

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,

JOHN E. BEVERUNGEN Administrative Law Judge for Baltimore County

JEB:sln Enclosure



13<sup>th</sup> Election District
1<sup>st</sup> 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

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 <u>21st</u> 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:

- 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	RECEIVE	D FOR	FILING	
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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



## PETITION FOR ZONING HEARING(S)

To be filed with the Departmen	
le l'acceptance de la constant de la	of Baltimore County for the property located at:
Address 2932 Hammonds Ferry Road	which is presently zoned ML-IM  10 Digit Tax Account # 2 4 0 0 0 5 8 5
Deed References: 34950/150  Property Owner(s) Printed Name(s) Skyworks	
	IATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)
The undersigned legal owner(s) of the property situate in E and plan attached hereto and made	Baltimore County and which is described in the description e a part hereof, hereby petition for:
0	- Barrelations of Baltimore County to determine whether
or not the Zoning Commissioner should approve	g Regulations of Baltimore County, to determine whether
a Special Exception under the Zoning Regulations of	of Baltimore County to use the herein described property for
x a Variance from Section(s)	-
255.1 and 238.2 for a sideyard setback of 5'	in lieu of required 30'
Variance is for expansion of existing buildi	ng and setback and is necessary due to lot
at hearing.  Operty is to be posted and advertised as prescribed by the zoning regulation.	
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CASE NUMBER 2015-0195-A Filing Date 3 6 15 Do Not Schedutes ares:



410-560-1502, fax 443-901-1208

### ZONING DESCRIPTION FOR 2932 HAMMONDS FERRY ROAD 13<sup>TH</sup> ELECTION DISTRICT 1<sup>ST</sup> 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.

2015-0195-1

### 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 4 120/15

## PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
(ARL BISSER.	2932 HAMMONDS FERRY 10	Baltimore MD 21227	Chissere Skyworks VA. COM
RICK RICHARDSON	30 E PADONIA RD ST 500	TIMONIUM, MD 21093	RICK® RCHARDSONEOUGINEERING, NET
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CASE NO. 2015-0195-A

## CHECKLIST

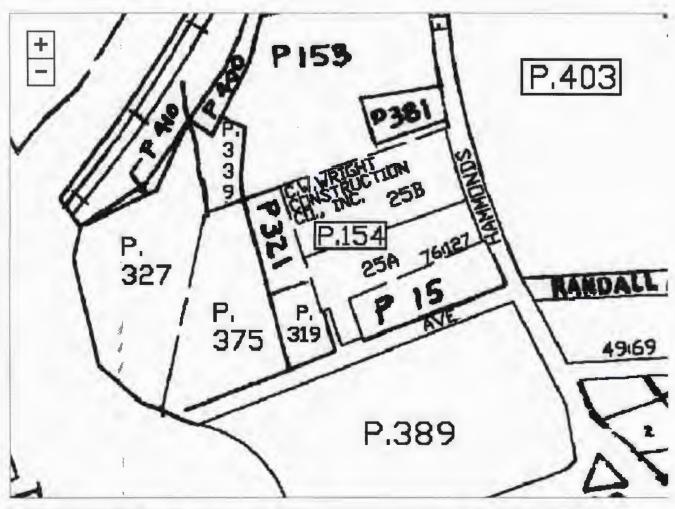
Comment Received	<u>Department</u>	Support/Oppose/ Conditions/ Comments/ No Comment
3/12	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent)	
	DEPS (if not received, date e-mail sent)	
	FIRE DEPARTMENT	
323	PLANNING (if not received, date e-mail sent)	to Obj
312	STATE HIGHWAY ADMINISTRATION	no obj
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLA	TION (Case No.	)
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Comments, if any:		

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### **Baltimore County**

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

District: 13 Account Number: 2400005855



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 <a href="http://www.plats.net">www.plats.net</a> (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 <a href="https://www.mdp.state.md.us/OurProducts/OurProducts.shtml">www.mdp.state.md.us/OurProducts/OurProducts.shtml</a>) (http://www.mdp.state.md.us/OurProducts/OurProducts.shtml).



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

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,

M. Carl Richal )

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

RE:

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

Baltimore County
Item No 2015-0195-A
Variance
Skyworks 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,

Steven D. Foster, Chief/ Development Manager

Access Management Division

SDF/raz

## BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

**DATE:** March 12, 2015

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

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

**DATE:** March 23, 2015

Deputy Administrative Officer and

Director of Permits, Approvals and Inspections

FROM:

Andrea Van Arsdale

Director, Department of Planning

RECEIVED

SUBJECT:

2932 Hammonds Ferry Road

MAR 2 5 2015

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Item Number:

15-195

Petitioner:

Skyworks of Virginia, Inc.

Zoning:

ML-IM

Requested Action: Variance

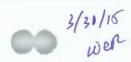
### SUMMARY OF RECOMMENDATIONS:

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: Yang Galabach

AVA/LTM



### BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon

**DATE:** March 23, 2015

Deputy Administrative Officer and

Director of Permits, Approvals and Inspections

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

### 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



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.

19	CERTIFICATE OF POSTING
	CASE NO: 2015-0195-A
	PETITIONER/DEVELOPER WHITEFORD, TAYLOR, & PLESTON
	DATE OF HEARING/CLOSING: April 20, 2015
PERMITS AND COUNTY OFFICE	DUNTY DEPARTMENT OF DEVELOPMENT MANAGEMENT SE BUILDING,RQOM 111 SAPEAKE AVENUE
ATTENTION:	
LADIES AND GI	ENTLEMEN:
	S TO CERITFY UNDER THE PENALTIES OF PERJURY THAT THE GN(S)REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON TH
	2932 HAMMONDS FELLY ROAD
THIS SIGN(S)W	VERE POSTED ON Nauk 31, 2015
	SINCERELY, 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

March 18, 2015

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

### 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

13<sup>th</sup> Election District – 1<sup>st</sup> 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

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

-11 - 313

### 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 13<sup>th</sup> Election District — 1<sup>st</sup> Councilmanic District Legal Owners: Skyworks of Virginia, LLC

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

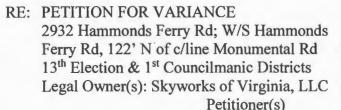
Hearing: Monday, April 20, 2015 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jabior

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.



- BEFORE THE OFFICE
- \* OF ADMINSTRATIVE
- \* HEARINGS FOR
- \* 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 1 1 2015

Peter Max Zummer mark

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carle S Vemlio

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

People's Counsel for Baltimore County

# DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS ZONING REVIEW

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:
Item Number or Case Number: 2015-0195-A
Petitioner: SKYWORKS OF VIRGINIA, LCC
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 .
1450	INU.

# 2015-0195-A

**Exhibit Sheet** 

4-21-15 Sen

Petitioner/Developer

D 32/5

Protestants

	5	
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 > Phitos Exist Lond.	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

IN RE: PETITION FOR VARIANCE

Petitioner

W/S of Hammonds Ferry Road, 122.5 ft. NW centerline of Monumental Avenue

\*
13th Election District

1st Councilmanic District (2930 Hammonds Ferry Road)

C. W. Wright Construction Company, Inc.

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 04-271-SPH

### 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

DADER RECEIVED FOR FILING
Date

Date

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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.

