

M E M O R A N D U M

DATE: April 5, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0173-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 4, 2018. 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: PETITION FOR VARIANCE

(6212 Baltimore National Pike)

1st Election District

1st Council District

Sherlin Enterprises, Inc.

Legal Owner

Harbor Freight

Contract Purchaser

Petitioners

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0173-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Sherlin Enterprises, Inc., legal owner of the subject property and Harbor Freight, contract purchaser (“Petitioners”). The Petition seeks variance relief from §409.6.A.2 of the Baltimore County Zoning Regulations (“BCZR”) to allow 63 parking spaces in lieu of the 108 spaces required. A site plan was marked as Petitioners’ Exhibit 1.

Professional engineer Rick Richardson appeared in support of the petition. Timothy M. Kotroco, Esq. represented Petitioners. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR.

The site is approximately 1.45 acres in size and zoned BM-AS. The property is improved with a one-story commercial building (approximately 21,000 sf.) previously used as a Bassett furniture store. Harbor Freight proposes to open at the location, although it needs a parking variance since under the BCZR furniture stores require fewer spaces than traditional retail businesses.

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

ORDER RECEIVED FOR FILING

Date 3/5/18

By Sen

or hardship.

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

Petitioners must contend with existing site conditions and there is no area on the lot to add additional parking spaces. As such the property is unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to open the business at this vacant site. Finally, I find that the variances can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of Baltimore County and/or community opposition.

In its ZAC comment the Bureau of DPR requested Petitioners to show on the plan the correct number of parking spaces. Mr. Richardson testified the site plan shows the number and size of all spaces, and note 21 contains the requisite parking calculation for the site. The DOP suggested landscape and lighting plans be submitted for review, although Petitioners' representatives spoke with the County's landscape architect who stated such plans were not required in this instance.

THEREFORE, IT IS ORDERED, this 5th day of **March, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to Section 409.6.A.2 of the Baltimore County Zoning Regulations ("BCZR") to allow 63 parking spaces in lieu of the 108 spaces required, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 3/5/18

By sen

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 3/5/18

By sen



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 6212 Baltimore National Pike which is presently zoned BM-AS
 Deed References: 17023/00120 10 Digit Tax Account # 1900001500
 Property Owner(s) Printed Name(s) Sherlin Enterprises, LLC.

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

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

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

SEE ATTACHED

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

SEE ATTACHED

3. X 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)

TO BE PRESENTED AT THE HEARING

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

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

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

Contract Purchaser/Lessee:

HARBOR FREIGHT TOLLS, Inc. By: David

Goosenberg
 Name- Type or Print

Signature

26541 Agoura Road Calabasas CA
 Mailing Address City State
91302 / 818-836-5541 DGoosenberg@harborfreight.com
 Zip Code Telephone # Email Address

Attorney for Petitioner:

Timothy M. Kotroco

Name- Type or Print

Signature

305 Washington Avenue, Suite 502, Towson, Maryland
 Mailing Address City State
21204 / 410-299-2943 / TKotroco@gmail.com
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SHERLIN ENTERPRISES, Inc., By:

STANLEY DORMAN /
 Name #1 - Type or Print Name #2 - Type or Print

Stan Dorman /
 Signature #1 Signature #2

1449 Corbett Road Monkton MD
 Mailing Address City State
21111 / 710-591-1803 / DORMEE@AOL.COM
 Zip Code Telephone # Email Address

Representative to be contacted:

Same As Attorney for Petitioner

Name - Type or Print

Signature
ORDER RECEIVED FOR FILING
3/5/18
sen
 Mailing Address City State
 Date
 Zip Code Telephone # Email Address

CASE NUMBER 2018-0173-A Filing Date 12/22/17

Do Not Schedule Dates: _____ Reviewer gh

APPROVAL FOR ZONING HEARING(S)



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 6212 Baltimore National Pike which is presently zoned BM-AS
Deed References: 17023/00120 10 Digit Tax Account # 1900001500
Property Owner(s) Printed Name(s) Sherlin Enterprises, LLC.

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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)

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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:

HARBOR FREIGHT TOOLS, Inc. By: Trey Feiler, V.P.

Name- Type or Print

Signature

26541 Agoura Road Calabasas CA
Mailing Address City State

91302 / 818-836-5019 / tfeiler@harborfreight.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

Timothy M. Kotroco

Name- Type or Print

Signature

305 Washington Avenue, Suite 502, Towson, Maryland
Mailing Address City State

21204 / 410-299-2943 / TKotroco@gmail.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SHERLIN ENTERPRISES, Inc., By:

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1449 Corbett Road Monkton MD
Mailing Address City State

21111 / /
Zip Code Telephone # Email Address

Representative to be contacted:

Same As Attorney for Petitioner

Name - Type or Print

Signature

Mailing Address

City

State

Date

Zip Code

Telephone #

Email Address

CASE NUMBER 2018-0173-A Filing Date 12/2/17

By Do Not Schedule Dates: Reviewer

ATTACHMENT TO VARIANCE PETITION

1. Variance from section 409.6.A.2 of the BCZR to allow 63 parking spaces in lieu of the 108 spaces required:

For such other and further relief as the nature of this cause may require.

2018- 0173-A

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

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

**ZONING DESCRIPTION FOR
HARBOR FREIGHT TOOLS
6212 BALTIMORE NATIONAL PIKE
1ST ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the north side of Baltimore National Pike (150 feet wide) at a distance of 330 feet east of the centerline of North Rolling Road which is 90 feet wide. Being lot 2, in the subdivision of "Sherlin Enterprises Property", recorded in the land records of Baltimore County in Plat Book 47 Folio 82, containing 57,060 square feet, or 1.31 net 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: 08-15-2019.

2018-0173-A



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 5442941

Sold To:

Timothy Kotroco Esq. - CU00421252
305 Washington Avenue
#502
Towson, MD 21204

Bill To:

Timothy Kotroco Esq. - CU00421252
305 Washington Avenue
#502
Towson, MD 21204

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

Feb 08, 2018

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: # 2018-0173-A
6212 Baltimore National Pike
N/s Baltimore National Pike, e/of North Rolling Road
1st Election District - 1st Councilmanic District
Legal Owner(s) Sherlin Enterprises, Inc., Stanley Dorman
Contract Purchaser/Lessee: Harbor Freight Tools, Inc.

Variance: to allow 63 parking spaces in lieu of the 108 spaces required. For such other and further relief as the nature of this cause may require.

Hearing: Friday, March 2, 2018 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.

2/077 February 8 5442941

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

CERTIFICATE OF POSTING

2018-0173-A

RE: Case No.: _____

Petitioner/Developer: _____
Sherlin Enterprises, Inc., Stanley Dorman
Harbor Freight Tolls, Inc

March 2, 2018
Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

6212 Baltimore National Pike

February 10, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

February 10, 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



KEVIN KAMENETZ
County Executive

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

February 1, 2018

NOTICE OF ZONING HEARING

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6212 Baltimore National Pike

N/s Baltimore National Pike, e/of North Rolling Road

1st Election District – 1st Councilmanic District

Legal Owners: Sherlin Enterprises, Inc., Stanley Dorman

Contract Purchaser/Lessee: Harbor Freight Tools, Inc.

Variance to allow 63 parking spaces in lieu of the 108 spaces required. For such other and further relief as the nature of this cause may require.

Hearing: Friday, March 2, 2018 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: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
David Goosenberg, Harbor Freight Tools, Inc., 26541 Agoura Road, Calabasas CA 91302
Stanley Dorman, Sherlin Enterprises, Inc., 1449 Corbett Road, Monkton 21111

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., FEBRUARY 10, 2018.**
- (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
Thursday, February 8, 2018 Issue - Jeffersonian

Please forward billing to:

Timothy Kotroco
305 Washington Avenue, Ste. 502
Towson, MD 21204

410-299-2943

NOTICE OF ZONING HEARING

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CASE NUMBER: 2018-0173-A

6212 Baltimore National Pike
N/s Baltimore National Pike, e/of North Rolling Road
1st Election District – 1st Councilmanic District
Legal Owners: Sherlin Enterprises, Inc., Stanley Dorman
Contract Purchaser/Lessee: Harbor Freight Tolls, Inc.

Variance to allow 63 parking spaces in lieu of the 108 spaces required. For such other and further relief as the nature of this cause may require.

Hearing: Friday, March 2, 2018 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.
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TO: PATUXENT PUBLISHING COMPANY
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Please forward billing to:

Timothy Kotroco
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Towson, MD 21204

410-299-2943

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CASE NUMBER: 2018-0173-A

6212 Baltimore National Pike

N/s Baltimore National Pike, e/of North Rolling Road

1st Election District – 1st Councilmanic District

Legal Owners: Sherlin Enterprises, Inc., Stanley Dorman

Contract Purchaser/Lessee: Harbor Freight Tolls, Inc.

Variance to allow 63 parking spaces in lieu of the 108 spaces required. For such other and further relief as the nature of this cause may require.

Hearing: Friday, March 2, 2018 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 VARIANCE * BEFORE THE OFFICE
6212 Baltimore National Pike; N/S Baltimore
National Pike, 33' E of N. Rolling Road * OF ADMINISTRATIVE
1st Election & 1st Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Sherlin Enterprises Inc * BALTIMORE COUNTY
Contract Purchaser(s): Harbor Freight Tolls, Inc *
Petitioner(s) *
* 2018-173-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.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED
JAN 12 2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of January, 2018, a copy of the foregoing Entry of Appearance was mailed to Timothy Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

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

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

For Newspaper Advertising:

Case Number: 2018-0173-A
Property Address: 6212 Baltimore National Pike
Property Description: North side of Baltimore National
Pike, East 330 feet to E of N Rolling Rd
Legal Owners (Petitioners): Sherlin Enterprises, LLC
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Timothy Kotroco
Company/Firm (if applicable): Kotroco & Associates, LLC
Address: 305 Washington Ave Ste 502
Towson, MD 21204

Telephone Number: 410 299 2943

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

NO 161280

Date: 12/22/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept. Obj	BS Acct	Amount
001	806	5006		6150				500.00

Total: 500.00

Rec From: Timothy Kotroco

For: Parkers Variance Case # 2018-0173

Sterlin Enterprises Inc
6212 Oak Hill Nat. Pike

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS - ACTUAL TIME DR
12/22/2017 12/22/2017 11:09:59
REG MISC WALKIN LRB
RECEIPT # 936380 12/22/2017 CFL
Dept 5 528 ZONING VERIFICATION
CR NO. 161280
Recpt tot \$500.00
\$500.00 OK \$1.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

February 22, 2018

Sherlin Enterprises, Inc.
Stanley Dorman
1449 Corbett Road
Monkton MD 21111

RE: Case Number: 2018-0173 A, Address: 6212 Baltimore National Pike

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 December 22, 2017. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Harbor Freight Tolls, Inc., David Goosenberg, 26541 Agoura Road, Calabasas CA 91302
Timothy M Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson MD 21204

Date: 1/10/18

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

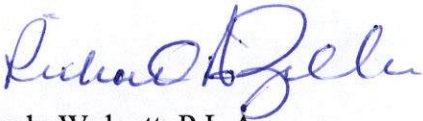
Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 1/10/18. A field inspection and internal review reveals that an entrance onto US40 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2018-0173-A.

