



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

May 9, 2012

Keith S. Franz, Esquire
Azrael, Franz, Schwab and Lipowitz, LLC
101 East Chesapeake Avenue, 5th Floor
Towson, Maryland 21286

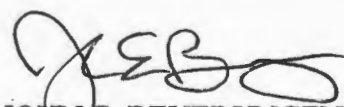
RE: Petition for Special Exception
Case No.: 2012-0233-X
Property: 6709 White Stone Road

Dear Mr. Franz:

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 Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

**IN RE: PETITION FOR SPECIAL
EXCEPTION**

SE side of Belmont Ave. SW side of
White Stone Road
1st Election District
4th Councilmanic District
(6709 White Stone Road)

Generation III. LLC, *Legal Owner*
Surf's Up Body Shop,
Contract Purchaser
Petitioners

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR

BALTIMORE COUNTY

Case No. 2012-0233-X

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings as a Petition for Special Exception filed for property located at 6709 White Stone Road. The Petition was filed by the legal owner of the subject property, Generation III, LLC. The Special Exception Petition seeks approval for a service garage in an M.L.-I.M. zone, pursuant to Baltimore County Zoning Regulations ("B.C.Z.R.") Section 253.2.B.3. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 2.

Appearing at the hearing on behalf of the Petitioners were Matthew Azrael, owner, Cecil Redmond, Jr. and Kevin A. Fuller, with Surf's Up Body Shop, Mitchell J. Kellman with Daft McCune Walker, Inc., the firm who prepared the site plan, and David Paulson with Blue and Obrech. Keith S. Franz, Esquire with Azrael, Franz, Schwab and Lipowitz, LLC, attended and represented the Petitioners. There were no Protestants or interested persons in attendance, and the file does not contain any letters of protest or opposition.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Planning, dated April

ORDER RECEIVED FOR FILING

Date 5-9-12

By DW

17, 2012, which indicated no opposition to the Petitioner's request. That Department did request the following prior to relief being granted:

1. Clearly delineate customer and employee parking areas on the site plan and on the actual site.
2. Designate a disabled vehicle storage area in the rear of the building. This area should be fenced and screened.
3. Disabled vehicles delivered after hours shall be stored inside the building within 24 hours of drop-off or in the designated disabled vehicle portion of the site.

Testimony and evidence revealed that the subject property is 0.614 acres and zoned M.L.-I.M., and is part of the Meadows Industrial Park. See Exhibit 3. The premises are owned by Matthew Azrael, and he is proposing to lease the site to Surf's Up Body Shop for a service garage operation. Cecil Redmond, Jr., one of the principals of Surf's Up, testified he has been in this business for over 20 years, and wants to move his operation from Baltimore City to the subject property. He indicated the property is conveniently located off of the Beltway, and he felt that he could provide service, not only to other businesses and tenants in the industrial park, but also to nearby Social Security Headquarters' employees and other area businesses. The Petitioners submitted letters from the adjoining tenants in 6709 Whitestone Road (a church and a furniture warehouse), both of whom support the special exception request (Exhibits 4 and 5).

In support of the requested relief, Petitioners' engineer, Mitchell Kellman, provided expert testimony that the property's proposed use as a service garage satisfies all the special exception criteria set forth in Section 502.1 of the B.C.Z.R. In particular, Mr. Kellman testified that the proposed use would not be detrimental to the health, safety or general welfare of the locality, would not create congestion in roads or streets, and would not create a potential hazard from fire, panic or other danger. Additionally, the service garage use would not overcrowd the land. He

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Date 5-9-12

By DW

also opined the use would not interfere with the provision of public services or with adequate light and air, and would not be inconsistent with the property's manufacturing – light zoning classification with an industrial – major District overlay, or with the spirit and intent of the B.C.Z.R., and would not be detrimental to any other applicable special exception criteria.

Section 253.2.B.3 of the B.C.Z.R. permits a service garage as an auxiliary service use in the I.M. District by special exception, provided the criteria set forth in Section 502.1 of the B.C.Z.R. are met. The uncontroverted testimony and evidence from Petitioners' engineer indicates that the proposed use would not have any detrimental impacts on the required Section 502.1 criteria. Therefore, I am convinced that the use proposed at the subject location would not have any adverse effects above and beyond those inherently associated with such a special exception use, irrespective of its location within the zone (See, *Schultz v. Pritts*, 291 Md. 1 (1981) and *People's Counsel v. Loyola College*, 406 Md. 54 (2008)), nor would the use be detrimental to the nearby commercial and manufacturing uses in its vicinity.

Upon review of the site plan and considering the testimony of Mr. Kellman, I do not believe it is necessary for Petitioners to delineate the employee and customer parking. However, I concur with the Department of Planning's comments regarding storage and processing of damaged/disabled vehicles, and will impose a condition to that effect.

Pursuant to the advertisement, posting of the property, and public hearing on this petition, and after considering the testimony and evidence offered, I find that Petitioners' Special Exception request should be granted.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 9th day of May, 2012 that Petitioners' request for Special Exception to approve a service

ORDER RECEIVED FOR FILING

Date 5-9-12

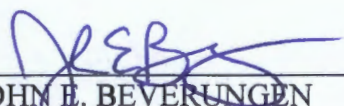
By aw

garage in an M.L.-I.M. zone, pursuant to Baltimore County Zoning Regulations ("B.C.Z.R.")
Section 253.2.B.3, be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

1. Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners must store all disabled/damaged vehicles inside the subject premises, and must do so within 24 hours of their receipt of such vehicles. In the event it becomes necessary to store disabled vehicles outside of the leased structure, such vehicles shall be stored only in the rear of the building in a fenced and screened enclosure.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/dlw

ORDER RECEIVED FOR FILING

Date 5-9-12

By DS



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 6709 White Stone Road which is presently zoned ML-IM
 Deed References: 11843/341 10 Digit Tax Account # 0107000769
 Property Owner(s) Printed Name(s) Generation III, LLC

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☒ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
Garage, Service

3. a Variance from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Kevin A. Fuller d/b/a Surf's Up Body Shop

Name- Type or Print

Signature

5020 WABASH AVE BALTIMORE MD

Mailing Address

City

State

21215 / 410-466-5512 surfsupbodyshop
 Zip Code Telephone # Email Address

@jerrison.net

Attorney for Petitioner:

Jonathan AZRAEL

Name- Type or Print

Signature

101 E. Chesapeake Ave. 5th FL

Mailing Address

City

State

Towson, MD 21286
410-521-6800 jazrael@azrael
 Zip Code Telephone # Email Address

franz.com

Legal Owners (Petitioners):

GENERATION III, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

101 E. Chesapeake Ave. 5th FL

Mailing Address

City

State

Towson, MD 21286
410-960-8813 matthew@bmzdev.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Mitch Kellman

Name - Type or Print

Signature

DMW, Inc.
200 E. Pennsylvania Ave Towson MD 21286

Mailing Address

City

State

410-296 3333 m.kellman@dmw.com
 Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING

CASE NUMBER 2012-0233X

Filing Date 3/27/2012

Do Not Schedule Dates:

Reviewer GH

Date 5-9-12

By aw



Description
To Accompany Petition
For a Special Exception Hearing
White Stone Road
Baltimore County, Maryland

Beginning for the same at the end of the second of the following two courses and distances measured from the point formed by the intersection of the centerline of Whitehead Road and the centerline of White Stone Road (1) Northwesterly along the centerline of said White Stone Road 843 feet, more or less, thence leaving said centerline and running in a (2) Southwesterly direction 37 feet, more or less, to the point of beginning of this description, thence leaving said point of beginning and running the following eleven courses; referring all bearings of this description to the coordinate base as labeled in a deed conveyed by A&E Partners L.P. to Generation III Limited Liability Company dated October 9, 1996 and recorded among the Land Records of Baltimore County, Maryland in Liber 11843, Folio 341 (1) South 73 degrees 00 minutes 00 seconds West 43.14 feet, thence (2) South 17 degrees 00 minutes 00 seconds East 19.32 feet, thence (3) South 73 degrees 00 minutes 00 seconds West 156.00 feet, thence (4) North 17 degrees 00 minutes 00 seconds West 15.45 feet, thence (5) South 89 degrees 22 minutes 43 seconds West 92.58 feet, thence (6) North 00 degrees 07 minutes 17 seconds East 86.33 feet, thence (7) North 89 degrees 22 minutes 43 seconds East 64.69 feet, thence (8) North 73 degrees 00

minutes 00 seconds East 157.34 feet, thence (9) South 17 degrees 00 minutes 00 seconds East 8.12 feet, thence (10) North 73 degrees 00 minutes 00 seconds East 43.14 feet, thence (11) South 17 degrees 00 minutes 00 seconds East 78.37 feet, to the point of beginning; containing 26,736 square feet or 0.614 acres of land, more or less, as now described in March 2012.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR PROPERTY CONVEYANCE.

March 26, 2012

Project No. 12018 (L12018)



Michael David Martin 3.26.12

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

No. **81373**
 Date: **3/27/12**

PAID RECEIPT
 BUSINESS ACTUAL TIME
 3/27/2012 3/27/2012 10:26:10
 449 0304 WALRIN SHIL 641
 RECEIPT # 524776 3/27/2012
 Dept. 03 028 ZONING VERIFICATION
 NO. 081373
 Rept Tot \$450.00
 \$450.00 OK \$450.00
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806.	0000		6150				450.00

Total: **450.00**

Rec From: **Surfs Up Body Shop**
 For: **2012- 0233X**

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

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

April 9, 2012

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: 2012-0233-X

6709 White Stone Road

S/east side of Belmont & S/west side of White Stone Road

1st Election District – 4th Councilmanic District

Legal Owners: Generation III, LLC

Contract Purchaser: Surf's Up Body Shop, Kevin A. Fuller

Special Exception to permit a service garage.

Hearing: Monday, May 7, 2012 at 2:30 p.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: Johnathan Azraez, 101 E. Chesapeake Avenue, 5th Fl., Towson 21286
Kevin Fuller, 5020 Wabash Avenue, Baltimore 21215
Mitch Kellman, 200 E. Pennsylvania Avenue, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 21, 2012.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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: 2012-0233- X

Petitioner: _____

Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

Telephone Number: _____

CERTIFICATE OF POSTING

2012-0233-X

RE: Case No.: _____

Petitioner/Developer: _____

Surfs Up Body Shop Kevin A. Fullor

May 7, 2012

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6709 White Stone Road

April 21, 2012

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

April 21, 2012

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

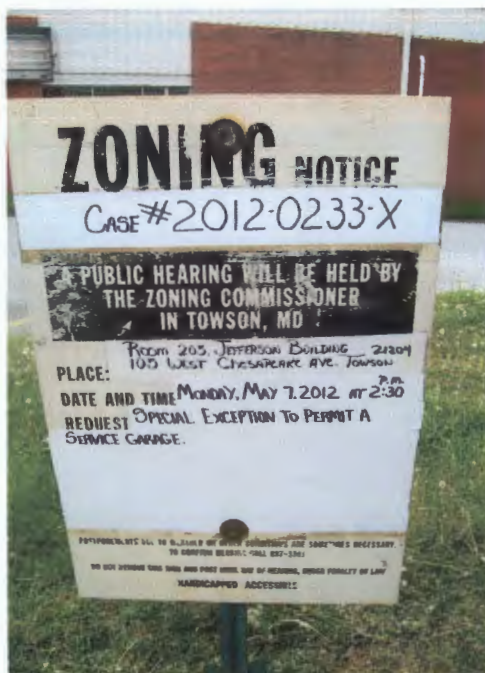
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**NOTICE OF ZONING
HEARING**

The Administrative Law Judge 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: # 2012-0233-X
6709 White Stone Road
S/east side of Belmont &
S/west side of White Stone
Road
1st Election District
4th Councilmanic District
Legal Owner(s): Generation
III, LLC
Contract Purchaser: Surf's
Up Body Shop, Kevin A.
Fuller

Special Exception: to per-
mit a service garage.
Hearing: Monday, May 7,
2012 at 2:30 p.m. in
Room 205, Jefferson
Building, 105 West Chesa-
peake Avenue, Towson
21204.

ARNOLD JABLON, DIRECTOR
OF PERMITS, APPROVALS
AND INSPECTIONS FOR
BALTIMORE COUNTY

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Administrative Hearings Of-
fice at (410) 887-3868.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

04/229 April 19 302005

CERTIFICATE OF PUBLICATION

4/19/, 2012

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 4/19/, 2012.

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

S. Wilkinson

LEGAL ADVERTISING

MEMORANDUM

DATE: June 11, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0233-X - Appeal Period Expired

The appeal period for the above-referenced case expired on June 8, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

CASE NAME Generation III, LLC
CASE NUMBER 2012-0233-X
DATE May 7 2012

CASE NAME Generation III, LLC
CASE NUMBER 2012-0233-X
DATE May 7 2012

[illegible]

5-7 @ 2:30, 205

CASE NO. 2012- 0233-XCHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment4-10DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NC

DEPS

(if not received, date e-mail sent _____)

FIRE DEPARTMENT

4-18

PLANNING

(if not received, date e-mail sent _____)

Comments4-3

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

4-19-12

SIGN POSTING

Date:

4-21-12by Black

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

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 - 01 Account Number - 0107000769

Owner Information

Owner Name: GENERATION III LIMITED LIABILITY COMPANY **Use:** INDUSTRIAL
Mailing Address: 101 E CHESAPEAKE AVE 5TH FLR TOWSON MD 21286-5338 **Principal Residence:** NO
Deed Reference: 1) /11843/ 00341
2)

Location & Structure Information

Premises Address

6709 WHITESTONE RD
BALTIMORE MD 21207-4103

Legal Description

PT PARCEL D 3.0661 A
800 N WHITEHEAD RD
MEADOWS INDUSTRIAL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0095	0002	0229		0000				3	Plat Ref: 0027/0021

Special Tax Areas
Town NONE
Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		3.0700 AC	15

Stories **Basement** **Type** **Exterior**

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
Land	919,800	919,800		
Improvements:	1,750,300	1,575,400		
Total:	2,670,100	2,495,200	2,670,100	2,495,200
Preferential Land:	0			0

Transfer Information

Seller: A & E PARTNERS L P	Date: 10/10/1996	Price: \$2,142,032
Type: ARMS LENGTH IMPROVED	Deed1: /11843/ 00341	Deed2:
Seller: MEADOWS PARK LIMITED PARTNERSHIP	Date: 10/05/1994	Price: \$23,135,000
Type: ARMS LENGTH MULTIPLE	Deed1: /10780/ 00523	Deed2:
Seller: EQUITABLE LIFE ASSURANCE SOCIETY	Date: 08/10/1987	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /07634/ 00789	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:
Exempt Class:

Special Tax Recapture:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: April 17, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 6709 Whitestone Road

INFORMATION:

Item Number: 12-233

Petitioner: Generation III, LLC

Zoning: ML-IM

Requested Action: Special Exception

RECEIVED

APR 18 2012

OFFICE OF ADMINISTRATIVE HEARINGS

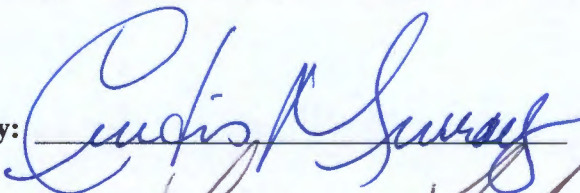
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner requests a special exception to permit a service garage on the subject site in a ML-IM zone. The Department of Planning does not oppose the petitioner's request, as the proposal does not appear to be detrimental to the health, safety or general welfare of the surrounding community. However, this department requests the following prior to any relief being granted:

1. Clearly delineate customer and employee parking areas on the site plan and on the actual site.
2. Designate a disabled vehicle storage area in the rear of the building. This area should be fenced and screened.
3. Disabled vehicles delivered after hours shall be stored inside the building within 24 hours of drop-off or in the designated disabled vehicle portion of the site.

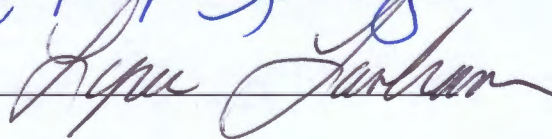
For further information concerning the matters stated here in, please contact Dave Green at 410-887-3480.

Prepared by:



Division Chief:

AVA/LL: CM



Debra Wiley - ZAC Comments - Distribution Meeting of March 26, 2012

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 4/4/2012 1:55 PM
Subject: ZAC Comments - Distribution Meeting of March 26, 2012

Good Afternoon,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0229-A - 11206 Ridgeway Avenue South Avenue
Administrative Variance - Closing Date: No closing date reflected in data base 4/4

2012-0230-XA - 6216 Ebenezer Road
No date reflected in data base 4/4

2012-0231-SPHA - 1655 Belmont Avenue
No date reflected in data base 4/4

2012-0232-A - 2420 Bulls-Sawmill Road
No date reflected in data base 4/4

2012-0233-X - 6709 White Stone Road
No date reflected in data base 4/4

2012-0234-A - 311 Railroad Avenue
No date reflected in data base 4/4

2012-0235-A - 1218 Elm Ridge Avenue
No date reflected in data base 4/4

2012-0236-SPHA - 16928 York Road
No date reflected in data base 4/4

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



KEVIN KAMENETZ
County Executive

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

May 1, 2012

Generation III LLC
Matthew Azrael
101 E. Chesapeake Avenue
Towson MD 21204

RE: Case Number: 2012-0233 X, Address: 6709 White Stone Road

Dear Mr. Azrael:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 27, 2012. 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 4-3-12

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

RE: Baltimore County
Item No 2012-0233X
Special Exception
Generation III, LLC
6709 WhiteStone Road.

Dear Ms. Lewis:

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. 2012-0233-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).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Richard Zeller', is written over the typed name 'Steven D. Foster'.

Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 10, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For April 09, 2012
Item Nos. 2012-218, 229, 231, 232, 233, 235
And 236

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-04092012-NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: April 17, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 6709 Whitestone Road

INFORMATION:

Item Number: 12-233

Petitioner: Generation III, LLC

Zoning: ML-IM

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner requests a special exception to permit a service garage on the subject site in a ML-IM zone. The Department of Planning does not oppose the petitioner's request, as the proposal does not appear to be detrimental to the health, safety or general welfare of the surrounding community. However, this department requests the following prior to any relief being granted:

1. Clearly delineate customer and employee parking areas on the site plan and on the actual site.
2. Designate a disabled vehicle storage area in the rear of the building. This area should be fenced and screened.
3. Disabled vehicles delivered after hours shall be stored inside the building within 24 hours of drop-off or in the designated disabled vehicle portion of the site.

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

Prepared by:

Division Chief:
AVA/LL: CM

Case No.: 2012-233-X

Exhibit Sheet

Petitioner/Developer

Protestant

py 6-12-12
DW 5-9-12

No. 1	Kellman CV.	
No. 2	Site Plan	
No. 3	Plat-Meadows Indust. Park	
No. 4	Letter from neighboring tenant (church)	
No. 5	Kid's Furniture Warehouse Letter	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER'S

EXHIBIT NO. 1

MITCHELL J. KELLMAN
DIRECTOR OF ZONING SERVICES

Education

Towson University, BA, Geography and Environmental Planning, Urban Planning
Towson University, Masters, Geography and Environmental Planning, Urban Planning

Professional Summary

Mr. Kellman has over 24 years of experience working in zoning, subdivision, and development regulations for the public and private sector; 12 of those years were with the Baltimore County Office of Planning and Zoning. His responsibilities included review, approval and signatory powers on behalf of the Director of Final Development Plans and Record Plats. He represented the Zoning Office on the County Development Review Committee, a body reviewing the procedural compliance of all development submissions. Review of petitions and site plans filed for zoning hearing approvals were within his authority. Additionally, he supervised county review staff, met with professionals and the public on development project matters, and made determinations regarding developments and their compliance with county regulations. In working for DMW, he has extensive experience in testifying before the Baltimore County Zoning Commissioner, Hearing Officer, Administrative Law Judges, and Board of Appeals. He also regularly represents the company at the Baltimore County Development Review Committee meetings. He is also a member of Baltimore County's Design Review Panel which formulates design recommendations to the Planning staff and Administrative Law Judges.

Partial List of Projects

Delight Quarry, Baltimore County, MD
Hunt Valley Business Community, Baltimore County, MD
Hunt Valley Towne Centre, Baltimore County, MD
Charlestown Retirement Community, Baltimore County, MD
GBMC, Baltimore County, MD
Goucher College, Baltimore County, MD
Greenspring Quarry, Baltimore County, MD
Hopewell Point, Baltimore County, MD
Loveton Business Center, Baltimore County, MD
Notre Dame Preparatory School, Baltimore County, MD
Oakcrest Village Retirement Community, Baltimore County, MD
Sheppard and Enoch Pratt Hospital, Baltimore County, MD
Sparks Corporate Center, Baltimore County, MD
Towson Town Center, Baltimore County, MD

Professional Experience

Daft-McCune-Walker, Inc., Towson, MD: 2000-Present
Baltimore County Office of Planning and Zoning, Permits and Development Management – Zoning Office, Development Control, 1988-2000
Baltimore County Design Review Panel, 2012
Greater Towson Committee, Planning and Development Sub-Committee, 2012



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 3/23/2012

§ 253.2. Uses permitted by special exception.

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

A. The following industrial, quasi-industrial, transportation, storage or quasi-public uses or utilities: *Editor's Note: All provisions of this subsection are originally from Bill No. 100-1970, except as otherwise noted.*

- 1.** Airstrips or airports, where it is shown that such use will serve primarily the industrial uses in the same area.
- 2.** Airports, general aviation, if located in accordance with the Master Plan.
- 3.** Excavations, controlled, involving the use of explosives (See Section 403.).
- 4.** Moving and storage establishments.

[Bill No. 18-1976]

- 5.** Sanitary or rubble landfills (See Section 412.).

[Bill No. 97-1987]

- 6.** Storage, warehousing or distribution not permitted as of right.
- 7.** Sludge disposal facility — co-landfilling (See Section 412A.2.A.).

[Bill No. 46-1982]

- 8.** Sludge disposal facility — composting (See Section 412A.2.B.).

[Bill No. 46-1982]

- 9.** Sludge disposal facility — handling in general (See Section 412A.2.C.).

[Bill No. 46-1982]

- 10.** Sludge disposal facility — incineration (See Section 412A.2.D.).

[Bill No. 46-1982]

- 11.** Sludge disposal facility — landspreading (See Section 412A.2.E.).

[Bill No. 46-1982]

- 12.** Trucking facilities (See Sections 410 and 410A.).

[Bill No. 18-1976]

13. Truck stops.

[Bill No. 18-1976 Editor's Note: This bill also repealed the former entry for truck terminals.]

14. Utilities not permitted under the provisions of Section 253.1.

- B.** The following auxiliary service uses, provided that any such use shall be located in a planned industrial park at least 25 acres in net area or in an I.M. District; provided, further, that it is shown that any such use will serve primarily the industrial uses and related activities in the surrounding industrial area:

[Bill No. 172-1993] Editor's Note: All provisions of this subsection are originally from Bill No. 100-1970, except as otherwise noted.

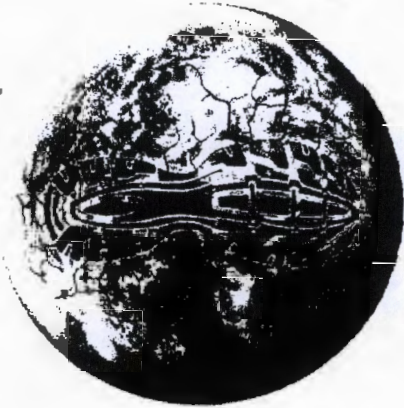
1. Automotive-service stations, subject, further, to the provisions of Section 405.

2. Car washes, subject, further, to the provisions of Section 419.

 3. Garages, service, including establishments for the service or repair of trucks, of truck trailers or of freight-shipping containers designed to be mounted on chassis for part or all of their transport.

[Bill No. 218-1980]

4. Union halls or other places of assembly for employment-related activities.



LIVING WORD MINISTRIES

April 23, 2012

Dear Zoning Commissioner:

I am writing with regard to the pending zoning variance for 6709 Whitestone Road, Baltimore, MD 21207, which would allow an auto repair facility with a paint booth on-site.

I am the Financial Manager of the Living Word Ministries, located at 6709 Whitestone Rd., Suite D, just 3 doors down from the proposed facility. I do not believe that the operation of this facility will have any negative impact on my business or the surrounding community. In fact, I believe that this facility will provide a needed service for our 200+ parishioners and other employees in the area.

For these reasons, I support the approval of the Application for Special Exception at this location.

Sincerely,

A handwritten signature in black ink, appearing to be "Shelly Gregory", written over a horizontal line.

Shelly Gregory

PETITIONER' S

EXHIBIT NO. 4

Kids Furniture WAREHOUSE

Chris Bond
Bond Industries, LLC.
6709-C Whitestone Rd.
Baltimore, MD 21157

May 25, 2012

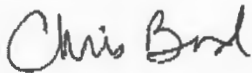
Dear Zoning Commissioner:

I am writing with regard to the pending zoning variance for 6709 Whitestone Road, Baltimore, MD 21207, which would allow an auto repair facility with a paint booth on-site.

I am the Owner and Operator of the Kids Furniture Warehouse, located at 6709 Whitestone Rd., Suite C, just 2 doors down from the proposed facility. I do not believe that the operation of this facility will have any negative impact on my business or the surrounding community. In fact, I believe that this facility will provide a needed service for employees in the area.

For these reasons, I support the approval of the Application for Special Exception at this location.

Sincerely,

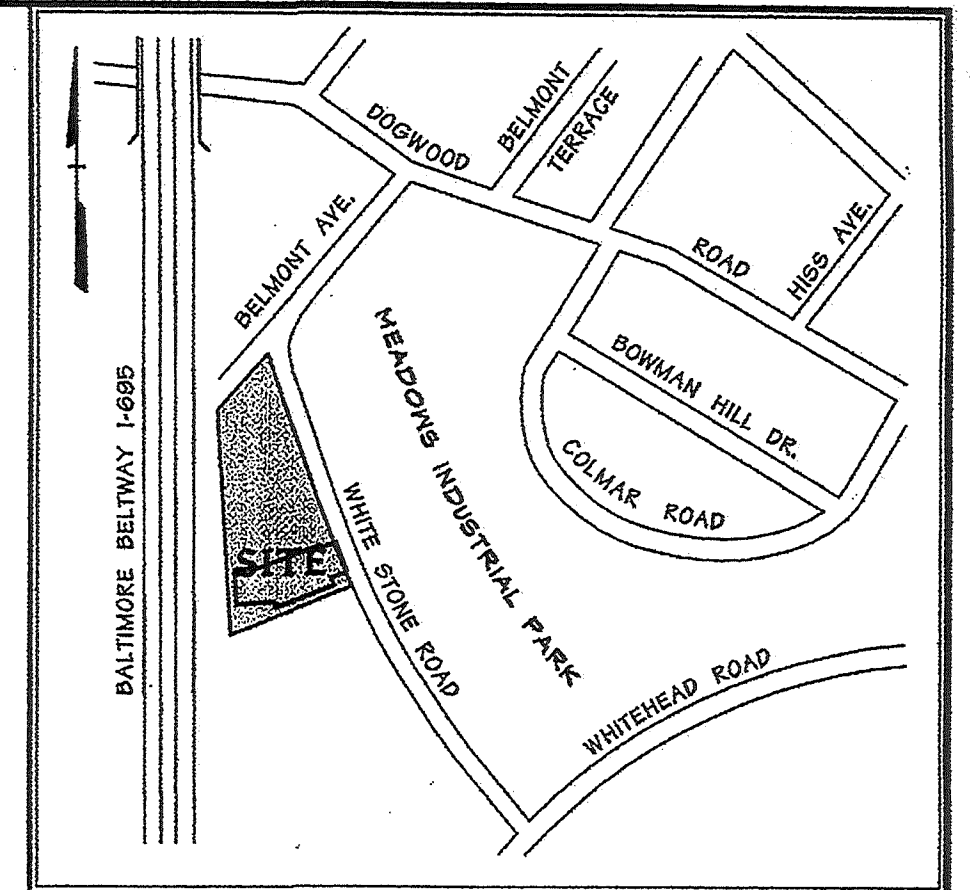


Chris Bond

PETITIONER'S

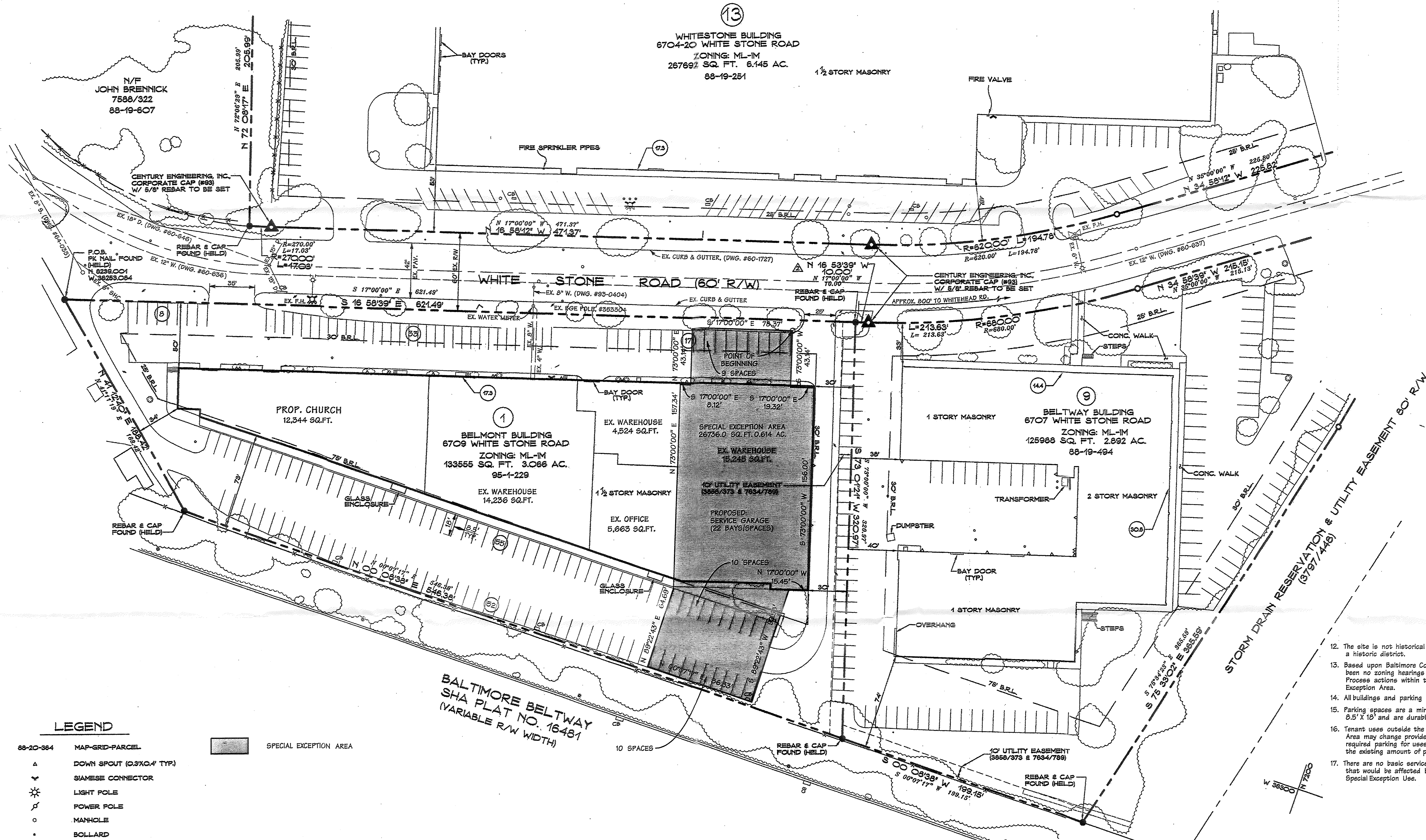
EXHIBIT NO. 5

PETITIONER'S
EXHIBIT NO. 2



VICINITY MAP

Scale: 1"=500'



PLAN

Scale: 1"=40'

GENERAL NOTES (CONTINUED)

18. The Special Exception Use (Service Garage) will comply with Section 405A of the BCZR.
19. All buildings, drive aisles, and parking spaces are existing.
20. Amenity Open Spaces: N/A
21. Floor Area Ratio: No change
22. Proposed Special Exception Use: Service Garage

PARKING CALCULATIONS

1. 5,665 Sq.Ft. Office @ 3.3 spaces/1,000 Sq.Ft. = 19 spaces
2. 4,524 Sq.Ft. Warehouse with 8 employees @ 1 space/employee = 8 spaces
3. 14,236 Sq.Ft. Warehouse with 1 employee @ 1 space/employee = 1 space
4. 15,245 Sq.Ft. Service Garage @ 3.3 spaces/1,000 Sq.Ft. = 51 spaces
5. 12,344 Sq.Ft. Church with 150 seats @ 1 space/ per 4 seats = 38 spaces
6. Total Parking Required: = 117 spaces
7. Total Parking Provided: = 165 spaces
(Not including service bays)

GENERAL NOTES

1. Owner: Generation III, LLC
101 E. Chesapeake Ave., 5th Floor
Towson, Maryland 21206-5338
2. Deed Reference: S.M. 11843/341
3. Tax Account Number: 0107000769
4. Plat Reference: E.H.K., Jr. 45/137
LOT 1-D
Meadows Industrial Park
5. Zoning: ML-IM
6. Any proposed signal(s) will comply with Section 450 of BCZR.
7. Special Exception Area: 0.614 AC.
8. 200 Scale Zoning Map No: 008A3.
9. Site is served by public utilities.
10. There are no CRG or Development Plan Actions within the Special Exception Area.
11. The site is not within the Chesapeake Bay Critical Area or FEMA Flood Zone.

Information shown on this plan is from an ALTA/ACSM Land Title Survey performed by Century Engineering, Inc., dated December 5, 1994.

Utilities shown hereon are from public utility drawings.

Century Engineering Building Permit Plan Dated 3/30/10

DATE	BY	REVISIONS

DMW

DAFT McCUNE WALKER INC

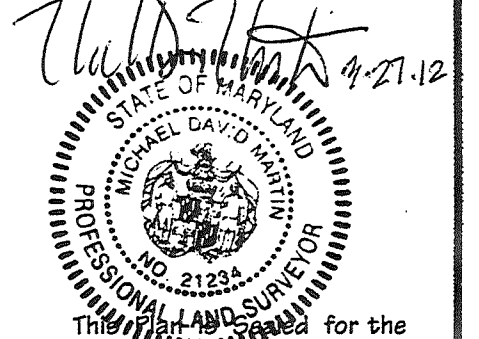
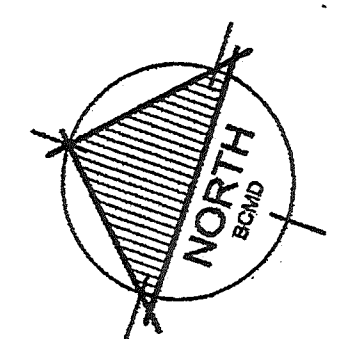
200 EAST PENNSYLVANIA AVENUE • TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS,
ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

**Plan to Accompany
Petition for Special Exception
Meadows Business Park**

6709 White Stone Road
Baltimore County, Maryland

Election District 1 Councilmanic District 4



ISSUE DATES

REVIEW:

BID:

PERMIT:
CONSTRU

SCALE:

SCALE:

PROJECT

BASE:

DRAWN:

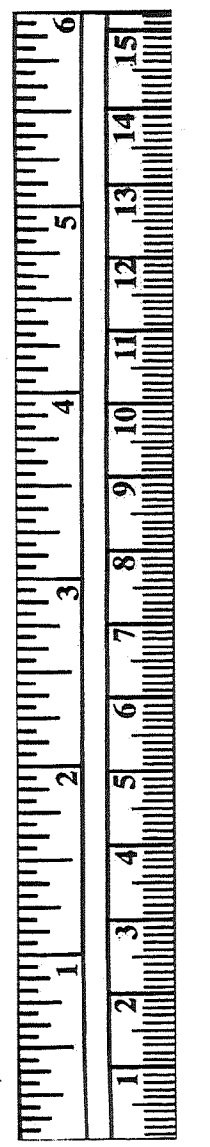
DESIGNED:

CHECKED BY:
DATE CHECKED:

DRAWING:

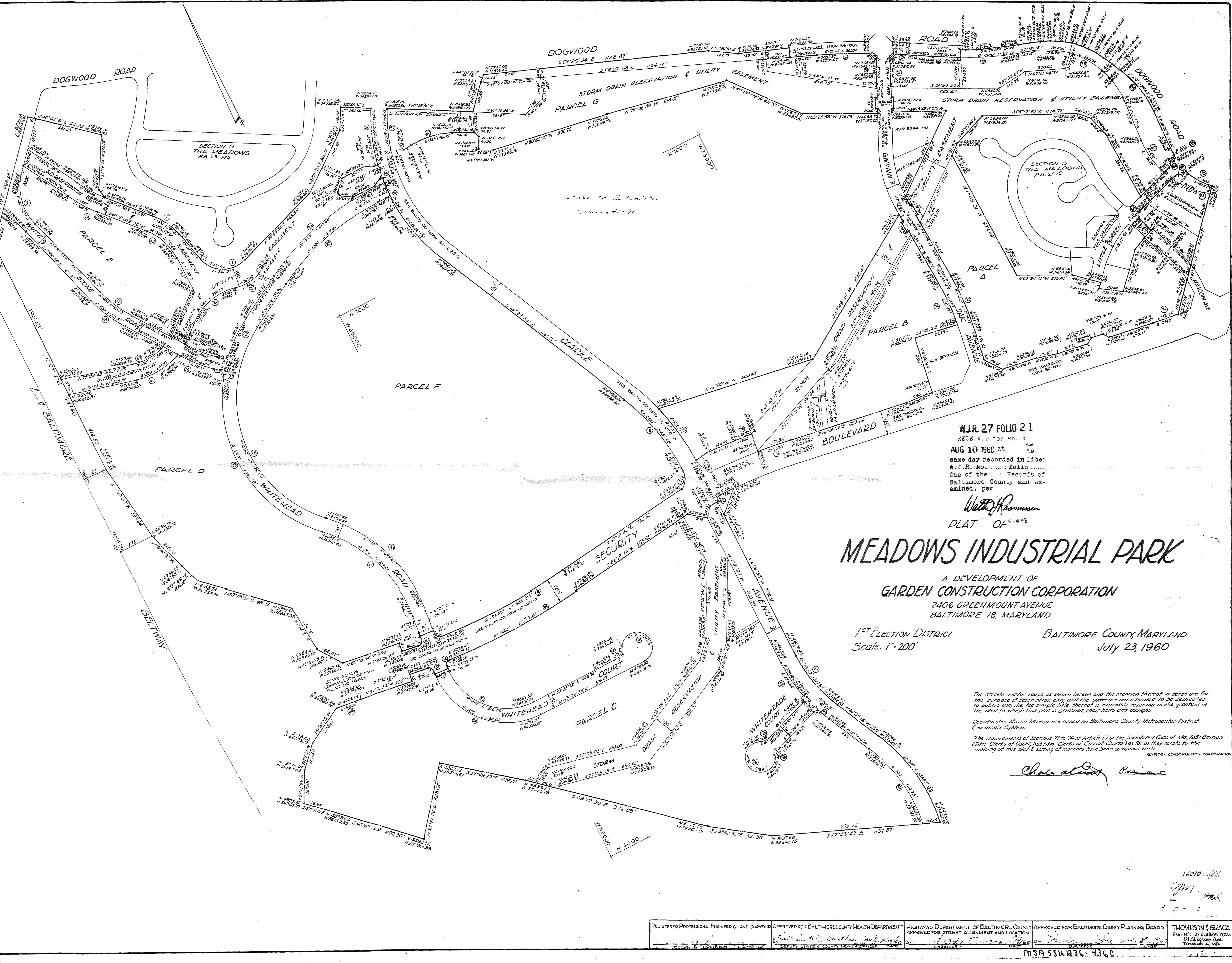
DRAWING.

1 of 1



PETITIONER'S
EXHIBIT NO. 3

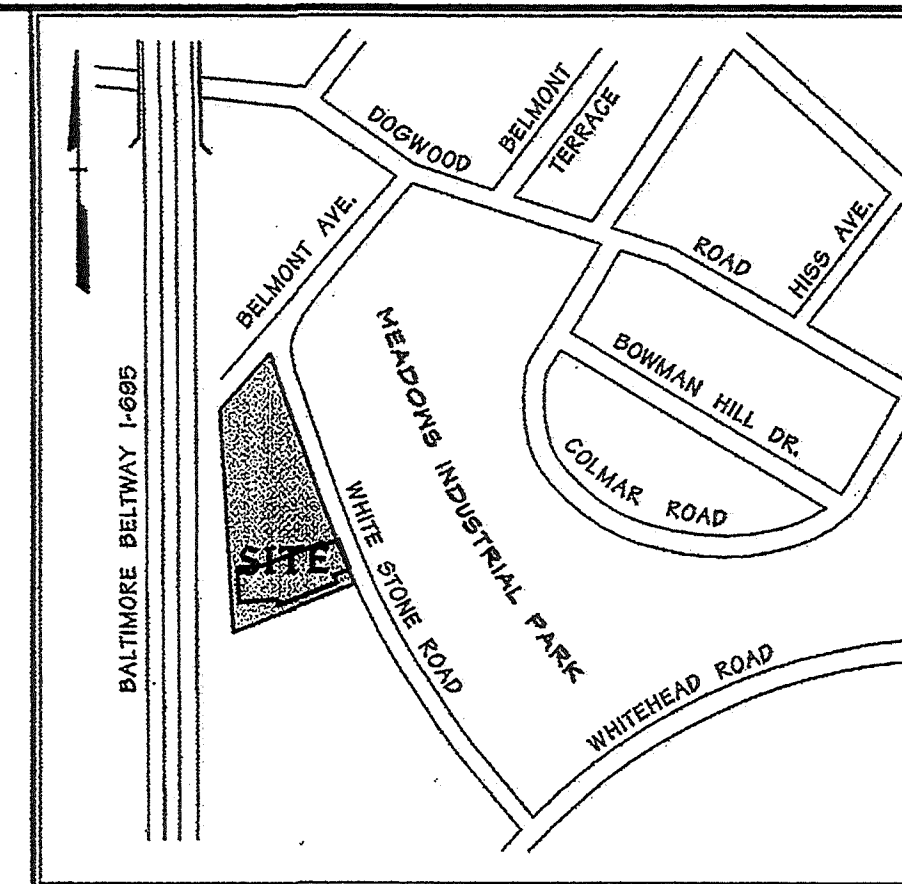
CURVE TABLE					
NO.	Δ	RADIUS	ARC	TAN.	L.C. BRNG.
1	28°00'00"	370	180.82	92.25	N 27°31'20" W
2	95°39'06"	147.40	246.07	162.71	N 61°20'53" W
3	18°16'59"	884.33	282.19	142.30	S 20°05'54" W
4	0°18'30"	884.33	4.76	2.38	S 6°09'03" W
5	3°12'22"	884.33	486.02	249.32	S 9°44'53" E
6	24°43'01"	1060.00	457.28	232.25	S 13°08'04" E
7	59°11'15"	92.00	95.04	52.25	S 28°49'04" W
8	12°35'16"	3140.00	689.85	346.32	S 88°37'24" W
9	90°32'19"	25.00	39.50	25.24	S 89°48'49" E
10	91°40'06"	25.00	40.00	25.74	S 51°17'25" W
11	58°11'19"	270.00	274.21	150.24	S 12°05'39" W
12	18°00'00"	620.00	194.78	98.20	S 26°00'00" E
13	18°00'00"	680.00	213.63	107.70	S 26°00'00" E
14	15°00'33"	620.00	162.41	81.68	S 42°30'17" E
15	15°00'33"	680.00	178.13	89.58	S 42°30'17" E
16	85°38'57"	25.00	37.37	23.17	N 87°09'58" E
17	85°38'57"	25.00	37.37	23.17	S 7°11'04" E
18	107°00'22"	630.00	1176.39	551.49	S 7°03'51" W
19	82°04'44"	700.00	1002.78	609.35	N 5°23'58" W
20	51°53'41"	770.00	697.42	374.68	N 20°29'30" W
21	51°53'41"	700.00	634.01	340.62	N 20°29'30" W
22	16°13'32"	700.00	198.24	99.76	S 52°21'16" W
23	29°25'58"	1200.00	616.44	315.18	N 75°17'01" E
24	29°25'58"	1270.00	652.40	333.57	N 75°17'01" E
25	88°25'28"	25.00	38.58	24.32	S 45°47'16" E
26	84°00'12"	25.00	36.65	22.51	N 47°59'54" E
27	31°31'11"	2474.00	136.10	69.82	S 86°35'10" W
28	52°45'49"	300.00	276.27	144.80	N 75°57'52" E
29	8°45'56"	380.00	58.14	29.72	S 53°57'55" W
30	9°39'36"	300.00	50.43	25.35	S 54°24'45" W
31	36°56'09"	380.00	244.97	128.91	N 85°57'37" E
32	33°31'26"	300.00	173.53	90.36	N 87°39'54" E
33	40°16'20"	290.00	203.84	106.39	S 21°23'10" E
34	12°35'00"	765.00	168.01	84.34	S 35°19'50" E
35	12°35'00"	685.00	150.44	75.52	S 35°19'50" E
36	1°00'00"	5629.58	98.25	49.13	S 82°51'40" E
37	87°48'55"	25.00	38.32	24.06	N 38°27'07" W
38	89°29'22"	25.00	39.05	24.78	N 50°12'02" E
39	12°36'57"	3260.00	717.81	360.36	N 88°38'15" E
40	2°07'32"	2400.00	89.03	44.52	N 83°23'32" E
41	89°19'28"	25.00	38.96	24.71	N 44°08'06" E
42	1°48'43"	2400.00	75.90	37.95	S 89°42'16" W
43	26°07'38"	718.50	327.64	166.72	S 13°35'27" E
44	36°29'00"	840.00	534.87	276.96	S 8°24'46" E
45	35°08'56"	780.00	466.23	240.71	S 9°04'48" E
46	3°29'57"	798.50	42.77	24.39	N 24°54'18" W
47	85°49'17"	25.00	37.45	23.24	N 66°03'58" W
48	42°50'00"	75.00	58.07	29.42	N 49°36'24" E
49	285°40'00"	75.00	347.76	116.23	N 18°58'36" W
50	42°50'00"	75.00	58.07	29.42	N 87°33'36" W
51	85°49'17"	25.00	37.45	23.24	N 28°06'46" E
52	14°16'15"	798.50	198.88	99.96	N 7°30'46" W
53	95°53'53"	310.00	518.86	343.67	N 42°29'35" W
54	95°53'53"	380.00	636.02	421.28	N 42°29'35" W
55	62°10'55"	75.00	81.40	45.23	N 58°28'00" E
56	242°10'55"	75.00	317.02	124.37	N 31°31'59" W
57	14°41'23"	804.33	206.72	103.68	N 21°53'42" E
58	5°02'09"	2970.00	267.04	130.60	N 65°35'29" W
59	2°26'23"	2963.00	126.25	63.14	N 25°43'49" E
60	26°45'46"	345.00	161.15	82.07	S 76°30'33" E
61	2°11'29"	3035.00	116.08	58.05	S 23°51'28" W
62	0°52'58"	2970.00	45.76	22.88	N 60°04'24" W
63	4°05'18"	1980.00	141.29	70.67	N 61°41'10" W
64	31°42'23"	500.00	276.69	141.99	N 13°12'44" W
65	6°26'59"	300.00	33.77	16.90	N 0°33'37" W
66	74°59'19"	25.00	32.72	19.18	N 33°41'03" E
67	3°50'27"	540.00	36.20	18.11	S 20°44'26" E
68	90°00'00"	25.00	39.27	25.00	S 26°10'49" W
69	88°41'38"	25.00	38.70	24.44	N 64°28'06" W
70	28°14'28"	300.00	147.87	75.47	N 34°14'33" W
71	2°45'04"	2740.00	131.56	65.79	N 82°31'40" W
72	12°02'13"	1400.00	294.12	147.60	S 2°49'38" W
73	9°19'03"	600.00	34.74	17.38	N 1°31'57" W
74	9°46'32"	1330.00	226.92	113.74	S 1°41'47" W
75	3°54'35"	2520.00	171.96	86.01	N 83°06'34" W
76	1°51'41"	2614.00	84.92	42.46	N 85°59'42" W
77	16°15'02"	1140.00	323.31	162.76	N 91°25'31" W
78	76°50'10"	420.00	363.24	233.10	S 34°32'08" E
79	91°31'26"	1980.00	318.15	159.12	S 68°20'30" E
80	25°49'00"	430.00	193.75	98.55	S 9°01'37" E
81	26°53'13"	430.00	201.79	102.79	S 42°05'00" E



W.J.R. 27 FOLIO 2 1
RECORDED FOR HEALTH
AUG 10 1960 at A.M.
same day recorded in liber P.M.
W.J.R. No. 27 folio 21
One of the Records of
Baltimore County and ex-
amined, per
Walter J. R. Mason
PLAT OF
MEADOWS INDUSTRIAL PARK
A DEVELOPMENT OF
GARDEN CONSTRUCTION CORPORATION
2406 GREENMOUNT AVENUE
BALTIMORE 18, MARYLAND
1ST ELECTION DISTRICT
Scale: 1" = 200'
BALTIMORE COUNTY, MARYLAND
July 23, 1960

The streets and/or roads as shown hereon and the mention thereof in deeds are for the purpose of description only, and the same are not intended to be dedicated to public use, the fee simple title thereto is expressly reserved in the grantor of the deed to which this plat is attached, their heirs and assigns.
Coordinates shown hereon are based on Baltimore County Metropolitan District Coordinate System.
The requirements of Sections 71 to 74 of Article 17 of the Annotated Code of Md., 1951 Edition (Title Clauses of Court, Subtitle: Clauses of Circuit Courts) as far as they relate to the making of this plat & setting of markers have been complied with.
GARDEN CONSTRUCTION CORPORATION

Chas. A. Mason



VICINITY MAP

Scale: 1"=500'

GENERAL NOTES

- Owner: Generation III, LLC
101 E. Chesapeake Ave., 5th Floor
Towson, Maryland 21206-5338
- Deed Reference: S.M. 11043/341
- Tax Account Number: 0107000768
- Plat Reference: E.H.K., Jr. 45/137
LOT 1-D
Meadows Industrial Park
- Zoning: ML-IM
- Any proposed sign(s) will comply with Section 450 of BCZR.
- Special Exception Area: 0.614 AC.
- 200 Scale Zoning Map No: 088A3.
- Site is served by public utilities.
- There are no CRG or Development Plan Actions within the Special Exception Area.
- The site is not within the Chesapeake Bay Critical Area or FEMA Flood Zone.

DATA SOURCES:

Information shown on this plan is from an ALTA/ACSM Land Title Survey performed by Century Engineering, Inc., dated December 5, 1994.

Utilities shown hereon are from public utility drawings.

Century Engineering Building Permits Plan Dated 3/30/10

DATE	BY	REVISIONS

DMW

DAFT MCCUNE WALKER INC.

200 EAST PENNSYLVANIA AVENUE • TOWSON, MD 21206
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

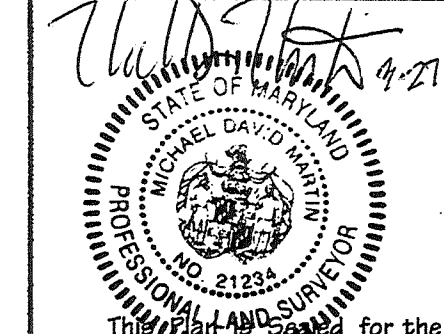
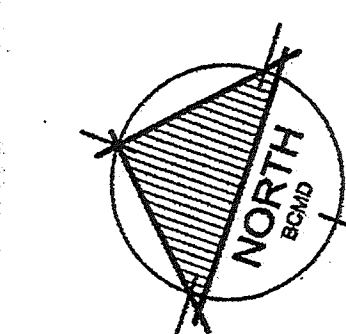
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS,
ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

Plan to Accompany Petition for Special Exception

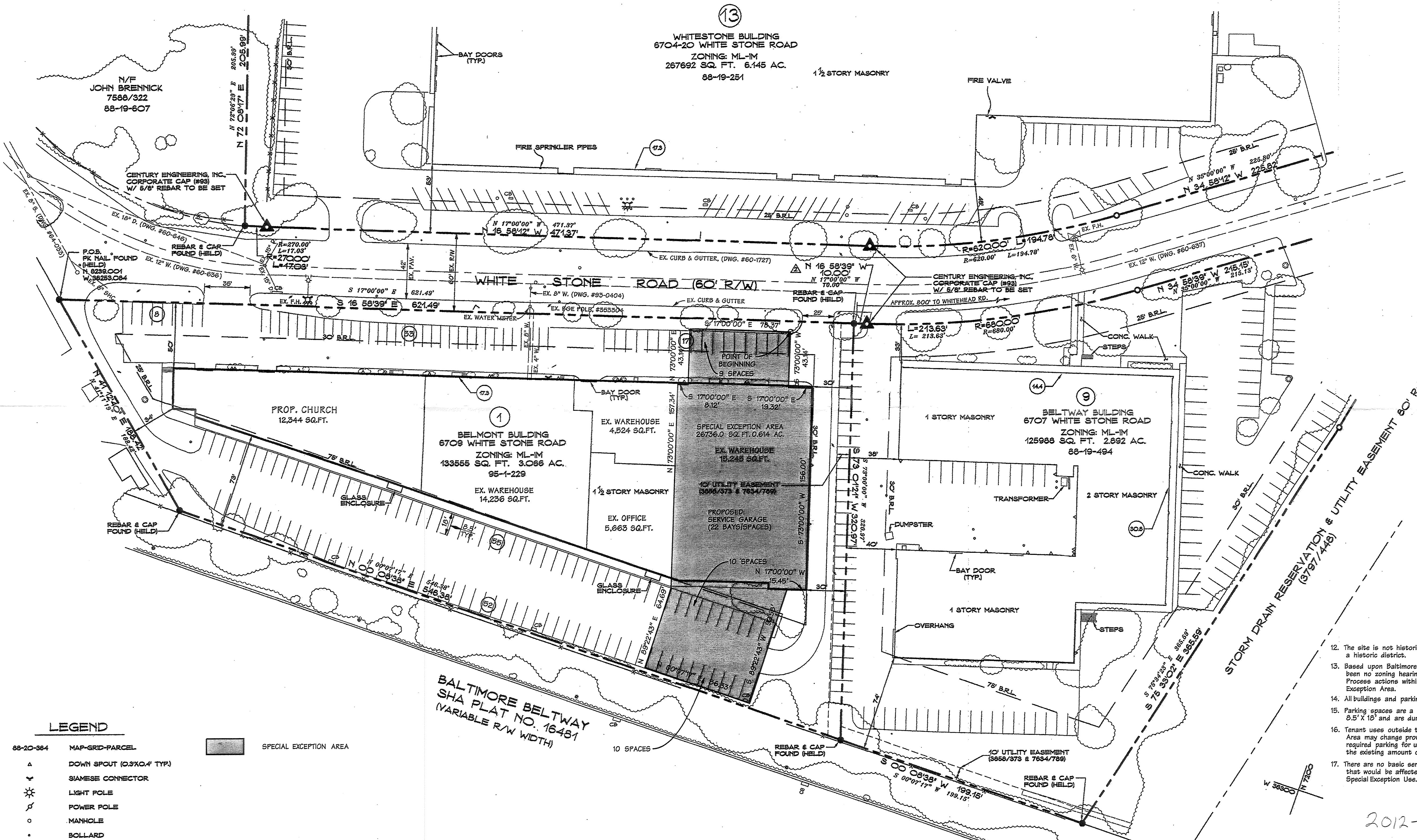
Meadows Business Park

6709 White Stone Road
Baltimore County, Maryland

Election District 1 Councilmanic District 4



ISSUE DATES	BASE:
REVIEW: _____	DRAWN: _____
BID: _____	DESIGNED: _____
PERMIT: _____	CHECKED BY: <i>WJK</i>
CONSTRUCTION: _____	DATE CHECKED: 3/27/12
SCALE: 1"=40'	DRAWING: 12 of 1
PROJECT NO.: 12018	



PLAN

Scale: 1"=40'

GENERAL NOTES (CONTINUED)

- The Special Exception Use (Service Garage) will comply with Section 405A of the BCZR.
- All buildings, drive aisles, and parking spaces are existing.
- Amenity Open Spaces: N/A
- Floor Area Ratio: No change
- Proposed Special Exception Use: Service Garage

PARKING CALCULATIONS

- 5,663 Sq.Ft. Office @ 3.3 spaces/1,000 Sq.Ft. = 19 spaces
- 4,524 Sq.Ft. Warehouse with 8 employees @ 1 space/employee = 8 spaces
- 14,236 Sq.Ft. Warehouse with 1 employee @ 1 space/employee = 1 space
- 15,245 Sq.Ft. Service Garage @ 3.3 spaces/1,000 Sq.Ft. = 51 spaces
- 12,344 Sq.Ft. Church with 150 seats @ 1 space/per 4 seats = 38 spaces
- Total Parking Required: = 117 spaces
- Total Parking Provided: = 165 spaces
(Not including service bays)

LEGEND

- 88-20-364 MAP-GRID-PARCEL
- ▲ DOWN SPOUT (0.3X0.4" TYP.)
- ✱ SIAMESE CONNECTOR
- ☼ LIGHT POLE
- ⚡ POWER POLE
- MANHOLE
- BOLLARD
- CONCRETE MONUMENT
- REBAR & CAP
- ✂ X-CUT
- IRON PIPE
- CB CATCH BASIN
- FENCE LINE
- B.G. & E. METER
- ☼ FIRE HYDRANT
- ④ BUILDING HEIGHT
- SPECIAL EXCEPTION AREA