

SMITH, GILDEA & SCHMIDT_{LLC}

MICHAEL PAUL SMITH
DAVID K. GILDEA
LAWRENCE E. SCHMIDT
MICHAEL G. DEHAVEN
RAY M. SHEPARD
JASON T. VETTORI
DAVID W. TERRY*

*LICENSED IN MO, IL, AR ONLY



1/17/14
TO KL
OF JP
CHRISTOPHER W. COREY
LAUREN M. DODRILL
CHARLES B. MAREK, III
NATALIE MAYO
ELYANA TARLOW

of counsel:
DAVID T. LAMPTON

January 17, 2014

Sent via Hand Delivery

Arnold Jablon, Esquire
Department of Permits, Approvals and Inspections
111 West Chesapeake Ave, Suite 105
Towson, MD 21204

**Re: Petition for Special Hearing
Case No. 2014-0084-SPH
8202 Fischer Road**

Dear Director Jablon:

As you are aware, I represent Trafigura Recycling, Inc. ("Trafigura") in reference to the above matter. The Petition for Special Hearing filed in this case has been scheduled for hearing on Monday, February 3, 2014.

The Petition for Special Hearing was filed as a result of a complaint regarding the use of the subject property filed by the Wells-McComas Community Association. Representatives of Trafigura have met with the leadership of the Association in an effort to resolve the differences between the parties and reach agreement as to the use of the property going forward. I also understand that members of the Association have met with officials of County government, including you and Councilman John Olszewski.

I am pleased to report that although no agreement has been reached, I believe that real progress in the negotiations has been made and an agreement may be in sight. At our last meeting on Wednesday, January 15th, Mr. Robert Romadka, Ms. Jean Romadka and Mr. Robert Zacherl (all on behalf of the Association) met with myself and representatives of the company. As a result of that meeting, the parties jointly request a continuance of the scheduled hearing so that any agreement can be finalized. Specifically, I understand that the community representatives want again to meet with you, their counsel and the community at

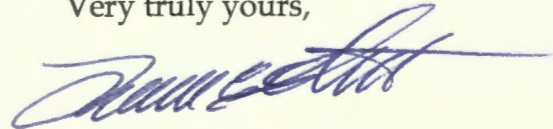
Arnold Jablon, Esquire
Department of Permits, Approvals and Inspections
January 17, 2014
Page 2

large before any formal agreement is reduced to writing. Mr. Romadka indicated that those meetings could not all be concluded before February 3rd.

Under the circumstances, kindly postpone the above hearing date. I would anticipate that the parties would be in a position to move forward in mid-February and advise you as to the status at that time. I would be pleased to coordinate my calendar with Kristen Lewis to schedule an appropriate date.

Thank you for your consideration of the request. I remain,

Very truly yours,

A handwritten signature in blue ink, appearing to read "Lawrence E. Schmidt", with a long horizontal flourish extending to the right.

Lawrence E. Schmidt

LES/amf

cc: Ernie Kohnke, Esquire, Trafigura - *via email*
Brian Carnohan, Trafigura - *via email*
Robert Zacherl, Wells-McComas Community Association - *via email*
Robert Romadka, Esquire - *via email*
Kristen Lewis, PAI - *via hand delivery*

SMITH, GILDEA & SCHMIDT LLC

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ELYANA TARLOW

of counsel:

DAVID T. LAMPTON

January 17, 2014

Via First Class Mail

Robert J. Romadka, Esquire
104-B Briarwood Road
Baltimore, MD 21222

**Re: Trafigura - 8202 Fischer Road
 Case No. 2014-0084-SPH**

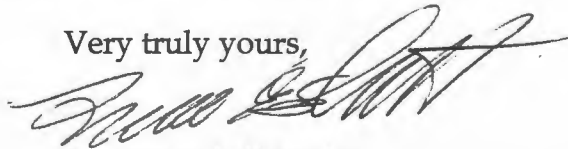
Dear Bob,

Thanks for meeting with me and the folks from Trafigura earlier this week. I think we have made some real progress in getting an agreement put together. I do understand, however, that you want to meet with Arnold Jablon and Johnny O and that the membership of the Association has to sign off on any agreement. Please let me know when those meetings have occurred and the status at that time.

Please find enclosed a copy of a letter that I have sent to Arnold Jablon requesting a postponement of the hearing set for February 3, 2014. I am hopeful that this will be granted since it is a joint request.

Thanks again for your efforts on this and I am hoping that a final resolution can be reached shortly. If I do not speak with you before, have a good trip and enjoy the warm Florida weather.

Very truly yours,



Lawrence E. Schmidt

LES/amf

Enclosures

cc: Robert Zacherl
 Brian Carnohan
 Angie Stoneberg
 Arnold Jablon, Esquire

SMITH, GILDEA & SCHMIDT^{LLC}

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January 17, 2014

Sent via Hand Delivery

Arnold Jablon, Esquire
Department of Permits, Approvals and Inspections
111 West Chesapeake Ave, Suite 105
Towson, MD 21204

**Re: Petition for Special Hearing
Case No. 2014-0084-SPH
8202 Fischer Road**

Dear Director Jablon:

As you are aware, I represent Trafigura Recycling, Inc. ("Trafigura") in reference to the above matter. The Petition for Special Hearing filed in this case has been scheduled for hearing on Monday, February 3, 2014.