Sherlin Enterprises Inc. Stanley Dorman
6212 Baltimore National Pike
US40

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,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-173



INFORMATION:

Property Address: 6212 Baltimore National Pike
Petitioner: Sherlin Enterprises, Inc., Stanley Dorman
Zoning: BM-AS
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to allow 63 parking spaces in lieu of the 108 spaces required.

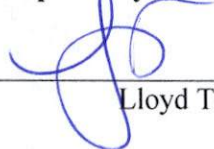
A site visit was conducted 1/18/2018. The property is located within the Baltimore National Pike Commercial Revitalization District. A stated policy of the Baltimore County Master Plan 2020 is to improve the appearance of these districts (MP 2020 pg. 140).

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

- The Department of Planning recommends that a landscape and lighting plan be submitted to the Baltimore County Landscape Architect for approval prior to the issuance of any use and occupancy permits.

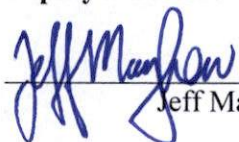
For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



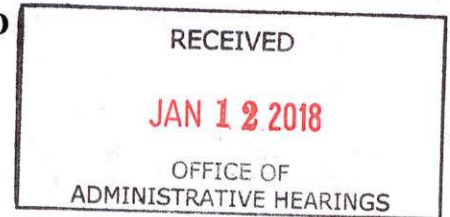
Jeff Mayhew

AVA/KS/LTM/ka

c: Dennis Wertz
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Timothy M. Kotroco
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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 12, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0173-A
Address 6212 Baltimore National Pike
(Sherlin Enterprises, Inc. Property)

Zoning Advisory Committee Meeting of **January 15, 2018.**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: Vishnu Desai, Supervisor *OK F-2 VKD*
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 15, 2018
Item No. 2018-0173-A

DATE: January 23, 2018

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

Submit a completed Parking Layout Plan that shows the correct number of parking spaces, for County review.

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-173

DATE: 1/29/2018

INFORMATION:

Property Address: 6212 Baltimore National Pike
Petitioner: Sherlin Enterprises, Inc., Stanley Dorman
Zoning: BM-AS
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to allow 63 parking spaces in lieu of the 108 spaces required.

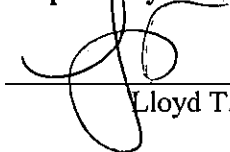
A site visit was conducted 1/18/2018. The property is located within the Baltimore National Pike Commercial Revitalization District. A stated policy of the Baltimore County Master Plan 2020 is to improve the appearance of these districts (MP 2020 pg. 140).

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

- The Department of Planning recommends that a landscape and lighting plan be submitted to the Baltimore County Landscape Architect for approval prior to the issuance of any use and occupancy permits.

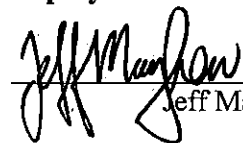
For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/ka

c: Dennis Wertz
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Timothy M. Kotroco
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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 12, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0173-A
Address 6212 Baltimore National Pike
(Sherlin Enterprises, Inc. Property)

Zoning Advisory Committee Meeting of **January 15, 2018.**

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

Reviewer: Steve Ford

Case No.: 2018-0173A Harbor Freight Tools

Exhibit Sheet

SEN
4-5-18

SEN
3-5-18

Petitioner/Developer

Protestant

No. 1	Original Site Plan	
No. 2	Highlighted Site Plan	
No. 3	Photos of Property	
No. 4	Store locations	
No. 5	Sales Flyer	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

3/2

10AM

Case No.: 2018-0173-A 6212 Balto. Nat'l Pike

Exhibit Sheet

Petitioner/Developer

Protestants

No. 1		
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		





2



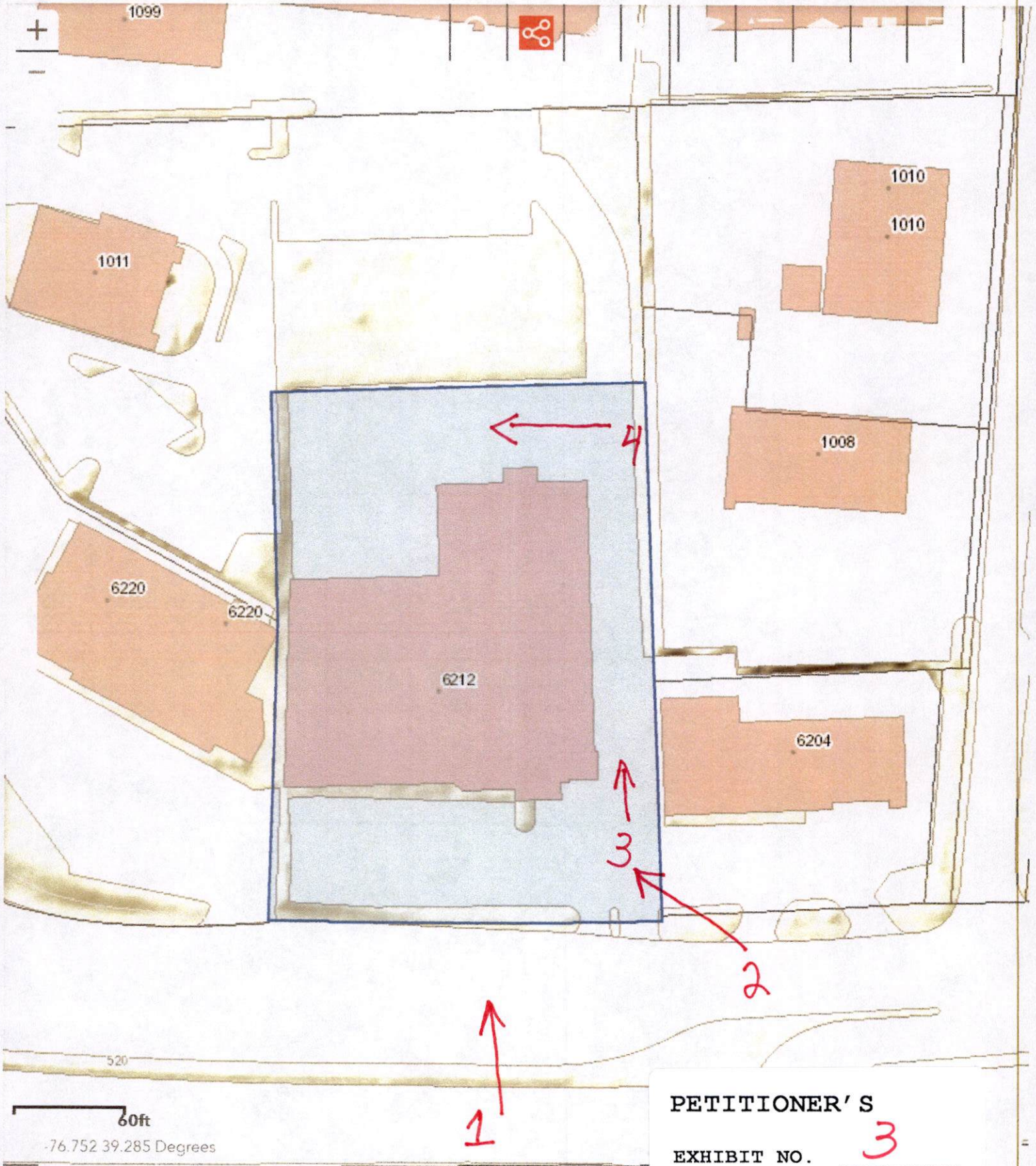
3



4



Baltimore County - My Neighborhood



PETITIONER' S

EXHIBIT NO. 3



harbor freight tools



Hours ▼

Harbor Freight Tools

North Plaza Shopping Center
Parkville, MD
(410) 663-6186
Open · Closes 6PM



WEBSITE

DIRECTIONS

Harbor Freight Tools

Beltway Crossing Shopping Center
Glen Burnie, MD
(410) 609-1264
Open · Closes 6PM



WEBSITE

DIRECTIONS

Harbor Freight Tools

Laurel Shopping Center
Laurel, MD
(301) 362-9536
Open · Closes 6PM



WEBSITE

DIRECTIONS

Harbor Freight Tools

Montgomery Village Crossing
Gaithersburg, MD
(301) 947-2905
Open · Closes 6PM



WEBSITE

DIRECTIONS

Harbor Freight Tools

Edgewater Village Shopping Center
Edgewood, MD
(410) 671-7192
Open · Closes 6PM



WEBSITE

DIRECTIONS

Harbor Freight Tools

East York, PA
(717) 751-0095
Open · Closes 6PM



WEBSITE

DIRECTIONS

Harbor Freight Tools

Sterling Park Shopping Mall
Sterling, VA
(703) 430-4675
Open · Closes 6PM



WEBSITE

DIRECTIONS

Harbor Freight Tools

Hagerstown, MD
(301) 739-7274
Open · Closes 6PM



WEBSITE

DIRECTIONS

Harbor Freight Tools

Lincoln Way Shopping Center
Chambersburg, PA
(717) 262-6399
Open · Closes 6PM



WEBSITE

DIRECTIONS

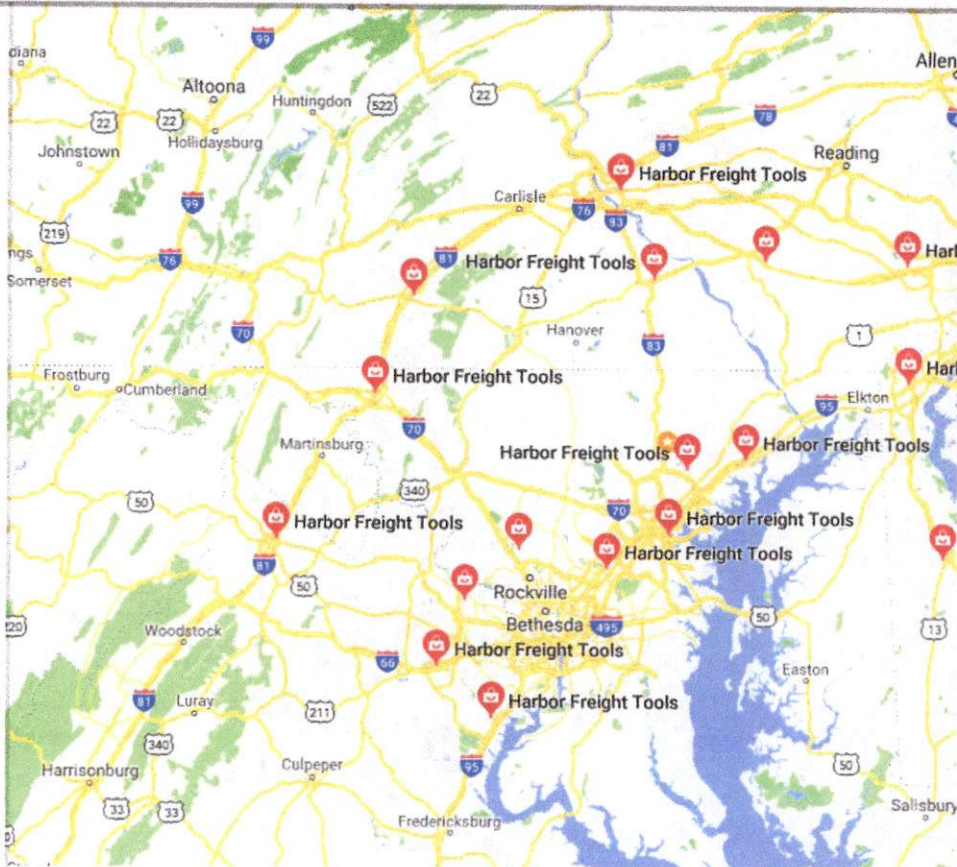
Harbor Freight Tools

East Towne Centre
Lancaster, PA
(717) 397-5705
Open · Closes 6PM



WEBSITE

DIRECTIONS



PETITIONER'S

EXHIBIT NO.

