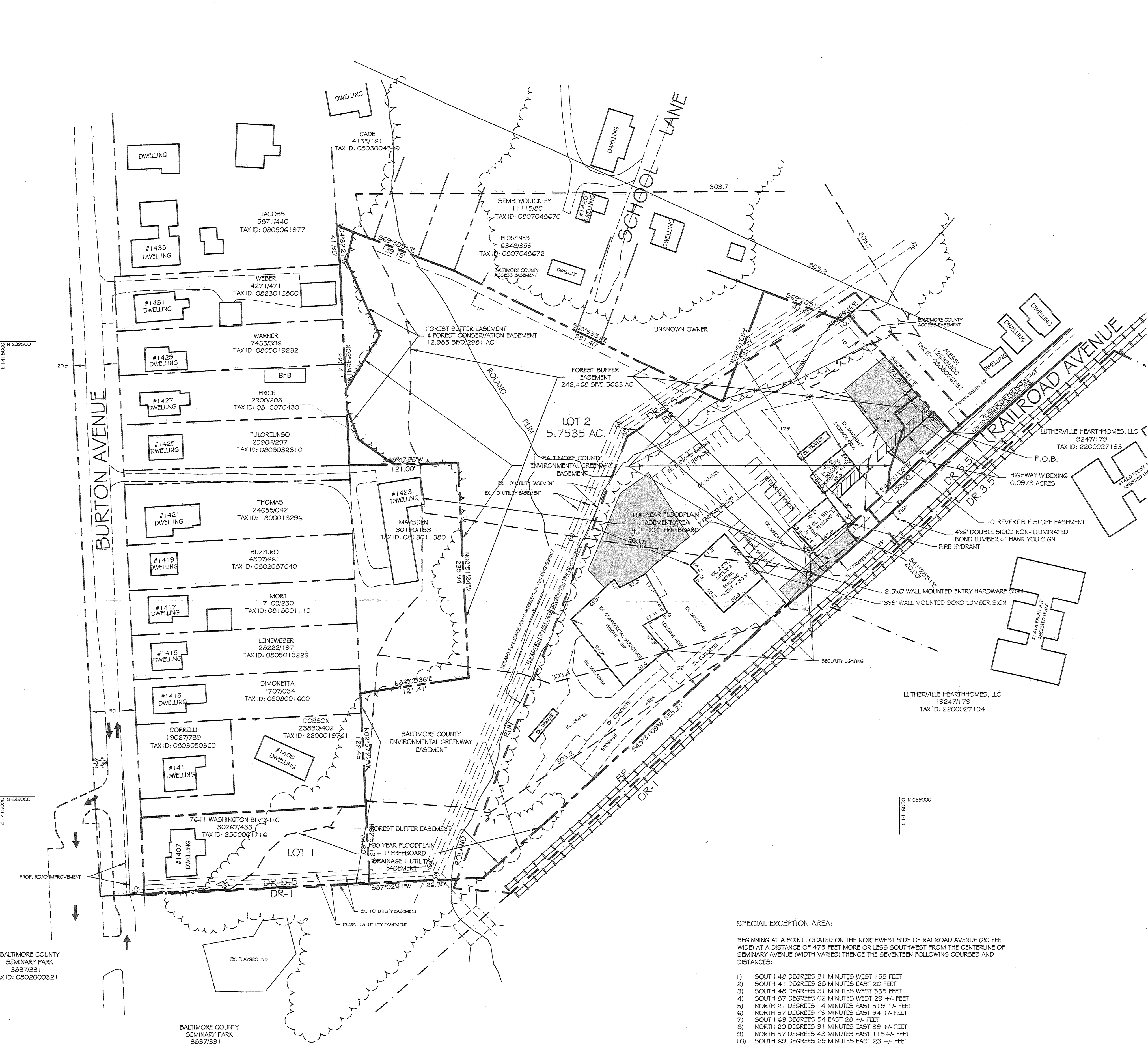
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of April, 2011, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Whiteford, Taylor & Preston, LLP, One West Pennsylvania Avenue, Suite 300, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



