

**IN RE: PETITIONS FOR SPECIAL
EXCEPTION AND VARIANCE
(925 Todds Lane)**
15th Election District
7th Councilmanic District
925 Todds Lane, LLC/*Legal Owner*
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
*
* **Case No. 2014-0028-XA**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as Petitions for Special Exception and Variance filed for property located at 925 Todds Lane. The Petitions were filed by David H. Karceski, Esq., on behalf of 925 Todds Lane LLC, the legal owner of the subject property and Insurance Auto Auctions, Inc. (IAA), Lessee. The Special Exception Petition seeks relief per Baltimore County Zoning Regulations (B.C.Z.R.) for temporary storage of unlicensed or inoperative motor vehicles with no dismantling of vehicles ("junkyard" use category), pursuant to B.C.Z.R. § 256.2. The Petition for Variance seeks relief under B.C.Z.R. §§ 409.8.A.2 and 409.8.A.6: to allow an off-street parking facility with a non-durable and dustless surface and unstriped parking spaces in lieu of the requirements for a durable and dustless surface and striped parking spaces. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the hearing in support of the Petitions were Justin Williams, Esquire, Michael J. Madden, Rich Hoopis, Joe Ucciferro, Mark Emond and Michael Clark . David H. Karceski, Esq. represented the Petitioners. There were no Protestants or interested citizens in attendance and the file does not contain any letters of protest or opposition. The file reveals that the Petition was properly advertised and the site was properly posted as required by the B.C.Z.R.

ORDER RECEIVED FOR FILING

Date 10/7/13
By Sen

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The only substantive ZAC comments were received from the Department of Planning (DOP) and Bureau of Development Plans Review (DPR). The DPR indicated that a landscape plan must be approved prior to issuance of any permits, and the DOP does not oppose the petition.

Testimony and evidence offered at the hearing revealed that the subject property is 61.18 acres and is zoned MH-IM and SE. IAA proposes to use a five acre portion of the overall tract (as outlined in red on the site plan) for storage of damaged passenger vehicles. The County Zoning office deemed this a "junkyard," for which Special Exception relief is required. Even so, the Petitioners noted that the facility will not be open to the public, and there will be no dismantling of vehicles or retail sales of vehicles or parts. IAA operates a similar facility in Baltimore City, and photographs of that operation were admitted as Exhibit 5A-5C. The use was described in the petition as "temporary" storage of inoperable motor vehicles, and Petitioners explained that is because on average any given vehicle will only remain on site for 30-60 days.

SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. Schultz v. Pritts, 291 Md. 1 (1981). The Schultz standard was revisited in People's Counsel v. Loyola College, 406 Md. 54 (2008), where the court emphasized that a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use. There was no such evidence presented in this case. The site is located in a heavily industrial area, and there is no reason to believe the operation would endanger the public's health, safety, or welfare. Mr.

ORDER RECEIVED FOR FILING

Date

10/7/13

By

Sen

Ucciferro testified, via proffer, that the B.C.Z.R. §502.1 factors had been satisfied, and I agree.

VARIANCE

Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have met this test. The property is irregularly shaped and is also bisected by a public road. Thus, it is unique.

If the B.C.Z.R. were strictly enforced, the Petitioners would suffer a practical difficulty, in that they would be required to pave the parking area, and Petitioners explained that the heavy equipment and machinery used to move and reposition the vehicles would quickly damage the paving. In addition, Mr. Kennedy indicated his agency was not opposed to this relief. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare.

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

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 7th day of October, 2013, that Petitioners' request for Special Exception relief under the B.C.Z.R., for temporary storage of unlicensed or inoperative motor vehicles with no dismantling of vehicles (junkyard use category), pursuant to B.C.Z.R. § 256.2, be and is hereby GRANTED; and

ORDER RECEIVED FOR FILING

Date 10/7/13

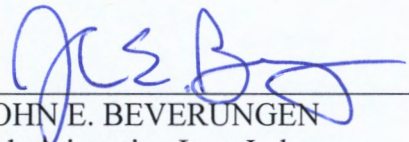
By Sen

IT IS FURTHER ORDERED that Petitioners' request for Variance relief from B.C.Z.R. §§ 409.8.A.2 and 409.8.A.6: to allow an off-street parking facility with a non-durable and dustless surface and unstriped parking spaces in lieu of the requirements for a durable and dustless surface and striped parking spaces, be and is hereby GRANTED.

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

1. Petitioners may apply for appropriate permits and/or licenses 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. The Petitioners must utilize the Special Exception within two years of the date of this Order.
3. The approved "Special Exception area" shall be the five (5) acre portion of the site outlined in red on the plan marked as Exhibit 1.

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/sln

ORDER RECEIVED FOR FILING

Date 10/17/13

By Sen



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

October 7, 2013

David H. Karceski, Esquire
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception and Variance
Case No.: 2014-0028-XA
Property: 925 Todds Lane

Dear Mr. Karceski:

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:sln
Enclosure



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 925 Todds Lane which is presently zoned MH-IM, SE

Deed Reference 17481-303 10 Digit Tax Account # 1504750320

Property Owner(s) Printed Name(s) 925 Todds Lane LLC

CASE NUMBER 2014-0088-XA Filing Date 8/2/13 Estimated Posting Date 8/11/13 Reviewer JS

(SELECT THE HEARING(S) BY MARKING ☒ 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

SEE ATTACHED SHEET

3. ☒ a Variance from Section(s)

See attached sheet

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)

TO BE PRESENTED AT HEARING

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:

SEE ATTACHED

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Avenue, Towson MD

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

REV. 2/23/11

Legal Owners:

925 Todds Lane LLC

MICHAEL CLARK AUTHORIZED SIGNATORY

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

222 Courthouse Court, Suite 300, Towson, MD

Mailing Address City State

21204 410-252-5325

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski

Name - Type or Print

Signature Venable LLP

210 W. Pennsylvania Avenue, Towson MD

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING

Date 10/7/13

By Sen

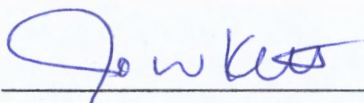
**Attachment to
Petition for Variance**

925 Todds Lane

CONTRACT PURCHASER/LESSEE:

INSURANCE AUTO AUCTIONS CORP., A DELAWARE CORPORATION

By:



Name: John Kett
Title: President and Chief Financial Officer

Address: Insurance Auto Auctions, Inc.
Two Westbrook Corporate Center
Suite 500
Westchester, Illinois 60154

Phone: 708-492-7302

OK
7.30.13

**PETITION FOR SPECIAL EXCEPTION
ATTACHED SHEET**

925 Todds Lane

Special exception for temporary storage of unlicensed or inoperative motor vehicles with no dismantling of vehicles (junkyard use category), pursuant to Section 256.2 of the Baltimore County Zoning Regulations.

**PETITION FOR VARIANCE
ATTACHED SHEET**

925 Todds Lane

Variance from BCZR Section 409.8.A.2 and A.6 to allow an off-street parking facility with a non-durable and dustless surface and unstriped parking spaces in lieu of the requirements for a durable and dustless surface and striped parking spaces.

PROPERTY DESCRIPTION (PARCEL 829)

BEGINNING FOR THE SAME AT A CONCRETE MONUMENT FOUND AT THE BEGINNING OF THE THIRD OR NORTH 18 DEGREES 24 MINUTES 37 SECONDS EAST, 306.46 FOOT LINE OF LANDS DESCRIBED IN A DEED DATED SEPTEMBER 11, 1989 FROM E.I. DUPONT DE NEMOURS AND COMPANY TO TODD'S LANE LIMITED PARTNERSHIP AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND, IN LIBER S.M. NO. 8273, FOLIO.

1. NORTH 18 DEGREES 24 MINUTES 37 SECONDS EAST 306.46 FEET TO A POINT;
2. SOUTH 24 DEGREES 15 MINUTES 23 SECONDS EAST 232.16 FEET TO A POINT;
3. SOUTH 08 DEGREES 48 MINUTES 46 SECONDS WEST 176.02 FEET TO A POINT;
4. SOUTH 30 DEGREES 09 MINUTES 16 SECONDS WEST 1474.50 FEET TO A POINT;
5. NORTH 66 DEGREES 48 MINUTES 29 SECONDS WEST 1075.25 FEET TO A POINT;
6. NORTH 67 DEGREES 22 MINUTES 30 SECONDS WEST 336.63 FEET TO A POINT;
7. NORTH 67 DEGREES 54 MINUTES 44 SECONDS WEST 503.26 FEET TO A POINT;
8. NORTH 30 DEGREES 34 MINUTES 42 SECONDS EAST 830.46 FEET TO A POINT;
9. NORTH 53 DEGREES 37 MINUTES 53 SECONDS EAST 670.20 FEET TO A POINT;
10. SOUTH 70 DEGREES 37 MINUTES 39 SECONDS EAST 554.00 FEET TO A POINT;
11. SOUTH 70 DEGREES 37 MINUTES 39 SECONDS EAST 907.51 FEET TO THE PLACE OF BEGINNING.

CONTAINING AN AREA OF 2,665,001 SQUARE FEET OR 61.18 ACRES OF LAND, MORE OR LESS.



2014-0028-XA

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:

20/28-28-XA

Petitioner:

925 Todds Lane, LLC

Address or Location:

925 Todds Lane

PLEASE FORWARD ADVERTISING BILL TO:

Name:

Justin Williams, Esq.