4

HARBOR FREIGHT TOOLS

Quality Tools at Ridiculously Low Prices

Search Keywords or Item # SEARCH

Your Store:
Gaithersburg, MD
Store Info (change)

FIND STORE

40+ Million Customers

Shop 800+ Stores Nationwide or Call to Order 1-800-423-2567

SUPER FOOTBALL WEEKEND**3 DAY SALE**Friday, Feb. 2 thru
Sunday, Feb. 4

GET COUPONS BELOW

3 DAYS ONLY VALID 2/2/18 - 2/4/18**20% OFF**

COUPON CODE: 13754615

*Limit 1 coupon per customer per day. Save 20% on any 1 item purchased. *Cannot be used with other discount, coupon or any of the following items or brands: Inside Track Club membership, Extended Service Plan, gift card, open box item, 8 day Parking Lot Rate item, non-pressure, floor jacks, cables, saw mills, storage cabinets, chests or carts, trailers, treaders, welders, Admiral, Ames, Bauer, Cobra, CoverPro, Dayton, Earthquake, Fisher, Hercules, Ikon, Jupiter, Lynx, Poulton, Predator, Tailgator, Viking, Vulkan, Zenith. Not valid on prior purchases. Non-transferable. Original coupon must be presented. Valid through 2/4/18.

VALID 2/2/18 - 2/4/18

FREE 7 FUNCTION
DIGITAL
MULTIMETER

WITH ANY PURCHASE

COUPON CODE: 13717686

Customer Rating

★★★★★

ITEM # 90899,
98025, 63604,
63758, 63759,
69096COMPARE TO PROMOT
\$1351
MODEL: MT-1210Limit 1 - Cannot be used with other discount, coupon or prior purchase. Coupon good at our stores, HarborFreight.com or by calling 800-423-2567. Offer good while supplies last. Shipping & Handling charges may apply if not picked up in-store. Non-transferable. Original coupon must be presented. Valid 2/2/18 - 2/4/18. Limit one FREE GIFT coupon per customer per day.

VALID 2/2/18 - 2/4/18

FREE 4 IN. MAGNETIC PARTS
HOLDER

WITH ANY PURCHASE

COUPON CODE: 13718266

Customer Rating

★★★★★

ITEM #
90566, 62585COMPARE TO
\$5.99
TITAN 11194Limit 1 - Cannot be used with other discount, coupon or prior purchase. Coupon good at our stores, HarborFreight.com or by calling 800-423-2567. Offer good while supplies last. Shipping & Handling charges may apply if not picked up in-store. Non-transferable. Original coupon must be presented. Valid 2/2/18 - 2/4/18. Limit one FREE GIFT coupon per customer per day.

VALID 2/2/18 - 2/4/18

FREE 200 LUMEN LED
FLIP LIGHT

WITH ANY PURCHASE

COUPON CODE: 13718649

Customer Rating

★★★★★

COMPARE TO PROMOT
\$4.44
MODEL: P-SWITCH-12/18Limit 1 - Cannot be used with other discount, coupon or prior purchase. Coupon good at our stores, HarborFreight.com or by calling 800-423-2567. Offer good while supplies last. Shipping & Handling charges may apply if not picked up in-store. Non-transferable. Original coupon must be presented. Valid 2/2/18 - 2/4/18. Limit one FREE GIFT coupon per customer per day.

SUPER FOOTBALL WEEKEND Exp. Feb. 4

**2000 WATT SUPER QUIET
INVERTER GENERATOR**

Compare to \$999.00, Honda EU2000i

\$449.99**\$499.99**

coupon code 13718866

SHOP NOW

★★★★★ (469)

Item # 62523

SAVE
\$549

SUPER FOOTBALL WEEKEND Exp. Feb. 4

**3 TON LOW PROFILE STEEL HEAVY DUTY
FLOOR JACK WITH RAPID PUMP®**

Compare to \$149.99, Husky HD00120

\$79.99**\$97.99**

coupon code 13720420

SHOP NOW

Item # 61282
★★★★★ (502)SAVE
\$69

SUPER FOOTBALL WEEKEND Exp. Feb. 4

**12 IN. DOUBLE-BEVEL SLIDING COMPOUND
MITER SAW WITH LASER GUIDE SYSTEM**

Compare to \$299.00, Kobalt SM3055LW

\$129.99**\$194.99**

coupon code 13753399

SHOP NOW

★★★★★ (816)

Item # 61969

SAVE
\$169

SUPER FOOTBALL WEEKEND Exp. Feb. 4

4-1/2 IN. 4.3 AMP ANGLE GRINDER

Compare to \$25.80, PERFORMAX 2411-1

\$9.99**\$14.99**

coupon code 13726295

SHOP NOW

★★★★★ (1112)

Item # 69645

SAVE
61%

SUPER FOOTBALL WEEKEND Exp. Feb. 4

**20V HYPERMAX™ LITHIUM 1/2 IN.
DRILL/DRIVER KIT**

Compare to \$99.00, Porter-Cable PCC601LB

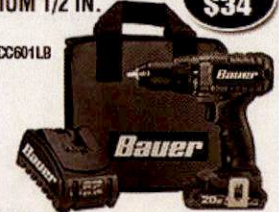
\$64.99**\$74.99**

coupon code 13740095

SHOP NOW

★★★★★ (394)

Item # 63531

SAVE
\$34

SUPER FOOTBALL WEEKEND Exp. Feb. 4

130 PC TOOL SET WITH CASE

Compare to \$66.39, HDX H137HOS

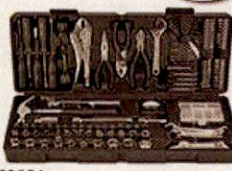
\$29.99**\$38.69**

coupon code 13741346

SHOP NOW

Item # 63091

★★★★★ (317)

SAVE
54%

SUPER FOOTBALL WEEKEND Exp. Feb. 4

MECHANIC'S GLOVES

Compare to \$14.99, Mechanix 507583

\$3.99**\$5.99**

coupon code 13746679

SHOP NOW

★★★★★ (168)

SAVE
73%

SUPER FOOTBALL WEEKEND Exp. Feb. 4

500 LB. STEEL CARGO CARRIER

Compare to \$79.99, Highland 1394500

\$39.99**\$59.99**

coupon code 13746679

SHOP NOW

★★★★★ (394)

Item # 63531

SAVE
50%

PETITIONER'S

EXHIBIT NO. 5

**SIGN UP FOR
MORE COUPONS**

SIGN UP NOW!

**TEXT TOOLS6 TO 222377 FOR
COUPONS & SALE ALERTS***Up to 4 messages/month via auto dialer, message and data rates may apply, consent not required for purchases, text TEXTSTOP to cancel.

SHOP NOW

BADLAND BEATS WARN*

MODEL ZXR 12000
ITEM 64045
64046/63770 shown



68189032

COUPON CODE: 68189032

NOW
\$299⁹⁹

12,000 LB.	CAPACITY	12,000 LB.
YES	EFFICIENT SERIES WOUND MOTOR	YES
YES	DUST AND WATER RESISTANT WINCH	YES
4.4	LOADED LINE SPEED (FPM)	3.6
YES	AUTO LOAD BRAKE	YES
YES	CABLE TENSIONER	NO
3/8"	CABLE DIAMETER	3/8"
359	AMP DRAW @ 12,000 LBS	457

\$399⁹⁹ PRICE **\$699⁹⁹**

GET DETAILS

LIMIT 3 Original coupon only. No use on prior purchases after 30 days from original purchase or without original receipt. Valid through 2/28/18.



MODEL 56467

*WARN VR12 stated specs

CUSTOMER
RATING
★★★★★

VULCAN BEATS MILLER ELECTRIC*

RISK FREE
TRIAL
MONEY BACK
GUARANTEE

"Some of the best welds I've ever had." -D. M., Albany, OR



ITEM 63617

MIGMAX™ 215
Wire Feeder and Gun Package



68181095

COUPON CODE: 68181095

MIG 215A

150A @ 45% (240V)	DUTY CYCLE	150A @ 40% (240V)
120/240 VOLT	INPUT	120/240 VOLT
30-220A (240V)	OUTPUT	30-220A (240V)
YES	SYNERGIC CONTROL (QUICK AND EASY SET UP)	YES
YES	CAST ALUMINUM DRIVE	YES

\$599⁹⁹ PRICE **\$1,179**

GET DETAILS

LIMIT 3 Original coupon only. No use on prior purchases after 30 days from original purchase or without original receipt. Valid through 2/28/18.



MODEL 907614

MILLERMATIC 211

*Miller Electric 907614 stated specs

PREDATOR BEATS HONDA***3500 WATT SUPER QUIET INVERTER GENERATOR**

ITEM 63584



MODEL 3500

3500	MAX. STARTING WATTS	3000
3000	RUNNING WATTS	2800
100 LBS.	WEIGHT	131 LBS.
2.6 GAL	TANK SIZE	3.4 GAL
4	OUTLETS	4
YES	OVERLOAD PROTECTION	YES
212cc	ENGINE SIZE	195cc
YES	LOW OIL ALERT	YES
YES	PARALLEL CAPABLE	YES
YES	POWER SAVER	YES



MODEL EU3000iS1A

NOW **\$749⁹⁹** PRICE **\$1,999**

*HONDA EU3000iS1A stated specs

GET DETAILS

LIMIT 3 Original coupon only. No use on prior purchases after 30 days from original purchase or without original receipt. Valid through 2/28/18.