SITE DATA:

- 1) OWNER: BG & DG ENTERPRISES, LLC
- 2) OWNER'S ADDRESS: 1412 RAILROAD AVENUE LUTHERVILLE, MARYLAND 21087 410-337-2663
- 3) DEED REFERENCE: 15360699
- 4) TAX ACCOUNT NUMBER: 080200030
- 5) TAX MAP: GO GRID 23 PARCEL 275
- 6) ZONING: DR-5.5 (2.90 ACRES) & BR (2.85 ACRES)
- 7) ZONING MAP: 06003
- 8) CONGRESSIONAL DISTRICT: 3RD
- 9) ELECTION DISTRICT: 8TH
- 10) WATERSHED: JONES FALLS
- 11) SUBWATERSHED: 57N
- 12) AREA OF LOT 2: 5.754 ACRES
- 13) EXISTING AND PROPOSED USE: COMMERCIAL (WITHIN BR ZONE)
- 14) FAR = 18,822 / 124,146 = 0.15
- 15) AMENITY OPEN SPACE: NONE REQUIRED
- 16) PARKING CALCULATIONS:
REQUIRED: OFFICE: 7,386 / 1000 * 3.3 = 24 SPACES
WAREHOUSE: 8 EMPLOYEES = 8 SPACES
PROPOSED: 32 SPACES
- 18) THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOODPLAIN.
- 19) THE SUBJECT PROPERTY IS NOT IN THE CBZA.
- 20) THE BASIC SERVICE MAPS INDICATES THAT NO DEFICIENCIES EXIST THAT IMPACT THE SUBJECT PROPERTY, EXCEPT THAT THE TRANSPORTATION MAP INDICATES THAT THE SUBJECT PROPERTY IS LOCATED IN A LEVEL OF SERVICE D ZONE.
- 21) NO HISTORICALLY SIGNIFICANT STRUCTURES ARE LOCATED ON THE SUBJECT PROPERTY.
- 22) SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- 23) MINOR DEVELOPMENT PLAN APPROVED ON AUGUST 1, 2006.
- 24) ALL EXISTING SIGNS WILL BE REMOVED. ALL NEW SIGNS WILL COMPLY WITH THE "TABLE OF SIGN REGULATIONS" OF SECTION 450.8 OF THE BCZR.

ENVIRONMENTAL VARIANCES:

- 1) A VARIANCE WAS GRANTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS.
- 2) THE FOREST BUFFER EASEMENT AND BUILDING SETBACK SHOWN HEREON ARE REFLECTIVE OF THE FACT THAT THIS VARIANCE WAS GRANTED ON JUNE 5, 2000 SPECIFICALLY FOR THAT AREA BEING UTILIZED FOR COMMERCIAL PURPOSES ALONG WITH THE ASSOCIATED PARKING, STORAGE AREAS AND THE CONSTRUCTION OF THE FUTURE WAREHOUSE AS REQUESTED BY RONALD G. ALESSI AND AGAIN IN JANUARY 2006 FOR BG & DG ENTERPRISES, LLC.

PRIOR ZONING HEARINGS:

- 1) 71-67R - REZONING TO BR ZONE
- 2) 72-60R - REZONING TO BR ZONE
- 3) 77-1305PM - FEBRUARY 23, 1977 GRANTED A NON-CONFORMING USE TO P.H. WALKER CONSTRUCTION CORPORATION FOR LUMBERYARD AND WHOLESALE AND RETAIL SALES OF LUMBER. GRANTED TUTTLE CORDS MILLWORKING SHOP, LUTHERVILLE MILLWORK, AND ALL STATE BUILDING SUPPLY ENJOY A NON-CONFORMING USE. BAY INDUSTRIES FURNISHING WAS DENIED A NON-CONFORMING USE.
- 4) 00-313-SPHA - APRIL 10, 2000 GRANTED A WAIVER TO PERMIT THE RECONSTRUCTION OF A WAREHOUSE IN A RIVERINE FLOODPLAIN.

