

M E M O R A N D U M

DATE: April 8, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0150-SPHA- Appeal Period Expired

The appeal period for the above-referenced case expired on April 7, 2016. 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

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE
(6326 & 6410 Security Blvd.) *
1st Election District
1st Council District *
Amalgamated Transit Union Local 1300, *
Owner *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2016-0150-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Amalgamated Transit Union Local 1300, legal owner ("Petitioner"). The Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to allow shared parking as part of a modified parking plan. In addition, a Petition for Variance seeks to allow off-site parking spaces for commercial use distant 930 ft. in lieu of the allowed 500 ft. In the alternative, variance relief is sought to allow 92 parking spaces for office and union hall use in lieu of the 138 space required. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests was Sherman Hope, Donald Hicks and Leroy K. Carpenter. J. Neil Lanzi, Esq. appeared on behalf of the Petitioner. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from Department of Planning (DOP) and the Bureau of Development Plans Review (DPR). There were no protestants or interested citizens in attendance.

The subject property (6326 Security Blvd) is 1.38 acres and zoned ML. Petitioner purchased and is the process of renovating the 2 story office building at the site. This would become the headquarters for the transit union, which has twenty-five or fewer board members

ORDER PREPARED FOR FILING

Date

3/8/16

By

sen

and employees. The union office would be operated during normal business hours Monday through Friday, and on the second Wednesday evening (8:00 p.m.-9:30 p.m.) of every month a membership meeting would be held. Union officials indicated parking for both day-to-day operations and monthly membership meetings could be accommodated on site, since Petitioner will be adding 26 spaces to the 66 spaces existing at present (i.e., for a total of 92 parking spaces on site).

Petitioner explained that the zoning office considered the union hall use (which is not a defined use under the B.C.Z.R.) to be a "catering hall," which requires 20 spaces to be provided for each 1,000 sq. ft. of space. Using that classification, 138 spaces would be required. Petitioner proposed alternative scenarios to accomplish its goal: (A) a shared parking arrangement with the bowling alley at 6410 Security Blvd., which is located 930 feet from the subject property, thereby necessitating variance relief for exceeding the 500 feet maximum under the Regulations; or (B) variance relief to permit 92 parking spaces in lieu of the required 138 spaces. Since variance relief is required in either scenario, I believe option B above (i.e., variance relief for the required number of spaces) is the most sensible way of solving this issue. This method of resolution will not require scrutiny of a proposed shared parking agreement with the bowling alley (submitted as Exhibit No. 3), and based on the testimony of union officials it appears 92 spaces will be more than sufficient.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

ORDER RECEIVED FOR FILING

Date 3/8/16

By sln

Petitioner has met this test. The site has an irregular shape and a panhandle configuration along its northern boundary. It is therefore unique. If the B.C.Z.R. were strictly interpreted, Petitioner would experience a practical difficulty, given it would be unable to complete construction of its new facility. 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.

The ZAC comments suggested that landscape and lighting plans be required for all new parking spaces. As noted above, Petitioner proposes 26 additional spaces at the subject property, and a condition will be included to require appropriate landscaping in that area. Petitioner indicated the existing lighting is sufficient and would remain, and thus I do not believe a lighting plan is required.

At the conclusion of the hearing, Petitioner noted that the ingress/egress point off of Security Blvd. might be relocated to improve traffic safety and navigation through the site. Whether or not that access drive is changed would have no impact on the number of required parking spaces, and is thus irrelevant to the present matter. Of course, as noted by the undersigned at the hearing, the State Highway Administration may well require Petitioner to obtain an access permit if the driveway is relocated, but that is not a Baltimore County issue since it is a State roadway (i.e., Rt. 122).

THEREFORE, IT IS ORDERED this 8th day of March, 2016, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow shared parking as part of a modified parking plan, be and is hereby DISMISSED as MOOT.

ORDER RECEIVED FOR FILING

Date 3/8/16

By SEN

IT IS FURTHER ORDERED that the Petition for Variance which seeks to allow off-site parking spaces for commercial use distant 930 ft. in lieu of the allowed 500 ft., be and is hereby DISMISSED as MOOT.

IT IS FURTHER ORDERED that the Petition for Variance to allow 92 parking spaces for office and union hall use in lieu of the 138 spaces required, be and is hereby GRANTED.

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

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must provide appropriate landscaping or screening for the proposed 26 additional parking spaces on site, as determined in the discretion of the Baltimore County Landscape Architect.

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 3/8/16

By sln



KEVIN KAMENETZ
County Executive

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

March 8, 2016

J. Neil Lanzi, Esq.
409 Washington Avenue
Suite 617
Towson, Maryland 21204

RE: Petition for Special Hearing
Case No. 2016-0150-SPHA
Property: 6326 & 6410 Security Blvd.

Dear Mr. Lanzi:

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 County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure



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 6326 Security Blvd Baltimore MD 21207 which is presently zoned ML & BM
Deed References: 35040/00314 10 Digit Tax Account # 0118102700
Property Owner(s) Printed Name(s) Amalgamated Transit Union Local 1300

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

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

1. ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

see attached

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

3. ☒ a Variance from Section(s)

see attached

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)

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:

J. Neil Lanzi, Esquire

Name- Type or Print

Signature

409 Washington Ave Ste 617 Towson MD

Mailing Address City State

21204 / 410-296-0686 / nlanzi@lanzilaw.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Amalgamated Transit Union Local 1300

By: David McClure, President

Signature

Signature

126 W 25th Street Baltimore MD

Mailing Address City State

21218 / 410-889-3566 /
Zip Code Telephone # Email Address

Representative to be contacted:

J. Neil Lanzi, Esquire

Name - Type or Print

Signature

409 Washington Ave Ste 617 Towson MD

Mailing Address City State

21204 / 410-296-0686 / nlanzi@lanzilaw.com
Zip Code Telephone # Email Address

CASE NUMBER 2016-0150-SHA Filing Date 12/23/2015

Do Not Schedule Dates:

Date 3/8/16

Reviewer JNP

REV. 10/4/11

By sln

PETITION FOR VARIANCE

Amalgamated Transit Union Local 1300, Property Owner/Petitioner, hereby petitions for the following variances:

Variance from Section 409.7B(1) to allow off-site parking spaces for commercial use 930 feet in lieu of 500 feet. In the alternative, variance from Section 409.6A(2) to allow 92 parking spaces for office and union hall use in lieu of the 138 spaces required. The basis for the variance relief is that special circumstances exist that are peculiar to this property and strict compliance with the Zoning Regulations for Baltimore County will result in practical difficulties for Petitioner. The Administrative Law Judge has the power to grant variances that will not be detrimental to the health, safety or general welfare of the locality involved. Petitioner will be providing additional reasons in support of the zoning relief requested at the hearing.

2016-0150-SPHA

PETITION FOR SPECIAL HEARING

Amalgamated Transit Union Local 1300, Property Owner/Petitioner, hereby petitions the Administrative Law Judge for the following zoning relief with regard to the property known as 6326 Security Boulevard:

1. Special Hearing pursuant to 409.6B(3) and 409.12 of the Baltimore County Zoning Regulations to allow shared parking as part of a modified parking plan.

2. For any further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County

The Administrative Law Judge has the power to grant special hearing relief that will not be detrimental to the health, safety or general welfare of the locality involved. Petitioner will be providing additional reasons in support of the zoning relief requested at the hearing.

2016-0150-SPHA

**ZONING DESCRIPTION FOR
PART ONE
NO. 6326 SECURITY BOULEVARD
TAX MAP 095; PARCEL 095
1st COUNCILMANIC DISTRICT
1st ELECTION DISTRICT
BALTIMORE COUNTY, MD 21207**

ZONING PROPERTY DESCRIPTION FOR NO. 6326 Security Boulevard

(Deed Part One; Tax Map 095; Parcel 095) -

BEGINNING at a point on the northernmost side of Security Boulevard, variable width right of way, at a distance of 178.46 feet as shown on the Revised Plat of "Meadows Industrial Park", dated January 30, 1980, and filed among the Land Records of Baltimore County, Maryland in Plat Book No. 45 at Folio 137, from the northeast corner of Security Boulevard and Gwynn Oak Avenue. Thence leaving said point on the northernmost side of Security Boulevard and running the following five (5) courses and distances:

- 1) North 08 degrees 50 minutes 44 seconds East 352.93 feet, thence
- 2) South 76 degrees 30 minutes 28 seconds East 123.64 feet, thence



**HICKS ENGINEERING ASSOCIATES, INC.
200 E. JOPPA ROAD - SUITE LL 105
TOWSON, MD 21286
410-494-0001**

November 25, 2015

Page 1 of 2

**ZONING DESCRIPTION
FOR
NO. 6326 SECURITY BOULEVARD
TAX MAP 095; PARCEL 095
1st COUNCILMANIC DISTRICT
1st ELECTION DISTRICT
BALTIMORE COUNTY, MD 21207
(Cont.)**

- 3) South 08 degrees 50 minutes 44 seconds West 311.14 feet to the northernmost side of Security Boulevard, thence running with the northernmost side of Security Boulevard -
- 4) North 81 degrees 09 minutes 16 seconds West 13.23 feet, thence -
- 5) North 75 degrees 56 minutes 51 seconds West 110.46 feet to the Point Of Beginning.

CONTAINING 1.000 ACRES OF LAND, MORE OR LESS.

**HICKS ENGINEERING ASSOCIATES, INC.
200 E. JOPPA ROAD - SUITE LL105
TOWSON, MD 21286
410-494-0001**

November 25, 2015

Page 2 of 2

**ZONING DESCRIPTION
FOR
NO. 6326 SECURITY BOULEVARD
PART TWO
TAX MAP 095; PARCEL 396
**1st COUNCILMANIC DISTRICT
1st ELECTION DISTRICT
BALTIMORE COUNTY, MD 21207****

ZONING PROPERTY DESCRIPTION FOR NO. 6326 Security Boulevard

(Deed Part Two; Tax Map 095; Parcel 396) -

BEGINNING for the same at a location north of and adjacent and contiguous to Deed Part One, as shown on the Revised Plat of "Meadows Industrial Park", dated January 30, 1980, and filed among the Land Records of Baltimore County, Maryland in Plat Book No. 45 at Folio 137, said point of beginning being located at the end of the First or North 08 degrees 50 minutes 44 seconds East 352.93 feet line of Part One, thence leaving said point and running the following six (6) courses and distances:

- 1) South 76 degrees 30 minutes 28 seconds East 123.64 feet, thence
- 2) South 08 degrees 50 minutes 44 seconds West 41.79 feet, thence,
- 3) South 81 degrees 09 minutes 16 seconds East 140.00 feet, thence
- 4) North 08 degrees 50 minutes 44 seconds East 48.61 feet, thence
- 5) North 63 degrees 34 minutes 15 seconds West 242.86 feet, thence

**HICKS ENGINEERING ASSOCIATES, INC.
200 E. JOPPA ROAD - SUITE LL 105
TOWSON, MD 21286**

November 25, 2015



**ZONING DESCRIPTION
FOR
PART TWO
NO. 6326 SECURITY BOULEVARD
TAX MAP 095; PARCEL 396
1st COUNCILMANIC DISTRICT
1st ELECTION DISTRICT
BALTIMORE COUNTY, MD 21207
(Cont.)**

6) South 33 degrees 10 minutes 19 seconds West 77.00 feet to the Point Of

Beginning.

CONTAINING 0.3842 acres of land, more or less.

**ZONING DESCRIPTION
FOR
NO. 6410 SECURITY BOULEVARD
TAX MAP 095; PARCEL 0461
1st COUNCILMANIC DISTRICT
1st ELECTION DISTRICT
BALTIMORE COUNTY, MD 21207**

ZONING PROPERTY DESCRIPTION FOR NO. 6410 Security Boulevard, the property being located at the northwesterly quadrant of the intersection of Security Boulevard, 120 foot wide right of way, with Gwynn Oak Avenue, 70-foot wide right of way and identified as Colt Lanes parcel, as shown on the Revised Plat of "Meadows Industrial Park", dated February 29, 2980, and recorded among the Land Records of Baltimore County, Maryland in Plat Book No. 45 at Folio 137.