Address:

Venable PCY

210 W. Pennsylvania Avenue, Suite 500
Towson Md. 21204

Telephone Number:

(410) 994-6200

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

No. **101528**

Date: **8-2-13**

PAID RECEIPT

BUSINESS ACTUAL TIME DOW
8/02/2013 8/02/2013 11:09:43 6

REG 0506 WALKIN TAY TST
> RECEIPT # 480564 8/02/2013 CFLN

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount	Dep
001	806	0000		6150						\$500.00	CK

Dept 5 528 ZIMING VERIFICATION

NO. 101528
Recpt Tot \$500.00
\$500.00 CK \$1.00 CA
Baltimore County, Maryland

Total:

Rec From: **925 TODDS LN. LLC**

For: **2014-0028-XA**

PRET
BILL
1 OF 2

CASHIER'S

No. 102513
Date: 8/5/13

Date: 8/5/15

BUSINESS	ACTUAL	TIME	TIME
8/06/2013	8/05/2013	14:55:50	2

REC 0502 WALKIN JEWELL
 RECEIPT # 830608 7/31/2013 DFLH

Dept 5 328 ZONING VERIFICATION
CR. NO. 102513

Receipt for \$500.00
\$500.00 of \$1.00
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 500.00
Total:								\$ 500.00

Rec 925 TONDS IN. LLC
From:

For: 2014-6028-XA

PART
BILL 2 OF 2

DISTRIBUTION

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

PLEASE PRESS HARD!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 09/15/2013

Case Number: 2014-0028-XA

Petitioner / Developer: DAVID KARCESKI, ESQ.~MICHAEL CLARK~JOHN KETT

Date of Hearing (Closing): OCTOBER 3, 2013

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

The sign(s) were posted on: SEPTEMBER 13, 2013



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

September 12, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on September 12, 2013

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: #2014-0028-XA

925 Todds Lane

SW/s of Todds Lane, 830 ft. SE of Pulaski Highway

15th Election District - 7th Councilmanic District

Legal Owner(s): 925 Todds Lane, LLC

Contract Purchaser: Insurance Auto Auctions, Corp.

Special Exception for temporary storage of unlicensed or inoperative motor vehicles with no dismantling of vehicles (junkyard use category). **Variance** to allow an off-street parking facility with a non-durable and dustless surface and unstriped parking spaces in lieu of the requirements for a durable and dustless surface and striped parking spaces.

Hearing: Thursday, October 3, 2013 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 accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

09/154 September 12

945928



KEVIN KAMENETZ
County Executive

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

August 19, 2013

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: 2014-0028-XA

925 Todds Lane

SW/s of Todds Lane, 830 ft. SE of Pulaski Highway

15th Election District – 7th Councilmanic District

Legal Owners: 925 Todds Lane, LLC

Contract Purchaser: Insurance Auto Auctions, Corp.

Special Exception for temporary storage of unlicensed or inoperative motor vehicles with no dismantling of vehicles (junkyard use category). **Variance** to allow an off-street parking facility with a non-durable and dustless surface and unstriped parking spaces in lieu of the requirements for a durable and dustless surface and striped parking spaces.

Hearing: Thursday, October 3, 2013 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: David Karceski, 210 W. Pennsylvania Ave., Ste. 500, Towson 21204
Michael Clark, 222 Courthouse Court, Ste. 300, Towson 21204
John Kett, Two Westbrook Corporate Center, Ste. 500, Westchester Illinois 60154

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 13, 2013.**
- (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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 12, 2013 Issue - Jeffersonian

Please forward billing to:

Justin Williams

410-494-6200

Venable

210 W. Pennsylvania Ave., Ste. 500

Towson, MD 21204

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 NUMBER: 2014-0028-XA

925 Todds Lane

SW/s of Todds Lane, 830 ft. SE of Pulaski Highway

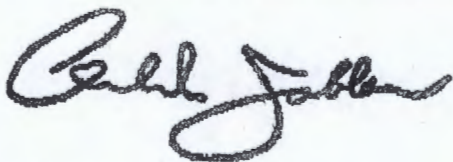
15th Election District – 7th Councilmanic District

Legal Owners: 925 Todds Lane, LLC

Contract Purchaser: Insurance Auto Auctions, Corp.

Special Exception for temporary storage of unlicensed or inoperative motor vehicles with no dismantling of vehicles (junkyard use category). **Variance** to allow an off-street parking facility with a non-durable and dustless surface and unstriped parking spaces in lieu of the requirements for a durable and dustless surface and striped parking spaces.

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Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

MEMORANDUM

DATE: November 7, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0028-XA - Appeal Period Expired

The appeal period for the above-referenced case expired on November 6, 2013. 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

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE OFFICE
AND VARIANCE		
925 Todd Lane; SW/S of Todd Lane,	*	OF ADMINSTRATIVE
830' SE of Pulaski Highway	*	HEARINGS FOR
15 th Election & 7 th Councilmanic Districts	*	
Legal Owner(s): 925 Todd Lane, LLC	*	BALTIMORE COUNTY
Petitioner(s)	*	
	*	2014-028-XA

* * * * *

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
AUG 16 2013

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 16th day of August, 2013, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>8/20/13</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
<u>8/21/13</u>	DEPS (if not received, date e-mail sent _____)	<u>N/C</u>
<u>8/24/13</u>	FIRE DEPARTMENT PLANNING (if not received, date e-mail sent _____)	<u>NOT OPPOSED</u> <u>w/c</u>
<u>8/14/13</u>	STATE HIGHWAY ADMINISTRATION TRAFFIC ENGINEERING	<u>NO Oly</u>
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. _____)		
NEWSPAPER ADVERTISEMENT	Date: <u>9/12/13</u>	
SIGN POSTING	Date: <u>9/13/13</u>	by <u>O'Keefe</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____



Michael J Madden

Vice President, Real Estate & Development

Insurance Auto Auctions, Inc.

Two Westbrook Corporate Center, Suite 500
Westchester, IL 60154

T 708.492.7345

F 708.492.7584

C 847.922.3528

mmadden@iaai.com

www.iaai.com



Richard Hoopis

Real Estate Counsel

Insurance Auto Auctions, Inc.

Two Westbrook Corporate Center, Suite 500
Westchester, IL 60154

T 708.492.7302

F 708.492.7575

rhopis@iaai.com

www.iaai.com



KEVIN KAMENETZ
County Executive

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

September 25, 2013

925 Todds Lane LLC
Michael Clark
222 Courthouse Court
Suite 300
Towson MD 21204

RE: Case Number: 2014-0028 XA, Address: 925 Todds Lane

Dear Mr. Clark:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 2, 2013. 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
David H. Karceski, Esquire, 210 W. Pennsylvania Avenue, Towson MD 21204

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



Maryland Department of Transportation

James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 8-14-13

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

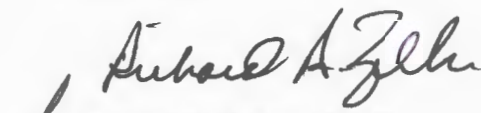
RE: Baltimore County
Item No 2014-0028-XA
Special Exception Variance
925 Todds Lane, LLC
Michael Clark
925 Todds Lane

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. 2014-0028-XA.

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,


Steven D. Foster, Chief/
Development Manager
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

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

SUBJECT: Zoning Advisory Committee Meeting
For August 19, 2013
Item No. 2014-0028

DATE: August 20, 2013.

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comments.

A landscape plan shall be received and approved prior to the approval of a any building permits.

We take no issue with the requested variance.

DAK: CEN.
Cc: file.
ZAC-ITEM NO 14-0028-08192013.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: August 21, 2013

SUBJECT: DEPS Comment for Zoning Item # 2014-0028-XA
Address 925 Todds Lane
(925 Todds Lane, LLC Property)

Zoning Advisory Committee Meeting of August 12, 2013.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED

AUG 21 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 27, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 925 Todds Lane

INFORMATION:

Item Number: 14-028

Petitioner: 925 Todds Lane, LLC

Zoning: MH-IM, SE

Requested Action: Special Exception and Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning does not oppose the petitioner's request for special exception or variance. However, there is a stream and other environmental resources on the site; the petitioner shall consult with the Department of Environmental Protection and Sustainability in order to assure that the operation of said vehicle storage yard does not have any adverse impact on the environmentally sensitive areas.

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

Prepared By:

Division Chief:
AVA/LL:cjm

RECEIVED

AUG 28 2013

OFFICE OF ADMINISTRATIVE HEARINGS

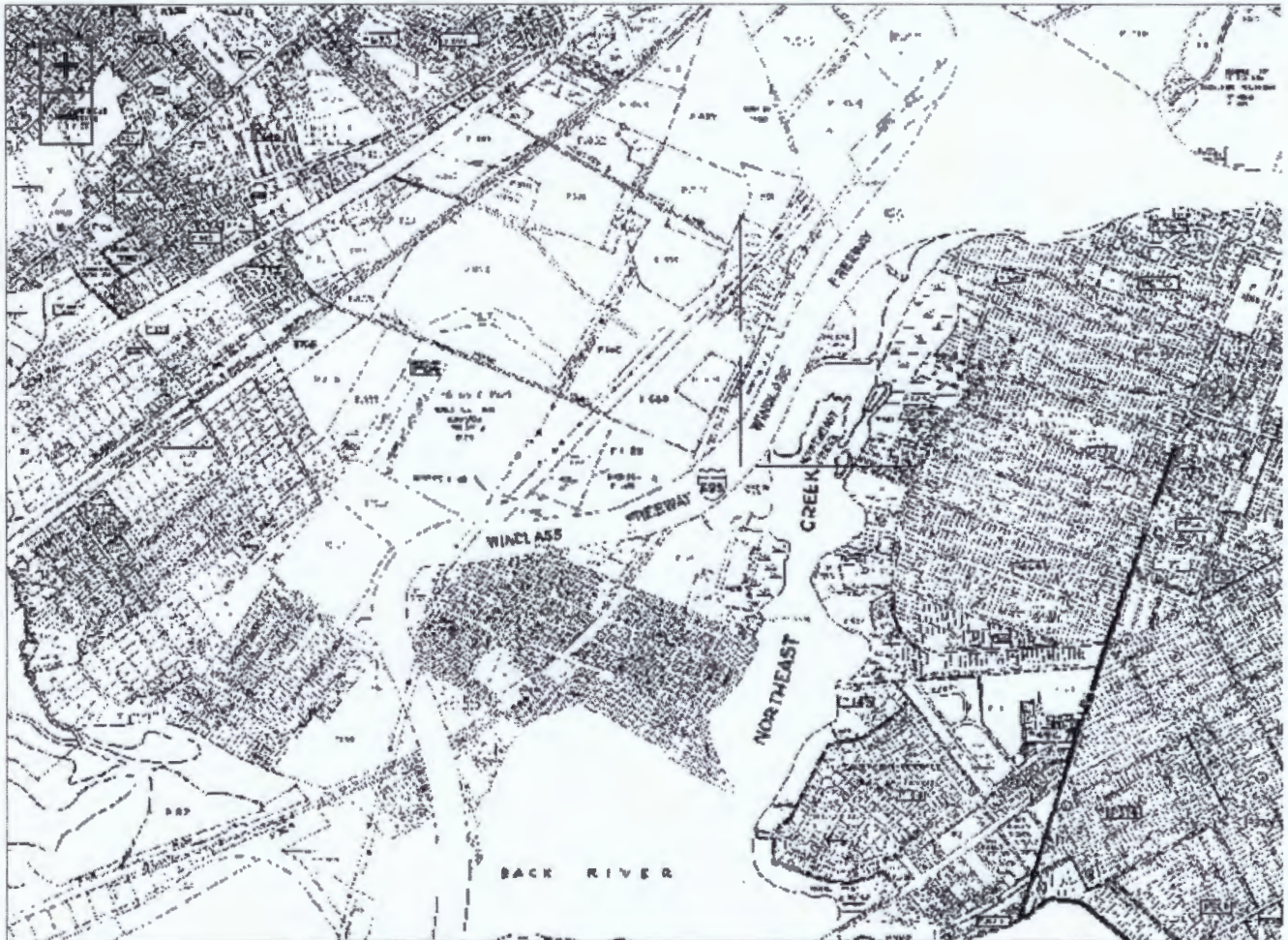
Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 15 Account Number - 1504750320	
Owner Information		
Owner Name:	925 TODDS LANE LLC	Use: INDUSTRIAL
Mailing Address:	222 COURTHOUSE COURT STE 300 TOWSON MD 21204-	Principal Residence: NO
		Deed Reference: 1) /17481/ 00303 2)
Location & Structure Information		
Premises Address:	925 TODD LN BALTIMORE MD 21237-2957	Legal Description: 54.9493AC ES BATAVIA FRMS RD
Map: 0089	Grid: 0024	Parcel: 0829
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2012
Plat No:	Plat Ref:	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
	36000	54.9500 AC
County Use		07
Stories	Basement	Type
		Exterior
		Full/Half Bath
		Garage
		Last Major Renovation
Value Information		
	Base Value	Value
		As of
		01/01/2012
Land:	3,209,500	3,209,500
Improvements	73,700	59,200
Total:	3,283,200	3,268,700
Preferential Land:	0	0
Transfer Information		
Seller: TODDS LANE LIMITED PARTNERSHIP	Date: 02/03/2003	Price: \$1,070,000
Type: NON-ARMS LENGTH OTHER	Deed1: /17481/ 00303	Deed2:
Seller: E I DUPONT DENEM OURS CO	Date: 09/14/1989	Price: \$1,000,000
Type: ARMS LENGTH IMPROVED	Deed1: /08273/ 00005	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County

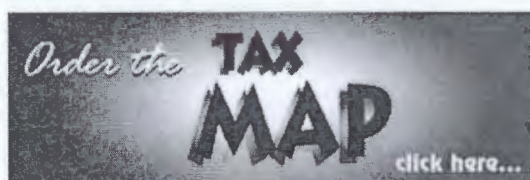
New Search (<http://sdat.resiusa.org/RealProperty>)District: **15** Account Number: **1504750320**

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 Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☐ Loading... Please

Loading... Please Wait.

→

CASE NAME 2014-0028-X4
CASE NUMBER 925 Todds Lane, LLC
DATE 10/3/13

NAME _____

CITY, STATE, ZIP

E-MAIL

[illegible]

JB
10/3

10 AM

Case No.: 2014-0028-XA

Exhibit Sheet

Petitioner/Developer

10-7-13

Protestant

slr
10-7-13

No. 1	Site plan	
No. 2	Vacciferro CV	
No. 3	Zoning Map highlighting area	
No. 4	4A-4C Photos of Site	
No. 5	#5 & #5A-5C Photos- Hawkins Point Rd facility	
No. 6	IAA- firm brochure	
No. 7	Prelim. Landscape Plan	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



BOHLER

ENGINEERING

901 Dulaney Valley Road, Suite 801
Towson, MD 21204
PHONE 410.821.7900
FAX 410.821.7987

RESUME

Joseph J. Ucciferro, P.E.
Project Manager

EDUCATION:

Bachelor of Civil Engineering, University of Delaware, Newark, DE

PROJECT TESTIMONY:

Testified on behalf of Bohler Engineering in numerous municipalities before Planning Commissions, Board of Supervisors, Board of Appeals, and related municipal entities in Maryland, Delaware, and Pennsylvania.

EXPERIENCE:

Currently serves as a Project Manager in Bohler Engineering's Towson, Maryland Office. Experience includes over ten (10) years of design and project management. Primarily responsible for client and project management for various commercial, residential, and industrial developments. Areas of experience include site feasibility analysis and budgeting, site layout and planning, zoning and subdivision ordinance review/interpretation, horizontal and vertical roadway design, site grading, earthwork balancing and analysis, soil erosion and sediment control measures and facilities, utility design, stormwater management and water quality system designs, environmental compliance/evaluations, pump/tank design and permitting, lighting photometric studies/design, signage compliance, landscaping design, vehicular circulation design, oversight of expediting and application approvals, and related services. Expertise includes supermarkets, service stations, maintenance facilities, restaurants, shopping centers, retail centers, car washes and other related projects in municipalities in Maryland, Delaware, and Pennsylvania.

BALTIMORE COUNTY PROJECTS OF NOTE:

- YMCA of Towson Raze/Rebuild
- Brightview Catonsville West PUD and YMCA expansion
- Avenue at White Marsh PUD Refinement
- Eastpoint Mall pad developments
- Multiple Chick-fil-A projects, Dash-In fuel station projects across County

PROFESSIONAL AFFILIATIONS:

- Maryland Professional Engineer #36064
- Delaware Professional Engineer #15985
- Pennsylvania Professional Engineer #076279
- Urban Land Institute (ULI)
- National Association of Industrial & Office Properties (NAIOP)

PETITIONER'S

EXHIBIT NO. 2

OTHER OFFICE LOCATIONS:

- | | | | | | |
|------------------------------------|------------------------------|----------------------------------|---------------------------------|---------------------------------------|--------------------------------|
| • Southborough, MA
508.480.9900 | • Albany, NY
518.438.9900 | • Ronkonkoma, NY
631.738.1200 | • Warren, NJ
908.668.8300 | • Center Valley, PA
610.709.9971 | • Chalfont, PA
215.996.9100 |
| • Philadelphia, PA
267.402.3400 | • Bowie, MD
301.809.4500 | • Sterling, VA
703.709.9500 | • Warrenton, VA
540.349.4500 | • Fort Lauderdale, FL
954.202.7000 | • Tampa, FL
813.379.4100 |

CIVIL AND CONSULTING ENGINEERS • PROJECT MANAGERS • SURVEYORS • ENVIRONMENTAL CONSULTANTS • LANDSCAPE ARCHITECTS

www.BohlerEngineering.com



PETITIONER'S

EXHIBIT NO. 4A



PETITIONER'S

EXHIBIT NO. 4B



PETITIONER'S
EXHIBIT NO. 4c

IAA

3131 Hawkins Point Rd, Baltimore, MD 21226, US

© 2013 Google

442 ft

1994

Imagery Date: 8/29/2010 39°12'02.12" N 76°33'23.90" W elev 31 ft

PETITIONER'S

EXHIBIT NO. 5



Insurance Auto Auctions, Inc.

Good for the economy • Good for the community • Good for the environment

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About Insurance Auto Auctions (IAA)

2. ABOUT IAA

3. IAA AUCTIONS

**4. IAA NORTH AMERICA
BRANCH LOCATIONS**

5. IAA WORLDWIDE

**6. SALVAGE INDUSTRY
LEADERSHIP**

**7. THE PEOPLE OF IAA:
OPERATIONAL EXPERTISE
FOCUSED ON QUALITY**

**8. EXPANSION INTO
NEW MARKETS**

**9. EXPANSION THROUGH
RECLAMATION**

**10. RECYCLING VEHICLES,
SAVING ENERGY**

11. SUPPORTING THE COMMUNITY

Since our founding in 1982, IAA has been an industry leader and has worked to ensure the best value to buyers and to provide high returns to sellers.

Working in partnership with a variety of sellers, including insurance companies, dealerships, rental car companies, and fleet lease companies, IAA works to facilitate the efficient sale of total loss vehicles. With our extensive network of auction facilities, and our live and live-online auction model, vehicles are sold quickly for the best possible price.

With the number of total loss vehicles growing to more than 3.5 million a year, IAA has responded with aggressive expansion, adding over a hundred facilities over the last ten years. This history of market growth and commitment to the industry establishes IAA as a leader offering value to both buyers and sellers.



PETITIONER'S

EXHIBIT NO.

