



KEVIN KAMENETZ
County Executive

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

January 8, 2015

David H. Karceski, Esquire
Venable LLP
210 W. Pennsylvania Ave., Suite 500
Towson, Maryland 21204

John Gontrum, Esquire
Whiteford, Taylor & Preston, LLP
Towson Commons, Suite 300
One West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception and Variance
Case No.: 2015-0056-XA
Property: 8143 Beachwood Road

Dear Counsel:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

You will note that the Order references "Exhibit A," which is the executed agreement between the Petitioner and the community association. That agreement is incorporated by reference into the final Order, and is attached as an exhibit in the case file. Given its length, it is not attached to the copies of the Order being provided to counsel.

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,

A handwritten signature in black ink, appearing to read "JEB", followed by a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

IN RE: PETITIONS FOR SPECIAL
EXCEPTION AND VARIANCE
(8143 Beachwood Road)
15th Election District
7th Councilmanic District
MJM Investment Properties, LLC.
Legal Owner
Insurance Auto Auctions Corp.
Lessee

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
*
* FOR BALTIMORE COUNTY

Case No. 2015-0056-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 8143 Beachwood Road. The Petitions were filed on behalf of MJM Investment Properties, LLC, the legal owner of the subject property and Insurance Auto Auctions Corp., lessee ("Petitioners"). The Special Exception Petition seeks relief per Baltimore County Zoning Regulations (B.C.Z.R.) §256.2 for a junkyard (temporary storage of unlicensed or inoperative motor vehicles with no dismantling of vehicles). The Petition for Variance seeks relief as follows: (1) to allow a total of 16.4 acres of land to be used as a junkyard in lieu of the permitted 5 acres, pursuant to §408.1; (2) to allow automobiles and vehicles not in running condition to be located as close as 0 feet from other adjoining properties in lieu of the required 30 ft. and as close as 40 ft. from any other zone in lieu of the required 300 ft., pursuant to §408.2; and (3) to allow a non-durable and non-dustless surface for off-street parking, pursuant to §409.8.A.2. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit Nos. 1A & 1B.

ORDER RECEIVED FOR FILING

Date 1/8/15

By Sen

Appearing at the hearing in support of the Petitions were Ryan J. Matthews and Joseph Ucciferro, P.E., whose firm prepared the site plan. David H. Karceski, Esq. represented the Petitioner. Robert Zacherl, President of the Wells-McComas Citizen Improvement Association, Inc. (WMCIA) attended the hearing, as did Robert Romadka. John Gontrum, Esq., represented WMCIA.

The Petition was advertised and posted as required by the B.C.Z.R. Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Substantive ZAC comments were received from the Department of Planning (DOP), the Bureau of Development Plans Review (DPR) and the Department of Environmental Protection and Sustainability (DEPS). These comments will be discussed in greater detail below.

Testimony and evidence offered at the hearing revealed that the subject property is approximately 16.34 acres, and is zoned MH-IM. The Petitioner proposes to operate a storage and auction facility on the site. A representative of the lessee testified that damaged motor vehicles are received from insurance companies and are auctioned to licensed buyers within a 45-90 day time frame. Under the B.C.Z.R. this operation constitutes a "junkyard," an appellation that strikes fear in the heart of the community but which fails to describe the nature of Insurance Auto Auctions' (IAA) business. The Petitioner undertook extensive discussions and negotiations with WMCIA, resulting in the execution of an agreement setting forth specific terms and conditions for the operation of the business. The community association expressed support for the project, and requested the agreement be incorporated into the final order which follows.

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

ORDER RECEIVED FOR FILING

2

1/8/15
By sen

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. No such evidence was presented in this case. In addition, Mr. Ucciferro, a licensed professional engineer accepted as an expert, testified that Petitioner satisfied the B.C.Z.R. § 502.1 standards.

VARIANCE

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).

Petitioner has met this test. The site is irregularly shaped and is accessed via a narrow 700' long private driveway. As such, it is unique. If the B.C.Z.R. were strictly interpreted Petitioner would suffer a practical difficulty, in that it would be unable to operate the business at this site. 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.

One comment is in order regarding the variance from the "durable and dustless" surface requirement for off-street parking. The lessee's representative testified that milled roadway materials are used at the site, and that they are bound together through an emulsification process. What results is in fact a durable and dustless surface, although the zoning office instructed Petitioner to seek variance relief. Though the variance will be granted, Petitioner will be required to install the paving material as described at the hearing, and a condition to that effect will be included in the Order which follows.

ORDER RECEIVED FOR FILING

Date

1/8/15

By

Sen

ZAC COMMENTS

The Department of Planning (DOP) indicated it had no objection to the requests, provided Petitioner satisfied certain conditions set forth in its October 20, 2014 correspondence. DOP stated that the critical area regulations must be satisfied (the critical area regulations were also cited in the Department of Environmental Protection and Sustainability's (DEPS) ZAC comment) and that a certain wooded area on site remain undisturbed. These are both included as conditions in the Order which follows. The DOP also recommended a durable and dustless surface for the access driveway, and as indicated above, the Petitioner intends to create such a surface, and such a condition is also included in the final order. The Bureau of Development Plans Review (DPR) advised that a lighting and landscape plan will be required for the site. I will not include such a condition in the Order; DPR can impose such requirements when permits are requested, at which time that agency will be in a better position to determine what type of site improvements will be required.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 8th day of January, 2015, that the Petition for Special Exception under B.C.Z.R. §256.2 for a junkyard (temporary storage of unlicensed or inoperative motor vehicles with no dismantling of vehicles), be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance as follows: (1) to allow a total of 16.4 acres of land to be used as a junkyard in lieu of the permitted 5 acres, pursuant to §408.1; (2) to allow automobiles and vehicles not in running condition to be located as close as 0 feet from other adjoining properties in lieu of the required 30 ft. and as close as 40 ft. from any other zone in lieu of the required 300 ft., pursuant to §408.2; and (3) to allow a non-durable and non-dustless surface for off-street parking, pursuant to §409.8.A.2, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

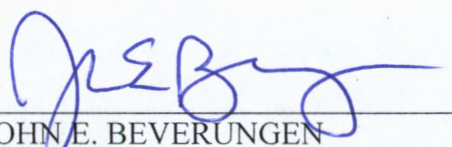
Date 1/8/15
By sen

IT IS FURTHER ORDERED that the Agreement attached hereto as Exhibit A be and is hereby incorporated by reference into this final Order.

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

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must prior to issuance of permits comply with the Critical Area regulations.
3. Petitioner shall leave undisturbed the triangular wooded area located along the rail line at the southeast corner of the property.
4. All access roads/driveways and off-street parking surfaces at this site shall be paved with recycled asphalt millings, in a process Petitioner describes as follows: recycled asphalt millings (grindings) are placed on the surface at a depth of 3 to 4 inches in thickness. Next, the millings are hydrated, bladed, and roll compacted in place 2 to 3 times. After compaction, an emulsifying / binding agent is applied, which is the same product used in virgin asphalt mixture. The agent penetrates the millings to approximately 1 to 1-1/2 inches in depth. A light coating of sand is placed on top of the millings to help "tighten" the surface by filling in any small voids. Vehicular traffic is allowed within 2 to 3 days of completion of this process.

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 11/8/15
By sln

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

No. **116258**

Date: **9/17/14**

PAID RECEIPT

BUSINESS ACTUAL DATE
 9/17/2014 9/17/2014 09:40:57
 RE MODL BALKEN DMS EIR
 RECEIPT # 580528 9/17/2014
 5 528 ZIRLING VERIFICATION
 116258
 Receipt tot \$1,000.00
 \$1,000.00 CK \$1.00 EA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					1000.00

Total: **1000.00**

Rec From: **VENABLE LLP**

For: **2015-0056-KA**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

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

No. **118404**
 Date: **10/2/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
 10/03/2014 10/02/2014 10:57:10

REG 4501 WALKIN LRAS LJK
 >> RECEIPT # 543725 10/02/2014
 Dept 5 528 ZONING VERIFICATION
 NO. 118404

Recpt Tot \$250.00
 \$250.00 CK \$0.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$250.00

Total: **\$250.00**

Rec From: **Justin Williams / Venable**
 For: **8143 Beachwood Rd**

Pension

2015 - 0056 X A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



LEGAL DESCRIPTION

ALL THOSE TWO PIECES OR PARCELS OF LAND SITUATE, LYING AND BEING IN THE FIFTEENTH ELECTION DISTRICT OF BALTIMORE COUNTY, STATE OF MARYLAND AND DESCRIBED AS FOLLOWS TO WIT:

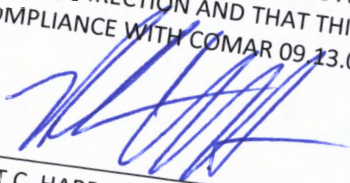
PARCEL A

BEGINNING FOR THE SAME AT AN IRON PIPE, HERETOFORE SET, AT THE BEGINNING OF THE FIFTH OR SOUTH 35 DEGREES 20 MINUTES 48 SECONDS WEST 30.67 FOOT LINE OF A PARCEL OF LAND DESIGNATED PARCEL TWO IN A CONFIRMATORY DEED DATED FEBRUARY 28, 2007 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER S.M. NO. 25343, FOLIO 735 WHICH WAS CONVEYED BY JAMES N. MONTGOMERY AND HELEN G. MONTGOMERY TO M.J.M. ASSOCIATES, LLC AND RUNNING THENCE WITH AND BINDING ON SAID FIFTH LINE AND ON A PART OF THE SIXTH LINE OF SAID PARCEL TWO, AS THE COURSES ARE NOW REFERRED TO THE MARYLAND COORDINATE SYSTEM NAD 83/91, THE TWO FOLLOWING COURSES AND DISTANCES, VIZ: (1) SOUTH 34 DEGREES 58 MINUTES 08 SECONDS WEST 30.66 FEET TO AN IRON PIPE, HERETOFORE SET, AND (2) NORTH 50 DEGREES 59 MINUTES 32 SECONDS WEST 196.22 FEET TO AN IRON BAR AND CAP, NOW SET, IN THE SOUTHERNMOST LINE OF A PARCEL OF LAND DESIGNATED PARCEL FOUR IN SAID CONFIRMATORY DEED FROM MONTGOMERY ET AL TO M.J.M. ASSOCIATES, LLC, SAID SOUTHERNMOST LINE AS SHOWN ON A PLAT SHOWING PARCEL NO. 1 OF THE STATE HIGHWAY ADMINISTRATION PLATS NUMBERED 54402 (REV MARCH 11, 1997) AND 54401 (REV MARCH 11, 1997) AS SOUTH 64 DEGREES 38 MINUTES 01 SECOND WEST 334.94 FEET, THENCE RUNNING WITH AND BINDING ON A PART OF SAID LINE, (3) SOUTH 64 DEGREES 43 MINUTES 11 SECONDS WEST 220.15 FEET TO THE END OF SAID LINE BEING THE SOUTHWEST CORNER OF SAID PARCEL FOUR AND ALSO BEING THE NORTHEAST CORNER OF PARCEL FIVE IN SAID CONFIRMATORY DEED FROM MONTGOMERY ET AL TO M.J.M. ASSOCIATES, LLC, THENCE RUNNING WITH AND BINDING ON THE SOUTHERNMOST LINE, SAID LINE IS SHOWN AS PLAT NO. 55495 AS SOUTH 64 DEGREES 36 MINUTES 04 SECONDS WEST 65.01 FOOT LINE, THENCE RUNNING WITH AND BINDING ON SAID LINE, (4) SOUTH 64 DEGREES 43 MINUTES 11 SECONDS WEST 65.01 FEET TO AN IRON PIPE, HERETOFORE SET, AT THE END OF SAID LINE, THENCE STILL BINDING ON THE OUTLINES OF PARCEL FIVE AS SHOWN ON SAID PLAT, THE TWO FOLLOWING COURSES AND DISTANCES, VIZ: (5) NORTH 24 DEGREES 17 MINUTES 20 SECONDS WEST 1,638.35 FEET TO A POINT IN WHICH TWO IRON BAR AND CAPS ARE NOW SET AT RIGHT ANGLES TO THE FIFTH LINE OF THIS DESCRIPTION AT 30.00 FEET AND 40.00 FEET, AND (6) NORTH 64 DEGREES 37 MINUTES 25 SECONDS EAST 65.01 FEET TO A POINT AT THE END OF SAID LINE OF PARCEL FIVE, SAID POINT BEING A CORNER OF THE AFORESAID PARCEL FOUR, SAID POINT ALSO AT THE BEGINNING OF THE SECOND LINE OF THE AFORESAID PARCEL ONE WHICH WAS CONVEYED TO MJM ASSOCIATES, LLC IN THE CONFIRMATORY DEED S.M. NO. 25343, FOLIO 735, THENCE RUNNING WITH AND BINDING ON SAID SECOND LINE, (7) NORTH 64 DEGREES 37 MINUTES 25 SECONDS EAST 274.93 FEET TO AN IRON PIPE, HERETOFORE SET, IN THE CENTERLINE OF A 20 FOOT PRIVATE ROAD AND TO THE BEGINNING OF PARCEL THREE DESCRIBED IN THE AFORESAID CONFIRMATORY DEED FROM MONTGOMERY TO M.J.M. ASSOCIATES, LLC, THENCE RUNNING AND BINDING ON THE CENTERLINE OF SAID 20 FOOT PRIVATE ROAD AND RUNNING WITH AND BINDING ON A PART OF THE FIRST LINE OF PARCEL THREE, (8) NORTH 25 DEGREES 45 MINUTES 15 SECONDS WEST 655.18 FEET TO AN IRON PIPE, HERETOFORE SET, ON THE SOUTH RIGHT OF WAY OF THE RELOCATION OF BEACHWOOD ROAD, 80 FEET WIDE, AS SHOWN ON STATE ROADS COMMISSION OF MARYLAND PLAT NO. 35520 AND RECORDED BY A DEED DATED JANUARY 7, 1971 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER O.T.G. NO. 5193, FOLIO 647 WHICH WAS CONVEYED BY PHILGITE COMPANY, INC. TO THE STATE OF MARYLAND TO THE USE OF THE STATE ROADS COMMISSION OF MARYLAND, THENCE LEAVING SAID 20 FOOT PRIVATE ROAD, AND RUNNING AND BINDING ON THE RIGHT OF WAY LINE OF THE RELOCATION OF BEACHWOOD ROAD, 80 FEET WIDE, AND SHOWN ON SAID PLAT, (9) NORTH 61 DEGREES 18 MINUTES 53 SECONDS EAST 76.75 FEET TO INTERSECT THE THIRD OR SOUTH 24 DEGREES 03 MINUTES 54

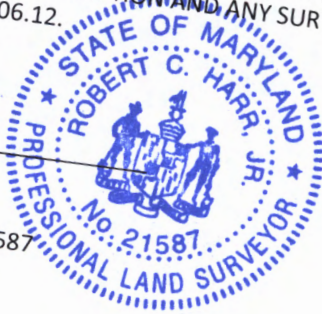
SECONDS EAST 846.51 FOOT LINE OF SAID PARCEL THREE AT AN IRON PIPE, HERETOFORE SET, THENCE LEAVING THE SOUTH SIDE OF THE RELOCATION OF BEACHWOOD ROAD AND RUNNING WITH AND BINDING ON A PART OF SAID THIRD LINE, (10) SOUTH 24 DEGREES 17 MINUTES 20 SECONDS EAST 659.71 FEET TO AN IRON BAR AND CAP, NOW SET, AT THE BEGINNING OF THE FOURTH OR SOUTH 24 DEGREES 03 MINUTES 54 SECONDS EAST 1,580.54 FOOT LINE OF PARCEL ONE IN SAID CONFIRMATORY DEED S.M. NO. 25343, FOLIO 735, THENCE RUNNING WITH AND BINDING ON SAID FOURTH LINE AND ALSO BINDING ON THE FIFTH LINE AND ON THE EASTERNMOST LINES OF AFORESAID PARCEL FOUR OF THE SAID CONFIRMATORY DEED FROM JAMES N. MONTGOMERY AND HELEN G. MONTGOMERY TO M.J.M. ASSOCIATES, LLC, THE FOLLOWING COURSE AND DISTANCE, VIZ: (11) SOUTH 24 DEGREES 17 MINUTES 20 SECONDS EAST 1,639.02 FEET TO THE SOUTHEASTERN MOST CORNER OF SAID PARCEL FOUR AT AN IRON BAR AND CAP, NOW SET, SAID CORNER ALSO BEING AT THE BEGINNING OF THE FOURTH OR SOUTH 24 DEGREES 03 MINUTES 54 SECONDS EAST 162.00 FOOT LINE OF THE AFORESAID PARCEL TWO IN SAID CONFIRMATORY DEED AND THENCE RUNNING WITH AND BINDING ON SAID FOURTH LINE, (12) SOUTH 24 DEGREES 17 MINUTES 20 SECONDS EAST 161.60 FEET TO THE PLACE OF BEGINNING.

CONTAINING 16.345 ACRES OF LAND, MORE OR LESS.

I HEREBY CERTIFY THAT THE METES AND BOUNDS DESCRIPTION HEREIN WAS PREPARED BY ME PERSONALLY OR UNDER MY DIRECTION AND THAT THIS DESCRIPTION AND ANY SURVEY WORK REFLECTED HEREIN WAS PREPARED IN COMPLIANCE WITH COMAR 09.13.06.12.



ROBERT C. HARR, JR.
STATE OF MARYLAND
PROFESSIONAL LAND SURVEYOR NO. 21587
EXPIRATION DATE JANUARY 16, 2015



9/9/14
DATE

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 9, 2014 Issue - Jeffersonian

Please forward billing to:

Justin Williams
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6200

CORRECTED NOTICE OF ZONING HEARING

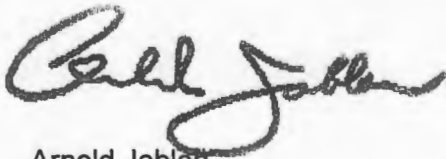
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0056-XA

8143 Beachwood Road
SW/s of Beachwood Road, opposite of Faust Lane
15th Election District – 7th Councilmanic District
Legal Owners: MJM Investment Properties, LLC
Contract Lessee: Insurance Auto Auctions Corp., John Kett, CEO

Special Exception for a junkyard (temporary storage of unlicensed or inoperative motor vehicles with no dismantling of vehicles). **Variance** to allow a total of 16.4 acres of land to be used as a junkyard in lieu of the permitted 5 acres; to allow automobiles and vehicles not in running condition to be located as close as 0 ft. from other adjoining properties in lieu of the required 30 ft. and as close as 40 ft. from any other zone in lieu of the required 300 ft. To allow a non-durable and non-dustless surface for off-street parking.

Hearing: Thursday, October 30, 2014 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 9, 2014 Issue - Jeffersonian

Please forward billing to:

Justin Williams
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6200

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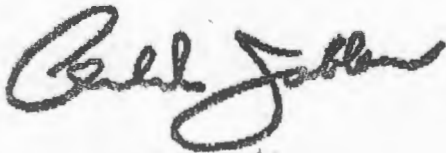
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number:

2015-0056-XA

Petitioner:

Insurance Auto Auctions Corp

Address or Location:

8143 Beachwood Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name:

Justin Williams

Address:

Venable LLP 210 W Penn Ave Suite 500
Towson, MD 21204

Telephone Number:

410 494 6200



KEVIN KAMENETZ
County Executive

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

September 29, 2014

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: 2015-0056-XA

8143 Beachwood Road

SW/s of Beachwood Road, opposite of Faust Lane

15th Election District – 7th Councilmanic District

Legal Owners: MJM Investment Properties, LLC

Contract Lessee: Insurance Auto Auctions Corp., John Kett, CEO

Special Exception for a junkyard (temporary storage of unlicensed or inoperative motor vehicles with no dismantling of vehicles). **Variance** to allow a total of 16.4 acres of land to be used as a junkyard in lieu of the permitted 5 acres; to allow automobiles and vehicles not in running condition to be located as close as 0 ft. from other adjoining properties in lieu of the required 30 ft. and as close as 40 ft. from any other zone in lieu of the required 300 ft.

Hearing: Thursday, October 30, 2014 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", is written over the hearing location information.

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Ave., Ste. 500, Towson 21204
Martin Marano, 909 Talamore Drive, Ambler PA 19002-1815
John Kett, Two Westbrook Corporate Center, Ste. 500, Westchester IL 60154

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 10, 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.

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE OFFICE
AND VARIANCE		
8143 Beachwood Road; SW/S	*	OF ADMINSTRATIVE
of Beachwood Road, opposite Faust Lane		
15 th Election & 7 th Councilmanic Districts	*	HEARINGS FOR
Legal Owners: MJM Investment Properties LLC		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2015-056-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.

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

SEP 26 2014

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of September, 2014, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, Venable, LLP, 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

MEMORANDUM

DATE: February 10, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0056-XA – Appeal Period Expired

The appeal period for the above-referenced case expired on February 9, 2015. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

CASE NAME 8143 Beachwood Rd.
CASE NUMBER 2015-56-XA
DATE 12/15/14

[illegible]

CASE NAME _____
CASE NUMBER 2015-0056-XA
DATE 12-15-2014

NAME _____

CITY, STATE, ZIP

E - MAIL

[illegible]

CASE NAME 8143 Beachwood Rd.
CASE NUMBER 2015-SB-x4
DATE 10/30/14

[illegible]

CASE NAME 9143 BERNWOOD RD
CASE NUMBER 2015-56-XA
DATE 10-30-14

E - MAIL

[illegible]

Debra Wiley

From: Karceski, David H. <DKarceski@Venable.com>
Sent: Wednesday, December 24, 2014 11:03 AM
To: John E. Beverungen; Gontrum, John
Cc: Debra Wiley; Sherry Nuffer
Subject: RE: 2015-0056-XA

Good Morning Judge Beverungen

John Gontrum and I plan to provide you an executed copy of the agreement on or before Wednesday, December 31st.

At the same time, I will also provide a description for the asphalt millings surface and a 3rd sheet to the site plan, which for illustrative purposes, shows how inventory will be stored on the property.

Thank you,

David

David Karceski, Esq. | Venable LLP
t 410.494.6285 | f 410.821.0147 | m 443.956.7425
Towson: 210 W. Pennsylvania Avenue, Ste. 500, Towson, MD 21204
Baltimore: 750 East Pratt Street, Ste. 900, Baltimore, MD 21201

From: John E. Beverungen [mailto:jbeverungen@baltimorecountymd.gov]
Sent: Thursday, December 04, 2014 1:49 PM
To: Karceski, David H.; abaker@wtplaw.com; Gontrum, John
Cc: Debra Wiley; Sherry Nuffer
Subject: RE: 2015-0056-XA

Mr. Karceski,

This sounds fine. The hearing will continue on December 15 at 2p.m., and the December 8 date will be removed from the OAH calendar.

John Beverungen

ALJ

From: Karceski, David H. [mailto:DKarceski@Venable.com]
Sent: Thursday, December 04, 2014 10:26 AM
To: John E. Beverungen; abaker@wtplaw.com; Gontrum, John
Cc: Debra Wiley; Sherry Nuffer
Subject: RE: 2015-0056-XA

Good Morning Judge Beverungen

Petitioner has been discussing the project with the Wells McComas Citizens Improvement Association. Petitioner and the community association request additional time to continue dialogue on the project and the requested zoning relief. We have confirmed that December 15th at 2 p.m. is an available date for continuation of this hearing. I have

checked with Mr. Gontrum and Mr. Baker, and their client is available to attend the hearing on the 15th. Kristen Lewis in the Zoning Office has reserved this date for the hearing.

Would you allow another continuation of the case and the hearing to be held on December 15th rather than December 8th? The parties expect this additional time will allow us to work out an agreement.

Thank you for your consideration of this request.

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From: John E. Beverungen [<mailto:jbeverungen@baltimorecountymd.gov>]
Sent: Thursday, October 30, 2014 2:46 PM
To: Karceski, David H.; abaker@wtplaw.com
Cc: Debra Wiley; Sherry Nuffer
Subject: RE: 2015-0056-XA

OK. I don't yet have my calendar from PAI/zoning for December, but I have marked my office calendar with the December 8 date.

From: Karceski, David H. [<mailto:DKarceski@Venable.com>]
Sent: Thursday, October 30, 2014 2:21 PM
To: John E. Beverungen; abaker@wtplaw.com
Cc: Debra Wiley; Sherry Nuffer
Subject: RE: 2015-0056-XA

Judge Beverungen

Thank you for your e-mail. We have confirmed with the Zoning Office that December 8th at 1:30 p.m. is an available date and time for the continuation of this hearing. I have checked with Mr. Baker and his client is also available. Kristen Lewis in the Zoning Office has reserved this date for the hearing.

Mr. Baker and I will keep you apprised of our progress.

David

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Baltimore: 750 East Pratt Street, Ste. 900, Baltimore, MD 21201

From: John E. Beverungen [<mailto:jbeverungen@baltimorecountymd.gov>]
Sent: Thursday, October 30, 2014 12:16 PM
To: abaker@wtplaw.com; Karceski, David H.
Cc: Deborah Wiley; Sherry Nuffer
Subject: 2015-0056-XA

Gentlemen,

As you know, the hearing in the above case was opened this morning, and was then continued by agreement of counsel. Counsel can contact PAI to request another date for the continued hearing. As I mentioned, the Petitioner does not need to again post the property or advertise the hearing. Please update me concerning the status of negotiations between the Petitioner and the Wells McComas Citizens Improvement Ass'n.