PREVIOUS DRC:

THE SUBJECT PROPERTY WAS GRANTED A LIMITED EXCEPTION UNDER SECTION 2-4-106(b)(8) AS A MINOR DEVELOPMENT ON JANUARY 12, 2006.

PREVIOUS COMMERCIAL PERMITS:

- 1) PERMIT NO. 72822: TEAR DOWN TWO EXISTING SIDE FRAME WALLS AND REPLACE WITH CONCRETE WALLS. OTHER EXISTING FRAME WALLS TO REMAIN. RAISE FLOOR TO LOADING DOCK HEIGHT-REPLACE ROOF.
- 2) PERMIT NO. 74654: ALTERATIONS TO EXISTING 1ST FLOOR TO INCLUDE NEW DRYWALL AND DROP CEILING. CONSTRUCT 2ND FLOOR. ADDITION OVER EXISTING FLOOR.
- 3) PERMIT NO. 90569: CONSTRUCT NON-COMBUSTIBLE METAL BUILDING USING A PORTION OF THE FOUNDATION FROM EXISTING BUILDING.
- 4) PERMIT NO. 90570: RAZE EXISTING WAREHOUSE. PORTION OF FOUNDATION TO REMAIN FOR NEW BUILDING CONSTRUCTION.

SPECIAL EXCEPTION REQUEST:

TO ALLOW A CONTRACTORS EQUIPMENT STORAGE YARD PURSUANT TO SECTION 236.2 OF THE BCZR.

SPECIAL EXCEPTION AREA:

BEGINNING AT A POINT LOCATED ON THE NORTHWEST SIDE OF RAILROAD AVENUE (20 FEET WIDE) AT A DISTANCE OF 475 FEET MORE OR LESS SOUTHWEST FROM THE CENTERLINE OF SEMINARY AVENUE (WIDTH VARIES) THENCE THE SEVENTEEN FOLLOWING COURSES AND DISTANCES:

- 1) SOUTH 48 DEGREES 31 MINUTES WEST 155 FEET
- 2) SOUTH 41 DEGREES 28 MINUTES EAST 20 FEET
- 3) SOUTH 48 DEGREES 31 MINUTES WEST 555 FEET
- 4) SOUTH 87 DEGREES 02 MINUTES WEST 29 +/- FEET
- 5) NORTH 21 DEGREES 14 MINUTES EAST 519 +/- FEET
- 6) NORTH 57 DEGREES 49 MINUTES EAST 94 +/- FEET
- 7) SOUTH 63 DEGREES 54 EAST 28 +/- FEET
- 8) NORTH 20 DEGREES 31 MINUTES EAST 39 +/- FEET
- 9) NORTH 57 DEGREES 43 MINUTES EAST 115 +/- FEET
- 10) SOUTH 69 DEGREES 29 MINUTES EAST 23 +/- FEET
- 11) NORTH 50 DEGREES 30 MINUTES EAST 10 FEET
- 12) SOUTH 40 DEGREES 54 MINUTES EAST 174 FEET

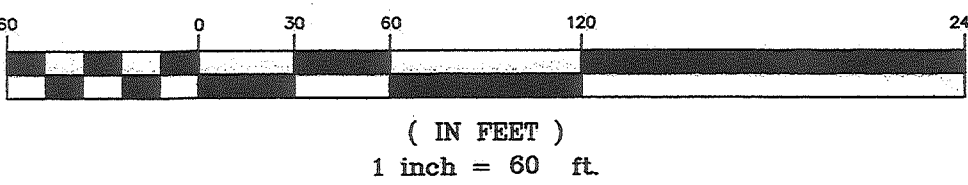
TO THE PLACE OF BEGINNING.