The Petition for Special Hearing was filed as a result of a complaint regarding the use of the subject property filed by the Wells-McComas Community Association. Representatives of Trafigura have met with the leadership of the Association in an effort to resolve the differences between the parties and reach agreement as to the use of the property going forward. I also understand that members of the Association have met with officials of County government, including you and Councilman John Olszewski.

I am pleased to report that although no agreement has been reached, I believe that real progress in the negotiations has been made and an agreement may be in sight. At our last meeting on Wednesday, January 15th, Mr. Robert Romadka, Ms. Jean Romadka and Mr. Robert Zacherl (all on behalf of the Association) met with myself and representatives of the company. As a result of that meeting, the parties jointly request a continuance of the scheduled hearing so that any agreement can be finalized. Specifically, I understand that the community representatives want again to meet with you, their counsel and the community at

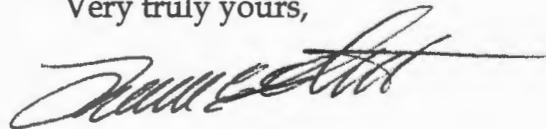
Arnold Jablon, Esquire
Department of Permits, Approvals and Inspections
January 17, 2014
Page 2

large before any formal agreement is reduced to writing. Mr. Romadka indicated that those meetings could not all be concluded before February 3rd.

Under the circumstances, kindly postpone the above hearing date. I would anticipate that the parties would be in a position to move forward in mid-February and advise you as to the status at that time. I would be pleased to coordinate my calendar with Kristen Lewis to schedule an appropriate date.

Thank you for your consideration of the request. I remain,

Very truly yours,



Lawrence E. Schmidt

LES/amf

cc: Ernie Kohnke, Esquire, Trafigura - *via email*
Brian Carnohan, Trafigura - *via email*
Robert Zacherl, Wells-McComas Community Association - *via email*
Robert Romadka, Esquire - *via email*
Kristen Lewis, PAI - *via hand delivery*

SMITH, GILDEA & SCHMIDT LLC

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of counsel:
DAVID T. LAMPTON

November 21, 2013

Sent via Hand Delivery

Arnold Jablon, Esquire
Department of Permits, Approvals and Inspections
111 West Chesapeake Ave, Suite 105
Towson, MD 21204

**Re: Petition for Special Hearing
Case No. 2014-0084-SPH
8202 Fischer Road**

Dear Director Jablon:

Kindly be advised that I represent Trafigura Recycling, Inc. ("Trafigura") in reference to the above matter. The Petition for Special Hearing filed in this case has been scheduled for hearing on Friday, December 13, 2013 at 11:00 a.m.

In addition to the Petition for Special Hearing, my client's property is presently the subject of a code enforcement citation. The hearing on that citation has been postponed in order for Trafigura and residents in the area (Wells-McComas Community Association) to meet and discuss various aspects of this use and zoning issues.

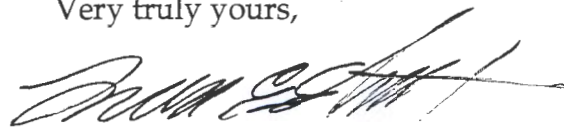
I have recently received a telephone call from Robert Zacherl, President of the Wells-McComas Community Association. He has advised that the association has scheduled a meeting to internally discuss the issues and also has meetings planned with Councilman Olszewski and other County employees and officials. Mr. Zacherl requested my consent to postpone the above referenced hearing on December 13, 2013 in order for the community to complete those meetings and formulate a position regarding the issues presented. He also asked if I would communicate the requested postponement to you and my consent to the same.

Arnold Jablon, Esquire
Department of Permits, Approvals and Inspections
November 21, 2013
Page 2

Under the circumstances, kindly postpone the above hearing date. I would anticipate that the parties would be in a position to move forward after the holidays so perhaps a rescheduling for mid-January 2014 would be appropriate. I would be pleased to coordinate my calendar with Kristen Lewis to schedule an appropriate date.

Thank you for your consideration of the request. I remain,

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", with a long horizontal flourish extending to the right.

Lawrence E. Schmidt

LES/amf

cc: Ernie Kohnke, Esquire, Trafigura
Brian Carnohan, Trafigura
Robert Zacherl, Wells-McComas Community Association
Kristen Lewis, PAI



CBCA

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 8202 Fischer Roadwhich is presently zoned BLRDeed References: 33125/0048110 Digit Tax Account # 1 7 0 0 0 0 3 6 3 0Property Owner(s) Printed Name(s) 8204 Fischer Road, 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

Please see the attached.