6

IAA Auctions

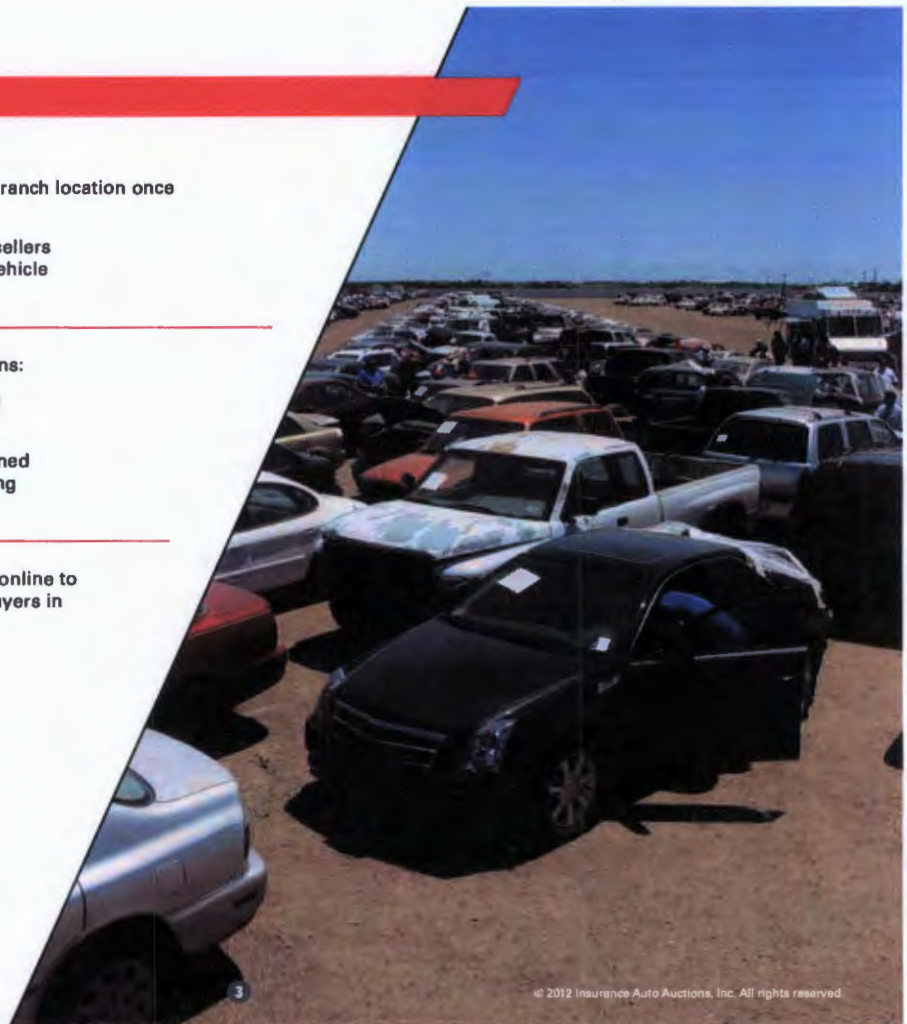
Auctions are generally held at each IAA branch location once a week, at the same day and time.

Special auctions feature specific vehicle sellers (often rental car companies) or specific vehicle types (usually motorcycles).

Almost every auction features two portions:

- Operable vehicles that are showcased in the IAA Run & Drive® lane
- Inoperable, stationary vehicles auctioned from a mobile truck that guides walking buyers through the sale pad

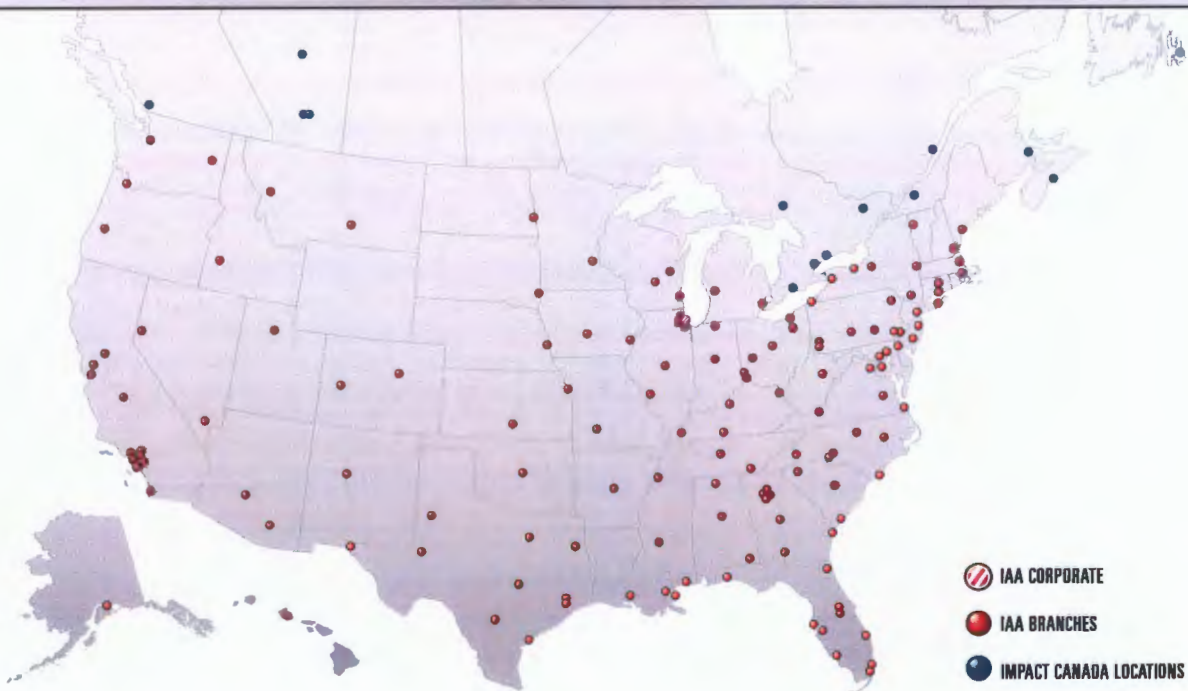
IAA auctions are conducted live and live-online to reach the greatest number of qualified buyers in more than 100 countries.



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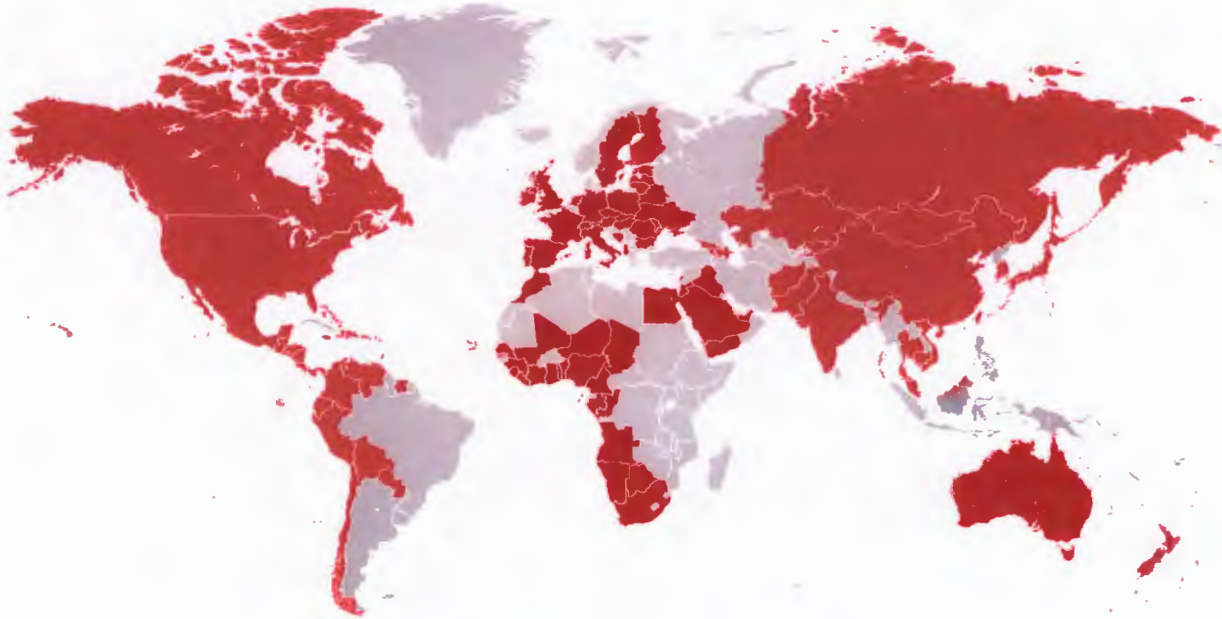
IAA North America Branch Locations

IAA branch locations generally serve vehicle sellers within a 100-mile radius of the facility.



- IAA CORPORATE
- IAA BRANCHES
- IMPACT CANADA LOCATIONS

IAA markets to — and maintains relationships with — major auto buyers in more than 100 countries.