BEING A PORTION OF LOT 2 OF THAT LAND SHOWN ON A PLAT ENTITLED "BG & DG ENTERPRISES, LLC PROPERTY" AS RECORDED IN BALTIMORE COUNTY PLAT BOOK 78 FOLD 210, CONTAINING 2.85 ACRES OF LAND MORE OR LESS.

NOTE:

THE INFORMATION SHOWN HEREON WAS BASED ON A MINOR DEVELOPMENT PLAN PREPARED BY THIS FIRM APPROVED IN AUGUST 2006. THE RECORD PLAT ENTITLED "SUBDIVISION PLAN BG & DG ENTERPRISES, LLC PROPERTY RECORDED IN BALTIMORE COUNTY IN PLAT 78210, BALTIMORE COUNTY OFFICIAL ZONING MAP 06003, UTILITY DRAWINGS PROVIDED BY BALTIMORE COUNTY, MD, AND AERIAL IMAGING FROM GOOGLE EARTH. THE INFORMATION SHOWN HEREON AND THE CONTENT OF THIS PLAN ARE NOT TO BE USED FOR OTHER PURPOSES THEN TO ACCOMPANY THE PETITION FOR A SPECIAL EXCEPTION HEARING FOR WHICH THIS PLAN WAS PRODUCED. USE OF THIS PLAN FOR OTHER PURPOSES WILL BE DONE AT USER'S OWN RISK.

GRAPHIC SCALE



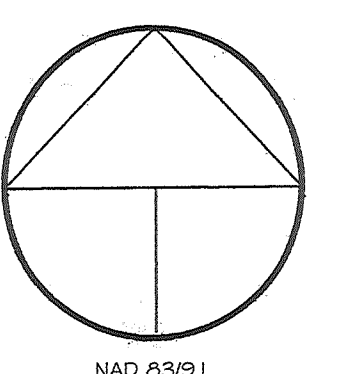
FLOODPLAIN NOTE:

THE LIMIT OF THE 100 YEAR FLOODPLAIN WAS BASED ON A BALTIMORE COUNTY FLOOD STUDY OF ROLAND RUN AS SHOWN ON DRAWINGS 7 AND 9 PREPARED BY PERDUM AND JESCHKE.

- LEGEND:
- TRAFFIC FLOW
 - CONTINUED USE OF STORAGE AREAS
 - EX. WOODS LINE
 - SANITARY SEWER MANHOLE
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - MINIMUM BUILDING SETBACK LINE