2. ☐ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

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)

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:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Jason T. Vettori, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200 **Towson** **MD**

Mailing Address

City

State

21204 , (410) 821-0070 , jvettori@sgs-law.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

James D. Kelly

Authorized Representative of 8204 Fischer Road, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

645 Pineville Road

Newtown

PA

Mailing Address

City

State

18940-3010 , (215) 598-7770

, jkelly@hqfarm.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Jason T. Vettori, Smith, Gildea & Schmidt, LLC

Name - Type or Print

Signature

600 Washington Avenue, Suite 200 **Towson** **MD**

Mailing Address

City

State

21204 , (410) 821-0070 , jvettori@sgs-law.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2014-00845PH Filing Date 10/31/13

Do Not Schedule Dates: _____

Reviewer GH

ATTACHMENT TO PETITION FOR ZONING HEARING
8202 Fischer Road

Special Hearing relief to approve:

1. A request for confirmation that the use is a legal non-conforming use pursuant to Section 104.1 of the BCZR; and
2. A modified parking plan pursuant to BCZR §409.12.
3. For such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.



Description
To Accompany Petition
For a Special Hearing
Fischer 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 Bletzer Road with the centerline of Beachwood Road, Southeasterly along the centerline of Beachwood Road 1,820 feet, more or less, thence Northeasterly 30 feet, more or less, to the point of beginning; thence leaving said point of beginning and running with and binding on a portion of Beachwood Road, referring all courses of this description to the Maryland Coordinate System (NAD 83/1991), the four following courses and distances: (1) Southeasterly by a line curving to the right, having a radius of 2984.93 feet for a distance of 379.28 feet (the arc of said curve being subtended by a chord bearing South 41 degrees 24 minutes 16 seconds East 379.02 feet); thence binding along Fischer Road (2) North 41 degrees 31 minutes 53 seconds East 459.21 feet; thence (3) North 48 degrees 28 minutes 07 seconds West 399.82 feet; and thence (4) South 38 degrees 14 minutes 52 seconds West 413.28 feet to the point of beginning; containing 3.841 acres of land, more or less, as now surveyed by Daft-McCune-Walker, Inc., in October 2013.

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

October 3, 2013

Project Number 13048 (L13048)



Michael Martin 10/3/13

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: 2014-0084-SPH

Petitioner: 8204 Fischer Road, LLC

Address or Location: 8202 Fischer Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jason T. Vettori

Address: Smith, Gildea & Schmidt, LLC

600 Washington Ave., Suite 200

Towson, MD 21204

Telephone Number: (410) 821-0070

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

No. **103497**
 Date: **10/3/13**

PAID RECEIPT

BUSINESS ACTUAL TIME IN
 10/04/2013 10/03/2013 14:23:09 8
 REG 4504 WALKIN SHIL 34H
 >>RECEIPT # 593607 10/03/2013 DFLH
 5- 528 ZONING VERIFICATION
 103497
 Rept Tot \$500.00
 \$500.00 CR \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount	Dept
001	706	0000		6150				500	

Total: **500.00**

Rec From: **Smith, Gildea J Schmidt, LLC**
 For: **Special Hearing 8200 Fisher Rd**

2014-0084-SPT

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 10-9-13

RE: Case Number: 2014-0084-A

Petitioner/Developer: Wendy Quintasol

Date of Hearing/Closing: 10-28-13

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 7527 L'Herondelle Club Rd

10-9-13
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)



ADMINISTRATIVE VARIANCE

CASE # 2014-0084-A

TO PERMIT TWO ADDITIONS ONTO THE FRONT AND SIDE AND REAR OF THE EXISTING DWELLING WITH A SIDE YARD SETBACK OF 3 FEET AND A REAR YARD SETBACK OF 11 FEET IN LIEU OF THE REQUIRED 20 AND 50 FEET RESPECTIVELY

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON 10/28/13

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SET AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF A FINE AND COSTS.

HANDICAPPED ACCESS

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/13/2014

Case Number: 2014-0084-SPH

Petitioner / Developer: JASON VETTORI , ESQ. of SMITH, GILDEA & SCHMIDT, LLC ~ JAMES KELLY

Date of Hearing (Closing): FEBRUARY 3, 2014

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:
8202 FISCHER ROAD

The sign(s) were posted on: JANUARY 12, 2014

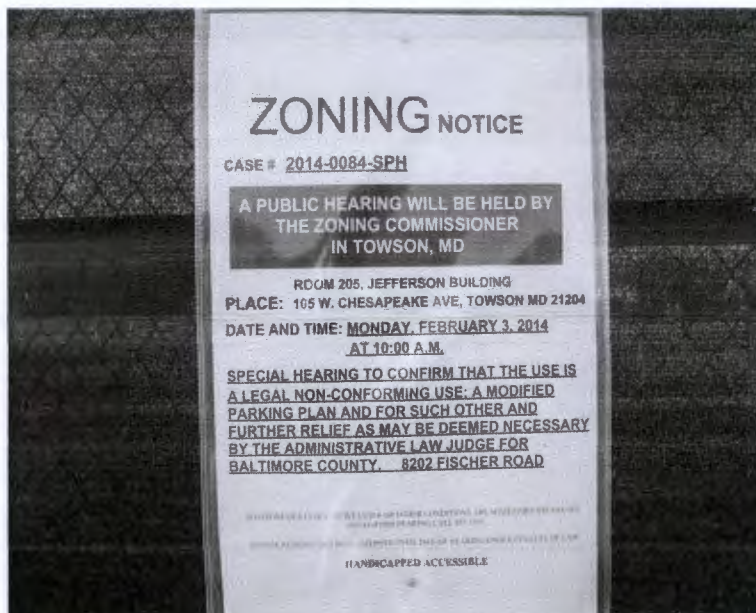
Linda O'Keefe
(Signature of Sign Poster)

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

January 16, 2014

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 January 14, 2014

☐ 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: # 2014-0084-SPH

8202 Fischer Road

Corner of Fischer Road, and NE/s of Universal Trade Drive

15th Election District - 7th Councilmanic District

Legal Owner(s): 8204 Fischer Road, LLC,

James Kelly, Authorized Rep.