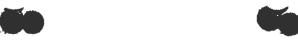
Mr. Miller, President of the Lansdowne Improvement Association, testified that the association supports the proposed variance and related that the Petitioner had many times in the past come to the community's service especially in installing lighting on recreational facilities

### 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 \_\_\_\_\_ 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 W. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

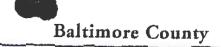
JVM:raj



### Zoning Commissioner

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





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,

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

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

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



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

I/We do solemnly declare and affirm, under the penalties of

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.

	is the subject of this Petition.
Contract Purchaser/Lessee:	Legal Owner(s):
	C.W. Wright Construction Company, Inc
Name - Type or Print	Name - Type or Print
Signature	Signature By: Samuel A. Mudd, Vice President
Address Telephone No.	Name - Type or Print
City State Zip Code	Signature
Attorney For Petitioner:	11500 Ironbridge Road
Robert A. Hoffman	Address Telephone No. Chester, Virginia 23831
Name - Type or Print	City State Zip Code
Robert A: Helbran Affel	Representative to be Contacted:
Signature : Verable LLP	Robert A. Hoffman
omp ny	Name
omp ny 21 Allegheny Avenye (410)494-6200	210 Allegheny Avenue (410)494-6200
Addres Telephone No. Towson, Maryland 21204	Address Telephone No. Towson, Maryland 21204
City, State Zip Code	City State Zip Code
	OFFICE USE ONLY
011-231	ESTIMATED LENGTH OF HEARING
REPORTER	UNAVAILABLE FOR HEARING Date 12/4/03



### 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 Grosedale" 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.

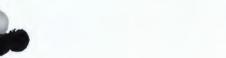
THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

December 3, 2003

Project No. 03062 (L03062-Zoning.doc)



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#### 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. Marviand on the property identified herein as follows:

Case: #04-271-A

2930 Hammonds Ferry Road
Wiside of Hammonds Ferry Road at the distance of 122.6 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. Chesa; peaks Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handloapped 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) 887-3381.

JT 1/773 Jan. 27

C646771

## CERTIFICATE OF PUBLICATION





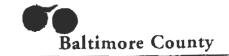
## CERTIFICATE OF POSTING

	RE: Case No.: 04-27/-A
	Petitioner/Developer: C-W. WRIG
	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:	,'.
posted conspicuously on the property located a	erjury that the necessary sign(s) required by law were it:  THOUGH FERSY RD
	MINORUS FEIGHT CO
The sign(s) were posted on	(Month, Day, Year)
	Sincerely,  (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)

## 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





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

13<sup>th</sup> Election District – 1<sup>st</sup> Councilmanic District

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

<u>Variance</u> 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

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 ACCESSIBILE; 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.





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

Coucked

### 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

13<sup>th</sup> Election District – 1<sup>st</sup> Councilmanic District

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

<u>Variance</u> 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

Caused Establish

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





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

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

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.





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

13<sup>th</sup> Election District – 1<sup>st</sup> 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 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 <u>Baltimore County Zoning Regulations</u> (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 Forry Rd.
PLEASE FORWARD ADVERTISING BILL TO:
Name: Robert Hoftman
Address: Vonable, Bactyer, + Howard
210 Alleghany Are
Tousm mD 21204
Telephone Number: 410 - 494-6 200

#### 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,

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:klm

**Enclosures** 

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



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







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



Robert L. Flanagan, Secretary Nell 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 J

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,

1. J. Soull

L

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



TO:

Tim Kotroco

FROM:

R. Bruce Seeley MS

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.



2/11

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

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:

Section Chief:

AFK/LL

RECEIVED

DATE: January 5, 2004

JAN 0 6 2004

ZONING COMMISSIONER

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: December 29, 2003

Department of Permits & Development Management

FROM: /

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



2930 Hammonds Ferry Rd; W/side

Hammonds Ferry Rd, 122.5' Monumental Ave\*

13<sup>th</sup> Election & 1<sup>st</sup> Councilmanic Districts

Legal Owner(s): C.W Wright Construction \*

Company, Inc, by Samuel A Mudd, VP

Him of and

Personalis .

Petitioner(s)

BEFORE THE

**ZONING COMMISSIONER** 

FOR

**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.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Caroles. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Court house, Room 47
400 Washington Avenue
Towson, MD 21204

(410) 887-2188

#### CERTIFIC ATE OF SERVICE

I HEREBY CERTIFY that on this 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 MA'X ZIMMERMAN

People's Counsel for Baltimore County

RMax Zimnorma

Phones: 242-0260 and 242-5825



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 you consideration of our position.

Sincerely,

nnis L. Harting, Sr. & Bonnie J. Ha

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-COMMISIONER 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:

1 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

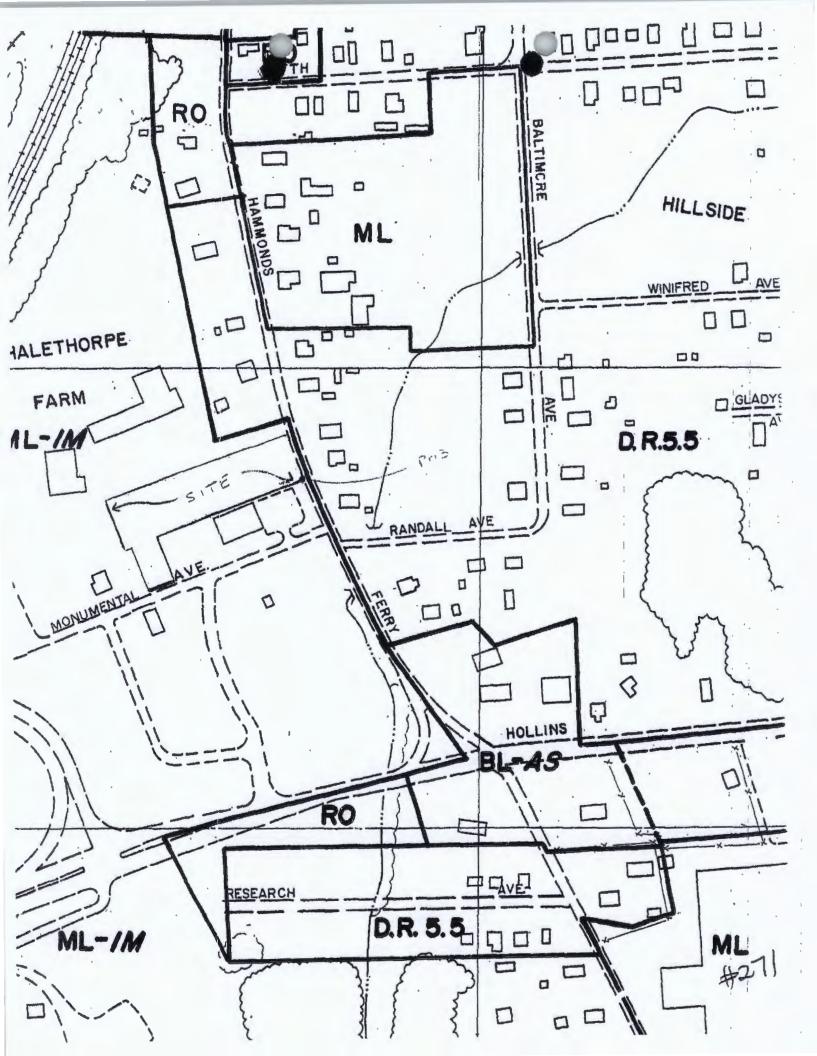
PRESIDENT

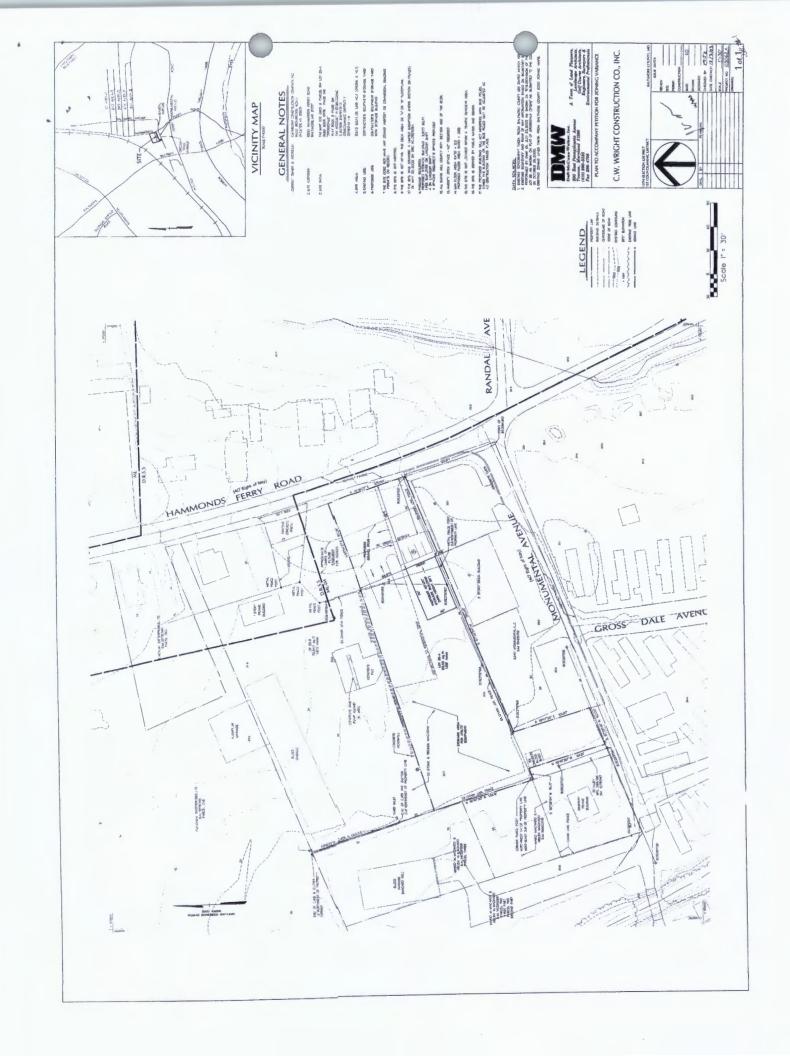
MACHADO CONSTRUCTION CO., INC.

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

#### PETITIONER'S SIGN-IN SHEET

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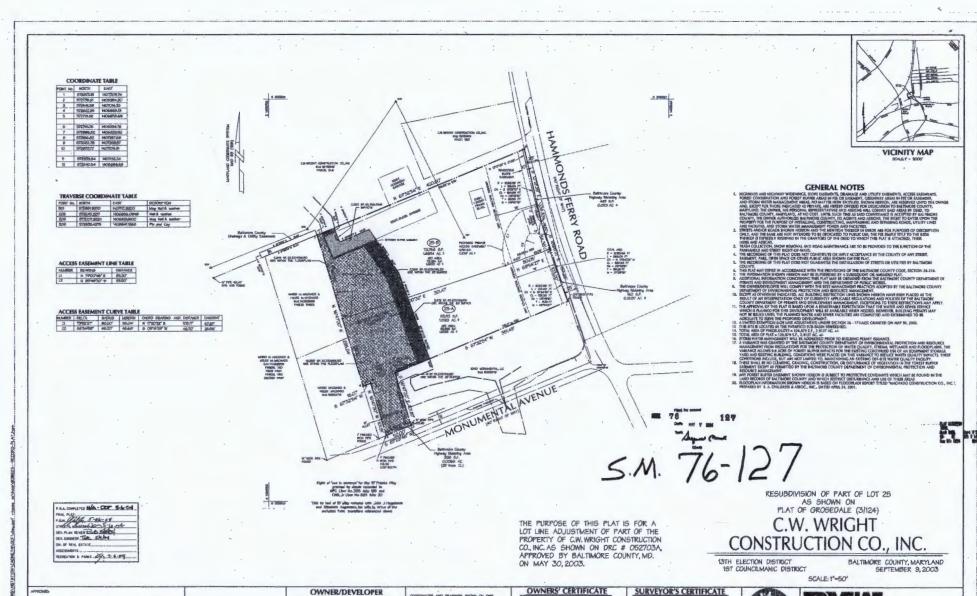


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# 271



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4/29/04

EXHIBIT 3

FROM AREA AND HEIGHT REGULATIONS 30 1937

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-practic, a solds read section; of AS, Areignel of the required St. and of the Energy Registers of the Energy is the Energy in the Energy Law of Baltoner Commy, for the following respect foolesse hardstop or period 405cm

Due to the marrowness of the lot and the adjacent residestial zone it is not feasible to further develop the property without a sceing variance.



BRIDER RECEIVED FOR FILING



COUNTY ZONING PLANS ADVISORY COMMITTEE BALTIMORE

Mir Item No. 192 Petitioner-Irri Periance Petitic CAMPTY OFFICE SLIES. 111 V. Chanapanda Ser. Terese, Anglind 31394

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1 BEFORE THE ZONING COMMISSI OF IMUTIMONE COUNTY IRVING T. MANDENKRG, et el, 1 Gere No. 80-286-A. Petitioners PETITION FOR VARIANCES NA conner of Howmonds Farry 8d., and Mensemental Ave., 13th District

ORDER TO ENTER APPEARANCE

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mance in this proceeding. You are requested to solify ms of any hearing date or deter which may be now or herester designanted therefor my or final Order in commentan therawith. and of the possegs of any preJuly W. Headen, H. Jude W. Headen, H. Payda's Cannel for Beltimore County Str., 223, Care Home Stream, Meryland 37204 494-2185

I HERENY CRITIFY ther on this 11th day of June, 1960, a capy of the oferagoing Order was mediad to E. Tayfer Actions, Esquire, 102 W. Reseptuable Aversar, Tomber, Howard, Corbonston Bontal Services, Inc., 72 Also Place Landowea, Maryland 21227, Contract Per Maryland 21204 and Marvin

ZONING PLANS



EVALUATION COMMENTS

Storn Denings (Coop. 4)

Neter and Sanitary Severy Public weter supply and Mccemental Avenue.