EARTHQUAKE XT BEATS Snap-on*

**20 VOLT LITHIUM CORDLESS
EXTREME TORQUE
1/2" IMPACT WRENCH KIT**

RISK FREE TRIAL MONEY BACK GUARANTEE

1200 FT. LBS.	TORQUE BOLT BREAKAWAY	700 FT. LBS.
0-1700	RPM	0-1900
7.1 LBS.	WEIGHT	7.3 LBS.
4.0	AMP HOUR	4.0



MODEL EQ12XT-20V

NOW **\$239⁹⁹** PRICE **\$710⁸⁵**

GET DETAILS



MODEL CT8850WB

* Snap-on CT8850WB stated specs

** Includes model #CT8850WB and model #CTC720

LIMIT 3 Original coupon only. No use on prior purchases after 30 days from original purchase or without original receipt. Valid through 2/28/18.

3 TON LOW PROFILE STEEL HEAVY DUTY FLOOR JACK WITH RAPID PUMP®

Compare to \$149.98, Husky HD00120

\$88⁹⁹~~\$97⁹⁹~~**SAVE \$60**

coupon code 29202085

SHOP NOW

Item # 61282

★★★★★ (502)

EXP. 2/28/18

**30 IN. 5 DRAWER GLOSSY TOOL CARTS**

Compare to \$1,150.00, Snap-On KRSC33APB0

\$169⁹⁹~~\$199⁹⁹~~**SAVE \$980**

coupon code 29210582

SHOP NOW

Item # Color

61427 Red

64031 Blue

64033 Black

★★★★★ (558)

EXP. 2/28/18

**3500 WATT SUPER QUIET INVERTER GENERATOR**

Compare to \$1,999.00, Honda EU3000IS1A

\$659⁹⁹~~\$729⁹⁹~~**SAVE \$1339**

coupon code 29223368

SHOP NOW

Item # 63584

★★★★★ (368)

EXP. 2/28/18

**18 IN X 12 IN. 1000 LB. CAPACITY HARDWOOD DOLLY**

Compare to \$16.43, Buffalo Tools HD6DOLLY

\$7⁹⁹~~\$10⁹⁹~~**SAVE 51%**

coupon code 29227461

SHOP NOW

Item # 63098

★★★★★ (275)

EXP. 2/28/18

**130 PC TOOL SET WITH CASE**

Compare to \$66.39, HDX H137H0S

\$29⁹⁹~~\$38⁹⁹~~**SAVE 54%**

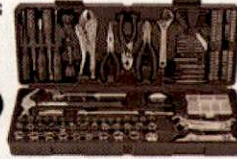
coupon code 29227473

SHOP NOW

Item # 63091

★★★★★ (314)

EXP. 2/28/18

**10 IN. 2.5 HP TILE/BRICK SAW**

Compare to \$499.00, Kobalt KWS S10-06

\$219⁹⁹~~\$289⁹⁹~~**SAVE \$279**

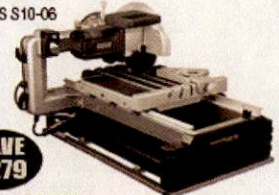
coupon code 29229815

SHOP NOW

Item # 69275

★★★★★ (506)

EXP. 2/28/18

**1/2 IN. COMPOSITE XTREME TORQUE AIR IMPACT WRENCH**

Compare to \$524.95, Snap-On M6725

\$127⁹⁹~~\$149⁹⁹~~**SAVE \$396**

coupon code 29234253

SHOP NOW

Item # 62891

★★★★★ (343)

EXP. 2/28/18

**2500 PSI, 2.4 GPM, 4 HP (160CC) PRESSURE WASHER EPA/CARB**

Compare to \$321.00, Champion Power Equipment 100382

\$259⁹⁹~~\$289⁹⁹~~**SAVE \$61**

coupon code 29260806

SHOP NOW

Item # 62201

★★★★★ (195)

EXP. 2/28/18

**37 IN. TO 80 IN. FULL-MOTION TV WALL MOUNT**

Compare to \$149.99, Rocketfish RF-HTVMM170C

\$39⁹⁹~~\$49⁹⁹~~**SAVE \$110**

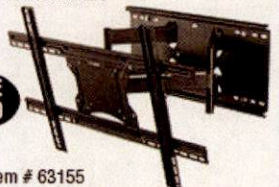
coupon code 29239958

SHOP NOW

Item # 63155

★★★★★ (866)

EXP. 2/28/18

**10/2/50 AMP 12V MANUAL CHARGER WITH ENGINE START**

Compare to \$89.99, Schumacher SE-1250

\$29⁹⁹~~\$49⁹⁹~~**SAVE 57%**

coupon code 29240362

SHOP NOW

Item # 60581

★★★★★ (698)

EXP. 2/28/18

**6 GAL. 1.5 HP 150 PSI PROFESSIONAL AIR COMPRESSOR**

Compare to \$169.99, Porter-Cable C2002

\$99⁹⁹~~\$124⁹⁹~~**SAVE \$70**

coupon code 29242295

SHOP NOW

Item # 68149

★★★★★ (86)

EXP. 2/28/18

**FOLDABLE SAWHORSE**

Compare to \$16.01, STANLEY STST11200

\$8⁹⁹~~\$13⁹⁹~~**In-Store Only****SAVE 43%**

coupon code 29246745

SHOP NOW

Item # 61979

★★★★★ (360)

EXP. 2/28/18

**AMMO BOX**

Compare to \$9.99, RangeMaxx 1312-02

\$3⁹⁹~~\$6⁹⁹~~**SAVE 60%**

coupon code 29247866

SHOP NOW

Item # 61451

★★★★★ (2483)

EXP. 2/28/18

**50 FT. COMMERCIAL POWER-FEED DRAIN CLEANER WITH GFCI**

Compare to \$494.68, Ridgid 26993

\$299⁶⁹~~\$379⁹⁹~~**SAVE \$194**

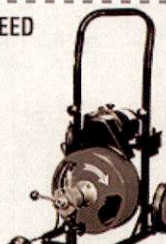
coupon code 29251795

SHOP NOW

Item # 68284

★★★★★ (174)

EXP. 2/28/18

**6 AMP HEAVY DUTY VARIABLE SPEED ROTATING HANDLE RECIPROCATING SAW**

Compare to \$49.98, Porter-Cable PCE360

\$19⁹⁹~~\$29⁹⁹~~**SAVE 60%**

coupon code 29235196

SHOP NOW

Item # 62370

★★★★★ (1371)

EXP. 2/28/18

**STEP STOOL/WORKING PLATFORM**

Compare to \$57.55, GPL H-21

\$19⁹⁹~~\$29⁹⁹~~**SAVE 65%**

coupon code 29276973

SHOP NOW

Item # 66911

★★★★★ (972)

EXP. 2/28/18

**3/8 IN. X 14 FT. GRADE 43 TOWING CHAIN**

Compare to \$64.99, Milbro 426920

\$19⁹⁹~~\$39⁹⁹~~**SAVE 69%**

coupon code 29277113

SHOP NOW

Item # 97711

★★★★★ (142)

EXP. 2/28/18

**4-1/2 IN. 5 AMP HEAVY DUTY ANGLE GRINDER**

Compare to \$26.20, Skil 9295-01

\$17⁹⁹~~\$19⁹⁹~~**SAVE 31%**

coupon code 29277376

SHOP NOW

Item # 60372

★★★★★ (1371)

EXP. 2/28/18



170 AMP-DC, 240 VOLT, MIG/FLUX CORED WELDERCompare to \$549.99,
Hobart 381204000**\$159⁹⁹**~~\$179⁹⁹~~**SAVE
\$390**

coupon code 29287496

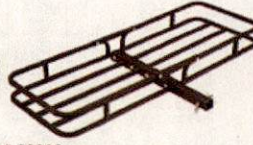
Item # 68885

★★★★★ (242)

EXP. 2/28/18

SHOP NOW**500 LB. STEEL CARGO CARRIER**

Compare to \$79.99, Highland 1394500

\$39⁹⁹~~\$59⁹⁹~~**SAVE
50%**

coupon code 29290154

Item # 66983

★★★★★ (360)

EXP. 2/28/18

SHOP NOW**15 IN. TOOL BAG**

Compare to \$16.97, Husky 823035n12

\$6⁹⁹~~\$10⁹⁹~~**SAVE
58%**

coupon code 29295588

Item # 61469

★★★★★ (432)

Tools are not included

SHOP NOW

EXP. 2/28/18

MULTI-USE TRANSFER PUMP

Compare to \$15.99, K Tool International KT172250

\$4⁹⁹~~\$6⁹⁹~~**SAVE
68%**

coupon code 29295593

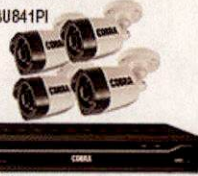
Item # 63144

★★★★★ (217)

EXP. 2/28/18

SHOP NOW**8 CHANNEL SURVEILLANCE DVR WITH 4 HD CAMERAS AND MOBILE MONITORING**

Compare to \$349.99, Nite Owl HDA10P10BU841PI

\$209⁹⁹~~\$259⁹⁹~~**SAVE
\$140**

coupon code 29300702

Item # 63890

★★★★★ (42)

EXP. 2/28/18

SHOP NOW**110 LB. PRESSURIZED ABRASIVE BLASTER**

Compare to \$252.97, ATD Tools 8402

\$99⁹⁹~~\$129⁹⁹~~**SAVE
\$152**

coupon code 29312473

Item # 69724

★★★★★ (432)

EXP. 2/28/18

SHOP NOW**SUPER
COUPON****"Welds like a dream."**
-A.D., Canada**ITEM #63621
OMNIPRO™ 220
Wire Feeder
and Gun Package**

COUPON CODE: 68174519



68174519

VULCAN™ BEATS LINCOLN ELECTRIC™**MULTI-PROCESS**

200A @25% (240V)	DUTY CYCLE	200A @25% (230V)
120/240 VOLT	INPUT	120/230 VOLT
240 VOLT: MIG 30-220A; DC TIG 10-175A; STICK 10 -175A	OUTPUT	230 VOLT: MIG 20-220A; DC TIG 20-175A; STICK 20 -175A
4.3" LCD	DISPLAY	3.5" LCD
YES	MEMORY	NO
YES	SPOOL GUN READY	YES
\$849⁹⁹	PRICE	\$1,249

**NOW
\$199⁹⁹****GET DETAILS****MODEL K3963-1
POWER MIG 210 MP**

*LINCOLN K3963-1 stated specs.

LIMIT 3. Original coupon only. No use on prior purchases after 30 days from original purchase or without original receipt. Valid through 2/28/18.

HERCULES BEATS DEWALT***SUPER COUPON****20 VOLT LITHIUM CORDLESS
1/2" COMPACT DRILL/DRIVER KIT**MODEL
HC91K1**NOW
\$99.99**

0-2000	RPM	0-2000
576 IN. LBS.	TORQUE	572 IN. LBS.
1 x 2.5	BATTERY	2 x 1.5
AMP HOURS		AMP HOURS
3.6 LBS.	WEIGHT	3.4 LBS.
YES	INCLUDES ACCESSORIES	NO

ITEM 63381

\$109.99 PRICE \$179.99

coupon code 68163852



68163852

GET DETAILS

LIMIT 3. Original coupon only. No use on prior purchases after 30 days from original purchase or without original receipt. Valid through 2/28/18.

MODEL
DCD780C2

*Based on actual product comparison testing.

