

M E M O R A N D U M

DATE: December 18, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0061-A - Appeal Period Expired

The appeal period for the above-referenced case expired on December 17, 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(8130 Norris Lane)
15th Election District
7th Council District
Bobs Transport Storage Co., Inc.
Legal Owner
Airgas USA, LLC
Lessee

Petitioners

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BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0061-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Bob’s Transport Storage Co., Inc., legal owner of the subject property and Airgas USA, LLC, lessee (“Petitioners”). Petitioners are requesting variance relief from Section 256.3 of the Baltimore County Zoning Regulations (“BCZR”) to allow the following activities within 48 feet of a residential zone boundary in lieu of the required 150 foot setback: (1) storage of cylinders filled/to be filled with various gasses; (2) parking of trucks and loading/unloading of cylinders on trucks owned and operated by lessee; (3) two 1,000 gallon tanks for propane storage, one 7,000 gallon tank for propylene storage, and supporting equipment with related fill area for use by lessee; and (4) other related activities. A site plan was marked as Petitioners’ Exhibit 1.

Professional engineer Michael Coughlin appeared in support of the petition. David H. Karceski, Esq. and Jennifer Frankovich, Esq. represented the Lessee. Two neighboring business owners attended the hearing to express concerns with the zoning requests. One company, Brawner Builders, was represented by Jeff Pritzker, Esq. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee (“ZAC”) comments were received from any of the County’s reviewing agencies.

ORDER RECEIVED FOR FILING

Date 11/15/18

By sln

The site is approximately 11.10 acres in size and is split-zoned ML-IM & MH-IM. Airgas began operation at this site in June, 2018. Joel Young, a 30 year employee who manages operations at this facility, testified Airgas is an international company that supplies gas to various industries including medical, governmental and manufacturing. Mr. Young described the layout of the site and how trucks enter and exit the compound, and he and Chuck Dale, an Airgas safety supervisor, explained how the gases are stored on site. Mr. Young testified only three flammable gases are kept on the property (i.e., propane, acetylene and hydrogen) and in response to a question on cross-examination he testified the company was aware of the required 150 setback prior to leasing the site.

Andrew Suehle is the vice president of Image Engineering, which is located on the adjacent property at 8124 Norris Lane. Mr. Suehle explained his company is in the special effects and event production business, and he indicated he is authorized to store fireworks on his site. He testified he did not oppose the zoning request, but wanted to make sure the Petitioners understood the nature of his business. He also testified he is concerned with the proposed location of the propane storage, which he said was immediately adjacent to an area of his site where explosives are sometimes stored.

John Murphy, a principal of Brawner Builders, was the final witness. Mr. Murphy operates his company from a 6 ½ acre site across the street from the subject property, and he testified that the storage of flammable gas raises significant safety concerns. He explained he has over \$20M in vehicles and equipment stored at his site, and he indicated Petitioners should be required to have insurance coverage in at least that amount, in the event of a catastrophic incident.

At the conclusion of the hearing Lessee's counsel requested the record be left open to allow time for discussions with the neighboring business owners. The Lessee submitted to the OAH on

ORDER RECEIVED FOR FILING

Date 11/16/18
By sln

November 14, 2018 an amended zoning petition and redlined site plan. That plan reflects one additional storage tank on site as well as the relocation of the gas filling and storage areas from the southwest corner to the northwest corner of the site.

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).

Cromwell and similar cases emphasize that it is the physical attributes of the property itself which must be examined to determine if a variance is justified. Mr. Coughlin, a professional engineer accepted as an expert, testified the property is unique due to its irregular shape and the fact that nearly 65% of the 11 acre site is encumbered by environmental features (*i.e.*, Chesapeake Bay critical area and flood plains).

He noted these attributes, which are not shared by immediately adjoining properties, make the site unique, and I concur. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to operate the business as proposed at this location. Finally, I find that the variance 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.

THEREFORE, IT IS ORDERED, this 16th day of **November, 2018**, by the Administrative Law Judge for Baltimore County, that the Amended Petition for Variance pursuant to BCZR Section 256.3 to allow the following activities within 48 feet of a residential zone boundary in lieu of the required 150 foot setback: (1) storage of cylinders filled/to be filled with various gasses;

ORDER RECEIVED FOR FILING

Date 11/16/18


By sen

(2) parking of trucks and loading/unloading of cylinders on trucks owned and operated by lessee;
(3) two 1,000 gallon tanks for propane storage, one 7,000 gallon tank for propylene storage, and supporting equipment with related fill area for use by lessee; and (4) other related activities, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 11/15/18

By sln

OBCA



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 8130 Norris Lane which is presently zoned MH-IM, ML-IM
Deed References: 6683-586 10 Digit Tax Account # 1700003550
Property Owner(s) Printed Name(s) Bobs Transport and Storage Co., Inc.