Itam #102 (1070-1980) Property Onnat: Erving T. e Elita Pegy 2 April 25, 1980

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BALTIMORE COUNTY

ADVISORY COMMITTEE



PETITION AND SITE PLAN

STATE DATMON COUNTY CENTRAL WOUNS TOWNS TOWNS NATURAL STORE HENE PROFILE

Ng. William E. Bestmond Seeing Commissioner Compty Office Bailding Tweeton, Maryland 21206

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cet IAA, lac. 102 Vool Puncesfrania Are Towarm, lick, 21204

Service Control

BALTIMORE COUNTY OFFICE OF PLANKEN & ZOKING Centy Office Balding III W. Centypella Avena 111 W. Chenspella Avena Tower, Maryland 1124

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Petitioner's Airest T. Brendy-Series, et un Petitioner's Airester Irring T. Tread; ub are, al deriened by Michigan S.

Tites No. 192 Variands Petition June 6, 1980

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oct 744, Inc. 102 V. Ferneylvania Ave. Sevoon, Waryland 21304

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(3) Farture to the subscriptions of president of property, one politic hearing on Tacksons(s) should be lead; and it further seponre that the granding of the Vari the Futition and it appearing that by reason of the following f'ading at facts that strict complishes with the Maltimore County Coming Pagelations in practical difficulty and unressoundle bardebly upon the Put mity, and, therefore, The second

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structed thereon and the construction of a 5,000 equate foot warehouse, and fromt and side yard setbacks of 13 feet and 15 feet in New of the required 75 feet and 50 an office, all in accordance with the site plan filed herein, chould be suf the earn is GRANIED, from and after the date of this Order, redject, however, to the fel fost, respectively, for the expressed purpose of utilizing the axisting building as IT IS COMMOND by the Leading Commissioner of Maitirone County, this \_30.16 vely for the fature expansion of the warehouse proposed to be cer

ORDER RECEIVED FOR FILING

Me trapreverzants shall be constructed or materialed in, e6, or over the 100-year flood plain area as designated by the Department of Public Works.

Extender improvements to the axisting structure shall be compactable with the residential character of the property existing on the D.R.5.5 seams property to the east of the subject site. 2. A provision shall be made for truck turns reund facili-on the subject site.

o revised site plan shall be solumined, incapporating all fine shower agalachis, restrictions, and approved by the spartness of Traffic Dagiessiag, the Departnes · of while Works, and the Office of Planning and Zening, in-luding insideraping and corressing approved by the Correga Landing and Development Unitidates.

Pay 15, 1930

Br. William D. Benners, Inning 177-to of Resembles and Josing Benners, States Smithes Benners, States States Comercia on time \$250 are no follows

Attention: Mick Commoders, Chairman Acadag Pleas Advisory Com

Nonethma NA/O Ramonds Firsty Nd. A Foremental Ave. 152 Nonethm No. 152 152 Item Hor

Personal to your request, the referenced property has been correctly by this Byrston and the consecution to his one was explicable and require to be expected or insertypes had into the final plane for the property.

( ) 2. & second peaks of weblale access is required for the mile.

( ) b. The rits shall be meds to comply with all applicable paries at the place prevention Dels prior to company or beginning of operations

( ) 6. Lite plans are approved as drawn,

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FOR TOWNERS INAMERICAND 27204
494-221 DOIN D SENTER

May 9, 1980

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Carenants on Item <sup>2</sup>192, Zoning Advisory Committee Meeting, April 8, 1980, are at follow Decr Mr. Homsond:

Present y Cours, Noting T and Elizabeth L. Bendeshings,
Land S. Marker and M. Land T. M. B. Marker and M. A. Marker and M. M. Marker and M. Ma

There 19: all of part 8, and 19: and 1

Drive T. a Blasheth L. Sanderbung S. S. C. Bannach Brey M. A Schmattel Are, A. L. Bannach L. Brey M. A. Schmattel Are, A. L. Bannach Brey M. S. Bannach Brey M. S. C. Bannach Brey M. S. Bannach Brey M. S. Bannach S. Bannach B. Bannach B. Bannach B. Bannach B. Bannach B. S. Bannach B. Bannach B. S. Bannach B. S. Bannach B. S. Bannach B. Bannach B. S. Bannach B. Bannach B. S. Bannach B. Bannach B

Property Ossers Locations Disting Seeings Proposed dealings

Comments on Item \$132, Zoning Advisory Committee Neeting of Ageil 8, 1980, are as follows:

Mr. William B. Hammand, Secting Own Office of Placeting and Englag County Office Bailding Towers, Maryland 21205;

Dear Fr. Harmonde

The type of iracks must be indicated on the sits plan. undicaping should be provided.

unts are not

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# BALTIMORE COUNTY, MARYLAND

April 23, 1980 

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In recognition of Batimore County's desire to foster a leading a covernic growth, we request the training afficer to evolvent the observent in the best between of industrial evolution.

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# BALTIMORE COUNTY PUBLIC SCHOOLS

Cate: April 6, 1980

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Dear Ne. Manuced: All of the above have no beering on student pupulet

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MANAGE CONT. C. LONG.

Res Preparty Occass Lrwing T. & Alisabeth L. Brandenburg

(12) 1, Pire lectures for the publication of property are required and shall be loosed as it invested for the ballow as experienced that a secondaries with the latterer Compty Mindacks as published by the looperfromt of Public Market. A lang. Noncentral Are.

( ) ). The ventele deed and consistent about at Excitos the maximum allowed by the Fire Department.

(Z.) For baildings and structures existing or proposed on the attentable of comply vith all spinishes regularements of the fational Flur Toberton Association Command No. 701 "Life Baing Color", 1975. Billion prior to company.

( ) 7. No Pire Prevention Rows has no community, of this time.