Special Hearing: to confirm that the use is a legal non-conforming use; a modified parking plan and for such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Monday, February 3, 2014 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.

JT 1/676 Jan. 14

965151



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

November 21, 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 November 21, 2013

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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Case: #2014-0084-SPH

8202 Fischer Road

Corner of Fischer Road, and NE/s of Universal Trade Drive
15th Election District - 7th Councilmanic District
Legal Owner(s): 8204 Fischer Road, LLC, James Kelly,
Authorized Rep.

Special Hearing to confirm that the use is a legal non-conforming use, a modified parking plan and for such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Friday, December 13, 2013 at 11:00 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.

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11/236 November 21

958644



KEVIN KAMENETZ
County Executive

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

December 23, 2013

NEW 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: 2014-0084-SPH

8202 Fischer Road

Corner of Fischer Road, and NE/s of Universal Trade Drive

15th Election District – 7th Councilmanic District

Legal Owners: 8204 Fischer Road, LLC, James Kelly, Authorized Rep.

Special Hearing to confirm that the use is a legal non-conforming use; a modified parking plan and for such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Monday, February 3, 2014 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", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Jason Vettori, 600 Washington Avenue, Ste. 200, Towson 21204
James Kelly, 645 Pineville Road, Newtown PA 18940-3010

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 14, 2014.**
- (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
Tuesday, January 14, 2014 Issue - Jeffersonian

Please forward billing to:

Jason Vettori
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Ste, 200
Towson, MD 21204

410-821-0070

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: 2014-0084-SPH

8202 Fischer Road

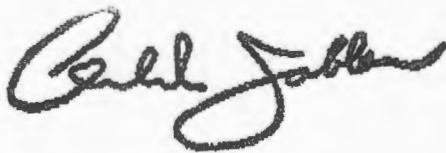
Corner of Fischer Road, and NE/s of Universal Trade Drive

15th Election District – 7th Councilmanic District

Legal Owners: 8204 Fischer Road, LLC, James Kelly, Authorized Rep.

Special Hearing to confirm that the use is a legal non-conforming use; a modified parking plan and for such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Monday, February 3, 2014 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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



KEVIN KAMENETZ
County Executive

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

October 31, 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: 2014-0084-SPH

8202 Fischer Road

Corner of Fischer Road, and NE/s of Universal Trade Drive

15th Election District – 7th Councilmanic District

Legal Owners: 8204 Fischer Road, LLC, James Kelly, Authorized Rep.

Special Hearing to confirm that the use is a legal non-conforming use; a modified parking plan and for such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Friday, December 13, 2013 at 11:00 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: Jason Vettori, 600 Washington Avenue, Ste. 200, Towson 21204
James Kelly, 645 Pineville Road, Newtown PA 18940-3010

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., NOVEMBER 23, 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, November 21, 2013 Issue - Jeffersonian

Please forward billing to:

Jason Vettori
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Ste, 200
Towson, MD 21204

410-821-0070

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: 2014-0084-SPH

8202 Fischer Road

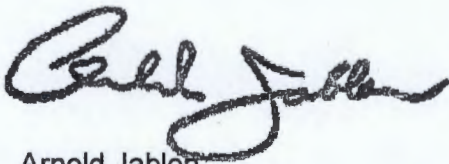
Corner of Fischer Road, and NE/s of Universal Trade Drive

15th Election District – 7th Councilmanic District

Legal Owners: 8204 Fischer Road, LLC, James Kelly, Authorized Rep.

Special Hearing to confirm that the use is a legal non-conforming use; a modified parking plan and for such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Friday, December 13, 2013 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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

RE: PETITION FOR SPECIAL HEARING
8202 Fischer Road; Corner of NW/S Fischer
Road & NE/S Universal Trade Drive
15th Election & 7th Councilmanic Districts
Legal Owner(s): James D. Kelly
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2014-084-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

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

RECEIVED

OCT 15 2013

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of October, 2013, a copy of the foregoing Entry of Appearance was mailed to Jason Vettori, Esquire, Smith, Gildea & Schmidt, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



KEVIN KAMENETZ
County Executive

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

December 3, 2013

James D Kelly
645 Pineville Road
Newtown PA 18940

RE: Case Number: 2014-0084 SPH, Address: 8202 Fischer Road

Dear Mr. Kelly:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 3, 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
Jason T Vettori, Esquire, 600 Washington Avenue, Suite 200, Towson MD 21204

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



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

Date: 10-8-13

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

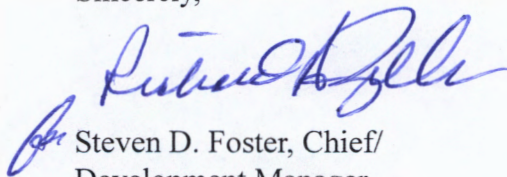
RE: Baltimore County
Item No. 2014-0084-SPH
Special Hearing
James D. Kelly
8202 Fischer Road.

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. 2014-0084-SPH.

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

DATE: October 8, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For October 14, 2013
Item No. 2014-0080, 0083 and 0084

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\ZAC10142013 -.doc

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Register
Account Identifier:	District - 15 Account Number - 1700003630	
Owner Information		
Owner Name:	8204 FISCHER ROAD LLC	Use: INDUSTRIAL
		Principal Residence: NO
Mailing Address:	645 PINEVILLE RD NEWTOWN PA 18940-3010	Deed Reference: 1) /33125/ 00 2)
Location & Structure Information		
Premises Address:	8202 FISCHER RD 0-0000	Legal Description: 3.89 AC NE BEACHWC 15 NW FISCHER
Map: 0104	Grid: 0003	Parcel: 0472
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2012
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built 1980	Above Grade Enclosed Area 9600	Finished Basement Area
		Property Land Area 3.8900 AC
Stories	Basement	Type
		STORAGE WAREHOUSE
Exterior	Full/Half Bath	Garage
Last Major Re		
Value Information		
	Base Value	Value
		As of
		01/01/2012
Land:	778,000	778,000
Improvements	164,200	162,800
Total:	942,200	940,800
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2013
		As of
		07/01/2014
Transfer Information		
Seller: AMQUIP CORPORATION	Date: 02/01/2013	Price: \$995,000
Type: ARMS LENGTH IMPROVED	Deed1: /33125/ 00481	Deed2:
Seller: TIDEWATER EQUIPMENT CO INC	Date: 08/16/1999	Price: \$500,000
Type: ARMS LENGTH IMPROVED	Deed1: /13960/ 00051	Deed2:
Seller: MUTUAL TRANSPORT ATION INC	Date: 09/24/1985	Price: \$275,000
Type: ARMS LENGTH IMPROVED	Deed1: /06999/ 00440	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		

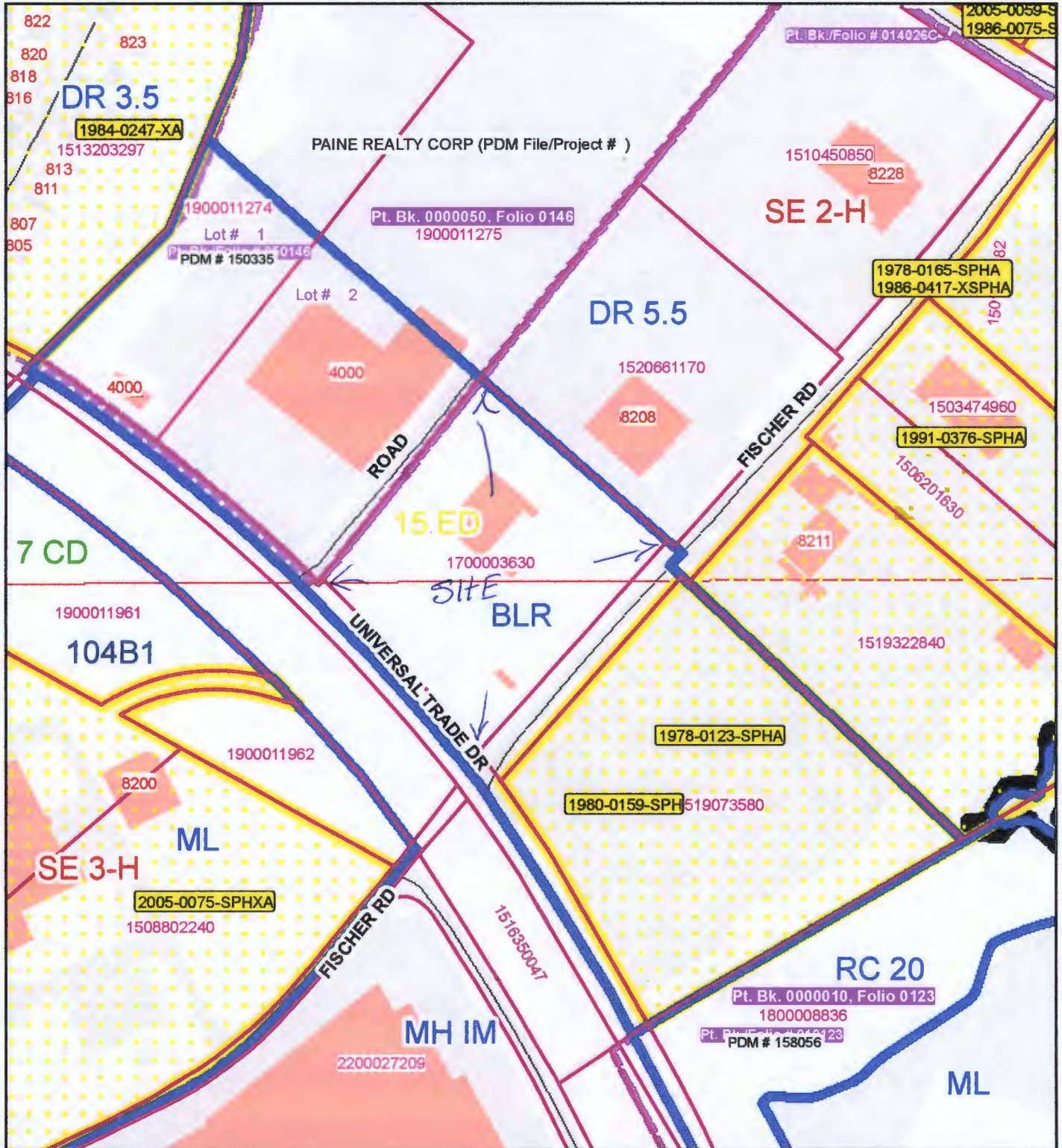
New Search (<http://sdat.resiusa.org/RealProperty>)