ZURICH BEATS Blue-Point*
By Snap-on**PROFESSIONAL DIAGNOSTICS FOR THE MASTER TECHNICIAN****OBD2 WITH ABS/FixAssist®/SRS**

YES	LIVE REAL-TIME ENGINE DATA	YES
YES	FREEZE FRAME DATA	YES
YES	READS OBDII '96 & NEWER COMPATIBLE	YES
YES	BATTERY/ALTERNATOR TEST	YES
YES	OIL LIGHT RESET	YES
YES	BATTERY RESET	YES
YES	ERASE TROUBLE CODES	YES
USA/ASIA/EUR	ABS CODES/DEFINITIONS	USA/ASIA/EUR
USA/ASIA/EUR	AIRBAG CODES/DEFINITIONS	USA/ASIA/EUR
FixAssist®	FIX RECOMMENDATIONS	NO

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68189778

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*Blue-Point EECR3A By Snap-on stated specs.

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DEFIANCE, OH 43512WATERVILLE, ME
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RICE LAKE, WI 54868JASPER, IN
3885 N NEWTON STREET
JASPER, IN 47546MILL HALL, PA
1 MILLBROOK PLAZA LN
MILL HALL, PA 17751SHAWNEE, OK
4600 N KICKAPOO ST
SHAWNEE, OK 74804

CORPORATE INFORMATION

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Careers
Product Review Guidelines
Corporate Media Inquiries
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Terms And Conditions
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California Transparency In Supply
Chain Act Disclosure
Supplier Code Of Conduct

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We have invested millions of dollars in our own state-of-the-art quality test labs and millions more in our factories. So our tools will go toe-to-toe with the top professional brands. And we can sell them for a fraction of the price because we cut out the middleman and pass the savings on to you. It's just that simple! Come visit one of our 800+ Stores Nationwide and see why now more than ever...if you buy your tools anywhere else, you're throwing your money away!

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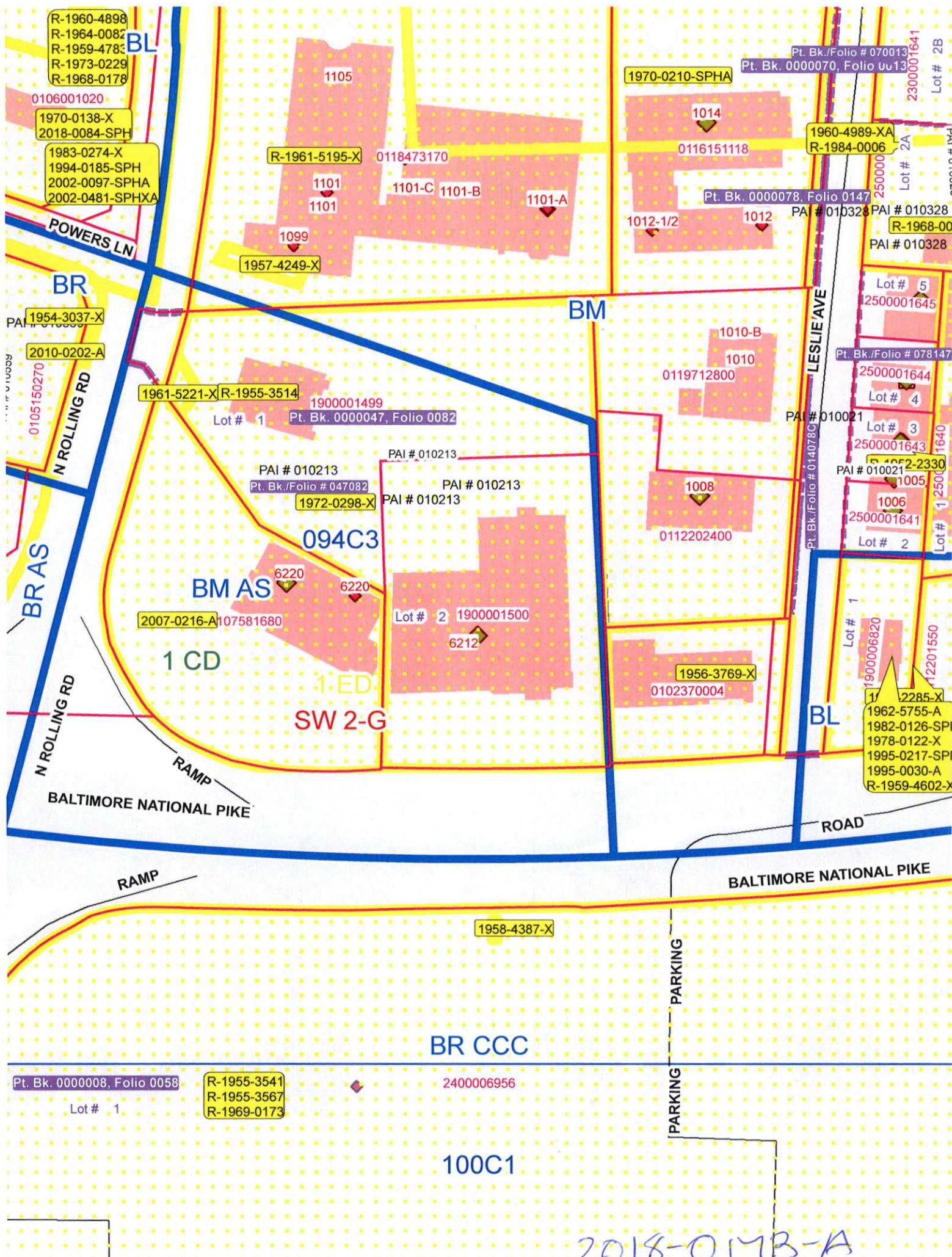
Harbor Freight Tools does not endorse any other business or organization or any technique in any customer and/or fan video. Always follow all of the instructions and warnings included with our products. We make no representation or warranty of any kind by including any customer and/or fan video on our website.

LIFETIME WARRANTY

Lifetime Warranty on Hand Tools! We guarantee our Hand Tools to be free from defects in material and workmanship for the life of the product. Limitations apply.

ABOUT HARBOR FREIGHT TOOLS

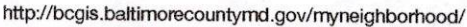
Founded in 1977, Harbor Freight Tools is the leading discount tool retailer in the U.S. selling great quality tools at "ridiculously low prices" in over 800+ stores nationwide and on its website www.harborfreight.com. Harbor Freight Tools stocks over 7,000 items in categories including automotive, air and power tools, shop equipment and hand tools. With a commitment to quality and a lifetime guarantee on all hand tools, Harbor Freight Tools is a favorite of automotive and truck repair shops, government agencies, schools, manufacturers, contractors and tool enthusiasts who want top-quality and great selection and value. The results speak for themselves - with over 40 million customers and thousands of people switching to Harbor Freight Tools every day.



CASE NAME _____
CASE NUMBER 2018-0173
DATE _____

3/2/2018

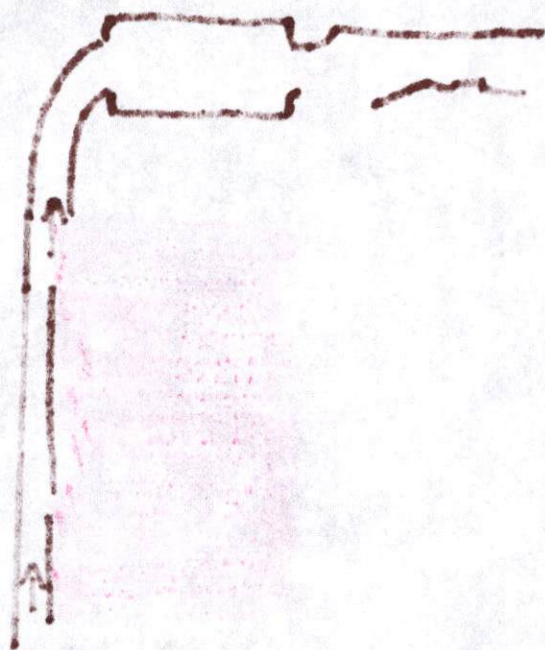
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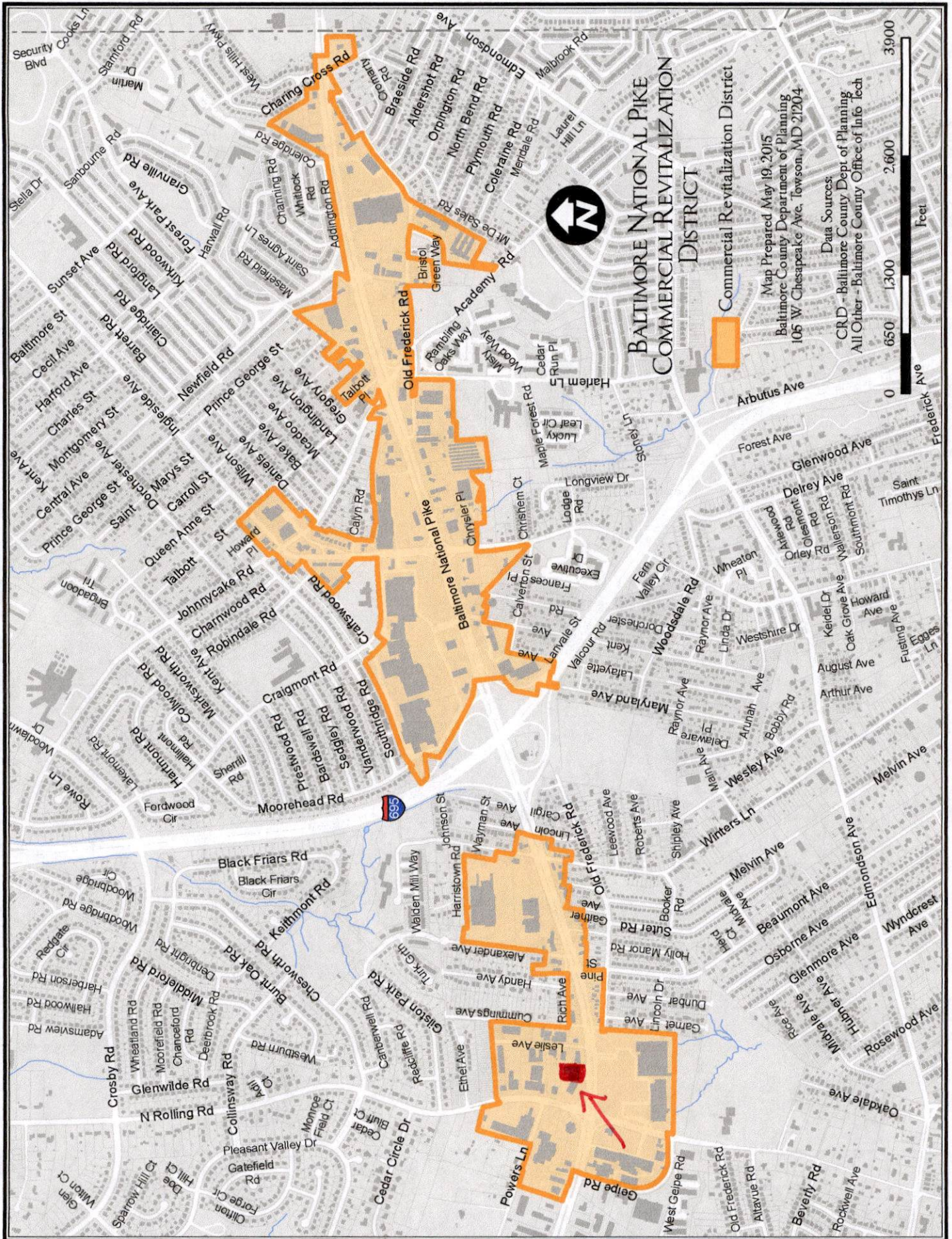