The product of the common of the property common of the co

baing the property of irring T. Brandenburg, of un, as shown on plat plan filled with the faming Department Received: Check. The Scoling Commissioner of Baltimore Conney, by assbouling of the Zening Ant and Bagalations of Baltimore County, will hold a public beauting: Esaring Rates Tweeday, June 17, 1980 at 9145 A.M. Theather Room 105, Courty Office Ballding, 111 M. Chesapasha Avense, Theathe Marrian PUBLIC REMRIES: Room 106, County Office Building, 111 % Chesaperke Avenua, Yospeon, Maryland Pattition for Variances to parmet a side years entheir of forest and a new year state shows of 5 their latter of the required by feet text to person to feet the subset to 7 their part at the years of 15 test that of the required 5 feet and a side years seeked as the state of 15 test that of the required 5 feet and a side years seeked to 5 test in time of the required 50 feet BALTIMORE COUNTY OFFICE OF PLANNING & ZONING All that parcel of land in the Thirteenth District of Baltinors County Section 255.1 (238.2) - Area regulations Section 255.2 (253.1 A 253.2) - Front, rear and side yard setbacks dayof Morthwest corner of Memoride Perry Road and County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 PETITION YOR VARIABLES Tuesday, June 17, 1980 at 9145 A.M. ations to be excepted as follows: Your Petition has been received this 13th District Patition for Variances 251 Filling Fee \$ The Zoning Pagula DATE & TOR: RE: Postition for Variance's NY former of Postine Residence of Court and Numerous Arrange 1 10th Eastern Desiries 1 1 Triang T. Exemble Desiries Forticones of Postine Residence of NO. 10-75-- (Base No. 1921)  $\hat{x}$  have this does passed my Order in the above referenced matter in accordance with the attached. 75t Petition for Variance 19/0 Remarks Perry had not Remarks Avenue Once No. 30-25-4 FILITAM E. HAMMOND Zoning Commissioner Very truly yours, June 30, 1930 June 5, 1980 ces John W. Resulns, III. Esquire People's Coussel COLOR ON THAT COLORS STORAGE S R. Taylor McLesn, Esquire 102 West Pressylvania Avenue Towers, Maryland 21204 E. Raylor Helman, Espains 102 V. Persaylvania Avenas Tousan, Maryland 21204 Dear Mr. McLeson WEIGH E HAMMERS Attechnocate WEH/6H Dear Siza Her Prilities for Verlation - Told Sements Print M. & Manmarthi Avenue Tortog T. Presidenting, of al. - Case Dr. Di-1954. Perry Mo. and Monumental Ave. and thence runalisy W 24 J/2\* W 14/6\*, thence M 1221S W 187\*, thence S 23 J/2\* W 331'2\*, thence S 20 J/2\* E 1221, thence W 13 J/2\* E 358' to the beginating point. STATE OF PLACE: NOW 106 COURT OFFICE BUILDED. 111 V. CHEALTAKE ATRUE. il in SECREMENT at a point on the NW corner of Mamonds ROTICE OF BEARIED Nay 21, 1980 DESCRIPTION hern: Torothy, June 17, 1950

This sifted is not apposed to the govering of this partition; however, it is expensed that, if general details of lambcaping approved by Current Benning and Develops to required.

JDS JGH:db

HEARING: Tuesday, June 17, 1980 (9:45 A.M.)

Thirteenth District

BALTIMORE COUNTY, MARLAND

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INTER-OFFICE CORRESP

Ne. W. E. Hummond Zoring Commissioner John D. Sayffert, Director Office of Planning and Zoning, Petition No. 80-256-A. New 192

FROM

Petities for Vortances
Northwest comes of Hammanh Ferry Boad and Monumental Avenue
Pretitioner – Irving 1, Brandenhung, et ux

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Ricese take check paytable to Baltiame County, Paryland and realt to Postra Jones, Nove 11), County Office Building, Townson, Paryland [120], before the hearing. This is to adrise you that \$12.06 is due for abvertising and post; g of the above-property.

TIME PAIS A.R.

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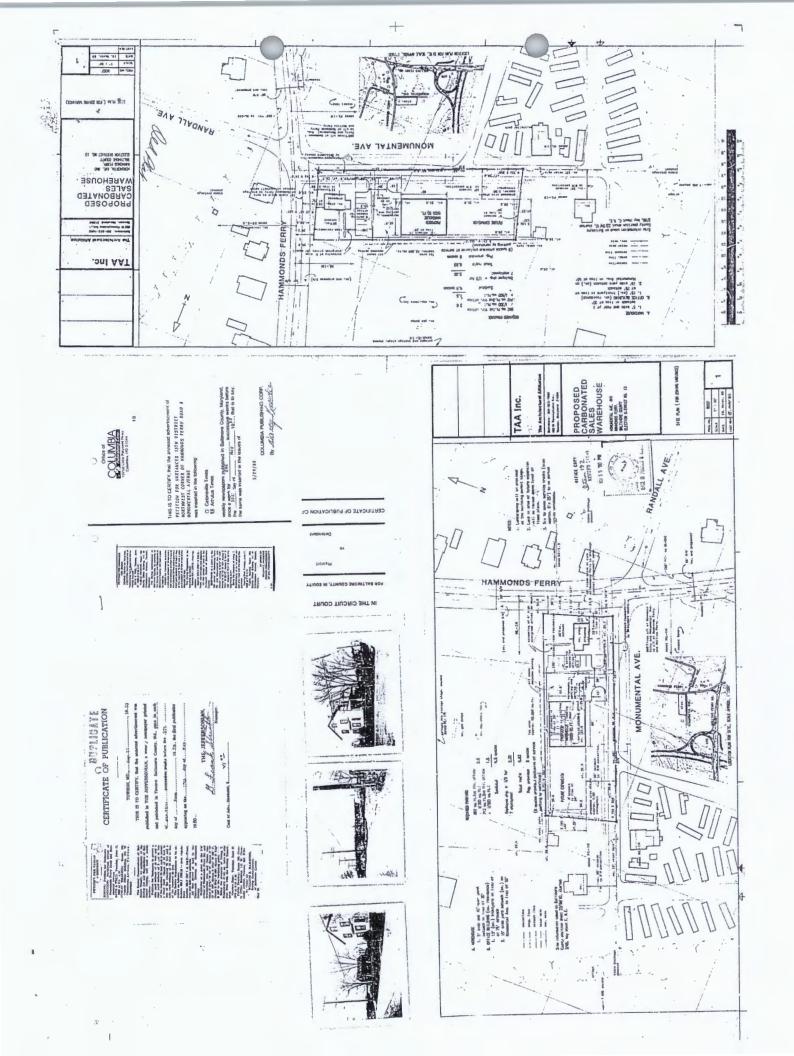
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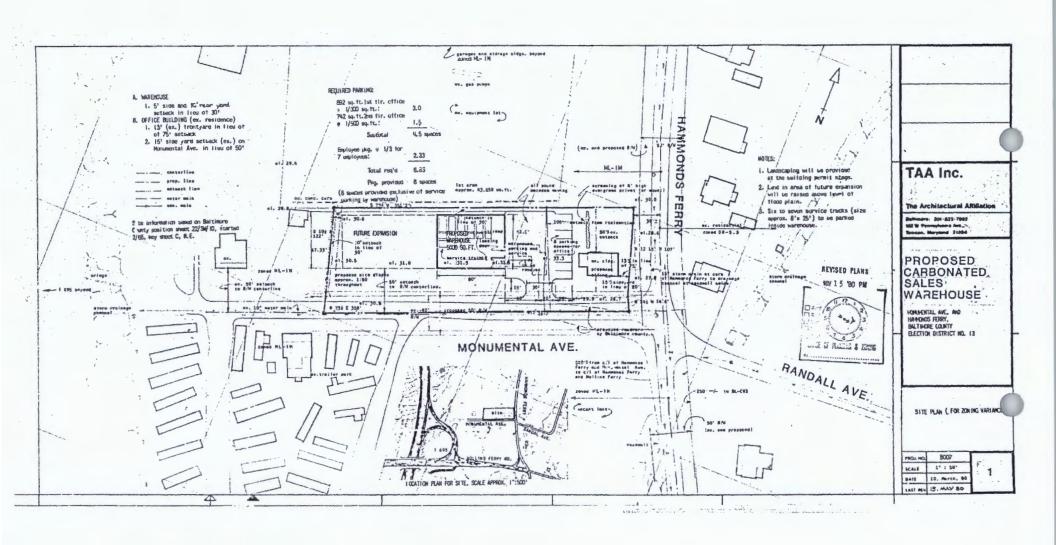
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Leveline of Signe NVV/C, HAMMEREDS, FERTY PALS ADSLAMENTAL AVE.