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

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

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

SEE ATTACHED SHEET 1

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 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:

SEE ATTACHED SHEET 2

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner: *for Lessee*

David H. Karceski, Esquire
Name- Type or Print _____

[Signature]
Signature Venable LLP
210 W. Pennsylvania Ave., Ste. 500 Towson MD
Mailing Address _____ City _____ State _____

21204 / 410-494-6285 / dhkarceski@venable.com
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

SEE ATTACHED SHEET 3

Name #1 - Type or Print _____ Name #2 - Type or Print _____

Signature #1 _____ Signature #2 _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

David H. Karceski, Esquire
Name - Type or Print _____

[Signature]
Signature Venable LLP
210 W. Pennsylvania Ave., Ste. 500 Towson MD
Mailing Address _____ City _____ State _____

21204 / 410-494-6285 / dhkarceski@venable.com
Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2019-0061-A Filing Date 8/23/18 Do Not Schedule Dates: _____ Reviewer DS

ORDER RECEIVED FOR FILING REV. 10/4/11

Date 11/15/18
By sen

A200

31/01/11
ala

8130 NORRIS LANE

ATTACHMENT No. 1 TO PETITION FOR VARIANCE

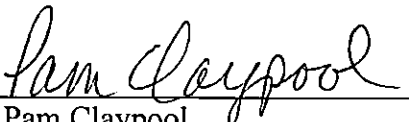
1. A VARIANCE FROM SECTION 256.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW THE FOLLOWING ACTIVITIES WITHIN THE 150 FOOT SETBACK:
 - (A) STORAGE OF CYLINDERS FILLED/TO BE FILLED WITH VARIOUS GASSES;
 - (B) PARKING OF TRUCKS AND LOADING/UNLOADING OF CYLINDERS ON TRUCKS OWNED AND OPERATED BY LESSEE;
 - (C) TWO 1,000 GALLON TANKS FOR PROPANE STORAGE AND SUPPORTING EQUIPMENT WITH RELATED FILL AREA FOR USE BY LESSEE; AND
 - (D) OTHER RELATED ACTIVITIES.

8130 NORRIS LANE

ATTACHMENT No. 2 TO PETITION FOR VARIANCE

Contract Purchaser/Lessee:

Airgas USA LLC
6055 Rockside Woods Boulevard
Independence, Ohio 44131
Telephone: 216-642-6787

By: 
Pam Claypool

Title: President, North Division

8130 NORRIS LANE

ATTACHMENT No. 3 TO PETITION FOR VARIANCE

Legal Owners (Petitioners):

Bobs Transport Storage Co., Inc.
P.O. Box 1305
Jessup, MD 20794-1305

By: Robert J. Pfeffer, Jr.

Title: President



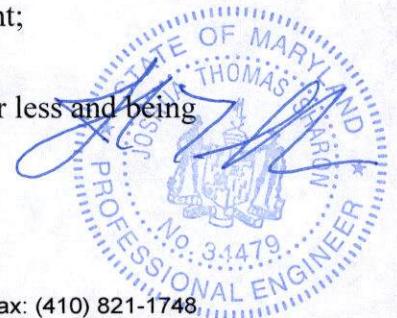
Zoning Property Description

8130 Norris Lane

Beginning at a point located at the intersection of Cottage Lane and Norris Lane, North 66 degrees 49 minutes 30 seconds East, 99.46' feet to a point. **Thence** the following courses and distances, referred to the Maryland Coordinate System (NAD '83/91):