CONTAINING 4.009 acres of land, more or less.

Donald Edwin Hicks, P.E.

A circular professional engineer seal for the State of Maryland. The outer ring contains the text "STATE OF MARYLAND" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle features the name "DONALD EDWIN HICKS" around the top and "No. 8676" at the bottom. In the center is a small emblem depicting a classical building with columns.

**HICKS ENGINEERING ASSOCIATES, INC.
200 E. JOPPA ROAD - SUITE LL105
TOWSON, MD 21286
410-494-0001**

November 25, 2015

Page 1 of 1



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 3964393

Sold To:

J NEIL LANZI - CU00188665
409 Washington Ave Ste 617
TOWSON, MD 21204

Bill To:

J NEIL LANZI - CU00188665
409 Washington Ave Ste 617
TOWSON, MD 21204

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

Feb 16, 2016

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: # 2016-0150-SPHA
6326 & 6410 Security Boulevard
N/s Security Boulevard, 282 ft. E/of Gwynn Oak Avenue,
347 ft. N/of Security Boulevard
1st Election District - 1st Councilmanic District
Legal Owner(s) Amalgamated Transit Union Local 1300

Special Hearing: to allow shared parking as part of a modified parking plan; for any further relief as may be deemed necessary by the Administrative Law Judge.

Variance: to allow off-site parking spaces for commercial use 930 ft. in lieu of the allowed 500 ft.; in the alternative, to allow 92 parking spaces for office and union hall use in lieu of the 138 spaces required.

Hearing: Monday, March 7, 2016 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 2/735 Feb. 16 3964393

The Baltimore Sun Media Group

By

S. Wilkinson

Legal Advertising

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2//14/2016

Case Number: 2016-0150-SPHA

Petitioner / Developer: NEIL LANZI, ESQ. ~ DAVID McCLURE

Date of Hearing (Closing): MARCH 7, 2016

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
6326 & 6410 SECURITY BOULEVARD

The sign(s) were posted on: **FEBRUARY 14, 2016**



Linda O'Keefe

(Signature of Sign Poster)

Linda O'Keefe

(Printed Name of Sign Poster)

523 Penny Lane

(Street Address of Sign Poster)

Hunt Valley, Maryland 21030

(City, State, Zip of Sign Poster)

410 – 666 – 5366

(Telephone Number of Sign Poster)



KEVIN KAMENETZ
County Executive

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

January 5, 2016

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2016-0150-SPHA

6326 & 6410 Security Boulevard

N/s Security Boulevard, 282 ft. E/of Gwynn Oak Avenue, 347 ft. N/of Security Boulevard

1st Election District – 1st Councilmanic District

Legal Owners: Amalgamated Transit Union Local 1300

Special Hearing to allow shared parking as part of a modified parking plan; for any further relief as may be deemed necessary by the Administrative Law Judge. Variance to allow off-site parking spaces for commercial use 930 ft. in lieu of the allowed 500 ft.; in the alternative, to allow 92 parking spaces for office and union hall use in lieu of the 138 spaces required.

Hearing: Monday, March 7, 2016 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: J. Neil Lanzi, 409 Washington Avenue, Ste. 617, Towson 21204
David McClure, 126 W. 25th Street, Baltimore 21218

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 16, 2016.**
- (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, February 16, 2016 Issue - Jeffersonian

Please forward billing to:

J. Neil Lanzi
409 Washington Avenue, Ste. 617
Towson, MD 21204

410-296-0686

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: 2016-0150-SPHA

6326 & 6410 Security Boulevard

N/s Security Boulevard, 282 ft. E/of Gwynn Oak Avenue, 347 ft. N/of Security Boulevard

1st Election District – 1st Councilmanic District

Legal Owners: Amalgamated Transit Union Local 1300

Special Hearing to allow shared parking as part of a modified parking plan; for any further relief as may be deemed necessary by the Administrative Law Judge. Variance to allow off-site parking spaces for commercial use 930 ft. in lieu of the allowed 500 ft.; in the alternative, to allow 92 parking spaces for office and union hall use in lieu of the 138 spaces required.

Hearing: Monday, March 7, 2016 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
6326 & 6410 Security Boulevard; N/S Security* OF ADMINISTRATIVE
Blvd, 282' E of Gwynn Oak Avenue, & W/S
Gwynn Oak Avenue, 347' N of Security Blvd * HEARINGS FOR
1st Election & 1st Councilmanic Districts
Legal Owner(s): Amalgamated Transit Union * BALTIMORE COUNTY
Local 1300
Petitioner(s) * 2016-150-SPHA

* * * * *

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

JAN 08 2016

ll

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 8th day of January, 2016, a copy of the foregoing Entry of Appearance was mailed to J. Neil Lanzi, Esquire, 409 Washington Avenue, Suite 617, 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/neighborhood 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: 2016-0150-SP4A
Petitioner: Amalgamated Transit Union Local 1300
Address or Location: 6326 & 6410 Security Blvd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: J NEIL LANZT
Address: 409 WASHINGTON AVENUE #617
TOWSON MD 21204
Telephone Number: 410 296 0686

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

March 2, 2016

Amalgamated Transit Union Local 1300
David McClure, President
126 W 25th Street
Baltimore MD 21218

RE: Case Number: 2016-0150 SPHA, Address: 6326 and 6410 Security Boulevard

Dear Mr. McClure:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 22, 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.", is written over a circular stamp that partially obscures the text "Very truly yours,".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
J Neil Lanzi, Esquire, 409 Washington Avenue, Suite 617, Towson MD 21204

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 1/4/16

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

RE: Baltimore County
Item No. 2016-0150-SPAA
Special Hearing Variance
Amalgamated Transit Union Local 1300, David McClure, President
6326 & 6410 Security Boulevard
MD 122

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 1/4/16. A field inspection and internal review reveals that an entrance onto MD 122 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance 2, Case Number 2016-0150-SPAA1.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Peake".

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll-Free

Street Address: 320 West Warren Road • Hunt Valley, Maryland 21030 • Phone 410-229-2300 or 1-866-998-0367 • Fax 301-527-4690

www.roads.maryland.gov

3/7

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: February 1, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-150

FEB 01 2016

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Property Address: 6326 / 6410 Security Boulevard
Petitioner: Amalgamated Transit Union Local 1300
Zoning: ML, BM
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a variance to allow off-site parking spaces 930 ft. in lieu of the required 500 ft. within walking distance of a building entrance to the use that such spaces serve and to allow 92 parking spaces in lieu of the 138 required. The Department also reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve shared parking as part of a modified parking plan.

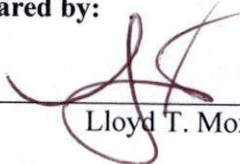
A site visit was conducted on January 15, 2016.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- The Petitioner shall submit to the Baltimore County Landscape Architect a landscape and lighting plan for approval. The Department recommends that the proposed lighting be of a directional type to ensure excessive glare does not spill into the adjacent residential properties. Further, landscaping or opaque fencing should be provided on the northern tract boundary of 6326 Security Blvd. abutting said residential properties.

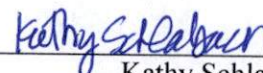
For further information concerning the matters stated herein, please contact Troy Leftwich at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Troy Leftwich
Jeanette M. S. Tansey, R.L.A., Permits and Development Management
Office of the Administrative Hearings
People's Counsel for Baltimore County

3/7

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

JAN 07 2016

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: January 7, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0150-SPHA
Address 6326 & 6410 Security Boulevard
(McClure Property)

Zoning Advisory Committee Meeting of December 28, 2015.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 01-07-2016

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 28, 2015
Item No. 2016-0150

DATE: January 11, 2016

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

A Landscape Plan per the Landscape Manual is required for all new parking spaces. A lighting plan is required if new lighting is proposed.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0150-12282015.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: February 1, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-150

INFORMATION:

Property Address: 6326 / 6410 Security Boulevard
Petitioner: Amalgamated Transit Union Local 1300
Zoning: ML, BM
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a variance to allow off-site parking spaces 930 ft. in lieu of the required 500 ft. within walking distance of a building entrance to the use that such spaces serve and to allow 92 parking spaces in lieu of the 138 required. The Department also reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve shared parking as part of a modified parking plan.

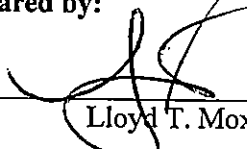
A site visit was conducted on January 15, 2016.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- The Petitioner shall submit to the Baltimore County Landscape Architect a landscape and lighting plan for approval. The Department recommends that the proposed lighting be of a directional type to ensure excessive glare does not spill into the adjacent residential properties. Further, landscaping or opaque fencing should be provided on the northern tract boundary of 6326 Security Blvd. abutting said residential properties.

For further information concerning the matters stated herein, please contact Troy Leftwich at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlach

AVA/KS/LTM/ka

c: Troy Leftwich

Jeanette M. S. Tansey, R.L.A., Permits and Development Management
Office of the Administrative Hearings
People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME Security Blvd.
CASE NUMBER 2016-0150-SPHA
DATE 3/7/16

PETITIONER'S SIGN-IN SHEET

[illegible]

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment1/11/16DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)C1/7/16DEPS
(if not received, date e-mail sent _____)N/C2/1/16

FIRE DEPARTMENT

no obj
w/ comment2/1/16PLANNING
(if not received, date e-mail sent _____)1/4/16

STATE HIGHWAY ADMINISTRATION

no obj1/4/16

TRAFFIC ENGINEERING

1/4/16

COMMUNITY ASSOCIATION

1/4/16

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

2/16/16

SIGN POSTING

Date:

2/14/16

by

O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

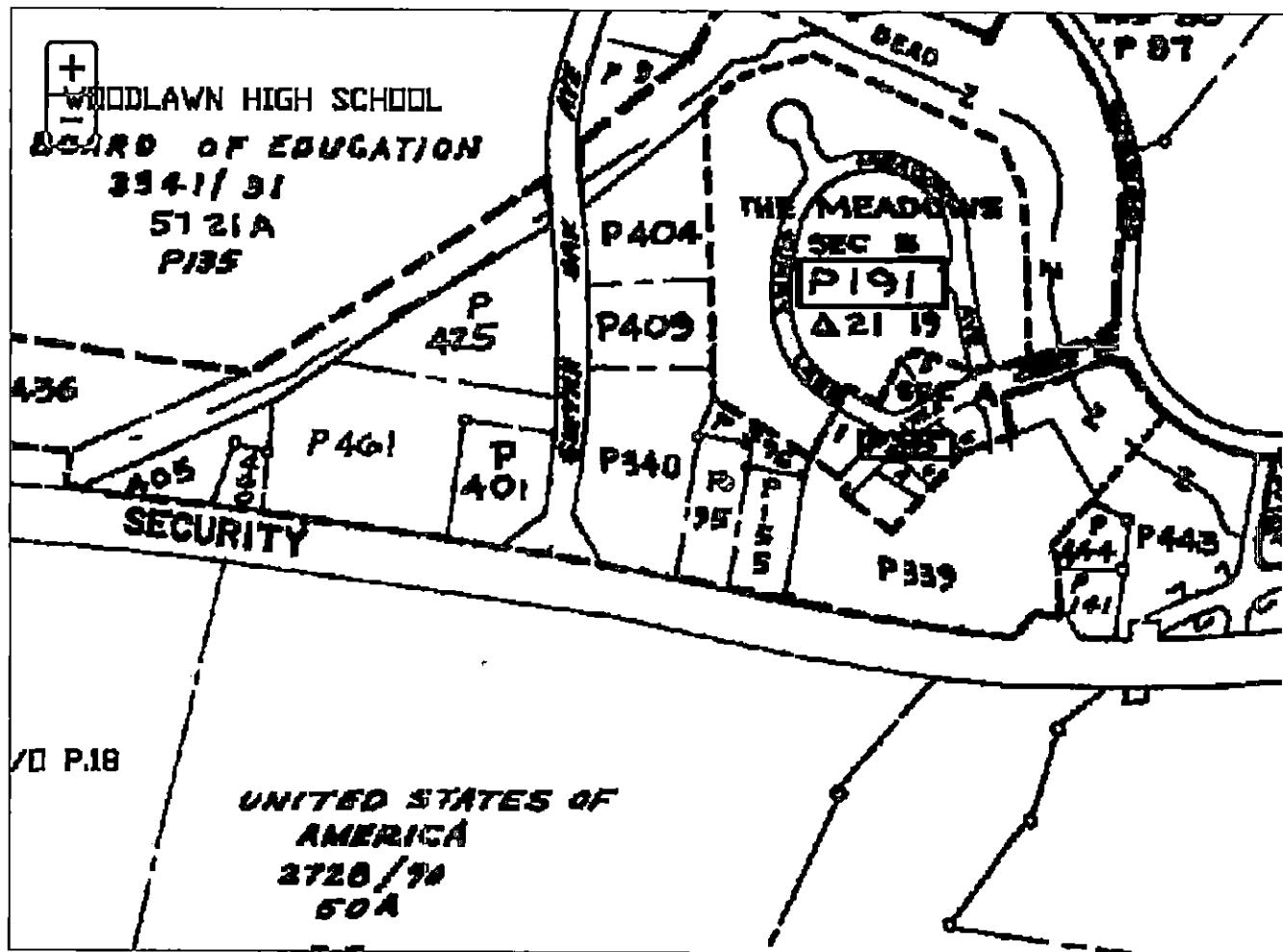
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Account Identifier:			District - 01 Account Number - 0118102700							
Owner Information										
Owner Name:		AMALGAMATED TRANSIT UNION LOCAL 1300				Use: Principal Residence:		COMMERCIAL NO		
Mailing Address:		126 W 25TH ST BALTIMORE MD 21218-				Deed Reference:		/35040/ 00314		
Location & Structure Information										
Premises Address:		6326 SECURITY BLVD BALTIMORE MD 21207-				Legal Description:		1 AC 6326 SECURITY BLVD MEADOWS IND PARK		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0095	0002	0095		0000				2015	Plat Ref:	0027/ 0021
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
1965		18144				1.0000 AC		15		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
		OFFICE BUILDING								
Value Information										
		Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2015		As of 07/01/2016		
Land:		300,000		300,000						
Improvements		1,838,800		2,186,600						
Total:		2,138,800		2,486,600		2,254,733		2,370,667		
Preferential Land:		0						0		
Transfer Information										
Seller: 6326 SECURITY BLVD BALTIMORE LLC				Date: 06/06/2014			Price: \$575,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /35040/ 00314			Deed2:			
Seller: SECURITY BOULEVARD ENTERPRISES LLC				Date: 06/14/2013			Price: \$500,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /33784/ 00244			Deed2:			
Seller: 6326 SECURITY LLC				Date: 02/01/2007			Price: \$1,942,500			
Type: ARMS LENGTH MULTIPLE				Deed1: /25160/ 00234			Deed2:			
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2015		07/01/2016				
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										

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **01** Account Number: **0118102700**

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

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

Property maps provided courtesy of the Maryland Department of Planning.

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

Donald Brand

From: Donald Brand
Sent: Thursday, February 15, 2018 9:45 AM
To: James Hermann
Cc: Arnold Jablon
Subject: 2016-0150-SPHA: 6326 & 6410 Security Blvd variance; 3/8/16 Order requiring landscaping/screening for 26 additional parking spaces
Attachments: 20180215094726161.pdf

Jim:

Arnold met with us in 2/2/18 and advised that if the owners of the 4 residences adjacent to the landscaped strip are OK with reducing the depth of the screened area from 15 to 10 feet he was OK with granting a waiver to allow such reduction. The 4 properties are on Sunny Lane. The numbered addresses are 6103 (owners: Clarence & Stephanie Ledet Williams), 6105 (owner Sharon Ann Baxley, Trustee), 6107 (owner Billy Eugene Warren) and 6109 (owners E. D. & Patricia Cowperthwaite). Owner's consents are attached.

Please notify Don Hicks that the waiver has been granted.

Thanks.

Donald Brand
Building Engineer
111 West Chesapeake Avenue.
Towson, MD 21204
410-887-3482
dbrand@baltimorecountymd.gov

Sherman Hope
Amalgamated Transit Union-
126 West 25th Street
Baltimore, MD 21218

January 30, 20

Donald E. Brand, P. E.
Baltimore County Building Engineer
Permits, Approvals & Inspections
County Office Building
III W. Chesapeake Avenue
Room 105
Towson, MD 21204

Re: 6326 and 6410 Security Boulevard
Zoning Case No.
2016-0150-SPHA

Dear Mr. Brand:

As I believe you are aware, Amalgamated Transit Union - Local 1300, has been attempting to relocate its headquarters from 126 West 25th Street in Baltimore City to the above referenced properties located in Baltimore County. After two years and spending over 1.4 million dollars for the purchase of the property and renovation of the existing building and parking lot, we are still unable to complete the project. Two hearings have been held before the Administrative Law Judge approving both the Union Hall and parking variance and despite numerous submissions and meetings between our consultants and Baltimore County officials, I understand our landscape plan has not been approved thus preventing the issuance of final permits necessary for the parking lot, lighting and landscaping. A fee-in-lieu in the amount of \$6,000.00 will be paid to the Baltimore County Stormwater Management Fund.

As I understand it, the most recent decision of the Administrative Law Judge dated March 8, 2016 approved our variance request to allow 92 parking spaces for office and union hall use in lieu of the 138 spaces required. The Order provided for a condition that appropriate landscaping be approved by the Baltimore County Landscape Architect. The landscape plans submitted by our landscape architect and engineer necessitate a modification request to the screening requirements contained in the Baltimore County Landscape Manual. Specifically, to accommodate the necessary parking as approved by the recent zoning order, a 10-foot landscape strip is being requested for approval in lieu of the 15-foot landscape strip required by the manual. This landscape strip is located at the rear of our property between the parking lot, an existing fence and four residences. I understand that while the Baltimore County Landscape Architect initially was unable to support the modification request due to the potential impact on the four residences located closest to the rear of our property, it is my sincere hope the County's position will be reconsidered in light of the following.

206 - 50 SPHA

2017-0191-K

SHERMAN HOPE

410-443-3289

Jim Hermann

January 30, 2018

Page Two

I have personally met with the owners of the four residences located just to the rear of our property and have presented them a copy of the attached landscape plan. As I understand it from Thomas Hoff, our landscape architect, and Donald Hicks, our civil engineer, the landscape plan and parking lot improvements will significantly improve upon any impacts our property and the use of our property will have upon the neighbors. One of the neighbors had concerns regarding water runoff from the existing parking lot. As explained to me by our engineer, the new grading plan for the parking lot will actually substantially improve the current water runoff situation. The neighboring residences located just past the rear of our property are below the grade of the parking lot and the new paving will effectively reverse the grade and channel the water to an inlet taking the water away from the neighbors. The other concern from the neighbors was the providing of screening to minimize the neighbor's view of our property. The existing landscaping consists of scrub trees and bushes which I understand will be totally replaced with new landscaping which will include several Leland Cyprus trees and other plantings shown on the plan. In essence, the new landscaping will actually improve the screening of our property from the neighbor's view compared to what is there now. Together, the new grading and new landscaping will substantially reduce the amount of run off to the neighboring properties and reduce the visual impact, if any, of the union hall building and parking lot.

I understand from my consultants that I essentially have three options. The first is what I am requesting from Baltimore County in this letter. That is the approval by Baltimore County of our modification request allowing the 10-foot landscape strip instead of the 15 feet required. This option will allow the parking plan to proceed as approved by the Administrative Law Judge.

The second option will be for us to go back to the Administrative Law Judge requesting a variance to the landscape manual requirements of the 15-foot landscape strip. This will result in an additional \$500 filing fee and the cost of our zoning consultants and legal counsel to present the new variance case to the Administrative Law Judge. In addition, I have been advised that further stormwater management review may be required. The third option would be to file an amended variance to the parking requirement. As you know, the most recent zoning case approved our parking variance. The new variance would request additional parking relief (approximately 6 to 10 more spaces less) in order to maintain the 10-foot landscape strip. This option will also require further submissions and reviews of the Stormwater Management Plan in order to modify the fee-in-lieu to be paid to Baltimore County.

Obviously, the first option makes the most sense and is the most reasonable since two zoning approvals have already been obtained and I have the support of the four neighbors impacted by our property. The letters of support are attached to this letter.

January 30, 2018
Page Three

Finally, please note the Order dated March 8, 2017 did not require a lighting plan. However, to show our good faith efforts to be a good neighbor in this area, we are submitting a new lighting plan to the landscape architect which will provide improved lighting which will lessen the impact on the residences adjoining the property. We have been attempting for almost two years to complete an upgraded and renovated property from what is currently an eye sore. It is our sincere hope you will agree with the above and the approval of our landscape and lighting plans can be obtained in short order.

Thank you for your consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read "SHH" or "SBA", with a stylized flourish.

Sherman Hope

10/5/17

NTG: Re: 6326 + 6710 Security Bld.

Tom Holt

Don Harkin

Neil Lane

See site plan & letter from Landings Office

Site under 15' set back not 10' due to

adjacent SFTs along Sunny Lane

Area is low lying.

Neil says adjacent lots are ok with 10' if tree buffer established, ~~with~~

Urban would also slope ~~to~~ 26 degrees

so that RO will then allow everything

inside and on site (by exposure to

flowing into HO's rear yard). The 10' (10')

area is overgrown and in exposure.

Will send email shortly to address the above issues/changes.

Talk of Jim Harkin / Arnold

would grant waiver of landscaping requirements if could approved by number of 6105 + 6107 Sunny Lane.

2/2/18

Stephaney Ledet 410 281 1923

2/2/18 when receive fax from Hope re:varian &
give to Tim to carry forward
for approval.

Need OK from 4 property owners

- ① 6103 Sunny La. Clarence J. + ^{Ledet} Stephanie Williams
- ② 6105 Sunny La. Sharon Ann Baxley
- ③ 6107 Sunny La. Billy Eugene Warren
- ④ 6109 Sunny La. E. D. + Patricia Lowperthwaite

called Mr Hope
10:20 am 2/8/18
warren had to
get ahold of:

JOINT STATEMENT

We own and reside at 6103 Sunny Lane, and 6103 Sunny Lane in Gwynn Oak, Maryland. Our property is adjacent to the parking lot behind 6326 Security Blvd., also in Gwynn Oak, Maryland. We are not opposed to a 10 foot buffer between the edge of the parking lot and our property line. Our interactions with 112 West Inc., the holding company that has purchased and is developing 6326 Security Blvd., which will house the headquarters of Amalgamated Transit Union Local 1300, have been extremely positive. They care about the community and we welcome them as neighbors and do not wish for a 10 foot buffer to be an impediment to them obtaining the proper approvals from Baltimore County officials.

Signed,

(Sign) Stephanie Ledet
(Print) Stephanie Ledet
Owner/Resident of 6103 Sunny Lane

Dated: 10/27/17

(Sign) Sharon G. Baxley
(Print) Sharon A. Baxley
Owner/Resident of 6105 Sunny Lane

Dated: 10/27/17

(Sign) Lucrecia Gilpin
(Print) LUCRECIA Gilpin
Owner/Resident of 1744 ~~Sunny Lane~~
LITTLE CREEK DR.