Order the **TAX MAP** [click here...](#)

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

 Loading... Please Wait.

8202 Fischer Road



Publication Date: 10/3/2013



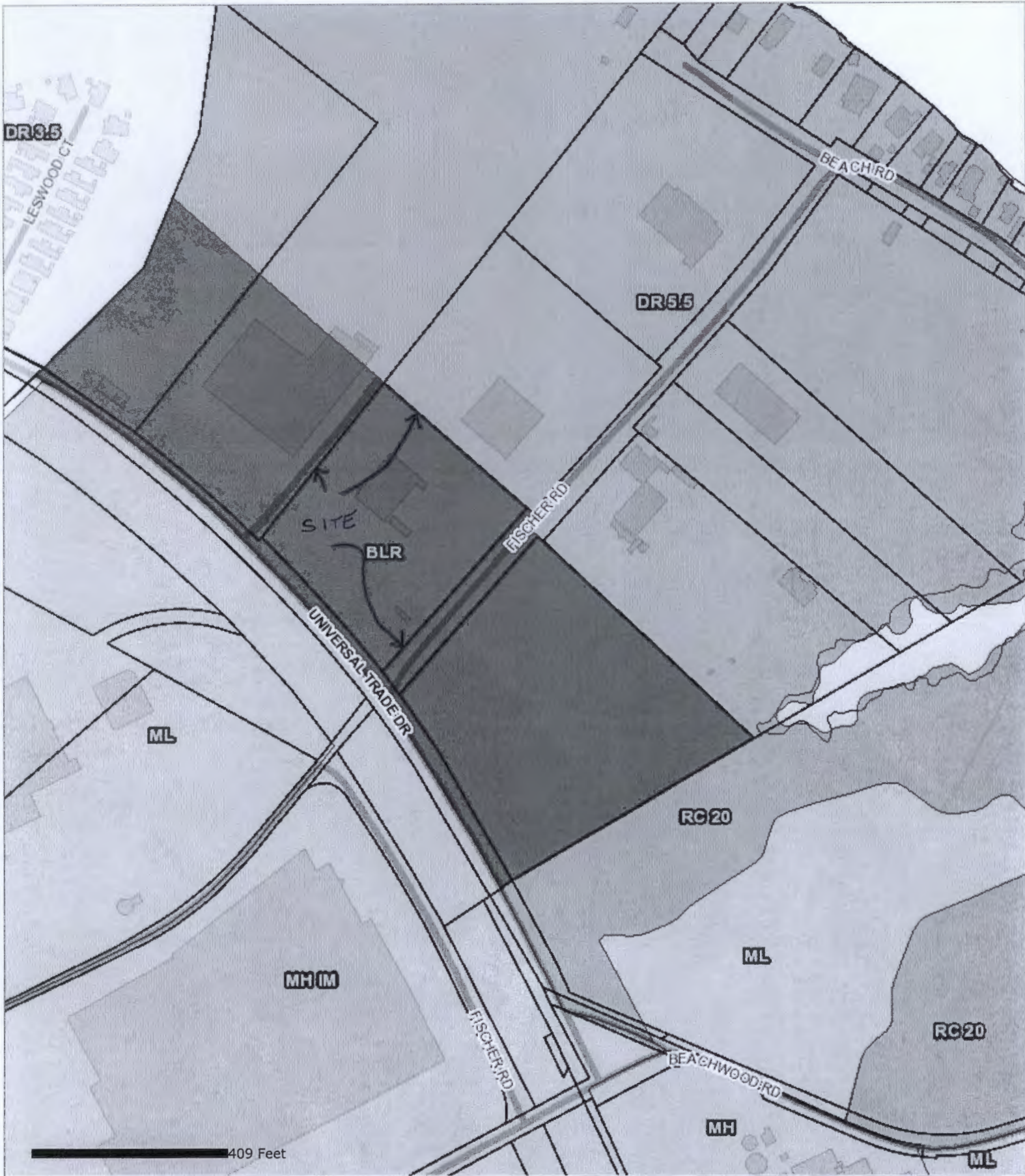
Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 55 110 220 330 440 Feet