remaining members are received, I will formard them to row. Other-man, any comment that is not informative will be placed in the heaving file. May petition was moretted for filling on the date of the enclosed filling certificate and a hearing scheduled more whigh PETITIONER'S Recolas & Caremarkers Shirtnes B. Coronant Shirtnes Plans Advisory Completer Sery truly years. **EXHIBIT** lice is all Case No. 63-166-5566 Petitionsy: Prime China, et un Mpetial Hearing Petition sc 'nn Arcastertural Affishasi 123 M. Pransvitanta Averse Ten-en, Yaryiand 18204 A feet the of this vesting, the companies of the of Department of Toffic Engineering and the fitter of Control Department of Toffic Engineering and the Office of Control Department on a variable (") agree that print up the Shannes were the Shannes of the Toffic Control Department of the Control Department of Officeri their comments at the Control Department of Officeri their comments and the prepared to discurrent their comments and the prepared to discurrent their comments and the prepared to discurrent their comments and the prepared to the officerity of their control Departments and the prepared to the officerity of their control Department of the Officerity of their control Department of the Officerity of their control Department of their control Department of the Officerity of their control Department of the Officerity of their control Department of their contro In the control of the three control of the control Let the service property has granted a variance - Tayle 1865, as to concern an arranged building a current reverse as the concern and a current representations to refer the view of rest property of the view of rest property of the view of rest property of the view of vi Outer was entitled to ide, only other, Prices Chine, 152 Lauguiger Drive, Baltismus, 400, 1928. COUNTY ZONING PLANS ADVISORY COMMITTEE 1 HEREBY CERTIFY than an this oth day of Jampeny, 1982, a capy of day leads, stuy Ski karm Willing i Gare Yo. 68:268-5898 Persyapaner i Person Simm, we me Special Messian Prigaton Particular attention should be afferded 11 the nombe of the Department of Permits and Livourse. Not further information on this matter who may contact Mr. thankos benehas at \$4.38%. Emilosed are all comments substitud from the members of the Jumbitses at this time that offer or request lafe; anties on your poticipm. If similar comments town the And the Party of the State Company of the State of the St PRITTON FOR SPECIAL WARNES: BEFORE THE ZOWING COMMISSIONER NW conser thomsonds furry Ms.

A Menoments Aver, 13th District;

OF BALTIMONE COUNTY John, V., Bendins, III. Proplety Council for Belliams County En., 223, Cope House Enrich, Maryland, 21304 484-1783 Personnt to the numberlay contained in Secrior 524,3 of the Beltinume County res of easy hearing detre or detre which may be now as hereafter designated thearing Ourse, Thersky enter 17 appearance in this proceeding. You are requ PRINC CHRMs, et us, fadricines : Gras No. 82-161-5PH OIDER TO ENTER APPEARANCE and of the possess of any gradien BALTI MO In addition to a smooth of decorate the presentation of the presen COUNTY BONING PLANT ADVISORY COMMITTLE After discussing the counters with the above regresses alone (b), we at 494 \$981 in order of afterior (c). This is the counter of a sid of train and what your fatting of action \$154 \$10 to be aftered to a sid of train and what your fatting county of action \$154 for. Marchily, a meeting was lirid high intrinsis memory of the Committee Linder of Argan (Marchine) memory referenced metitions. At Marchine is a manuscript in the additional periods also plans, and octain community from the following degratements, would be required. Department of tractic fagineerly, Michael Hampiger Office of Garrent Planting - John Hampley (\$45.55) Compays Office Nachallas 6. Commadays ORDER RECEIVED FOR FILING 13-141-500 PETITION FOR SPECIAL HEARING \$3:16/-5/9/ The anterpool, that country of the property attack to killing and the first and the fi Kin Oliv The Architecture, Affiliation 192 W. Pende Comits Are Towner, M. Tilles Property is in the popular and advantum in privatives by Tomas Simposition.

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Trester, Maryland 11504 ater Gar. Cheer Case, address and pleas sample: of legal center, St. searter P. Cop and State miners the propessed office/warehouse building Prince Chicas, at we of Mercelos Unge or Own, the set Contract Purhaser: Co. and 180 I

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STATE COUNTY AND STATE OF STAT

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Comments de Stom 0 &1 , Emelog Admi

Property Desert: Felon & Hides A. Chine Action: 125/1909-eer Momenta Perry Lave and Heve Action: 125/173 v. 33-1734 Histories: 126/173 v. 33-1734

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No. William & Mammond South Commissioner County Office Multiday Numbers, Maryland 31384

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SHOWEN TOWNS A SECONDARY.

BALTIMONE COUNTY, MARTLAND

PO. SATTLE P. Barrows, Andre Scontestucer TO. SATTLE V. Edworder, and Jurish.

SARRET. Bening Tarlance Ileas FROM .... Jan. As. Formet ...

The haltharw County Department of Boalth has reviewed the Coloring swing oversive times, and has no openitie communi-regarding beams: Iven #25 - 20woo B, & bether P. Welner

Jacoph R. S Coulo Myridi Jeogh R. Seapp, B.D.S. Markert S.K. A Waty V. Boolow

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SUPPLIES COUNTY OF SUPPLIES OF

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LOGELSHI: SM/Cov. Hammends Perry Read and Shawmentel Average Mr. Property Destry Prim and Elies & Orins Jone Ste, v 14 herman to your expansit, the inference property has been tacropied by whis herm and the comments below making out to "the see applicable and required to be consecuted interpretate from the falled plans for the property.

(i) J. Size hydratis for the verticated payerity are smelled and shell cented at Saturals or 1000. Net size, or approved smell is accurrence of the Acidos Commity Sanderite as published by the Payerimes of Public West.

( ) 3. A special nearm of vehicle arcses is required for the site. SPICEDS the maximum allowed by the Pinn Deportment. ( ) 3, The maltale deed and completion about 40

(2) 5, The halfallage and elevationes and ellipse or proposed on the other shall county with all applicable requirements of the meatine. The Penters Association Standard No. 181 'Like Raboy Code's, 1978 Militam print to ensurement. ( ) 4, The also shall be made to amply with all applicable ports of the Files Freeweskie; the patent in company or depicaling of opension.

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PROPERTY MARTINED 27204

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WILLIAM C HAMMOND

May 4, 1983

152 Languist Dive China 152 Languist Dive Baltimers, Maryland 21233

One Mr. & Mrs. Colons

RE: Petition for faccust Maxing.
MY/corner of Manaconfa Forty Soul and
Monamental Annum - 1 Jan Earton Deer rt.
Prins China, et us - Petitioners
NO, 33-161-3874 (Sm. No. 61)

Hery well year. I have this delty pursed my Order in the above with the attached.

OC: New W. Phesies, G., Esquire People's County

Mrs. Theresa Lewrery 2317 Hammonth Petry Road Battimore, Maryland 21227

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# BALTIMORE COUNTY, MANTLAND

Nicheles B. Commeter, Zohing Advisory Connellites Therm N. Capito, Marie Economic Devidenment Commission

Manual V. Commercy Owen, There & Eline A. Cohour Elizabeth (Manual Medical Hermannia Perry Trans and Information Ave. Electric Planty Ed. Hermannia Proyected and Information I as Proyected Zening Mall. Letter Herman I as Franchis and Cohour Research Cohour Manual I as Proyected Tomas I also plan Flad in Chen PRO-SEA.

in necessition of Suffrience Controls duting to feature thesisting economic grants, are request than testing officer to evaluate the choice request in their backets of industrial expension.