Dated: 10/27/17

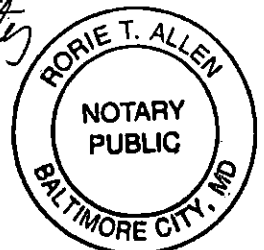
State of: Maryland

County of: Baltimore City

Subscribed and sworn to before me this 6th day of October 2017

Notary Public: Rorie T Allen

My Commission expires: 11-20-17





JOINT STATEMENT

We own and reside at 6109 SUNNY LANE, and _____ Sunny Lane in Gwynn Oak, Maryland. Our property is adjacent to the parking lot behind 6326 Security Blvd., also in Gwynn Oak, Maryland. We are not opposed to a 10 foot buffer between the edge of the parking lot and our property line. Our interactions with 112 West Inc., the holding company that has purchased and is developing 6326 Security Blvd., which will house the headquarters of Amalgamated Transit Union Local 1300, have been extremely positive. They care about the community and we welcome them as neighbors and do not wish for a 10 foot buffer to be an impediment to them obtaining the proper approvals from Baltimore County officials.

Signed,

(Sign) E. Cowperthwaite

Dated: 1-23-2018

(Print) E. COWPERTHWAIT
Owner/Resident of 6109 Sunny Lane

(Sign) Patricia Cowperthwaite

Dated: 1-23-2018

(Print) PATRICIA COWPERTHWAIT
Owner/Resident of 6109 Sunny Lane

(Sign) R. C.

Dated: 23 JAN 18

(Print) ROBERT COWPERTHWAIT
Owner/Resident of ~~6109~~ Sunny Lane
6109

JOINT STATEMENT

We own and reside at 6107, _____, and _____ Sunny Lane in Gwynn Oak, Maryland. Our property is adjacent to the parking lot behind 6326 Security Blvd., also in Gwynn Oak, Maryland. We are not opposed to a 10 foot buffer between the edge of the parking lot and our property line. Our interactions with 112 West Inc., the holding company that has purchased and is developing 6326 Security Blvd., which will house the headquarters of Amalgamated Transit Union Local 1300, have been extremely positive. They care about the community and we welcome them as neighbors and do not wish for a 10 foot buffer to be an impediment to them obtaining the proper approvals from Baltimore County officials.

Signed,

(Sign) Billy E Warren
(Print) BILLY E WARREN
Owner/Resident of 6107 Sunny Lane

Dated: 2-12-18

(Sign) _____
(Print) _____
Owner/Resident of _____ Sunny Lane

Dated: _____

(Sign) _____
(Print) _____
Owner/Resident of _____ Sunny Lane

Dated: _____

State of:

County of:

Subscribed and sworn to before me this _____ day of _____, 2018

Notary Public:

My Commission expires:

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration				
Account Identifier:			District - 01 Account Number - 0123003030							
Owner Information										
Owner Name:		WILLIAMS CLARENCE J WILLIAMS STEPHANIE LEDET			Use: Principal Residence:		RESIDENTIAL YES			
Mailing Address:		6103 SUNNY LN BALTIMORE MD 21207-5239			Deed Reference:		/23732/ 00372			
Location & Structure Information										
Premises Address:		6103 SUNNY LN 0-0000			Legal Description:		6103 SUNNY LN MEADOWS			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0095	0002	0191		0000	B	A	1	2016	Plat Ref:	0021/ 0019
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
2006		1,248 SF				6,279 SF		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
Split Foyer	YES	SPLIT FOYER	SIDING	2 full						
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of 01/01/2016		As of 07/01/2017		As of 07/01/2018		
Land:		54,200		54,200						
Improvements		132,500		157,400						
Total:		186,700		211,600		203,300		211,600		
Preferential Land:		0						0		
Transfer Information										
Seller: G B HOMES INC				Date: 04/25/2006		Price: \$299,900				
Type: ARMS LENGTH IMPROVED				Deed1: /23732/ 00372		Deed2:				
Seller: SHAFFER ROBERT C				Date: 07/26/2005		Price: \$105,000				
Type: NON-ARMS LENGTH OTHER				Deed1: /22247/ 00320		Deed2:				
Seller: HY-DES MARY E				Date: 10/27/2004		Price: \$62,000				
Type: ARMS LENGTH IMPROVED				Deed1: /20892/ 00199		Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018				
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: Approved 02/23/2012										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application					Date:					

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration				
Account Identifier:			District - 01 Account Number - 0111570543							
Owner Information										
Owner Name:		BAXLEY SHARON ANN TRUSTEE			Use:		RESIDENTIAL			
Mailing Address:		6105 SUNNY LANE BALTIMORE MD 21207			Principal Residence:		YES			
					Deed Reference:		/39415/ 00290			
Location & Structure Information										
Premises Address:		6105 SUNNY LN BALTIMORE 21207-			Legal Description:		170 NW LITTLE CREEK DRI THE MEADOWS			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0095	0002	0191		0000	B	A	2	2016	Plat Ref:	0021/ 0019
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1955		1,152 SF				6,864 SF		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	NO	STANDARD UNIT		SIDING	1 full/ 1 half					
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2016		07/01/2017		07/01/2018		
Land:		54,800		54,800						
Improvements		62,100		74,500						
Total:		116,900		129,300		125,167		129,300		
Preferential Land:		0						0		
Transfer Information										
Seller: SLEMAKER JOHN H				Date: 09/19/2017			Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /39415/ 00290			Deed2:			
Seller: KNOTT BROTHERS F OUNDATION INC				Date: 10/04/1974			Price: \$10,500			
Type: ARMS LENGTH IMPROVED				Deed1: /05481/ 00789			Deed2:			
Seller:				Date:			Price:			
Type:				Deed1:			Deed2:			
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018				
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: Approved 10/23/2017										

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Account Identifier:			District - 01 Account Number - 0111470530							
Owner Information										
Owner Name:			WARREN BILLY EUGENE				Use:		RESIDENTIAL	
Mailing Address:			6107 SUNNY LN BALTIMORE MD 21207-5239				Principal Residence:		YES	
							Deed Reference:		/26907/ 00532	
Location & Structure Information										
Premises Address:			6107 SUNNY LN 0-0000				Legal Description:		6107 SUNNY LN THE MEADOWS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0095	0002	0191		0000	B	A	3	2016	Plat Ref:	0021/0019
Special Tax Areas:						Town:		NONE		
						Ad Valorem:				
						Tax Class:				
Primary Structure Built			Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1954			1,690 SF				8,280 SF		04	
Stories	Basement	Type		Exterior	Full/Half Bath		Garage	Last Major Renovation		
1	NO	STANDARD UNIT		SIDING	1 full/ 1 half					
Value Information										
			Base Value		Value		Phase-In Assessments			
					As of		As of		As of	
					01/01/2016		07/01/2017		07/01/2018	
Land:			56,000		56,000					
Improvements			84,700		101,500					
Total:			140,700		157,500		151,900		157,500	
Preferential Land:			0						0	
Transfer Information										
Seller: WARREN BILLY EUGENE				Date: 04/18/2008				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /26907/ 00532				Deed2:		
Seller: WARREN BILLY EUGENE				Date: 02/15/2006				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /23396/ 00375				Deed2:		
Seller: KLINE VIRGINIA L				Date: 06/12/1979				Price: \$49,000		
Type: ARMS LENGTH IMPROVED				Deed1: /06032/ 00544				Deed2:		
Exemption Information										
Partial Exempt Assessments:			Class		07/01/2017		07/01/2018			
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:			HOMEOWNERS TAX CREDIT							
Homestead Application Information										
Homestead Application Status: Approved 02/15/2012										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: Completed for						Date: 06/06/2017				
2017										

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 01 Account Number - 0103474570								
Owner Information										
Owner Name:		COWPERTHWAITE E D COWPERTHWAITE PATRICIA				Use:		RESIDENTIAL		
Mailing Address:		6109 SUNNY LA BALTIMORE MD 21207				Principal Residence:		YES		
						Deed Reference:		/04805/ 00402		
Location & Structure Information										
Premises Address:		6109 SUNNY LN 0-0000				Legal Description:				
						MEADOWS				
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0095	0002	0191		0000	B	A	4	2016	Plat Ref:	0021/0019
Special Tax Areas:				Town:				NONE		
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1956		1,664 SF				11,250 SF		04		
Stories	Basement	Type	Exterior		Full/Half Bath		Garage	Last Major Renovation		
1	NO	STANDARD UNIT	ASBESTOS SHINGLE		1 full/ 1 half		1 Carport			
Value Information										
			Base Value	Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2016		07/01/2017		07/01/2018		
Land:			56,800	56,800						
Improvements			81,600	97,800						
Total:			138,400	154,600		149,200		154,600		
Preferential Land:			0					0		
Transfer Information										
Seller:				Date:		Price:				
Type:				Deed1:		Deed2:				
Seller:				Date:		Price:				
Type:				Deed1:		Deed2:				
Seller:				Date:		Price:				
Type:				Deed1:		Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018				
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: Approved 01/05/2010										

Donald Brand

na
S.B. Hope <s.bryanthope@gmail.com>
Tuesday, October 03, 2017 2:18 PM
Donald Brand
Re: Purchase of 6326 Security Boulevard for use as new office for ATU: issues getting approvals from Baltimore County

Don Hicks
410 494 0069

On approximately March 2016, we had a hearing concerning a parking variance for the building project. The variance was granted by the judge and it was my understanding that this issue had been resolved. I have been informed by my Civil Engineer and Landscape Architect that there is once again an issue with a permit being granted because of parking. I've been informed that trees in the rear of our property has to be removed. I've spoken with residents and have a signed petition from them in which they all are in agreement that ATU Local 1300 would be welcomed neighbor. Furthermore! It is their that all trees are to remain as is if possible. Any future actions that force us into court would be costly and quite frankly causes hardship as construction costs rise with each delay. We have been working on this project for over two years and Baltimore County has become the biggest hindrance in getting it completed. Thank you.

On Sep 28, 2017 2:50 PM, "Donald Brand" <dbrand@baltimorecountymd.gov> wrote:

Mr. Hope:

As discussed, please describe in as much detail as you can the present issues you face.

I will review your reply and get back to you promptly as to how to address them assuming a solution can be found.

I have reviewed (1) our file #216-0150-SPHA re: 03/08/16 Order from John Beverungen, ALJ, to allow 92 parking spaces for office and union hall in lieu of the 138 spaces required and (2) our file #2014-0191-X re: Order from John Beverungen, ALJ, to allow use of the property as a union hall.

Thanks. Don Brand

Donald Brand

Building Engineer

111 West Chesapeake Avenue

Towson, MD 21204

Hicks Eng.

200 E. Joppa Rd.

410-494-0001

Donald Brand

From: Arnold Jablon
Sent: Thursday, September 28, 2017 1:38 PM
To: Donald Brand
Subject: FW: Help

Can you check this out and then call? Thanks.

From: Yolanda Winkler *Exec. Office*
Sent: Thursday, September 28, 2017 1:04 PM
To: Arnold Jablon <ajablon@baltimorecountymd.gov>
Subject: Help

Good Afternoon,

Delegate Charles Sydnor called about **Amalgamated Transit Union (ATU)**, the largest labor union representing transit and allied workers in the US. **ATU is planning to locate an office on Security Boulevard and Gwynn Oak next to the Bank of America but they have ran into some permit issues that have them puzzled.** The contact for ATU is S. Bryant Hope and his number is 410-889-3566. Thanks Arnold.

Yolanda

Cell 410 963 2155

Financial Secretary. ATU

Call at 2 PM.

6326 Security Bldg.

Variance for parking

*Neil Lanning
cut trees in back*

S. Bryant Hope @ qmest.com

*Burgess Hall
Office
& 525 K
1.5 x 10 ft us h
parking variance
new roof.*

2016 - 0150 - Split A

2014 - 0191 - X

*** NO INSPECTIONS FOUND R THIS PERMIT ***

PANEL BP1003M

TIME: 10:22:07 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 07/16/2015
DATE: 10/04/2017 GENERAL PERMIT APPLICATION DATA BH 15:53:20

PERMIT #: B884422 PROPERTY ADDRESS
RECEIPT #: A716938 6326 SECURITY BLVD
CONTROL #: C- SUBDIV: MEADOWS IND PARK
XREF #: B884422 TAX ACCOUNT #: 0118102700 DISTRICT/PRECINCT 01 01

OWNERS INFORMATION (LAST, FIRST)

FEE: 569.00 NAME: AMALGAMATED TRANSIT UNION
PAID: 569.00 ADDR: 126 W 25TH ST
PAID BY: APPL

DATES

APPLICANT INFORMATION

APPLIED: 07/16/2015 NAME: ANDREW SHERRILL
ISSUED: 07/23/2015 COMPANY: SP ARCH INC
OCCPNY: ADDR1: 3613 MILFORD MILL RD
FINAL INSPECT: ADDR2: WINDSOR MILL RD 21244
INSPECTOR: 01C PHONE #: 443 565 0432 LICENSE #: 137260
NOTES: AB/BH

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 10:22:48 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 07/16/2015
DATE: 10/04/2017 BUILDING DETAIL 1 BH 16:14:29

DRC#

PERMIT # B884422 PLANS: CONST 02 PLOT 0 PLAT 0 DATA 0 EL 2 PL 2
TENANT

BUILDING CODE: CONTR: CM MILES CONTRACTING

IMPRV 3 ENGNR:

USE 08 SELLR:

FOUNDATION BASE WORK: EXT ALTS TO INC: DEMO EX ROOF TOP DECKING AND
CONSTR. NEW ROOF TOP STEEL DECK AND METAL
CONSTRUC FUEL SEWAGE WATER FRAME PARAPET. 61'9-3/4"X145'11"
1E 1E REPLACE EX. ROOF ONLY.NO SEATINGS PER APPLICANT

CENTRAL AIR

ESTIMATED COST

10K PROPOSED USE: UNION HALL AND EXT ALTS

OWNERSHIP: 1 EXISTING USE: UNION HALL

RESIDENTIAL CAT:

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:

1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 10:23:01 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 07/16/2015
DATE: 10/04/2017 BUILDING DETAIL 2 BH 16:14:29

PERMIT #: B884422 BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR: 8975SF SIZE: 11.38AC
WIDTH: 61.1' FRONT STREET:
GARBAGE DISP: DEPTH: 146' SIDE STREET:
POWDER ROOMS: HEIGHT: 30' FRONT SETB: 57.0
BATHROOMS: STORIES: 2 SIDE SETB: 26.31
KITCHENS: SIDE STR SETB:
LOT NOS: REAR SETB: 100
CORNER LOT: 2

ZONING INFORMATION

DISTRICT: BLOCK: LAND: 0300000.00
PETITION: SECTION: IMPROVEMENTS: 2186600.00
DATE: LIBER: TOTAL ASS.:
MAP: FOLIO:
CLASS: 15

ASSESSMENTS

PLANNING INFORMATION

MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU



SHARED PARKING AGREEMENT

This Shared Parking Agreement ("Agreement") is made this _____ day of _____, 2016, by and between Istar Bowling Center I, LP t/a AMF Woodlawn Lanes ("AMFWL") and Amalgamated Transit Union Local 1300 ("ATU") hereinafter the Parties.

RECITALS

WHEREAS, AMFWL owns and operates the bowling lanes and parking lot facility at 6410 Security Boulevard, Baltimore, Maryland (referred to hereinafter as the "AMFWL Property"); and

WHEREAS, ATU owns the property located at 6326 Security Boulevard (referred to hereinafter as the "ATU Property"); and

WHEREAS, the parking facility ("Parking Facility") located on the AMFWL Property is not within 500 feet of the ATU Property therefore requiring zoning approval from Baltimore County; and

WHEREAS, the ATU Property will be used for offices, meetings and special events for members of Amalgamated Transit Union (Local 1300), therefore periodically requiring (approximately once per month) overflow parking from the AMFWL Property.

NOW THEREFORE, in consideration of the mutual covenants and obligations as contained in this Agreement, the Parties agree as follows:

1. TERM. This Agreement shall become effective upon full execution by the Parties hereto and shall remain in effect until December 31, 2050 unless terminated in accordance with this Agreement.
2. SHARED USE. In consideration of \$_____ per year paid by ATU to AMFWL by January 15th of each year of the Term, members of ATU, their employees, guests, licensees and invitees shall have the right to use the Parking Facility located on the AMFWL parking lot during the term of this Agreement in the area designated on the site plan attached as Exhibit 1.
3. MAINTENANCE. ATU shall have no obligation to repair or maintain the Parking Facility used in accordance with this Agreement unless such repairs are necessary as a result of the willful acts or negligence of its members, employees, guests, invitees or licensees utilizing the Parking Facility.
4. SNOW REMOVAL. Subject to Section 3 above, the maintenance of the Parking Facility shall be the responsibility of AMFWL, including, but not limited to, the clearing of the Parking Facility from snow and treatment of the parking lot facility for ice. ATU shall participate on a pro-rata basis in the cost of said snow removal and/or ice treatment for its portion of the Parking Facility only in the event such snow removal and/or ice treatment occurs

- within twenty-four (24) hours of a scheduled ATU event or monthly meeting requiring use by ATU of the AMFWL Parking Facility. ATU shall provide AMFWL a written schedule on a quarterly basis of its planned events requiring use of the Parking Facility. ATU's obligation to make payment under this section shall occur only after receiving an itemized statement from AMFWL.

5. INJUNCTION. In the event either party, their successors or assigns, violate or threaten to violate any part of this Agreement, the other party or their respective successors and assigns, shall have the right to enjoin such violation or threatened violation in any Court or competent jurisdiction and to recover damages and reasonable attorney's fees.

6. ENFORCEMENT. In the event any party, its successors or assigns, brings an action in any court of competent jurisdiction to enforce any part of this Agreement, the prevailing party shall be entitled to all reasonable attorney's fees and all court costs, which sum shall be included in any judgment entered in favor of the prevailing party.

7. AMENDMENT. Provisions of this Agreement may be amended only with the written consent of all parties hereto.

8. BINDING AGREEMENT. The rights and responsibilities set forth in this Agreement shall commence on the date hereof and shall be binding on the parties and their successors and assigns.

9. INSURANCE. The parties shall obtain and maintain liability insurance for their respective properties and shall upon request, provide evidence that the insurance is in force. The failure of a party to produce evidence of insurance within a reasonable time after written request from the other party shall be a breach of this Agreement.

10. FULL, FORCE AND EFFECT. If any provision, condition, covenant or other clause of this Agreement shall become null, void or illegal for any reason or held to be so by any Court of competent jurisdiction, the remaining provisions herein shall remain in full force and effect.

11. TIME OF THE ESSENCE. Time is of the essence with regard to the provisions of this Agreement.

12. ENTIRE AGREEMENT. The terms contained herein represent the entire agreement of the parties hereto and may not be modified in any manner without the express written consent of the parties.

13. INDEMNIFICATION. The parties shall each indemnify and hold harmless the other and such parties' officers, agents and employees from all suits, actions, losses, damages, claims or liability of any character, type or description, including without limiting the generality of the foregoing, all expenses of litigation, court costs and attorney's fees, for injuries or death to any person, or injury or damage to any property, received or sustained by any person or persons or property, arising within the scope of this Agreement.

14. TERMINATION. In the event this Agreement is terminated for any reason and the resulting termination results in a deficiency of parking as required by Baltimore County for ATU's use and as a result of such termination a deficiency in parking occurs, ATU acknowledges and agrees it has ninety (90) days to bring the ATU Property into compliance with regard to the parking requirements of Baltimore County for ATU's current use of the Property.

IN WITNESS WHEREOF, the undersigned have executed this Shared Parking Agreement on the date first written above.

Istar Bowling Center I
t/a AMF Woodlawn Lanes
6410 Security Boulevard
Baltimore, MD 21207

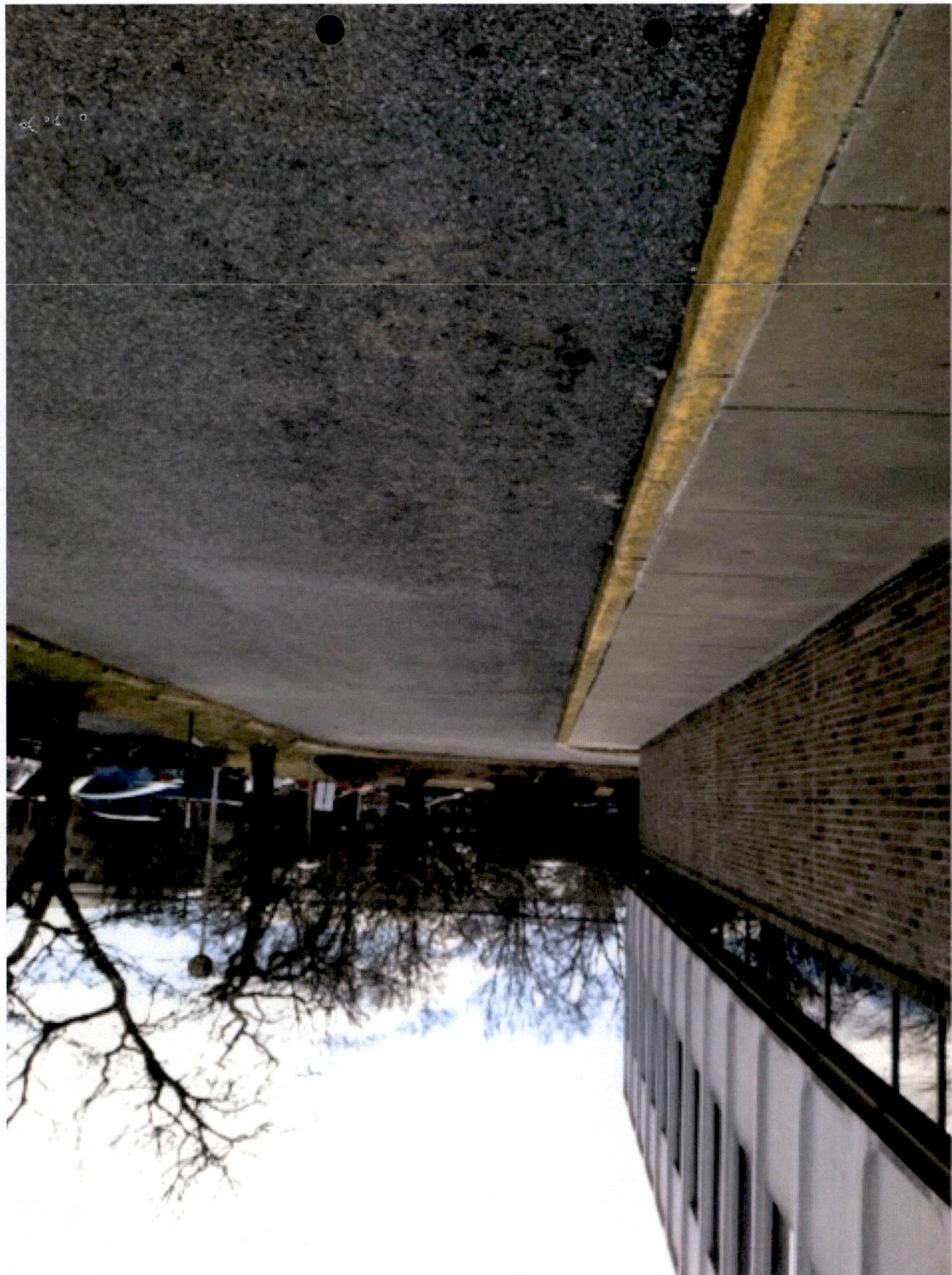
By: Mark Marquisa Barnes, General Manager

Amalgamated Transit Union, Local 1300
126 W. 25th Street
Baltimore, MD 21218

By: David McClure, President











PETITIONER' S

EXHIBIT NO. 2



















Case No.: 2016-0150

Exhibit Sheet

Sln 3-8-16

Petitioner/Developer

DW
A-8-16

Protestants

No. 1	Site plan (2 sheet)	
No. 2	color photos	
No. 3	shared parking agreement	
No. 4	Plat - Meadows Indust. Park	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



DR 5.5

0102572050

BL

0102000463

DR 5.5

Pt. Bk. 0000021, Folio 0019

0113205400

1979-0040-A

1717

6121

0119320030

PAI # 010035

6117

Pt. Bk./Folio # 021019

PAI # 010035

6108

PAI # 010110

PAI # 010110

PAI # 010110

Pt. Bk./Folio # 027021

R-1953-2450

PAI # 010110

0107000757

ML

R-1957-4316

095A1

1990-0109-A

1989-0030-A

0103472730

Pt. Bk. 0000027, Folio 0064

6410

R-1956-3690

NW 2-F

BM

0113205460

R-1983-0068

1961-5410-A

Pt. Bk. 0000045, Folio 0137

R-1957-4316

1 ED

6340

1600013398

1 CD

2014-0191-X

01181700

0102003401

Lot # X

1600013397

SECURITY BLVD

RAMP

RAMP

SECURITY BLVD

NORTH DR

DR 3.5

0121450071

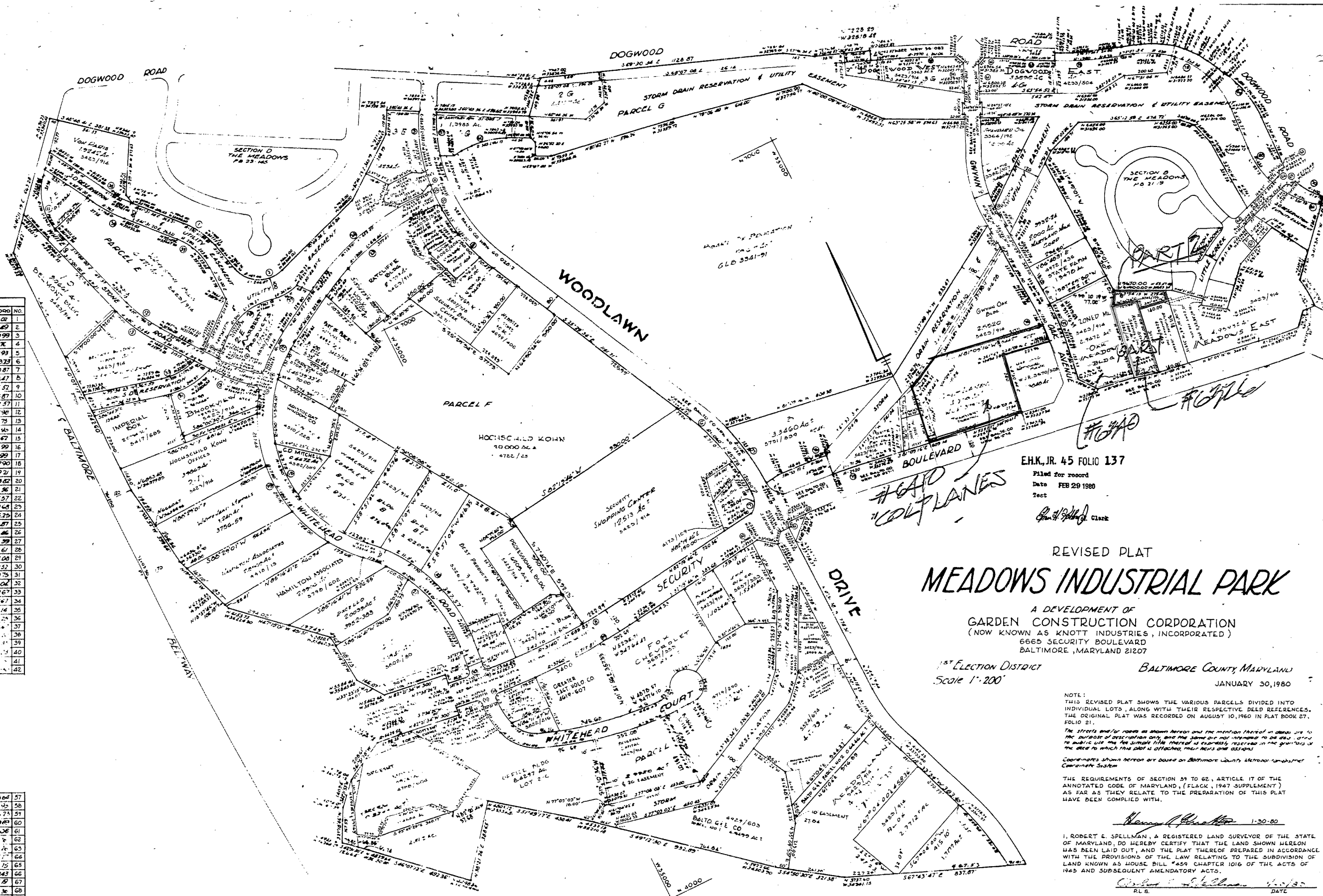
ROAD

2016-0150-SAK

CURVE TABLE						
A	RADIUS	ABC	TAN	L C BEING	CHORD	NO.
2700.00	370	180.63	93.23	477.74 30 W	719.02	1
2700.00	1470	246.07	107.80	507.20 30 W	288.49	2
1875.00	884.33	201.91	102.30	520.03 54 W	180.99	3
0710.30	484.33	4.76	7.36	567.08 03 W	4.76	4
31.20 22	884.33	486.02	249.52	519.44 59 E	479.93	5
240.00	1040.00	457.28	223.12	519.00 02 E	453.23	6
397.11 25	92.00	96.04	52.25	58 24 00 W	90.87	7
127.53 45	3440.00	699.86	346.35	508 37 30 W	605.47	8
807.51 18	25.00	35.50	25.76	539 40 49 E	35.52	9
407.40 05	25.00	42.00	25.76	517 17 25 W	35.87	10
58.11 19	270.00	274.21	150.24	517 03 30 W	262.37	11
19.00 00	670.00	694.70	348.30	500 02 02 E	699.59	12
15 00 00	690.00	113.67	60.70	516 00 00 E	212.73	13
15 30 45	630.00	167.41	81.60	542 30 17 E	161.40	14
15 00 28	690.00	77.19	39.50	542 30 17 E	177.67	15
85 28 57	55.00	31.57	23.71	507 00 30 E	33.90	16
85 50 57	23.00	31.57	23.71	5 37 11 04 E	33.90	17
107 00 22	630.00	178.58	85.69	517 03 31 W	102.90	18
57 00 04	770.00	100.79	60.38	5 57 53 58 W	91.21	19
51 53 44	770.00	697.42	349.68	507 29 30 W	673.20	20
51 53 44	770.00	634.60	318.63	507 29 30 W	612.36	21
51 53 37	709.00	104.74	54.70	552 77 16 W	107.57	22
29 25 58	1200.00	646.14	318.63	517 57 01 E	608.48	23
29 25 58	1200.00	653.43	333.57	517 57 01 E	616.25	24
88 25 28	25.00	38.50	26.52	545 57 52 E	38.51	25
88 20 12	25.00	36.65	22.91	517 59 54 E	33.46	26
31 31 11	24 00 00	169.01	89.02	506 55 50 W	154.39	27
57 45 49	300.00	276.77	143.00	517 57 52 E	266.61	28
5 45 36	300.00	50.44	29.75	515 57 52 W	50.08	29
9 39 36	300.00	50.50	29.82	5 54 54 45 W	50.52	30
36 54 09	180.00	244.97	126.46	4 55 54 37 E	240.30	31
33 33 26	300.00	723.53	361.76	507 59 54 E	170.02	32
20 46 20	70.00	203.06	106.13	517 29 10 E	199.67	33
12 35 00	745.00	84.36	54.34	5 37 10 30 E	167.61	34
12 35 00	685.00	104.04	54.34	517 35 50 E	150.14	35
100.00	5619.50	98.25	49.13	1 02 10 40 E	98.25	36
87 40 42	30.00	10.32	24.06	5 38 00 00 W	10.32	37
87 40 42	30.00	90.24	45.37	5 37 20 E	90.24	38
87 40 42	1400.00	171.81	86.93	5 36 50 E	171.81	39
87 40 42	5600.00	690.31	342.35	5 36 10 E	690.31	40
86 39 28	25.00	16.40	9.70	500 00 00 E	16.40	41
86 40 42	25.00	73.82	37.26	500 00 00 W	73.82	42

15-23	806.33	206.77	103.68	4.21-53.47-2	202.60	57
5-32-19	1970.07	124.20	130.65	N65-53-59 W	169.65	58
29-24-19	2986.25	264.00	130.65	N65-53-59 W	169.65	59
3-24-19	1443.00	143.00	130.65	N65-53-59 W	169.65	60
7-24-19	1035.00	115.00	130.65	S72-53-29 W	150.06	61
19-24-19	1970.00	123.75	130.65	S72-53-29 W	150.06	62
2-24-19	206.25	111.25	130.65	N65-53-59 W	169.65	63
5-24-19	226.89	126.89	130.65	N65-53-59 W	169.65	64
8-24-19	1002.00	131.77	130.65	N65-53-59 W	169.65	65
4-24-19	75.00	13.72	130.65	N65-53-59 W	169.65	66
1-24-19	1400.00	160.00	130.65	S72-53-29 W	150.06	67
3-24-19	75.00	39.37	130.65	S72-53-29 W	150.06	68
5-24-19	15.00	89.00	130.65	S72-53-29 W	150.06	69
7-24-19	3000.00	147.07	130.65	S72-53-29 W	150.06	70
9-24-19	2760.00	156.00	130.65	S72-53-29 W	150.06	71
11-24-19	1000.00	246.33	130.65	S72-53-29 W	150.06	72
1-24-19	1000.00	14.76	130.65	S72-53-29 W	150.06	73
3-24-19	3300.00	276.93	130.65	S72-53-29 W	150.06	74
5-24-19	2762.93	17.76	130.65	S72-53-29 W	150.06	75
7-24-19	1400.00	140.00	130.65	N65-53-59 W	169.65	76
9-24-19	1400.00	133.33	130.65	N65-53-59 W	169.65	77
11-24-19	480.00	389.34	130.65	S72-53-29 W	150.06	78
1-24-19	1900.00	13.72	130.65	S72-53-29 W	150.06	79
3-24-19	1400.00	140.00	130.65	S72-53-29 W	150.06	80
5-24-19	430.00	233.33	130.65	S72-53-29 W	150.06	81

EXHIBIT NO.



Filed for record
Date FEB 29 1980
Text
Chen F. S. [Signature]

REVISÉD PLAT

MEADOWS INDUSTRIAL PARK

A DEVELOPMENT OF
GARDEN CONSTRUCTION CORPORATION
(NOW KNOWN AS KNOTT INDUSTRIES, INCORPORATED)
6665 SECURITY BOULEVARD
BALTIMORE, MARYLAND 21207

1ST ELECTION DISTRICT
Scale 1"=200'

BALTIMORE COUNTY, MARYLAND
JANUARY 30, 1980

NOTE:
THIS REVISED PLAT SHOWS THE VARIOUS PARCELS DIVIDED INTO
INDIVIDUAL LOTS, ALONG WITH THEIR RESPECTIVE DEED REFERENCES.
THE ORIGINAL PLAT WAS RECORDED ON AUGUST 10, 1960 IN PLAT BOOK 27,
FOLIO 21.

*The streets and/or roads are shown hereon and the mention thereof in deeds are to
be of no consideration and the same are not intended to do them, unless
to public use, but the simple title thereof is hereby, reserved in the grantor of
the deed to which this plat is attached, their heirs and assigns.*

*Certainly shown hereon are based on Baltimore County's Aerial Photograph
Coordinate System*

THE REQUIREMENTS OF SECTION 59 TO 62, ARTICLE 17 OF THE
ANNOTATED CODE OF MARYLAND, (FLAOK, 1977 SUPPLEMENT)
AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT
HAVE BEEN COMPLIED WITH.

[Handwritten signature] 1-30-80

I, ROBERT E. SPELLMAN, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT, AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAW RELATING TO THE SUBDIVISION OF LAND KNOWN AS HOUSE BILL #439 CHAPTER 1016 OF THE ACTS OF 1963 AND SUBSEQUENT AMENDATORY ACTS.

Order of Release 4-

The approval of this plan is predicated on the availability of public water and sewer prior to construction of home.

P. W. A. Card No. NC 10000104
 First Name
 Surname
 Engineering
 Phone Number
 Home No.

APPROVED BALTIMORE CO. PLANNING BOARD

APPROVED

APPROVED

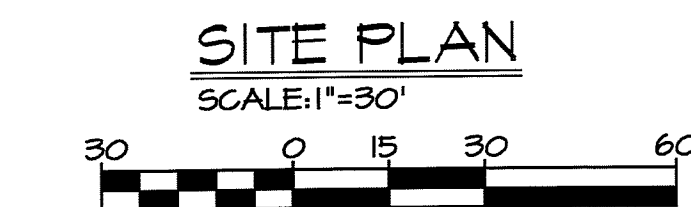
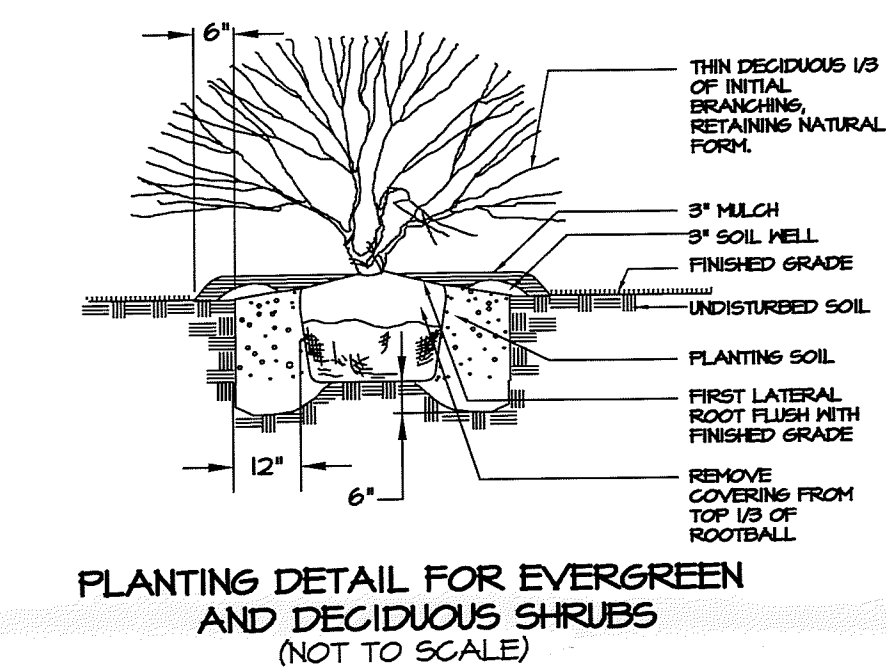
SPELLMAN, LARSON
* ASSOCIATES, INC.
110 JEFFERSON BLDG
TOWSON, MARYLAND

DIRECTOR

DA

COUNTY ROADS ENGINEER

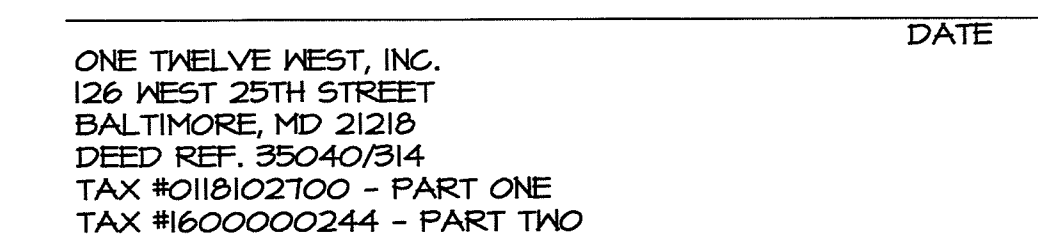
DEPUTY STATE & COUNTY HEALTH OFFICER (DAT)



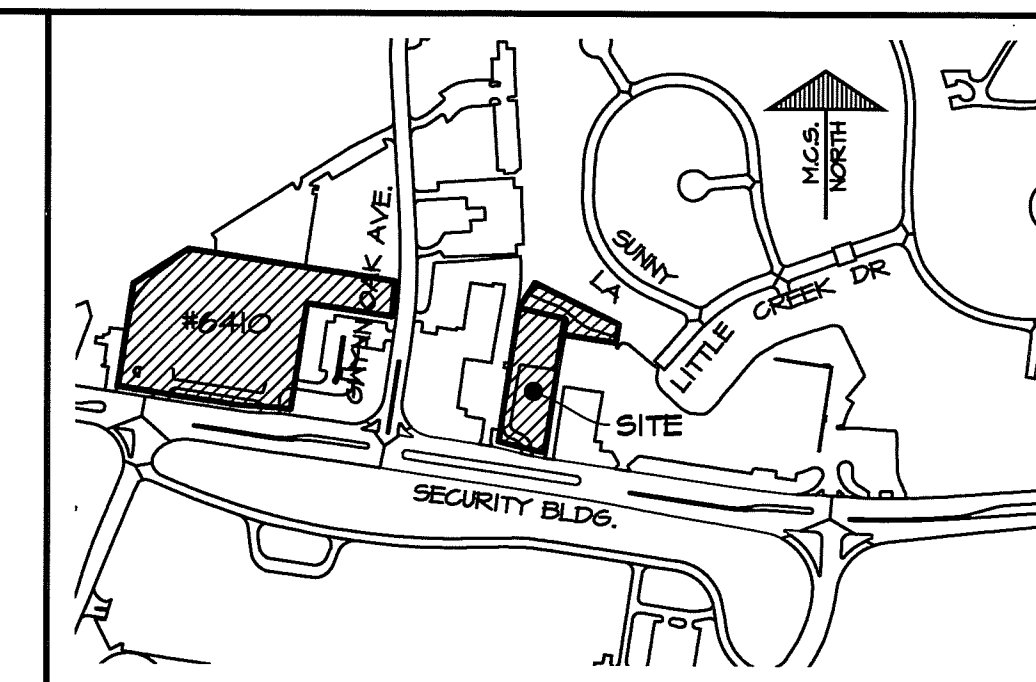
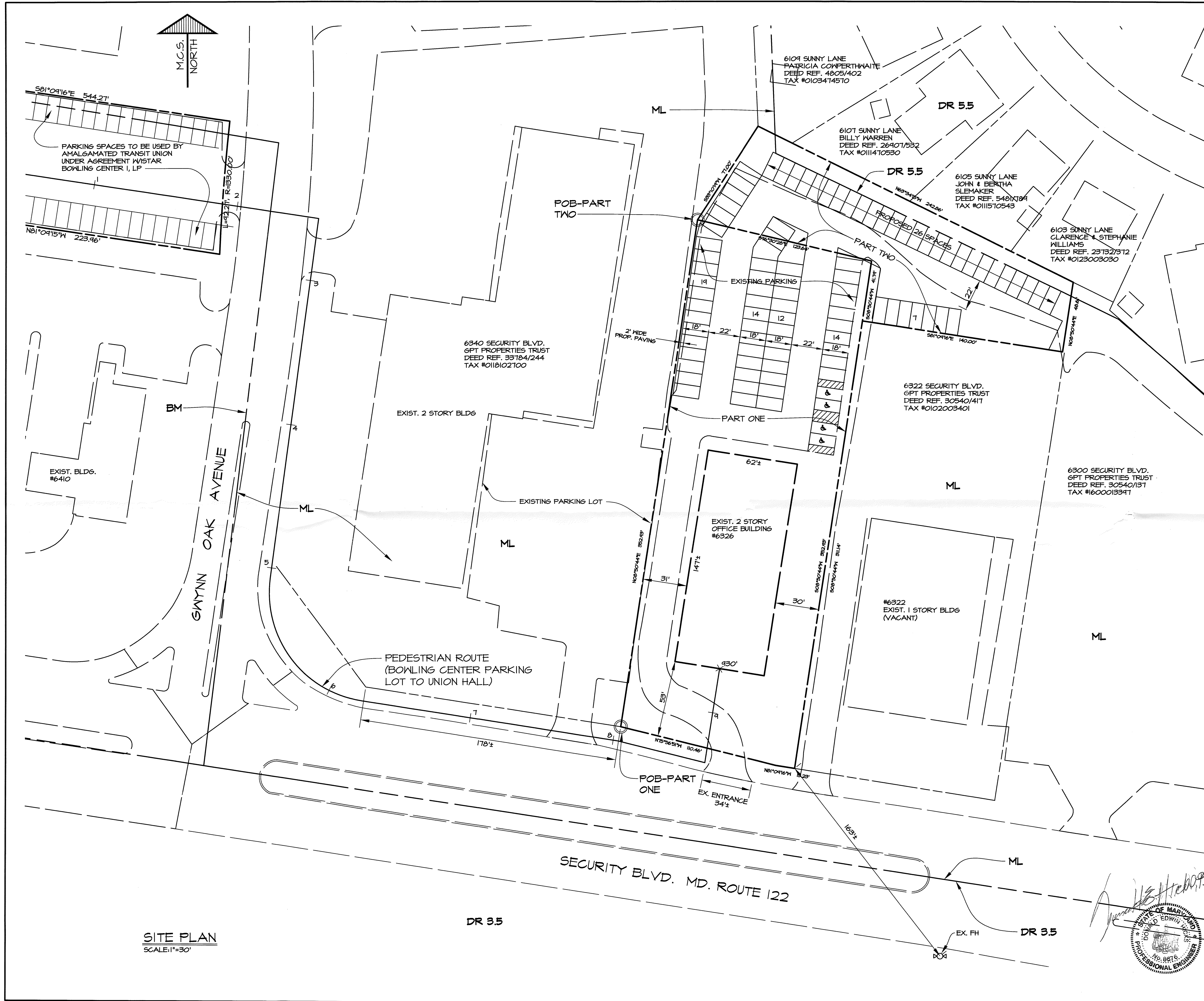
PLANT LIST						
KEY	QUAN.	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	COMMENT
T-1	35	XOPRESSOCYPARIS LEYLANDII	LEYLAND CYPRRESS	6'-8' HT.	B x B	
T-2	6	LASERSTROEBIA INDICA "NATCHEZ"	NATCHEZ GRAPEHYRTLE	6'-8' HT.	B4B	MULTI-STEM/MAX 4 TRUNKS
S-1	16	EUNYMUS ALATUS COMPACTUS	COMPACT MINGED EUNYMUS	24"-30"	#5	SPACED 4' O.C.

PLANTING CALCULATIONS:			RECOMMENDED TO BE SPRAYED ON LAWN AREAS IN THE LATE SPRING OR THE EARLY FALL. FOLLOW MANUFACTURER'S RATES AND RECOMMENDATIONS.
CONDITION 'A'			8) INSECTICIDES AND FUNGICIDES ARE RECOMMENDED FOR INSECT AND DISEASE CONTROL.
110' @ 1FU/40'	2.8		9) RESEED BARE AREAS OF LAWN AS NECESSARY. YEARLY AERATION IS RECOMMENDED.
CONDITION 'B'			10) ALL TRASH, LITTER AND DEBRIS SHALL BE REMOVED FROM LAWN AREAS, PARKING LOTS AND SHRUB BEDS AS NEEDED.
30 SPACES @ 1FU/12 SPACES	2.5		11) MULCH ALL SHRUB AND GROUND COVER BEDS YEARLY WITH 3 INCHES OF SHREDDED HARDWOOD BARK.
ADJACENT TO COMMERCIAL			12) PERMIT SHRUBS AND TREES TO GROW AND ENLARGE TO THEIR DESIGN SIZE. CONSULT PROJECT LANDSCAPE ARCHITECT FOR DETAILS.
40' @ 1FU/20'	2.0		13) PRUNE TREES IN ACCORDANCE WITH "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS".
ADJACENT TO RESIDENTIAL CLASS 'A'			
230' @ 1FU/15'	15.3		
PARKING ADJACENT TO PUBLIC R/W			
CLASS 'B'			
18' @ 1FU/15'	1.2		
TOTAL FUS REQUIRED	23.8		
PLANTING UNITS PROPOSED:			
6 MINOR TREES @ 2 TREES/FU	3.0		
35 EVERGREEN TREES @ 2 TREES/FU	17.5		
16 SHRUBS @ 5 SHRUBS/FU	3.2		
TOTAL PLANTING UNITS PROPOSED	23.7		

JEB/sln



SCALE: 1"=30'
DATE: 06/23/16
JOB NO.: 0639-01
DESIGNED: TJH
DRAWN: TJH
DRAWING NUMBER: L-1
SHEET 1 OF 1



SITE DATA:

SITE AREA	
PARCEL ONE	1.00 AC±
PARCEL TWO	0.38 AC±
TOTAL	1.38 AC±
EXISTING ZONING	ML
ZONING MAP	045A1
EXISTING USE	VACANT
PROPOSED USE	UNION HALL/OFFICES
EXIST. BLDG. AREA	
1ST FLOOR	9,092 SF±
2ND FLOOR	9,162 SF±
TOTAL	18,258 SF±
F.A.R. ALLOWED	2.0
F.A.R. PROPOSED	18,258/60,113 = 0.3

PARKING CALCULATIONS:

HALL 4,410 @ 20 SP/1000 SF =	88.2
OFFICE 13,848 @ 3.3 SP/1000 SF =	45.1
TOTAL PARKING REQUIRED =	134
PARKING PROVIDED ON-SITE:	
EXISTING =	66 SP
PROPOSED =	26
TOTAL =	92
PARKING PROVIDED OFF-SITE =	42*
TOTAL PARKING PROVIDED =	134

* SEE SHEET TWO FOR LOCATION OF OFF-SITE PARKING

- GENERAL NOTES:**
- PROPERTY IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
 - THERE ARE NO STREAMS OR 100 YEAR FLOODPLAIN ON SITE.
 - THERE ARE NO HISTORIC STRUCTURES LISTED ON THE HISTORIC INVENTORY AS DETERMINED BY THE LANDMARKS PRESERVATION COMMISSION ON SITE.
 - THE PROPERTY IS NOT IN A HISTORIC DISTRICT.
 - PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
 - BEARINGS AND DISTANCES SHOWN HEREON TAKEN FROM DEEDS AND PLATS.
 - TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM BALTIMORE COUNTY GIS.
 - THERE ARE NO BASIC SERVICES ISSUES ON THIS PROPERTY.

ZONING HISTORY:
CASE #2014-0191-X - SPECIAL EXCEPTION TO USE THE PROPERTY AS A UNION HALL, GRANTED MAY 14, 2014.

REVISIONS:

OWNER/APPLICANT:
AMALGAMATED TRANSIT UNION LOCAL 1300
126 W. 25th STREET
BALTIMORE, MD 21218
DEED REF. 35040/314
TAX #0118102100 - PART ONE
TAX #600000244 - PART TWO

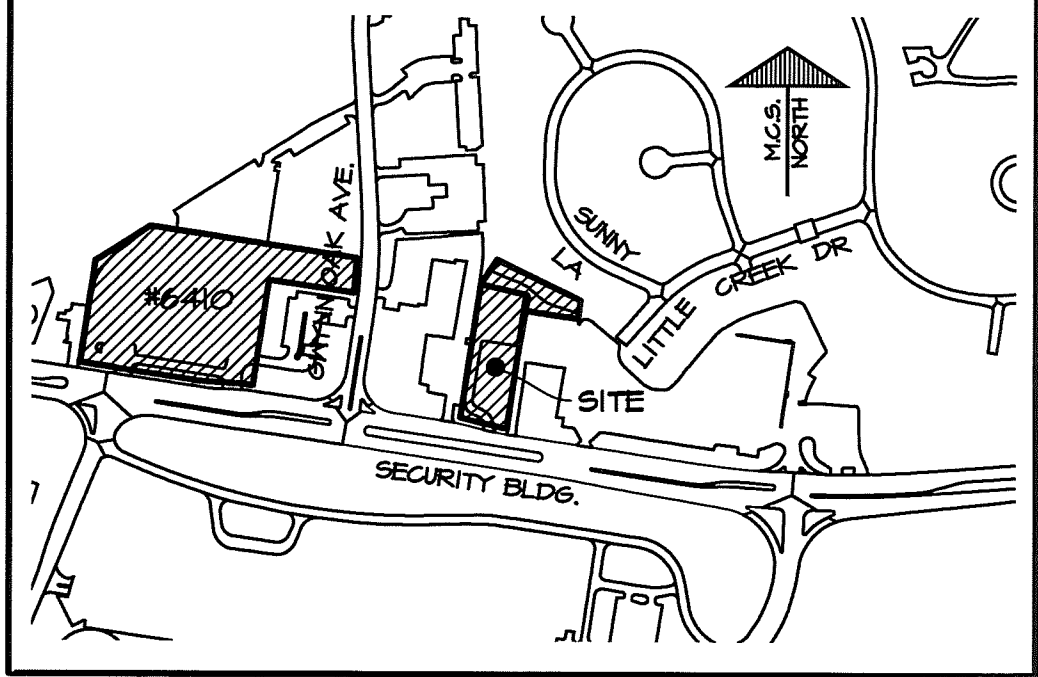
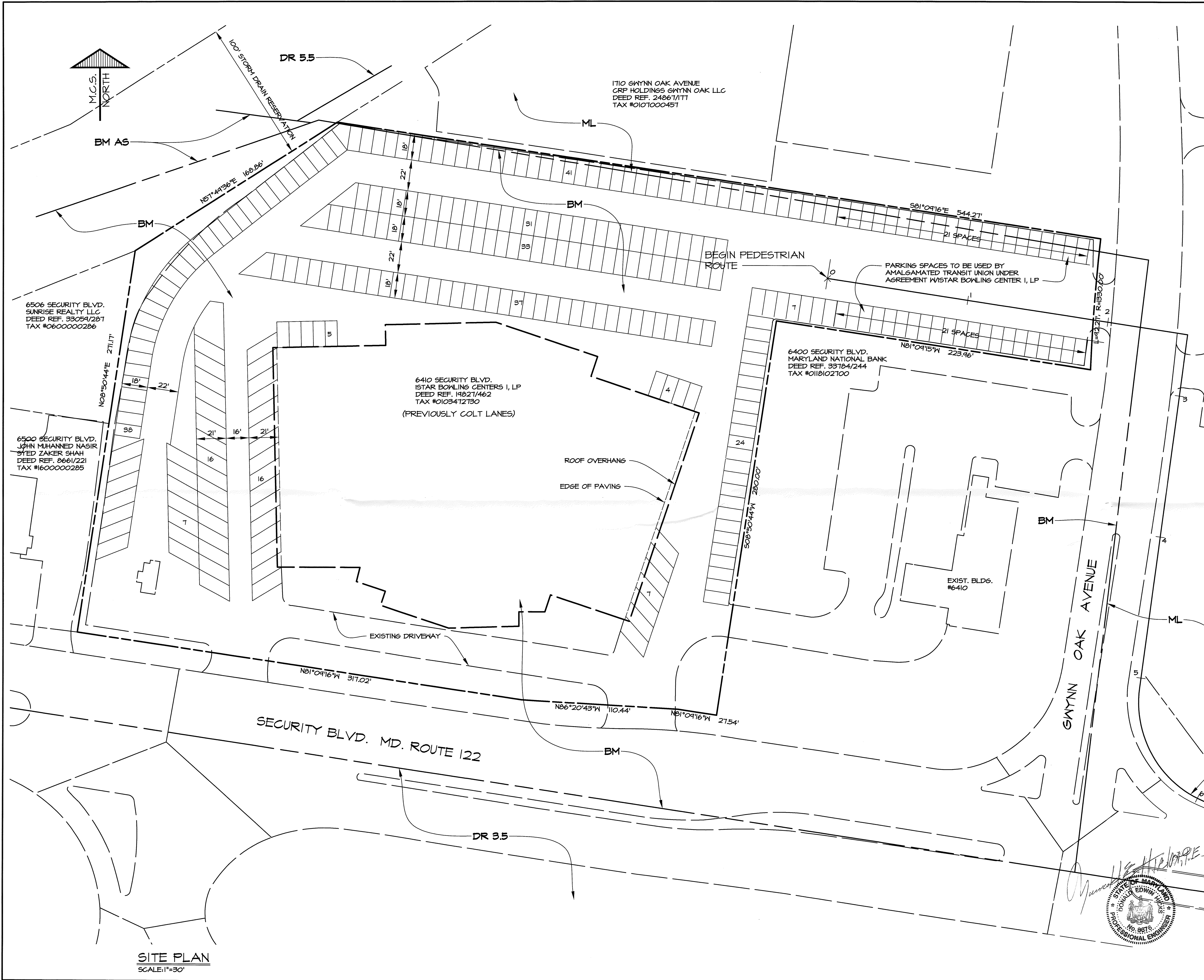
Hicks Engineering Associates, Inc.
ENGINEERS, SURVEYORS & PLANNERS
200 EAST JOPPA ROAD - SUITE LL105
TOWSON, MARYLAND 21286-3160
(410) 494-0001 FAX: (410) 821-8890

PROJECT TITLE:
6326 SECURITY BLVD.

1st ELECTION DISTRICT, 1st COUNCILMANIC DISTRICT

DRAWING TITLE:
SITE PLAN TO ACCOMPANY
ZONING PETITION

JOB NO.:	23051	ZP-1
DRAWN BY:	TJH	
CHECKED BY:	DEH	
DATE:	12/22/15	
SCALE:	1"=30'	SHEETS PER SET: 1 OF 2



VICINITY MAP
SCALE: 1"=500'

SITE DATA:	
SITE AREA	
TOTAL	4.009 AC±
EXISTING ZONING	BM
ZONING MAP	045A1
EXISTING USE	BOWLING CENTER
PROPOSED USE	SAME
PARKING CALCULATIONS:	
48 LANES @ 4 SP/LANE =	192 SP
TOTAL PARKING REQUIRED =	192 SP
PARKING PROVIDED:	
EXISTING =	308 SP
PARKING PROVIDED FOR 6326 SECURITY BLVD =	42
PARKING PROVIDED FOR BOWLING CENTER =	266

REVISIONS:	
OWNER/APPLICANT:	
AMALGAMATED TRANSIT UNION LOCAL 1300	
126 W. 25th STREET	
BALTIMORE, MD 21218	
DEED REF. 35040/314	
TAX #0118102100 - PART ONE	
TAX #1600000244 - PART TWO	

H Hicks Engineering Associates, Inc.
ENGINEERS, SURVEYORS & PLANNERS
200 EAST JOPPA ROAD - SUITE LL105
TOWSON, MARYLAND 21286-3160
(410) 494-0001 FAX: (410) 821-8890

PROJECT TITLE:	
6326 SECURITY BLVD.	
1st ELECTION DISTRICT, 1st COUNCILMANIC DISTRICT	
DRAWING TITLE:	
SITE PLAN TO ACCOMPANY ZONING PETITION	

JOB NO.:	23051	ZP-2
DRAWN BY:	TJH	
CHECKED BY:	DEH	
DATE:	12/22/15	
SCALE:	1"=30'	
SHEETS PER SET:		2 OF 2