Baltimore County - My Neighborhood







ECONOMIC VITALITY

Actions:

- (1) Use targeted public investment to encourage private reinvestment.
- (2) Identify redevelopment/revitalization opportunities in the CRDs and establish a process to determine land use and development goals of the area.
- (3) Conduct specialized analyses of properties and redevelopment proposals.
- (4) Utilize the Consultant on Call Program to provide expedited professional studies on market feasibility.
- (5) Continue familiarization tours to provide education about the County's CRDs and community enhancement areas to upgrade and expand the types of uses, improve poorly managed properties and marginal businesses, and fill vacancies.
- (6) Promote the increased use of the Small Business Resource Center that provides free technical, financial, and marketing assistance.
- (7) Study the use of mixed-use codes in designated community enhancement areas.
- (8) Periodically review the range and scope of incentives to maximize their effectiveness.



The districts, like community enhancement areas, should be the "front door" to the residential neighborhoods, and help establish the overall image of a community. The appearance of the CRD is important to the business and residential communities, and is both a private and public responsibility. The government, primarily through streetscape programs, is generally responsible for the streets, sidewalks, medians, and sometimes alleys. Individual property owners are responsible for a building's façades, and any private parking lots. Improvements should focus on views from the public areas. A commercial center or corridor with attractive curb appeal and stable and desirable uses may encourage people to invest in the community.

Policy: Improve the appearance and walkability of the Districts.*Actions:*

- (1) Continue to promote the Architect on Call Program that provides free professional design advice for business or property owners seeking to improve the exterior of their building and/or lot.
- (2) Promote the Building Investment Loan Program that provides zero percent loans for exterior and interior improvements through annual mailings to property and business owners, the business organizations, specialized advertising, and "word of mouth" examples.
- (3) Promote walkability and enhance the attractiveness of older village centers through implementation of streetscape programs managed by the Baltimore County Office of Community Conservation.
- (4) Develop streetscape design around a Complete Streets Program.
- (5) Continue beautification-landscaping partnerships with business organizations.
- (6) Enforce the County code and fund the Commercial Revitalization Action grants for programs to improve the physical appearance of the business environment.

A. Compliance with Manual Standards

1. All development needing grading, or building permits, including streets and parking areas, shall comply with the standards in this manual unless specifically exempted in paragraph C below.
2. All development needing change of occupancy permits shall comply with the standards in this manual unless specifically exempted in paragraph C below.
3. Landscaping required in conjunction with a waiver, special exception, special hearing or zoning variance must meet the standards of this manual as conditioned by the zoning commissioner or hearing officer.
4. In commercial, office and industrial zones, a proposed increase in floor area equal to 50% or more of the existing floor area shall require that the entire site conform to this manual. Increases in the floor area of less than 50% shall require that the portion of the site impacted by the new development conform to the standards in this manual.
5. Residential office development or conversion must meet the standards of this manual.
6. Mobile home parks, regardless of the zoning classification in which they are located, shall comply with the landscape standards for residential development.
7. Churches, schools, housing facilities for the elderly, and nursing homes in any zone, and other non-residential uses located in residential zones shall comply with the landscape standards for commercial development.
8. Residential subdivisions of three lots or less involving rear orientations to public roads; panhandle driveways; scenic routes or views; or historic properties are subject to the landscape standards for "Condition M, Residential Rear and Side Yards Adjacent to Street;" "Condition O,

Panhandle Lots;" "Condition P, Historic Properties;" and "Condition Q, Scenic Routes and Views."

B. Compliance with Adopted Plans, Other Ordinances, Codes, and Regulations

It is the intent of the county government to obtain development which responds to human needs and which is socially positive, economically viable, and environmentally satisfying. The standards contained herein are forwarded as criteria toward the achievement of these objectives.

1. These standards shall not relieve the applicant of responsibility of compliance with all applicable state and local ordinances, codes and regulations. Where federal or state ordinances, codes, and regulations permit lower standards than required herein, the county's requirements shall govern.
2. All developments must be in substantial compliance with landscape, buffer yards and screening recommendations included in adopted area plans, revitalization plans or other plans adopted as part of the current Baltimore County master plan.

C. Exemptions to Manual Requirements

The following development is exempt from the landscape manual's requirements:

1. Single family residential and agricultural development in resource conservation zones RC 2, and RC 4 using the half density option, not involving the following site conditions: side and rear orientations to public roads; panhandle driveways; scenic routes or views; and historic properties.

Adopted Community Plans and Revitalization Plans

PLAN	ADOPTION DATE
Oella Plan	11/03/80
Hereford Community Plan	05/06/91
Revitalization Strategy, Essex CBD	12/16/91
Pikesville Revitalization Plan	10/07/91
The Catonsville Plan	10/07/91
Liberty Road Revitalization Area 1990 Action Plan Update	10/07/91
Philadelphia Road Corridor Study	01/21/92
Patapsco Park & Open Space Concept Plan	04/20/92
Towson Community Plan	02/03/92
Loch Raven Village Community Conservation Plan	04/06/92
Bowleys Quarters Community Plan	11/02/92
Hanover Pike Corridor Study	04/19/93
Woodlawn/Liberty Community Plan	05/17/93
Lower Back River Neck Community Action Plan	10/18/93
The Honeygo Plan	07/05/94
Owings Mills Park & Open Space Concept Plan	05/15/95
Kingsville Community Plan	07/01/96
A Community Conservation Plan for Lutherville	02/20/96
A Community Conservation Plan for Essex-Middle River	07/01/96
Eastern Baltimore County Revitalization Strategy	07/01/96
Southwest Baltimore County Revitalization Strategy	12/15/97
Ralston Community Plan	10/05/98
Hunt Valley/Timonium Master Plan	10/19/98
Patapsco/Granite Area Community Plan	12/21/98
Windlass Run/Bird River Road Area Community Plan	01/04/99
Sudbrook Park Community Plan	04/05/99
Southeast Towson Community Plan	10/19/99

Plans In Progress

Lansdowne-Baltimore Highlands Plan
 Jacksonville Community Plan
 Greater Jacksonville Land Use Plan
 Parkville Community Plan
 Greater Dundalk Community Conservation Plan
 Greater Arbutus Community Plan
 Ruxton-Riderwood Community Plan

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>1/23</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>Comment</u>
<u>1/12</u>	DEPS (if not received, date e-mail sent _____)	<u>No Comment</u>
_____	FIRE DEPARTMENT	_____
<u>1/29</u>	PLANNING (if not received, date e-mail sent _____)	<u>no objection w/condition</u>
<u>1/10</u>	STATE HIGHWAY ADMINISTRATION	<u>no obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. _____)		
NEWSPAPER ADVERTISEMENT	Date: <u>2/8/18</u>	
SIGN POSTING	Date: <u>2/10/18</u>	by <u>SSG Black</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

(11)

11/11

11/11

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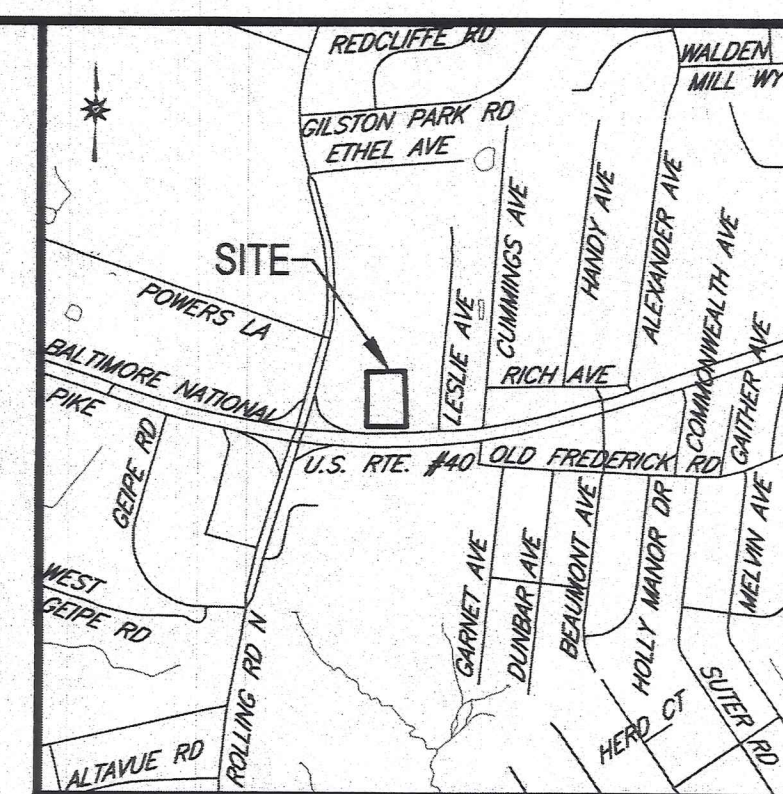
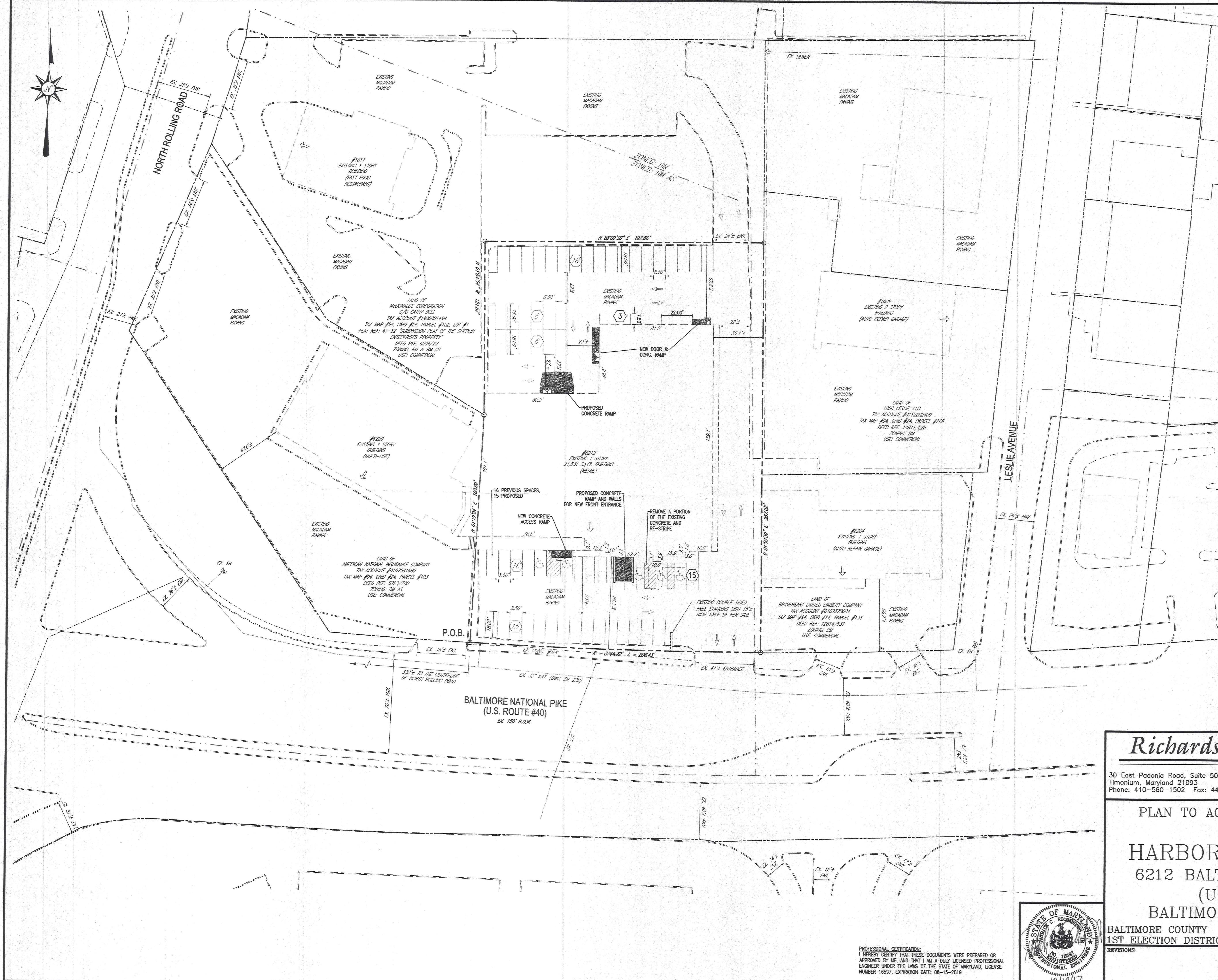
11/11

11/11

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 1900001500			
Owner Information					
Owner Name:	SHERLIN ENTERPRISES LLC		Use:	COMMERCIAL	
Mailing Address:	1449 CORBETT RD MONKTON MD 21111-1518		Principal Residence:	NO	
			Deed Reference:	/17023/ 00120	
Location & Structure Information					
Premises Address:	6212 BALTO NATL PIKE 0-0000		Legal Description:	1.3054 AC 6212 BALTO NATL PIKE SHERLIN ENTERPRISES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0094	0024	0102		0000	2 2018 0047/0082
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area		Finished Basement Area	Property Land Area	County Use
				1.3000 AC	14
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
	Base Value		Value		Phase-in Assessments
			As of		As of
			01/01/2018		07/01/2017
					As of
					07/01/2018
Land:	522,100		522,100		
Improvements	2,367,700		2,367,700		
Total:	2,889,800		2,889,800		2,889,800
Preferential Land:	0				0
Transfer Information					
Seller: SHERLIN ENTERPRISES		Date: 10/30/2002		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /17023/ 00120		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: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: SHERLIN ENTERPRISES, LLC
1449 CORBETT ROAD
MONTKON, MD. 21111
- LESSEE: HARBOR FREIGHT TOOLS
- SITE AREA:
GROSS: 63,278 Sq.Ft. or 1.45 Ac.±
NET: 57,060 Sq.Ft. or 1.31 Ac.±
EXISTING BUILDING AREA: 21,631 Sq.Ft.
- UTILITIES:
PUBLIC WATER:
PUBLIC SEPTIC:
- DEED REF: 17023/120
- TAX ACCOUNT: #1900001500
- EXISTING ZONING: BM & BM AS
(PER 200 SCALE GIS TILE # 09403)
- TAX MAP #24, GRID #24, PARCEL #102, LOT #2
- PLAT REF: 47-82 "SUBDIVISION PLAT OF THE SHERLIN ENTERPRISES PROPERTY"
- PREVIOUS PERMITS:
B300755: CONSTRUCTION OF VESTIBULE, ISSUED JULY 9TH, 1997.
B131162: ENCLOSE EXISTING COVERED WALKWAY, ISSUED MARCH 14TH, 1992.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- NO FLOODPLAINS EXISTS ON SITE.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
- BASIC SERVICE MAPS (2017)
TYPE DEFICIENT (Y/N) NOTE
WATER N -
SEWER N -
TRANSPORTATION N -
- PREVIOUS ZONING CASE:
1972-0226-X: SPECIAL EXCEPTION TO PERMIT AN OUTSIDE ADVERTISING SIGN, GRANTED 06-26-1972.
R-1956-3514: PETITION FOR REZONING FROM R-6 & BL TO A BM ZONE, GRANTED 05-15-1955.
- FLOOR AREA RATIO (FAR)
MAX PERMITTED: 4.0
PROVIDED: 21,631/63,278 = 0.34
- ANY PROPOSED SIGNS ARE TO CONFORM TO THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR).
- SETBACKS FOR BR ZONE
TYPE REQUIRED PROVIDED
FRONT 15' 50'±
SIDE NONE 25'±
REAR NONE 77'±
- USE:
EXISTING: FURNITURE STORE
PROPOSED: RETAIL STORE
- PARKING REQUIRED:
21,631 Sq.Ft. @ 5/1000 Sq.Ft. = 108 SPACES
PROVIDED:
63 SPACES (3 H.C., 60 STANDARD)

Richardson Engineering, LLC

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

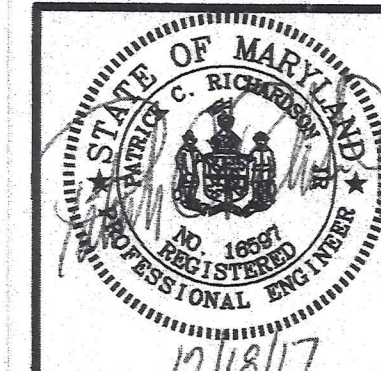
PLAN TO ACCOMPANY ZONING PETITION
FOR

HARBOR FREIGHT TOOLS
6212 BALTIMORE NATIONAL PIKE
(U.S. ROUTE #40)
BALTIMORE, MARYLAND 21228

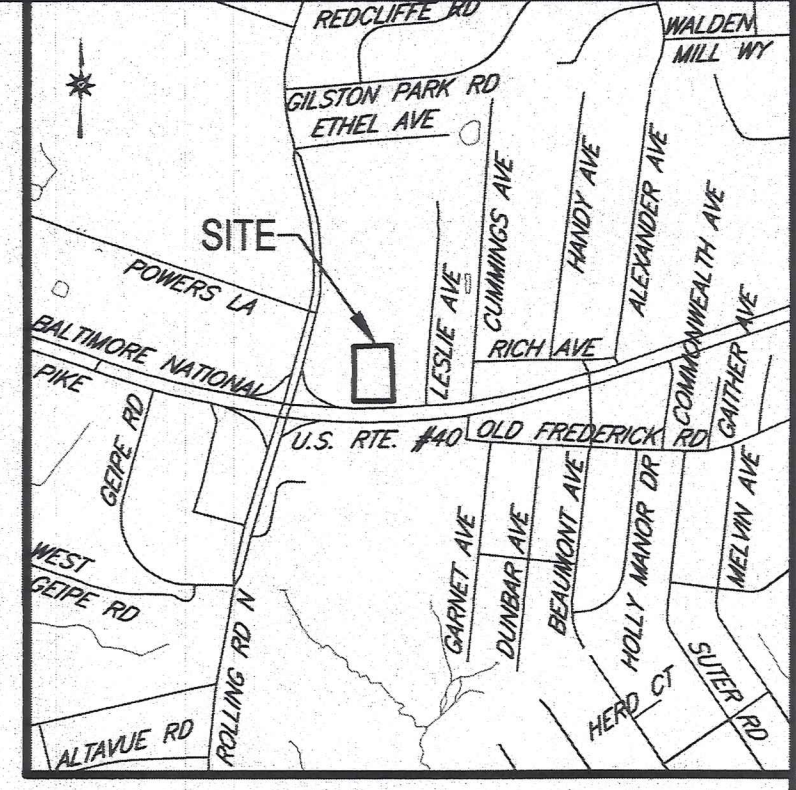
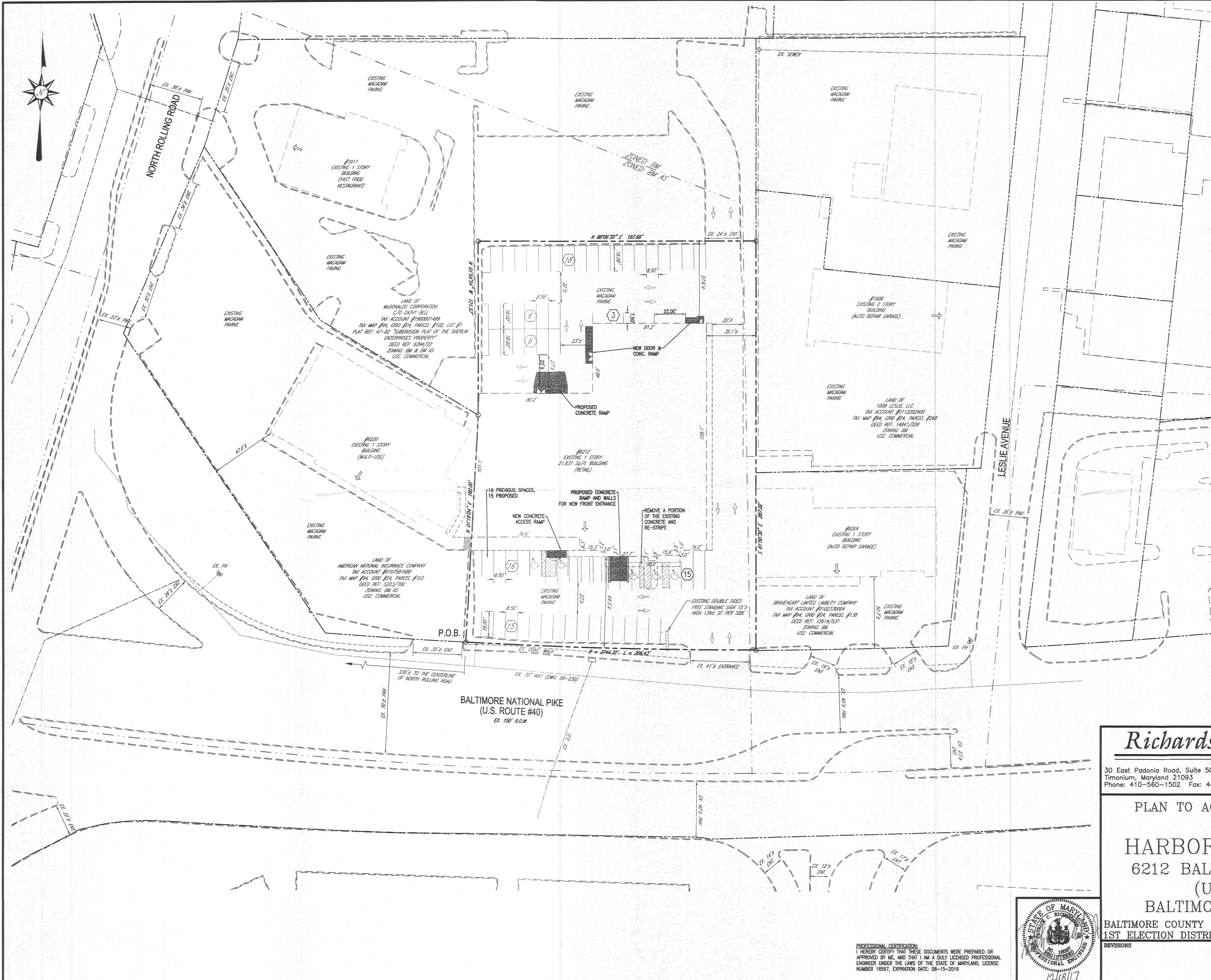
BALTIMORE COUNTY MARYLAND
1ST ELECTION DISTRICT 1ST COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	CND	PCR	1" = 30'
	DATE:	JOB NO.:	SHEET NO.:
	12-18-17	17141	1 OF 1