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PETITION FOR SPECIAL HEARING

Putition for Special Hearing 1 Mb Election District

Northwest cursor of Nacorosale Forey Reed and Avenue Tuenday, Jamesty 18, 1985 at (5,15 A. M. LOCATION:

DATE & TIMES

2942 Hampunds Pytry Boad

the Zondag Corruttstoner of Bathmere Ceusty, by authority of the Zumlang Act and Regalations of Pastimore Ceusty, will had a public bearing: Robert 18th, a county Officer Bullding, 151 W. Charavene, Yerzann, Marryland PUBLIC HEARING

Position for greated Harving and Factors (Mod. 2) the Bullioner Council School Registration, in subservate schools or to To-Confer Conventations and for Empelsion, is independent schools or to To-Confer to accomplished to the site plan (Mod. 16 Conv. 10-16-16). As or remove the natural school and the plan (Mod. 16 Conv. 10-16-16), the Convention of the natural speciality or proposed of the properties of the convention to all the sea and to called up to proposed of the proposed of the properties of the proposed of the properties of the properties

All that parcel of land in the Thirteenth District of Raline

Hearing Date: Teaning, Jonesey 18, 1983 at 1815 A. M. Public Revening: Rome 198, Cessey Ottice Bubbles, 131 W. Owespeake Avenue, Ferral and Commission of the Commission of th Being the proporty of Primo Chian, et ex, as shows as plat plac filed with the Zewing Department.

BY CREEK OF WILLIAM E. HAMMOND ZOWENS COMMESSIONER. OF BALTIMORE COUNTY

# BALTINADRE COUNTY PUBLIC SCHOOLS

Fresh Dig Speries

(mire: September 30, 1962 Seep Seven Seven - 21204

Daar/P19872, 12s, 1963

BALTIMORE COUNTY, MARYLAND

BUTER OFFICE COMPES

MANAGER Zantug Petiting No. 83-161-504 William C. Names of Tracion Press. Director Press. C. Serber, Sirector Pages C. Serber, Sirector Pages

3,4,5, Shoring of: October 3, 1962 RE: 1 tem No: 33, 54, 55, 25, 57, 59, 59, 40, (4)
Property Occur:
Location
Property Call gain
Property Call

Nome Conference Statement

Mildersic CC: Arlene Jamery Shirley Ness

This wifice shares the concerns equecage by the Department of Institic Empirimy's representative to the Johny Flam, Adriany Committee, consequently we are separate to the puniting of the publics request.

Matriet:

Dear Ny. House

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Beamsy 14, 1983

Mr. & Mrs. Prime Ches 128 Languiser Seine Saldments, Maryined 31288

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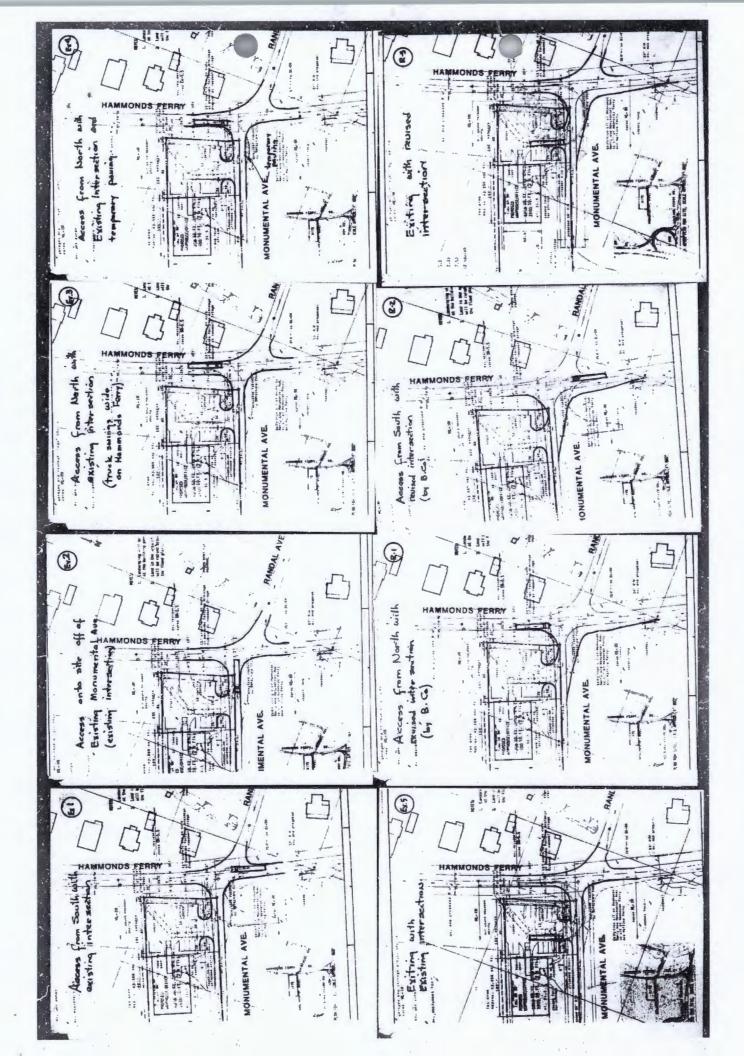
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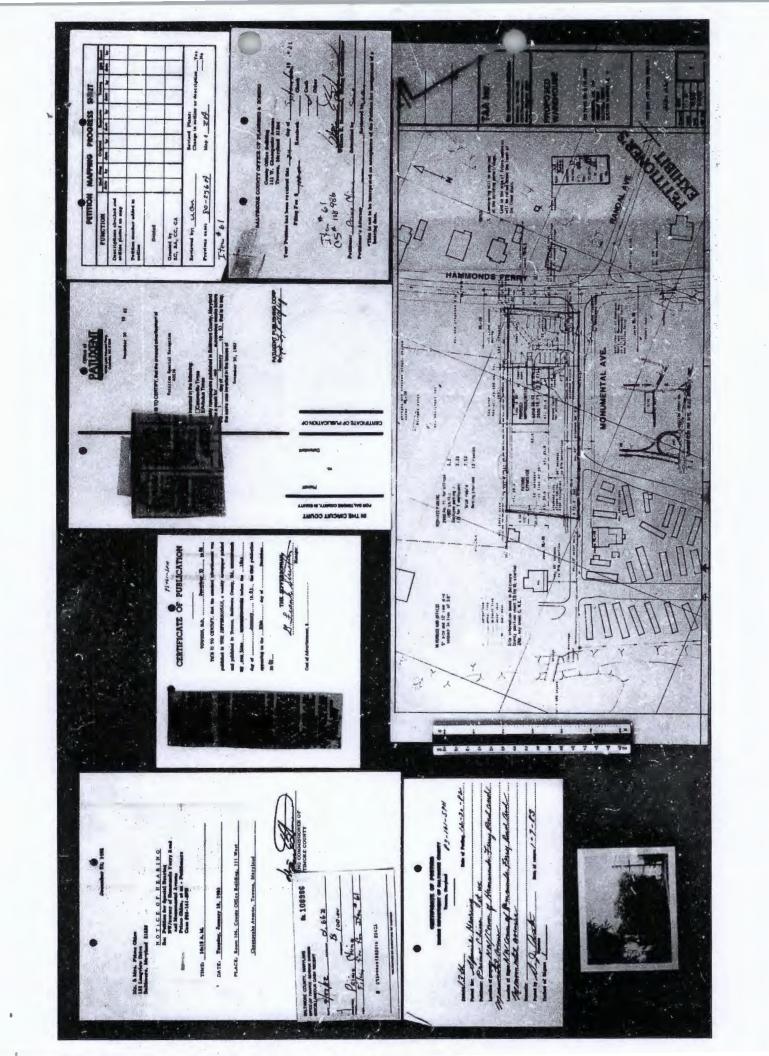
172", thence M. 234° E. 358° to the bequented put-".