1 inch = 230.05698 feet

2014-0084-SPH



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



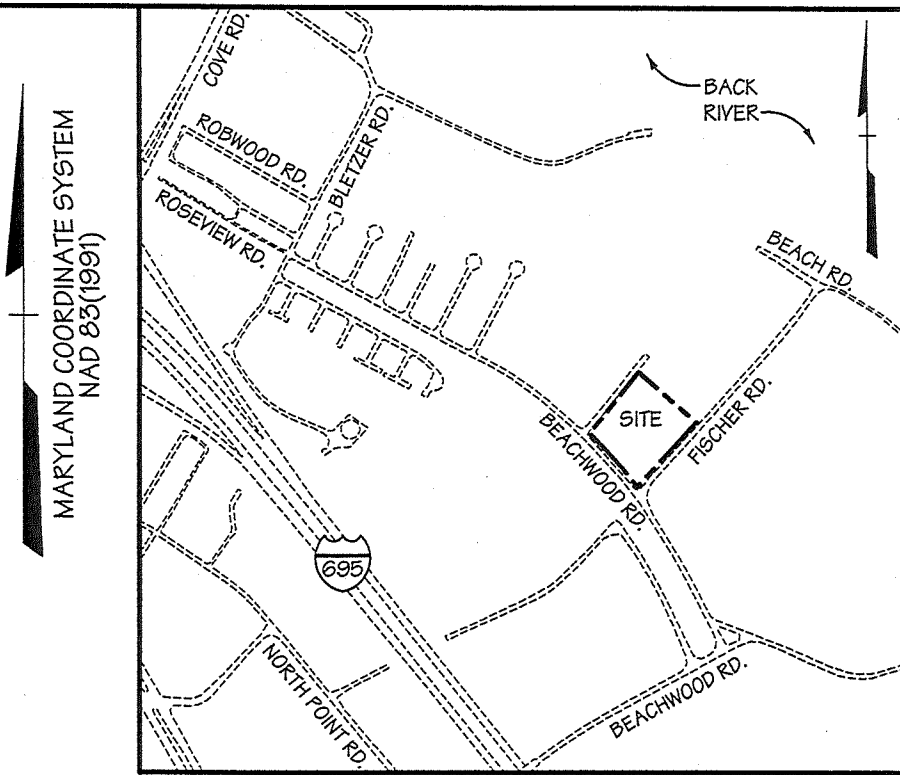
This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, 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.

2014-0084-SPH

Printed 10/3/2013

GENERAL NOTES: (CONT.)

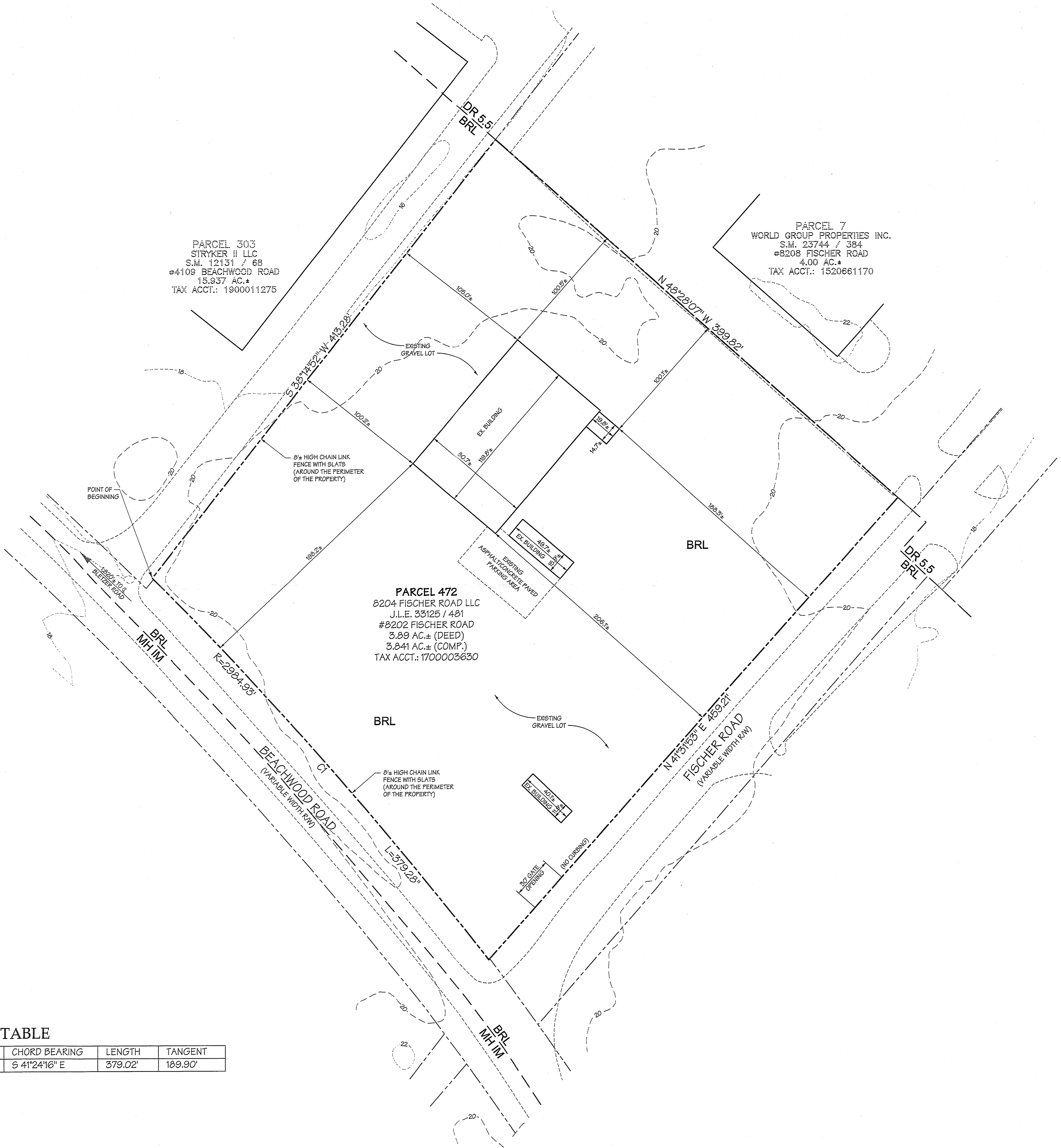
10. THE SITE IS LOCATED WITHIN THE URDL.
11. THE SITE IS NOT WITHIN A BALTIMORE COUNTY/NATIONAL REGISTER HISTORIC DISTRICT, AND THERE ARE NO ON-SITE BUILDINGS ON THE BALTIMORE COUNTY LANDMARKS LIST (BASED ON CURRENT COUNTY GIS).
12. THE SITE IS NOT WITHIN A FLOOD HAZARD AREA, AS SHOWN ON THE FIRM, MAP NUMBER 240010, PANEL 440 OF 580.
13. THE ENTIRE SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA, IDA DESIGNATION.
14. THERE ARE NO ZONING ORDERS OR DEVELOPMENT PROCESS ACTIONS ON THE PROPERTY (CRG, JSPC, DEVELOPMENT PLAN), BASED ON COUNTY GIS.
15. MAXIMUM BUILDING HEIGHT IS 40 FEET.
16. WATER IS PUBLIC, SEWER IS PUBLIC.
17. THERE ARE NO KNOWN BASIC SERVICE MAP ISSUES ON/FOR THE PROPERTY.
18. ALL EXISTING AND/OR PROPOSED SIGNS WILL COMPLY WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS, UNLESS A VARIANCE IS GRANTED.
19. NO BUILDINGS/ADDITIONS ARE PROPOSED WITH THIS REQUEST. THEREFOR FLOOR AREA RATIO (FAR) DOES NOT APPLY, AMENITY OPEN SPACE (AOS) DOES NOT APPLY TO THE SITE.
20. THERE IS NO CHANGE TO PARKING(REQUIRED & PROPOSED) AND BUILDING AREA.



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES:

1. OWNER: 8204 FISCHER ROAD LLC
#645 PINEVILLE ROAD
NEWTOWN, PA 18940-3010
2. SITE ADDRESS: #8202 FISCHER ROAD
DUNDALK, MARYLAND 21222
3. DEED REFERENCE: J.L.E. 33125 / 481
4. TAX MAP: 104
GRID: 3
PARCEL: 472
5. ACREAGE: 3.89 AC.±
6. TAX ACCOUNT NUMBER: 1700003630
7. ELECTION DISTRICT: 15
COUNCILMANIC DISTRICT: 7
8. ZONING CLASSIFICATION: BRL
200 SCALE GRID: 10481
9. EXISTING USE: WAREHOUSE
PREVIOUS USE: WAREHOUSE



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C1	71°6'49"	2984.93'	379.28'	S 41°24'16" E	379.02'	189.90'

- LEGEND:
- BRL
--- MH IM --- ZONING LINE
--- PROPERTY LINE



GRAPHIC SCALE

DMW
DAFT MCCUNE WALKER INC.
200 EAST PENNSYLVANIA 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
SPECIAL HEARING REQUEST
FOR

8204 FISCHER ROAD LLC

#8202 FISCHER ROAD
DUNDALK, MARYLAND 21222
TAX MAP 104, GRID 3, PARCEL 472

STATE OF MARYLAND
MICHAEL DAVID MASTRI
10/14/13
THIS PLAN IS SEALED FOR ZONING PURPOSES
ONLY AND ILLUSTRATES INFORMATION OBTAINED
BY DEEDS AND BALTIMORE COUNTY GIS.

DATE BY REVISIONS

Scale: 1"=40'
Date: 10/03/2013
Project No: 13048.00

Field Crew:
Processed by: R.C.
Drawn by: R.C.
Project Manager: M.D.M.
Checked by: Date:

2014-0084-SPH