5

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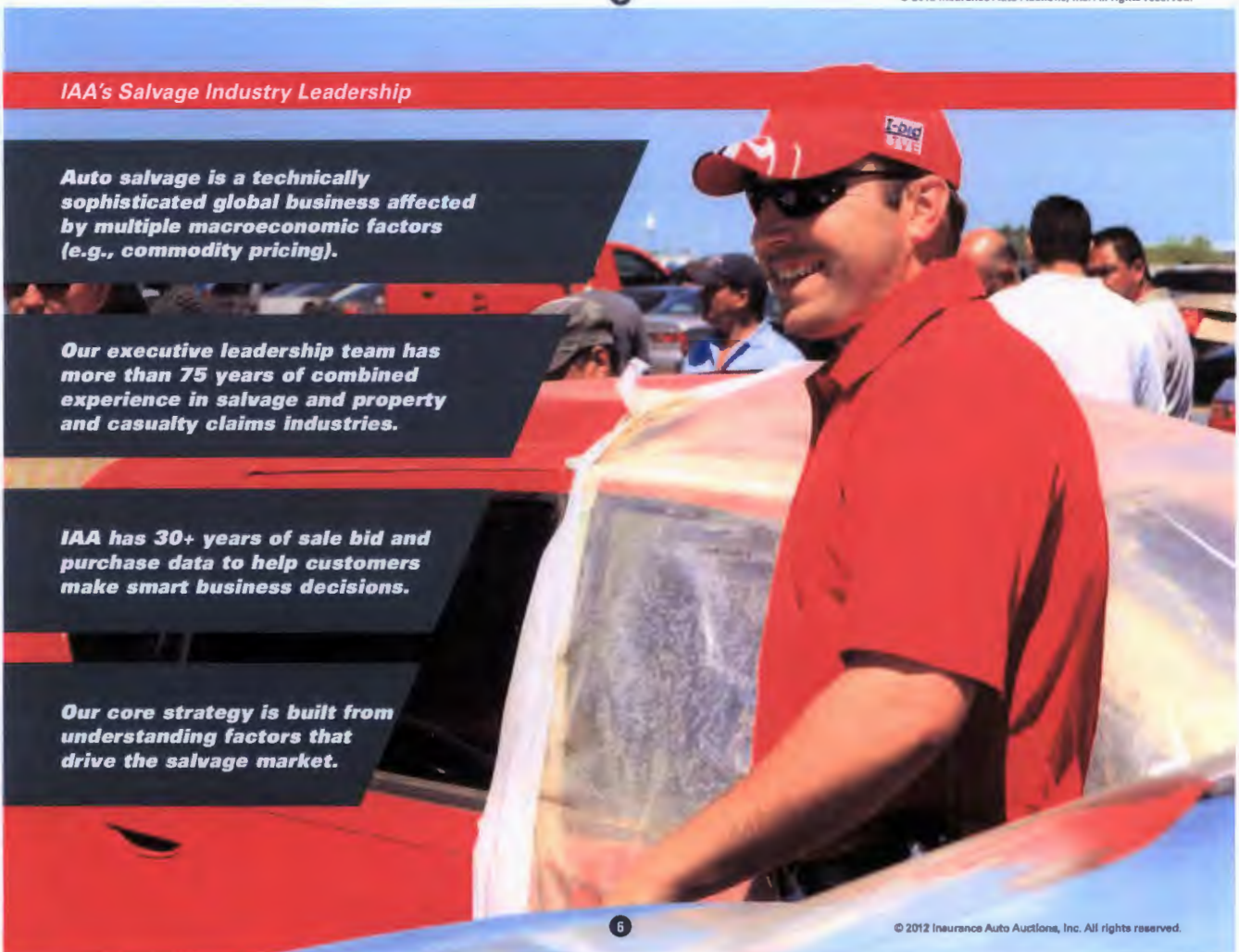
IAA's Salvage Industry Leadership

Auto salvage is a technically sophisticated global business affected by multiple macroeconomic factors (e.g., commodity pricing).

Our executive leadership team has more than 75 years of combined experience in salvage and property and casualty claims industries.

IAA has 30+ years of sale bid and purchase data to help customers make smart business decisions.

Our core strategy is built from understanding factors that drive the salvage market.



6

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IAA's centralized business management structure provides consistent quality at all branches.

The Company follows strict regulatory compliance at federal, state and local levels.

IAA's inspection/audit team conducts annual audits at every facility, including environmental components.

Auction facilities support the surrounding economic engine by engaging local businesses like repair facilities, tow companies and restaurants.



IAA's 1,800+ employees are a diverse and knowledgeable team comprising experts in all aspects of the auto auction industry, including:

- Auctioneers, ring-men and live-online bidding monitors
- Vehicle transportation and preparation personnel
- Pre- and post-sale customer support for both the buyer and the seller
- Corporate, regional and branch management
- Financial, administrative and settlement personnel

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San Diego Before



San Diego After

Expansion into New Markets

IAA understands the importance of being a responsible and accountable member of our communities. When IAA opens a new facility, all possible steps are taken to ensure it is safe and environmentally responsible. San Diego is an example of a recent success story (see photo). Whether refurbishing a reclaimed site or building a new facility on undeveloped land, a number of practices are followed to meet rigorous environmental standards:

- IAA files for National Pollutant Discharge Elimination System permits for all new sites
- When demolition of existing building structures is required, IAA tries to use existing concrete slabs whenever possible
- IAA installs low-impact and self-sustaining landscaping and uses reclaimed waste water whenever possible for landscape watering



IAA's new San Diego facility mirrors the company's green philosophy with respect to the environment. When planning the new facility, IAA installed energy efficiencies inside and outside the permanent structure. Low-impact landscaping with a drip system for irrigation was installed, and self-sustaining vegetation native to the area was planted. Interior lighting efficiencies were carefully planned and installed. Recycled concrete and reclaimed asphalt were used throughout the facility. San Diego is an excellent example of how IAA strives to conduct its business in an environmentally focused manner.

Expansion Through Reclamation

Every opportunity is explored by IAA when it searches for a new location, including the reclamation of vacant existing sites that would be suitable for its needs. This concept reduces environmental impact by utilizing a space that has already been developed and transforming underperforming real estate into attractive locations which are more profitable to the community. Reclamation of unoccupied commercial property leads to a mutually beneficial situation for both IAA and the local community:

- The reclamation of existing property eliminates or reduces the deforestation associated with new construction
- Repurposing existing property reduces urban sprawl throughout our host communities, ensuring that undeveloped land stays beautiful for everyone
- By occupying previously vacant sites, IAA facilities become an important member of your community, creating jobs and generating revenue for the local economy

In 2011, the Company needed additional space for an increase in site traffic in the Sioux Falls, South Dakota area. What it found was existing commercially developed land in a former tire plant, totaling approximately 12 acres, in Sioux Falls. As part of the reclamation, IAA improved the outside staging area by paving a majority of the space and retrofitted a 30,000 square-foot building that houses weekly indoor IAA Run and Drive® auctions, indoor storage and protective shrink wrap services.



Sioux Falls Before



Sioux Falls After

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Recycling Vehicles, Saving Energy

IAA is committed to the environment by following strict guidelines for reducing waste and ensuring regulatory compliance. In addition to keeping automobiles out of landfills, IAA processes boats, buses, motor homes and heavy equipment. All told, IAA helps realize green achievements every year, and every vehicle sold at auction helps save more.



- Automobiles are the most recycled consumer product. Each year, the steel industry recycles more than 14 million tons of steel from end-of-life vehicles. This is equivalent to nearly 13 million automobiles.
- Recycling glass reduces related air pollution by 20 percent and related water pollution by 50 percent.
- Recycling steel saves energy and natural resources. The steel industry annually saves enough energy to power about 18 million households for a year.

Source: Earth911.com



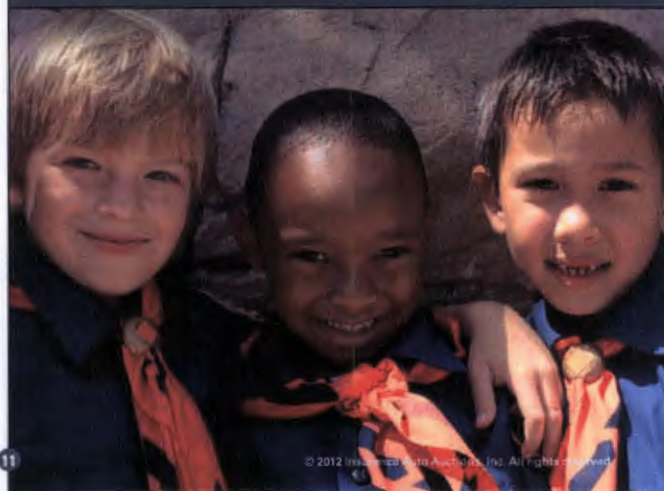
Supporting the Community

IAA Catastrophe Action Team

IAA has the ability to service our clients in times of need, immediately responding to dramatic weather situations that produce a catastrophe. We will work diligently to assist our clients with processing any volume of affected vehicles.

Vehicle Donation Programs

Charities and non-profit organizations nationwide depend on the IAA Donation Division to manage their vehicle donation programs as a source of funding for their operational needs and goals. IAA also facilitates the national, public-facing One Car One Difference® vehicle donation program.



IAA Corporate Headquarters
Two Westbrook Corporate Center, Suite 500
Westchester, IL 60154
Phone: 708.492.7000
Fax: 708.492.7078