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 16597, EXPIRATION DATE: 08-15-2019



2018-0173-A



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: SHERLIN ENTERPRISES, LLC
1449 CORBETT ROAD
MONKTON, MD. 21111
- LESSEE: HARBOR FREIGHT TOOLS
- SITE AREA:
GROSS: 63,278 Sq.Ft. or 1.45 Ac.±
NET: 57,060 Sq.Ft. or 1.31 Ac.±
- EXISTING BUILDING AREA: 21,631 Sq.Ft.
- UTILITIES
PUBLIC WATER
PUBLIC SEPTIC
- DEED REF: 17023/120
- TAX ACCOUNT: #1900001500
- EXISTING ZONING: BM & BM AS
(PER 200 SCALE Q/S TILE # 094C3)
- TAX MAP #94, GRID #24, PARCEL #102, LOT #2
- PLAT REF: 47-82 "SUBDIVISION PLAT OF THE SHERLIN ENTERPRISES PROPERTY"
- PREVIOUS PERMITS:
B300765; CONSTRUCTION OF VESTIBULE, ISSUED JULY 9TH, 1997.
B131162; ENCLOSE EXISTING COVERED WALKWAY, ISSUED MARCH 14TH 1992.
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TYPE DEFICIENT (Y/N) NOTE
WATER N -
SEWER N -
TRANSPORTATION N -
- PREVIOUS ZONING CASE:
1972-0298-X; SPECIAL EXCEPTION TO PERMIT AN OUTSIDE ADVERTISING SIGN, GRANTED 06-26-1972.
6-1985-3514; PETITION FOR REZONING FROM R-6 & BL TO A BM ZONE, GRANTED 05-15-1955.
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Richardson Engineering, LLC

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

PETITIONER'S
EXHIBIT NO. 1

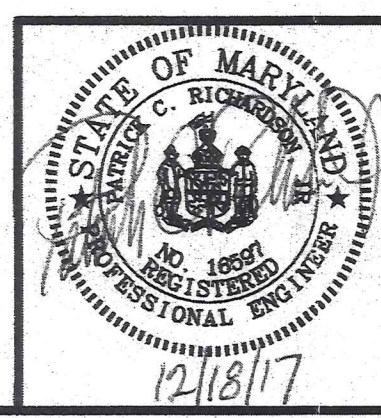
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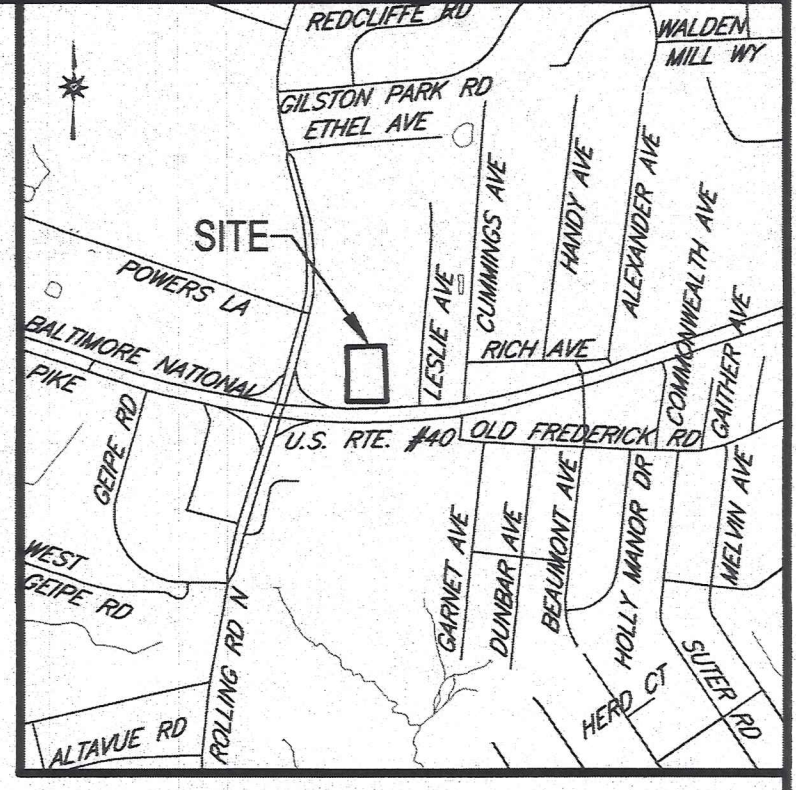
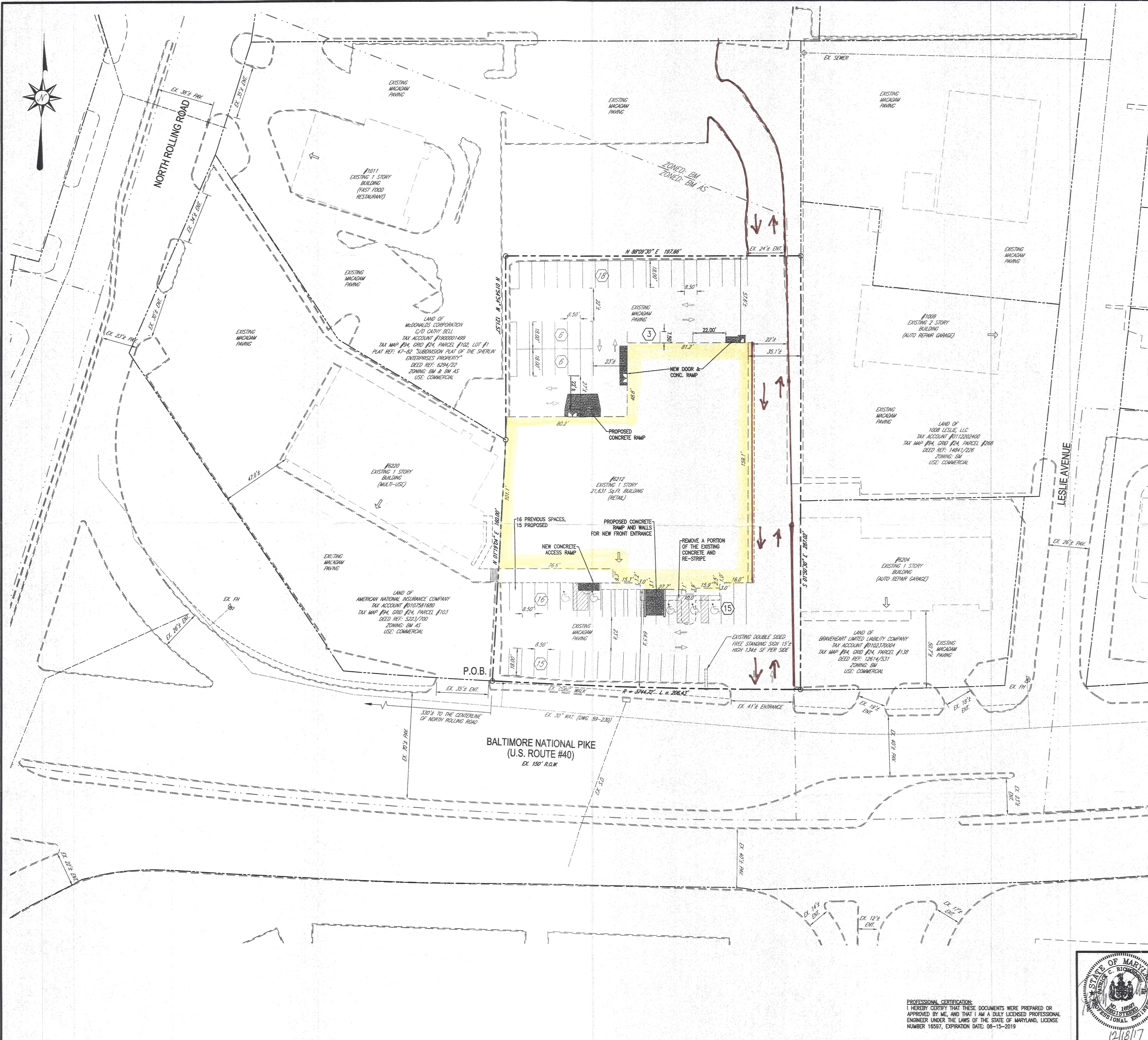
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PUBLIC SEPTIC.
- DEED REF: 17023/120
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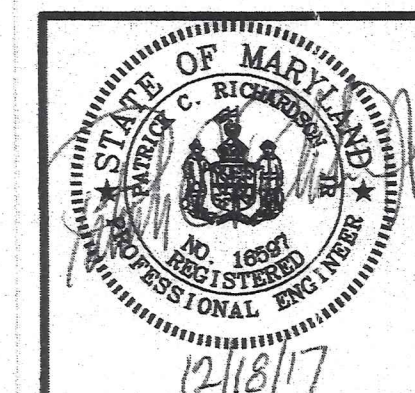
30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PETITIONER'S
EXHIBIT NO. 2

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FOR

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6212 BALTIMORE NATIONAL PIKE
(U.S. ROUTE #40)
BALTIMORE, MARYLAND 21228

BALTIMORE COUNTY MARYLAND
1ST ELECTION DISTRICT 1ST COUNCILMANIC DISTRICT



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ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 16597, EXPIRATION DATE: 08-15-2019

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	CND	PCR	1" = 30'
	DATE:	JOB NO.:	SHEET NO.:
	12-18-17	17141	1 OF 1