



KEVIN KAMENETZ
County Executive

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

May 30, 2017

C. William Clark, Esq.
Law Office of C. William Clark, LLC
Suite 700, Nottingham Centre
502 Washington Avenue
Towson, MD 21204

Peter Max Zimmerman, Esq.
Office of People's Counsel
105 West Chesapeake Avenue, Room 204
Towson, MD 21204

RE: Petition for Special Exception and Variance – Case No. 2015-0096-XA and
Petition for Special Exception – Case No. 2015-0097-X
Properties: 1325-1335 Mohrs Lane and 10001 Pulaski Highway

Dear Counsel:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Richard Pitz, 808 Cold Spring Road, Baltimore, MD 21220

IN RE: PETITION FOR SPECIAL EXCEPTION *

(10001 Pulaski Highway)

15th Election District *

6th Council District

Corner Properties, LLC *

Legal Owner

The Harvey Salt Co., Lessee *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2015-0097-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Exception filed for property located at 10001 Pulaski Highway. The Petition was filed on behalf of the Corner Properties, LLC, legal owner of the subject property and The Harvey Salt Co., lessee (Petitioners). Petitioners seek to use the herein described property for a contractor's equipment storage yard, a use permitted by special exception in the BR-AS zone.

This case was combined for hearing with Case No. 2015-0096-XA, which concerns an adjoining property also leased by the Harvey Salt Co. Petitioners presented in that case 35 exhibits, which will be included in the case file for No. 2015-0096-XA but were also admitted as exhibits in this case. On this property (which is zoned BR-AS and is 24,959 sq. ft. in size) Petitioners propose to store various salt products which will ultimately be distributed to customers by the Harvey Salt Co. The office of zoning review considered this to constitute a contractor's equipment storage yard, a use permitted by special exception.

Special Exception Law in Maryland

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the court of appeals

ORDER RECEIVED FOR FILING

Date 5-30-17

By DW

discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized 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.

Petitioners' experts opined the proposed use at this location would comply with the special exception requirements set forth at B.C.Z.R. §502.1, as construed by the pertinent case law. Witnesses explained the property is located along a busy commercial/industrial corridor, and landscaping (above and beyond that required by the Landscape Manual) would be provided to screen the storage area from motorists and/or pedestrians. There is no reason to believe storage at this location of packaged and sealed salt products for resale would jeopardize in any way the health, safety or welfare of the surrounding community. As such the petition will be granted.

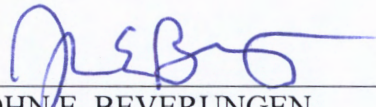
THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 30th day of **May, 2017**, that the Petition for Special Exception to use the herein described property for a contractor's equipment storage yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.

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

JEB/sln


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 5-30-17

By ISW



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 10001 Pulaski Highway which is presently zoned BR-AS
 Deed References: 34549/24 10 Digit Tax Account # 1 5 2 3 5 0 3 6 0 0
 Property Owner(s) Printed Name(s) Corner 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
A contractor's equipment storage yard under Section 236.2 of the BCZR.
3. a **Variance** from Section(s)

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

To be presented at a 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:

The Harvey Salt Company

Name- Type or Print

Bonnie C. Hansen (Pres.)
 Signature

1325 Mohrs Lane Baltimore MD

Mailing Address City State

21220 410-391-9100

Zip Code Telephone # Email Address

Attorney for Petitioner:

C. William Clark

Name- Type or Print

C. William Clark
 Signature

502 Washington Ave., Ste. 700 Towson, MD

Mailing Address City State

21204 410-823-7800 cwclark@nolanplumhoff.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Corner Properties, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Bonnie C. Hansen (sole owner)
 Signature #1 c/o The Harvey Salt Company

1325 Mohrs Lane Baltimore MD

Mailing Address City State

21220 410-391-9100

Zip Code Telephone # Email Address

Representative to be contacted:

Bernadette Moskunus, Site Rite Surveying

Name - Type or Print

Bernadette Moskunus
 Signature

200 E. Joppa Road Towson MD 21286

Mailing Address City State

410-828-9060 siteriteinc@aol.com

Zip Code Telephone # Email Address

CASE NUMBER 2015-0097-X

Filing Date 10/23/14

ORDER RECEIVED FOR FILING

Reviewer JS

Date 5-30-17

REV. 10/4/11

By SW

ZONING PROPERTY DESCRIPTION
#10001 PULASKI HIGHWAY
"HARVEY SALT"

BEGINNING at a point on the southeast side of Pulaski Highway (State Route No. 40) which is 150 feet right-of-way at the distance of 30 feet northeast of the centerline of Mohrs Lane which is 60 feet wide.

Thence the following courses and distances: North 47 degrees 43 minutes 40 seconds East, 206.73 feet; South 60 degrees 30 minutes East, 124.06 feet; South 46 degrees 26 minutes 50 seconds West, 205.18 feet and North 60 degrees 30 minutes West, 129.42 feet back to the point of beginning as recorded in Deed Liber 34549, folio 24, containing 24,959 square feet. Located in the 15th Election District and 6th Council District.



Michael V. Moskunas
Professional Land Surveyor
Reg. No. 21175
Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410)828-9060

2015-0097-X

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

No. **118366**
Date: **10/23/14**

PAID RECEIPT

BUSINESS ACTUAL TIME GEN
10/23/2014 10/23/2014 10:11:13 5
REC W005 WALKIN 8905 LRB
RECEIPT # 768297 10/23/2014 OFU
Dep 5 520 ZONING VERIFICATION
CE NO. 118366
Recpt Tot \$500.00
\$500.00 CR \$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				\$ 500.00

Total: **\$ 500.00**

Rec From: **CORLA PROPERTIES, LLC**

For: **2015-0097 X**

DISTRIBUTION

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

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

April 20, 2016

NEW NOTICE OF ZONING HEARING

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

CASE NUMBER: 2015-0097-X

10001 Pulaski Highway
SE corner of intersection of Mohrs Lane and Pulaski Highway
15th Election District – 6th Councilmanic District
Legal Owners: Corner Properties, LLC
Lessee: The Harvey Salt Company

Special Exception to permit a contractor's equipment storage yard under Section 236.2 of the BCZR.

Hearing: Monday, June 6, 2016 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: C. William Clark, 502 Washington Ave., Ste. 700, Towson 21204
Bonnie Hammer, Harvey Salt Co., 1325 Mohrs Lane, Baltimore 21220

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 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.



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

November 13, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on November 11, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: # 2015-0097-X

10001 Pulaski Highway

SE corner of intersection of Mohrs Lane and Pulaski Highway

15th Election District - 6th Councilmanic District

Legal Owner(s) Corner Properties, LLC

Lessee: The Harvey Salt Company

Special Exception to permit a contractor's equipment storage yard under Section 236.2 of the BCZR.

Hearing: Monday, December 8, 2014 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

JT 11/713 November 11

2822758

CERTIFICATE OF POSTING

2015-0097-X

RE: Case No.: _____

Petitioner/Developer: _____

**The Harvey Salt Company
Corner Properties, LLC**

December 8, 2014

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

10001 Pulaski Highway

November 18, 2014

The sign(s) were posted on _____

(Month, Day, Year)

Sincerely,

November 18, 2014

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





KEVIN KAMENETZ
County Executive

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

October 30, 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: 2015-0097-X

10001 Pulaski Highway
SE corner of intersection of Mohrs Lane and Pulaski Highway
15th Election District – 6th Councilmanic District
Legal Owners: Corner Properties, LLC
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A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: C. William Clark, 502 Washington Ave., Ste. 700, Towson 21204
Bonnie Hammer, Harvey Salt Co., 1325 Mohrs Lane, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 18, 2014.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 18, 2014 Issue - Jeffersonian

Please forward billing to:

C. William Clark
Nolan, Plumhoff & Williams
502 Washington Ave., Ste. 700
Towson, MD 21204

410-823-7800

NOTICE OF ZONING HEARING

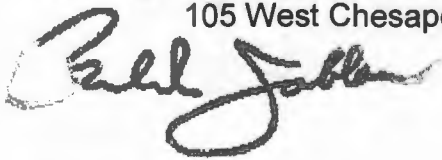
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0097-X

10001 Pulaski Highway
SE corner of intersection of Mohrs Lane and Pulaski Highway
15th Election District – 6th Councilmanic District
Legal Owners: Corner Properties, LLC
Lessee: The Harvey Salt Company

Special Exception to permit a contractor's equipment storage yard under Section 236.2 of the BCZR.

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105 West Chesapeake Avenue, Towson 21204



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

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

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
10001 Pulaski Highway; SE corner of
intersection of Mohrs Ln & Pulaski Highway* OF ADMINISTRATIVE
15th Election & 6th Councilmanic Districts
Legal Owner(s): Corner Properties, LLC * HEARINGS FOR
Contract Purchaser(s): The Harvey Salt Co. * BALTIMORE COUNTY
Petitioner(s) *
* 2015-097-X

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

OCT 1 2014

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of October, 2014, a copy of the foregoing Entry of Appearance was mailed to Bernadette Moskunas, Site Rite Surveying, Inc, 200 E. Joppa Road, Towson, Maryland 21286 and C. William Clark, Esquire, 502 Washington Avenue, Suite 700, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2015-0097-X
Property Address: 1001 Pulaski Highway
Property Description: _____

Legal Owners (Petitioners): Corner Properties, LLC
Contract Purchaser/Lessee: The Harvey Salt Company

PLEASE FORWARD ADVERTISING BILL TO:

Name: C. William Clark
Company/Firm (if applicable): Nolan, Plumhoff & Williams, Chtd.
Address: 502 Washington Ave., Ste. 700, Towson, MD 21204

Telephone Number: 410-823-7800

Revised 5/20/2014

M E M O R A N D U M

DATE: June 30, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0097-X- Appeal Period Expired

The appeal period for the above-referenced case expired on June 29, 2017. 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 No.:

2015-0097-X

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	THIS CASE WAS COMBINED FOR HEARING WITH CASE NO. 2015-0096. ALL EXHIBITS ADMITTED IN THAT CASE (WHICH ARE INCLUDED WITH THE CASE FILE) SHALL BE CONSIDERED EXHIBITS IN THIS CASE AS WELL.	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

MAY 22, 2017

2015-0096

2015-0097

continued for hearing

Case No.:

Exhibit Sheet

Petitioner/Developer

Protestants

DW 5-26-17

No. 1	site plan (trucking case) #0096	
No. 2	site plan (storage yard) #0097	
No. 3	DDP 2AC comments #0096	
No. 4	DDP 2AC comments #0097	
No. 5	Redline plan - #0096 after DDP review	
No. 6	Redline plan - #0097 after DDP review	
No. 7	Redline plan #0096	
No. 8	Redline plan #0097	
No. 9	order in # 90-434-SPHA	
No. 10	My Neighborhood Map	
No. 11	Zoning map	
No. 12	Zoning map	

Case No.:

2015-0096
2015-0097

Exhibit Sheet

Petitioner/Developer

Protestants

No. 1 25	"Product Line" exhibit	
No. 2 26	photo - tractor trailer	
No. 3 27	Permit - Garage	
No. 4 28	County inspection record	
No. 5 29	site plan for garage on site	
No. 6 30	Licensing Agreement 2012	
No. 7 31	Deed (2013) trucking facility.	
No. 8 32	Approved final landscape plan	
No. 9 33	Rendering of landscape	
No. 10 34	DEPS letter dated 1-20-17 re: SWM	
No. 11 35	Photo - Bio retention facility example	
No. 12		

TO FILES:

RE: 2015-0096-XA & 2015-0097-X

3/24/16

Bud Clark has reached out to Kristen for scheduling of the above. Kristen, in turn, contacted OAH for location of files and any pertinent information. Deb advised Kristen, after consulting with ALJ Beverungen, that his memo dated 12/8/14 still applies – no need for additional posting or advertising and to please inform Mr. Clark to share the new hearing date with Pete Zimmerman. Per Kristen, it appears this may be reset for May.

Deb Wiley

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

11/3/14

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

Comment

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

FIRE DEPARTMENT

5/15/16

PLANNING
(if not received, date e-mail sent _____)no obj
w/condition

10/30/14

STATE HIGHWAY ADMINISTRATION

Comment

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 11/11/14

SIGN POSTING Date: 11/18/14

by S&S Black

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☒ No ☐

Comments, if any: _____

Sherry Nuffer

From: John E. Beverungen
Sent: Friday, June 03, 2016 11:35 AM
To: Peter Max Zimmerman
Cc: cwclark@cwilliamclarklaw.com; Robert H. Bendler; Pitz808@comcast.net; Sherry Nuffer; Debra Wiley
Subject: RE: Harvey Salt Company cases: 2015-096-XA and 2015-097-X

This proposal is acceptable to me. We will open the hearing Monday, at which time the parties will indicate they are jointly requesting a continuance, which will be granted. We can at that time discuss future handling of the case.

John Beverungen
ALJ

From: Peter Max Zimmerman
Sent: Friday, June 03, 2016 9:58 AM
To: John E. Beverungen <jbeverungen@baltimorecountymd.gov>
Cc: cwclark@cwilliamclarklaw.com; Robert H. Bendler <shoreperfect@comcast.net>; Pitz808@comcast.net
Subject: Harvey Salt Company cases: 2015-096-XA and 2015-097-X

Dear Judge Beverungen,

As you know, these cases are set in for this Monday, June 6, 2016 at 1:30 PM.

After conversations between and among Petitioners' counsel and representatives, the Essex-Middle River Civic Council leadership and members, and our office leading up to today, it is agreed among the parties and looks appropriate to appear and make a joint motion for continuance.

Despite the length of gestation of these cases, there has been some dialogue, but there needs to be more dialogue with the goal to reach a constructive result, without prejudice however to any of the parties at this point.

This e-mail follows my conversations this morning with Petitioners' attorney, Mr. Clark, and Essex-Middle River president Bob Bendler.

We would still like to come in and open the case on the record and have the opportunity make a brief statement, and consider how to handle future scheduling.

We anticipate further meetings and communications between the parties to try to make progress with all deliberate speed before a further hearing.

Thank you in advance for your consideration.

Sincerely,

Peter Max Zimmerman, People's Counsel, 410 887-2188

C. WILLIAM CLARK

EMAIL:
CWCLARK@CWILLIAMCLARKLAW.COM

LAW OFFICE
OF
C. WILLIAM CLARK, LLC

ATTORNEY AT LAW

700 NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4528

TELEPHONE: 410-823-7850

FACSIMILE: 410-296-2765

April 20, 2016

VIA HAND DELIVERY

Arnold Jablon, Director
Department of Permits, Approvals and Inspections
111 W. Chesapeake Avenue, Room 111
Towson, MD 21204

Re: Case No. 2015-0096 XA:1323-1325 Mohr's Lane/ Harvey Salt Co., Inc.

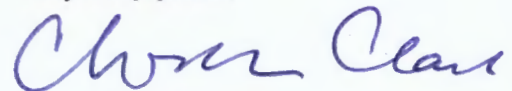
Case No. 2015-0097 X : 10001 Pulaski Highway / Harvey Salt Co., Inc

Dear Mr. Jablon:

As the above captioned files will reflect, I represent the Petitioners in both of those cases. These cases were postponed in December 2014 because of late arriving comments from the Planning Department, and the Petitioners' desire to work through those comments to submit a site plan that addressed those comments. Finally, the Petitioners have been able to do so. Enclosed please find redlined site plans encompassing both sites, as well as Amended Comments from the Planning Department.

Please schedule the cases for a hearing. Let me know if there are any additional requirements to be met in order to have the hearing conducted. Thank you for your anticipated cooperation.

Very truly yours,



C. William Clark

CC: Peter Max Zimmerman, People's Counsel
Harvey Salt Co., Inc (via email)

Kristen L Lewis

From: Arnold Jablon
Sent: Wednesday, April 13, 2016 3:16 PM
To: Kristen L Lewis
Subject: FW: Longstanding companion zoning cases

Please schedule this in for hearing

From: Peter Max Zimmerman
Sent: Wednesday, April 13, 2016 2:48 PM
To: Arnold Jablon <ajablon@baltimorecountymd.gov>
Subject: Longstanding companion zoning cases

Arnold,

These companion cases were filed on October 23, 2014:

Timberline Properties, LLC – Harvey Salt Company
1325-1335 Mohrs Lane
Case No.: 2015-096-XA
&
Corner Properties, LLC – Harvey Salt Company
10001 Pulaski Highway
Case No.: 2015-097-X

These cases were originally scheduled for December 8, 2014, but postponed at the request of petitioners' attorney. We would like your department please to reschedule a hearing. We have written to Judge Beverungen and also asked the PAI staff to reschedule them, but it apparently will require your direction.

The first case involves a special exception and variances to try to legalize a trucking facility which was established many years ago without compliance with the zoning law. Also, could the zoning supervisor look at it with respect to trucking facility plan compliance as well as any other observations?

The second case involves a special exception for a more recently acquired adjacent Pulaski Hwy/Mohrs Lane corner property, for a contractor's storage yard. It was apparently the acquisition of this corner property and the need for the special exception there which triggered the recognition of the zoning problems on the trucking facility site and the companion zoning petition there.

Thank you for your consideration of this scheduling matter.

Peter Zimmerman

THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
DOUGLAS L. BURGESS
C. WILLIAM CLARK
CATHERINE A. POTTHAST*
E. BRUCE JONES

Law Offices
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED

SUITE 700, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4528
(410) 823-7800

TELEFAX: (410) 296-2765

EMAIL: NPW@NOLANPLUMHOFF.COM
WEB SITE: WWW.NOLANPLUMHOFF.COM

J. EARLE PLUMHOFF
(1940-1988)

NEWTON A. WILLIAMS
(RETIRED 2000)

RALPH E. DEITZ
(1918-1990)

* ALSO ADMITTED IN D.C.

December 2, 2014

RECEIVED

VIA HAND DELIVERY

The Honorable John E. Beverungen
Administrative Law Judge for Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue
Towson, MD 21204

DEC 02 2014

OFFICE OF ADMINISTRATIVE HEARINGS

Re: Case No.: 2015-0097-X
Corner Properties, LLC/The Harvey Salt Company

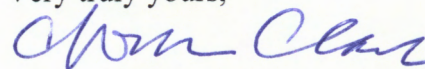
Dear Judge Beverungen:

The above captioned case is scheduled to be heard on Monday, December 8, 2014 at 10:00 a.m. in room 205 of the Jefferson Building, 105 W. Chesapeake Avenue, Towson, MD 21204. It is a companion case to Case No.: 2015-0096-XA which was scheduled to be heard on December 2, 2014 at 1:30 p.m. in the same room. On December 2, 2014, the Petitioner requested a postponement of Case No.: 2015-0096-XA because it received on December 1, 2014, less than 24 hours in advance of the hearing, a set of comments from the Department of Planning identifying several issues that the Department of Planning wanted addressed prior to proceeding with the Petition. Based on a late arrival of those comments, the Petitioner had no choice but to seek a postponement in order to address the issues.

Likewise at the same hour on the same day the Petitioner received written comments from the Department of Planning for the above captioned case. It raises several issues which the Petitioner wishes to address prior to proceeding. Since the cases are companion cases and involve the common ownership of adjacent parcels of property, the Petitioner hereby requests a postponement of the hearing now set for December 8, 2014 in Case No.: 2015-0097-X.

If the postponement is granted, the Petitioners request that these cases be scheduled on the same day in consecutive hearing slots so that the Administrative Law Judge may consider the Petitions for the adjacent properties together. Thank you for your anticipated cooperation.

Very truly yours,

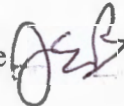


C. William Clark

cc: People's Counsel, Peter Max Zimmerman

MEMORANDUM

TO: Kristen Lewis
Office of Zoning Review

FROM: John E. Beverungen, Administrative Law Judge 
Office of Administrative Hearings

DATE: December 8, 2014

SUBJECT: Case Nos. 2015-0096-XA & 0097-X

As you are aware, the above-referenced cases were scheduled before the undersigned on December 2, 2014 and December 8, 2014. Counsel presented at both hearings a motion to postpone, which was granted. No additional posting or advertising is necessary, and the attorney, Bud Clark, will contact you with agreed upon date for rescheduling of both cases on the same date in consecutive time slots. For your convenience, I have attached a e-mail dated December 3, 2014 from Judge Beverungen.

These matters are now being returned to you for rescheduling and processing. Thanks.

JEB:sln

c: File

Sherry Nuffer

From: John E. Beverungen
Sent: Wednesday, December 03, 2014 12:00 PM
To: Peter Max Zimmerman; C William Clark; shoreperfect@comcast.net
Cc: Debra Wiley; Sherry Nuffer; Kristen L Lewis
Subject: Case Nos. 2015-0096-XA and 2015-0097-X (Harvey Salt Co.)

The above are companion zoning cases involving properties situated near the intersection of Mohrs Lane and Pulaski Highway.

Case No. 96 was scheduled for December 2, 2014 at 1:30 p.m. The hearing was convened and Petitioner's attorney (Mr. Clark) sought a postponement, which was granted.

Case No. 97 is scheduled for December 8, 2014 at 10 a.m., and Mr. Clark by letter dated December 2, 2014 has sought a postponement of that hearing. Mr. Clark has agreed that he will appear at the December 8 hearing, and will again request a postponement, after the hearing has convened. That postponement request will be granted, and having convened both hearings the Petitioner(s) will not be required to again advertise the hearing(s) and/or post the properties.

Mr. Clark has requested that when the cases are rescheduled, they be assigned for hearing on the same date in consecutive time slots. This makes sense, since these are adjoining properties with common ownership. Mr. Clark will need to contact Kristen Lewis in the Department of Permits, Approvals and Inspections to reschedule these matters.

John Beverungen
ALJ

CASE NO. 2015- 0097-X

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>11/3</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
11/24 <u>4/14</u>	PLANNING (if not received, date e-mail sent _____)	<u>^C</u>
<u>10/30</u>	STATE HIGHWAY ADMINISTRATION	<u>C</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. _____)		
NEWSPAPER ADVERTISEMENT	Date: <u>11/11/14</u>	
SIGN POSTING	Date: <u>11/18/14</u>	by <u>SSG Black</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

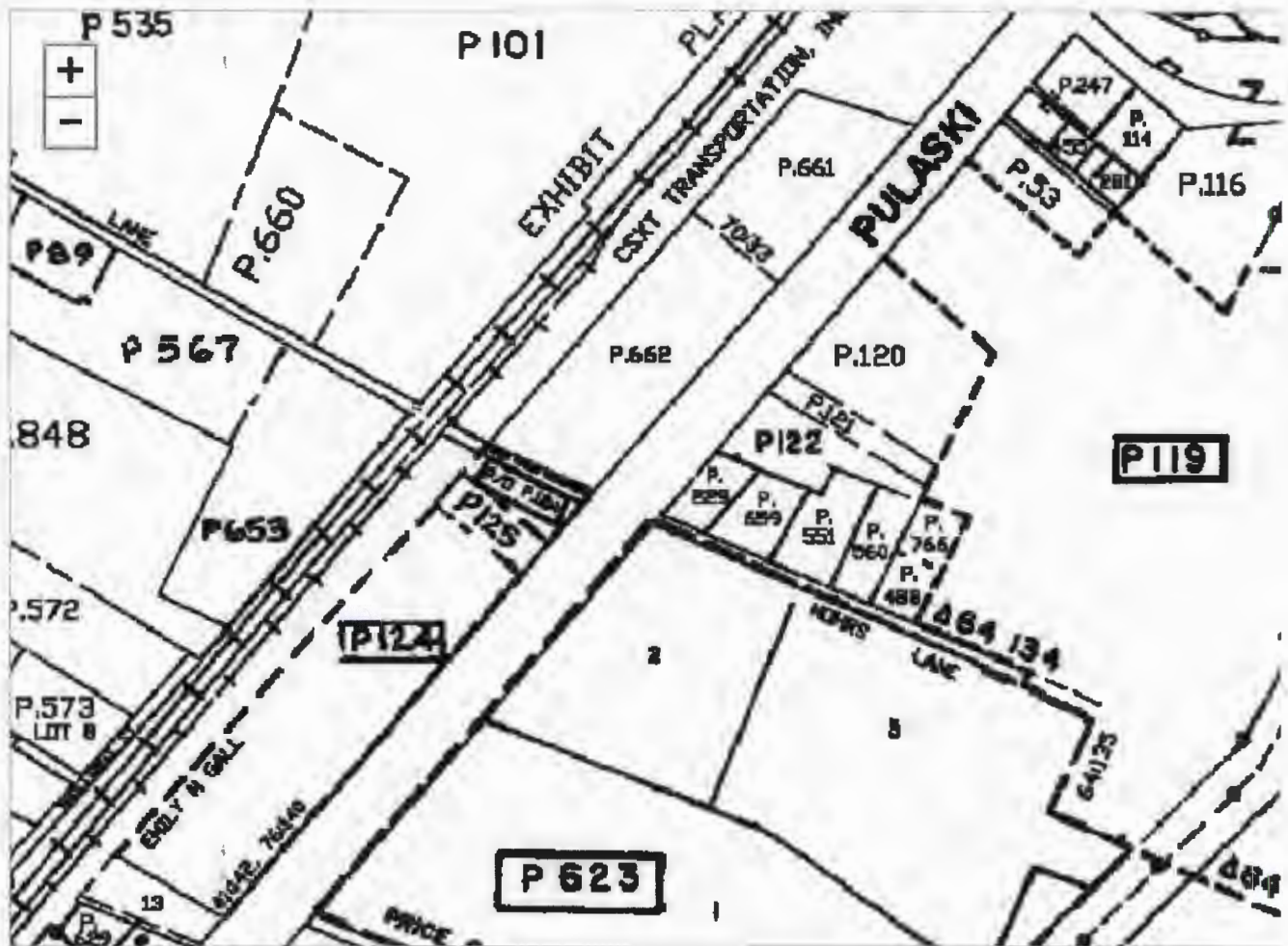
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1523503600			
Owner Information					
Owner Name:		CORNER PROPERTY LLC		Use:	COMMERCIAL
Mailing Address:		1325 MOHRS LANE BALTIMORE MD 21220-1401		Principal Residence:	NO
				Deed Reference:	/34549/ 00024
Location & Structure Information					
Premises Address:		10001 PULASKI HWY 0-0000		Legal Description:	0.573 AC SES PULASKI HGWY NE COR MOHRS LA
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0082	0017	0229		0000	
				Assessment Year:	Plat No: Plat Ref:
				2015	
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
	4561				24,959 SF
				County Use	06
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2012	07/01/2014	07/01/2015
Land:		512,400	512,400		
Improvements		0	0		
Total:		512,400	512,400	512,400	
Preferential Land:		0			
Transfer Information					
Seller: PETRUCCI FRANK JR /STELLA E		Date: 12/23/2013		Price: \$600,000	
Type: ARMS LENGTH IMPROVED		Deed1: /34549/ 00024		Deed2:	
Seller: WINDISCH MELVIN J,ET AL		Date: 03/17/1997		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /12082/ 00658		Deed2:	
Seller: WINDISCH MELVIN J & DORETTA		Date: 06/29/1964		Price: \$5,000	
Type: ARMS LENGTH IMPROVED		Deed1: /04321/ 00001		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					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **15** Account Number: **1523503600**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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

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

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



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

☒ Loading... Please Wait. Loading... Please Wait.

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KEVIN KAMENETZ
County Executive

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

December 3, 2014

Corner Properties LLC
Bonnie Hammen
C/O The Harvey Salt Company
1325 Mohrs Lane
Baltimore MD 21220

RE: Case Number: 2015-0097 X, Address: 10001 Pulaski Highway

Dear Ms. Hammen:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on 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: jaw

Enclosures

c: People's Counsel
C. William Clark, Esquire, 502 Washington Avenue, Suite 700, Towson MD 21204
Bernadette Moskunus, Site Rite Surveying, 200 E Joppa Road, Room 101, Towson MD 21286

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



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

Date: 10/30/14

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

RE: Baltimore County
Item No. 2015-0097-X
Special Exception
Corner Properties, LLC
Bonnie Hammer c/o
The Harvey Salt Company
10001 Palaski Highway
US40

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 10/27/14. A field inspection and internal review reveals that an entrance onto US40 consistent with current State Highway Administration guidelines is required. As a condition of approval for Special Exception, Case Number 2015-0097-X the applicant must contact the State Highway Administration to obtain an entrance permit.

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

Sincerely,

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

\cc: Mr. Michael Pasquariello, Utility Engineer, SHA
Mr. David Peake, District Engineer, SHA

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 14, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 10001 Pulaski Highway

INFORMATION:

Item Number: 15-097 Amended (see also 15-096)

Petitioner: Corner Properties, LLC

Zoning: BR-AS

Requested Action: Special Exception

RECEIVED

APR 15 2016

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

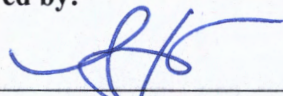
The Department has reviewed the petition for special exception for a contractor's equipment storage yard in a BR-AS zone.

The Petitioner has addressed all Department concerns. The Department acknowledges that the Petitioner agrees that if the requested zoning relief is granted by the ALJ, the Petitioner will be required to install landscaping pursuant to the Final Landscape Plan prepared by Morris & Ritchie Associates, Inc. dated 03/14/2016.

The Department now amends the prior recommendations made in its Zoning Advisory Comments dated November 24, 2014 and has no objection to granting the petitioned zoning relief conditioned on adherence to the above referenced Final Landscape Plan.

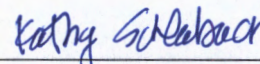
For further information concerning the matters stated here in, please contact Lloyd Moxley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
Jeanette M. S. Tansey, R.L.A., Permits, Approvals and Inspections
Bernadette Moskunas
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



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

DATE: April 14, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 10001 Pulaski Highway

INFORMATION:

Item Number: 15-097 Amended (see also 15-096)

Petitioner: Corner Properties, LLC

Zoning: BR-AS

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

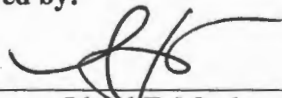
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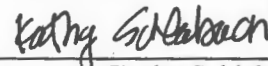
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For further information concerning the matters stated here in, please contact Lloyd Moxley at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
Jeanette M. S. Tansey, R.L.A., Permits, Approvals and Inspections
Bernadette Moskunas
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 03, 2014
Item No. 2015-0097

DATE: November 3, 2014

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

Any change of occupancy requires a landscape plan.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 15-0097-11032014.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 24, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 10001 Pulaski Highway

RECEIVED

INFORMATION:

Item Number: 15-097 (see also 15-096)

DEC 01 2014

Petitioner: Corner Properties, LLC

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: BR-AS

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The subject request is for a special exception for a contractor's equipment storage yard in a BR-AS zone per Section 236.2 of the Baltimore County Zoning Regulations.

The Department of Planning has reviewed the petitioner's request and accompanying site plan and subsequent to a site visit, the following comments and recommendations are offered.

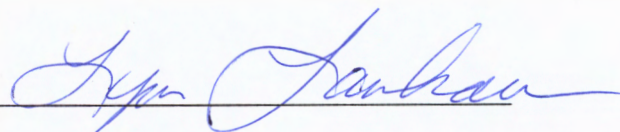
- The site is located at the intersection of Pulaski Highway and Mohrs Lane (aka Campbell Boulevard). It is currently vacant. It is across the street from a big box shopping center and is adjacent to other business uses and a proposed trucking facility by the same lessee, The Harvey Salt Company (Case # 15-096).
- The requested special exception cannot be properly evaluated by the Department of Planning without a detailed site plan. Submit a detailed site plan.
- Mohrs Lane, also known as Campbell Boulevard, is designated in *Master Plan 2020* (page 56) as Project # 9 (Campbell Boulevard, Philadelphia Road to White Marsh Boulevard) with a status "C" (Construct). The petitioner must consult the Maryland State Highway Administration and the Baltimore County Department of Public Works about the need for road, sidewalk and intersection improvements at this location.
- Provide curb and gutter and sidewalks along both Pulaski Highway and Mohrs Lane. The number of curb cuts along both frontages should be limited and located away from the intersection at distances designated by SHA and Baltimore County Department of Public Works.
- This site will become an important gateway connecting Route 43 and Crossroads at 95 to the White Marsh area. Landscape buffers should be provided along the street frontage property boundaries in accordance with Condition G of the Baltimore County Landscape Manual (a 20 foot buffer with Class C screening between the fence and the right of way). Fencing along the road frontages should be high quality black ornamental metal fence or black vinyl chain link. The Department of Planning does not support the galvanized metal chain link fence recently installed

along the road frontage. Submit a landscape plan and a lighting plan for review and approval by the Baltimore County landscape architect.

The Department of Planning cannot support this request as submitted. It is the recommendation of this Department that this petition be withdrawn and resubmitted with a detailed site plan, landscape and lighting plan that shows proposed site improvements responding to the comments above and proposed activities on the site. Further comment from this Department may result from the review of any revised site plan.

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

Division Chief:
AVA/LL

A handwritten signature in blue ink, appearing to read "Lynn Sanborn", written over a horizontal line.

12/3/14
WCR

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



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

DATE: November 24, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 10001 Pulaski Highway

INFORMATION:

Item Number: 15-097 (see also 15-096)

Petitioner: Corner Properties, LLC

Zoning: BR-AS

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The subject request is for a special exception for a contractor's equipment storage yard in a BR-AS zone per Section 236.2 of the Baltimore County Zoning Regulations.

The Department of Planning has reviewed the petitioner's request and accompanying site plan and subsequent to a site visit, the following comments and recommendations are offered.

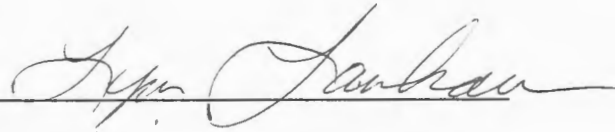
- The site is located at the intersection of Pulaski Highway and Mohrs Lane (aka Campbell Boulevard). It is currently vacant. It is across the street from a big box shopping center and is adjacent to other business uses and a proposed trucking facility by the same lessee, The Harvey Salt Company (Case # 15-096).
- The requested special exception cannot be properly evaluated by the Department of Planning without a detailed site plan. Submit a detailed site plan.
- Mohrs Lane, also known as Campbell Boulevard, is designated in *Master Plan 2020* (page 56) as Project # 9 (Campbell Boulevard, Philadelphia Road to White Marsh Boulevard) with a status "C" (Construct). The petitioner must consult the Maryland State Highway Administration and the Baltimore County Department of Public Works about the need for road, sidewalk and intersection improvements at this location.
- Provide curb and gutter and sidewalks along both Pulaski Highway and Mohrs Lane. The number of curb cuts along both frontages should be limited and located away from the intersection at distances designated by SHA and Baltimore County Department of Public Works.
- This site will become an important gateway connecting Route 43 and Crossroads at 95 to the White Marsh area. Landscape buffers should be provided along the street frontage property boundaries in accordance with Condition G of the Baltimore County Landscape Manual (a 20 foot buffer with Class C screening between the fence and the right of way). Fencing along the road frontages should be high quality black ornamental metal fence or black vinyl chain link. The Department of Planning does not support the galvanized metal chain link fence recently installed

along the road frontage. Submit a landscape plan and a lighting plan for review and approval by the Baltimore County landscape architect.

The Department of Planning cannot support this request as submitted. It is the recommendation of this Department that this petition be withdrawn and resubmitted with a detailed site plan, landscape and lighting plan that shows proposed site improvements responding to the comments above and proposed activities on the site. Further comment from this Department may result from the review of any revised site plan.

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

Division Chief:
AVA/LL

A handwritten signature in cursive script, appearing to read "Lynn Sanborn", written over a horizontal line.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 24, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1325-1335 Mohrs Lane

INFORMATION:

Item Number: 15-096 (see also 15-097)
Petitioner: Timberline Properties, LLC
Zoning: ML-AS, BR-AS
Requested Action: Special Exception, Variance

*Pet Exh
3*

SUMMARY OF RECOMMENDATIONS:

The subject request is for a special exception for a trucking facility in an ML-IM and ML-AS zone per Section 253.2.A.12 of the Baltimore County Zoning Regulations. Variances are requested to permit a Class II trucking facility within 50 feet of a wetland and within 75 feet of a dwelling in lieu of the required 200 feet and 300 feet respectively per Section 410A.2; to permit a Class II trucking facility (existing) with a net area of 3.02 in lieu of the required area of 5 acres per Section 410A.3.B.1; to permit a Class II trucking facility (existing) with a curb tangent length between access points of 83 feet in lieu of the required 100 feet per Section 410A.3.A.2; to permit a Class II trucking facility (existing) with a front yard of 22 feet in lieu of the required 50 feet per Section 238.1; and to permit a Class II trucking facility (existing) with a rear yard of 1 foot in lieu of the required 30 feet per Section 238.2.

The Department of Planning has reviewed the petitioner's request and accompanying site plan and subsequent to a site visit, the following comments and recommendation are offered.

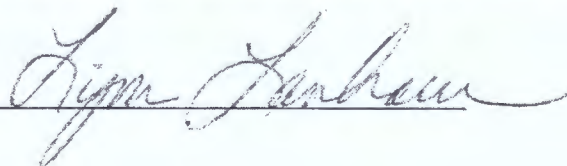
- The site is located near the intersection of Pulaski Highway and Mohrs Lane (aka Campbell Boulevard). It is well maintained and operates as an existing trucking facility per the applicant's request. It is across the street from a big box shopping center and is adjacent to a proposed contractor's equipment storage yard by the same lessee, The Harvey Salt Company (Case # 15-097), and to a residential mobile home park (Sleepy Hollow) and other business uses.
- The area of the special exception is unclear. The notes indicate the site area to be 3.02 acres which includes a BR-AS portion of the property. Confirm with the Bureau of Zoning Review that a trucking facility is a permitted use in this zone. If not, revise the plan, special exception area description and petition.
- Show the layout and operation of the trucking facility to include the maximum number of vehicles (including trailers).
- There are portions of the trucking facility that extend off-site into the CSS Crest LLC property. Is it the intention of the applicant to include the adjacent property in the request?

- There are approximately 18 mobile home dwellings within the required 300 foot setback to a dwelling. These dwellings are separated by existing vegetation on the Sleepy Hollow property which consists of primarily deciduous material that offers little screening. Screening should be provided in accordance with Condition G of the Baltimore County Landscape Manual (a 20 foot buffer with Class C screening and board-on-board fence) and in accordance with BCZR Section 410A.3.B.4 and 9 along the S 59° 35'E and S 35° 34' 20" property boundaries to adequately screen the trucking facility from the residential. Include on the plan areas for vehicle and trailer storage and show truck maneuvering patterns in order to justify setback relief requested or failure to provide landscape buffers.
- Landscape buffers should be provided along the street frontage property boundaries between the right-of-way and storage/tractor trailer parking in accordance with Condition G of the Baltimore County Landscape Manual (a 20 foot buffer with Class C screening between the fence and the right of way). Fencing along the road frontages should be high-quality black ornamental metal security fence or black vinyl chain link security fence. Provide appropriate screening and setbacks for any parking adjacent to the right-of-way.
- Submit a landscape plan and a lighting plan to the Baltimore County landscape architect for review and approval. Show existing landscaping to be retained.
- Mohrs Lane, also known as Campbell Boulevard, is designated in *Master Plan 2020* (page 56) as Project # 9 (Campbell Boulevard, Philadelphia Road to White Marsh Boulevard) with a status "C" (Construct). The petitioner should consult the Maryland State Highway Administration and the Baltimore County Department of Public Works about the need for road and sidewalk improvements at this location.
- Provide sidewalks along the Mohrs Lane frontage to connect to the existing sidewalk along the Sleepy Hollow Development.
- There are 5 curb cuts along the Mohrs Lane frontage. Justify the number of entrances and locations as integral to the trucking movements. Investigate the closure of any entrance not involved in the truck maneuvers and replace with landscaping.
- Confirm the use will be in compliance with the paving standards for trucking facility sites contained in Section 409.8.D of the BCZR which requires certification by a registered engineer.
- The hours of operation should be limited from 7:00 am to 6:00 pm.

The Department cannot recommend approval at this time. To mitigate any possible detrimental impacts to health, safety and welfare of the surrounding community, it is the recommendation of this Department that this petition be withdrawn and resubmitted to address the comments above. Further comment from this Department may result from the review of any revised site plan.

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

Division Chief:
AVA/LL



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 24, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

Pet 54h
4

SUBJECT: 10001 Pulaski Highway

INFORMATION:

Item Number: 15-097 (see also 15-096)

Petitioner: Corner Properties, LLC

Zoning: BR-AS

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The subject request is for a special exception for a contractor's equipment storage yard in a BR-AS zone per Section 236.2 of the Baltimore County Zoning Regulations.

The Department of Planning has reviewed the petitioner's request and accompanying site plan and subsequent to a site visit, the following comments and recommendations are offered.

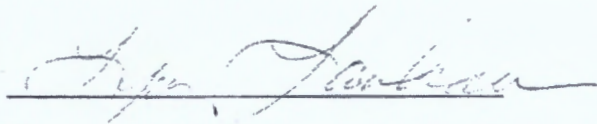
- The site is located at the intersection of Pulaski Highway and Mohrs Lane (aka Campbell Boulevard). It is currently vacant. It is across the street from a big box shopping center and is adjacent to other business uses and a proposed trucking facility by the same lessee, The Harvey Salt Company (Case # 15-096).
- The requested special exception cannot be properly evaluated by the Department of Planning without a detailed site plan. Submit a detailed site plan.
- Mohrs Lane, also known as Campbell Boulevard, is designated in *Master Plan 2020* (page 56) as Project # 9 (Campbell Boulevard, Philadelphia Road to White Marsh Boulevard) with a status "C" (Construct). The petitioner must consult the Maryland State Highway Administration and the Baltimore County Department of Public Works about the need for road, sidewalk and intersection improvements at this location.
- Provide curb and gutter and sidewalks along both Pulaski Highway and Mohrs Lane. The number of curb cuts along both frontages should be limited and located away from the intersection at distances designated by SHA and Baltimore County Department of Public Works.
- This site will become an important gateway connecting Route 43 and Crossroads at 95 to the White Marsh area. Landscape buffers should be provided along the street frontage property boundaries in accordance with Condition G of the Baltimore County Landscape Manual (a 20 foot buffer with Class C screening between the fence and the right of way). Fencing along the road frontages should be high quality black ornamental metal fence or black vinyl chain link. The Department of Planning does not support the galvanized metal chain link fence recently installed

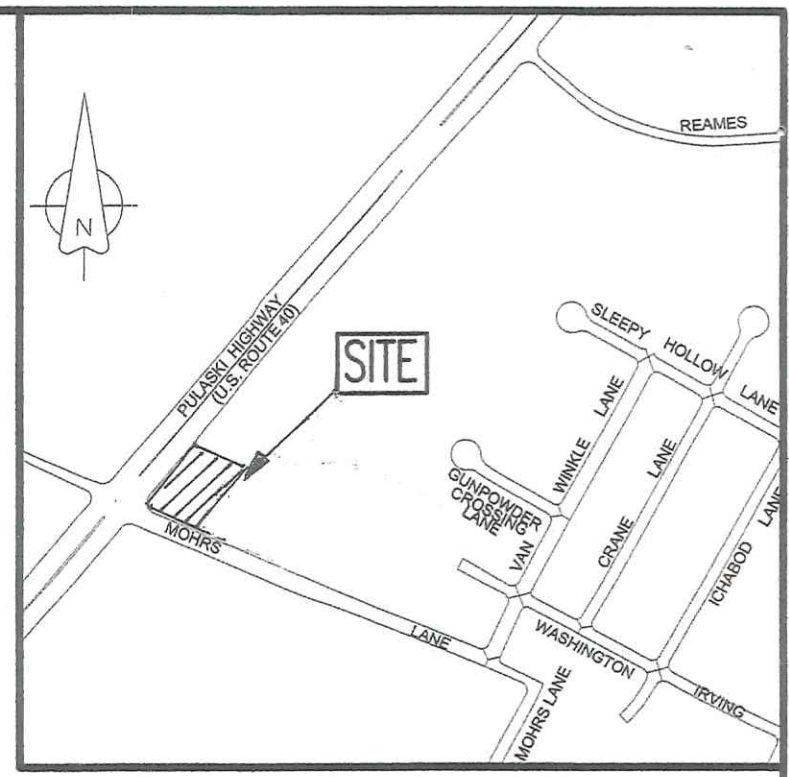
along the road frontage. Submit a landscape plan and a lighting plan for review and approval by the Baltimore County landscape architect.

The Department of Planning cannot support this request as submitted. It is the recommendation of this Department that this petition be withdrawn and resubmitted with a detailed site plan, landscape and lighting plan that shows proposed site improvements responding to the comments above and proposed activities on the site. Further comment from this Department may result from the review of any revised site plan.

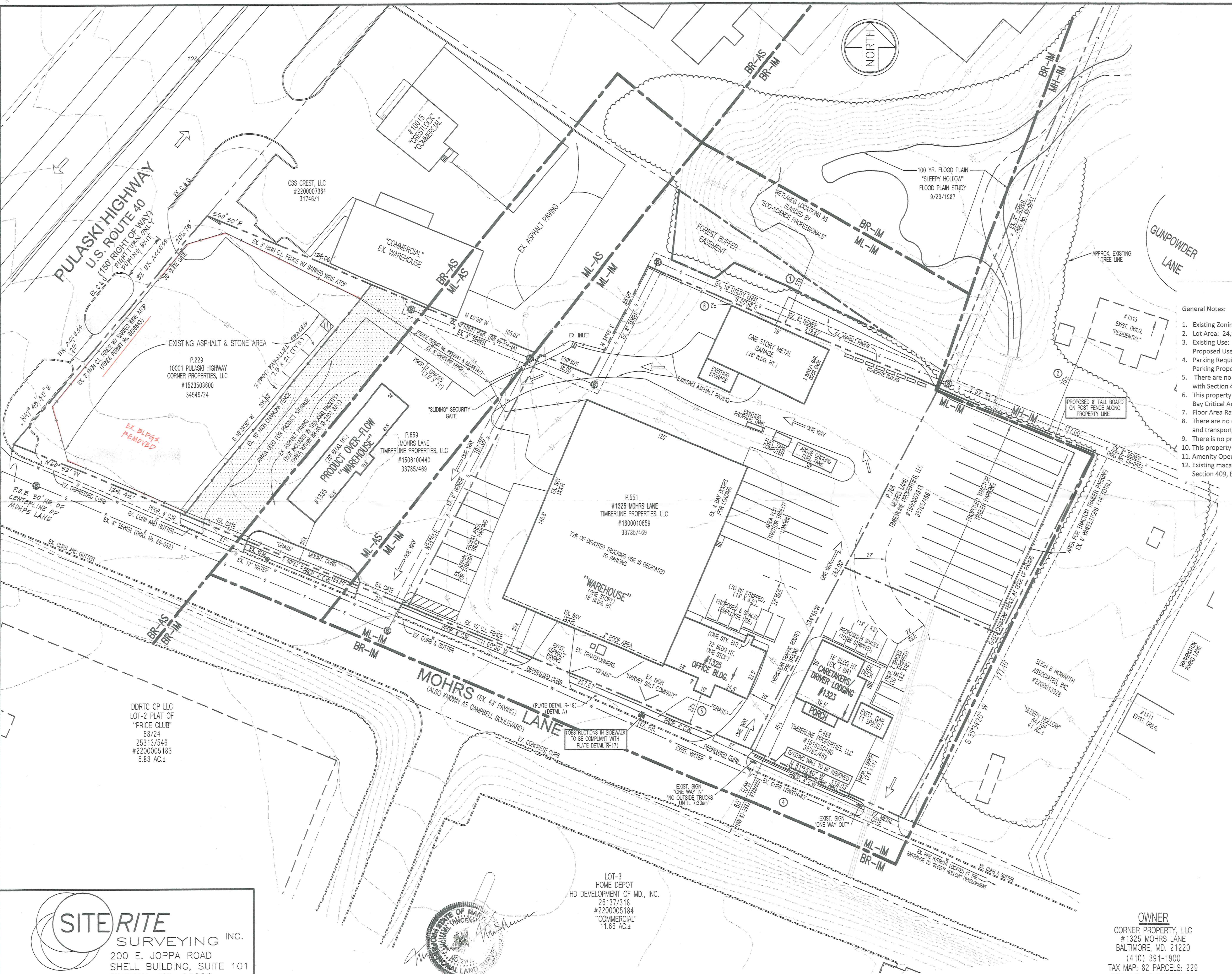
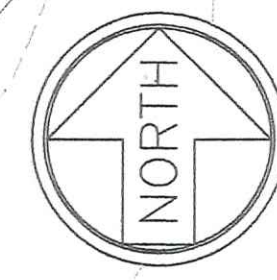
For further information concerning the matters stated here in, please contact Lloyd Moxley at 410-887-3480.

Division Chief:
AVA/LL

A handwritten signature in dark ink, appearing to read "Lloyd Moxley", is written over a horizontal line.



VICINITY MAP SCALE 1"=500'



- General Notes:
1. Existing Zoning: BR-AS - Business, Roadside-Automotive Service Station (082C2)
 2. Lot Area: 24,959 SQ. FT. / 0.573 Ac +/-
 3. Existing Use: vacant
Proposed Use: Contractor's Equipment Storage Yard (Sect. 236.2)
 4. Parking Required: 1 space per employee on largest shift
Parking Proposed: 3 spaces (parallel spaces 7.5'x21' typical)
 5. There are no signs proposed at this time (At the time any sign is proposed, need to comply with Section 450, BCZR)
 6. This property is not located in an Historic District, 100 Year Flood Plain Area or Chesapeake Bay Critical Area
 7. Floor Area Ratio: there are no buildings on site at this time
 8. There are no deficiencies for this area shown on the 2015 Basic Service Maps: water, sewer and transportation
 9. There is no prior zoning history for this site
 10. This property is serviced by public water and sewer
 11. Amenity Open Space: not required
 12. Existing macadam/gravel paving area to be resurfaced and striped in accordance with Section 409, BCZR

Plot 5b

REDLINE PLAN 3/31/2016
CASE NO. 2015-0097-X

Plan to accompany Special Exception		
"HARVEY SALT"		
#10001 Pulaski Highway		
CASE NO. 2015-0097-X		
ELECTION DISTRICT NO. 15		
COUNCILMANIC DISTRICT NO. 6		
BALTIMORE COUNTY, MARYLAND		
Scale: 1"=30'	Date: 11/18/15	JOB #10043-B
Drawn: MVM	Checked: BLM	SURVEY'D: N/A

SITE RITE

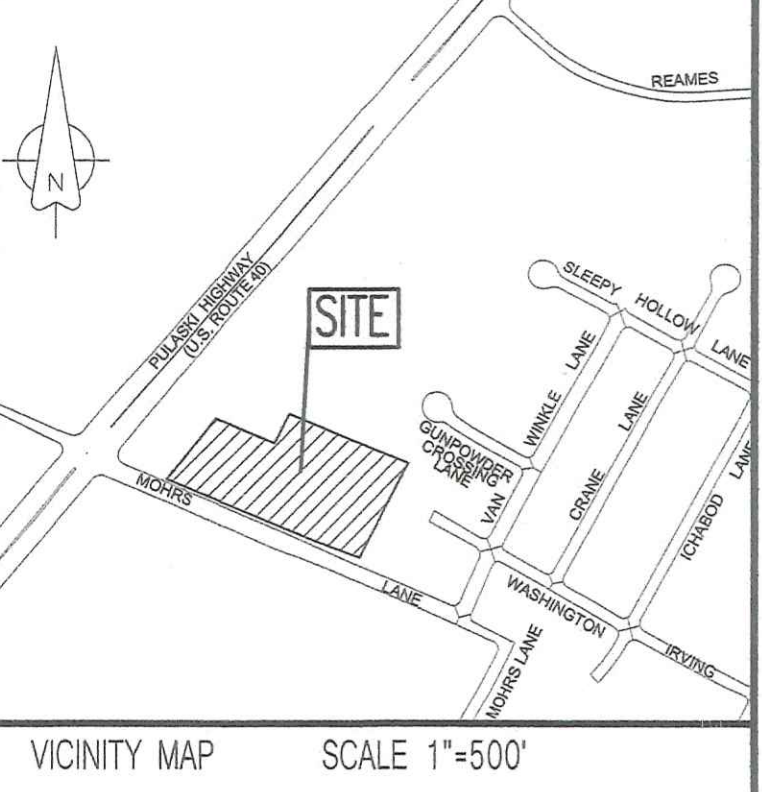
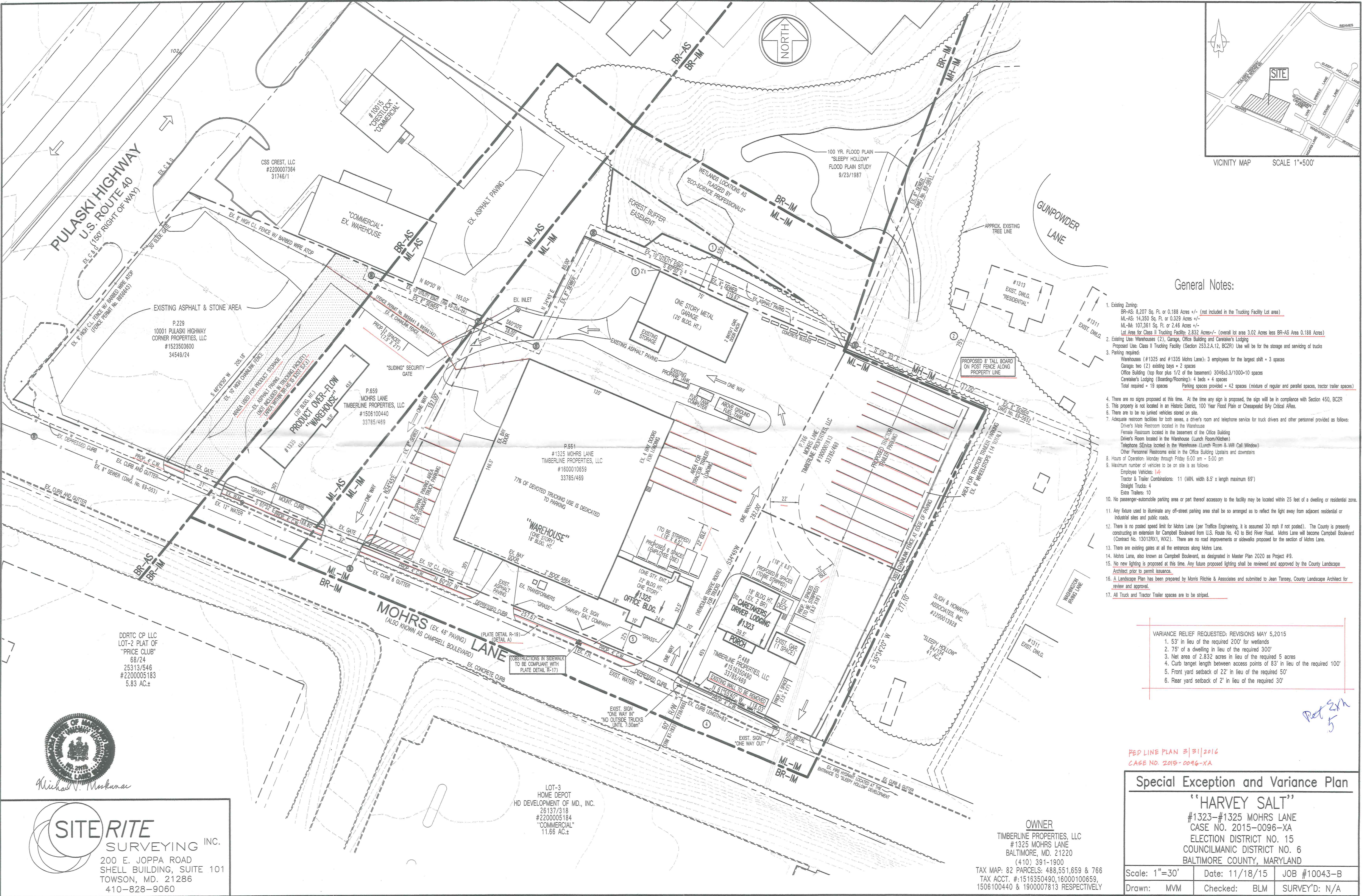
SURVEYING INC.

200 E. JOPPA ROAD
SHELL BUILDING, SUITE 101
TOWSON, MD. 21286
410-828-9060



LOT-3
HOME DEPOT
HD DEVELOPMENT OF MD., INC.
26137/318
#2200005184
"COMMERCIAL"
11.66 AC.±

OWNER
CORNER PROPERTY, LLC
#1325 MOHRS LANE
BALTIMORE, MD. 21220
(410) 391-1900
TAX MAP: 82 PARCELS: 229
TAX ACCT. #:1523503600
DEED REF.: 34539/24



General Notes:

- 1. Existing Zoning:
 - BR-AS: 8,207 Sq. Ft. or 0.188 Acres +/- (not included in the Trucking Facility Lot area)
 - ML-AS: 14,350 Sq. Ft. or 0.329 Acres +/-
 - ML-IM: 107,361 Sq. Ft. or 2.46 Acres +/-
 - Lot Area for Class II Trucking Facility: 2,832 Acres +/- (overall lot area 3.02 Acres less BR-AS Area 0.188 Acres)
- 2. Existing Use: Warehouse (2), Garage, Office Building and Caretaker's Lodging
- 3. Proposed Use: Class II Trucking Facility (Section 253.2.A.12, BCZR) Use will be for the storage and servicing of trucks
- 4. Parking required:
 - Warehouses (#1325 and #1335 Mohrs Lane): 3 employees for the largest shift = 3 spaces
 - Garage: two (2) existing bays = 2 spaces
 - Office Building (top floor plus 1/2 of the basement): 3046x3.3/1000=10 spaces
 - Caretaker's Lodging (Boarding/Rooming): 4 beds = 4 spaces
 - Total required = 19 spaces
 - Parking spaces provided = 42 spaces (mixture of regular and parallel spaces, tractor trailer spaces)
- 5. There are no signs proposed at this time. At the time any sign is proposed, the sign will be in compliance with Section 450, BCZR
- 6. This property is not located in an Historic District, 100 Year Flood Plain or Chesapeake Bay Critical Area.
- 7. There are to be no junked vehicles stored on site.
- 8. Adequate restroom facilities for both sexes, a driver's room and telephone service for truck drivers and other personnel provided as follows:
 - Driver's Restroom located in the Warehouse
 - Female Restroom located in the Warehouse
 - Male Restroom located in the Warehouse
 - Driver's Room located in the Warehouse (Lunch Room/Kitchen)
 - Telephone Service located in the Warehouse (Lunch Room & Mail Call Window)
 - Other Personnel Restrooms exist in the Office Building upstairs and downstairs
- 9. Hours of Operation: Monday through Friday 6:00 am - 5:00 pm
- 10. Maximum number of vehicles to be on site is as follows:
 - Employee Vehicles: 14
 - Tractor & Trailer Combinations: 11 (MIN. width 8.5' x length maximum 69')
 - Straight Trucks: 4
 - Extra Trailers: 10
- 11. No passenger-automobile parking area or part thereof accessory to the facility may be located within 25 feet of a dwelling or residential zone.
- 12. Any fixture used to illuminate any off-street parking area shall be so arranged as to reflect the light away from adjacent residential or industrial sites and public roads.
- 13. There is no posted speed limit for Mohrs Lane (per Traffic Engineering, it is assumed 30 mph if not posted). The County is presently constructing an extension for Campbell Boulevard from U.S. Route No. 40 to Bird River Road. Mohrs Lane will become Campbell Boulevard (Contract No. 13012R1, WX2). There are no road improvements or sidewalks proposed for the section of Mohrs Lane.
- 14. There are existing gates at all the entrances along Mohrs Lane.
- 15. Mohrs Lane, also known as Campbell Boulevard, as designated in Master Plan 2020 as Project #9.
- 16. No new lighting is proposed at this time. Any future proposed lighting shall be reviewed and approved by the County Landscape Architect prior to permit issuance.
- 17. A Landscape Plan has been prepared by Morris Ritchie & Associates and submitted to Jean Tenney, County Landscape Architect for review and approval.
- 18. All Truck and Tractor Trailer spaces are to be striped.

- VARIANCE RELIEF REQUESTED: REVISIONS MAY 5, 2015
- 1. 53' in lieu of the required 200' for wetlands
 - 2. 75' of a dwelling in lieu of the required 300'
 - 3. Net area of 2.832 acres in lieu of the required 5 acres
 - 4. Curb tangent length between access points of 83' in lieu of the required 100'
 - 5. Front yard setback of 22' in lieu of the required 50'
 - 6. Rear yard setback of 2' in lieu of the required 30'

FED LINE PLAN 3/31/2016
CASE NO. 2015-0096-XA

Special Exception and Variance Plan

"HARVEY SALT"

#1323-#1325 MOHRS LANE
CASE NO. 2015-0096-XA
ELECTION DISTRICT NO. 15
COUNCILMANIC DISTRICT NO. 6
BALTIMORE COUNTY, MARYLAND

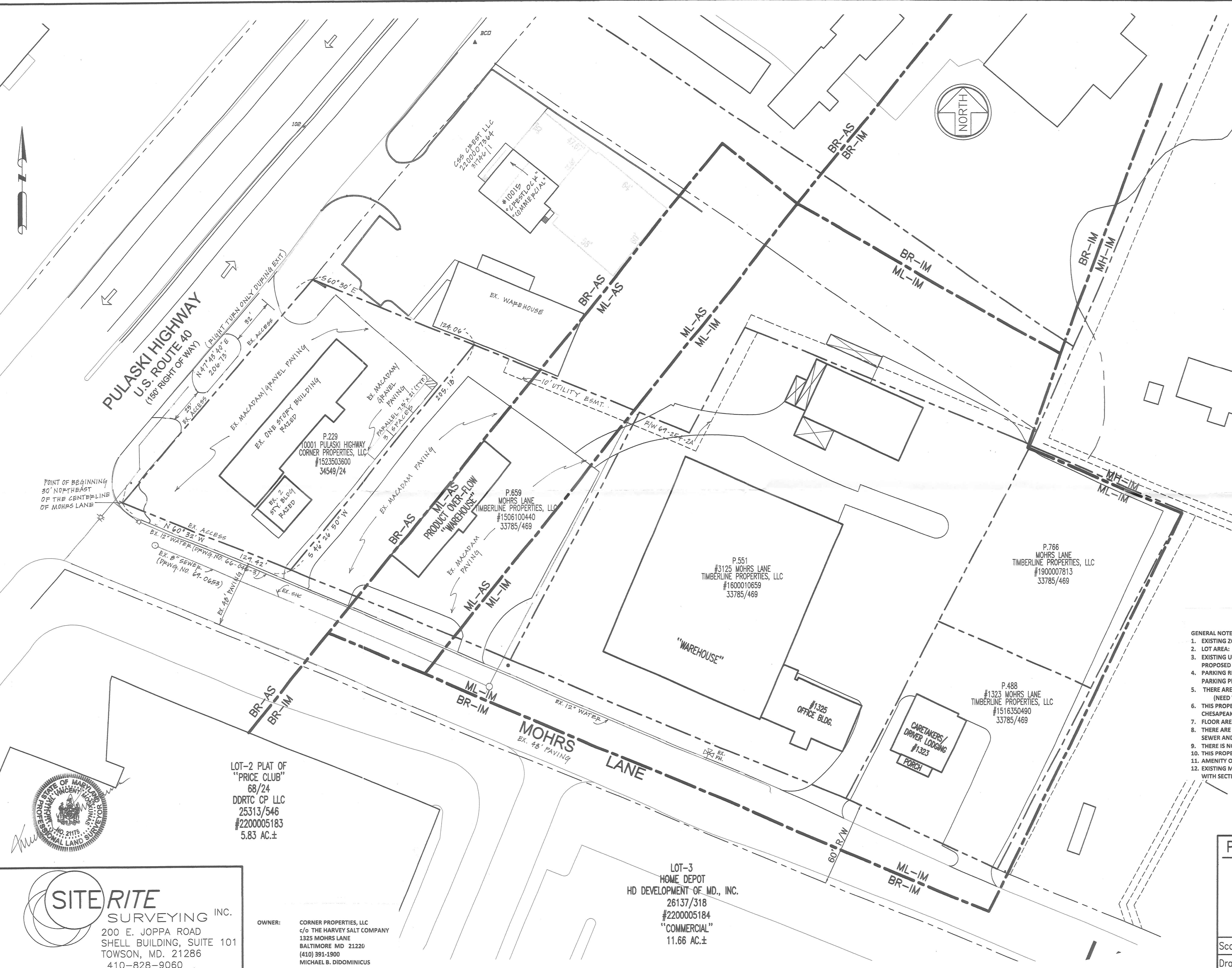
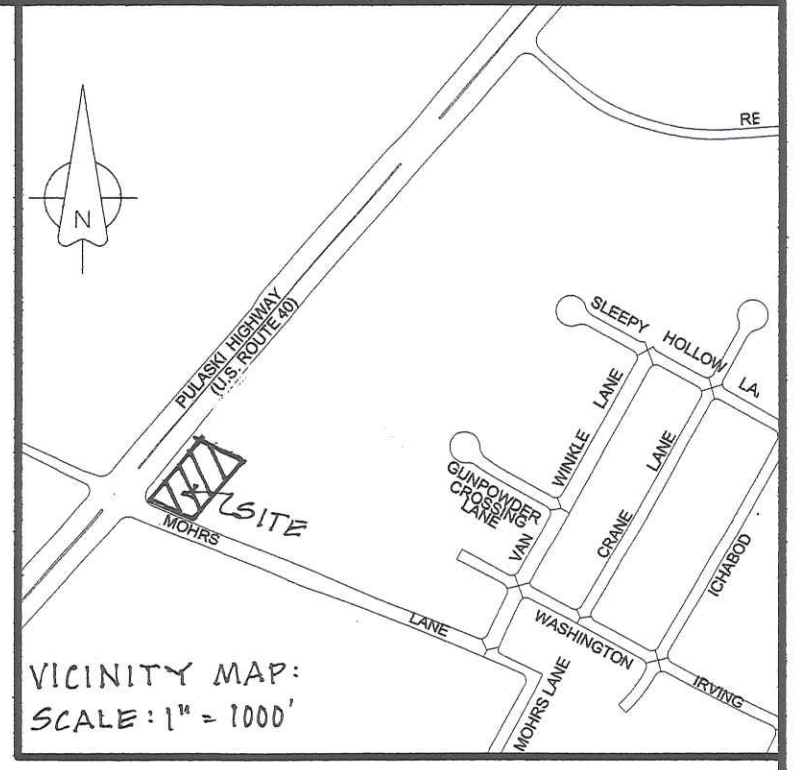
Scale: 1"=30'	Date: 11/18/15	JOB #10043-B
Drawn: MVM	Checked: BLM	SURVEY'D: N/A

OWNER
TIMBERLINE PROPERTIES, LLC
#1325 MOHRS LANE
BALTIMORE, MD. 21220
(410) 391-1900
TAX MAP: 82 PARCELS: 488,551,659 & 766
TAX ACCT. #: 1516350490, 16000100659,
1506100440 & 1900007813 RESPECTIVELY

LOT-3
HOME DEPOT
HD DEVELOPMENT OF MD., INC.
26137/318
#2200005184
"COMMERCIAL"
11.66 AC.±



SITE RITE
SURVEYING INC.
200 E. JOPPA ROAD
SHELL BUILDING, SUITE 101
TOWSON, MD. 21286
410-828-9060



- GENERAL NOTES:
1. EXISTING ZONING: BR-AS - Business, Roadside-Automotive Service Station (082C2)
 2. LOT AREA: 24,959 SQ. FT. / 0.573 Ac +/-
 3. EXISTING USE: VACANT BUILDINGS (RAZED BY PERMIT) 0855909
PROPOSED USE: CONTRACTOR'S EQUIPMENT STORAGE YARD (Sect. 236.2)
 4. PARKING REQUIRED: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT
PARKING PROPOSED: 3 SPACES (PARALLEL SPACES 7.5'X21' TYPICAL)
 5. THERE ARE NO SIGNS PROPOSED AT THIS TIME
(NEED TO COMPLY WITH SECTION 450, BCZR)
 6. THIS PROPERTY IS NOT LOCATED IN AN HISTORIC DISTRICT, 100 YEAR FLOOD PLAIN AREA OR CHESAPEAKE BAY CRITICAL AREA
 7. FLOOR AREA RATIO: THERE ARE NO BUILDINGS ON SITE AT THIS TIME
 8. THERE ARE NO DEFICIENCIES FOR THIS AREA SHOWN ON THE 2014 BASIC SERVICE MAPS: WATER, SEWER AND TRANSPORTATION
 9. THERE IS NO PRIOR ZONING HISTORY FOR THIS SITE
 10. THIS PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER
 11. AMENITY OPEN SPACE: NOT REQUIRED
 12. EXISTING MACADAM/GRAVEL PAVING AREA TO BE RESURFACED AND STRIPED IN ACCORDANCE WITH SECTION 409, BCZR



SITERITE
SURVEYING INC.
200 E. JOPPA ROAD
SHELL BUILDING, SUITE 101
TOWSON, MD. 21286
410-828-9060

OWNER: CORNER PROPERTIES, LLC
c/o THE HARVEY SALT COMPANY
1325 MOHRS LANE
BALTIMORE MD 21220
(410) 391-1900
MICHAEL B. DIDOMINICUS

LOT-3
HOME DEPOT
HD DEVELOPMENT OF MD., INC.
26137/318
#2200005184
"COMMERCIAL"
11.66 AC.±

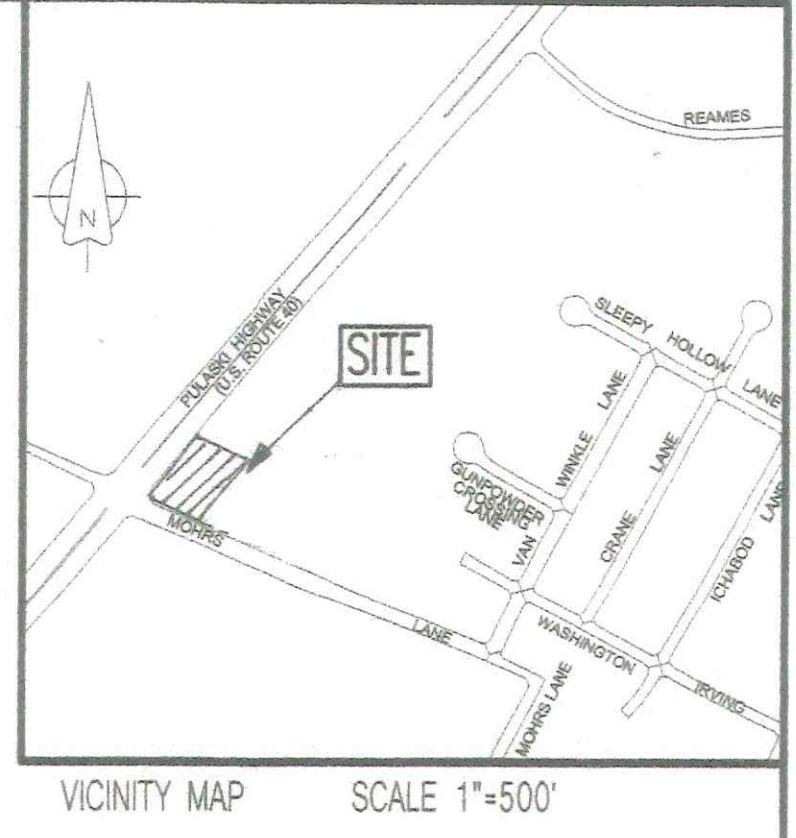
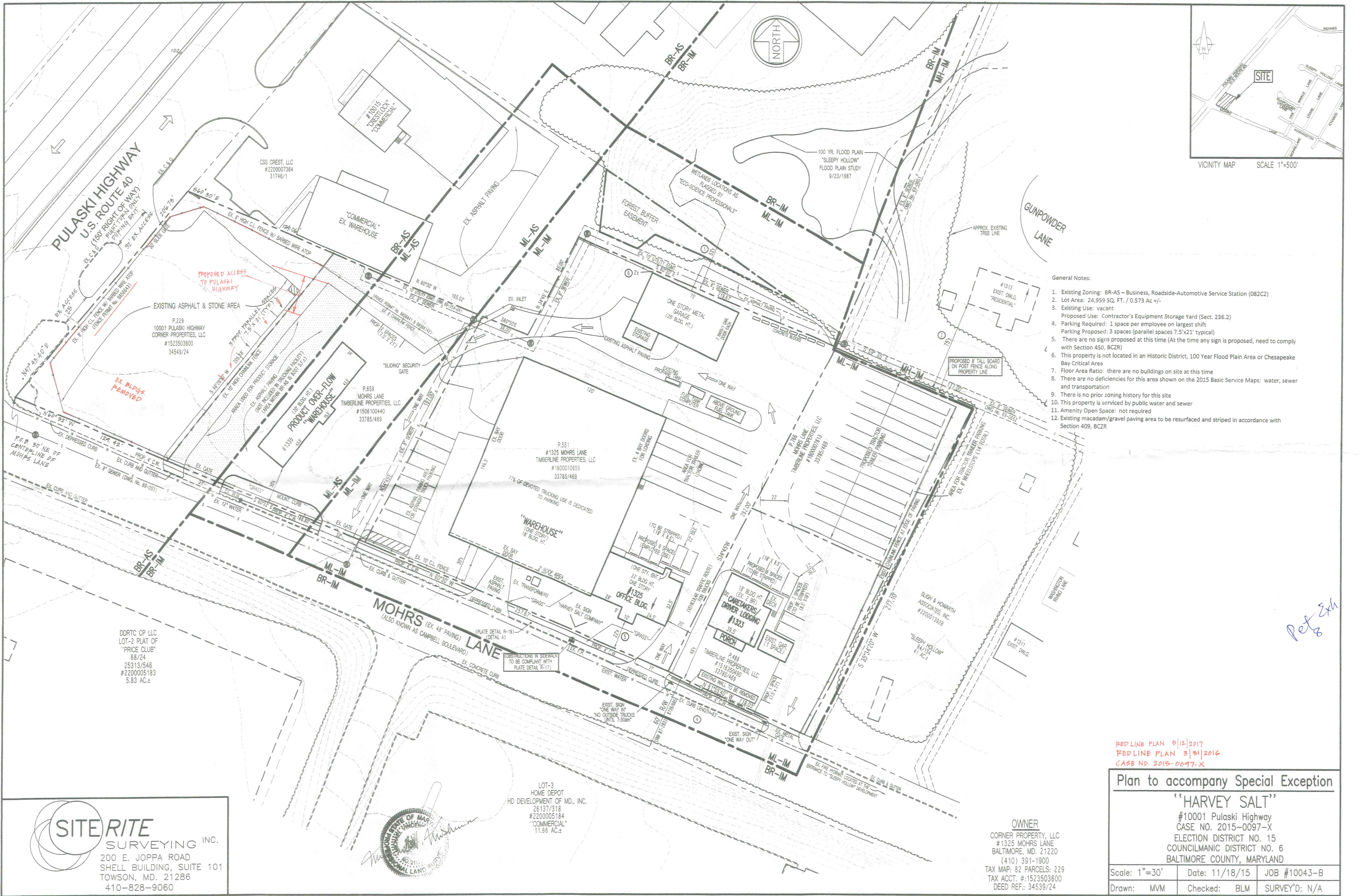
LOT-2 PLAT OF
"PRICE CLUB"
68/24
DDRTC CP LLC
25313/546
#2200005183
5.83 AC.±

2015-0097-

Plan to Accompany Special Exception
"HARVEY SALT"

#10001 PULASKI HIGHWAY
ELECTION DISTRICT NO. 15
COUNCILMANIC DISTRICT NO. 6
BALTIMORE COUNTY, MARYLAND

Scale: 1"=30'	Date: 07/11/14	JOB #10043-B
Drawn: MVM	Checked: BLM	SURVEY'D:



- General Notes:
1. Existing Zoning: BR-AS - Business, Roadside-Automotive Service Station (082C2)
 2. Lot Area: 24,959 SQ. FT. / 0.573 Ac +/-
 3. Existing Use: vacant
Proposed Use: Contractor's Equipment Storage Yard (Sect. 236.2)
 4. Parking Required: 1 space per employee on largest shift
Parking Proposed: 3 spaces (parallel spaces 7.5' x 21' typical)
 5. There are no signs proposed at this time (At the time any sign is proposed, need to comply with Section 450, BCZR)
 6. This property is not located in an Historic District, 100 Year Flood Plain Area or Chesapeake Bay Critical Area
 7. Floor Area Ratio: there are no buildings on site at this time
 8. There are no deficiencies for this area shown on the 2015 Basic Service Maps: water, sewer and transportation
 9. There is no prior zoning history for this site
 10. This property is serviced by public water and sewer
 11. Amenity Open Space: not required
 12. Existing macadam/gravel paving area to be resurfaced and striped in accordance with Section 409, BCZR

Ref 3th

SITE RITE
SURVEYING INC.
200 E. JOPPA ROAD
SHELL BUILDING, SUITE 101
TOWSON, MD. 21286
410-828-9060



LOT-3
HOME DEPOT
HD DEVELOPMENT OF MD., INC.
26137/318
#2200005184
"COMMERCIAL"
11.66 AC.±

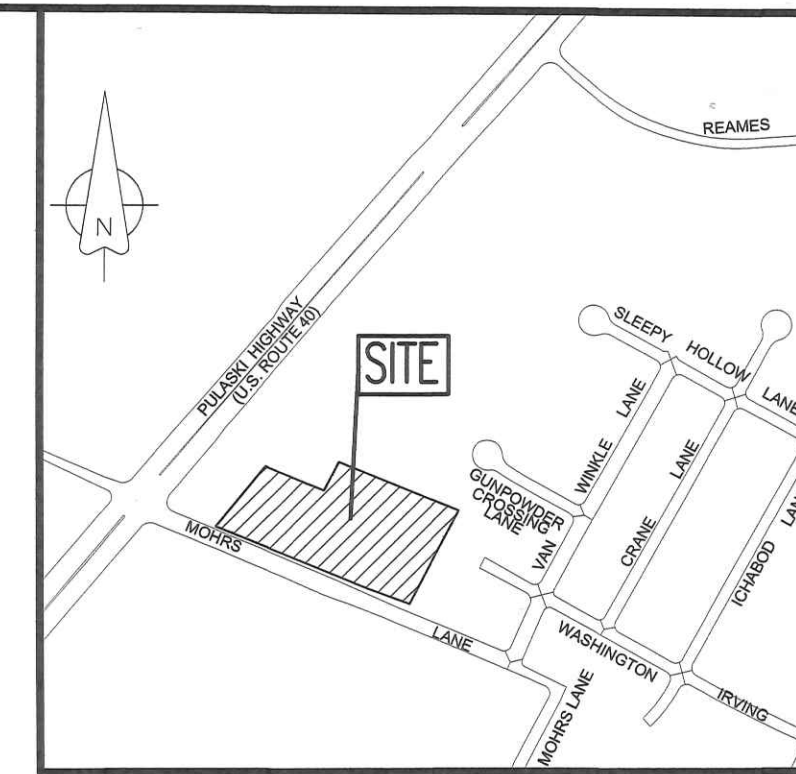
OWNER
CORNER PROPERTY, LLC
#1325 MOHRS LANE
BALTIMORE, MD. 21220
(410) 391-1900
TAX MAP: 82 PARCELS: 229
TAX ACCT. #: 1523503600
DEED REF.: 34539/24

REDLINE PLAN 8/12/2017
REDLINE PLAN 3/31/2016
CASE NO. 2015-0097-X

Plan to accompany Special Exception

"HARVEY SALT"
#10001 Pulaski Highway
CASE NO. 2015-0097-X
ELECTION DISTRICT NO. 15
COUNCILMANIC DISTRICT NO. 6
BALTIMORE COUNTY, MARYLAND

Scale: 1"=30'	Date: 11/18/15	JOB #10043-B
Drawn: MVM	Checked: BLM	SURVEY'D: N/A



VICINITY MAP SCALE 1"=500'

General Notes:

- Existing Zoning:
BR-AS: 8,207 Sq. Ft. or 0.188 Acres +/- (not included in the Trucking Facility Lot area)
ML-AS: 14,350 Sq. Ft. or 0.329 Acres +/-
ML-IM: 107,361 Sq. Ft. or 2.46 Acres +/-
Lot Area for Class II Trucking Facility: 2,832 Acres +/- (overall lot area 3.02 Acres less BR-AS Area 0.188 Acres)
- Existing Use: Warehouses (2), Garage, Office Building and Caretaker's Lodging
Proposed Use: Class II Trucking Facility (Section 253.2.A.12, BC2R) Use will be for the storage and servicing of trucks
- Parking required:
Warehouses (#1325 and #1335 Mohrs Lane): 3 employees for the largest shift + 3 spaces
Garage: two (2) existing bays + 2 spaces
Office Building (top floor plus 1/2 of the basement) 3048x3.3/1000+10 spaces
Caretaker's Lodging (Boarding/Rooming): 4 beds + 4 spaces
Total required = 19 spaces Parking spaces provided = 42 spaces (mixture of regular and parallel spaces, tractor trailer spaces)
- There are no signs proposed at this time. At the time any sign is proposed, the sign will be in compliance with Section 450, BC2R
- This property is not located in an Historic District, 100 Year Flood Plain or Chesapeake Bay Critical Area.
- There are to be no junked vehicles stored on site.
- Adequate restroom facilities for both sexes, a driver's room and telephone service for truck drivers and other personnel provided as follows:
Driver's Male Restroom located in the Warehouse
Female Restroom located in the basement of the Office Building
Driver's Room located in the Warehouse (Lunch Room/Kitchen)
Telephone Service located in the Warehouse (Lunch Room & Will Call Window)
Other Personnel Restrooms exist in the Office Building upstairs and downstairs
- Hours of Operation: Monday through Friday 6:00 am - 5:00 pm
- Maximum number of vehicles to be on site is as follows:
Employee Vehicles:
Tractor & Trailer Combinations: 11 (MIN. width 8.5' x length maximum 69')
Straight Trucks: 4
Extra Trailers: 10
- No passenger-automobile parking area or part thereof accessory to the facility may be located within 25 feet of a dwelling or residential zone.
- Any future used to illuminate any off-street parking area shall be so arranged as to reflect the light away from adjacent residential or industrial sites and public roads.
- There is no posted speed limit for Mohrs Lane (per Traffic Engineering, it is assumed 30 mph if not posted). The County is presently constructing an extension for Campbell Boulevard from U.S. Route No. 40 to Bird River Road. Mohrs Lane will become Campbell Boulevard (Contract No. 13012RX1, WX2). There are no road improvements or sidewalks proposed for the section of Mohrs Lane.
- There are existing gates at all the entrances along Mohrs Lane.
- Mohrs Lane, also known as Campbell Boulevard, as designated in Master Plan 2020 as Project #9.
- No new lighting is proposed at this time. Any future proposed lighting shall be reviewed and approved by the County Landscape Architect prior to permit issuance.
- A Landscape Plan has been prepared by Morris Ritchie & Associates and submitted to Jean Tansley, County Landscape Architect for review and approval.
- All Truck and Tractor Trailer spaces are to be striped.

VARIANCE RELIEF REQUESTED: REVISIONS MAY 5, 2015

- 53' in lieu of the required 200' for wetlands
- 75' of a dwelling in lieu of the required 300'
- Net area of 2,832 acres in lieu of the required 5 acres
- Curb tangent length between access points of 83' in lieu of the required 100'
- Front yard setback of 22' in lieu of the required 50'
- Rear yard setback of 2' in lieu of the required 30'

STORMWATER MANAGEMENT NOTE

THE APPLICANT SHALL INSTALL STORMWATER MANAGEMENT MEASURES AS SHOWN ON THIS PLAN INCLUDING A BIORETENTION FACILITY AND TWO LEVEL SPREADERS. THE APPLICANT SHALL ALSO REMOVE THE EXISTING ASPHALT PAVING ALONG THE NORTHERN PROPERTY LINE AS SHOWN ON THIS PLAN. THE STORMWATER MANAGEMENT DESIGN SHALL BE REVIEWED AND APPROVED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY PRIOR TO INSTALLATION.

Special Exception and Variance Plan

"HARVEY SALT"

#1323-#1325 MOHRS LANE
CASE NO. 2015-0096-XA
ELECTION DISTRICT NO. 15
COUNCILMANIC DISTRICT NO. 6
BALTIMORE COUNTY, MARYLAND

Scale: 1"=30'	Date: 11/18/15	JOB #10043-B
Drawn: MYM	Checked: BLM	SURVEY'D: N/A

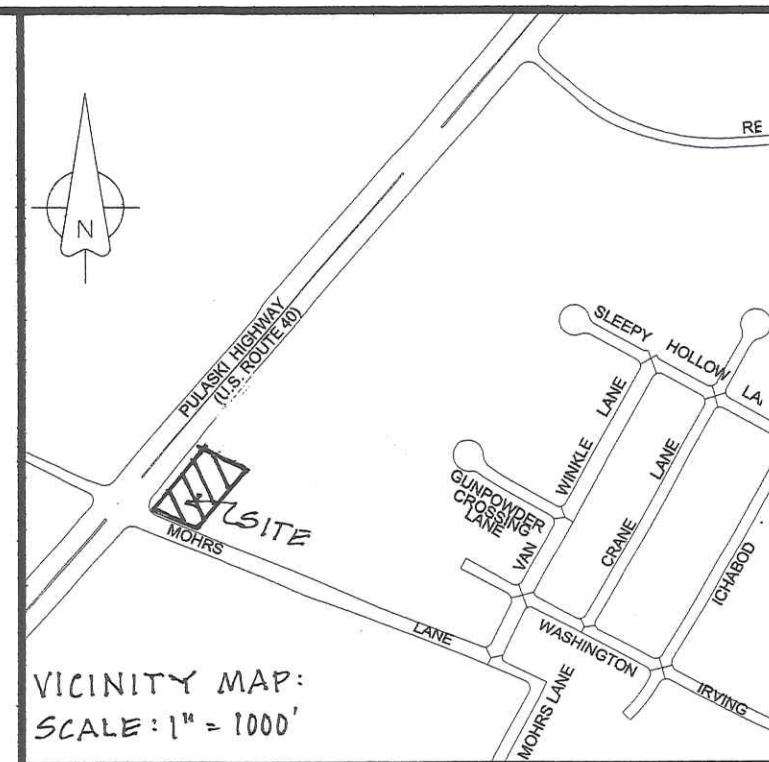
OWNER
TIMBERLINE PROPERTIES, LLC
#1325 MOHRS LANE
BALTIMORE, MD. 21220
(410) 391-1900
TAX MAP: 82 PARCELS: 488,551,659 & 766
TAX ACCT. #: 1516350490, 16000100659,
1506100440 & 1900007813 RESPECTIVELY

LATEST PLAN REVISION PER S.W.M. COMMENTS: Date: 02/02/2017

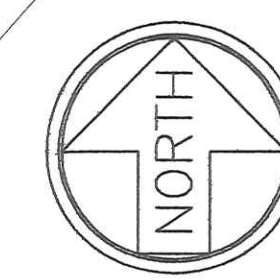
LOT-3
HOME DEPOT
HD DEVELOPMENT OF MD., INC.
26137/318
#2200005184
"COMMERCIAL"
11.66 AC.±

Michael V. Moskunas
Professional Land Surveyor #21175
License Expires: 6/25/2017

SITERITE SURVEYING INC.
200 E. JOPPA ROAD
SHELL BUILDING, SUITE 101
TOWSON, MD. 21286
410-828-9060



GUNPOWDER LANE



PULASKI HIGHWAY
U.S. ROUTE 40
(160' RIGHT OF WAY)

POINT OF BEGINNING
90' NORTHEAST
OF THE CENTERLINE
OF MOHRS LANE

EX. ONE STORY BUILDING
RAZED
P.229
10001 PULASKI HIGHWAY
CORNER PROPERTIES, LLC
#1523503600
34549/24

BR-AS
ML-AS
PRODUCT OVER-FLOW
"WAREHOUSE"

P.659
MOHRS LANE
TIMBERLINE PROPERTIES, LLC
#1506100440
33785/469

P.551
#3125 MOHRS LANE
TIMBERLINE PROPERTIES, LLC
#1600010659
33785/469

"WAREHOUSE"

#1325
OFFICE BLDG.

P.766
MOHRS LANE
TIMBERLINE PROPERTIES, LLC
#1900007813
33785/469

P.488
#1323 MOHRS LANE
TIMBERLINE PROPERTIES, LLC
#1516350490
33785/469

CARETAKERS/
DRIVER LODGING
#1323
PORCH

LOT-2 PLAT OF
"PRICE CLUB"
68/24
DDRTC CP LLC
25313/546
#2200005183
5.83 AC.±

MOHRS LANE
EX. 48' PAVING

LOT-3
HOME DEPOT
HD DEVELOPMENT OF MD., INC.
26137/318
#2200005184
"COMMERCIAL"
11.66 AC.±

- GENERAL NOTES:
1. EXISTING ZONING: BR-AS - Business, Roadside-Automotive Service Station (082C2)
 2. LOT AREA: 24,959 SQ. FT. / 0.573 AC.±
 3. EXISTING USE: VACANT BUILDINGS (RAZED BY PERMIT) 0855907
 4. PROPOSED USE: CONTRACTOR'S EQUIPMENT STORAGE YARD (Sect. 236.2)
 5. PARKING REQUIRED: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT
PARKING PROPOSED: 3 SPACES (PARALLEL SPACES 7.5'X21' TYPICAL)
 6. THERE ARE NO SIGNS PROPOSED AT THIS TIME
(NEED TO COMPLY WITH SECTION 450, BCZR)
 7. THIS PROPERTY IS NOT LOCATED IN AN HISTORIC DISTRICT, 100 YEAR FLOOD PLAIN AREA OR CHESAPEAKE BAY CRITICAL AREA
 8. FLOOR AREA RATIO: THERE ARE NO BUILDINGS ON SITE AT THIS TIME
 9. THERE ARE NO DEFICIENCIES FOR THIS AREA SHOWN ON THE 2014 BASIC SERVICE MAPS: WATER, SEWER AND TRANSPORTATION
 10. THERE IS NO PRIOR ZONING HISTORY FOR THIS SITE
 11. THIS PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER
 12. AMENITY OPEN SPACE: NOT REQUIRED
 13. EXISTING MACADAM/GRAVEL PAVING AREA TO BE RESURFACED AND STRIPED IN ACCORDANCE WITH SECTION 409, BCZR

Plan to Accompany Special Exception

"HARVEY SALT"

#10001 PULASKI HIGHWAY
ELECTION DISTRICT NO. 15
COUNCILMANIC DISTRICT NO. 6
BALTIMORE COUNTY, MARYLAND

Scale: 1"=30'	Date: 07/11/14	JOB #10043-B
Drawn: MVM	Checked: BLM	SURVEY'D:

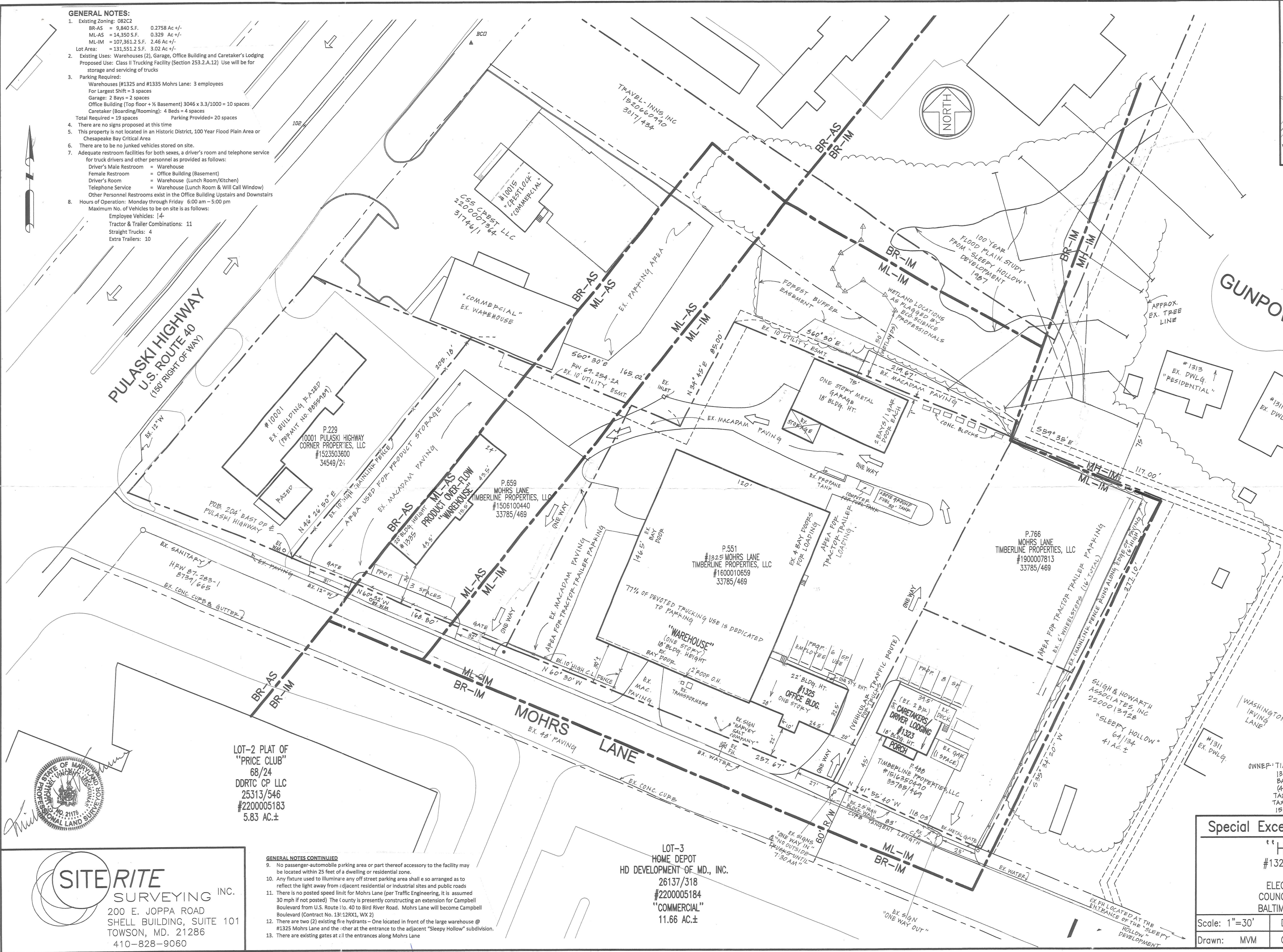
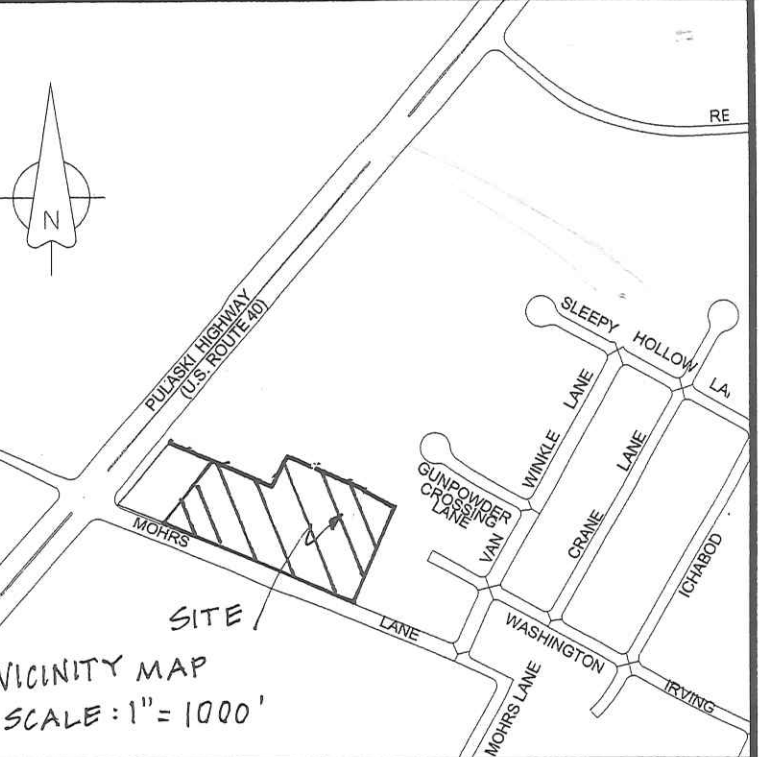


SITE RITE
SURVEYING INC.
200 E. JOPPA ROAD
SHELL BUILDING, SUITE 101
TOWSON, MD. 21286
410-828-9060

OWNER:
CORNER PROPERTIES, LLC
c/o THE HARVEY SALT COMPANY
1325 MOHRS LANE
BALTIMORE MD 21220
(410) 391-1900
MICHAEL B. DIDOMINICUS

GENERAL NOTES:

- Existing Zoning: 082C2
BR-AS = 9,840 S.F. 0.2758 Ac +/-
ML-AS = 14,350 S.F. 0.329 Ac +/-
ML-IM = 107,361.2 S.F. 2.46 Ac +/-
Lot Area: 131,551.2 S.F. 3.02 Ac +/-
Existing Uses: Warehouses (2), Garage, Office Building and Caretaker's Lodging
Proposed Use: Class II Trucking Facility (Section 253.2.A.12) Use will be for storage and servicing of trucks
- Parking Required:
Warehouses (#1325 and #1335 Mohrs Lane: 3 employees
For Largest Shift = 3 spaces
Garage: 2 Bays = 2 spaces
Office Building (Top floor + 1/2 Basement) 3046 x 3.3/1000 = 10 spaces
Caretaker (Boarding/Rooming): 4 Beds = 4 spaces
Total Required = 19 spaces Parking Provided = 20 spaces
- There are no signs proposed at this time
- This property is not located in an Historic District, 100 Year Flood Plain Area or Chesapeake Bay Critical Area
- There are to be no junked vehicles stored on site.
- Adequate restroom facilities for both sexes, a driver's room and telephone service for truck drivers and other personnel as provided as follows:
Driver's Male Restroom = Warehouse
Female Restroom = Office Building (Basement)
Driver's Room = Warehouse (Lunch Room/Kitchen)
Telephone Service = Warehouse (Lunch Room & Will Call Window)
Other Personnel Restrooms exist in the Office Building Upstairs and Downstairs
- Hours of Operation: Monday through Friday 6:00 am - 5:00 pm
Maximum No. of Vehicles to be on site as follows:
Employee Vehicles: 14
Tractor & Trailer Combinations: 11
Straight Trucks: 4
Extra Trailers: 10



SITERITE
SURVEYING INC.
200 E. JOPPA ROAD
SHELL BUILDING, SUITE 101
TOWSON, MD. 21286
410-828-9060

LOT-2 PLAT OF
"PRICE CLUB"
68/24
DDRTC CP LLC
25313/546
#2200005183
5.83 AC.±

- GENERAL NOTES CONTINUED
- No passenger-automobile parking area or part thereof accessory to the facility may be located within 25 feet of a dwelling or residential zone.
 - Any fixture used to illuminate any off street parking area shall be so arranged as to reflect the light away from adjacent residential or industrial sites and public roads.
 - There is no posted speed limit for Mohrs Lane (per Traffic Engineering, it is assumed 30 mph if not posted). The county is presently constructing an extension for Campbell Boulevard from U.S. Route 140 to Bird River Road. Mohrs Lane will become Campbell Boulevard (Contract No. 13/12RX1, WX 2).
 - There are two (2) existing fire hydrants - One located in front of the large warehouse @ #1325 Mohrs Lane and the other at the entrance to the adjacent "Sleepy Hollow" subdivision.
 - There are existing gates at all the entrances along Mohrs Lane

LOT-3
HOME DEPOT
HD DEVELOPMENT OF MD., INC.
26137/318
#2200005184
"COMMERCIAL"
11.66 AC.±

Special Exception and Variance Plan

"HARVEY SALT"
#1323-#1325 MOHRS LANE

ELECTION DISTRICT NO. 15
COUNCILMANIC DISTRICT NO. 6
BALTIMORE COUNTY, MARYLAND

Scale: 1"=30'	Date: 07/11/14	JOB #10043-B
Drawn: MVM	Checked: BLM	SURVEY'D:

OWNER: TIMBERLINE PROPERTIES, LLC
1325 MOHRS LANE
BALTIMORE, MD 21220
(410) 391-1900
TAX MAP: 82 PARCELS: 400, 551, 659 & 766
TAX ACCT. NOS: 1516350440, 1600010659,
1506100440 & 1900007813 RESPECTIVELY