My Neighborhood Map
089CS

Created By
Baltimore County
My Neighborhood



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Printed 6/25/2013

2014-0028-XA



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Printed 8/2/2013

2014-0028-XA

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Get Data

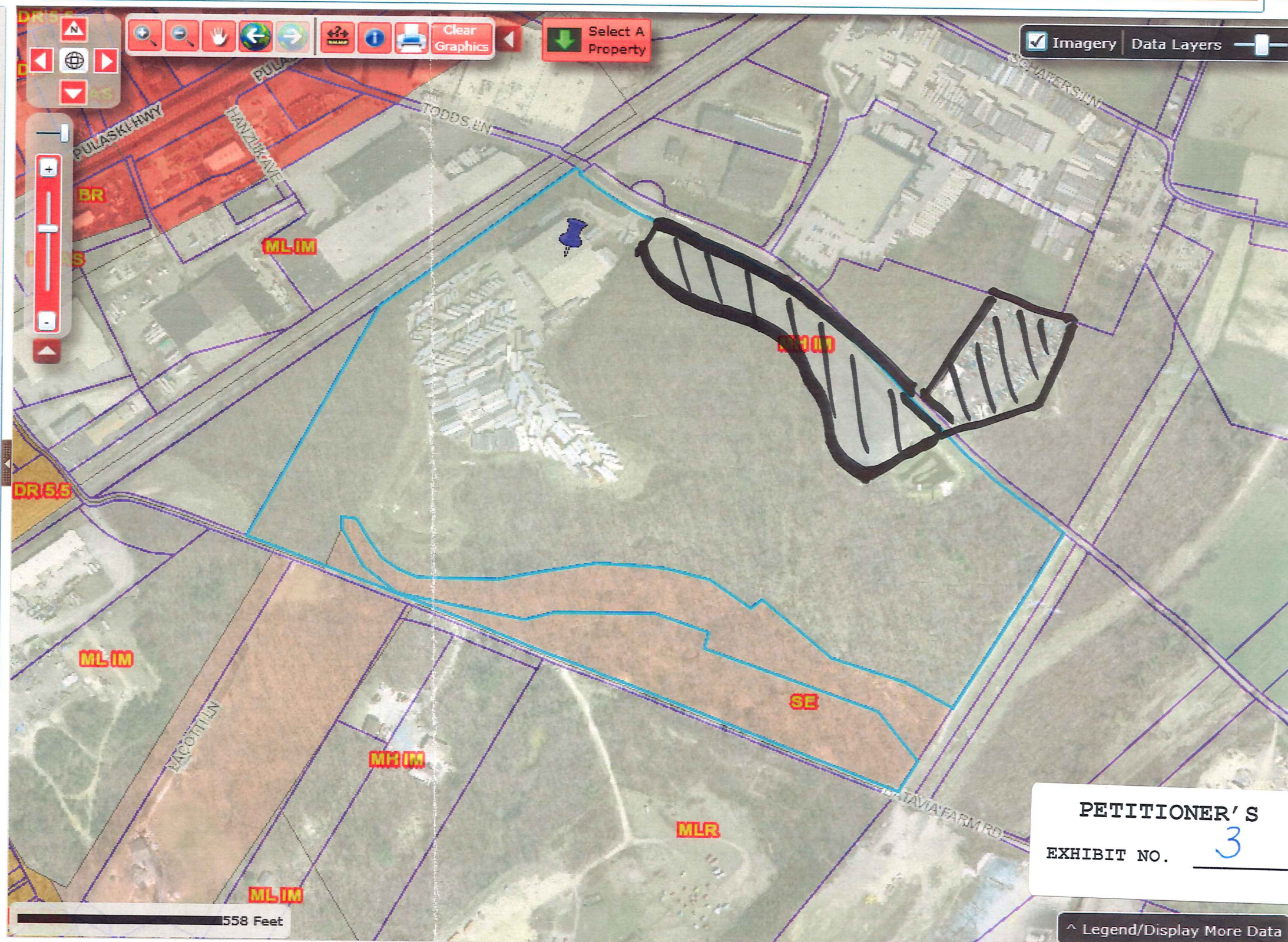
BALTIMORE COUNTY, MARYLAND

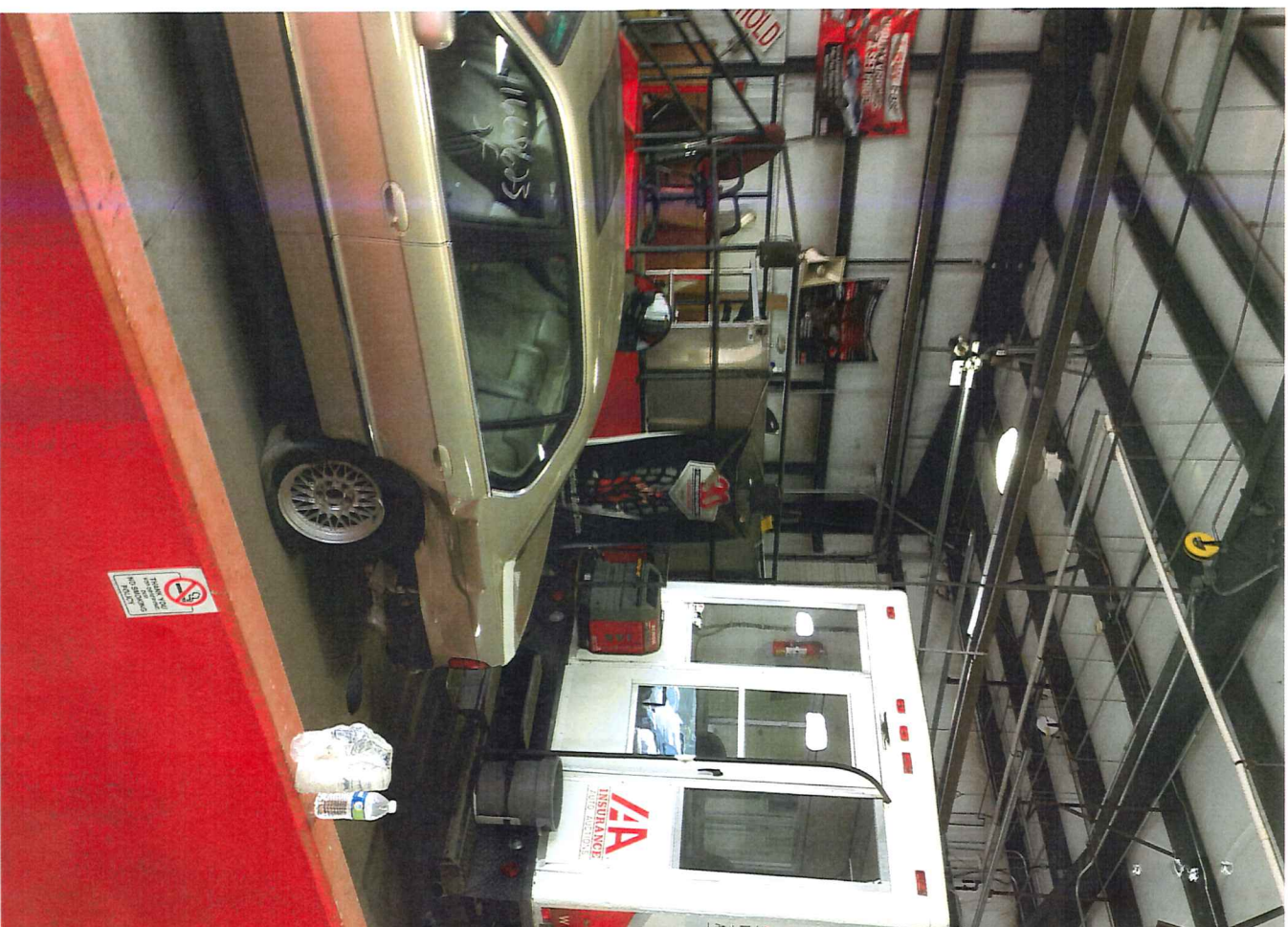
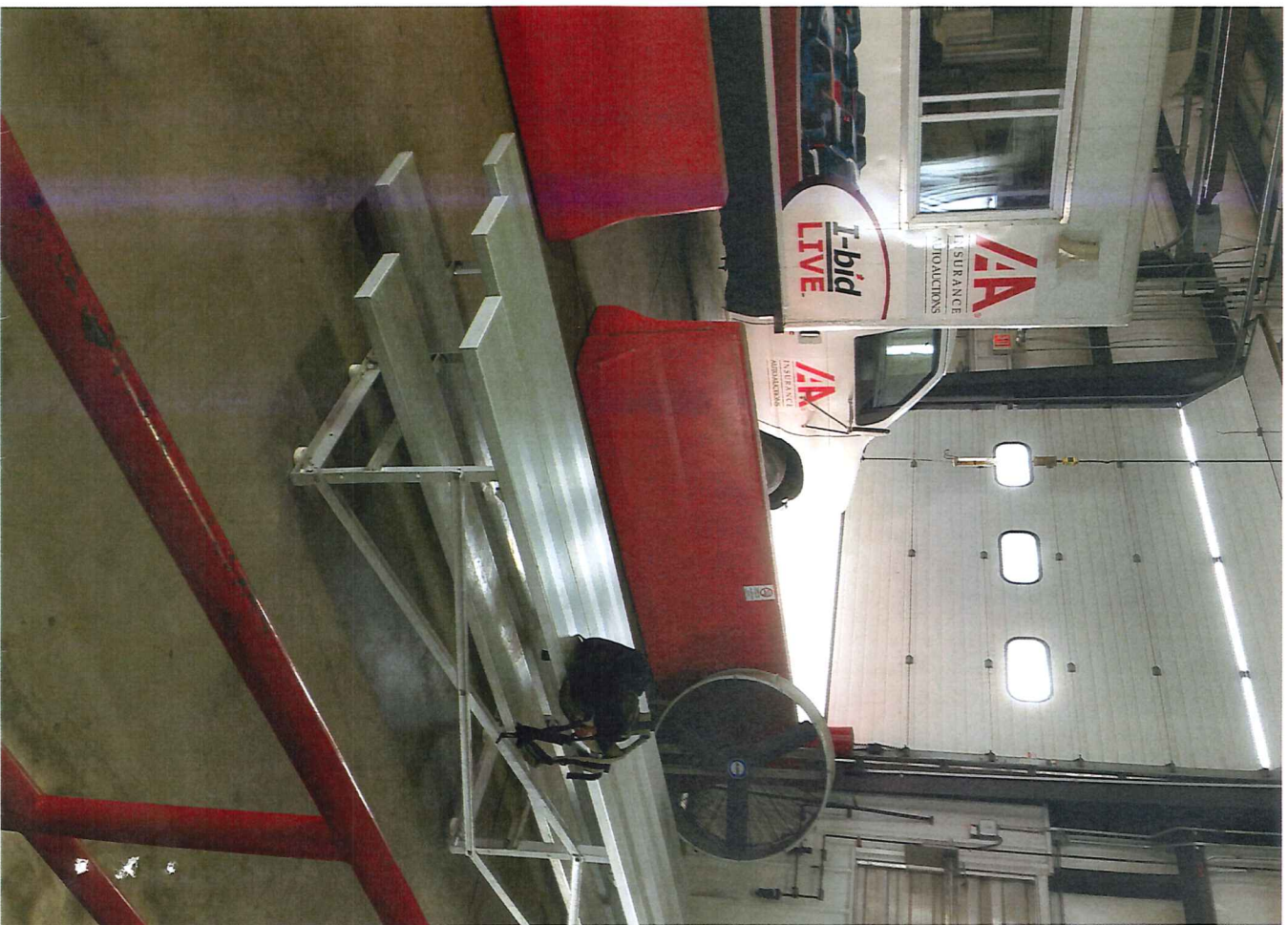
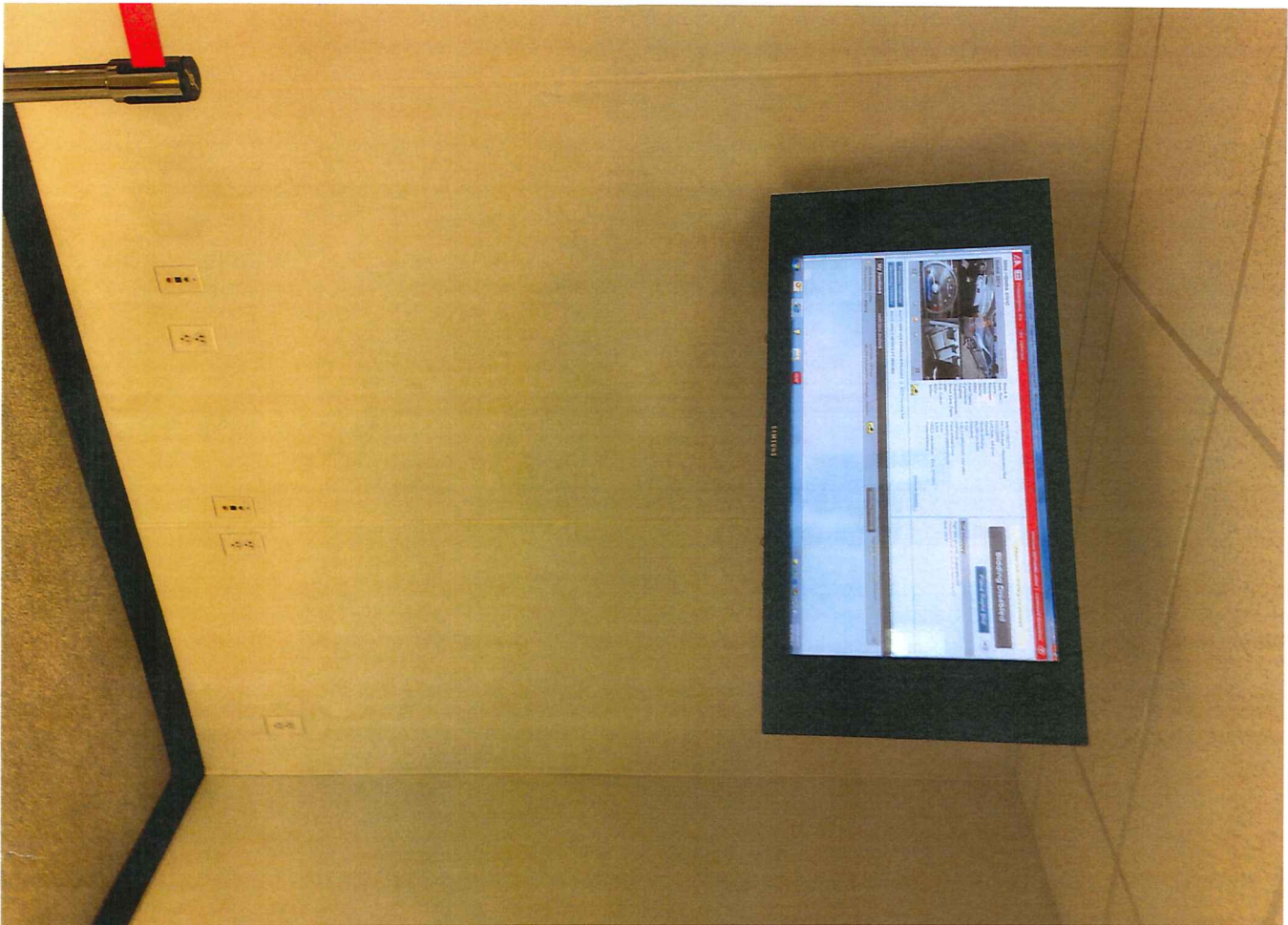
[My Neighborhood](#)
[Civic/Government](#)
[Economic](#)
[Historic](#)
[Environmental](#)
[Find Tile](#)
[Land Development](#)
[Bicycle Facilities](#)

Report Results		
My Neighborhood		
Print Results		
Tax Account Number	1504750320	More >
Owner Name	925 TODDS LANE LLC	
Tax Premise Address	925 TODD LN	
Tax Map	0089	
Parcel	0829	
Zoning	SE	More >
Zoning	MH IM	More >
Elementary School District	Red House Run ES	More >
Middle School District	Golden Ring MS	More >
High School District	Overlea HS	More >

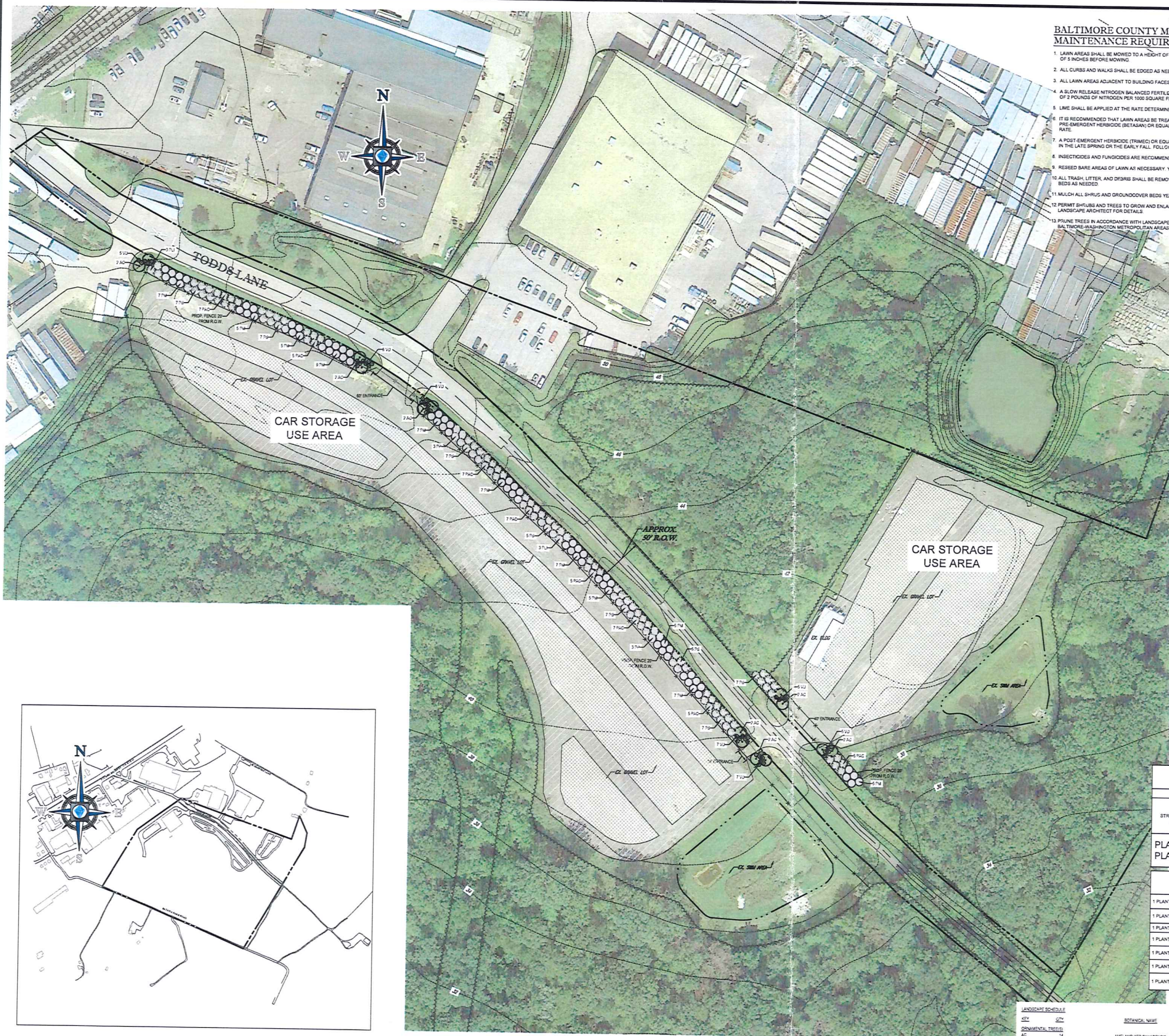
 **Additional Information**

Zoning Review Office FAQ
Department of Planning - Zoning Information
Board of Elections - Who Is My Representative
Maryland State Board of Elections
U.S. Census Bureau - American Fact Finder
Department of Planning - Demographic Research



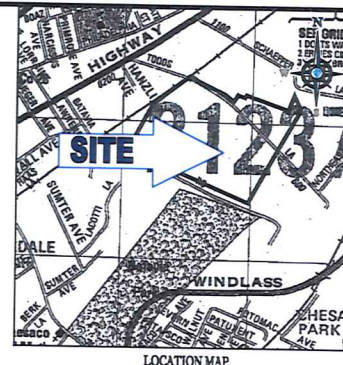






BALTIMORE COUNTY MINIMUM LANDSCAPE MAINTENANCE REQUIREMENTS

1. LAWN AREAS SHALL BE MOVED TO A HEIGHT OF 2 TO 3 INCHES AND NOT ALLOWED TO REACH A HEIGHT OF 5 INCHES BEFORE MOWING.
2. ALL CURBS AND WALKS SHALL BE EDGED AS NEEDED.
3. ALL LAWN AREAS ADJACENT TO BUILDING FACES OR STRUCTURES SHALL BE TRIMMED.
4. A SLOW RELEASE NITROGEN BALANCED FERTILIZER WITH A 2-1-1 RATIO SHALL BE APPLIED AT A RATE OF 2 POUNDS OF NITROGEN PER 1000 SQUARE FEET IN SEPTEMBER, OCTOBER, AND FEBRUARY.
5. LIME SHALL BE APPLIED AT THE RATE DETERMINED BY A SOILS REPORT.
6. IT IS RECOMMENDED THAT LAWN AREAS BE TREATED IN MARCH TO EARLY APRIL WITH PRE-EMERGENT HERBICIDES (BETAAM) OR EQUAL APPLIED AT THE MANUFACTURER'S RECOMMENDED RATE.
7. A POST-EMERGENT HERBICIDE (TRIMEC) OR EQUAL IS RECOMMENDED TO BE SPRAYED ON LAWN AREAS IN THE LATE SPRING OR THE EARLY FALL. FOLLOW MANUFACTURER'S RATES AND RECOMMENDATIONS.
8. INSECTICIDES AND FUNGICIDES ARE RECOMMENDED FOR INSECT AND DISEASE CONTROL.
9. RESEED BARE AREAS OF LAWN AS NECESSARY. YEARLY AERATION IS RECOMMENDED.
10. ALL TRASH, LITTER, AND DEBRIS SHALL BE REMOVED FROM LAWN AREAS, PARKING LOTS, AND SHRUB BEDS AS NEEDED.
11. MULCH ALL SHRUBS AND GROUNDCOVER BEDS YEARLY WITH 3 INCHES OF SHREDDED HARDWOOD BARK.
12. PERMIT SHRUBS AND TREES TO GROW AND ENLARGE TO THEIR DESIGN SIZE. CONSULT PROJECT LANDSCAPE ARCHITECT FOR DETAILS.
13. PLANT TREES IN ACCORDANCE WITH LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS.



COPYRIGHT © THE MAP PEOPLE
PERMIT NO. 20062153-S
SCALE: 1"=100'

SITE INFORMATION

1. SITE ADDRESS:
925 TODD'S LANE
ROSEDALE, MD 21237
2. SITE AREA:
2,865,001 S.F. OR 61.16 AC.
3. COUNTY INFORMATION:
TAX MAP: 89
PARCEL: 825
ZONING: MH-1M (MANUFACTURING, HEAVY - INDUSTRIAL, MAJOR)
CENSUS TRACT: 450100
CONGRESSIONAL DISTRICT: 7
ELECTION DISTRICT: 15
ZONING MAP NO.: 08C3
4. TAX ACCOUNT NO.: 1504750220
5. EXISTING USE: OFFICE AND STORAGE
PROPOSED USE: JUNK YARD, OFFICE, STORAGE, AND SCREEN SALES
6. THIS SITE IS LOCATED IN ZONE K (AREAS OF MINIMAL FLOODING) PER
PLAN FEMA MAPS 240703A10P AND 240703A20P, DATED SEPTEMBER 26,
2008.
7. THE SUBJECT SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES MAP
AREAS.
8. PREVIOUS COMMERCIAL PERMITS:
A. B450715
B. E559970
9. BUILDING AREA:
EXISTING: 3,300 S.F.
PROPOSED ADDITION: 720 S.F.
TOTAL: 4,020 S.F.
10. PARKING:
OFFICE: 4,020 S.F. * 33 SPACES / 1,000 S.F. = 14 SPACES
EMPLOYEES (YARD): 2 EMPLOYEES = 2 SPACES
REQUIRED = 16 SPACES
PROVIDED = 16 SPACES
11. FLOOR AREA RATIO:
MAX ALLOWABLE FOR SHOPPING CENTER: 2.0
4,020 S.F. / 2,865,001 S.F. = 0.001
12. SITE IS SERVED BY PUBLIC WATER AND SEWER.
13. BUILDING HEIGHT: MAX. 20'
14. SUBJECT PROPERTY IS NOT UNDER ANY ACTIVE ZONING VIOLATIONS.
15. SUBJECT PROPERTY IS NOT PART OF THE CBCA.
16. EXISTING PROPERTY STRUCTURES ARE NOT HISTORIC.
17. THERE ARE NO PRIOR ZONING CASES FOR THE SITE.
18. THE FIRST REFERENCE TO THE CRP PLAN, DRG #202705H, WAS
APPROVED ON 6/14/05.
19. THERE IS A CURRENT ZONING CASE #2014-0028-3A UNDER
CONSIDERATION BY HEARING OFFICER FOR SPECIAL EXCEPTION TO
PERMIT TEMPORARY STORAGE OF UNLICENSED MOTOR VEHICLES ON
SITE AND A VARIANCE TO ALLOW AN OFF-STREET PARKING FACILITY WITH
A NONDURABLE AND DUSTLESS SURFACE IN LIEU OF A DURABLE AND
DUSTLESS SURFACE.

BALTIMORE COUNTY COMPLIANCE CHARTS		
SECTION	REQUIREMENTS	CALCULATION/PROVIDED
CONDITION D: STREET FRONTAGE AND STREETSCAPE	3 CLASS "C" SCREENING AT 1' PU PER 10 L.F. IS REQUIRED TO SCREEN OUTSIDE STORAGE AREAS FROM ALL ADJACENT PUBLIC AND PRIVATE STREETS. FENCING SHALL BE 10' BEHIND THE PROPERTY LINE. A 20' FOOT LANDSCAPE BUFFER IS REQUIRED.	TODD'S LANE: 1065 L.F. REQUIRED: 1065.11' * 106.5 PU

PLANTING UNITS REQUIRED: 106.5 PU
PLANTING UNITS PROVIDED: 106.5 PU

BALTIMORE COUNTY PLANTING UNIT	
1 PLANTING UNIT	1 MAJOR DECIDUOUS TREE 2" - 24" IN CALIPER AT INSTALLATION
1 PLANTING UNIT	2 MINOR DECIDUOUS TREES 1" - 12" IN CALIPER AT INSTALLATION
1 PLANTING UNIT	3 EVERGREEN TREES 1" IN HEIGHT AT INSTALLATION DEPENDENT ON SCREEN TYPE
1 PLANTING UNIT	5 SHRUBS 18" - 36" IN HEIGHT AT INSTALLATION DEPENDENT ON SCREEN TYPE
1 PLANTING UNIT	500 S.F. OF GROUND COVER AT RECOMMENDED AAN STANDARDS
1 PLANTING UNIT	10 HERBACEOUS/PERENNIAL PLANTS A 1 GALLON SIZE MAY ONLY BE USED TO MEET CLASS D SCREENING
1 PLANTING UNIT	20 HERBACEOUS/PERENNIAL PLANTS AT 1 QT. SIZE MAY ONLY BE USED TO MEET CLASS D SCREENING

SCHEMATIC LANDSCAPE PLAN
CERTIFICATION FORM

THIS SCHEMATIC LANDSCAPE PLAN IS SEALED BY A LANDSCAPE ARCHITECT AND CERTIFIED
BY THE BOARD OF LANDSCAPE ARCHITECTS IN ACCORDANCE WITH ALL COUNTY AGENCY
LANDSCAPE ARCHITECTURAL COMMENTS.

APPLICANT SIGNATURE: DATE: PRINT NAME:

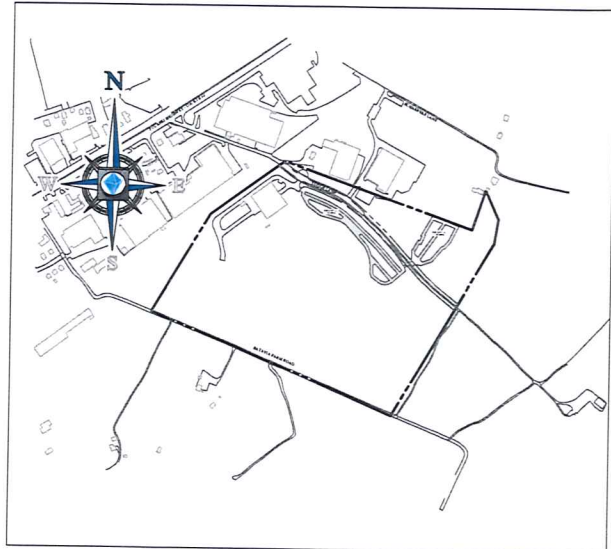
Mailing Address (if not already on plan):

LANDSCAPE SCHEDULE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
1	AMELANCHIER CANADENSIS	MULTISTEM SHADOW-LAND SERVICEBERRY	8'-10'	8'-10'
2	PISEA ABIES LUPULIFOLIA	CUPRESSINA NORWAY SPURGE	6'-7'	6'-7'
3	TAIAPU PLEACHA	WESTERN RED CEDAR	6'-7'	6'-7'
4	PRINCELOSTYXIA MENZIESII	DOUGLAS FIR	6'-7'	6'-7'
5	PISEA PUNGENS	COLORADO SPRUCE	6'-7'	6'-7'
6	PRINCELOSTYXIA	EASTERN WHITE PINE	6'-7'	6'-7'
7	VIORUM VENTRUM	ARROWWOOD VIBURNUM	3'-4'	3'-4'

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL PREVAIL.

OWNER
925 TODD'S LANE, LLC
222 COUNTRYHOUSE COURT, SUITE 300
TOWSON, MD 21204

APPLICANT/LESSEE
INSURANCE AUTO AUCTIONS, INC.
2 W. 83RD STREET, SUITE 500
WILMINGTON, DE 19804



THE DESIGNER'S RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THIS PLAN IS LIMITED TO THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER'S RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THIS PLAN IS LIMITED TO THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED BY THE CLIENT.

BOHLER ENGINEERING
CORPORATE OFFICE
1000 W. 10TH STREET
TOWSON, MD 21204
PHONE: (410) 821-7000
FAX: (410) 821-7001
WWW.BOHLENGINEERING.COM

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

LANDSCAPE PLAN
FOR
INSURANCE AUTO AUCTIONS
LOCATION OF SITE:
925 TODD'S LANE
ROSEDALE, MD 21237
BALTIMORE COUNTY

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7000
Fax: (410) 821-7001
www.BohlerEngineering.com

E.R. McWILLIAMS
REGISTERED LANDSCAPE ARCHITECT
BALTIMORE, MARYLAND

SCHEMATIC LANDSCAPE PLAN
SHEET NUMBER:
1
OF 1

PRELIMINARY PLAN

PETITIONER'S

EXHIBIT NO. 7