Thanks

John Beverungen

ALJ

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John E. Beverungen

From: Mudd, Christopher D. <CDMudd@Venable.com>
Sent: Friday, January 02, 2015 3:00 PM
To: John E. Beverungen; Karceski, David H.; 'Gontrum, John'
Cc: Debra Wiley; Sherry Nuffer
Subject: RE: 2015-0056-XA

Judge Beverungen:

I neglected to include in my prior email the description of the asphalt that you were expecting following the hearing. Here it is:

Recycled Asphalt Millings(Grindings) are placed on the surface at a depth of 3 to 4 inches in thickness. Next, the millings are hydrated, bladed, and roll compacted in place 2 to 3 times. After compaction, an emulsifying / binding agent is applied, which is the same product used in virgin asphalt mixture. The agent penetrates the millings to approximately 1 to 1-1/2 inches in depth. A light coating of sand is placed on top of the millings to help "tighten" the surface by filling in any small voids. Vehicular traffic is allowed within 2 to 3 days of completion of this process.

If you need any more information, please let us know.

Thank you,

Chris

Christopher D. Mudd, Esq. | Venable LLP
t 410.494.6365 | f 410.821.0147 | m 410.271.9105
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

CDMudd@Venable.com | www.Venable.com

From: Mudd, Christopher D.
Sent: Friday, January 02, 2015 2:47 PM
To: 'John E. Beverungen'; Karceski, David H.; Gontrum, John
Cc: Debra Wiley; Sherry Nuffer
Subject: RE: 2015-0056-XA

Judge Beverungen:

Happy New Year to you. I have attached here a fully executed version of the agreement between our client and John Gontrum's client for your review and use.

If there are any questions, please let us know.

Thank you,

Chris

Christopher D. Mudd, Esq. | Venable LLP
t 410.494.6365 | f 410.821.0147 | m 410.271.9105
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

CDMudd@Venable.com | www.Venable.com

From: John E. Beverungen [<mailto:jbeverungen@baltimorecountymd.gov>]
Sent: Wednesday, December 31, 2014 10:19 AM
To: Karceski, David H.; Gontrum, John
Cc: Debra Wiley; Sherry Nuffer; Mudd, Christopher D.
Subject: RE: 2015-0056-XA

That's fine, and congratulations on the baby. Happy new year to all.

John Beverungen
ALJ

From: Karceski, David H. [<mailto:DKarceski@Venable.com>]
Sent: Wednesday, December 31, 2014 9:22 AM
To: John E. Beverungen; Gontrum, John
Cc: Debra Wiley; Sherry Nuffer; Mudd, Christopher D.
Subject: Re: 2015-0056-XA

Good Morning Judge Beverungen

We are working to deliver all the materials referenced in my email below. My wife and I had another baby this week so sorry for the delay. We expect to have everything to you today or Friday of this week.

Thank you
David

Sent from my BlackBerry 10 smartphone on the Verizon Wireless 4G LTE network.

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Mr. Baker and I will keep you apprised of our progress.

David

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Thanks
John Beverungen
ALJ

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From: Say No <notodundalkjunkyard@gmail.com>
To: <paizoning@baltimorecountymd.gov>, <crichards@baltimorecountymd.gov>, <a...
Date: 10/30/2014 3:55 AM
Subject: 8143 Beachwood Road
Attachments: Chief Letter.pdf; petition_70580_30-10-2014.pdf

It is our understanding there will be a hearing today to discuss zoning variances regarding 8143 Beachwood Road.

The residents who signed the following petition have requested that we submit this to you on their behalf so they can have their voice heard.

We respectfully ask that you forward this information to the appropriate Administrative Law Judge. Many of the residents are also expected to attend the meeting.

Thank you for your consideration.

RECEIVED

OCT 30 2014

OFFICE OF ADMINISTRATIVE HEARINGS

Say No
To
Junk Yard
Dundalk!

W. Carl Richards Jr., Chief
Zoning Review
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204
Phone: 410-887-3391
Fax: 410-887-3048

Chief Richards,

It is our understanding that there will be a hearing today regarding 8143 Beachwood Road, at 11AM. The meeting is to be held at Jefferson Building, 105 W. Chesapeake Avenue, Rm. 205, Towson 21204. According to your website the applicant is seeking a Special Exception for a junkyard (temporary storage of unlicensed or inoperative motor vehicles with no dismantling of vehicles). Variance to allow a total of 16.4 acres of land to be used as a junkyard in lieu of the permitted 5 acres; to allow automobiles and vehicles not in running condition to be located as close as 0 feet from other adjoining properties in lieu of the required 30 ft. and as close as 40 ft. from any other zone in lieu of the required 300 ft.; to allow a non-durable and non-dustless surface for off-street parking.

I would like to offer you the following proof that the majority of Dundalk and especially the neighbors near the property.

It is our understanding that a poll was conducted showing;

- Residents opposed the project 62% to 14%
- 77% of the residents were concerned about the traffic of heavy vehicle's in the region
- 77% of the residents were concerned about the environmental impact of the project and that it will be an eyesore.
- 78% of the residents were concerned about the noise pollution that will be created by the site.

To further demonstrate the negative feelings Dundalk residents have towards the project, we would like to submit to you the results of an online petition, gathered through the website gotopetition.com. As you will see, over 75 people signed the petition after being directed to the site through our Facebook page.

Over 50 residents "liked" or followed the page and many commented directly on the site showing their opposition.

Please find below, screen grabs of many of the comments that were submitted on the site. Also, please note the comment section on the petition document we are submitting.

We ask you to please pass this assignment judge so that our voices can be heard. Many of the members do plan on attending the meeting.

Thank you for your consideration.

**Say No
To
Junk Yard
Dundalk!**

Say No To Junk Yard Dundalk!

Say No to the Dundalk Junkyard Community #SayNoToJunkYard

Timeline About Photos Likes Videos

60 Write something.

Post

Say No to the Dundalk Junkyard shared a link.
22 hours ago

information regarding Thursday's hearing. Feel free to call 443-846-1613 for more information or email at notedundalkjunkyard@gmail.com

Say No to Dundalk Junk Yard!: Junkyard Faces Overwhelming Opposition
saynotojunkyard.blogspot.com

Like Comment Share 2 Shares

16 people like this. Top Comments

Write a comment.

Bob McFarland Your worried about a junk yard that will bring jobs to dundalk... how about stopping all the trash and drug dealers moving from the city to dundalk. That's pulling dundalk down not more jobs
Like Reply 3 10 hours ago

Ronnie Santucci No junk yard . I'm tired of dollar stores and McDonald's we have enough crap here we don't need anymore. No thanks.
Like Reply 3 16 hours ago

Patty Pasek Mooney No way
Like Reply 2 17 hours ago

Bridget Sadler-Kehr NO
Like Reply 2 18 hours ago

Tiffany Mcknight Absolutely not
Like Reply 1 about an hour ago

Mechelle Gelhaar I signed the petition... Make sure you do as well..
Like Reply 42 minutes ago

Vickie Lay No no no!
Like Reply 12 hours ago

Michelle N Erik Flory Why can't our elected officials and DRC bring real jobs to Dundalk that enhance our community? Businesses like Allison Transmissions in White Marsh or Amazon in Baltimore City (Which is not Dundalk) or even an Outlet center like the one being built in White Marsh. We need quality jobs that test and build our community not junk cluttering up our beautiful spaces. If Baltimore City can clean up their areas and rebuild the neighborhoods like Canton. Why can't we!!! Just like the other post, we are tired of junk businesses.
Like Reply 2 1 hour ago

Write a comment...

Say No To Junk Yard Dundalk!



Say No to the Dundalk Junkyard shared a link
October 27

We need to stand-up and stop this from happening. We had to fight a similar project once we can do it again. We are rallying people to attend the hearing to speak on behalf of the residents who are concerned about the noise, pollution and eye sores this project will bring.

Development and Zoning Hearings Share Zoning Hearings -
8143 Beechwood Road

www.baltimorecountymd.gov

It appears that your browser does not support JavaScript or you have
it disabled. This site is best viewed with...

Like Comment Share

17 Shares

25 people like this

Top Comments ~



Write a comment...



Butch Pinder Put it in Towson !

Like Reply 5 5 October 27 at 7:45pm



Debi Fulmer Dundalk already has a bad rep. shell plant, yeast plant now a junk yard
Yeah. let's give everyone something more to trash Dundalk with.

Like Reply 5 2 October 27 at 6:58am



Frances E. Hawks Sorry Dundalk

Like Reply October 28 at 1:25am



Frances E. Hawks We don't need a junkyard in Dundalk. I am one who wants to get out
but can because I can't get enough for my home. I want to get away from all the Rats.
The county needs to help the communities so are home values might be able to go up.

Like Reply October 28 at 1:25am



Tess Reeves LaFrance The sewage treatment plant is in Essex. We just happen to be
downwind. I would "not" like to have a junkyard here. thank you very much.

Like Reply October 27 at 11:05pm



Kevin Evans I personally live in Dundalk and am not against the idea at all

Like Reply October 27 at 12:13pm



Say No to the Dundalk Junkyard Fair enough.

Like October 27 at 10:27pm



Say No to the Dundalk Junkyard I do as well and I am against the idea...
The beauty of America.

Like October 27 at 10:25pm



View more replies



Write a reply...



Debby Savers There's enough junk in Dundalk. Trash and rats everywhere. We don't
need anymore junk here. Prices of houses have already dropped so low nobody can sell
too move away Very sad what has happened here in the last 40 years.

Like Reply 5 6 October 27 at 11:20am



Sharon Trotta No way!!!

Like Reply October 28 at 5:11am



Say No to the Dundalk Junkyard They are seeking to TRIPLE the allowable space!

Like Reply October 27 at 2:11am

Write a comment

Say No To Junk Yard Dundalk!

Say No To
Junk Yard
Dundalk! **Say No to the Dundalk Junkyard** Shared 1 link
October 27

**Say No
To
Junk Yard
Dundalk!**

stop the Dundalk Junk Yard
www.gopetition.com

We the undersigned, respectfully ask that you deny Insurance Auto Auctions request for zoning variances. As residents of Dundalk we are concerned that their need to

Like Comment Share

24 Shares

24 people like this

Too Comments

Write a comment

Marc Burdus! Why say no to businesses? Heaven forbid local people could get jobs!
Like Reply 3 October 27 at 6:11pm

3 Replies

Dustin Phelps isn't it already kind of a junkyard
Like Reply 3 October 27 at 4:59pm

Say No to the Dundalk Junkyard They want to triple it! They want to expand it which will mean more trucks, more noise and more traffic
Like October 27 at 5:02pm

Write a reply

Larry Lewis Truck traffic? Isn't there already a couple of trucking terminals on Beachwood? Isn't the area zoned Commercial?
Like Reply 2 October 23 at 4:58pm

Justin Harper In really don't think there's a big deal if there's a junk yard. Other than an eye sore for those that drive by it, what are the other negatives? Hell, I drive by crazy rays from time to time and rarely notice it. And just a side note, we have too many other issues to worry about then whether a junk yard is put in Dundalk.
Like Reply 1 October 23 at 9:07am

John Hiedoba I love junkyard s
Like Reply 1 October 27 at 7:10pm

Kevin Evans I see no problem with it. In fact it could bring economic growth to the area. Plus jobs, like others have said
Like Reply October 28 at 6:11pm

Say No to the Dundalk Junkyard I respectfully disagree Kevin. These types of businesses always promise jobs, but what do they deliver. A security guard, a couple of people on auction days... Maybe 10 to 15 jobs tops. Not worth it for all of the damage that will be done.
Like October 28 at 6:30pm

Kevin Evans It's easy for you to say that, maybe not so easy if you were one of the people in need of a job and receive such a job.
Like 3 likes

Write a reply

Joyce Creech No junk yard just another place to harbor rats and another eye sore
Like Reply October 28 at 9:23am

Jay Addie Sounds like another sell out by our wonderful politicians
Like Reply October 27 at 10:25am

Ronald Wetherbee Sr. He'll no There's enough trash in Dundalk
Like Reply October 27 at 9:27am

Larry Kaschak I'm with you No junk yards
Like Reply October 27 at 9:06am

Stop the Dundalk Junk Yard

Petition published by Billy Horton on Oct 27, 2014

Background (Preamble):

On Thursday, Baltimore County will hold a hearing to discuss offering major use variances to Insurance Auto Auctions.

Insurance Auto Auctions is trying to bring a junk yard to Beachwood Road in Dundalk, where they will keep damaged and totaled cars. In addition to being an eyesore, this junk yard will also mean a high volume of trucks traveling through our neighborhoods. Even worse, they are seeking to TRIPLE the allowable space.

- * Variance to allow a total of 16.4 acres of land to be used as a junkyard in lieu of the permitted 5 acres;
- * Variance to allow automobiles and vehicles not in running condition to be located as close as 0 feet from other adjoining properties in lieu of the required 30 ft. and as close as 40 ft. from any other zone in lieu of the required 300 ft.;
- * Variance to allow a non-durable and non-dustless surface for off-street parking.

Petition Text:

We the undersigned, respectfully ask that you deny Insurance Auto Auctions request for zoning variances.

As residents of Dundalk we are concerned that their need to triple the allowable space will only lead to an increase in traffic. We are concerned that eliminating buffers will create an eye sore in our neighborhood.

We are concerned that there has been little to interaction with the general public discussing this matter.

You should be aware that a public opinion poll conducted on October 1st showed the following results;

- ? 75% of Dundalk residents were unaware of Insurance Auto Auction's plans for the Beachwood Road site.
- ? Residents opposed the project 62% to 14%
- ? 77% of the residents were concerned about the traffic of heavy vehicle's in the region
- ? 77% of the residents were concerned about the environmental impact of the project and that it will be an eyesore
- ? 78% of the residents were concerned about the noise pollution that will be created by the site.

For these reasons, we ask that you not allow the variances as we believe this will only increase those concerns.

RECEIVED

OCT 30 2014

OFFICE OF ADMINISTRATIVE HEARINGS

Total signatures 75 (Signature comments can be viewed in the Appendix of this document)

#	Title	FirstName	Surname	Email	Address	Town/City	S/C/P	Region	Zip/PC	Commen	Date
75	N/G	Sandee	Thorn	crazygirls06@yahoo.com	2922 wells avenue	Edgemere	md	N/G	21219	N/G	Oct 29, 2014
74	Miss	Donna	Beale	donabella922@yahoo.com	8253 C Beachwood Rd.	Dundalk	MD	USA	21222	View	Oct 29, 2014
73	mr	david	polen	spacetruckin1@verizon.net	N/G	dundalk	md	N/G	21222	N/G	Oct 29, 2014
72	MS	VICKI	COLLISON	vcollison17@verizon.net	N/G	EDGEMERE	N/G	N/G	N/G	N/G	Oct 29, 2014
71	Mr	Stephen	Pinaris	sjmorgan1986@gmail.com	N/G	Sparrow Point	N/G	N/G	21219	N/G	Oct 29, 2014
70	Mrs	Jerri	Boland	jerriboland@gmail.com	2414 Eugene ave	Baltimore	Md	USA	21219	N/G	Oct 29, 2014
69	N/G	Jennifer	Kuiken	jenni536821@gmail.com	N/G	Dundalk	N/G	China	N/G	N/G	Oct 29, 2014
68	N/G	Denise	Keller	dkeller43@verizon.net	7709a Bayfront Rd	Sparrows Point	Maryland	USA	21219	View	Oct 29, 2014
67	MA	caitlin	Meehan	caitlinmeehan89@gmail.com	8253C beachwood rd	Baltimore	MD	USA	21222	View	Oct 29, 2014
66	N/G	Robert	Carpenter	bcnotary22@gmail.com	N/G	Baltimore	Maryland	N/G	21222	N/G	Oct 29, 2014
65	N/G	Brenda	Tiemann	brendatiemann@yahoo.com	N/G	Dundalk	N/G	N/G	N/G	View	Oct 29, 2014
64	Mrs	Patricia	Sauerwald	psauerwald@verizon.net	3316 Grace Road	Baltimore	Maryland	USA	21219	N/G	Oct 29, 2014
63	N/G	jenene	philage	ticaboo515@yahoo.com	1618 four georges ct a2	baltimore	Maryland	USA	21222	N/G	Oct 29, 2014
62	Mrs	Marsha	Richardson-Hall	gmr702@msn.com	N/G	Dundalk	N/G	N/G	21222	View	Oct 29, 2014
61	N/G	COLLEEN	FISHER	mousemickie22@comcast.net	3459 LOGAN VIEW DR	DUNDALK	MD	USA	21222	N/G	Oct 29, 2014
60	Mr	Franxis	Paxton	puttf@yahoo.com	7607 Iroquois ave	baltimore	MD	USA	21219	N/G	Oct 29, 2014
59	N/G	mark	singleton	marksingleton.usarmy@gmail.com	N/G	dundalk	maryland	USA	21222	N/G	Oct 28, 2014
58	Ms.	Cynthia	Perouty	ocin1954@gmail.com	N/G	Westminster	N/G	USA	N/G	View	Oct 28, 2014
57	MR	brian	wingate	wingayemd@gmail.com	3104 shortway	dundalk	balrimore	USA	21222	View	Oct 28, 2014
56	N/G	Kim	Crogan	kimisasteelerfan@gmail.com	1722 Lynch Rd	Dundalk	Maryland	USA	21222	N/G	Oct 28, 2014
55	Mrs	Kathleen	Singleton	krskathyrose13@aol.com	N/G	Dundalk	N/G	N/G	N/G	View	Oct 28, 2014
54	Mr.	William	Sparks	wsparks7@verizon.net	1901 Sunberry Road	Dundalk	MD	USA	21222	View	Oct 28, 2014
53	MME	Denise	Wilson	denisegielas@gmail.com	3216 Lynch Rd	Edgemere	Maryland	USA	21219	N/G	Oct 28, 2014

#	Title	FirstName	Surname	Email	Address	Town/City	S/C/P	Region	Zip/PC	Commen	Date
52	N/G	Pamela	Martin	pamelamartin217@gmail.com	9 Midship Road	Dundalk	Maryland	USA	21222	N/G	Oct 28, 2014
51	Ms	Teresa	Clemons	tclemon@jhmi.edu	3214 lynch road	Balto	MD	N/G	21219	N/G	Oct 28, 2014
50	N/G	Brittany	Fromm	bfromm@ymail.com	N/G	dundalk	N/G	N/G	21222	N/G	Oct 28, 2014
49	Ms	Donna	Imhoff	donimho@aol.com	9 Midship Rd.	Dundalk	MD	USA	21222	N/G	Oct 28, 2014
48	Ms	Michelle	Stehli	sthblondyb@aol.com	N/G	Dundalk	Maryland	USA	21222	N/G	Oct 28, 2014
47	Mrs.	JoAnn	Bunch	joann710@comcast.net	2638 Liberty Pkwy	Baltimore	MD	N/G	21222	N/G	Oct 28, 2014
46	N/G	Joyce	Miller	joycemiller61@gmail.com	Kinship Rd	Dundalk	MD	USA	21222	N/G	Oct 28, 2014
45	N/G	Steve	Gast	sgast2012@gmail.com	4119 Eder rd	Baltimore	Maryland	N/G	21222	View	Oct 28, 2014
44	N/G	Patricia	Skutt	pskutt1@msn.com	N/G	Baltimore	N/G	N/G	N/G	N/G	Oct 28, 2014
43	N/G	Sandra	Placek	smplacek@verizon.net	N/G	Laurel	N/G	USA	N/G	N/G	Oct 28, 2014
42	Mrs.	Karen	Modeski	modeski@verizon.net	507 47th Street	Dundalk	MD	USA	21224	View	Oct 28, 2014
41	Ms.	Donna	Frederick	dddundalk@gmail.com	N/G	Dundalk	MD	N/G	21222	View	Oct 28, 2014
40	MR	DARYL	JORDAN	ringworm713@yahoo.com	6818 DULUTH AVE.	DUNDALK	MD - Maryland	N/G	21222	View	Oct 28, 2014
39	Ms	Barbara	Keats	barbarakeats5@gmail.com	2344 Searles rd	Dundalk	Md	N/G	21222	N/G	Oct 28, 2014
38	N/G	Brittany	King	brittanyking08@gmail.com	2956 yorkway	dundalk	maryland	USA	21222	N/G	Oct 28, 2014
37	Ms	Margaret	Menear	pegsue53@gmail.com	N/G	Pensacola	N/G	N/G	N/G	N/G	Oct 28, 2014
36	Mr	Richard	Skelton	rickskelton22@msn.com	53 Vista Mobile Dr.	Baltimore	Maryland	USA	21222	N/G	Oct 28, 2014
35	Ms.	Barbara	Bustard-Burnside	footedbowl@msn.com	3416 McShane Way	Dundalk	Maryland	N/G	21222	View	Oct 28, 2014
34	N/G	Jennifer	Aaron	sbdecafmocho@yahoo.com	N/G	Dundalk	N/G	USA	21222	N/G	Oct 28, 2014
33	N/G	Charles	Lowe	1graywulf@gmail.com	1900 Dineen Dr.	Baltimore	Maryland	USA	21222	N/G	Oct 28, 2014
32	Mrs	Kherri	Bilbro	kherrib@gmail.com	7215 w 450 s	Edinburgh	Indiana	USA	46124	View	Oct 28, 2014
31	N/G	Brandi	Smith	brandi.smith02@gmail.com	N/G	Dundalk	N/G	N/G	N/G	View	Oct 28, 2014
30	Ms	Mary	Pizzica	rife118@aol.com	1920 august a we	Dundalk	N/G	N/G	21222	View	Oct 28, 2014
29	Ms	Mechelle	Gover	mechellegreen121009@gmail.com	N/G	Dundalk	MD	N/G	21222	View	Oct 28, 2014
28	N/G	yvonne	Abendschoen	ynikgol@aol.com	7519 durwood rd	Baltimore	Maryland	USA	21222	N/G	Oct 28, 2014

#	Title	FirstName	Surname	Email	Address	Town/City	S/C/P	Region	Zip/PC	Commen	Date
27	mr	brian	white	brianwhite1975@comcast.net	1727 Inverness ave	Dundalk	N/G	USA	21222	N/G	Oct 28, 2014
26	mr,	kurt	westerman	kurtwesterman9@facebook.com	3701 northpoint rd, #48	baltimore	maryland	USA	21222	View	Oct 28, 2014
25	Mr.	Roman	Wach	mytruck1@comcast.net	1710 Leslie RD.	Baltio.	MD	USA	21222	N/G	Oct 28, 2014
24	N/G	Christine	borkowicz	cborkowicz1802@comcast.net	1802 walnut Ave.	baltimore	MARYLAND	USA	21222	N/G	Oct 28, 2014
23	Ms	Pat	Meyer	plmeyer029@yahoo.com	343 Leeanne Rd	Baltimore	MD	USA	21221	N/G	Oct 28, 2014
22	N/G	Rebecca	Duffy	rebeccaduffy559@gmail.com	15 Township Rd	Baltimore	Dundalk	USA	21222	N/G	Oct 28, 2014
21	Mr	Joseph	Buccheri	jpb2@comcast.net	2901 Gray Manor Terrace	Dundalk,	Md.	USA	21222	N/G	Oct 28, 2014
20	Ms	Katie	Fields	katielou_p82@yahoo.com	1927 Guy Way	Baltimore	Maryland	USA	21222	N/G	Oct 27, 2014
19	N/G	Sandra	Brooks	sbrooks578@verizon.net	2810 Creston Road	Dundalk	Maryland	USA	21222	N/G	Oct 27, 2014
18	N/G	paul	darmafall	ptdarmafall@comcast.net	4426 todd point lane	sparrows point	N/G	USA	21219	N/G	Oct 27, 2014
17	N/G	Charles	Martin	cmartin@rkk.com	N/G	Dundalk	N/G	N/G	N/G	N/G	Oct 27, 2014
16	Mrs	Rebecca	Stedding	beccaboo6201@aol.com	7863 kentley rd	dundalk	MD	USA	21222	N/G	Oct 27, 2014
15	Ms	Raylean	Allen	alyar@aol.com	5201 Loch Raven Blvd	Baltimore	Maryland	N/G	21239	N/G	Oct 27, 2014
14	N/G	Doreen	Lisa	balt sunshine23@gmail.com	N/G	Dundalk	N/G	N/G	N/G	N/G	Oct 27, 2014
13	Mr	Andrew	Kremer	mragk1@hotmail.com	113 Willims Ave.	Dundalk	MD	USA	21222	N/G	Oct 27, 2014
12	N/G	timothy	gordon	timbobg@gmail.com	N/G	dundlak	N/G	N/G	N/G	N/G	Oct 27, 2014
11	N/G	Zachary	Mills	zdmills@gmail.com	8408 stansbury lake drive	dundalk	maryland	USA	21222	N/G	Oct 27, 2014
10	Ms	Angela	Shepke	ashepke@hotmail.com	N/G	Dundalk	Md	USA	21222	N/G	Oct 27, 2014
9	N/G	Mark	Hunter	deputydogdot@gmail.com	100 Kentway	Dundalk	MD	USA	21222	View	Oct 27, 2014
8	N/G	William	Kelly	jackspack2012@rocketmail.com	N/G	Dundalk	N/G	N/G	21222	N/G	Oct 27, 2014
7	MR	STANLEY	PLAPAS	scaleman88@msn.com	8141 DEL HAVEN ROAD	DUNDALK	MARYLAND	USA	21222	N/G	Oct 27, 2014
6	Mr	Martin Wade	Bassford	bearshot1@aol.com	7529 Holabird Ave	Dundalk	Md	USA	21222	View	Oct 27, 2014
5	mrs	maureen	lyell	yardgangers@aol.com	3442 yardley dr	dundalk	md	USA	21222	View	Oct 27, 2014

#	Title	FirstName	Surname	Email	Address	Town/City	S/C/P	Region	Zip/PC	Commen	Date
4	Mrs	linda	randall	danlin40@verizon.net	8260 Bullneck Court	Dundalk	Maryland	N/G	21222	N/G	Oct 27, 2014
3	mrs	cheryl	Bricker	bricker1018@comcast.net	7831 E. Baltimore	Baltimore	MD	USA	21224	N/G	Oct 27, 2014
2	N/G	Adam	Polonski	apolonski14@gmail.com	N/G	Dundalk	MD	USA	21222	N/G	Oct 27, 2014
1	Mr	William	Horton	cautiousbilly@gmail.com	N/G	Dundalk	MD	USA	21222	View	Oct 27, 2014

* N/C - field not collected by the author

* N/G - not given by the signer

* S/C/P - State, County or Province

* PC - Post Code

* View - view comment

Appendix: All signatures comments

74 Donna Beale

[Back to signature list](#)

I would not appreciate the noise volume and the look of the property. It is bad enough you have 18 wheelers coming down the street now and destroying my neighbors property and then @1:30am you hear the trucks backing up and hearing the beep beep beep and being woken up. This is a residential area not a junk yard.

68 Denise Keller

[Back to signature list](#)

We don't need anymore junk yards.s

67 caitlin Meehan

[Back to signature list](#)

I live next door. DO NOT WANT THIS DISTURBANCE!!!

65 Brenda Tiemann

[Back to signature list](#)

Why is it we can have a junk yard, but can't get a Panera Bread in Dundalk. We need a business to improve our neighborhood, we do not need or want a junk yard.

62 Marsha Richardson-Hall

[Back to signature list](#)

NOT IN MY BACKYARD! We already have too many Section 8 houses, too many Dollar Stores, too many homeless people, too much trash on the streets and side walks, and not enough respectful businesses. We have a few but they are leaving for places like Canton, Towson, Timonium, Federal Hill, Mt. Vernon, etc. DON'T BRING ANY MORE TRASH TO DUNDALK.

58 Cynthia Perouty

[Back to signature list](#)

Dundalk does not need this type of business. It will further add to the degradation of the area, as well as allow the possible leaking of oils, etc. from the demolished vehicles, which is environmentally unsound,

57 brian wingate

[Back to signature list](#)

F no

55 Kathleen Singleton

[Back to signature list](#)

Put it somewhere other than Dundalk, tired of everything being dumped here

54 William Sparks

[Back to signature list](#)

I would like to oppose the Junk Yard at the proposed site.

45 Steve Gast

[Back to signature list](#)

I do not approve of this zoning

42 Karen Modeski

[Back to signature list](#)

This area is a sanding soiled wetlands. We do not need a junkyard there to seep more toxins in the surrounding waters. It would be a step backward.

41 Donna Frederick

[Back to signature list](#)

Take it out to Towson. See if THEY want it in their backyard.

40 DARYL JORDAN

[Back to signature list](#)

I feel we have enough junk yards / recycling centers already in our area. I know these vehicles in question are totaled due to accidents and will be processed in proper manner. The problem is how long will they sit until they're processed? So my vote is to reject this zoning variance for Insurance Auto Auctions.

35 Barbara Bustard-Burnside

[Back to signature list](#)

Dundalk does not need or want a junk yard!

32 Kherri Bilbro

[Back to signature list](#)

I used to live there. I was born and raised there for 20 years. My Church was right there in the downtown area of Dundalk. Hearing about this and everything negative about my hometown hurts my heart.

31 Brandi Smith

[Back to signature list](#)

Let's enhance the way Dundalk looks! There are good people in this community who value the way their home and neighborhood looks. Dundalk needs a face lift, not more junk!

30 Mary Pizzica

[Back to signature list](#)

I do not want this in my area we have enough of this type business already send it to shwan an valley they have plenty of open space

29 Mechelle Gover

[Back to signature list](#)

Please do not allow this in our community.

26 kurt westerman

[Back to signature list](#)

Please stop this,,,we don't need this here.

9 Mark Hunter

[Back to signature list](#)

No junk yard.

6 Martin Wade Bassford

[Back to signature list](#)

No Auto Junk Yard!

5 maureen lyell

[Back to signature list](#)

Nice project definitely the wrong location.

1 William Horton

[Back to signature list](#)

Please stop this!

John E. Beverungen

From: Say No <notodundalkjunkyard@gmail.com>
Sent: Thursday, October 30, 2014 3:56 AM
To: PAI Zoning; Carl Richards Jr; Administrative Hearings; John E. Beverungen
Subject: 8143 Beachwood Road
Attachments: Chief Letter.pdf; petition_70580_30-10-2014.pdf

It is our understanding there will be a hearing today to discuss zoning variances regarding 8143 Beachwood Road.

The residents who signed the following petition have requested that we submit this to you on their behalf so they can have their voice heard.

We respectfully ask that you forward this information to the appropriate Administrative Law Judge. Many of the residents are also expected to attend the meeting.

Thank you for your consideration.

John E. Beverungen

From: John E. Beverungen
Sent: Thursday, October 30, 2014 12:16 PM
To: 'abaker@wtplaw.com'; 'dhkarcieski@venable.com'
Cc: Deborah Wiley (dwiley@baltimorecountymd.gov); Sherry Nuffer (snuffer@baltimorecountymd.gov)
Subject: 2015-0056-XA

Gentlemen,

As you know, the hearing in the above case was opened this morning, and was then continued by agreement of counsel. Counsel can contact PAI to request another date for the continued hearing. As I mentioned, the Petitioner does not need to again post the property or advertise the hearing. Please update me concerning the status of negotiations between the Petitioner and the Wells McComas Citizens Improvement Ass'n.

Thanks
John Beverungen
ALJ

Say No
To
Junk Yard
Dundalk!

W. Carl Richards Jr., Chief
Zoning Review
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204
Phone: 410-887-3391
Fax: 410-887-3048

Chief Richards,

It is our understanding that there will be a hearing today regarding 8143 Beachwood Road, at 11AM. The meeting is to be held at Jefferson Building, 105 W. Chesapeake Avenue, Rm. 205, Towson 21204. According to your website the applicant is seeking a Special Exception for a junkyard (temporary storage of unlicensed or inoperative motor vehicles with no dismantling of vehicles). Variance to allow a total of 16.4 acres of land to be used as a junkyard in lieu of the permitted 5 acres; to allow automobiles and vehicles not in running condition to be located as close as 0 feet from other adjoining properties in lieu of the required 30 ft. and as close as 40 ft. from any other zone in lieu of the required 300 ft.; to allow a non-durable and non-dustless surface for off-street parking.

I would like to offer you the following proof that the majority of Dundalk and especially the neighbors near the property.

It is our understanding that a poll was conducted showing;

- Residents opposed the project 62% to 14%
- 77% of the residents were concerned about the traffic of heavy vehicle's in the region
- 77% of the residents were concerned about the environmental impact of the project and that it will be an eyesore.
- 78% of the residents were concerned about the noise pollution that will be created by the site.

To further demonstrate the negative feelings Dundalk residents have towards the project, we would like to submit to you the results of an online petition, gathered through the website gotopetition.com. As you will see, over 75 people signed the petition after being directed to the site through our Facebook page.

Over 50 residents "liked" or followed the page and many commented directly on the site showing their opposition.

Please find below, screen grabs of many of the comments that were submitted on the site. Also, please note the comment section on the petition document we are submitting.

We ask you to please pass this assignment judge so that our voices can be heard. Many of the members do plan on attending the meeting.

Thank you for your consideration.

Say No
To
Junk Yard
Dundalk!



Say No To Junk Yard Dundalk!

Say No to the Dundalk Junkyard Community #SayNoToJunkYard

Like Following Message

Timeline About Photos Likes Videos

PEOPLE

60

Write something...

Post Photo / Video

Post

Like Comment Share

2 Shares

16 people like this.

Top Comments

Write a comment

Bob McFarland Your worried about a junk yard that will bring jobs to dundalk how about stopping all the trash and drug dealers moving from the city to dundalk. That's pulling dundalk down not more jobs

Like Reply 3 13 hours ago

Ronnie Santucci No junk yard . I'm tired of dollar stores and McDonald's we have enough crap here we don't need anymore. No thanks.

Like Reply 3 15 hours ago

Patty Pasek Mooney No way

Like Reply 2 17 hours ago

Bridget Sadler-Kehr NO

Like Reply 2 17 hours ago

Tiffany Mcknight Absolutely not

Like Reply 1 about an hour ago

Mechelle Gelhaar I signed the petition... Make sure you do as well..

Like Reply 2 minutes ago

Vickie Lay No no no!

Like Reply 12 hours ago

Michelle N Erik Flory Why can't our elected officials and DRC bring real jobs to Dundalk that enhance our community? Businesses like Allison Transmissions in White Marsh or Amazon in Baltimore City (Which is not Dundalk) or even an Outlet center like the one being built in White Marsh. We need quality jobs that last and build our community not junk cluttering up our beautiful spaces. If Baltimore City can clean up their areas and rebuild the neighborhoods like Canton, Why can't we!!! Just like the other post, we are tired of junk businesses

Like Reply 2 8 hours ago

Write a comment.

Say No To Junk Yard Dundalk!

Say No to the Dundalk Junkyard Shared 1 link
October 27 W

We need to stand-up and stop this from happening. We had to fight a similar project once we can do it again. We are rallying people to attend the hearing to speak on behalf of the residents who are concerned about the noise, pollution and eye sores this project will bring.

Development and Zoning Hearings Share Zoning Hearings -
\$143 Beachwood Road
www.gallimorecourtyards.com

It appears that your browser does not support JavaScript, or you have it disabled. This site is best viewed with...

Like Comment Share

17 Shares

25 people like this.

Top Comments ~



Write a comment



Butch Pinder Pull it in Towson!

Like Reply 10 5 October 27 at 7:45pm



Debi Fulmer Dundalk already has a bad rep... shit plant, yeast plant now a junk yard. Yeah, let's give everyone something more to trash Dundalk with.

Like Reply 10 2 October 27 at 8:56am



Frances E. Hawks Sorry Dundalk

Like Reply October 28 at 1:25pm



Frances E. Hawks We don't need a junkyard in Dundalk. I am one who wants to get out but can because I can't get enough for my home. I want to get away from all the flats. The county needs to help the communities so are home values might be able to go up.

Like Reply October 28 at 1:25pm



Tess Reeves LaFrance The sewage treatment plant is in Essex. We just happen to be downwind. I would not like to have a junkyard here, thank you very much.

Like Reply October 27 at 11:05pm



Kevin Evans I personally live in Dundalk and am not against the idea at all

Like Reply October 27 at 10:13pm



Say No to the Dundalk Junkyard Fair enough.

Like October 27 at 10:17pm



Say No to the Dundalk Junkyard I do as well and I am against the idea... The beauty of America.

Like October 27 at 10:28pm



View more replies



Write 2 rep



Debby Sauers There's enough junk in Dundalk. Trash and rats everywhere. We don't need anymore junk here. Prices of houses have already dropped so low nobody can sell too move away. Very sad what has happened here in the last 40 years.

Like Reply 10 4 October 27 at 11:00pm



Sharon Trotta No way!!!

Like Reply October 28 at 5:11am



Say No to the Dundalk Junkyard They are seeking to TRIPLE the allowable space!

Like Reply October 27 at 2:55pm

Write a comment...

Say No To Junk Yard Dundalk!

say No to the Dundalk Junkyard shared a link.
October 27 · 18

Say No To Junk Yard Dundalk!

stop the Dundalk Junk Yard
www.goposition.com

We the undersigned, respectfully ask that you deny insurance Auto Auctions request for zoning variances. As residents of Dundalk we are concerned that their need to.

Like Comment Share

24 Shares

24 people like this

Top Comments -



Write a comment



Marc Dundalk Why say no to businesses? Heaven forbid local people could get jobs!

Like · Reply · 3 · October 27 at 8:31pm

3 Replies



Dustin Phelps Isn't it already kind of a junkyard

Like · Reply · 3 · October 27 at 4:54pm



Say No to the Dundalk Junkyard They want to triple it! They want to expand it which will mean more trucks, more noise and more traffic

Like · October 27 at 5:02pm



Write a reply



Larry Lewis Truck traffic? Isn't there already a couple of trucking terminals on Beachwood? Isn't the area zoned Commercial?

Like · Reply · 2 · October 28 at 2:45pm



Justin Harper In reality don't think there's a big deal if there's a junk yard. Other than an eye sore for those that drive by it, what are the other negatives? Hell, I drive by crazy rays from time to time and rarely notice it. And just a side note, we have too many other issues to worry about then whether a junk yard is put in Dundalk

Like · Reply · 1 · October 28 at 9:07am



John Niedoba I love junkyard s

Like · Reply · 1 · October 27 at 7:10pm



Kevin Evans I see no problem with it, in fact it could bring economic growth to the area. Plus jobs, like others have said.

Like · Reply · October 28 at 6:11pm



Say No to the Dundalk Junkyard I respectfully disagree Kevin. These types of businesses always promise jobs, but what do they deliver. A security guard, a couple of people on auction days... Maybe 10 to 15 jobs tops. Not worth it for all of the damage that will be done

Like · October 28 at 6:30pm



Kevin Evans It's easy for you to say that, maybe not so easy if you were one of the people in need of a job and receive such a job

Like · 3 hours ago



Write a reply



Joyce Creech No junk yard just another place to harbor rats and another eye sore

Like · Reply · October 28 at 2:23am



Jay Addis Sounds like another sell out by our wonderful politicians

Like · Reply · October 27 at 10:04am



Ronald Weatherbee Sr. He'll no There's enough trash in Dundalk

Like · Reply · October 27 at 3:07pm



Larry Kaschak I'm with you No junk yards

Like · Reply · October 27 at 9:38am

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

10/9/14

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

C

10/21/14

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

C

FIRE DEPARTMENT

C

10/20/14

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

10/16/14

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

10/9/14

SIGN POSTING

Date:

10/10/14

by _____

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 15 Account Number - 2500005897							
Owner Information									
Owner Name:		MJM INVESTMENT PROPERTIES LLC				Use:		INDUSTRIAL NO	
Mailing Address:		909 TALAMORE DR AMBLER PA 19002-1815				Principal Residence:		NO	
						Deed Reference:		/28920/ 00050	
Location & Structure Information									
Premises Address:		8143 BEACHWOOD RD 0-0000				Legal Description:		16.345 AC 8143 BEACHWOOD RD S/END OF FAUST LN	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0104	0009	0431		0000				2015	
Special Tax Areas:				Town:				NONE	
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1970		1216				16.3500 AC		07	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
		OFFICE BUILDING							
Value Information									
		Base Value		Value As of 01/01/2012		Phase-in Assessments As of 07/01/2014		As of 07/01/2015	
Land:		1,277,400		1,277,400					
Improvements		65,100		65,100					
Total:		1,342,500		1,342,500		1,342,500			
Preferential Land:		0							
Transfer Information									
Seller: MONTGOMERY JAMES N				Date: 12/01/2009				Price: \$0	
Type: NON-ARMS LENGTH OTHER				Deed1: /28920/ 00050				Deed2:	
Seller:				Date:				Price:	
Type:				Deed1:				Deed2:	
Seller:				Date:				Price:	
Type:				Deed1:				Deed2:	
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2014		07/01/2015			
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. Loading... Please Wait.



KEVIN KAMENETZ
County Executive

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

October 23, 2014

MJM Investment Properties LLC
Martin Marano
909 Talamore Drive
Amber PA 19002-1815

RE: Case Number: 2015-0056 XA, Address: 8143 Beachwood Road

Dear Mr. Marano:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 17, 2014. 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, Suite 500, 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: 10/6/14

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

RE: Baltimore County

Item No 2015-0056-XA

Special Exception, Variance
MSM Investment Properties, LLC
Martin Maryland, Member
8143 Beechwood 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. 2015-0056-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,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".

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

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



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

Date: 9/22/14

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

RE: Baltimore County
Item No 2015-0056-XA
Special Exception Variance
MJM Investment Properties LLC
Martin Marond, Member
8143 Beachwood 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. 2015-0056-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: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 13, 2014
Item No. 2015-0056

DATE: October 9, 2014

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

Approved Landscape and Photometric Lighting Plans are required.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 15-0056-10132014.doc

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 26, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For September 29, 2014
Item No. 2015-0056

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

An approved Final Landscape Plan, Photometric Lighting Plan and security will be required prior to any permit issuance.

* * * * *

DAK:CEN
cc:file

10/30

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

OCT 21 2014



OFFICE OF ADMINISTRATIVE HEARINGS

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: October 21, 2014

SUBJECT: DEPS Comment for Zoning Item # 2015-0056-XA
Address 8143 Beachwood Road
(MJM Investment Properties, LLC)

Zoning Advisory Committee Meeting of September 22, 2014.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to allow a junkyard on 16.4 acres with reduced setbacks. The property is not waterfront. There are several buildings and existing lot coverage throughout most of the site. No new lot coverage or structures are proposed. If any new development is proposed in the future, lot coverage and afforestation requirements will have to be met. At this time, because no new development is proposed, the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is not waterfront. No new lot coverage or structures are proposed and no clearing is proposed. Therefore, it will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the

fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

Because no new development is proposed, it will be consistent with established land use policies for development in the Critical Area.

Reviewer: *Regina Esslinger – Environmental Impact Review (EIR)*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 20, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

OCT 23 2014

SUBJECT: 8143 Beachwood Road

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Item Number: 15-056

Petitioner: MJM Investment Properties LLC, Martin Marano

Zoning: MH-IM

Requested Action: Special Exception, Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's site plan and requested special exception for a junkyard pursuant to BCZR Section 256.2 as well as variance relief to allow a total of 16.4 acres of land to be used as a junkyard in lieu of the permitted 5 acres, variance from BCZR Section 408.2 to allow automobiles and vehicles not in running condition to be located as close as 0 feet from other adjoining properties in lieu of the required 30 feet and as close as 40 feet from any other zone in lieu of the required 300 feet, and variance from BCZR Section 409.8.A.2 to allow a non-durable and non-dustless surface for off-street parking.

The requested actions are almost identical to the requested actions for this property in Case No. 2010-0159-XA. In that case, the special exception and requested relief were granted subject to four conditions. At a later date in 2010, the petitions were withdrawn.

The only differences are as follows:

1. Allow 16.4 acres of land to be used for the junk yard instead of 16.7 acres in 2010.
2. Allow automobiles and vehicles not in running condition to be located as close as 40 feet from any other zone in lieu of the required 300 feet instead of the 0 foot distance that was requested in 2010.
3. Allow a non-durable and non-dustless surface for off-street parking.

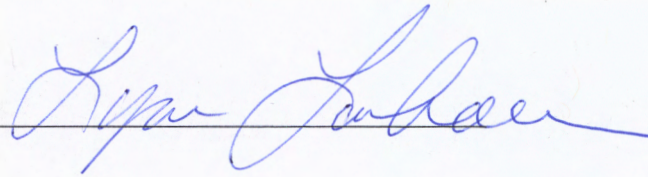
The current owner/petitioner is the same as the 2010 owner/petitioner (MJM Associates, LLC). The contract lessee is different. The current contract lessee is Insurance Auto Auctions, Inc. In 2010, the contract lessee was Salvage Direct, Inc. The site is zoned MH-IM and, for the most part, the site is well-isolated from surrounding land uses and therefore should not result in an adverse effect on surrounding properties.

Conditions of approval that were part of the review in 2010 are now included for the most part on the plan in the project specific notes and site information notes. The Department of Planning has no objection to the petitioner's request subject to the following conditions:

1. The development of this property shall comply with the Chesapeake Bay Critical Area Regulations.
2. The triangular wooded area located along the rail line at the southeast corner of the property shall be left undisturbed and shall not be used for the storage of vehicles or any materials. This particular area of the petitioner's property is located close to several residential properties situated on the opposite side of the rail line.
3. Provide, and maintain in good condition, a suitable durable and dustless surface for the access drive that is located within the narrow (approximately 20-foot wide) access strip. This access drive is adjacent to a large, privately owned parcel of land that is zoned MH-IM but presently undeveloped.

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

Division Chief:
AVA/LL

A handwritten signature in blue ink, appearing to read "Ryan L. Loe", is written over a horizontal line.

Case No.: 2015-0056-XA

Exhibit Sheet

Petitioner/Developer

EW
2-10-15

Protestants

1/8/15
Sen

No. 1	IA > Site plan IB	
No. 2	Vacciferro resume	
No. 3	IAA Brochure	
No. 4	Photo of Heavy Equip.	
No. 5	Zoning Map	
No. 6	M.D.P. Map	
No. 7	7A-7J Photos of site	
No. 8	Draft Agreement w/ Neighborhood	
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 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



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

3

IAA Auctions

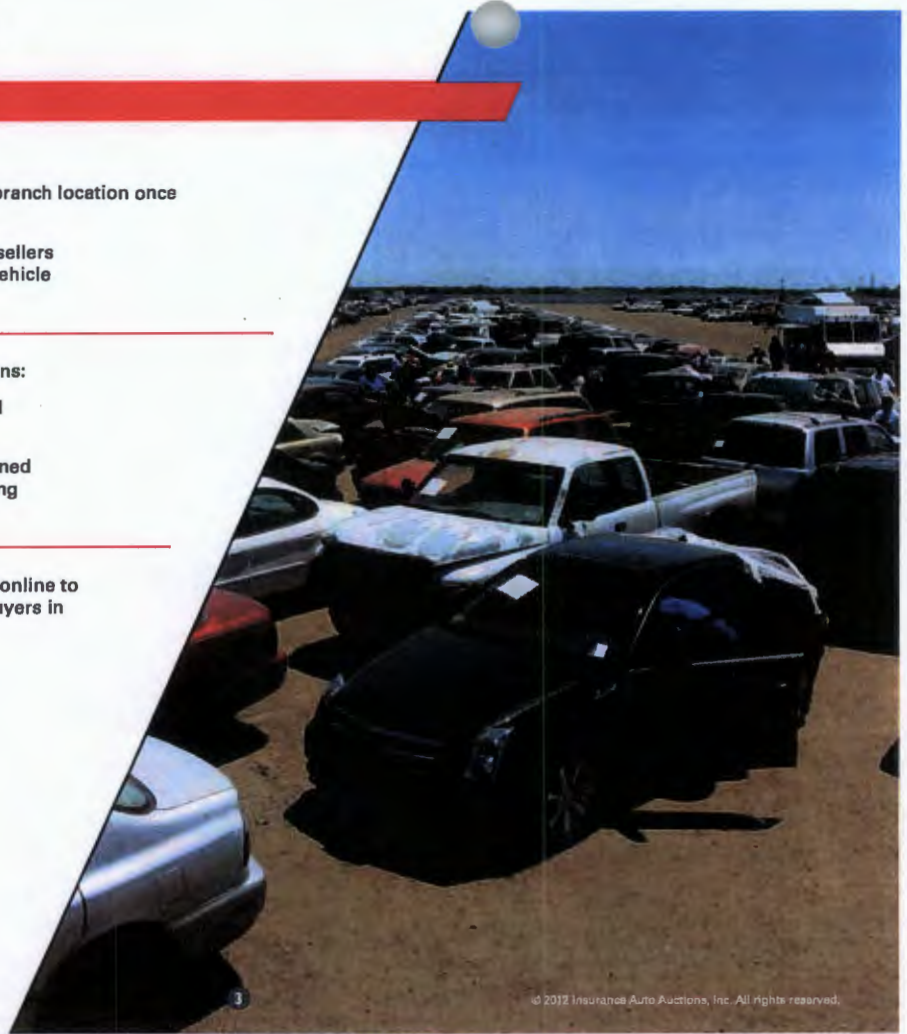
Auctions are generally held at each IAA branch location once a week, at the same day and time.

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.

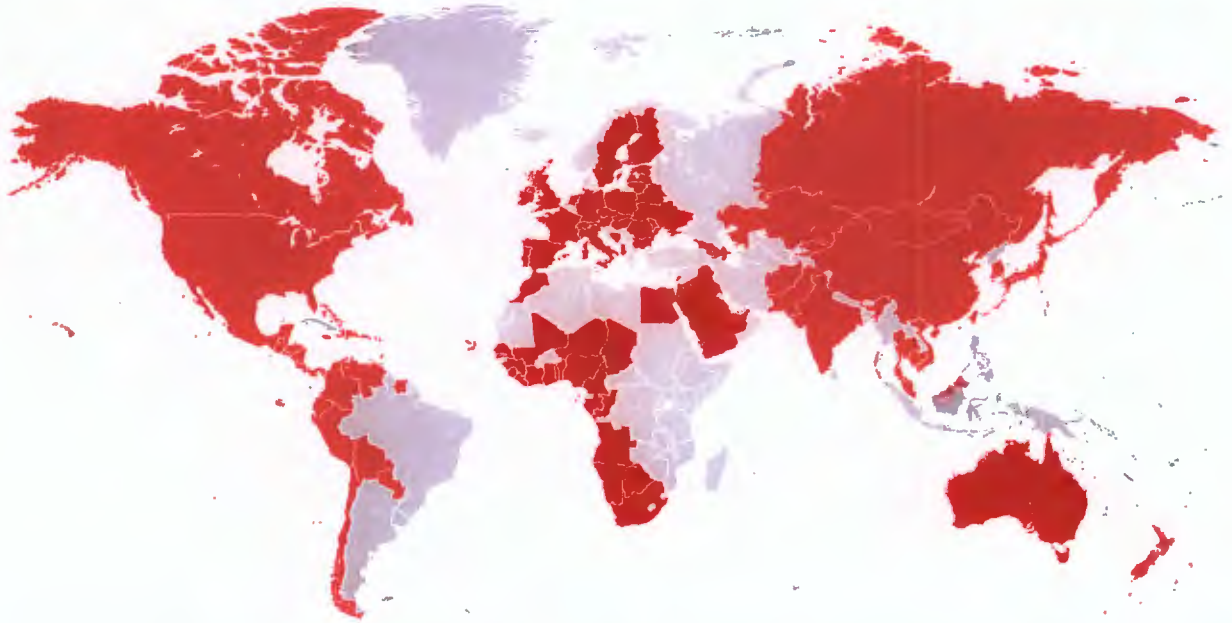


IAA CORPORATE

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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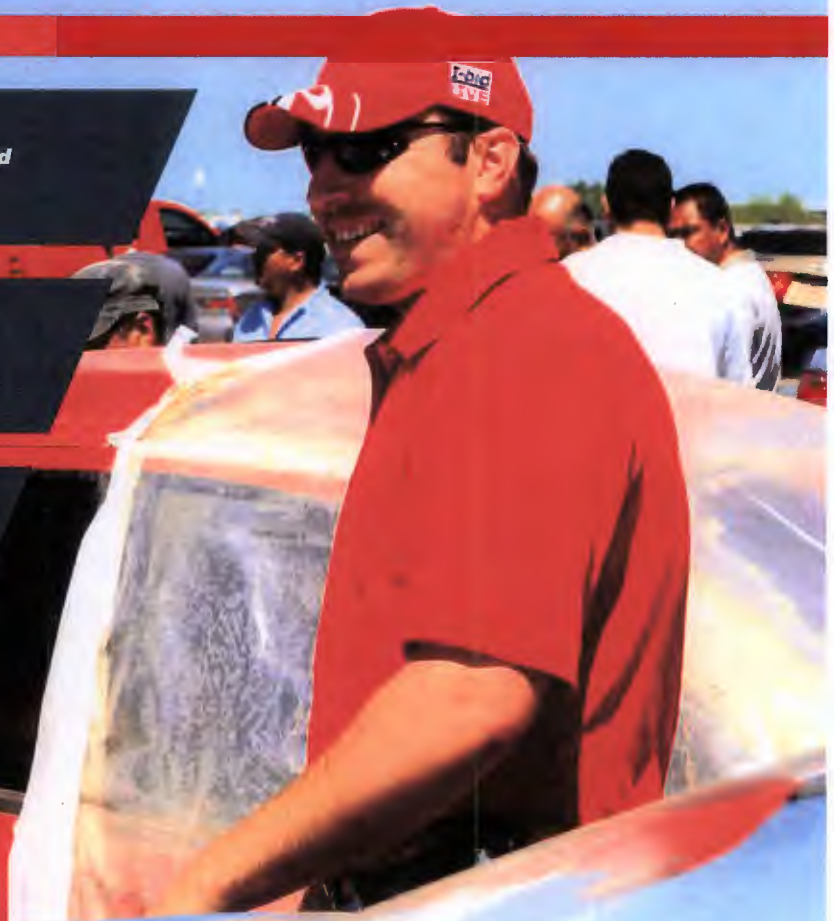
IAA's Salvage Industry Leadership

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



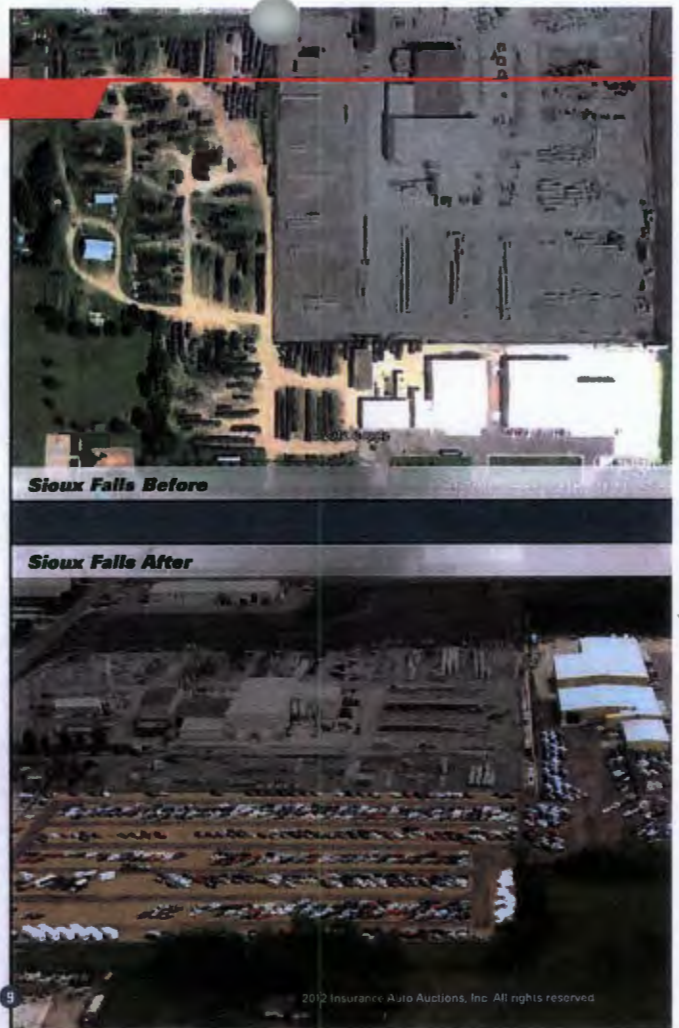
IAA's new San Diego facility mirrors the company's green philosophy with respect to the environment. When planning the new facility, IAA installed energy efficiencies inside and outside the permanent structure. Low-impact landscaping with a drip system for irrigation was installed, and self-sustaining 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 transforms 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.



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



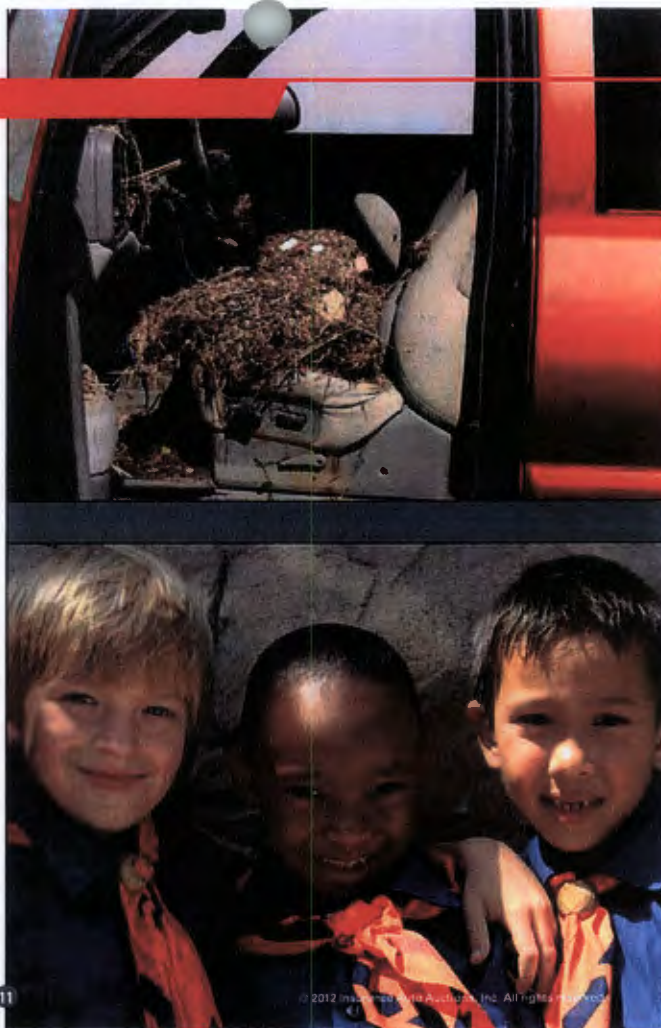
Supporting the Community

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





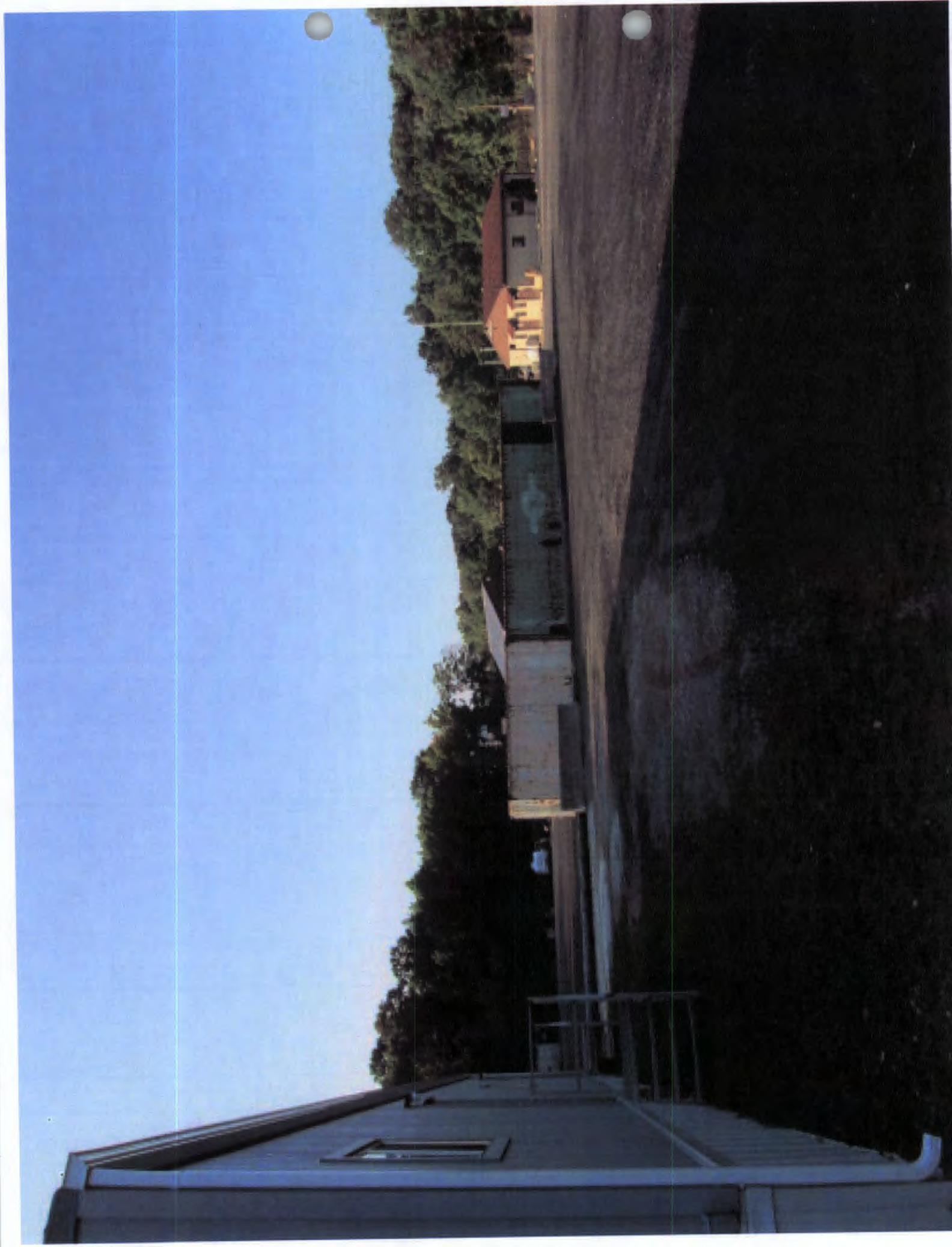
PETITIONER'S EXHIBIT 7A-J



















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 8143 Beachwood Road

which is presently zoned MH-IM

Deed References:

10 Digit Tax Account # 250005897

Property Owner(s) Printed Name(s) MJM Investment Properties LLC

(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 NO. 1

3. ☒ a Variance from Section(s)

SEE ATTACHED SHEET NO. 2

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 SHEET NO. 3

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500

Towson

MD

Mailing Address

City

State

21204

410-494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

MJM Investment Properties LLC

MARTIN MORAVOC Member

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

909 Talamore Drive,

Ambler,

Pennsylvania

Mailing Address

City

State

19002-1815,

Zip Code

Telephone #

Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name- Type or Print

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410-494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2015-0056-XA Filing Date 9.17.14

Do Not Schedule Dates:

Reviewer JCM

REV. 10/4/11

REVISED ATTACH #2
ORDER RECEIVED FOR FILING

Date

By

11/8/15
Den

**ATTACHMENT 1
TO PETITION FOR ZONING HEARING**

8143 BEACHWOOD ROAD

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

**ATTACHMENT 2
TO PETITION FOR ZONING HEARING**

8143 BEACHWOOD ROAD

1. Variance from BCZR Section 408.1 to allow a total of 16.4 acres of land to be used as a junkyard in lieu of the permitted 5 acres.
2. Variance from BCZR Section 408.2 to allow automobiles and vehicles not in running condition to be located as close as 0 feet from other adjoining properties in lieu of the required 30 feet and as close as 40 feet from any other zone in lieu of the required 300 feet.
3. Variance from BCZR Section 409.8.A.2 to allow a non-durable and non-dustless surface for off-street parking.

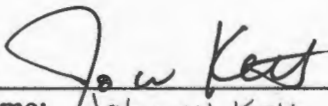
REVISED

**ATTACHMENT 3
TO PETITION FOR ZONING HEARING**

8143 BEACHWOOD ROAD

Contract Lessee:

Insurance Auto Auctions Corp., a Delaware Corporation

By: 
Name: John W. Kett
Title: CEO
Insurance Auto Auctions, Inc.
Two Westbrook Corporate Center
Suite 500
Westchester, Illinois 60154
708-492-7302

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 8143 Beachwood Road which is presently zoned MH-IM

Deed References: 10 Digit Tax Account # 2500005897

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Contract Purchaser/Lessee:

SEE ATTACHED SHEET NO. 3

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature DKH

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500

Towson

MD

Mailing Address

City

State

21204

410-494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

MJM Investment Properties LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

909 Talamore Drive,

Ambler,

Pennsylvania

Mailing Address

City

State

19002-1815

Zip Code

Telephone #

Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name- Type or Print

Signature DKH

Signature Venable LLP

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MD

Mailing Address

City

State

21204

410-494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2015-0056-KA Filing Date 9/17/14

Do Not Schedule Dates:

Reviewer JCM

REV. 10/4/11

REVISED ATTACH #
UNDER RECEIVED FOR FILING

Date 1/8/15
By Den

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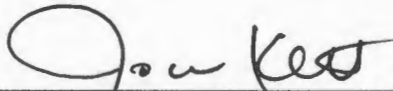
REVISED

**ATTACHMENT 3
TO PETITION FOR ZONING HEARING**

8143 BEACHWOOD ROAD

Contract Lessee:

Insurance Auto Auctions Corp., a Delaware Corporation

By: 
Name: John W. Kett
Title: CEO
Insurance Auto Auctions, Inc.
Two Westbrook Corporate Center
Suite 500
Westchester, Illinois 60154
708-492-7302

AGREEMENT

THIS AGREEMENT ("Agreement") is made this 30th day of December, 2014, by and between INSURANCE AUTO AUCTIONS, INC. ("IAA") and WELL'S-MC'COMAS CITIZEN IMPROVEMENT ASSOCIATION, INC. ("WMCIA")

WHEREAS, IAA is the contract lessee of that property located at 8143 Beachwood Road, Dundalk, Maryland 21222 (the "Property"); and

WHEREAS, IAA has filed petitions for special exception and variance in Case No. 2015-0056-XA (the "Case"), copies of which are attached hereto as Exhibit A and incorporated herein (collectively, the "Zoning Relief"), in order to utilize the Property for purposes of a storage and auction facility, as more particularly described hereinafter; and

WHEREAS, IAA submitted a site plan in support of its Zoning Relief, and will be presenting an updated version of the site plan at the public hearing in the Case, a copy of which is attached hereto as Exhibit B and incorporated herein;

WHEREAS, a hearing (the "Hearing") is scheduled for December 15, 2014 before the Baltimore County Administrative Law Judge (the "ALJ") to consider the Zoning Relief requested in the Case; and

WHEREAS, WMCIA is an association of community members and other local stakeholders interested in proposed development and other related issues within a designated portion of the Dundalk area, which area includes the Property; and

WHEREAS, WMCIA has certain concerns with IAA's proposed use of the Property, including the Zoning Relief requested to facilitate the use; and

WHEREAS, the parties desire to enter into an agreement for the purpose of IAA imposing certain restrictions upon its future use of the Property, in exchange for WMCIA's support for the Zoning Relief.

ORDER RECEIVED FOR FILING

TO1#8809960V7

Date

1/8/15

By

sln

EXHIBIT NO.

A

NOW THEREFORE, in consideration of the covenants, terms, and conditions hereinafter set forth and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. **Incorporation of Recitals.** The recitals to the Agreement are incorporated by reference herein.
2. **Restrictions on IAA's Use of the Property.** IAA hereby agrees to the following restrictions on its future use of the Property:
 - a. IAA shall use the Property consistent with the description contained on Exhibit C, attached hereto and incorporated herein;
 - b. IAA may utilize the existing buildings, trailers, and other improvements on the Property, as shown and indicated on the aerial photograph attached hereto as Exhibit D and incorporated herein (collectively, the "Existing Improvements"), in their existing configuration, or it may reconfigure the Existing Improvements and/or add new buildings, trailers, and/or other improvements to the Property, in order to support the use, so long as such relocation/removal/addition, as applicable, complies with the Baltimore County Zoning Regulations ("BCZR");
 - c. IAA shall maintain the Property in a neat, orderly, good, and workmanlike manner, and strictly in accordance with the Baltimore County Zoning Regulations;
 - d. IAA shall not install or utilize any exterior lighting on the Property except security lighting, subject to prior written approval by WMCIA, which approval shall not be unreasonably withheld. WMCIA shall discuss the lighting request at its next regularly scheduled meeting following receipt of the request. If WMCIA fails to respond to IAA within fifteen (15) days after receipt of proposed lighting specifications (e.g., to notify IAA of WMCIA's intent to discuss the request at its next regularly scheduled meeting), such proposed lighting specifications

shall be deemed approved, and if WMCIA fails to hold a meeting to discuss and to vote on the approval/disapproval of the lighting specifications within forty-five (45) days after receipt of the proposed lighting specifications, such lighting specifications shall be deemed approved;

e. IAA shall install a ground-mounted monument sign and landscape plantings at the entrance to the Property along its Beachwood Road frontage, in the approximate location and configuration shown on the drawing attached hereto as Exhibit E, and a landscape plan shall be reviewed by WMCIA prior to submission to Baltimore County and thereafter reviewed and approved by the Baltimore County Landscape Architect;

f. IAA shall store its inventory in rows, in a configuration that is generally consistent with the layout depicted on Exhibit B. If IAA makes any change(s) to Exhibit B prior to or during the public hearing in the Case, WMCIA shall have the right to review such change(s), and the parties shall amend this Agreement for the purpose of updating and/or replacing Exhibit B, accordingly. If IAA makes any change(s) to Exhibit B following the conclusion of the public hearing in the Case, IAA shall provide written notification of such change(s) to WMCIA, including a draft of the updated exhibit for WMCIA's records. If any such change(s) to Exhibit B involves a change(s) to the entrance area shown and indicated on Exhibit E, then IAA shall first obtain the written approval of WMCIA. WMCIA shall discuss the change(s) at its next regularly scheduled meeting following receipt of the request, and if WMCIA fails to respond to IAA within fifteen (15) days after receipt of written notice of such change(s) (e.g., to notify IAA of WMCIA's intent to discuss the change(s) at its next regularly scheduled meeting), such change(s) shall be deemed approved by WMCIA, and if WMCIA fails to hold a meeting to discuss and to vote on the approval/disapproval of the change(s) within forty-five (45) days after receipt of the change(s), such change(s) shall be deemed approved;

g. IAA shall ensure, through placement of signage and other appropriate measures, that vehicle delivery and pick-up shall be made to the Beachwood Road entrance via North Point Boulevard, not Lynhurst Road;

h. IAA shall not stack, shred, or dismantle any vehicles on the Property;

i. IAA shall ensure that tractor trailers and/or heavy construction equipment shall make up no more than three percent (3%) of the inventory stored on the Property;

j. No fewer than 95% of the vehicles delivered to the Property shall be through insurance companies registered with IAA and shall be delivered to the site by licensed towers registered with IAA. Vehicles may be sold only to wholesale buyers registered with the IAA;

k. The Property shall not be utilized by IAA or any other user during the term of IAA's lease of the Property as a general "junkyard" inconsistent with the use described in Exhibit C, without first (i) obtaining written approval of WMCIA for such change(s) in use; and (ii) filing a petition for special hearing and/or petition for special exception and attending a public hearing to obtain approval for such change(s) in use. WMCIA shall discuss the change(s) at its next regularly scheduled meeting following receipt of the request, and if WMCIA fails to respond to IAA within thirty (30) days after receipt of written notice of such change(s) (e.g., to notify IAA of WMCIA's intent to discuss the change(s) at its next regularly scheduled meeting), such change(s) shall be deemed approved by WMCIA; and

l. Notwithstanding any provisions of this Agreement to the contrary: (i) IAA shall not sublet a portion of the Property for use by an unrelated third party for any purpose without the written approval of WMCIA, except that IAA may sublet, without the approval agreement of WMCIA, portions of the Property to insurance companies, vendors, and/or suppliers for purposes of those parties' operations relating directly to IAA's operations on the

ORDER RECEIVED FOR FILING

Property; (ii) In the event that IAA, or any of its sub-tenants, successors or assigns, seeks to utilize the Property for a different special exception use other than the use as described in Exhibit C, it shall request a public hearing for approval of that use; (iii) In the event that IAA, or any of its sub-tenants, successor or assigns, seeks to utilize the Property for a different use permitted by right and requires new variances, it shall request a public hearing for approval of such variances; and (iv) A parent or subsidiary entity of IAA, or any successor entity following a merger with or acquisition of IAA may continue to operate on the Property, so long as such operations are consistent with the use described in Exhibit C and subject to the use-related restrictions contained in this Agreement. For purposes of Section 1.(i), WMCIA shall discuss the sublease proposal at its next regularly scheduled meeting following receipt of the request, and if WMCIA fails to respond to IAA within thirty (30) days after receipt of written notice of such sublease proposal (e.g., to notify IAA of WMCIA's intent to discuss the sublease proposal at its next regularly scheduled meeting), such sublease proposal shall be deemed approved by WMCIA.

3. **Support by WMCIA.** In exchange for IAA's agreement to restrict its use of the Property as described in Section 2 of this Agreement, WMCIA hereby agrees as follows:

a. WMCIA will provide a letter to be submitted into the record at the public hearing in the Case, which shall express support for the Zoning Relief, conditioned only upon IAA's obligations to restrict its use of the Property as described herein; and

b. The President of WMCIA, together with at least one additional officer of WMCIA, shall attend the public hearing in the Case and shall testify in support of the Zoning Relief.

4. **Interim Use.** Notwithstanding any provision of this Agreement to the contrary, IAA and WMCIA understand that an established industrial use currently operates on the Property and that use will continue to operate on an approximately five (5) acre portion of the Property in

the location shown and indicated as "EXISTING INDUSTRIAL USE" on the site plan attached hereto as Exhibit F. IAA shall explain this arrangement to the Administrative Law Judge during the public hearing in the Case and shall submit a copy of Exhibit F as an exhibit in the Case.

5. **Attorney's Fees & Costs.** In the event that WMCIA brings or participates in any action before the ALJ to enforce this Agreement (hereinafter an "Administrative Enforcement Action") and either (i) the ALJ finds that IAA is in violation of the Agreement, or (ii) IAA undertakes corrective measures in response to and/or in satisfaction of the filing of the Administrative Enforcement Action, then IAA shall reimburse WMCIA for all reasonable attorney's fees and costs associated with WMCIA's filing of and participation in the Administrative Enforcement Action. In the event that WMCIA files – either on its own or together with a third party(ies) – a court action to enforce this Agreement (hereinafter a "Judicial Enforcement Action"), and the court finds that IAA is in violation of the Agreement, then IAA shall reimburse WMCIA for all reasonable attorney's fees and costs associated with WMCIA's filing of and participation in the Judicial Enforcement Action. Nothing in this Paragraph 5 shall prohibit or restrict IAA from seeking or the ALJ or Court, as appropriate, from requiring or ordering that WMCIA shall reimburse IAA for all reasonable attorney's fees and costs associated with IAA's defense of the Administrative Enforcement Action or Judicial Enforcement Action, as applicable. Prior to filing or causing the filing of an Administrative Enforcement Action or Judicial Enforcement Action (including, but not limited to, notifying Baltimore County of any alleged violation(s) of this Agreement), WMCIA shall provide written notice to IAA of any alleged issue(s) and/or corresponding allegation(s) of violation(s) of this Agreement, and IAA shall have thirty (30) days in which to cure such alleged issue(s)/violation(s). In the event that the cure for such alleged issue(s)/violation(s) shall reasonably take more than thirty (30) days to complete, WMCIA agrees to refrain from filing an Administrative Enforcement Action or

Judicial Enforcement Action so long as such effort(s) to cure is/are commenced within a commercially reasonable time following IAA's receipt of the written notice of such alleged issue(s)/violation(s), and is/are pursued to completion with reasonable diligence.

6. **Termination.** The special exception granted in the Case shall be deemed to be terminated/abandoned on the date upon which the Property, in its entirety, is no longer being utilized for purposes of the uses described in Exhibit C by IAA, a parent or subsidiary entity of IAA, or any successor entity following a merger with or acquisition of IAA. Furthermore, upon termination/abandonment of the special exception granted in the Case, this Agreement shall be terminated. It is the intention of this Section 5 that, in the event that any owner or tenant of the Property, in its entirety, other than IAA, a parent or subsidiary entity of IAA, or any successor entity following a merger with or acquisition of IAA, shall come to utilize this Property for any purpose, the special exception in the Case shall be terminated/abandoned and this Agreement shall thereupon be terminated.

7. **Entire Agreement.** This Agreement, together with the Exhibits and any other documents necessary or appropriate to implement this Agreement, embody the final, entire agreement between the parties.

ORDER RECEIVED FOR FILING

Date 1/8/15

By Sen

8. **Modifications.** No term or provision of this Agreement may be varied, changed, modified, waived, or terminated orally but only by an instrument in writing signed by the party against whom the enforcement of the variation, change, modification, waiver, or termination is sought.

9. **Governing Law.** This Agreement shall in all respects be governed by, and be construed in accordance with, the laws of the State of Maryland, without regard to conflict of laws principles.

10. **Authority.** The parties each hereby expressly represent and warrant to the other that each of them possesses the full and complete authority to execute this Agreement.

11. **Counterparts.** This Agreement may be executed in counterparts each of which shall be deemed an original, all of which taken together shall be deemed to be a single agreement.

12. **Headings.** The descriptive headings of the paragraphs of this Agreement are for convenience only and do not constitute a part of this Agreement.

(SIGNATURES ON FOLLOWING PAGE)

ORDER RECEIVED FOR FILING

Date

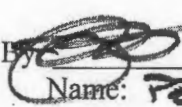
1/8/15

By

Sen

WITNESS the hands and seals of the parties hereto as of the date first above written.

INSURANCE AUTO AUCTIONS, INC.

By:  (SEAL)

Name: PETER DODEL

Title: SVP, MARKET DEVELOPMENT

WELL'S-MC'COMAS CITIZEN
IMPROVEMENT
ASSOCIATION, INC.

By: _____ (SEAL)

Name:

Title:

ORDER RECEIVED FOR FILING

Date

1/8/15

By

sen

WITNESS the hands and seals of the parties hereto as of the date first above written.

INSURANCE AUTO AUCTIONS, INC.

By: _____ (SEAL)

Name:

Title:

WELL'S-MC'COMAS CITIZEN
IMPROVEMENT
ASSOCIATION, INC.

By: Robert R. Zachert (SEAL)

Name: Robert R. Zachert

Title: President

ORDER RECEIVED FOR FILING

Date 1/8/15

By sen

EXHIBIT A

REQUESTED ZONING RELIEF

ORDER RECEIVED FOR FILING

Date 1/8/15

By Sen



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 8143 Beachwood Road which is presently zoned MH-IM

Deed References: 10 Digit Tax Account # 2500008897
Property Owner(s) Printed Name(s) MJM Investment Properties LLC

(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 600.7 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 NO. 1

3. ☒ a Variance from Section(s)
SEE ATTACHED SHEET NO. 2

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 bound 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 SHEET NO. 3

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:
David H. Karceski, Esquire

Name- Type or Print

Signature Variable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

MJM Investment Properties LLC

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

Signature #1 Signature #2

909 Talmore Drive, Ambler, Pennsylvania

Mailing Address City State

19002-1815

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name- Type or Print

Signature Variable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER Filing Date / / Do Not Schedule Dates: Reviewer

REV. 10/4/11

ORDER RECEIVED FOR FILING

Date 1/8/15
By Sen

**ATTACHMENT 1
TO PETITION FOR ZONING HEARING**

8143 BEACHWOOD ROAD

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

ORDER RECEIVED FOR FILING

Date 1/8/15

By Sen

**ATTACHMENT 2
TO PETITION FOR ZONING HEARING**

8143 BEACHWOOD ROAD

1. Variance from BCZR Section 408.1 to allow a total of 16.4 acres of land to be used as a junkyard in lieu of the permitted 5 acres.
2. Variance from BCZR Section 408.2 to allow automobiles and vehicles not in running condition to be located as close as 0 feet from other adjoining properties in lieu of the required 30 feet and as close as 40 feet from any other zone in lieu of the required 300 feet.
3. Variance from BCZR Section 409.8.A.2 to allow a non-durable and non-dustless surface for off-street parking.

ORDER RECEIVED FOR FILING

Date

1/8/15

By

Sen

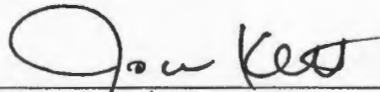
**ATTACHMENT 3
TO PETITION FOR ZONING HEARING**

8143 BEACHWOOD ROAD

Contract Lessee:

Insurance Auto Auctions Corp., a Delaware Corporation

By:



Name: John W. Kett

Title: CEO

Insurance Auto Auctions, Inc.

Two Westbrook Corporate Center

Suite 500

Westchester, Illinois 60154

708-492-7302

ORDER RECEIVED FOR FILING

Date

1/8/15

By

Sen

EXHIBIT B

SITE PLAN

ORDER RECEIVED FOR FILING

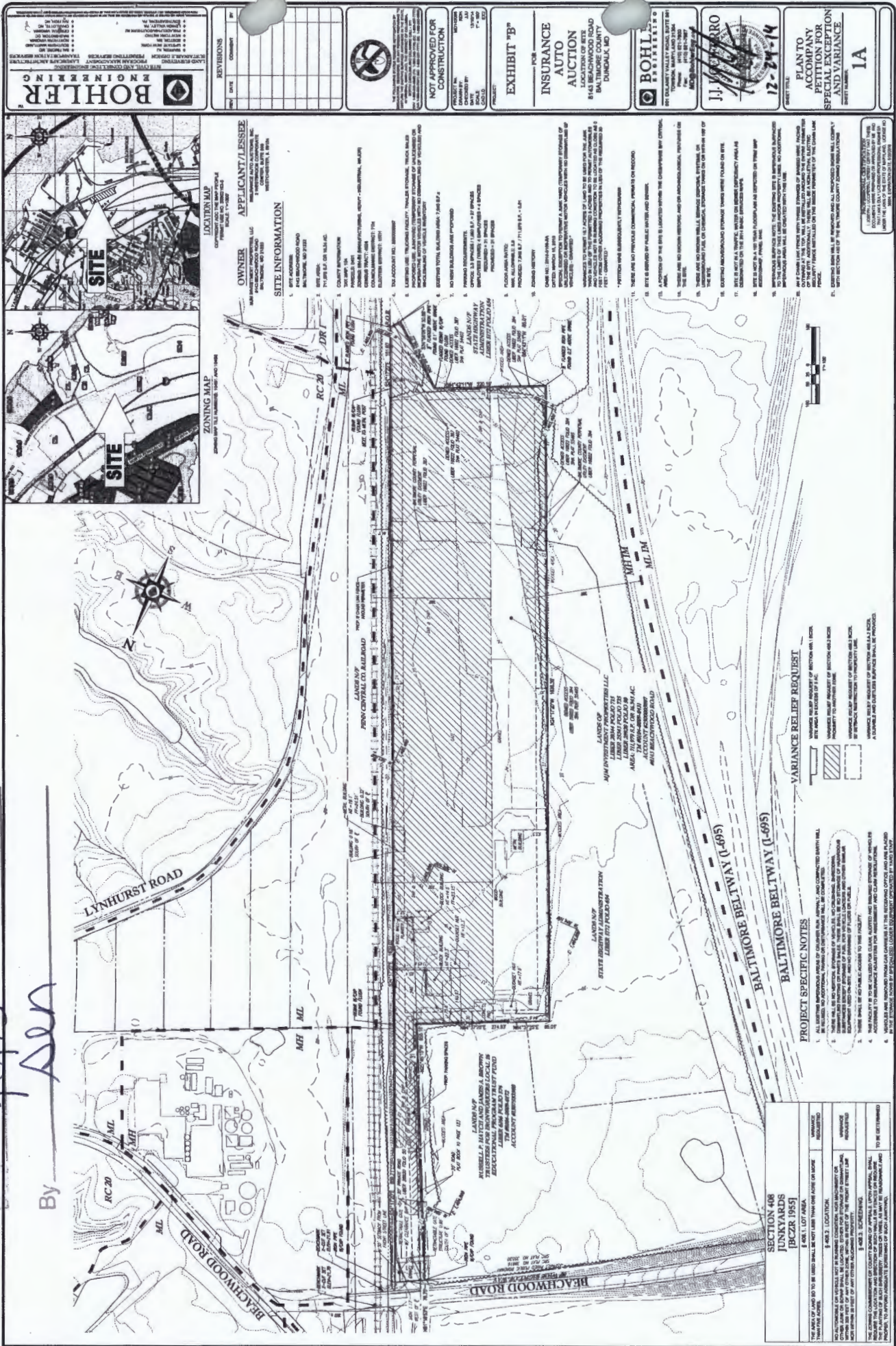
Date 1/8/15

By Sen

ORDER RECEIVED FOR FILING

Date 1/8/15

By Aea

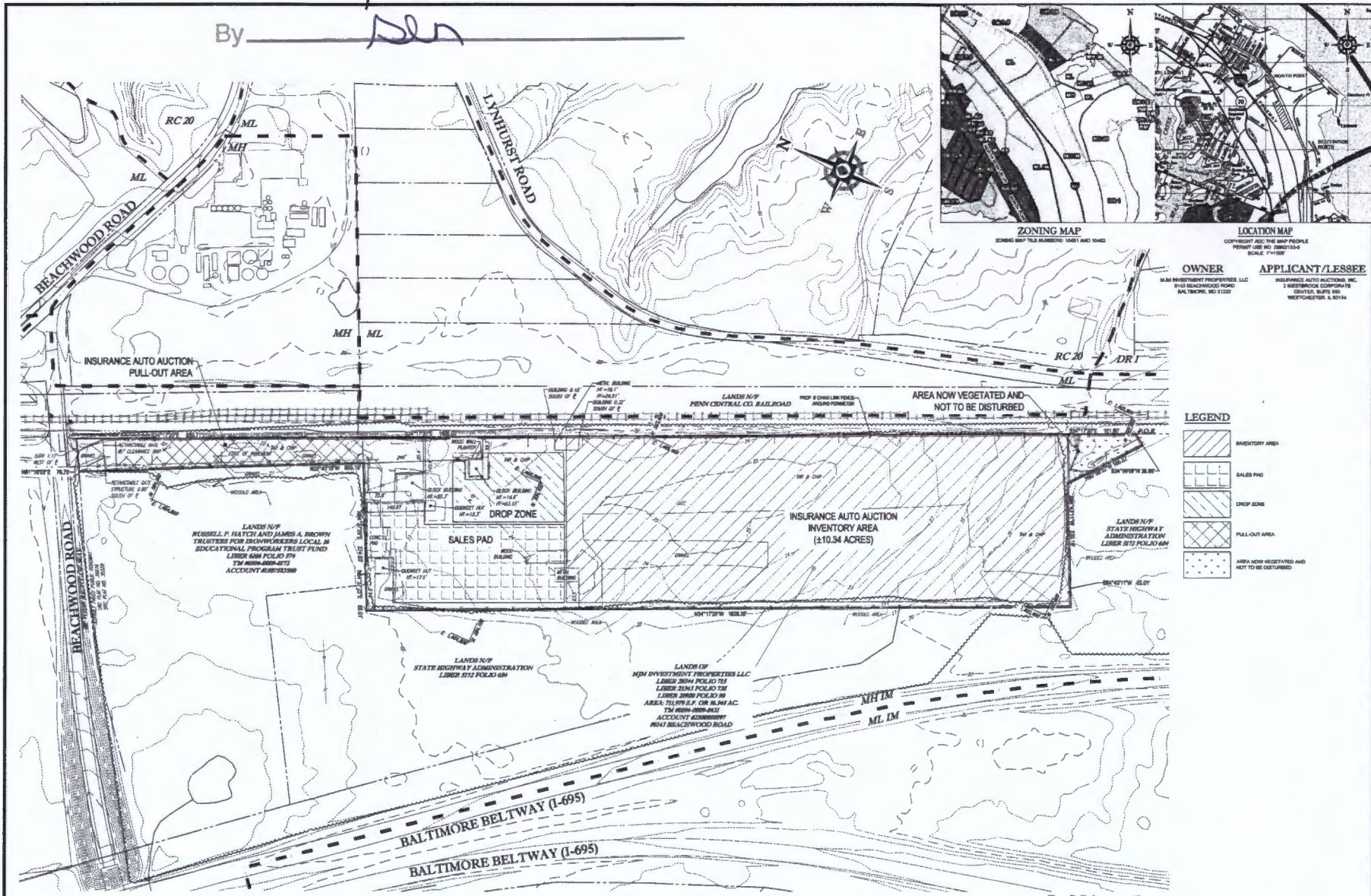


SECTION 408 JUNKYARDS [RCZR 1955]			
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97. AREA OF LOT	98. AREA OF LOT	99. AREA OF LOT	100. AREA OF LOT

ORDER RECEIVED FOR FILING

Date 1/8/15

By DLN



- LEGEND**
- BOUNDARY AREA
 - SALES PAD
 - DROP ZONE
 - FULL-OUT AREA
 - AREA NOW VEGETATED AND NOT TO BE DISTURBED

BOHLER ENGINEERING
 SITE CIVIL AND CONSTRUCTION ENGINEERING
 1101 DULANEY VALLEY ROAD, SUITE 201
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7800
 Fax: (410) 821-7807
 MD@BohlerEng.com

REVISIONS

REV	DATE	COMMENT	BY



NOT APPROVED FOR CONSTRUCTION

PROJECT No. _____
 DRAWN BY _____
 CHECKED BY _____
 DATE _____
 SCALE _____
 CAD 1:1

EXHIBIT "B"

FOR
INSURANCE AUTO AUCTION
 LOCATION OF SITE
 8143 BEACHWOOD ROAD
 BALTIMORE COUNTY
 DUNDALK, MD

BOHLER ENGINEERING
 1101 DULANEY VALLEY ROAD, SUITE 201
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7800
 Fax: (410) 821-7807
 MD@BohlerEng.com

J.J. FERRO
 Professional Engineer
 State of Maryland
 License No. 12-24-17

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND VARIANCE

SHEET NUMBER
1B

NOTE:
 THE INDIVIDUAL USE AREAS MAY BE EXPANDED, REDUCED OR RECONFIGURED BASED ON INSURANCE AUTO AUCTION'S BUSINESS NEEDS.

PROFESSIONAL CERTIFICATION
 I, J.J. FERRO, hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 12-24-17, Exp. 12/31/17.

ORDER RECEIVED FOR FILING

Date 1/8/15

By Sen

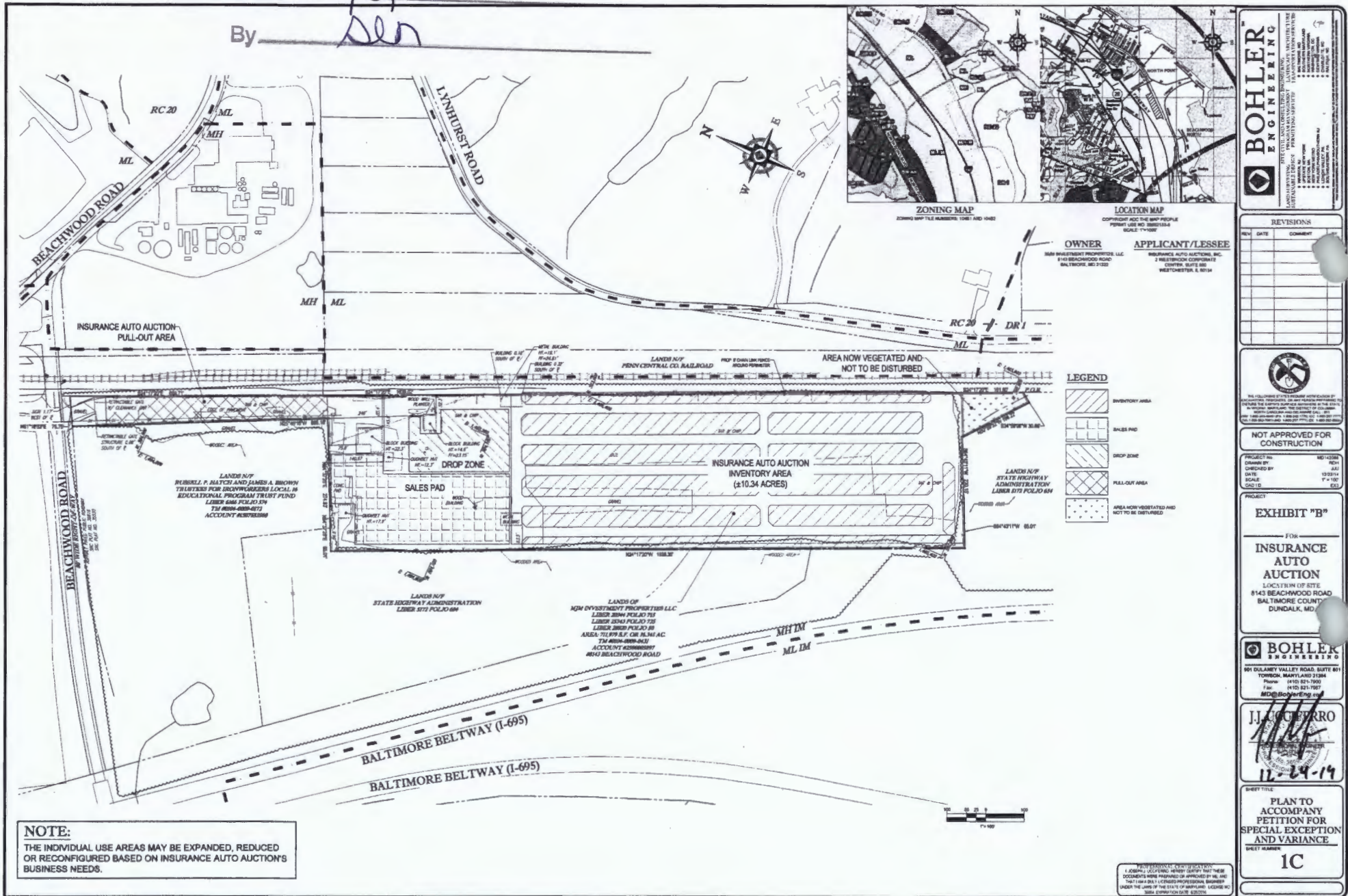


EXHIBIT C

USE DESCRIPTION

Insurance Auto Auctions, Inc. (IAA) works in partnership with a variety of sellers, including insurance companies, dealerships, rental car companies and fleet lease companies to facilitate the efficient sale of salvage and other end of life vehicles. Vehicles, including, but not limited to, automobiles, motorcycles, boats, recreational vehicles and trailers, are sold using our dual auction model combining both live and live online (internet) sales. IAA has positively expanded its business, adding more than 100 facilities over the past ten years. Currently IAA employs over 2,100 people and has over 160 facilities in the United States and Canada (Impact Auto Auctions). On average, each vehicle stays onsite between 45-90 days; however, some vehicles remain for shorter and longer durations.

IAA's auto auction business at the proposed location at 8143 Beachwood Road, Dundalk, Maryland 21222 ("Property") will involve receiving and selling vehicles, including those that have been damaged in accidents, are at the end of their life, donated to charities, or are retired from fleet usage. The vehicles will not be dismantled, no parts will be removed from the vehicles, and the vehicles will be sold in the same mechanical condition as when they arrive (vehicles may be washed onsite). Throughout its locations in various jurisdictions, IAA complies with all laws, regulations, and rules that govern this type of use governing parties to whom vehicle sales are permitted. IAA's proposed operations on the Property will be no different; IAA will comply with all Maryland laws, regulations, and rules limiting resale, including the persons to whom such sales can be made. IAA also follows strict regulatory compliance at federal, state and local levels that provide for regular environmental audits, and IAA employs best management practices for dealing with the rare spillage or leakage from a vehicle.

The proposed facility's typical business hours are currently scheduled to be Monday through Friday, between 8:00 a.m. and 5:30 p.m., and Saturday and Sunday, between 8:00 a.m. and 3:00 p.m., though work on Sundays will be rare absent special circumstances. It is important to note, however, that there will be after-hours drop-offs only in the designated after-hours drop-off locations shown on Exhibit B. Additionally, in the event of a catastrophe, as determined by IAA's customers, all business operations may increase beyond that stated above. Auctions at the facility will typically occur one time per week, always during normal business hours and never on a Saturday or Sunday. The auctions will typically last for four and six hours.

ORDER RECEIVED FOR FILING

Date 11/8/15
By DLN

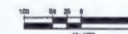
EXHIBIT D

AERIAL PHOTOGRAPH

ORDER RECEIVED FOR FILING

Date. 1/8/15
By Sen

ORDER RECEIVED FOR FILING
 Date 1/8/15
 By DES



BOHLER ENGINEERING

100 E. BALTIMORE AVENUE, SUITE 200
 BALTIMORE, MD 21202
 PHONE: (410) 821-1700
 FAX: (410) 821-7907
 E-MAIL: MCE@bollereng.com

PROJECT NO. 10000000000000000000
 SHEET NO. 1
 DATE: 1/8/15
 SCALE: 1" = 100'

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT: EXHIBIT "D"

FOR: INSURANCE AUTO AUCTION

LOCATION OF SITE: 8143 BEACHWOOD ROAD, BALTIMORE COUNTY, DUNDALK, MD

BOHLER ENGINEERING

8143 BEACHWOOD ROAD, SUITE 200
 DUNDALK, MD 21222
 PHONE: (410) 821-1700
 FAX: (410) 821-7907
 E-MAIL: MCE@bollereng.com

SHEET TITLE: AERIAL EXHIBIT

SHEET NUMBER: 1

EXHIBIT E

LANDSCAPING AND SIGNAGE EXHIBIT

ORDER RECEIVED FOR FILING

Date 1/8/15

By Den

RECEIVED FOR FILING

1/8/15
sln

By

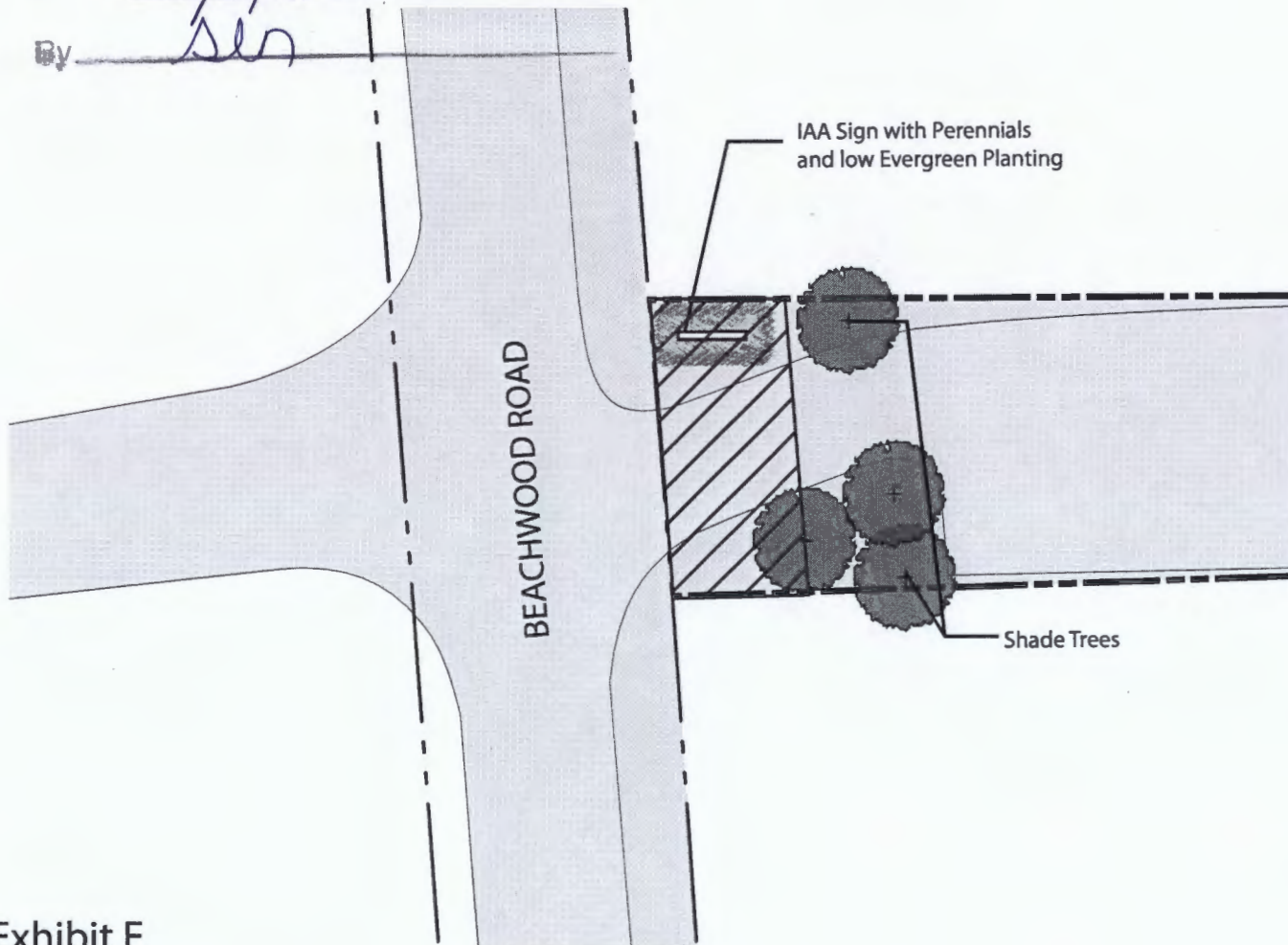


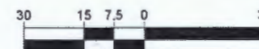
Exhibit E

Site Entrance Landscape
Concept Plan and Sign Example

Insurance Auto Auction

8143 BEACHWOOD ROAD
BALTIMORE COUNTY

DUNDALK, MARYLAND
12/10/2014



IAA Entrance Sign Example



BOHLER
ENGINEERING

EXHIBIT F

INTERIM SITE PLAN

TO1#248371v4

ORDER RECEIVED FOR FILING

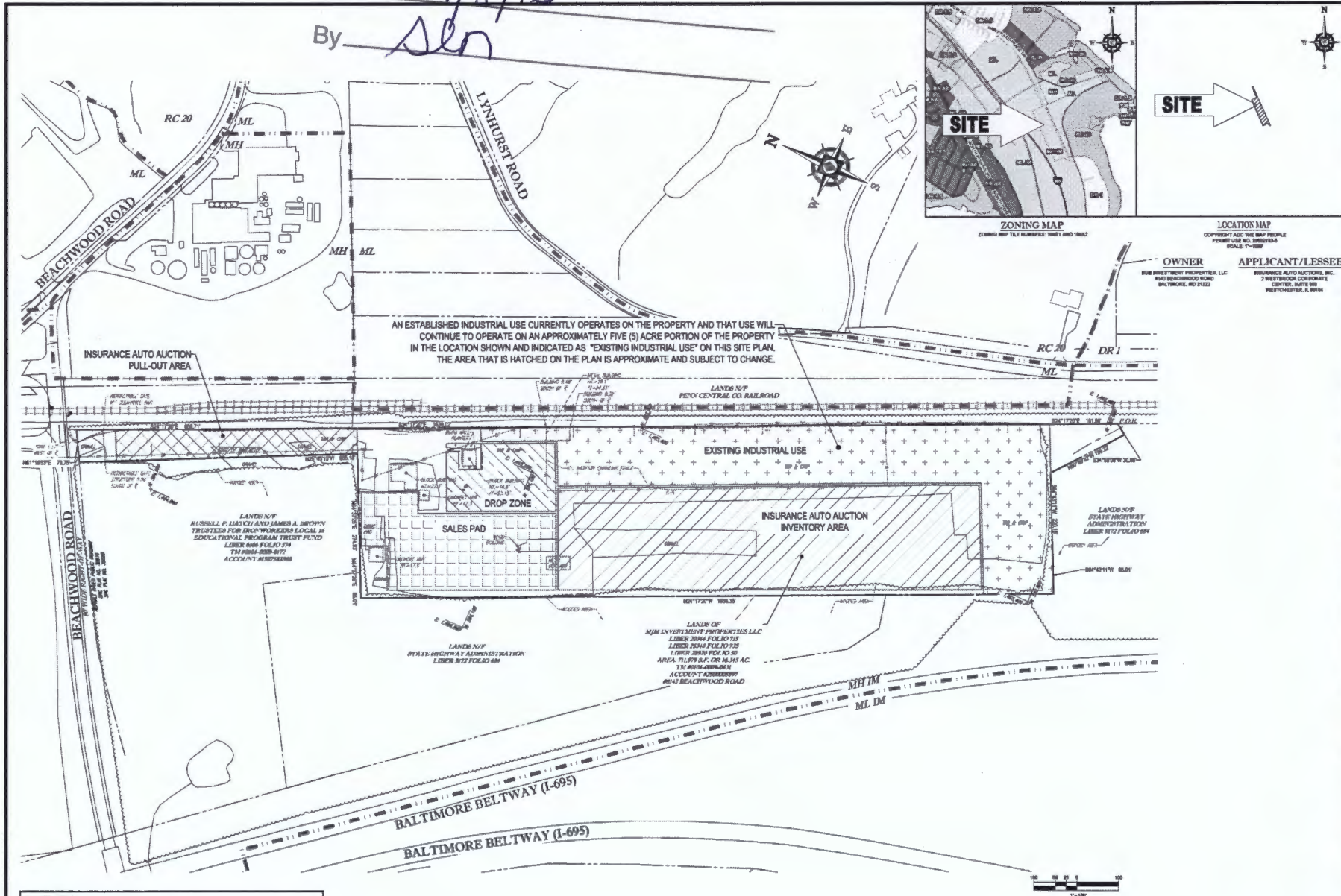
Date 1/8/15

By Den

ORDER RECEIVED FOR FILING

Date 1/8/15

By sen



NOTE:
THE INDIVIDUAL USE AREAS MAY BE EXPANDED, REDUCED OR RECONFIGURED BASED ON INSURANCE AUTO AUCTIONS BUSINESS NEEDS.

BOHLER ENGINEERING
ALL CIVIL AND CONSULTING ENGINEERING
SURVEYING, DESIGN, CONSTRUCTION, AND
TRANSPORTATION SERVICES
10000 WOODBURN ROAD, SUITE 100
BALTIMORE, MD 21237
PHONE: (410) 521-7887
FAX: (410) 521-7887
WWW.BOHLENG.COM

REVISIONS			
REV.	DATE	COMMENT	BY



NOT APPROVED FOR CONSTRUCTION
PROJECT NO. 1501-0000
DRAWN BY: JAU
CHECKED BY: JAU
DATE: 12/10/14
SCALE: 1" = 100'
CALD.

EXHIBIT
FOR
INSURANCE AUTO AUCTION
LOCATION OF SITE
8143 BEACHWOOD ROAD
BALTIMORE COUNTY
DUNDALK, MD

BOHLER ENGINEERING
10000 WOODBURN ROAD, SUITE 100
BALTIMORE, MARYLAND 21237
Phone: (410) 521-7887
Fax: (410) 521-7887
MD@BohlerEng.com

J.J. UCCIFERRO

PROFESSIONAL ENGINEER
BALTIMORE, MARYLAND

SHEET TITLE

INTERIM PLAN EXHIBIT

SHEET NUMBER: **1**

PROFESSIONAL CERTIFICATION
I, J.J. UCCIFERRO, ENGINEER, CERTIFY THAT THESE
DRAWINGS WERE PREPARED, OR SUPERVISED BY ME, AND
THAT I AM A duly LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND. EXHIBIT
WWW.BOHLENG.COM

DRAFT

12/15/14

AGREEMENT

THIS AGREEMENT ("Agreement") is made this ____ day of _____, 2014, by and between INSURANCE AUTO AUCTIONS, INC. ("IAA") and WELL'S-MC'COMAS CITIZEN IMPROVEMENT ASSOCIATION, INC. ("WMCIA")

WHEREAS, IAA is the contract lessee of that property located at 8143 Beachwood Road, Dundalk, Maryland 21222 (the "Property"); and

WHEREAS, IAA has filed petitions for special exception and variance in Case No. 2015-0056-XA (the "Case"), copies of which are attached hereto as Exhibit A and incorporated herein (collectively, the "Zoning Relief"), in order to utilize the Property for purposes of a storage and auction facility, as more particularly described hereinafter; and

WHEREAS, IAA submitted a site plan in support of its Zoning Relief, and will be presenting an updated version of the site plan at the public hearing in the Case, a copy of which is attached hereto as Exhibit B and incorporated herein;

WHEREAS, a hearing (the "Hearing") is scheduled for December 15, 2014 before the Baltimore County Administrative Law Judge (the "ALJ") to consider the Zoning Relief requested in the Case; and

WHEREAS, WMCIA is an association of community members and other local stakeholders interested in proposed development and other related issues within a designated portion of the Dundalk area, which area includes the Property; and

WHEREAS, WMCIA has certain concerns with IAA's proposed use of the Property, including the Zoning Relief requested to facilitate the use; and

WHEREAS, the parties desire to enter into an agreement for the purpose of IAA imposing certain restrictions upon its future use of the Property, in exchange for WMCIA's support for the Zoning Relief.

PETITIONER'S

EXHIBIT NO. 8

NOW THEREFORE, in consideration of the covenants, terms, and conditions hereinafter set forth and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. **Incorporation of Recitals.** The recitals to the Agreement are incorporated by reference herein.
2. **Restrictions on IAA's Use of the Property.** IAA hereby agrees to the following restrictions on its future use of the Property:
 - a. IAA shall use the Property consistent with the description contained on Exhibit C, attached hereto and incorporated herein;
 - b. IAA may utilize the existing buildings, trailers, and other improvements on the Property, as shown and indicated on the aerial photograph attached hereto as Exhibit D and incorporated herein (collectively, the "Existing Improvements"), in their existing configuration, or it may reconfigure the Existing Improvements and/or add new buildings, trailers, and/or other improvements to the Property, in order to support the use, so long as such relocation/removal/addition, as applicable, complies with the Baltimore County Zoning Regulations ("BCZR");
 - c. IAA shall maintain the Property in a neat, orderly, good, and workmanlike manner, and strictly in accordance with the Baltimore County Zoning Regulations;
 - d. IAA shall not install or utilize any exterior lighting on the Property except security lighting, subject to prior written approval by WMCIA, which approval shall not be unreasonably withheld. WMCIA shall discuss the lighting request at its next regularly scheduled meeting following receipt of the request. If WMCIA fails to respond to IAA within fifteen (15) days after receipt of proposed lighting specifications (e.g., to notify IAA of WMCIA's intent to discuss the request at its next regularly scheduled meeting), such proposed lighting specifications

shall be deemed approved, and if WMCIA fails to hold a meeting to discuss and to vote on the approval/disapproval of the lighting specifications within forty-five (45) days after receipt of the proposed lighting specifications, such lighting specifications shall be deemed approved;

e. IAA shall install a ground-mounted monument sign and landscape plantings at the entrance to the Property along its Beachwood Road frontage, in the approximate location and configuration shown on the drawing attached hereto as Exhibit E, and a landscape plan shall be reviewed by WMCIA prior to submission to Baltimore County and thereafter reviewed and approved by the Baltimore County Landscape Architect;

f. IAA shall store its inventory in rows, in a configuration that is generally consistent with the layout depicted on Exhibit B. If IAA makes any change(s) to Exhibit B prior to or during the public hearing in the Case, WMCIA shall have the right to review such change(s), and the parties shall amend this Agreement for the purpose of updating and/or replacing Exhibit B, accordingly. If IAA makes any change(s) to Exhibit B following the conclusion of the public hearing in the Case, IAA shall provide written notification of such change(s) to WMCIA, including a draft of the updated exhibit for WMCIA's records. If any such change(s) to Exhibit B involves a change(s) to the entrance area shown and indicated on Exhibit E, then IAA shall first obtain the written approval of WMCIA. WMCIA shall discuss the change(s) at its next regularly scheduled meeting following receipt of the request, and if WMCIA fails to respond to IAA within fifteen (15) days after receipt of written notice of such change(s) (e.g., to notify IAA of WMCIA's intent to discuss the change(s) at its next regularly scheduled meeting), such change(s) shall be deemed approved by WMCIA, and if WMCIA fails to hold a meeting to discuss and to vote on the approval/disapproval of the change(s) within forty-five (45) days after receipt of the change(s), such change(s) shall be deemed approved;

g. IAA shall ensure, through placement of signage and other appropriate measures, that vehicle delivery and pick-up shall be made to the Beachwood Road entrance via North Point Boulevard, not Lynhurst Road;

h. IAA shall not stack, shred, or dismantle any vehicles on the Property;

i. IAA shall ensure that tractor trailers and/or heavy construction equipment shall make up no more than three percent (3%) of the inventory stored on the Property;

j. No fewer than 95% of the vehicles delivered to the Property shall be through insurance companies registered with IAA and shall be delivered to the site by licensed towers registered with IAA. Vehicles may be sold only to wholesale buyers registered with the IAA;

k. The Property shall not be utilized by IAA or any other user during the term of IAA's lease of the Property as a general "junkyard" inconsistent with the use described in Exhibit C, without first (i) obtaining written approval of WMCIA for such change(s) in use; and (ii) filing a petition for special hearing and/or petition for special exception and attending a public hearing to obtain approval for such change(s) in use. WMCIA shall discuss the change(s) at its next regularly scheduled meeting following receipt of the request, and if WMCIA fails to respond to IAA within thirty (30) days after receipt of written notice of such change(s) (e.g., to notify IAA of WMCIA's intent to discuss the change(s) at its next regularly scheduled meeting), such change(s) shall be deemed approved by WMCIA; and

l. Notwithstanding any provisions of this Agreement to the contrary: (i) IAA shall not sublet a portion of the Property for use by an unrelated third party for any purpose without the written approval of WMCIA, except that IAA may sublet, without the approval agreement of WMCIA, portions of the Property to insurance companies, vendors, and/or suppliers for purposes of those parties' operations relating directly to IAA's operations on the

Property; (ii) In the event that IAA, or any of its sub-tenants, successors or assigns, seeks to utilize the Property for a different special exception use other than the use as described in Exhibit C, it shall request a public hearing for approval of that use; (iii) In the event that IAA, or any of its sub-tenants, successor or assigns, seeks to utilize the Property for a different use permitted by right and requires new variances, it shall request a public hearing for approval of such variances; and (iv) A parent or subsidiary entity of IAA, or any successor entity following a merger with or acquisition of IAA may continue to operate on the Property, so long as such operations are consistent with the use described in Exhibit C and subject to the use-related restrictions contained in this Agreement. For purposes of Section 1.(i), WMCIA shall discuss the sublease proposal at its next regularly scheduled meeting following receipt of the request, and if WMCIA fails to respond to IAA within thirty (30) days after receipt of written notice of such sublease proposal (e.g., to notify IAA of WMCIA's intent to discuss the sublease proposal at its next regularly scheduled meeting), such sublease proposal shall be deemed approved by WMCIA.

3. **Support by WMCIA.** In exchange for IAA's agreement to restrict its use of the Property as described in Section 2 of this Agreement, WMCIA hereby agrees as follows:

a. WMCIA will provide a letter to be submitted into the record at the public hearing in the Case, which shall express support for the Zoning Relief, conditioned only upon IAA's obligations to restrict its use of the Property as described herein; and

b. The President of WMCIA, together with at least one additional officer of WMCIA, shall attend the public hearing in the Case and shall testify in support of the Zoning Relief.

4. **Interim Use.** Notwithstanding any provision of this Agreement to the contrary, IAA and WMCIA understand that an established industrial use currently operates on the Property and that use will continue to operate on an approximately five (5) acre portion of the Property in

the location shown and indicated as "EXISTING INDUSTRIAL USE" on the site plan attached hereto as Exhibit F. IAA shall explain this arrangement to the Administrative Law Judge during the public hearing in the Case and shall submit a copy of Exhibit F as an exhibit in the Case.

5. **Attorney's Fees & Costs.** In the event that WMCIA brings or participates in any action before the ALJ to enforce this Agreement (hereinafter an "Administrative Enforcement Action") and either (i) the ALJ finds that IAA is in violation of the Agreement, or (ii) IAA undertakes corrective measures in response to and/or in satisfaction of the filing of the Administrative Enforcement Action, then IAA shall reimburse WMCIA for all reasonable attorney's fees and costs associated with WMCIA's filing of and participation in the Administrative Enforcement Action. In the event that WMCIA files – either on its own or together with a third party(ies) – a court action to enforce this Agreement (hereinafter a "Judicial Enforcement Action"), and the court finds that IAA is in violation of the Agreement, then IAA shall reimburse WMCIA for all reasonable attorney's fees and costs associated with WMCIA's filing of and participation in the Judicial Enforcement Action. Nothing in this Paragraph 5 shall prohibit or restrict IAA from seeking or the ALJ or Court, as appropriate, from requiring or ordering that WMCIA shall reimburse IAA for all reasonable attorney's fees and costs associated with IAA's defense of the Administrative Enforcement Action or Judicial Enforcement Action, as applicable. Prior to filing or causing the filing of an Administrative Enforcement Action or Judicial Enforcement Action (including, but not limited to, notifying Baltimore County of any alleged violation(s) of this Agreement), WMCIA shall provide written notice to IAA of any alleged issue(s) and/or corresponding allegation(s) of violation(s) of this Agreement, and IAA shall have thirty (30) days in which to cure such alleged issue(s)/violation(s). In the event that the cure for such alleged issue(s)/violation(s) shall reasonably take more than thirty (30) days to complete, WMCIA agrees to refrain from filing an Administrative Enforcement Action or

Judicial Enforcement Action so long as such effort(s) to cure is/are commenced within a commercially reasonable time following IAA's receipt of the written notice of such alleged issue(s)/violation(s), and is/are pursued to completion with reasonable diligence.

6. **Termination.** The special exception granted in the Case shall be deemed to be terminated/abandoned on the date upon which the Property, in its entirety, is no longer being utilized for purposes of the uses described in Exhibit C by IAA, a parent or subsidiary entity of IAA, or any successor entity following a merger with or acquisition of IAA. Furthermore, upon termination/abandonment of the special exception granted in the Case, this Agreement shall be terminated. It is the intention of this Section 5 that, in the event that any owner or tenant of the Property, in its entirety, other than IAA, a parent or subsidiary entity of IAA, or any successor entity following a merger with or acquisition of IAA, shall come to utilize this Property for any purpose, the special exception in the Case shall be terminated/abandoned and this Agreement shall thereupon be terminated.

7. **Entire Agreement.** This Agreement, together with the Exhibits and any other documents necessary or appropriate to implement this Agreement, embody the final, entire agreement between the parties.

8. **Modifications.** No term or provision of this Agreement may be varied, changed, modified, waived, or terminated orally but only by an instrument in writing signed by the party against whom the enforcement of the variation, change, modification, waiver, or termination is sought.

9. **Governing Law.** This Agreement shall in all respects be governed by, and be construed in accordance with, the laws of the State of Maryland, without regard to conflict of laws principles.

10. **Authority.** The parties each hereby expressly represent and warrant to the other that each of them possesses the full and complete authority to execute this Agreement.

11. **Counterparts.** This Agreement may be executed in counterparts each of which shall be deemed an original, all of which taken together shall be deemed to be a single agreement.

12. **Headings.** The descriptive headings of the paragraphs of this Agreement are for convenience only and do not constitute a part of this Agreement.

(SIGNATURES ON FOLLOWING PAGE)

WITNESS the hands and seals of the parties hereto as of the date first above written.

INSURANCE AUTO AUCTIONS, INC.

By: _____(SEAL)

Name:

Title:

WELL'S-MC'COMAS CITIZEN
IMPROVEMENT
ASSOCIATION, INC.

By: _____(SEAL)

Name:

Title:

EXHIBIT A

REQUESTED ZONING RELIEF

EXHIBIT B

SITE PLAN

EXHIBIT C

USE DESCRIPTION

Insurance Auto Auctions, Inc. (IAA) works in partnership with a variety of sellers, including insurance companies, dealerships, rental car companies and fleet lease companies to facilitate the efficient sale of salvage and other end of life vehicles. Vehicles, including, but not limited to, automobiles, motorcycles, boats, recreational vehicles and trailers, are sold using our dual auction model combining both live and live online (internet) sales. IAA has positively expanded its business, adding more than 100 facilities over the past ten years. Currently IAA employs over 2,100 people and has over 160 facilities in the United States and Canada (Impact Auto Auctions). On average, each vehicle stays onsite between 45-90 days; however, some vehicles remain for shorter and longer durations.

IAA's auto auction business at the proposed location at 8143 Beachwood Road, Dundalk, Maryland 21222 ("Property") will involve receiving and selling vehicles, including those that have been damaged in accidents, are at the end of their life, donated to charities, or are retired from fleet usage. The vehicles will not be dismantled, no parts will be removed from the vehicles, and the vehicles will be sold in the same mechanical condition as when they arrive (vehicles may be washed onsite). Throughout its locations in various jurisdictions, IAA complies with all laws, regulations, and rules that govern this type of use governing parties to whom vehicle sales are permitted. IAA's proposed operations on the Property will be no different; IAA will comply with all Maryland laws, regulations, and rules limiting resale, including the persons to whom such sales can be made. IAA also follows strict regulatory compliance at federal, state and local levels that provide for regular environmental audits, and IAA employs best management practices for dealing with the rare spillage or leakage from a vehicle.

The proposed facility's typical business hours are currently scheduled to be Monday through Friday, between 8:00 a.m. and 5:30 p.m., and Saturday and Sunday, between 8:00 a.m. and 3:00 p.m., though work on Sundays will be rare absent special circumstances. It is important to note, however, that there will be after-hours drop-offs only in the designated after-hours drop-off locations shown on Exhibit B. Additionally, in the event of a catastrophe, as determined by IAA's customers, all business operations may increase beyond that stated above. Auctions at the facility will typically occur one time per week, always during normal business hours and never on a Saturday or Sunday. The auctions will typically last for four and six hours.

EXHIBIT D

AERIAL PHOTOGRAPH

EXHIBIT E

LANDSCAPING AND SIGNAGE EXHIBIT

EXHIBIT F

INTERIM SITE PLAN



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 8143 Beachwood Road

which is presently zoned MH-IM

Deed References:

10 Digit Tax Account # 2500006897

Property Owner(s) Printed Name(s) MJM Investment Properties LLC

(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 NO. 1

3. ☒ a Variance from Section(s)

SEE ATTACHED SHEET NO. 2

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 SHEET NO. 3

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name - Type or Print

Quot / DHK

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500

Towson

MD

Mailing Address

City

State

21204

410-494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

MJM Investment Properties LLC

Maria Marandis Member

Name #1 - Type or Print

Name #2 - Type or Print

Maria Marandis

Signature #1

Signature #2

909 Talamore Drive,

Ambler,

Pennsylvania

Mailing Address

City

State

19002-1815

Zip Code

Telephone #

Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Quot / DHK

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500

Towson

MD

Mailing Address

City

State

21204

410-494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

CASE NUMBER

Filing Date

Do Not Schedule Dates:

Reviewer

REV. 10/4/11

**ATTACHMENT 1
TO PETITION FOR ZONING HEARING**

8143 BEACHWOOD ROAD

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

**ATTACHMENT 2
TO PETITION FOR ZONING HEARING**

8143 BEACHWOOD ROAD

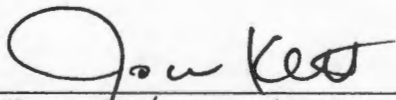
1. Variance from BCZR Section 408.1 to allow a total of 16.4 acres of land to be used as a junkyard in lieu of the permitted 5 acres.
2. Variance from BCZR Section 408.2 to allow automobiles and vehicles not in running condition to be located as close as 0 feet from other adjoining properties in lieu of the required 30 feet and as close as 40 feet from any other zone in lieu of the required 300 feet.
3. Variance from BCZR Section 409.8.A.2 to allow a non-durable and non-dustless surface for off-street parking.

**ATTACHMENT 3
TO PETITION FOR ZONING HEARING**

8143 BEACHWOOD ROAD

Contract Lessee:

Insurance Auto Auctions Corp., a Delaware Corporation

By: 
Name: John W. Kett
Title: CEO
Insurance Auto Auctions, Inc.
Two Westbrook Corporate Center
Suite 500
Westchester, Illinois 60154
708-492-7302

Prior Case

TB
1-27-10

IN RE: PETITIONS FOR SPECIAL EXCEPTION	*	BEFORE THE
AND VARIANCE		
E side of Beachwood Road; 879 feet NE of	*	DEPUTY ZONING
the c/l of I-695		
15 th Election District	*	COMMISSIONER
6 th Councilmanic District		
(8143 Beachwood Road)	*	FOR BALTIMORE COUNTY
 MJM Associates, LLC	*	
<i>Legal Owner</i>		
Salvage Direct, Inc.		
<i>Contract Purchaser</i>	*	Case No. 2010-0159-XA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by Martin Marano, Member, on behalf of MJM Associates, LLC, the legal property owner, and Robert T. Joyce, President of Salvage Direct, Inc., the contract purchaser. The Special Exception is requested for a junkyard (temporary storage of unlicensed or inoperative motor vehicles with no dismantling of vehicles) pursuant to Section 256.2 of the Baltimore County Zoning Regulations ("B.C.Z.R."). The Variance requests are as follows:

- From Section 408.1 of the B.C.Z.R. to allow 16.7 acres of land to be used for the junkyard in lieu of the permitted 5 acres; and
- From Section 408.2 of the B.C.Z.R. to allow automobiles and vehicles not in running condition to be located as close as 0 feet from other adjoining properties in lieu of the required 30 feet, and as close as 0 feet from any other zone in lieu of the required 300 feet.

The subject property and requested relief are more fully described on the redlined site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.