This is to admiss you that \$600,00 in the first offered the above property. Sear Mr. & Mar. China

Please make the check payable to Baltimere County, Maryland, and twenth to Action Jesusky, Zening Office, Barm 113, Genity Office Building, Tweete, Maryland 21294, before the besting.









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





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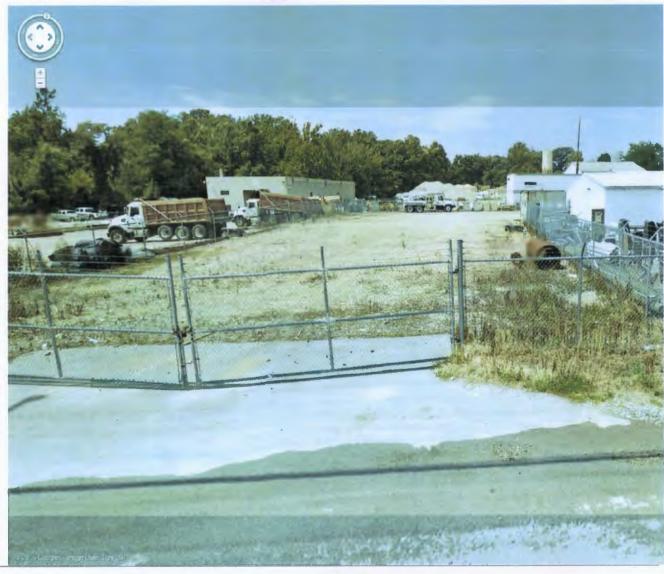
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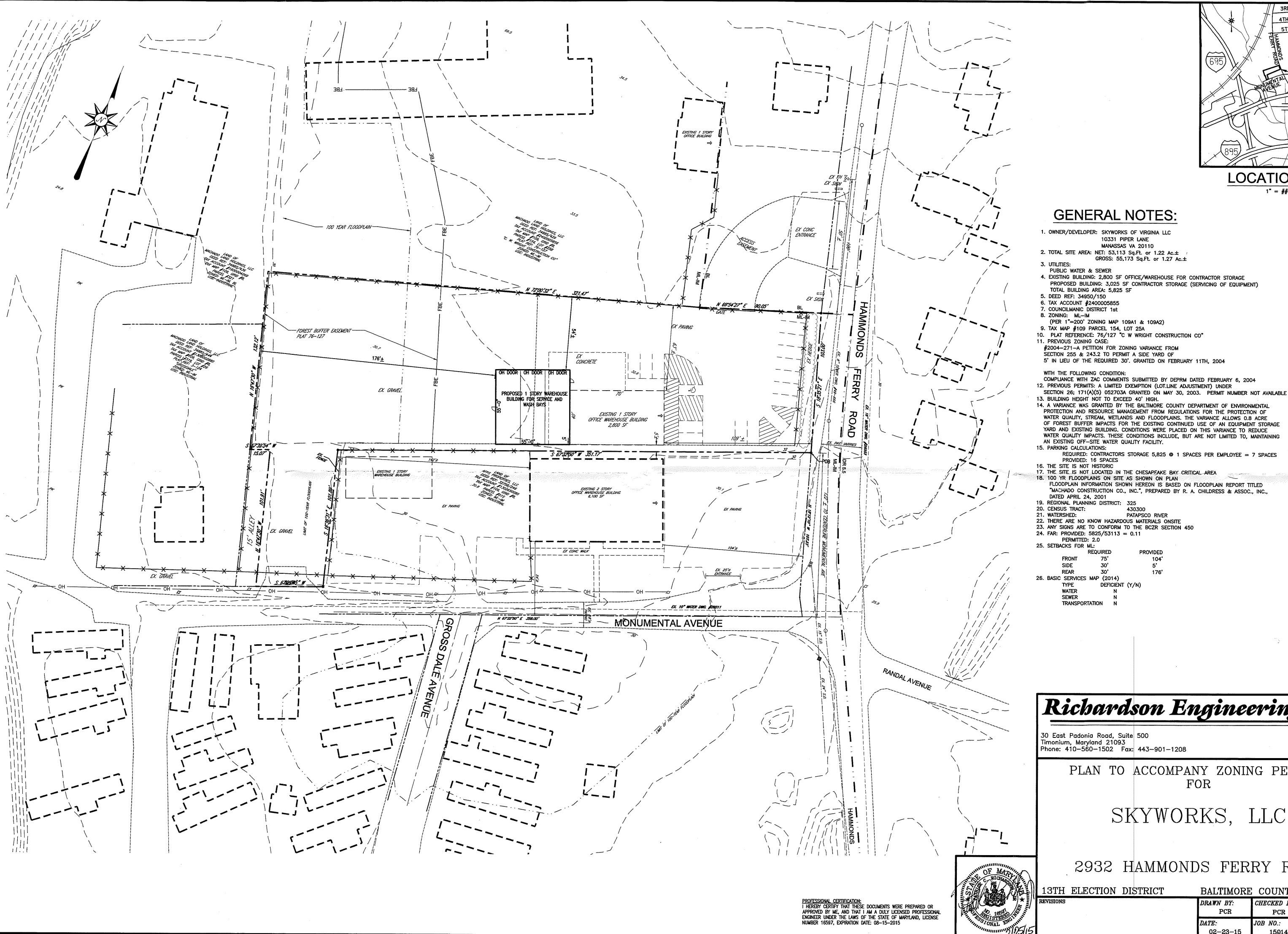


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**LOCATION MAI** 

4. EXISTING BUILDING: 2,800 SF OFFICE/WAREHOUSE FOR CONTRACTOR STORAGE PROPOSED BUILDING: 3,025 SF CONTRACTOR STORAGE (SERVICING OF EQUIPMENT)

12. PREVIOUS PERMITS: A LIMITED EXEMPTION (LOT.LINE ADJUSTMENT) UNDER

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

## Richardson Engineering, L

PLAN TO ACCOMPANY ZONING PETITION

SKYWORKS, LLC

2932 HAMMONDS FERRY ROAD

BALTIMORE COUNTY, MARY JOB NO.: