



KEVIN KAMENETZ
County Executive

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

April 21, 2015

John B. Gontrum, Esq.
Whiteford, Taylor & Preston, LLP
1 W. Pennsylvania Avenue
Suite 300
Towson, Maryland 21204

RE: Petition for Variance
Property: 2932 Hammonds Ferry Road
Case No. 2015-0195-A

Dear Mr. Gontrum:

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

IN RE: PETITION FOR VARIANCE
(2932 Hammonds Ferry Road)
13th Election District
1st Council District
Skyworks of Virginia, LLC
Legal Owner
Petitioner

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2015-0195-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owners of the subject property. The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §§ 255.1 and 238.2 for a side yard setback of 5 ft. in lieu of the required 30 ft. The subject property and requested relief is more fully depicted on the site plan that was marked as Petitioner's Exhibit 1.

Carl Bisser on behalf of the owner and professional engineer Rick Richardson appeared in support of the petition. John B. Gontrum, Esq. appeared and represented the Petitioner. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. The only Zoning Advisory Committee (ZAC) comment received was from the Bureau of Development Plans Review (DPR) which indicated that an approved landscape and lighting plan will be required prior to issuance of building permits.

The subject property is approximately 55,173 square feet and is zoned ML-IM. The property is improved with an industrial-style building, which functions as a service and repair facility for Petitioner's business. Petitioner proposes to construct an addition to the building but requires variance relief to do so.

ORDER RECEIVED FOR FILING

Date 4/21/15
By Den

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 property is irregularly shaped and is therefore unique. In addition, former Deputy Zoning Commissioner Murphy granted a variance for this property in Case No. 04-271, finding that "special circumstances" justified such relief. Petitioner's Exhibit 2, at p.3.

If the B.C.Z.R. were strictly interpreted, Petitioner would experience a practical difficulty, given it would be unable to construct the proposed addition. 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. This is demonstrated by the lack of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 21st day of April, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §§ 255.1 and 238.2 for a side yard setback of 5 ft. in lieu of the required 30 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

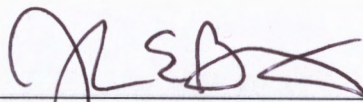
1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Prior to issuance of permits, Petitioner must provide landscaping at the site as determined in the sole discretion of the County's landscape architect.

ORDER RECEIVED FOR FILING

Date 4/21/15

By Sen

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 4/21/15

By sln



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 2932 Hammonds Ferry Road which is presently zoned ML-IM
 Deed References: 34950/150 10 Digit Tax Account # 2 4 0 0 0 0 5 8 5 5
 Property Owner(s) Printed Name(s) Skyworks of Virginia, LLC

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

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a **Variance** from Section(s)

255.1 and 238.2 for a sideyard setback of 5' in lieu of required 30'

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)

Variance is for expansion of existing building and setback and is necessary due to lot configuration and environmental constraints and for such other reasons as may be presented at hearing.

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

John B. Contrum, Whiteford, Taylor & Preston LLP

Name- Type or Print

Signature

1 W. Pennsylvania Avenue, Suite 300, Towson, MD

Mailing Address City State

21204 / 410-832-2000 / jgontrum@wtplaw.com
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Skyworks of Virginia, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

10331 Piper Lane, Manassas, Virginia

Mailing Address City State

20110 / 410-536-9040 / cbisser@skyworksva.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2015-0195-A Filing Date 3/6/15 Do Not Schedule Dates: Reviewer JS

**ZONING DESCRIPTION FOR
2932 HAMMONDS FERRY ROAD
13TH ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the west side of Hammonds Ferry Road (40' right of way) 122' north from the centerline of the intersection of Monumental Road (40' right of way) thence (1) South 67 degrees 32 minutes 50 seconds West 351.17 feet, (2) South 16 degrees 36 minutes 31 seconds East 101.89 feet, thence along the north side of the Monumental Road right of way (3) South 67 degrees 29 minutes 45 seconds West 50.00 feet, leaving the Monumental Road right of way; (4) North 16 degrees 47 minutes 30 seconds West 101.91 feet, (5) South 67 degrees 32 minutes 54 seconds West 15.07 feet, (6) North 16 degrees 47 minutes 30 seconds West 132.12 feet, (7) North 72 degrees 00 minutes 32 seconds East 321.47 feet, thence meeting the west side of Hammonds Ferry Road and following the following courses and distances; (8) South 18 degrees 35 minutes 21 seconds East 103.00 feet, to the point of beginning.

Containing a net area of 53,113 square feet, or 1.22 acres of land, more or less.



PROFESSIONAL CERTIFICATION:
I 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
NUMBER 16597, EXPIRATION DATE: 08-01-2015.

2015-0195-A

MEMORANDUM

DATE: May 22, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0195-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 21, 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

PLEASE PRINT CLEARLY

CASE NAME SKYWORKS

CASE NUMBER 2015-195-A

DATE 4/20/15

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NO. 2015-

0195-A

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

3/12

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

C

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

FIRE DEPARTMENT

3/23

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

no obj

3/12

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 3/31

SIGN POSTING Date: 3/31

by Ogle

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 - 13 Account Number - 2400005855							
Owner Information									
Owner Name:		SKYWORKS OF VIRGINIA LLC				Use:		INDUSTRIAL NO	
Mailing Address:		10331 PIPER LN				Principal Residence:		NO	
		MANASSAS VA 20110-				Deed Reference:		/34950/ 00150	
Location & Structure Information									
Premises Address:		HAMMONDS FERRY RD 0-0000				Legal Description:		1.2193 AC WS HAMMONDS FERRY RD C W WRIGHT CNSTRCTN CO	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0109	0008	0154		0000			25A	2014	Plat Ref: 0076/0127
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built 2005		Above Grade Enclosed Area 2800		Finished Basement Area		Property Land Area 1.2200 AC		County Use 07	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
		STORAGE WAREHOUSE							
Value Information									
		Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2014		As of 07/01/2015	
Land:		366,000		366,000					
Improvements		224,400		235,400					
Total:		590,400		601,400		594,067		597,733	
Preferential Land:		0						0	
Transfer Information									
Seller: EOR MARYLAND INC				Date: 05/09/2014		Price: \$825,000			
Type: ARMS LENGTH IMPROVED				Deed1: /34950/ 00150		Deed2:			
Seller: UTILITY SERVICES ASSOCIATES INC				Date: 10/09/2013		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /34323/ 00178		Deed2:			
Seller:				Date: 06/27/2013		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /33886/ 00160		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		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>)

[illegible]

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*

April 15, 2015

Skyworks of Virginia LLC
10331 Piper Lane
Manassas VA 20110

RE: Case Number: 2015-0195 A, Address: 2932 Hammonds Ferry Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 6, 2015. 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
John Gontrum, Esquire, 1 W Pennsylvania Avenue, Suite 300, Towson MD 21204

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Melinda Peters, Administrator

Date: 3/12/15

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

RE: Baltimore County
Item No 2015-0195-A
Variance
SKY works of Virginia LLC
2932 Hammonds Ferry 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. 2015-0195-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in dark ink, appearing to read "Steven D. Foster".
Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

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 March 16, 2015
Item No. 2015-0195

DATE: March 12, 2015

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

Approved Landscape and Lighting plans will be required prior to issuance of building permit.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 15-0195-03162015.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 23, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 2932 Hammonds Ferry Road

MAR 25 2015

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Item Number: 15-195

Petitioner: Skyworks of Virginia, Inc.

Zoning: ML-IM

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning (Department) has reviewed the Variance Petition with accompanying site plan to permit proposed warehouse expansion with a side yard setback of 5' in lieu of the required 30'. The Department has no objection to the grant of the petitioned variance relief.

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

Division Chief:
AVA/LTM

Kathy Schlabach

3/30/15
wer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 23, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2932 Hammonds Ferry Road

INFORMATION:

Item Number: 15-195

Petitioner: Skyworks of Virginia, Inc.

Zoning: ML-IM

Requested Action: Variance

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

Division Chief:
AVA/LTM

Kathy Schleich



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3160472

Sold To:

Skyworks of Virginia - CU00432159
10331 Piper Ln
Manassas, VA 20110

Bill To:

Skyworks of Virginia - CU00432159
10331 Piper Ln
Manassas, VA 20110

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Mar 31, 2015

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

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: # 2015-0195-A

2932 Hammonds Ferry Road
W/s Hammonds Ferry Road, 122 ft. n/of centerline of
intersection with Monumental Road
13th Election District - 1st Councilmanic District
Legal Owner(s) Skyworks of Virginia, LLC

Variance: for a sideyard setback of 5 ft. in lieu of the required 30 ft.

Hearing: Monday, April 20, 2015 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

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

JT 3/9/15 March 31

3160472

CERTIFICATE OF POSTING

CASE NO: 2015-0195-A

PETITIONER/DEVELOPER
WHITEFORD, TAYLOR, & PRESTON

DATE OF HEARING/CLOSING:

April 20, 2015

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

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 AT _____

2932 HAMMONDS FERRY ROAD

THIS SIGN(S) WERE POSTED ON March 31, 2015
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 3/31/15
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411



KEVIN KAMENETZ
County Executive

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

March 18, 2015

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: 2015-0195-A

2932 Hammonds Ferry Road

W/s Hammonds Ferry Road, 122 ft. n/of centerline of intersection with Monumental Road

13th Election District – 1st Councilmanic District

Legal Owners: Skyworks of Virginia, LLC

Variance for a sideyard setback of 5 ft. in lieu of the required 30 ft.

Hearing: Monday, April 20, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: John Gontrum, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204
Skyworks of Virginia, LLC, 10331 Piper Lane, Manassas VA 20110

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 31, 2015.**
- (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, March 31, 2015 Issue - Jeffersonian

Please forward billing to:
Skyworks of Virginia
10331 Piper Lane
Manassas, VA 20110

410-536-9040

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: 2015-0195-A

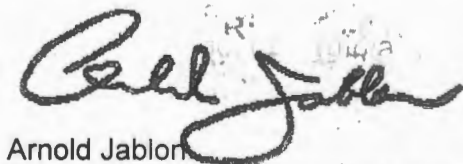
2932 Hammonds Ferry Road

W/s Hammonds Ferry Road, 122 ft. n/of centerline of intersection with Monumental Road
13th Election District – 1st Councilmanic District

Legal Owners: Skyworks of Virginia, LLC

Variance for a sideyard setback of 5 ft. in lieu of the required 30 ft.

Hearing: Monday, April 20, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
2932 Hammonds Ferry Rd; W/S Hammonds	*	
Ferry Rd, 122' N of c/line Monumental Rd	*	OF ADMINISTRATIVE
13 th Election & 1 st Councilmanic Districts	*	
Legal Owner(s): Skyworks of Virginia, LLC	*	HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2015-195-A

* * * * *

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

MAR 11 2015

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 11th day of March, 2015, a copy of the foregoing Entry of Appearance was mailed to John Gontrum, Esquire, One West Pennsylvania Avenue, Suite 300, 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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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: 2015-0195-A

Petitioner: SKYWORKS OF VIRGINIA, LLC

Address or Location: 2932 HAMMONDS FERRY RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: SKYWORKS OF VIRGINIA

Address: 10331 PIPER LANE

MANASSAS, VA 20110

Telephone Number: 410-536-9040

Case No.:

2015-0195-A

Exhibit Sheet

4-21-15
Sen

Petitioner/Developer

19W
5-22-15

Protestants

No. 1	Plan	
No. 2	Order in # 04-271	
No. 3	Plat - S.M. 76-127	
No. 4	4A - 4B Zoning Orders for adjoining properties	
No. 5	Zoning Map	
No. 6	Aerial photo	
No. 7	7A } Photos Exist Cond. 7B }	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

IN RE: PETITION FOR VARIANCE	*	BEFORE THE
W/S of Hammonds Ferry Road, 122.5 ft. NW		
centerline of Monumental Avenue	*	DEPUTY ZONING COMMISSIONER
13th Election District		
1st Councilmanic District	*	OF BALTIMORE COUNTY
(2930 Hammonds Ferry Road)		
	*	CASE NO. 04-271-SPH
C. W. Wright Construction Company, Inc.		
Petitioner	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, C. W. Wright Construction Company, Inc. for the property at 2930 Hammonds Ferry Road in the Lansdowne area of Baltimore County. The variance request is from Sections 255 and 243.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 5 ft. in lieu of the required 30 ft.

The property was posted with Notice of Hearing on January 24, 2004, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on January 27, 2004 to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner

ORDER RECEIVED FOR FILING

Date

By

2/1/04
R. J. [Signature]

as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: Revised ZAC comments from the Department of Environmental Protection & Resource Management (DEPRM) dated February 6, 2004, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the variance request was Samuel Mudd, Vice President of the Petitioner Corporation, Mitch Kellman, from Daft, McCune & Walker, the engineering firm that prepared the plat and David Karceski, Esquire who represented the Petitioner. Mr. Jake Miller, President for the Lansdowne Improvement Association, came and testified in support of the petition. There were no Protestants or others in attendance. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Testimony and evidence indicated that the Petitioner corporation owns the subject property, which is 1.2 acres, and zoned ML-IM, as well as the adjacent property to the north. The Petitioner supports various power companies regionally using both properties. However, the Petitioner wishes to erect a new building on the site from which it can operate its smaller projects separately from the major projects, which would continue to be operated from the adjacent property.

Mr. Karceski proffered that the location of the new building was constrained by the 100 ft. setback line from residentially zoned property as shown on Petitioner's Exhibit No. 1, by the existence of the flood plain and forest buffer as shown on Petitioner's Exhibit No. 2 and the

existing driveway from Hammonds Ferry Road which allows access to the rear of the property. Thus constrained, the only reasonable place to locate the new building is as shown, which is within 5 ft. of the southern property line. Mr. Karceski noted that the owner of property to the south that would be most impacted by the proposed location was granted an identical variance of 5 ft in a prior case to allow building its 2-story building. In addition, the lessee of this property, Mr. Machado, has sent a letter of support as shown in Petitioner's Exhibit No. 3. The property is surrounded by property zoned ML-IM and the uses made of the surrounding property are consistent with the manufacturing zoning.

Mr. Miller, President of the Lansdowne Improvement Association, testified that the association supports the proposed variance and related that the Petitioner had many times in the past come to the community's service especially in installing lighting on recreational facilities

Findings of Fact and Conclusions of Law

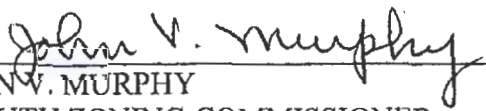
I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Furthermore, I find that this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted subject to the conditions set forth below.

THEREFORE, IT IS ORDERED, this 11 day of February, 2004, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Sections 255 and 243.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 5 ft. in

lieu of the required 30 ft., be and is hereby GRANTED, subject, however, to the following condition:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
2. Compliance with the ZAC comments submitted by DEPRM dated February 6, 2004, a copy of which is attached hereto and made a part hereof.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date 2/11/04
BY J.R. Gennaro

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

February 11, 2004

David Karceski, Esquire
Venable, LLP
210 Allegheny Avenue
Towson, Maryland 21202

Re: Petition for Variance
Case No. 04-271-A
Property: 2930 Hammonds Ferry Road

Dear Mr Karceski:

Enclosed please find the decision rendered in the above-captioned case. The petition for variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: C. W. Wright Construction Co.
c/o Samuel A. Mudd, Vice-President
2930 Hammonds Ferry Road
Baltimore, MD 21227

Mitch Kellman
Daft, McCune & Walker
200 E. Pennsylvania Avenue
Towson, MD 21286

Jake Miller
Lansdowne Improvement Assn.
135 Hazel Avenue
Baltimore, MD 21227

Visit the County's Website at www.baltimorecountyonline.info





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2930 Hammonds Ferry Road

which is presently zoned ML-IM

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Variance from Sections 255 and 243.2 of the Baltimore County Zoning Regulations to permit a side yard setback of 5 feet in lieu of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

To be determined at hearing.

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

I, or we, agree to pay expenses of above Variance, 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.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Variable LLP

Company

210 Allegheny Avenue (410) 494-6200

Address

Telephone No.

Towson,

Maryland

21204

City

State

Zip Code

Legal Owner(s):

C.W. Wright Construction Company, Inc.

Name - Type or Print

Signature

By: Samuel A. Mudd, Vice President

Name - Type or Print

Signature

11500 Ironbridge Road

Address

Chester, Virginia

Telephone No.

23831

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue (410) 494-6200

Address

Towson,

Maryland

Telephone No.

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

JRF

Date

12/4/03

ORDER FOR FILING
Date 12/1/04
By [Signature]

**Description
to Accompany Zoning Petition
for a Variance Request
2930 Hammonds Ferry Road
Baltimore County, Maryland**



Daft•McCune•Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Golf Course Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same on the western side of Hammonds Ferry Road, 40 feet wide, at the distance of 122.5 feet, more or less, northwesterly from a point formed by the intersection of the western side of said Hammonds Ferry Road with the centerline of Monumental Avenue, 40 feet wide, running thence and binding along the northernmost outline of the parcel of land conveyed by John J. Hagermann and wife to John J. Kunz and wife by Deed dated September 19, 1911, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 385, Folio 195, (1) South 67 degrees 32 minutes 54 seconds West 351.49 feet, running thence and binding along the westernmost outline the said parcel of land conveyed to John J. Kunz and wife, (2) South 16 degrees 47 minutes 30 seconds East 101.87 feet to the northern side of Monumental Avenue, 40 feet wide, running thence and binding along the northernmost side of the said Monumental Avenue, (3) South 67 degrees 29 minutes 45 seconds West 50.00 feet to an alley, 15 feet wide, said alley to be left open for the use in common of the lot now being described and the lot immediately adjoining hereto to the north, which lot is herein now described as part of this parcel, running thence along the eastern side of said alley, (4) North 16 degrees 47 minutes 30 seconds West 101.91 feet, running thence and binding along the northern end of said fifteen feet wide alley, (5) South 67 degrees 32 minutes 54

seconds West 15.07 feet, running thence and binding on the eastern outline of Parcel 26 as laid out on a "Plat of GROSEDALE", C. W. Hull's Subdivision of 98 acres and 27 perches of land at Lansdown Station B & O Railroad, which plat is recorded among the Land Records aforesaid in Liber W.P.C. No. 3, Folio 124, (6) North 16 degrees 47 minutes 30 seconds West 132.12 feet, running thence and binding along a line of division through Lot 25 as designated on the "Plat of Groseedale" as aforesaid (7) North 72 degrees 00 minutes 32 seconds East 321.47 feet to a point, running thence and binding along the same, (8) North 69 degrees 54 minutes 27 seconds East 90.05 feet to the western side of the said Hammonds Ferry Road, 40 feet wide, running thence and binding along the western side of the said Hammonds Ferry Road, (9) South 18 degrees 35 minute 21 seconds East 103.00 feet to the place of beginning, containing 53,113 square feet, or 1.219 acres of land, more or less.

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

December 3, 2003

Project No. 03062 (L03062-Zoning.doc)



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **23566**

DATE **012/4/03** ACCOUNT **001-056-650**

AMOUNT **\$ 325.00**

RECEIVED FROM **SAMUEL MIDD**

FOR **2735 400-0000 FOLLY RD ITEM # 271
P-L-K VOICES TACLOAN JRE**

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTION TIME DAY
12/04/2003 12/04/2003 10:23:44
REG 0306 WALKER JOHN LEM
NO. 5 528 ZIMING VERIFICATION
EX NO. 123568
Receipt for \$325.00
\$325.00 BY 9.00 PM
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner 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: #04-271-A

2930 Hammonds Ferry Road

W/side of Hammonds Ferry Road at the distance of 122.5 feet northwest of Monumental Avenue

13th Election District - 1st Councilmanic District

Legal Owner(s): C.W. Wright Construction Co., by

Samuel Mudd, V.P.

Variance: to permit a side yard setback of 5 feet in lieu of the required 30 feet.

Hearing: Wednesday, February 11, 2004 at 11:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

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

JT 1/7/03 Jan. 27

CB46774

CERTIFICATE OF PUBLICATION

1/30/2004

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/27/2004.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 04-271-A

Petitioner/Developer: C.W. WRIGHT

CONST. CO: _____

Date of Hearing/Closing: 2/11/04

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

ATTN: Becky Hart ((410) 887-3394)

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: _____

2930 HAMMONDS FERRY RD

The sign(s) were posted on _____

1/24/04
(Month, Day, Year)

Sincerely,



(Signature of Sign Poster)

1/24/04
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

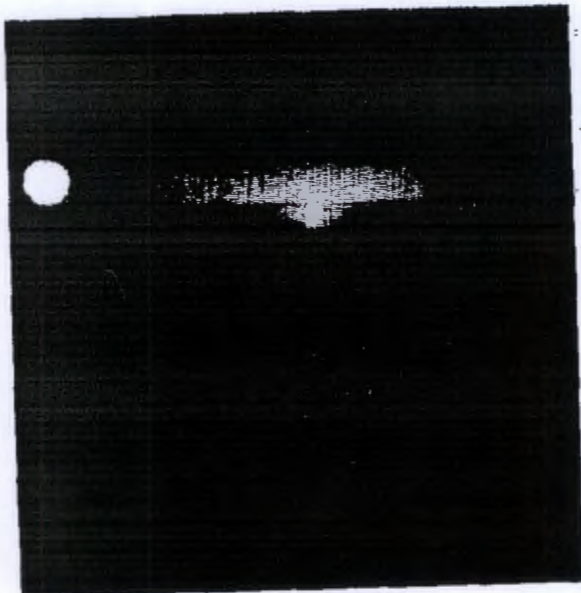
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**Department of Permits and
Development Management**

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

December 29, 2003

CORRECTED NOTICE OF ZONING HEARING

The Zoning Commissioner 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: 04-271-A

2930 Hammonds Ferry Road
W/side of Hammonds Ferry Road at the distance of 122.5 feet northwest of Monumental Avenue
13th Election District – 1st Councilmanic District
Legal Owners: C.W. Wright Construction Co., by Samuel Mudd, V.P.

Variance to permit a side yard setback of 5 feet in lieu of the required 30 feet.

Hearing: Wednesday, February 11, 2004 at 11:00 a.m. in Room 106, County Office Building,
111 W. Chesapeake Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Robert Hoffman, 210 Allegheny Ave., Towson 21204
C.W. Wright, 11500 Ironbridge Road, Chester, VA 23831

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 27, 2004.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Visit the County's Website at www.baltimorecountyonline.info

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 27, 2004 Issue - Jeffersonian

Please forward billing to:
Robert Hoffman
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, MD 21204

410-494-6200

Conced

NOTICE OF ZONING HEARING

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

CASE NUMBER: 04-271-A

2930 Hammonds Ferry Road

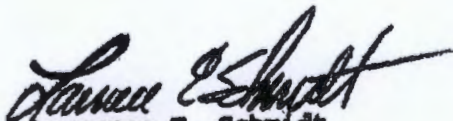
W/side of Hammonds Ferry Road at the distance of 122.5 feet northwest of Monumental Avenue

13th Election District – 1st Councilmanic District

Legal Owners: C.W. Wright Construction Co., by Samuel Mudd, V.P.

Variance to permit a side yard setback of 5 feet in lieu of the required 30 feet.

→ Hearing: Wednesday, February 11, 2004 at 11:00 a.m. in Room 106, County Office Building,
111 W. Chesapeake Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**Department of Permits and
Development Management**

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

December 26, 2003

NOTICE OF ZONING HEARING

The Zoning Commissioner 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: 04-271-A

2930 Hammonds Ferry Road
W/side of Hammonds Ferry Road at the distance of 122.5 feet northwest of Monumental Avenue
13th Election District – 1st Councilmanic District
Legal Owners: C.W. Wright Construction Co., by Samuel Mudd, V.P.

Variance to permit a side yard setback of 5 feet in lieu of the required 30 feet.

Hearing: Thursday, February 5, 2004 at 11:00 a.m. in Room 106, County Office Building,
111 W. Chesapeake Avenue

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Robert Hoffman, 210 Allegheny Ave., Towson 21204
C.W. Wright, 11500 Ironbridge Road, Chester, VA 23831.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JANUARY 21, 2004.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Visit the County's Website at www.baltimorecountyonline.info

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 20, 2004 Issue - Jeffersonian

Please forward billing to:

Robert Hoffman
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, MD 21204

410-494-6200

NOTICE OF ZONING HEARING

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

CASE NUMBER: 04-271-A

2930 Hammonds Ferry Road

W/side of Hammonds Ferry Road at the distance of 122.5 feet northwest of Monumental Avenue

13th Election District – 1st Councilmanic District

Legal Owners: C.W. Wright Construction Co., by Samuel Mudd, V.P.

Variance to permit a side yard setback of 5 feet in lieu of the required 30 feet.

Hearing: Thursday, February 5, 2004 at 11:00 a.m. in Room 106, County Office Building,
111 W. Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
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: 04-271-A
Petitioner: C.W. Wright Construction Co., Inc
Address or Location: 2930 Hammonds Ferry Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert Hoffman
Address: Venable, Baetjer, + Howard
210 Allegheny Ave
Towson MD 21204
Telephone Number: 410-494-6200

Revised 2/20/98 - SCJ

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

February 5, 2004

Robert A. Hoffman
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

RE: Case Number: 04-271-A, 2930 Hammonds Ferry Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 4, 2003.

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, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Samuel Mudd, 11500 Ironbridge Road, Chester, Virginia 23831

Visit the County's Website at www.baltimorecountyonline.info



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 18, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: December 18, 2003

Item No.: 267-271, 273-283

Dear Ms. Hart:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

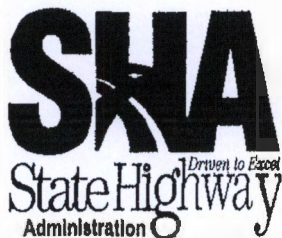
LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 12.16.03

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

RE: Baltimore County
Item No. 271

JRF

Dear Ms. Hart:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.201.7165 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: R. Bruce Seeley *MB*
DATE: February 6, 2004
SUBJECT: Zoning Item # 04-271
Address 2930 Hammonds Ferry Road
C.W. Wright Construction Co., Inc.

Zoning Advisory Committee Meeting of December 15, 2003

COMMENTS REVISED February 6, 2004

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

X Show and label the 100 year floodplain and the Forest Buffer Easement onsite. A Forest Buffer Variance must be approved for any proposed impacts to the Forest Buffer. Mitigation for impacts must be addressed. Recordation of the Forest Buffer Easement may be required.

Reviewer: John Russo

Date: January 12, 2004

GROUNDWATER MANAGEMENT

There is an on-going groundwater contamination investigation on this property. For further information contact the Maryland Department of the Environment.

Reviewer: Sue Farinetti

Date: December 17, 2003

The comments listed above must be satisfactorily addressed prior to approval of any Record Plats, building or grading permits.

NOT REVENUED FOR FILING
DATE 2/11/04
BY R. Johnson

2/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: January 5, 2004

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case 04-271

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared By:

Mark A. Cunningham

Section Chief:

John J. Keller

AFK/LL

RECEIVED

JAN 06 2004

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: December 29, 2003

FROM: *fwb* Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For December 22, 2003
Item Nos. 267, 269, 270, 271, 272,
273, 274, 275, 279, and 283

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR VARIANCE * BEFORE THE
2930 Hammonds Ferry Rd; W/side *
Hammonds Ferry Rd, 122.5' Monumental Ave* ZONING COMMISSIONER
13th Election & 1st Councilmanic Districts *
Legal Owner(s): C.W Wright Construction * FOR
Company, Inc, by Samuel A Mudd, VP *
Petitioner(s) * BALTIMORE COUNTY
* 04-271-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel 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 documentation filed in the case.

W.C. S. Mudd

Per ~~XXXXXXXXXX~~

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of December, 2003, a copy of the foregoing Entry of Appearance was mailed to, Robert A. Hoffman, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

HARTING & SONS BUILDING SUPPLIES, INC.

Building Supplies of all Description
2917 Hammonds Ferry Road Lansdowne, Md. 21227

January 29, 2004

Lawrence E. Schmidt, Zoning
Commissioner for Baltimore County
County courts Building
401 Bosley Avenue
Towson, Maryland 21204

Re: Petition for Variance
Zoning Case No. 04-271-A
2930 Hammonds Ferry Road

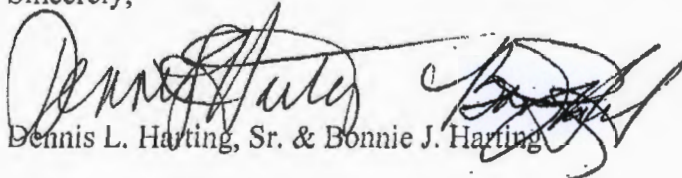
Dear Mr. Schmidt:

We are the owners of Harting & Sons Building Supplies, Inc. located at 2917 Hammonds Ferry Road, directly east of the above captioned property. As a local business and landowner of this location and the four adjacent houses on Hammonds Ferry Road in Lansdowne, we have an interest in Case No. 04-271-A.

It is our understanding the C.W. Wright Construction Company, Inc., owner of 2930 Hammonds Ferry Road, has requested zoning relief, which, if granted, would allow it to construct a one-story structure for storage use setback a minimum of five feet from its southern property line. We have met with Samuel A. Mudd, Vice President of C.W. Wright, to discuss the proposed use of the building and are familiar with the relief necessary to construct it as shown on the site plan filed in this case. We believe that the variance, if approved, would not have an adverse impact on any of the neighboring properties or the community as a whole.

We, therefore, encourage you to approve C.W. Wright Construction Company's request. Thank you in advance for your consideration of our position.

Sincerely,



Dennis L. Harting, Sr. & Bonnie J. Harting

2340 Monumental, LLC

117 Old Padonia Road • Cockeysville, MD 21030-4917 • Phone: (410) 252-5888 • Fax: (410) 252-9078

January 21, 2004

Lawrence E. Schmidt, Zoning
Commissioner for Baltimore County
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Variance
Zoning Case No. 04-271-A
2930 Hammonds Ferry Road

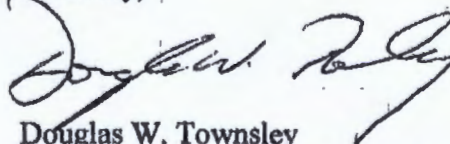
Dear Mr. Schmidt,

We are the owners of the commercial building located at 2340 Monumental Avenue which is directly adjacent and to the South of the above-captioned property. As commercial property owners in Lansdowne, we have an interest in Case No. 04-271-A.

It is our understanding that C.W. Wright Construction Company, Inc., owner of 2930 Hammonds Ferry Road, has requested zoning relief, which, if granted, would allow it to construct a one-story structure for storage use setback a minimum of five feet from its Southern property line. We have met with Samuel A. Mudd, Vice President of C.W. Wright, to discuss the proposed use of the building and are familiar with the relief necessary to construct it as shown on the site plan filed in this case. We believe that, the variance, if approved, would not have an adverse impact on any of the neighboring properties or the community as a whole.

We, therefore, encourage you to approve C.W. Wright Construction Company's request. Thank you in advance for your consideration of our position.

Sincerely,



Douglas W. Townsley
Member, 2340 Monumental, LLC



JANUARY 21, 2004

LAWRENCE E. SCHMIDT, ZONING
COMMISSIONER FOR BALTIMORE COUNTY
COUNTY COURTS BUILDING
401 BOSLEY AVENUE
TOWSON, MD. 21204

RE: PETITION FOR VARIANCE
ZONING CASE NO. 04-271-A
2930 HAMMONDS FERRY ROAD

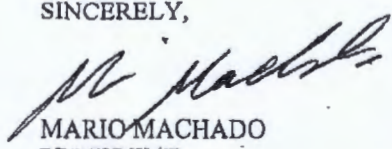
DEAR MR. SCHMIDT:

I AM THE OWNER OF MACHADO CONSTRUCTION CO., INC. LOCATED AT 2320 AND 2334 MONUMENTAL AVENUE IN LANSDOWNE. WE ARE ADJACENT TO AND DIRECTLY TO THE WEST OF THE ABOVE REFERENCED PROPERTY. AS A LOCAL BUSINESS OWNER AND LAND OWNER IN LANSDOWNE, I HAVE AN INTEREST IN CASE NO. 04-271-A.

IT IS MY UNDERSTANDING THAT C.W. WRIGHT CONSTRUCTION CO. INC., OWNER OF 2930 HAMMONDS FERRY ROAD, HAS REQUESTED ZONING RELIEF, WHICH, IF GRANTED WOULD ALLOW IT TO CONSTRUCT A ONE-STORY STRUCTURE FOR STORAGE USE. SETBACK A MINIMUM OF FIVE FEET FROM ITS SOUTHERN PROPERTY LINE. I HAVE MET WITH SAMUEL A. MUDD, VICE PRESIDENT OF C.W. WRIGHT, TO DISCUSS THE PROPOSED USE OF THE BUILDING AND AM FAMILIAR WITH THE RELIEF NECESSARY TO CONSTRUCT IT AS SHOWN ON THE SITE PLAN FILED IN THIS CASE. I BELIEVE THAT, THE VARIANCE, IF APPROVED, WOULD NOT HAVE AN ADVERSE IMPACT ON ANY OF THE NEIGHBORING PROPERTIES OR THE COMMUNITY AS A WHOLE.

I, THEREFORE, ENCOURAGE YOU TO APPROVE C.W. WRIGHT CONSTRUCTION COMPANY'S REQUEST. THANK YOU FOR YOUR CONSIDERATION IN THIS MATTER.

SINCERELY,

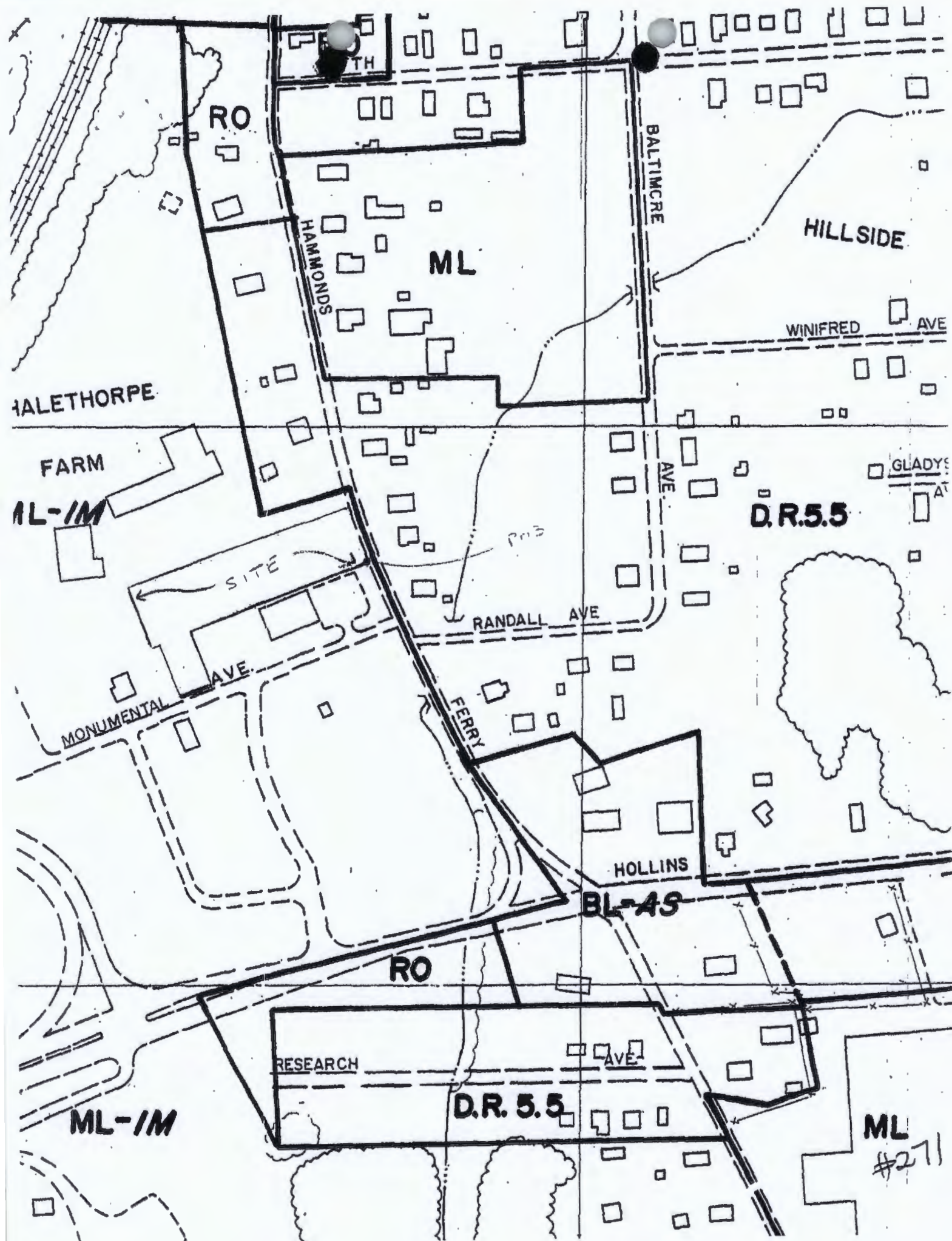

MARIO MACHADO
PRESIDENT
MACHADO CONSTRUCTION CO., INC.

2340 Monumental Avenue ~ Baltimore, Maryland 21227

Phone: 410-247-2662 ~ Fax: 410-247-3103

CASE NAME 04-271-A
CASE NUMBER _____
DATE 2/11/04

[illegible]



RO

ML

BALTIMORE

HILLSIDE

WINIFRED AVE

GLADYS AT

D.R. 5.5

RANDALL AVE

FERRY

HOLLINS

BL-4S

RO

RESEARCH

AVE

D.R. 5.5

ML

#271

FARM

ML-1M

SITE

AVE

MONUMENTAL

ML-1M

HALETHORPE



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

2000 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Title Nos. 07-00, 08-00, 09-00, 10-00, 11-00, 12-00, 13-00

Joseph B. Bortolone
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC., BALTIMORE, MD. 21216

SCALE 1" = 200'	LOCATION MONUMENTAL	SHEET S.W. 6-C
DATE OF PHOTOGRAPHY JANUARY 1966		

SW 6 C

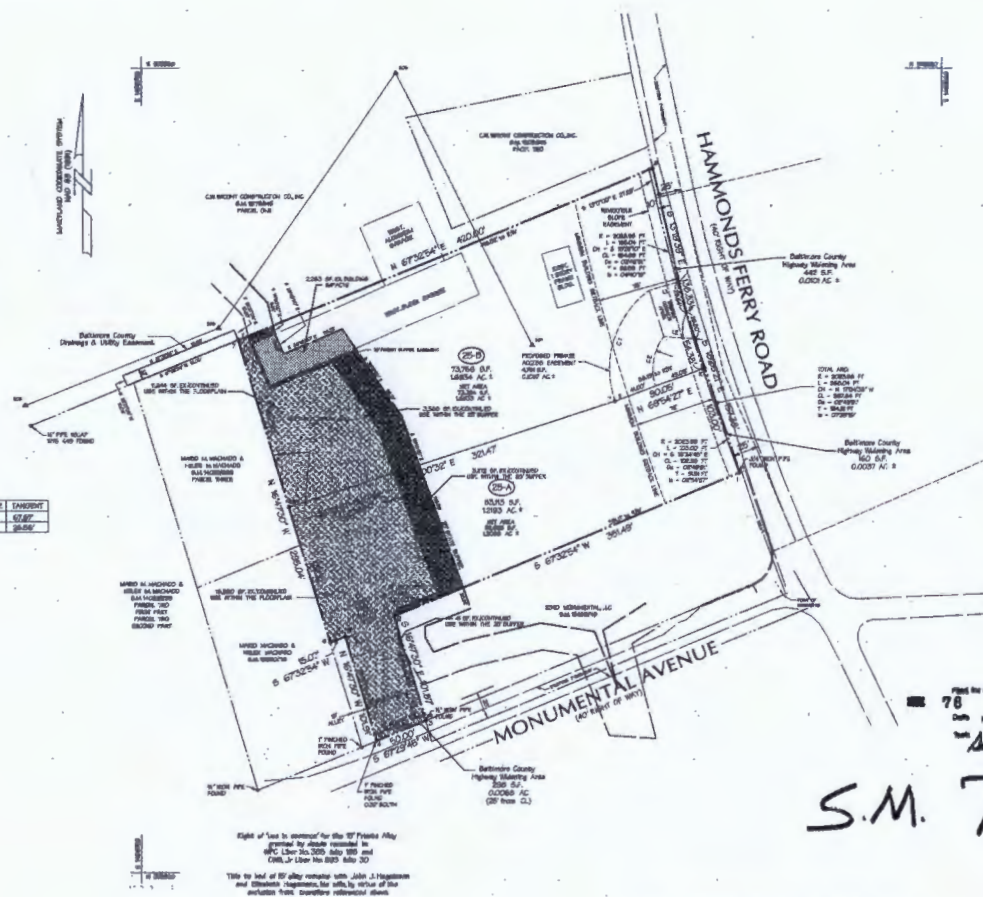
271

POINT NO.	NORTH	EAST
1	572575.25	1407208.34
2	572728.71	1407684.80
3	572644.38	1407394.33
4	572642.25	1406864.03
5	572710.62	1406870.69
6	572794.06	1406684.76
7	572885.52	1406431.65
8	573064.50	1407387.69
9	573022.38	1407268.81
10	572870.77	1407226.81
11	572533.64	140732.34
12	572740.54	1406588.68

POINT No.	NORTH	EAST	DESCRIPTION
B01	972898.9970	140797.8200	Along Mail & south
B02	973045.2027	140806.0949	Mail & south
B03	973207.6505	140816.0000	Along Mail & south
B04	973369.6205	140826.0000	Along Mail & south

NUMBER	BEARING	DISTANCE
L1	N 71°00'48" E	83.307
L2	N 88°48'30" W	83.307

NUMBER	DELTA	BACUS	LEGION	CHORD BEARING AND DISTANCE	TANGENT
CI	79°32'27"	80.00'	85.04'	N 73°30'22" E	105.07'
C2	68°14'59"	48.00'	48.60'	S 08°16'29" W	48.70'



P.N.A. COMPLETED WHA - CDP 5-6-04
FINAL PLAN 5-26-04
P.N.A. 5-26-04
STREET LIGHTS 5-16-04
DEV. PLAN REVIEW 5-16-04
DEV. ENGINEER Tue 5/18/04
DIV. OF REAL ESTATE
ASSESSMENTS
RECREATION & PARKS 2-2-04

OWNER/DEVELOPER

COORDINATES AND BEARINGS SHOWN ON THIS
 PLAT ARE REFERRED TO THE SYSTEM OF
 COORDINATES ESTABLISHED IN THE MARYLAND
 COORDINATE SYSTEM - NAD83(83) AND ARE
 BASED ON THE FOLLOWING TRAVELER STATIONS:

GRD-85	N 57°48A.84	E 142288.78
GRD-80	N 82°08B.84S	E 140289.04

OWNERS' CERTIFICATE

THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT TO THE BEST OF THEIR KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (3) OF SECTION 4-103 OF THE REAL PROPERTY ACTS OF THE UNPUBLISHED CODE OF MARYLAND HAVE BEEN COMPLIED WITH, WHEREAS NO SAME CONCERNS THE WATERS OF THIS PLAT AND SETTING OF THE MARBLES.

Samuel S. Mudd 4-29-04
 DATE
 SAMUEL A. MUDG, VICE-PRESIDENT
 C&M MUDG CONSTRUCTION CO., INC.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT THAT THE LAND SHOWN ON THIS PLAT HAS BEEN Laid OUT IN ACCORDANCE WITH SUBDIVISION (C) OF SECTION 3-106 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND PARTICULARLY INsofar AS SAME CONCERNS THE LAYING OF THIS PLAT AND SETTING OF THE MARKERS.

Anthony J. Miti 4/24

ANTHONY J. MITI
PROFESSIONAL LAND



DMW
Daft · McCune · Walker
A Team of Lead Planners

C.
800 East Pennsylvania Avenue
Ft. Worth, Maryland 21038
410 396 3300
FAX 410 396 4700
CHECKED: J.O.S. 000608

EXHIBIT

3

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONERS OF BALTIMORE COUNTY:

Enclosed for the Baltimore County Zoning Commission are the following documents:
1. A petition for a Variance from the Area and Height Regulations of the Baltimore County Zoning Ordinance, as amended, for the subject property located at 100 and 102 West Baltimore Avenue, Baltimore, Maryland 21204.
2. A plat showing the subject property and the proposed variance.
3. A report of the Baltimore County Zoning Commission's staff.
4. A report of the Baltimore County Zoning Commission's advisory committee.
5. A report of the Baltimore County Zoning Commission's hearing.

Due to the narrowness of the lot and the adjacent residential zone it is not feasible to further develop the property without a zoning variance.

Enclosed for the Baltimore County Zoning Commission are the following documents:
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STUART T. BALDWIN, JR., 60-29-4
R/O Riverside Ferry Rd & Mount Airy Ave
1706

80-006-4
192

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 6, 1960

Dear Mr. Wilson:
The Building Plans Advisory Committee has reviewed the plan for the proposed development of the subject property located at 100 and 102 West Baltimore Avenue, Baltimore, Maryland 21204. The plan shows a proposed development of 100,000 square feet of space, including a parking lot and a building. The plan also shows a proposed development of 100,000 square feet of space, including a parking lot and a building. The plan also shows a proposed development of 100,000 square feet of space, including a parking lot and a building.

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BALTIMORE COUNTY

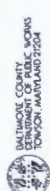
ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



April 29, 1960

Enclosed for the Baltimore County Zoning Commission are the following documents:
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Mr. T. J. Lee, Esq.
100 West Baltimore Avenue
Baltimore, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Baltimore, Maryland 21204

Your Petition has been received and accepted for filing this 11th day of May, 1960.

William E. Baldwin
Chairman, Zoning Plans Advisory Committee

Enclosed for the Baltimore County Zoning Commission are the following documents:
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Very truly yours,
William E. Baldwin, Jr.
Chairman, Zoning Plans Advisory Committee

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[illegible]

A. WAREHOUSE

1. 5' side and 10' rear yard setback in lieu of 30'
- B. OFFICE BUILDING (ex. residence)
 1. 15' (ex.) front yard in lieu of 75' setback
 2. 15' side yard setback (ex.) on Monumental Ave. in lieu of 50'

--- centerline
 --- prop. line
 --- setback line
 --- water main
 --- gas main

See information based on Baltimore County position sheet 22/54/10, started 2/68, by street C, H.E.

REQUIRED PARKING

892 sq. ft. 1st flr. office
 @ 1/300 sq. ft.: 3.0
 742 sq. ft. 2nd flr. office
 @ 1/500 sq. ft.: 1.5
 Subtotal 4.5 spaces
 Employee (avg. @ 1/3 for 7 employees): 2.33
 Total req'd 6.83

Prop. provided: 8 spaces
 (8 spaces provided exclusive of service parking by warehouse)

8 spaces provided exclusive of service parking by warehouse

8 spaces provided exclusive of service parking by warehouse

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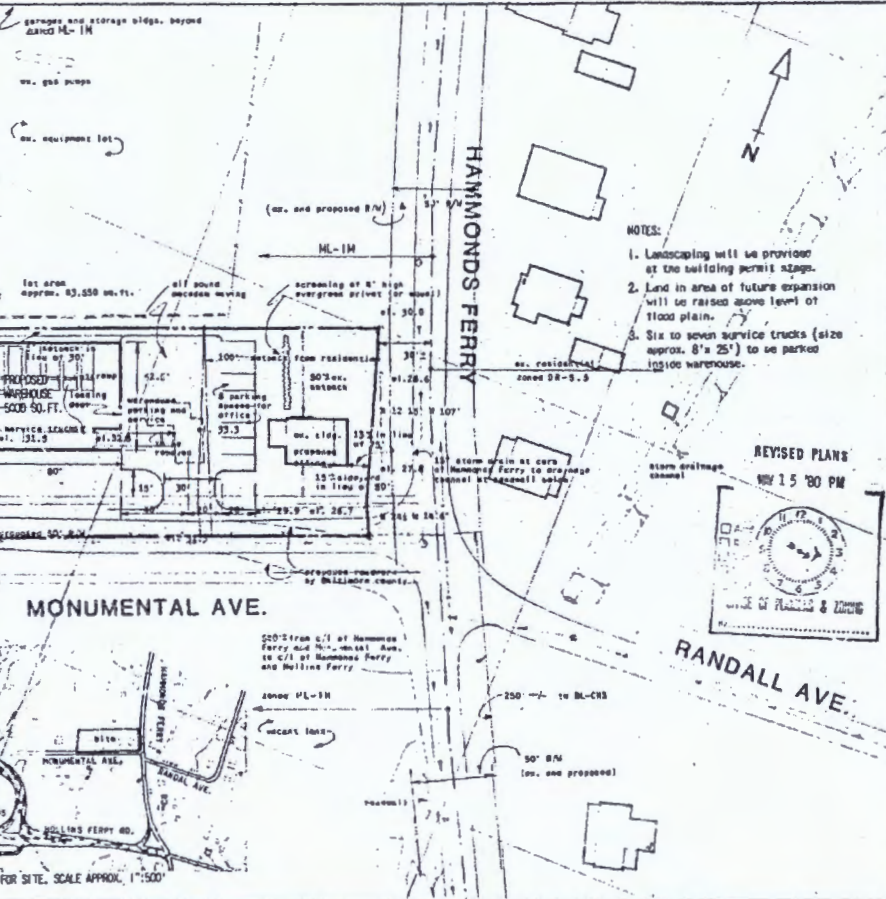
8 spaces provided exclusive of service parking by warehouse

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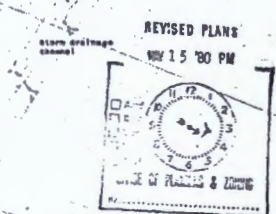
8 spaces provided exclusive of service parking by warehouse

8 spaces provided exclusive of service parking by warehouse

8 spaces provided exclusive of service parking by warehouse



- ### NOTES:
1. Landscaping will be provided at the building permit stage.
 2. Land in area of future expansion will be raised above level of flood plain.
 3. Six to seven service trucks (size approx. 8' x 25') to be parked inside warehouse.

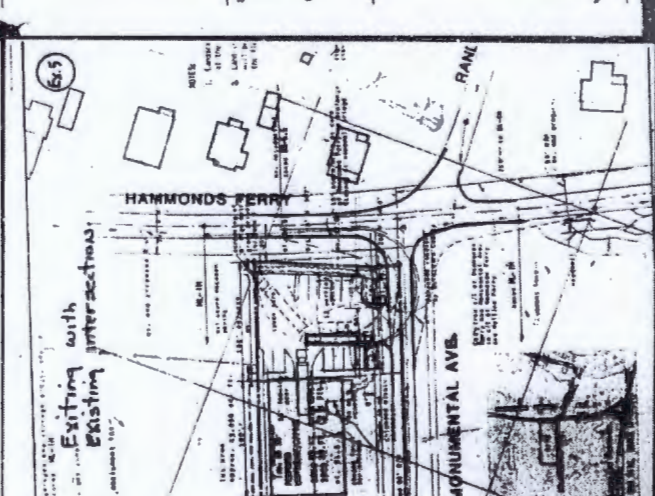
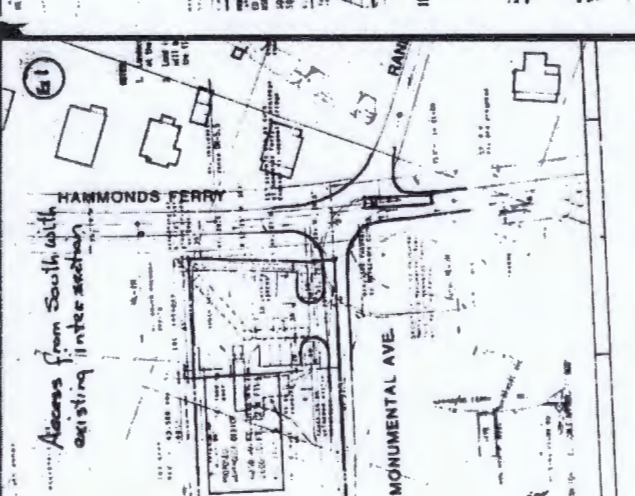
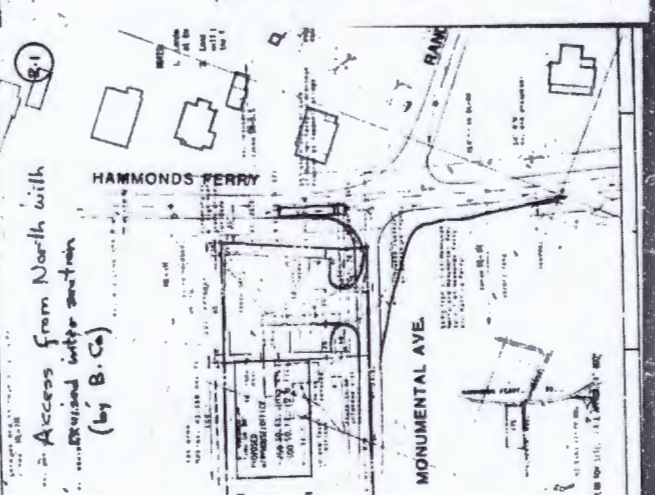
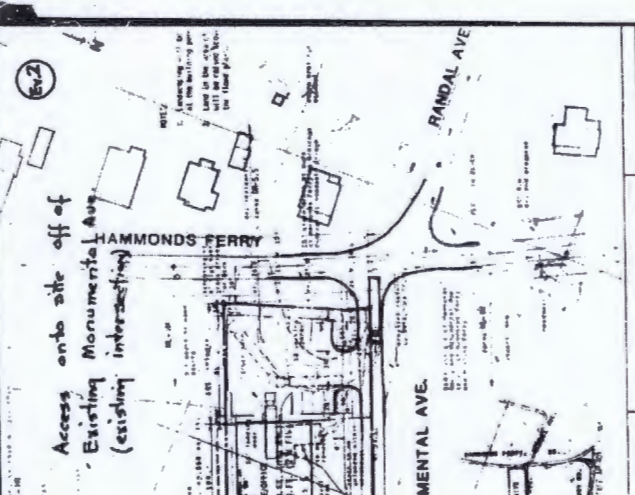
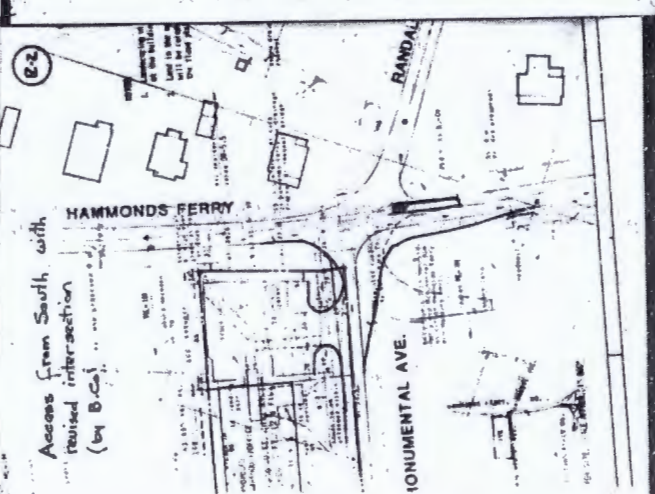
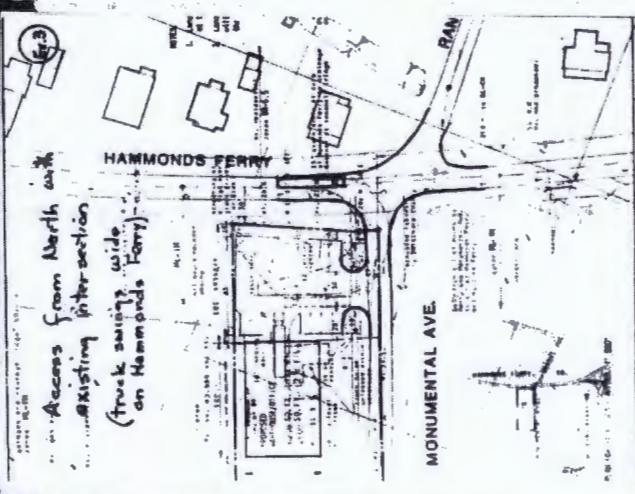
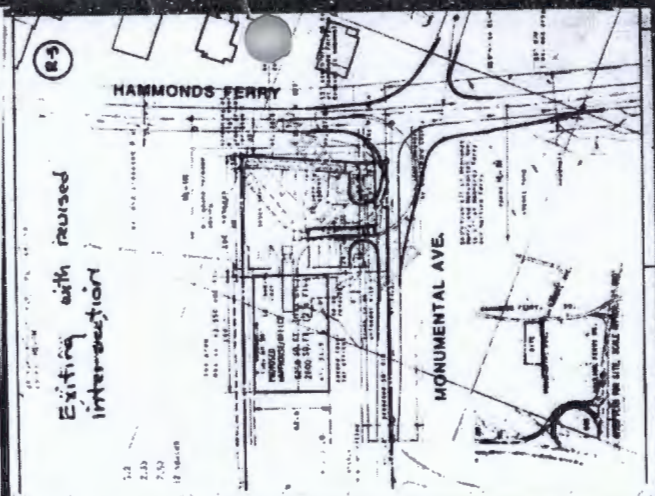
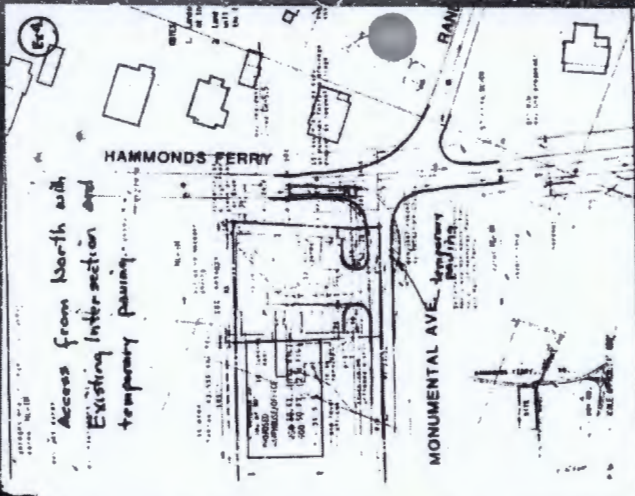


TAA Inc.
 The Architectural Association
 Baltimore: 301-625-7000
 502 W. Pennsylvania Ave.,
 Baltimore, Maryland 21204

PROPOSED CARBONATED SALES WAREHOUSE
 MONUMENTAL AVE. AND HAMMONDS FERRY, BALTIMORE COUNTY ELECTION DISTRICT NO. 13

SITE PLAN (FOR ZONING VARIANCE)

PROJ. NO.	8007
SCALE	1" = 50'
DATE	10. March, 80
LAST REV.	15. MAY '80



WALSHORE COUNTY OFFICE OF PLANNING & ZONING
111 W. Chestnut Street
Troy, Michigan 48060

This Problem has been reviewed this 24th day of September 1961

Filing Fee \$ 400.00

Check ☒ Cash ☐ Other ☐

Signature *John E. [illegible]*

Inspector's Name Pauline N.

Inspector's Address _____

Inspector's Phone _____

Inspector's Signature _____

Stamp: * 61
OS 118 986

NOTE: This is to be interpreted as acceptance of the Problem for consideration of the Planning Board.

[illegible][illegible]

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My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



EXHIBIT

6



To see all the details that are visible on the screen, use the "Print" link next to the map.



Google



To see all the details that are visible on the screen, use the "Print" link next to the map.





SECTION A

ML 1312400640

Lot # 102

Pt. Bk. 0000003, Folio 0056

ML

Pt. Bk./Folio # 003124

Lot # 30

1308001630

Pt. Bk. 0000003, Folio 0124

PDM # 138039

Lot # 24 2926

1308001631

BL

1308001004

Lot # 104

1308001076

2923

PDM # 130087

Lot # 105

Lot # 105

1308001076

Lot # 107

1311470180

1700011339

2927

Pt. Bk./Folio # 003056A

Lot # 106 1700011339

2933

1700011338

Lot # 108

2935

1303770050

Lot # 110

DR 5.5

1308001081

Lot # 112

50543 - 19553511

PDM # 130223

Lot # 114

1313855220

3003

1319000960

ML IM

PDM # 138003

Lot # 25A

2400005855

54724 - 20040271

10425 - 19830161
10425 - 19800256

MONUMENTAL AVE

CARLING CIR

CARLING CIR

CARLING CIR

HOLLINS FERRY RD

RO 305 - 196501

423 - 19930445
423 - 19700061

52543 - 19810121

50533 - 19410153

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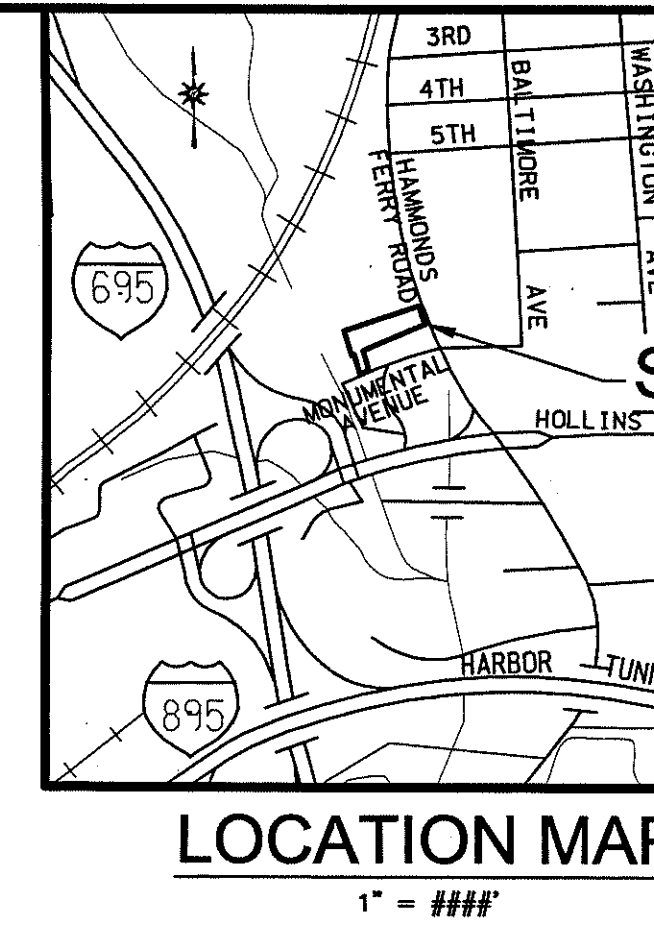
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GENERAL NOTES:

- OWNER/DEVELOPER: SKYWORKS OF VIRGINIA LLC
10331 PIPER LANE
MANASSAS VA 20110
 - TOTAL SITE AREA: NET: 53,113 Sq.Ft. or 1.22 Ac.±
GROSS: 55,173 Sq.Ft. or 1.27 Ac.±
 - UTILITIES:
PUBLIC WATER & SEWER
 - EXISTING BUILDING: 2,800 SF OFFICE/WAREHOUSE FOR CONTRACTOR STORAGE
PROPOSED BUILDING: 3,025 SF CONTRACTOR STORAGE (SERVICING OF EQUIPMENT)
TOTAL BUILDING AREA: 5,825 SF
 - DEED REF: 34950/150
 - TAX ACCOUNT #2400005855
 - COUNCILMANIC DISTRICT 1st
 - ZONING: ML-IM
(PER 1"=200' ZONING MAP 109A1 & 109A2)
 - TAX MAP #109 PARCEL 154, LOT 25A
 - PLAT REFERENCE: 76/127 "C" W WRIGHT CONSTRUCTION CO"
 - PREVIOUS ZONING CASE:
#2004-271-A PETITION FOR ZONING VARIANCE FROM SECTION 255 & 243.2 TO PERMIT A SIDE YARD OF 5' IN LIEU OF THE REQUIRED 30'. GRANTED ON FEBRUARY 11TH, 2004
- WITH THE FOLLOWING CONDITION:
COMPLIANCE WITH ZAC COMMENTS SUBMITTED BY DEPRM DATED FEBRUARY 6, 2004
- PREVIOUS PERMITS: A LIMITED EXEMPTION (LOTLINE ADJUSTMENT) UNDER SECTION 26; 171(A)(5) 052703A GRANTED ON MAY 30, 2003. PERMIT NUMBER NOT AVAILABLE
 - BUILDING HEIGHT NOT TO EXCEED 40' HIGH.
 - A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAM, WETLANDS AND FLOODPLAINS. THE VARIANCE ALLOWS 0.8 ACRE OF FOREST BUFFER IMPACTS FOR THE EXISTING CONTINUED USE OF AN EQUIPMENT STORAGE YARD AND EXISTING BUILDING. CONDITIONS WERE PLACED ON THIS VARIANCE TO REDUCE WATER QUALITY IMPACTS. THESE CONDITIONS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING AN EXISTING OFF-SITE WATER QUALITY FACILITY.
 - PARKING CALCULATIONS:
REQUIRED: CONTRACTORS STORAGE 5,825 @ 1 SPACES PER EMPLOYEE = 7 SPACES
PROVIDED: 16 SPACES
 - THE SITE IS NOT HISTORIC
 - THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
 - 100 YR FLOODPLAINS ON SITE AS SHOWN ON PLAN
FLOODPLAIN INFORMATION SHOWN HEREON IS BASED ON FLOODPLAIN REPORT TITLED "MACHADO CONSTRUCTION CO., INC.", PREPARED BY R. A. CHILDRESS & ASSOC., INC., DATED APRIL 24, 2001
 - REGIONAL PLANNING DISTRICT: 325
 - CENSUS TRACT: 430300
 - WATERSHED: PATAPSCO RIVER
 - THERE ARE NO KNOWN HAZARDOUS MATERIALS ON SITE
 - ANY SIGNS ARE TO CONFORM TO THE BCZR SECTION 450
 - FAR: PROVIDED: 5825/53113 = 0.11
PERMITTED: 2.0
 - SETBACKS FOR ML:
REQUIRED PROVIDED
FRONT 75' 104'
SIDE 30' 5'
REAR 30' 176'
 - BASIC SERVICES MAP (2014)
TYPE DEFICIENT (Y/N)
WATER N
SEWER N
TRANSPORTATION N

Richardson Engineering, L

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

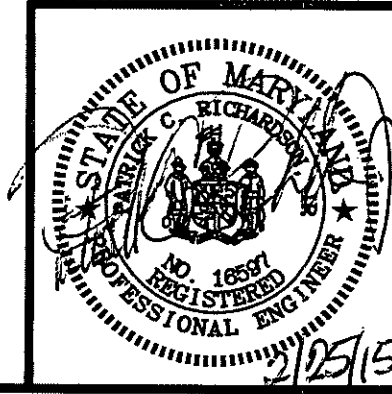
PLAN TO ACCOMPANY ZONING PETITION
FOR

SKYWORKS, LLC

2932 HAMMONDS FERRY ROAD

13TH ELECTION DISTRICT BALTIMORE COUNTY, MARY

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	PCR	PCR	1"
	DATE:	JOB NO.:	SHEET
	02-23-15	15014	1



PROFESSIONAL CERTIFICATION:
I 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
NUMBER 16597, EXPIRATION DATE: 08-15-2015