BOHLER ENGINEERING
CIVIL AND CONSULTING ENGINEERING
ARCHITECTURE
LAND SURVEYING
TRANSPORTATION SERVICES
PERMITTING SERVICES
SUSTAINABLE DESIGN
NEW YORK
WARREN, NJ
NEW YORK METRO
LEHIGH VALLEY, PA
SOUTH PLAINFIELD, NJ
BALTIMORE, MD
WASHINGTON, DC
NORTHERN VIRGINIA
CHARLOTTE, NC
FALLS CHURCH, VA

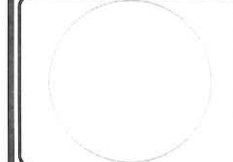
REVISIONS			
REV	DATE	COMMENT	BY


THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE:
IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA,
NORTH CAROLINA AND DELAWARE CALL: 811
TOLL: 1-800-246-4840 (PA: 1-800-246-1770) (DC: 1-800-227-7777)
(VA: 1-800-552-7001) (MD: 1-800-297-7777) (DE: 1-800-292-8000)

NOT APPROVED FOR CONSTRUCTION
PROJECT No.: MD142088
DRAWN BY: RDH
CHECKED BY: JJJ
DATE: 12/11/14
SCALE: 1" = 100'
CAD L.D.: EXD

PROJECT: **EXHIBIT "D"**
FOR
INSURANCE AUTO AUCTION
LOCATION OF SITE
8143 BEACHWOOD ROAD
BALTIMORE COUNTY
DUNDALK, MD

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com



SHEET TITLE:
AERIAL EXHIBIT
SHEET NUMBER:
1

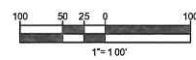


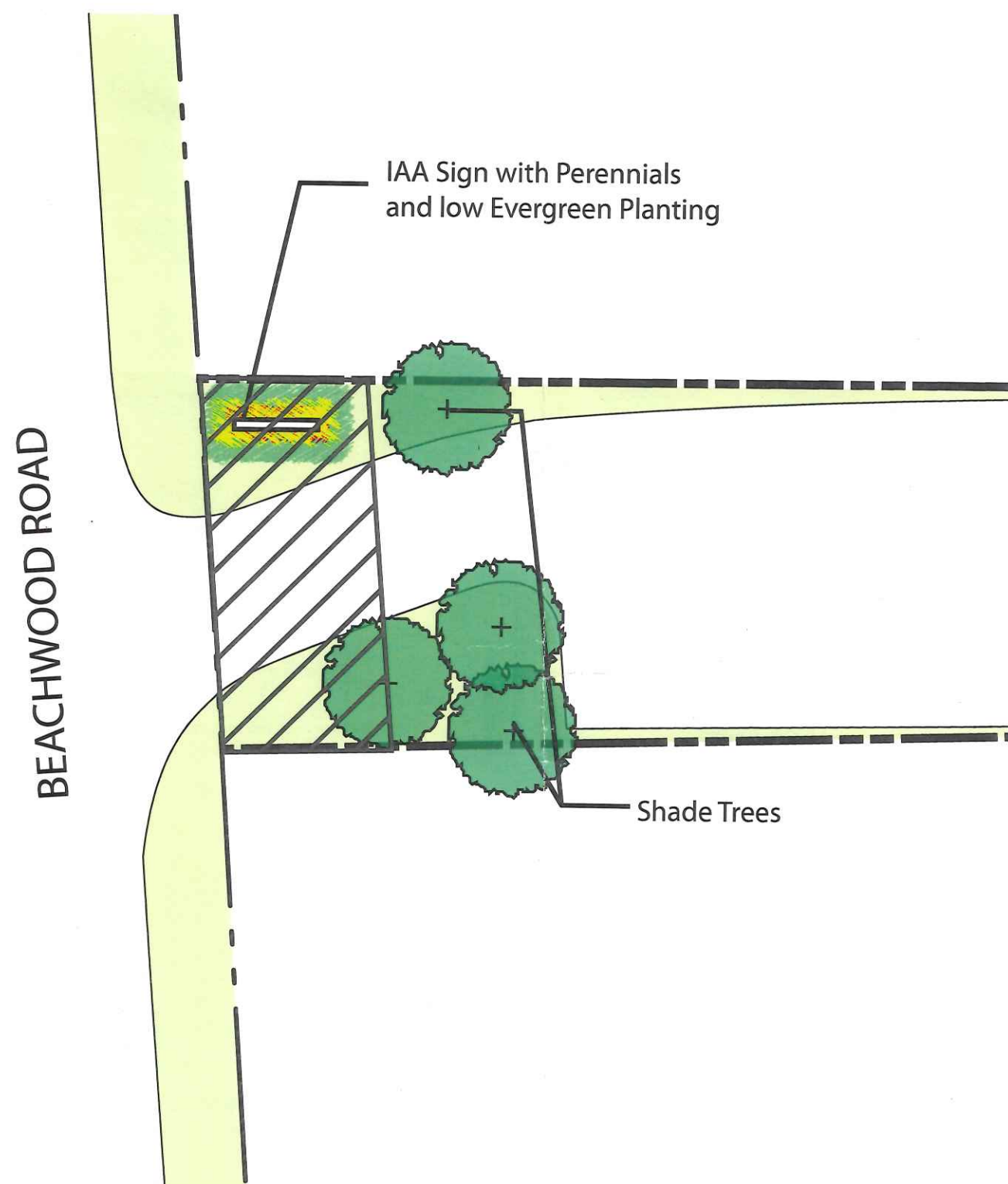
Exhibit E

Site Entrance Landscape
Concept Plan and Sign Example

Insurance Auto Auction

8143 BEACHWOOD ROAD
BALTIMORE COUNTY

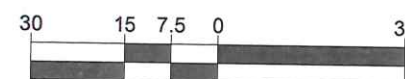
DUNDALK, MARYLAND
12/10/2014



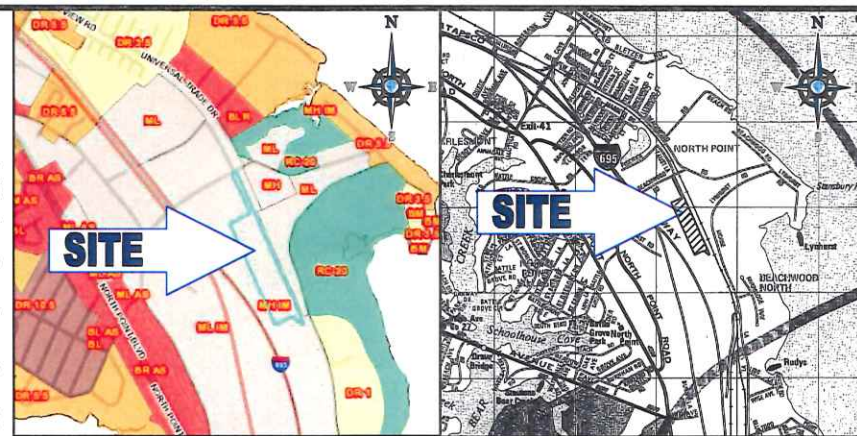
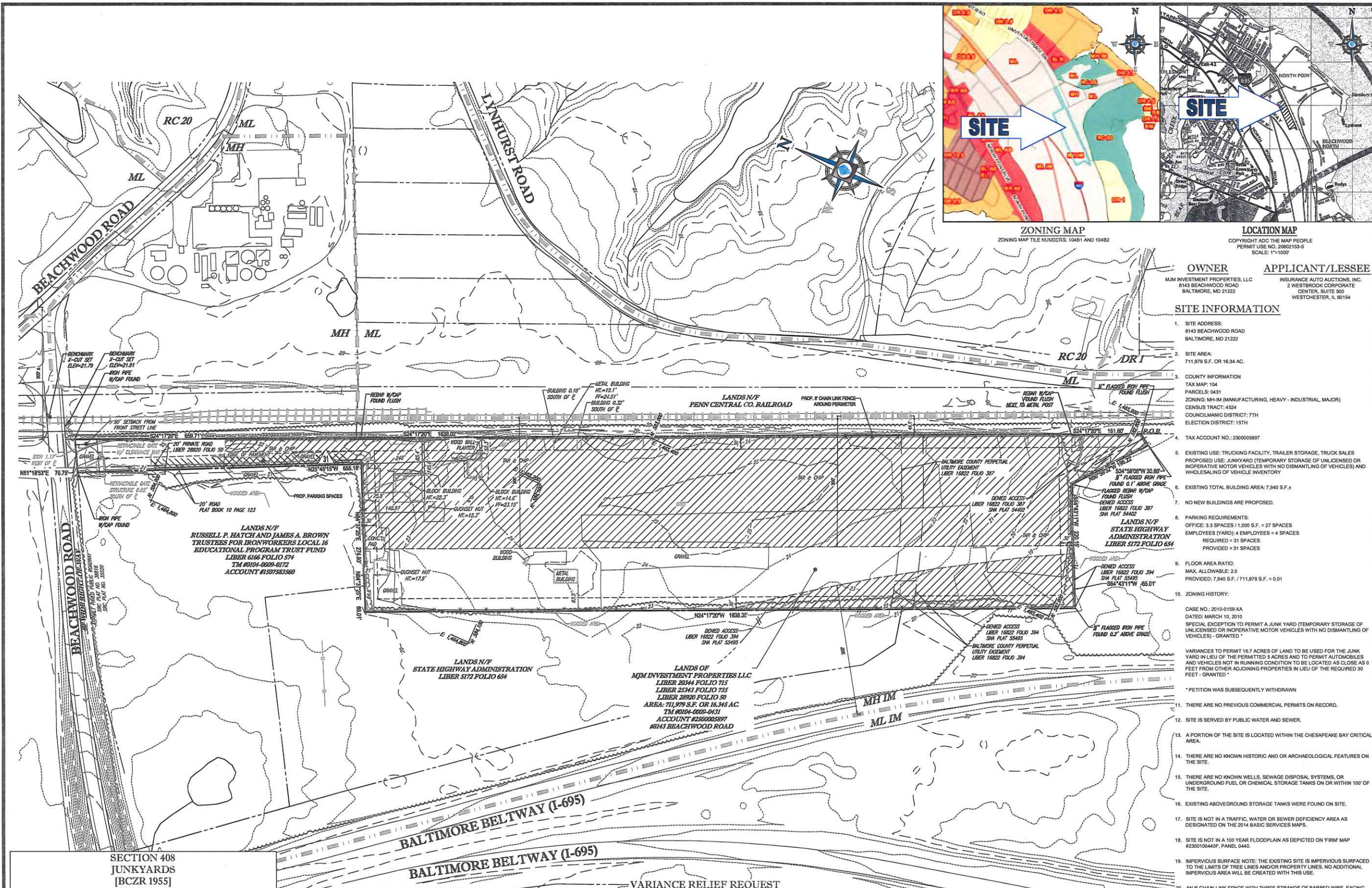
NOTE: IAA shall remove 2 existing metal posts on the property within the cross-hatching area on this exhibit and an existing gate used for security purposes on or before the date the new landscape plantings and sign are installed.



IAA Entrance Sign Example



BOHLER
ENGINEERING



ZONING MAP
ZONING MAP TILE NUMBERS: 104B1 AND 104B2

LOCATION MAP
COPYRIGHT ADD THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=1000'

OWNER
MJM INVESTMENT PROPERTIES, LLC
8143 BEACHWOOD ROAD
BALTIMORE, MD 21222

APPLICANT/LESSEE
INSURANCE AUTO AUCTIONS, INC.
2 WESTBROOK CORPORATE CENTER, SUITE 500
WESTCHESTER, IL 60154

SITE INFORMATION

1. SITE ADDRESS:
8143 BEACHWOOD ROAD
BALTIMORE, MD 21222
 2. SITE AREA:
711,979 S.F. OR 16.34 AC.
 3. COUNTY INFORMATION
TAX MAP: 104
PARCELS: 0431
ZONING: MH-IM (MANUFACTURING, HEAVY - INDUSTRIAL, MAJOR)
CENSUS TRACT: 4524
COUNCILMANIC DISTRICT: 7TH
ELECTION DISTRICT: 15TH
 4. TAX ACCOUNT NO.: 250005897
 5. EXISTING USE: TRUCKING FACILITY, TRAILER STORAGE, TRUCK SALES
PROPOSED USE: JUNKYARD (TEMPORARY STORAGE OF UNLICENSED OR INOPERATIVE MOTOR VEHICLES WITH NO DISMANTLING OF VEHICLES) AND WHOLESALE OF VEHICLE INVENTORY
 6. EXISTING TOTAL BUILDING AREA: 7,940 S.F. ±
 7. NO NEW BUILDINGS ARE PROPOSED.
 8. PARKING REQUIREMENTS:
OFFICE: 3.3 SPACES / 1,000 S.F. = 27 SPACES
EMPLOYEES (YARD): 4 EMPLOYEES = 4 SPACES
REQUIRED = 31 SPACES
PROVIDED = 31 SPACES
 9. FLOOR AREA RATIO:
MAX. ALLOWABLE: 2.0
PROVIDED: 7,940 S.F. / 711,979 S.F. = 0.01
 10. ZONING HISTORY:
CASE NO.: 2010-0159-XA
DATED MARCH 10, 2011
SPECIAL EXCEPTION TO PERMIT A JUNK YARD (TEMPORARY STORAGE OF UNLICENSED OR INOPERATIVE MOTOR VEHICLES WITH NO DISMANTLING OF VEHICLES) - GRANTED *
- VARIANCES TO PERMIT 16.7 ACRES OF LAND TO BE USED FOR THE JUNK YARD IN LIEU OF THE PERMITTED 5 ACRES AND TO PERMIT AUTOMOBILES AND VEHICLES NOT IN RUNNING CONDITION TO BE LOCATED AS CLOSE AS 0 FEET FROM OTHER ADJOINING PROPERTIES IN LIEU OF THE REQUIRED 30 FEET - GRANTED *
- * PETITION WAS SUBSEQUENTLY WITHDRAWN

11. THERE ARE NO PREVIOUS COMMERCIAL PERMITS ON RECORD.
12. SITE IS SERVED BY PUBLIC WATER AND SEWER.
13. A PORTION OF THE SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
14. THERE ARE NO KNOWN HISTORIC AND OR ARCHAEOLOGICAL FEATURES ON THE SITE.
15. THERE ARE NO KNOWN WELLS, SEWAGE DISPOSAL SYSTEMS, OR UNDERGROUND FUEL OR CHEMICAL STORAGE TANKS ON OR WITHIN 100' OF THE SITE.
16. EXISTING ABOVEGROUND STORAGE TANKS WERE FOUND ON SITE.
17. SITE IS NOT IN A TRAFFIC, WATER OR SEWER DEFICIENCY AREA AS DESIGNATED ON THE 2014 BASIC SERVICES MAPS.
18. SITE IS NOT IN A 100 YEAR FLOODPLAIN AS DEPICTED ON FIRM MAP #230010040F, PANEL 0440.
19. IMPERVIOUS SURFACE NOTE: THE EXISTING SITE IS IMPERVIOUS SURFACED TO THE LIMITS OF TREE LINES AND/OR PROPERTY LINES. NO ADDITIONAL IMPERVIOUS AREA WILL BE CREATED WITH THIS USE.
20. AN 8' CHAIN LINK FENCE WITH THREE STRANDS OF BARBED WIRE, FACING OUTWARD AT THE TOP, WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE SITE. ADDITIONALLY, THERE WILL BE A NON-ETHAL ELECTRIC SECURITY FENCE INSTALLED ON THE INSIDE PERIMETER OF THE CHAIN LINK FENCE.
21. EXISTING SIGN WILL BE REMOVED AND ALL PROPOSED SIGNS WILL COMPLY WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

SECTION 408 JUNKYARDS [BCZR 1955]	
§ 408.1. LOT AREA.	
THE AREA OF LAND SO TO BE USED SHALL BE NOT LESS THAN ONE ACRE OR MORE THAN FIVE ACRES.	VARIANCE REQUESTED
§ 408.2. LOCATION.	
NO AUTOMOBILE OR VEHICLE NOT IN RUNNING CONDITION, NOR MACHINERY OR OTHER JUNK OR SCRAP SHALL BE LOCATED, EITHER FOR STORAGE OR DISMANTLING, WITHIN 300 FEET OF ANY OTHER ZONE, WITHIN 50 FEET OF THE FRONT STREET LINE, NOR WITHIN 30 FEET OF ANY OTHER ADJOINING PROPERTY.	VARIANCE REQUESTED
§ 408.3. SCREENING.	
THE ZONING COMMISSIONER OR COUNTY BOARD OF APPEALS, UPON APPEAL, SHALL REQUIRE THE LOCATION AND ERECTION OF SUCH WALLS OR FENCES OR REQUIRE THE PLANTING OF SUCH SHRUBBERY, TREES OR VINES, AS MAY BE REASONABLE AND PROPER, TO AFFORD ADEQUATE SCREENING OF SUCH JUNKYARD.	TO BE DETERMINED

PROJECT SPECIFIC NOTES

1. ALL EXISTING IMPERVIOUS AREAS OF CRUSHER RUN, ASPHALT, AND COMPACTED EARTH WILL BE REUSED. NO ADDITIONAL PAVING OR DISTURBANCE WILL BE COMPLETED.
2. THERE WILL BE NO VERTICAL STORAGE OF VEHICLES, NO CRUSHING, SHREDDING, DISMANTLING PARTING OR PARTS SALES. THERE SHALL BE NO STORAGE OF HAZARDOUS SUBSTANCES EXCEPT STORAGE OF FUEL FOR VEHICLE LOADERS AND OTHER SIMILAR EQUIPMENT USED ON-SITE, AND NO DRAINING OF FLUIDS OR FUELS.
3. THERE SHALL BE NO PUBLIC ACCESS TO THIS FACILITY.
4. THIS FACILITY IS TO BE UTILIZED FOR CLEAN, AUDITED AND INSURED STORAGE OF VEHICLES ACCESSIBLE TO INSURANCE ADJUSTERS FOR ASSESSMENT AND CLAIM RESOLUTIONS.
5. VEHICLES ARE REMOVED FROM CAR CARRIERS AT THE RECEIVING OFFICE AND ARE PLACED IN THE STORAGE ROWS BY SPECIALIZED LOADER EQUIPMENT OPERATED BY YARD STAFF.

VARIANCE RELIEF REQUEST

- VARIANCE RELIEF REQUEST OF SECTION 408.1 BCZR. SITE AREA IN EXCESS OF 5 AC.
- VARIANCE RELIEF REQUEST OF SECTION 408.2 BCZR. PROXIMITY TO ANOTHER ZONE.
- VARIANCE RELIEF REQUEST OF SECTION 408.2 BCZR. 30' SETBACK RESTRICTION TO PROPERTY LINE.
- VARIANCE RELIEF REQUEST OF SECTION 408.3 BCZR. A DURABLE AND DUSTLESS SURFACE SHALL BE PROVIDED.

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING, ASBESTOS INVESTIGATIONS
SUSTAINABLE DESIGN, TRANSPORTATION SERVICES
PERMITTING SERVICES

BALTIMORE, MD
NEW YORK, NY
WASHINGTON, DC
BOSTON, MA
LEHIGH VALLEY, PA
CHARLOTTE, NC
RALEIGH, NC

REVISIONS			
REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXISTING DESIGNERS OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, NORTH CAROLINA AND DELAWARE CALL: 811
VA 1-800-552-6849 (MD 1-800-251-7777) (DC 1-800-251-7777) (NC 1-800-552-7091) (DE 1-800-251-7777)

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: MD142058 RDH
DRAWN BY: JUJ
CHECKED BY: 12/10/14
DATE: 1" = 100'
SCALE: ETC
CADD ID:

PROJECT:

EXHIBIT "B"

FOR

INSURANCE AUTO AUCTION

LOCATION OF SITE
8143 BEACHWOOD ROAD
BALTIMORE COUNTY
DUNDALK, MD

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

J.J. UCCIFERRO

PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 3394

SHEET TITLE:

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND VARIANCE

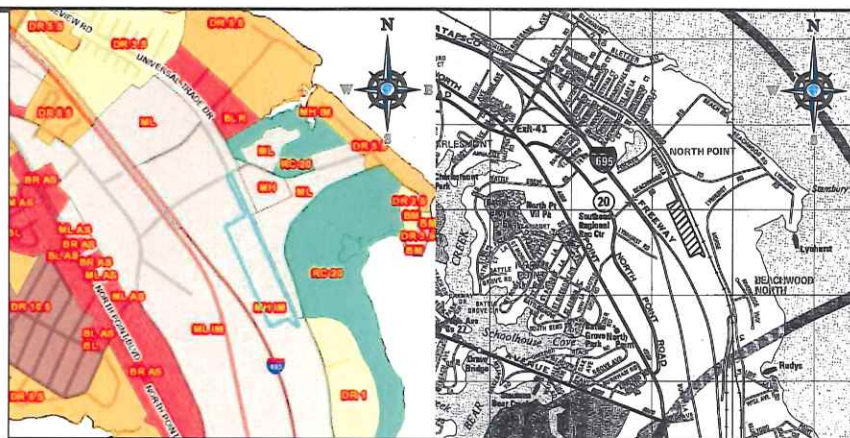
SHEET NUMBER:

1A

PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCCIFERRO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3394, EXPIRATION DATE: 6/26/2016



NOTE:
THE INDIVIDUAL USE AREAS MAY BE EXPANDED, REDUCED OR RECONFIGURED BASED ON INSURANCE AUTO AUCTION'S BUSINESS NEEDS.



ZONING MAP
ZONING MAP TILE NUMBERS: 10481 AND 10482

LOCATION MAP
COPYRIGHT ADG THE MAP PEOPLE
PERMIT USE NO. 2502153-5
SCALE: 1"=1000'

OWNER
MIM INVESTMENT PROPERTIES, LLC
8143 BEACHWOOD ROAD
BALTIMORE, MD 21222

APPLICANT/LESSEE
INSURANCE AUTO AUCTIONS, INC.
2 WESTBROOK CORPORATE
CENTER, SUITE 500
WESTCHESTER, IL 60154

LEGEND

- INVENTORY AREA
- SALES PAD
- DROP ZONE
- PULL-OUT AREA
- AREA NOW VEGETATED AND NOT TO BE DISTURBED

BOHLER ENGINEERING
CIVIL AND CONSULTING ENGINEERING
ARCHITECTURE
LAND SURVEYING
TRANSPORTATION SERVICES
PERMITTING SERVICES
SUSTAINABLE DESIGN
BALTIMORE, MD
BOSTON, MA
NEW YORK, NY
NEW YORK METRO
LEHIGH VALLEY, PA
SOUTH ANTIPOLO, PHILIPPINES
WASHINGTON, DC
NORTHERN VIRGINIA
CHARLOTTE, NC

REVISIONS			
REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION
THE FOLLOWING STATES REQUIRE NOTIFICATION BY LOCAL AGENCIES, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, NORTH CAROLINA AND DELAWARE CALL: 811 (TOLL FREE 1-800-246-4848) (PA 1-800-242-1777) (DC 1-800-242-1777) (VA 1-800-552-7001) (MD 1-800-291-7777) (DE 1-800-242-4500)

NOT APPROVED FOR CONSTRUCTION
PROJECT No.: MD142088
DRAWN BY: RDH
CHECKED BY: JJU
DATE: 12/10/14
SCALE: 1" = 100'
CAD ID: E32

EXHIBIT "B"
FOR
INSURANCE AUTO AUCTION
LOCATION OF SITE
8143 BEACHWOOD ROAD
BALTIMORE COUNTY
DUNDALK, MD

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

J.J. UCCIFERRO
PROFESSIONAL ENGINEER
BALTIMORE COUNTY, MD

SHEET TITLE:
PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND VARIANCE
SHEET NUMBER:
1B

PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCCIFERRO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 30264, EXPIRATION DATE: 6/25/2016



PETITIONER'S EXHIBIT **5**



My Neighborhood Map

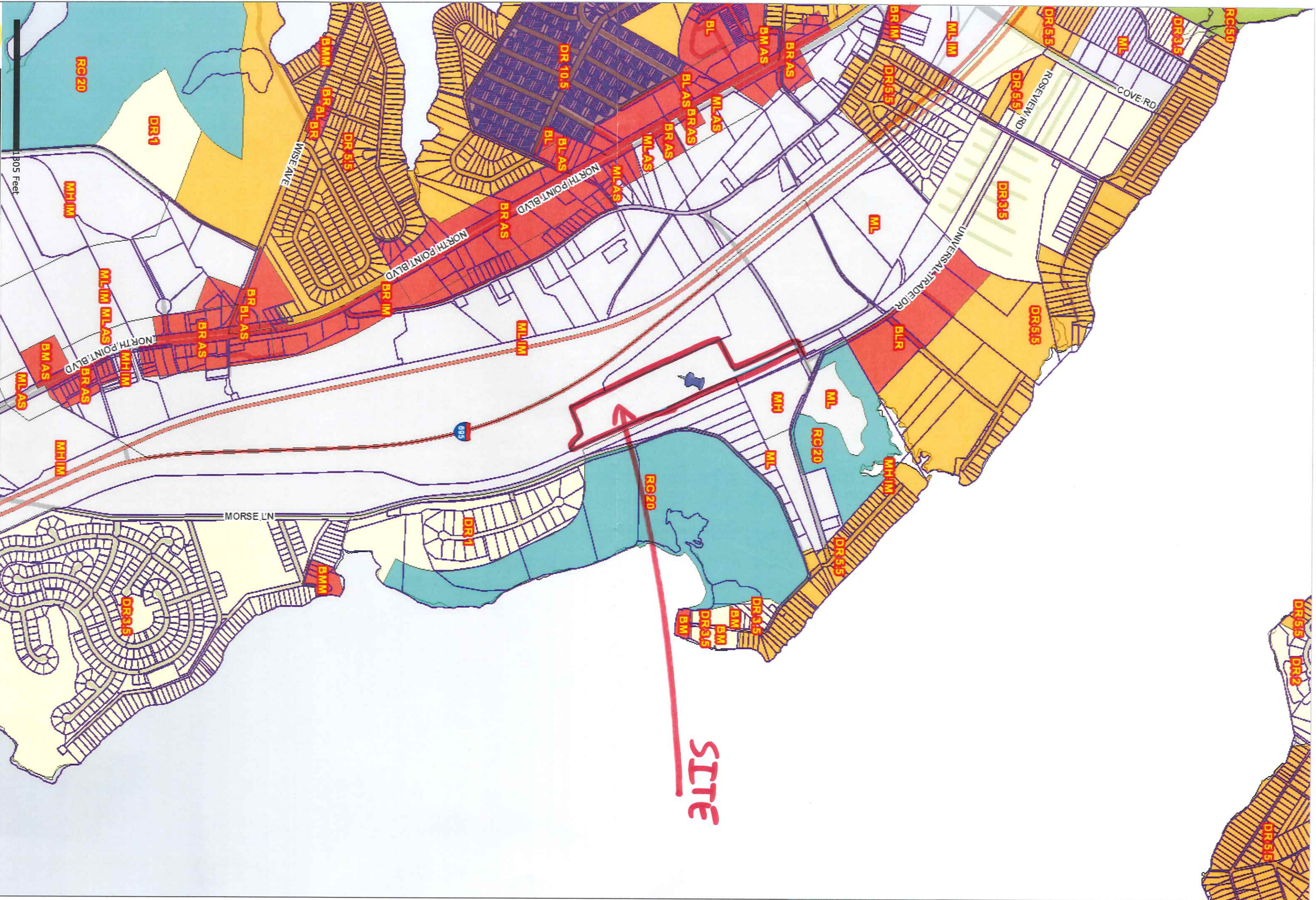
Created By
Baltimore County
My Neighborhood



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

Printed 7/7/2014





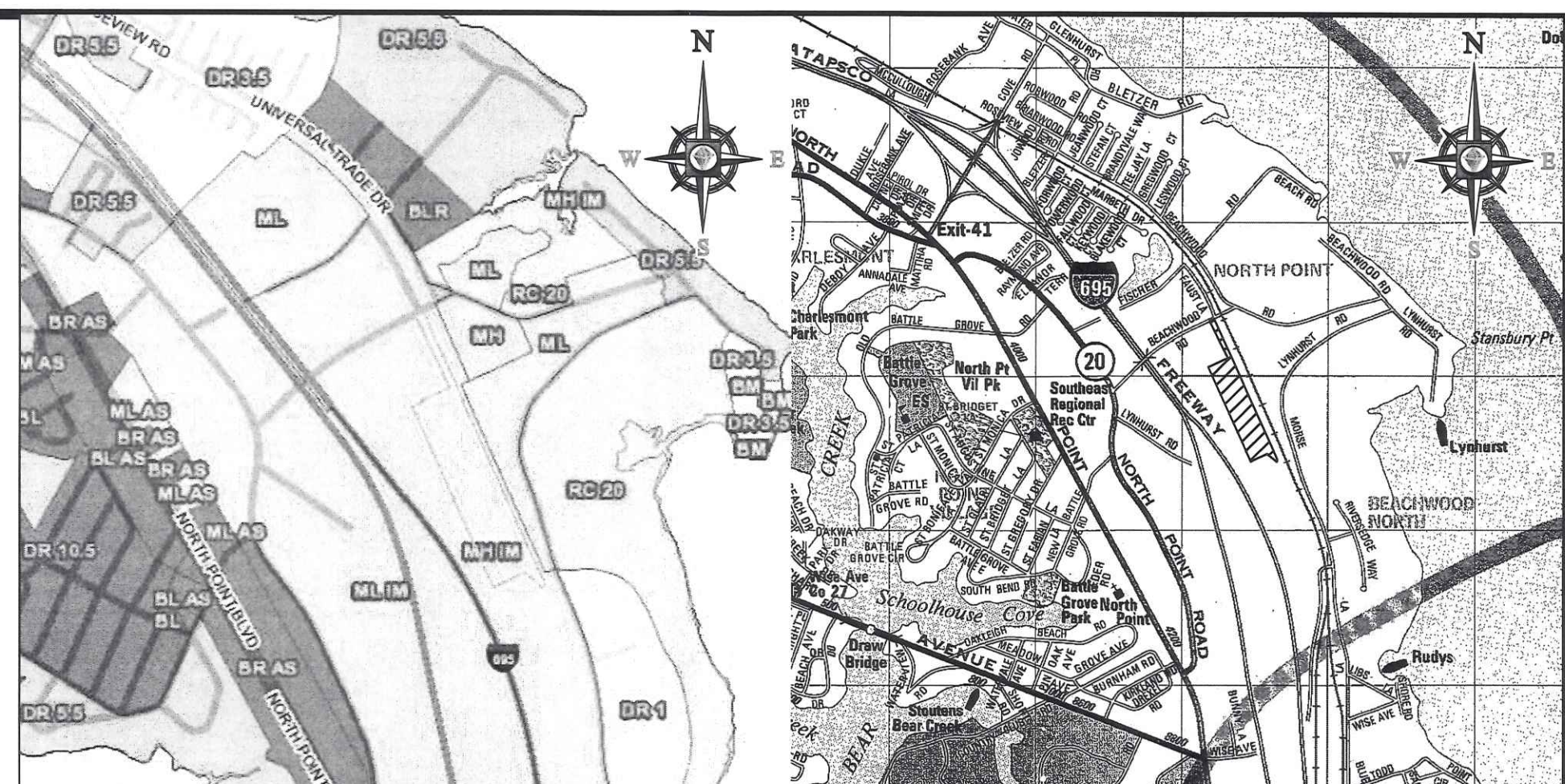
My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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Printed 9/17/2014



ZONING MAP

ZONING MAP TILE NUMBERS: 104B1 AND 104B2

LOCATION MAP

LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1" = 1000'

OWNER

OWNER
MJM INVESTMENT PROPERTIES, LLC
8143 BEACHWOOD ROAD
BALTIMORE, MD 21222

APPLICANT/LESSEE

INSURANCE AUTO AUCTIONS, INC.
2 WESTBROOK CORPORATE
CENTER, SUITE 500
WESTCHESTER, IL 60154

[illegible]

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, NORTH CAROLINA AND DELAWARE CALL - 811 (VW 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777)

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MD142088
DRAWN BY:	RDH
CHECKED BY:	JJU
DATE:	12/10/14
SCALE:	1" = 100'

PROJECT:

FOR
INSURANCE
AUTO
AUCTION
LOCATION OF SITE
8143 BEACHWOOD ROAD
BALTIMORE COUNTY
MAY 15, 1997



**901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204**
Phone: (410) 821-7900
Fax: (410) 821-7987

J.J. UCCELLERRO

PROFESSIONAL ENGINEER
 MARYLAND LICENSE NO. 38004
No. 38004
PROFESSIONAL ENGINEER

SHEET TITLE:

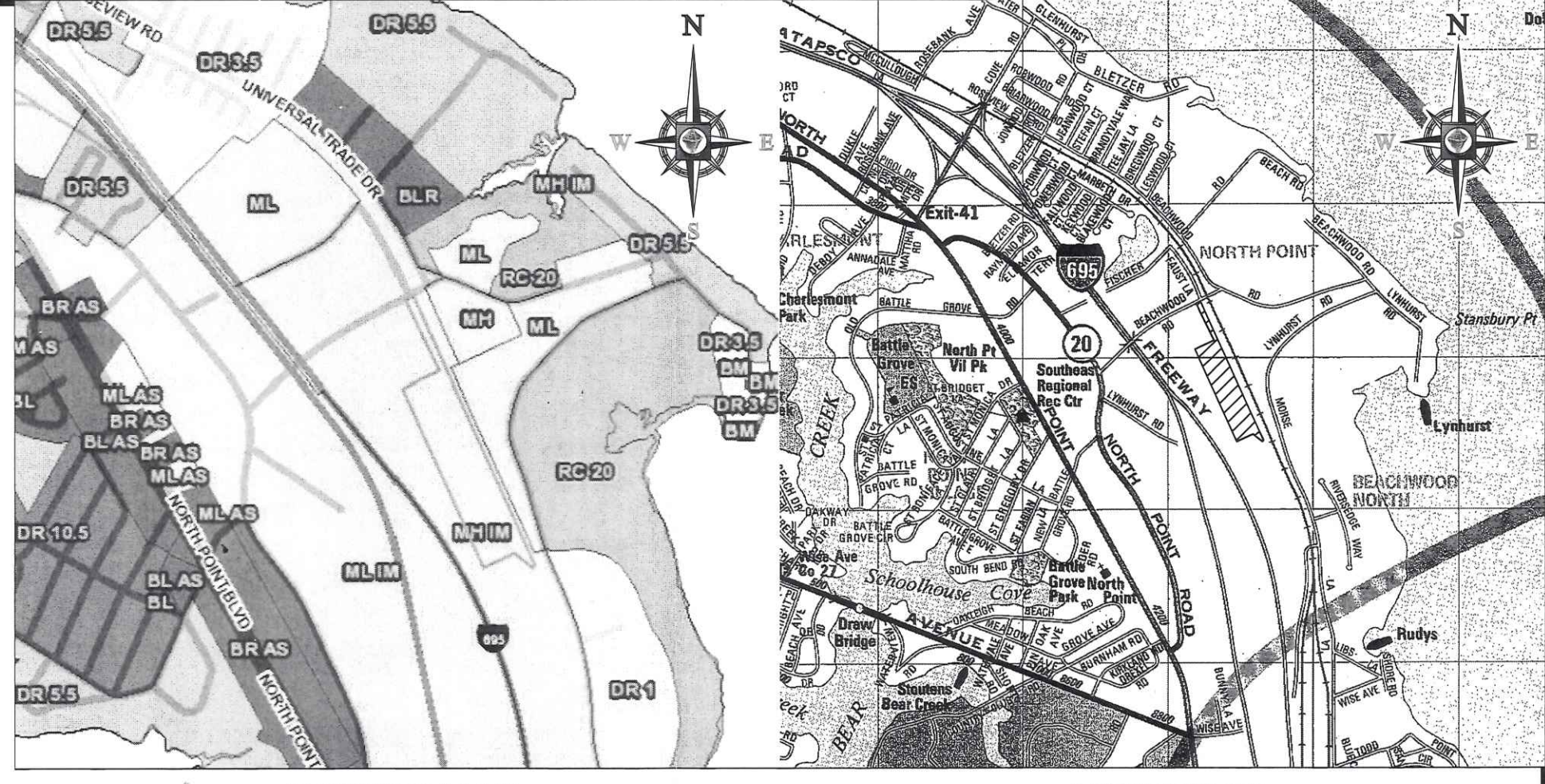
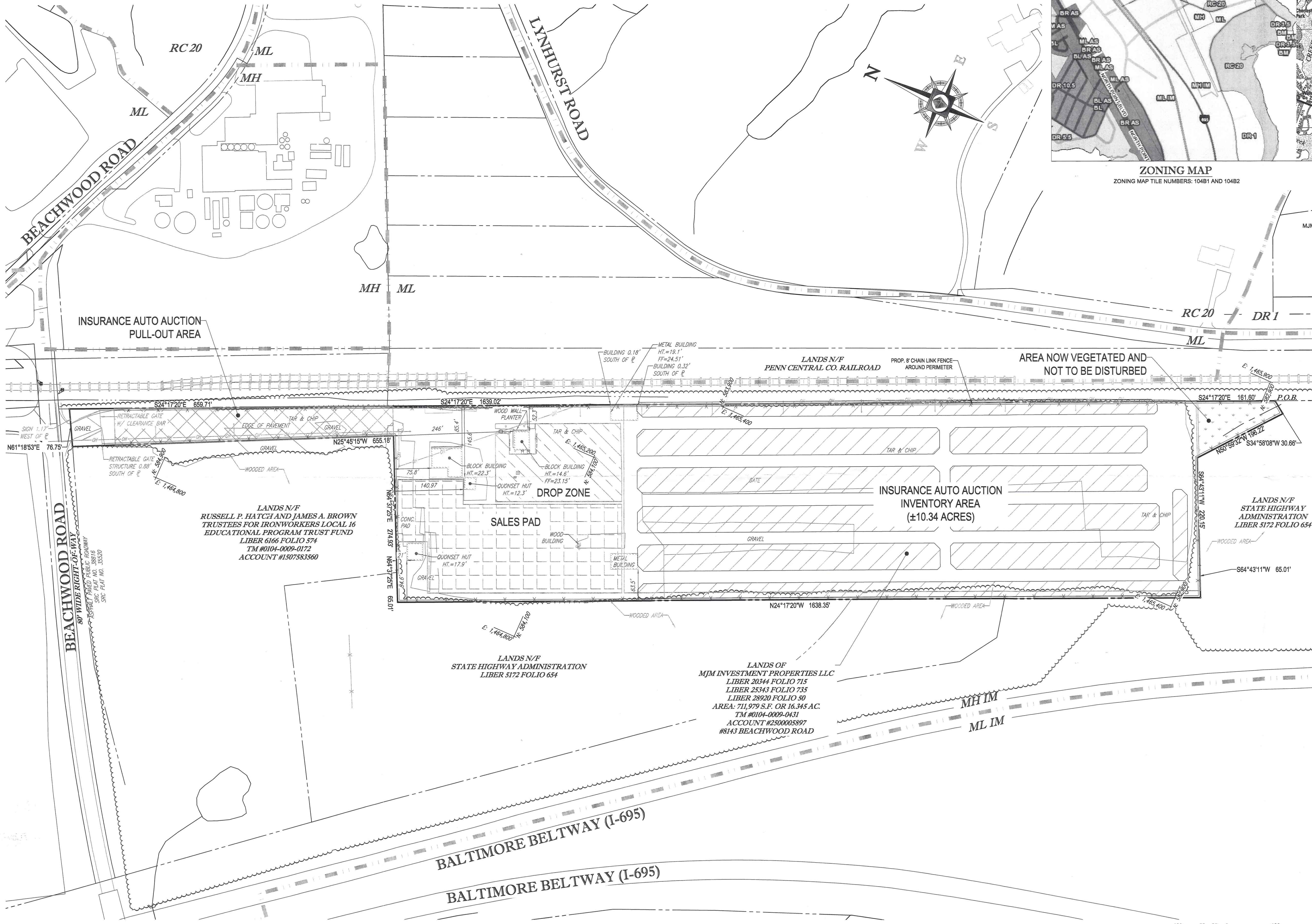
**PLAN TO
ACCOMPANY
PETITION FOR
SPECIAL EXCEPTION
AND VARIANCE**

SHEET NUMBER:

1B

NOTE:
THE INDIVIDUAL USE AREAS MAY BE EXPANDED, REDUCED
OR RECONFIGURED BASED ON INSURANCE AUTO AUCTION'S
BUSINESS NEEDS

PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCCIFERRO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO.



ZONING MAP
ZONING MAP TILE NUMBERS: 10481 AND 10482

LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=1000'

OWNER
MJM INVESTMENT PROPERTIES, LLC
8143 BEACHWOOD ROAD
BALTIMORE, MD 21222

APPLICANT/LESSEE
INSURANCE AUTO AUCTIONS, INC.
2 WESTBROOK CORPORATE
CENTER, SUITE 500
WESTCHESTER, IL 60154

LEGEND

- INVENTORY AREA
- SALES PAD
- DROP ZONE
- PULL-OUT AREA
- AREA NOW VEGETATED AND NOT TO BE DISTURBED

NOTE:
THE INDIVIDUAL USE AREAS MAY BE EXPANDED, REDUCED OR RECONFIGURED BASED ON INSURANCE AUTO AUCTION'S BUSINESS NEEDS.

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE
LAND SURVEYING DESIGN TRANSPORTATION SERVICES
SUSTAINABLE DESIGN PERMITTING SERVICES

WARREN, NJ
BALTIMORE, MD
BOSTON, MA
NEW YORK, NY
NEW YORK METRO
LEHIGH VALLEY, PA
SOUTHEASTERN, PA
CHARLOTTE, NC
RALEIGH, NC

REVISIONS			
REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD142088
DRAWN BY: RDH
CHECKED BY: JUJ
DATE: 12/22/14
SCALE: 1" = 100'
CAD I.D.: EX3

PROJECT:

EXHIBIT "B"

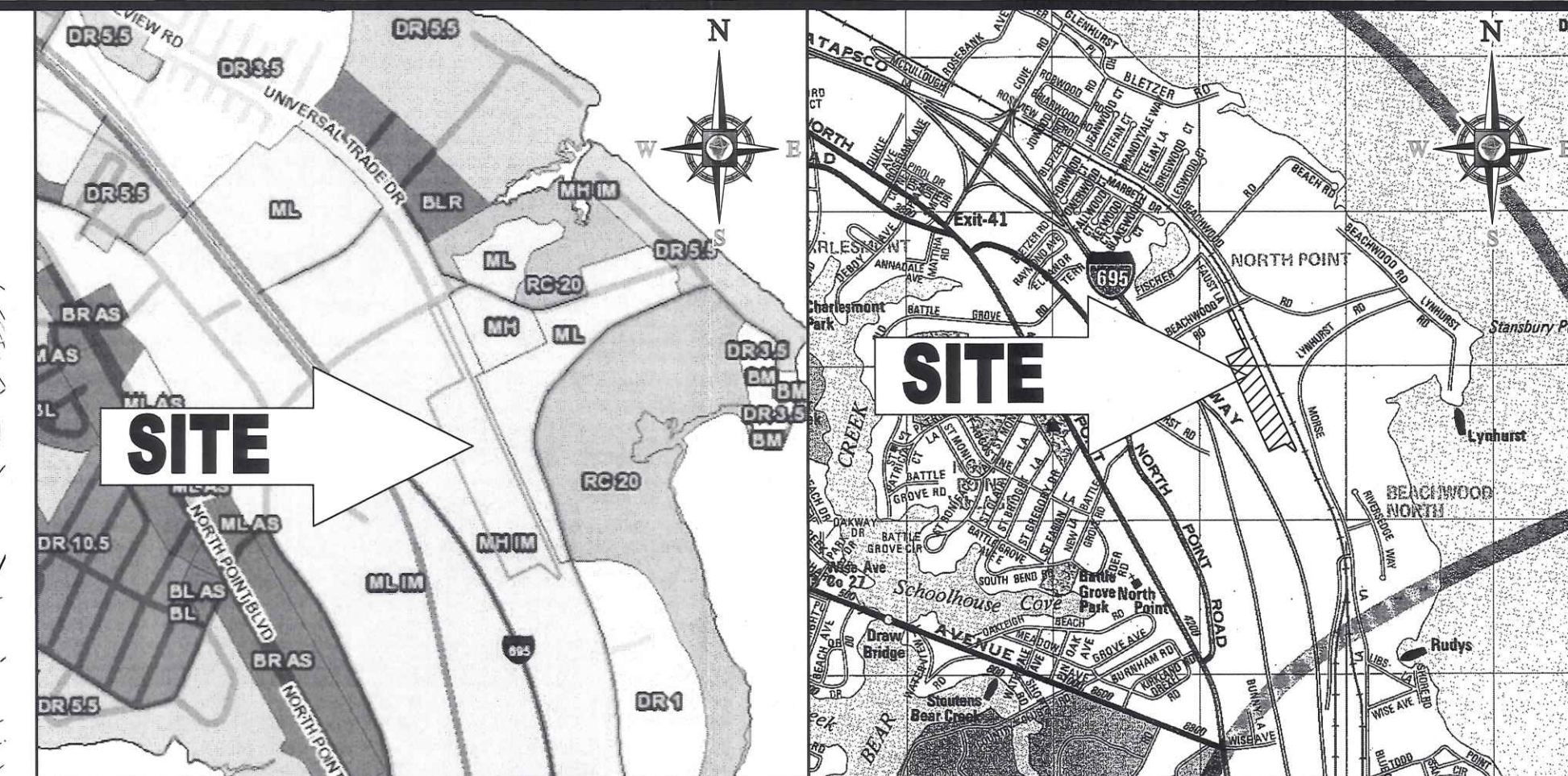
FOR
INSURANCE AUTO AUCTION
LOCATION OF SITE
8143 BEACHWOOD ROAD
BALTIMORE COUNTY
DUNDALK, MD

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

J.J. UCCIFERRO
PROFESSIONAL ENGINEER
1-5-15

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND VARIANCE
SHEET NUMBER:
1C

PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCCIFERRO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38064, EXPIRATION DATE: 6/26/2016



ZONING MAP

LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=1000'

OWNER
INVESTMENT PROPERTIES, LLC
8143 BEACHWOOD ROAD

APPLICANT/LESSEE
INSURANCE AUTO AUCTIONS, INC.
2 WESTBROOK CORPORATE
CENTER, SUITE 500
WESTCHESTER, IL 60154

SITE INFORMATION

1. SITE ADDRESS:
8143 BEACHWOOD ROAD
BALTIMORE, MD 21222
2. SITE AREA:
711,979 S.F. OR 16.34 AC.
3. COUNTY INFORMATION
TAX MAP: 104
PARCELS: 0431
ZONING: MH-IM (MANUFACTURING, HEAVY - INDUSTRIAL, MAJOR)
CENSUS TRACT: 4524
COUNCILMANIC DISTRICT: 7TH
ELECTION DISTRICT: 15TH
4. TAX ACCOUNT NO.: 2500005897
5. EXISTING USE: TRUCKING FACILITY, TRAILER STORAGE, TRUCK SALES
PROPOSED USE: JUNKYARD (TEMPORARY STORAGE OF UNLICENSED OR INOPERATIVE MOTOR VEHICLES WITH NO DISMANTLING OF VEHICLES) AND WHOLESALE OF VEHICLE INVENTORY
6. EXISTING TOTAL BUILDING AREA: 7,940 S.F.±
7. NO NEW BUILDINGS ARE PROPOSED.
8. PARKING REQUIREMENTS:
OFFICE: 3.3 SPACES / 1,000 S.F. = 27 SPACES
EMPLOYEES (YARD): 4 EMPLOYEES = 4 SPACES
REQUIRED = 31 SPACES
PROVIDED = 31 SPACES
9. FLOOR AREA RATIO:
MAX. ALLOWABLE: 2.0
PROVIDED: 7,940 S.F. / 711,979 S.F. = 0.01
10. ZONING HISTORY:

CASE NO.: 2010-0159-XA
DATED: MARCH 10, 2010

SPECIAL EXCEPTION TO PERMIT A JUNK YARD (TEMPORARY STORAGE OF UNLICENSED OR INOPERATIVE MOTOR VEHICLES WITH NO DISMANTLING OF VEHICLES) - GRANTED *
11. VARIANCES TO PERMIT 16.7 ACRES OF LAND TO BE USED FOR THE JUNK YARD IN LIEU OF THE PERMITTED 5 ACRES AND TO PERMIT AUTOMOBILES AND VEHICLES NOT IN RUNNING CONDITION TO BE LOCATED AS CLOSE AS 0 FEET FROM OTHER ADJOINING PROPERTIES IN LIEU OF THE REQUIRED 30 FEET - GRANTED *
12. * PETITION WAS SUBSEQUENTLY WITHDRAWN
13. THERE ARE NO PREVIOUS COMMERCIAL RECORDS ON RECORD.
14. SITE IS SERVED BY PUBLIC WATER AND SEWER.
15. A PORTION OF THE SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
16. THERE ARE NO KNOWN HISTORIC AND OR ARCHAEOLOGICAL FEATURES ON THE SITE.
17. THERE ARE NO KNOWN WELLS, SEWAGE DISPOSAL SYSTEMS, OR UNDERGROUND FUEL OR CHEMICAL STORAGE TANKS ON OR WITHIN 100' OF THE SITE.
18. EXISTING ABOVEGROUND STORAGE TANKS WERE FOUND ON SITE.
19. SITE IS NOT IN A TRAFFIC, WATER OR SEWER DEFICIENCY AREA AS DESIGNATED ON THE 2014 BASIC SERVICES MAPS.
20. SITE IS NOT IN A 100 YEAR FLOODPLAIN AS DEPICTED ON "FIRM" MAP #Z300100440F, PANEL 0440.
21. IMPERVIOUS SURFACE NOTE: THE EXISTING SITE IS IMPERVIOUS SURFACED TO THE LIMITS OF TREE LINES AND/OR PROPERTY LINES. NO ADDITIONAL IMPERVIOUS AREA WILL BE CREATED WITH THIS USE.
22. AN 8" CHAIN LINK FENCE WITH THREE STRANDS OF BARBED WIRE, FACING OUTWARD AT THE TOP, WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE SITE. ADDITIONALLY, THERE WILL BE A NON-LETHAL, ELECTRIC SECURITY FENCE INSTALLED ON THE INSIDE PERIMETER OF THE CHAIN LINK FENCE.
23. EXISTING SIGN WILL BE REMOVED AND ALL PROPOSED SIGNS WILL COMPLY WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

REVISIONS

[illegible]

THE FOLLOWING STATES REQUIRE NOTIFICATION BY
EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING
DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE
IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA,
NORTH CAROLINA AND DELAWARE CALL - 811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MD14208
DRAWN BY:	RDH
CHECKED BY:	JJU
DATE:	10/01/1
SCALE:	1" = 10'
CAD I.D.:	EX

PROJECT:

EXHIBIT

FOR
INSURANCE
AUTO
AUCTION
LOCATION OF SITE
8143 BEACHWOOD ROAD
BALTIMORE COUNTY
DUNDALK, MD



901 DULANEY VALLEY ROAD, SUITE 80
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

J.J. DOCCERRO

PROFESSIONAL ENGINEER

MARYLAND LICENSE NO. 36064

10-1-14

SHEET TITLE:

PLAN TO
ACCOMPANY
PETITION FOR
SPECIAL EXCEPTION
AND VARIANCE

SHEET NUMBER:

1

PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCCIFERRO, HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO.
36064, EXPIRATION DATE: 8/26/2016

REVISED 2015-0056X

H:\2014\MD142088\DRAWINGS\EXHIBITS\SPECIAL EXCEPTION PLAN\MD142088E02.DWG PRINTED BY: RHWNN 10.01.14 @ 2:20 PM LAST SAVED BY: RHWNN