kjwellsinc
7403 NEW CUT ROAD
KINGSTOWN, MARYLAND 21087
(410) 592-8800

Land Surveying & Site Planning



REVISIONS:	
NO.	DATE

PLAN TO ACCOMPANY A PETITION FOR A
SPECIAL EXCEPTION HEARING

1412 RAILROAD AVENUE
BALTIMORE COUNTY
MARYLAND

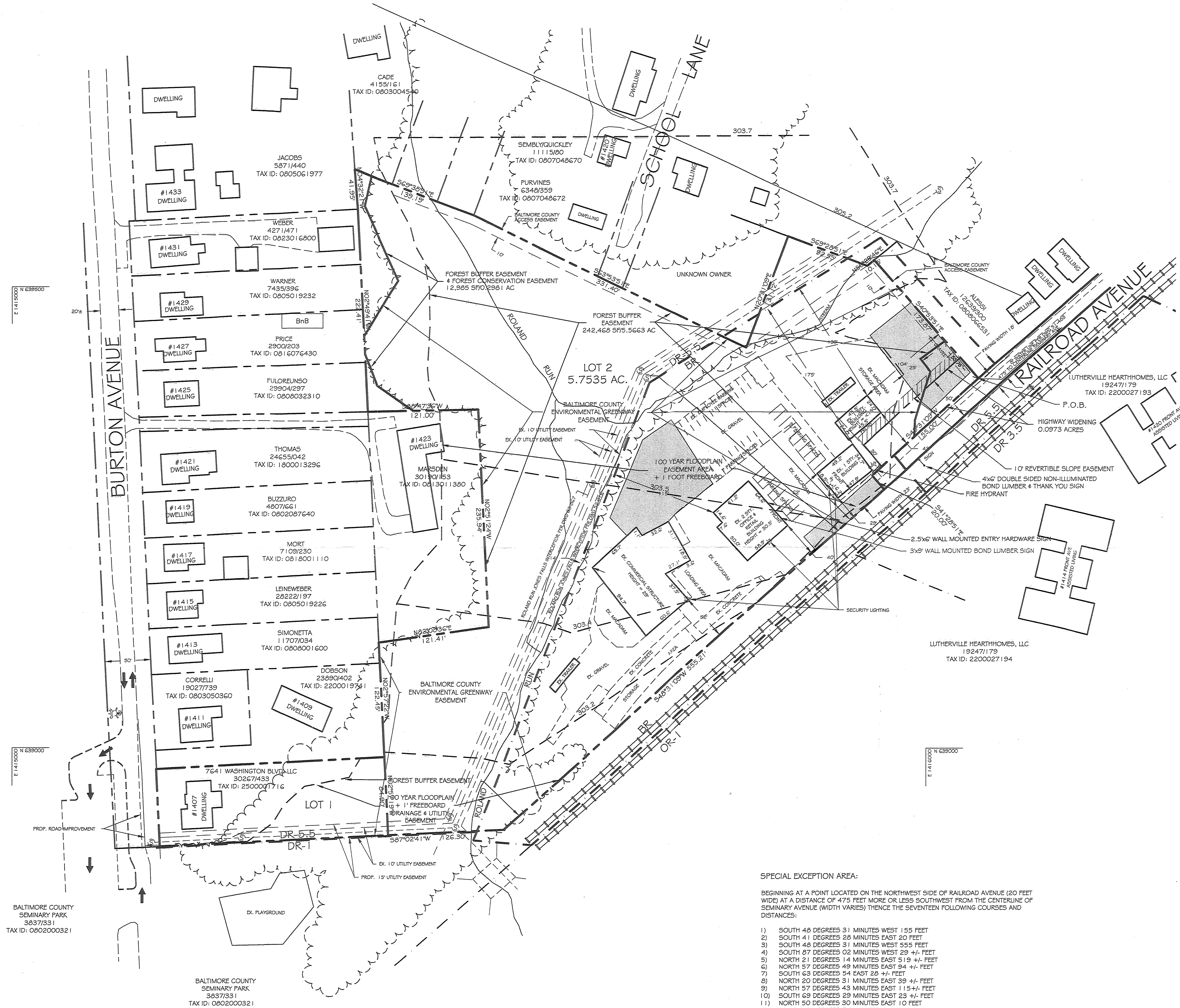
8 TH ELECTION DISTRICT 3 RD CONGRESSIONAL DISTRICT

DRAWN BY: KJW
CHECKED BY: KJW
DATE: 3/25/2011

PROJECT NO.:
2011-011

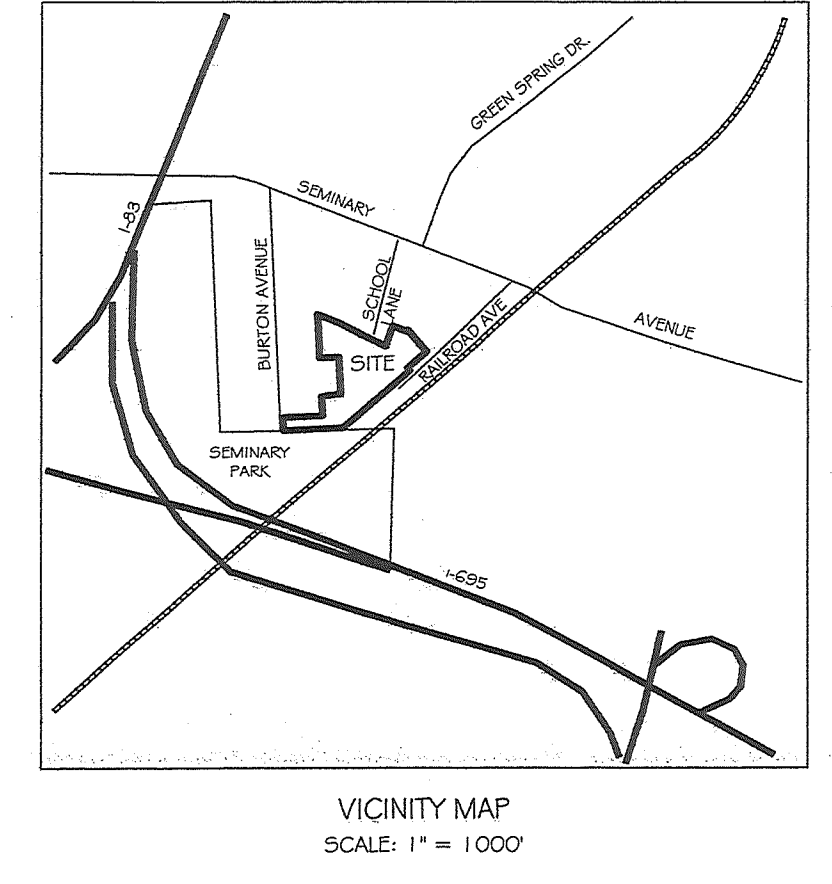
SHEET 1 OF 1

2011-0304-X



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- 7) ZONING MAP: 060C3
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- 4) 00-313-SHA - APRIL 10, 2000 GRANTED A WAIVER TO PERMIT THE RECONSTRUCTION OF A WAREHOUSE IN A RIVERINE FLOODPLAIN.

PREVIOUS DRC:

THE SUBJECT PROPERTY WAS GRANTED A LIMITED EXCEPTION UNDER SECTION 2-4-1.06(b)(8) AS A MINOR DEVELOPMENT ON JANUARY 12, 2006.

PREVIOUS COMMERCIAL PERMITS:

- 1) PERMIT NO. 72822: TEAR DOWN TWO EXISTING SIDE FRAME WALLS AND REPLACE WITH CONCRETE WALLS. OTHER EXISTING FRAME WALLS TO REMAIN. RAISE FLOOR TO LOADING DOCK HEIGHT-REPLACE ROOF.
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SPECIAL EXCEPTION AREA:

BEGINNING AT A POINT LOCATED ON THE NORTHWEST SIDE OF RAILROAD AVENUE (20 FEET WIDE) AT A DISTANCE OF 475 FEET MORE OR LESS SOUTHWEST FROM THE CENTERLINE OF SEMINARY AVENUE (WIDTH VARIES) THENCE THE SEVENTEEN FOLLOWING COURSES AND DISTANCES:

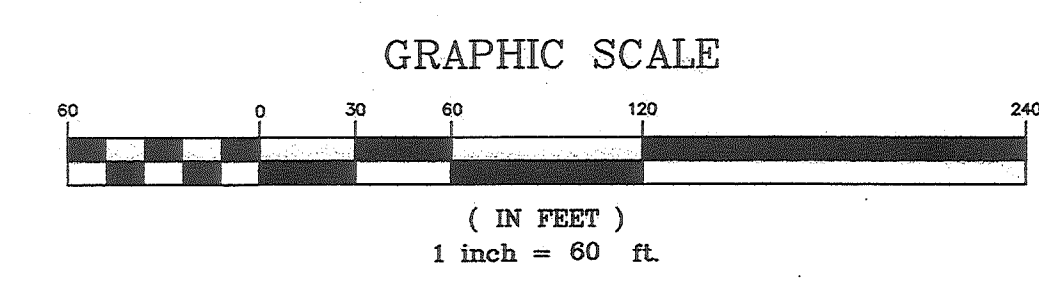
- 1) SOUTH 48 DEGREES 31 MINUTES WEST 155 FEET
- 2) SOUTH 41 DEGREES 28 MINUTES EAST 20 FEET
- 3) SOUTH 48 DEGREES 31 MINUTES WEST 555 FEET
- 4) SOUTH 97 DEGREES 02 MINUTES WEST 29 +- FEET
- 5) NORTH 21 DEGREES 14 MINUTES EAST 519 +- FEET
- 6) NORTH 57 DEGREES 49 MINUTES EAST 94 +- FEET
- 7) SOUTH 63 DEGREES 54 EAST 20 +- FEET
- 8) NORTH 20 DEGREES 31 MINUTES EAST 39 +- FEET
- 9) NORTH 57 DEGREES 43 MINUTES EAST 115 +- FEET
- 10) SOUTH 69 DEGREES 29 MINUTES EAST 23 +- FEET
- 11) NORTH 50 DEGREES 30 MINUTES EAST 10 FEET
- 12) SOUTH 40 DEGREES 54 MINUTES EAST 174 FEET

TO THE PLACE OF BEGINNING.

BEING A PORTION OF LOT 2 OF THAT LAND SHOWN ON A PLAT ENTITLED "BG & DG ENTERPRISES, LLC PROPERTY" AS RECORDED IN BALTIMORE COUNTY PLAT BOOK 78 FOLIO 210, CONTAINING 2.85 ACRES OF LAND MORE OR LESS.

NOTE:

THE INFORMATION SHOWN HEREON WAS BASED ON A MINOR DEVELOPMENT PLAN PREPARED BY THIS FIRM APPROVED IN AUGUST 2006. THE RECORD PLAT ENTITLED "SUBDIVISION PLAN BG & DG ENTERPRISES, LLC PROPERTY RECORDED IN BALTIMORE COUNTY IN PLAT 79210, BALTIMORE COUNTY OFFICIAL ZONING MAP 060C3, UTILITY DRAWINGS PROVIDED BY BALTIMORE COUNTY, MD, AND AERIAL IMAGING FROM GOOGLE EARTH. THE INFORMATION SHOWN HEREON AND THE CONTENT OF THIS PLAN ARE NOT TO BE USED FOR OTHER PURPOSES THEN TO ACCOMPANY THE PETITION FOR A SPECIAL EXCEPTION HEARING FOR WHICH THIS PLAN WAS PRODUCED. USE OF THIS PLAN FOR OTHER PURPOSES WILL BE DONE AT USER'S OWN RISK.



FLOODPLAIN NOTE:

THE LIMIT OF THE 100 YEAR FLOODPLAIN WAS BASED ON A BALTIMORE COUNTY FLOOD STUDY OF ROLAND RUN AS SHOWN ON DRAWINGS 7 AND 9 PREPARED BY PERDUM AND JESCHKE.

- LEGEND:**
- TRAFFIC FLOW
 - CONTINUED USE OF STORAGE AREAS
 - EX. WOODS LINE
 - SANITARY SEWER MANHOLE
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - MINIMUM BUILDING SETBACK LINE

kjWellsInc
7403 NEW CUT ROAD
KINGSDALE, MARYLAND 21087
(410) 592-8800

Land Surveying & Site Planning

REVISIONS:	
NO.	DATE

PLAN TO ACCOMPANY A PETITION FOR A
SPECIAL EXCEPTION HEARING

1412 RAILROAD AVENUE
BALTIMORE COUNTY
MARYLAND

8 TH ELECTION DISTRICT 3 RD CONJUNCTIONAL DISTRICT

DRAWN BY: KJW
CHECKED BY: KJW
DATE: 3/25/2011
PROJECT NO.: 2011-011
SHEET 1 OF 1

2011-0304X