- L-1 – North 54 degrees 15 minute 00 seconds West, 40' feet to a point;
- L-2 – North 60 degrees 00 minutes 00 seconds West, 40' feet to a point;
- L-3 – North 64 degrees 36 minutes 00 seconds West, 443.08' feet to a point;
- L-4 – South 23 degrees 25 minutes 00 seconds West, 184.85' feet to a point;
- L-5 – North 66 degrees 35 minutes 00 seconds West, 461.43' feet to a point;
- C-1 – An arc to the right with a radius of 425.00' an arc length of 94.46' subtended by a chord bearing of N 44°29'36" W and a chord distance of 94.27' feet to a point;
- L-6 – North 50 degrees 33 minutes 18 seconds West, 30.34' feet to a point;
- L-7 – North 52 degrees 55 minutes 00 seconds West, 214.69' feet to a point;
- L-8 – North 76 degrees 56 minutes 00 seconds East, 82.50' feet to a point;
- L-9 – North 40 degrees 56 minutes 00 seconds East, 132.00' feet to a point;
- L-10 – South 66 degrees 35 minutes 00 seconds East, 7.00' feet to a point;
- L-11 – North 36 degrees 54 minutes 47 seconds East, 162.94' feet to a point;
- L-12 – South 65 degrees 31 minutes 52 seconds East, 752.33' feet to a point;
- C-2 – An arc to the right with a radius of 11,409.21' an arc length of 295.22' subtended by a chord bearing of S 64°48'23" E and a chord distance of 295.22' feet to a point;
- L-13 – South 55 degrees 01 minutes 00 seconds West, 80.84' feet to a point;
- C-3 – An arc to the left with a radius of 20.64' an arc length of 32.35' subtended by a chord bearing of S 08°55'24" W and a chord distance of 29.14' feet to a point;
- L-14 – South 53 degrees 55' minutes 10 seconds West, 333.84' feet to a point;

Containing an area of 483,499.87 square feet or 11.10 acres of land, more or less and being located in the 15th Election District of Baltimore County Maryland.



The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11621662
Case #: 2019-0061-A
Description:

CASE NUMBER: 2019-0061-A CORRECTED NOTICE OF ZONING HEARING

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

9/21/2018



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

CORRECTED 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: 2019-0061-A
 8130 Norris Lane
 Far NW end of Norris Lane, bordering railroad tracks
 16th Election District- 7th Councilmanic District
 Legal Owners: Bobs Transport Storage Co., Inc.
 Contract Purchaser/Lessee: Airgas US LLC

Variance to allow the following activities within the 150ft. setback to allow a storage of cylinders filled to be filled with various gases; to allow the parking of trucks owned and operated by lessee; to allow two 1,000 gallon tanks for propane storage and supporting equipment with related fill area for use by lessee and to allow other related activities.

Hearing: Thursday, October 11, 2018 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

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

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

s21

10-11
11Am

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Sunday, October 07, 2018 8:59 PM
To: Barbara A. Lukasevich; DKarceski@Venable.com; Administrative Hearings
Subject: Recertification's For 2017--0161-XA AND 2019-0061-A
Attachments: Re-Cert 1 2017-0161-XA.doc; Re-Cert 2 2017-0161-XA.doc; Re-Cert 1 2019-0061-A Sign 1.doc; Re-Cert 2 2019-0061-A Sign 1.doc

Recertification's for 9740 Reisterstown Road AND 8130 Norris Lane

CERTIFICATE OF POSTING

2019-0061-A

RE: Case No.: _____

Petitioner/Developer: _____
Bobs Transport Storage Co., Inc.
Airgas US LLC

October 11, 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:

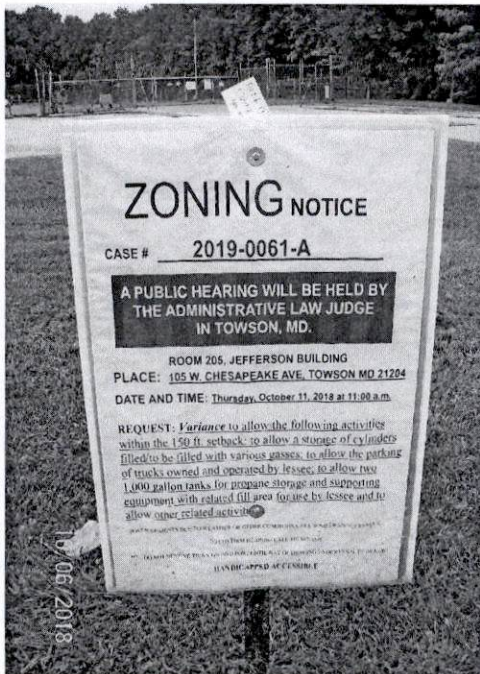
Ladies and Gentlemen:

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: _____

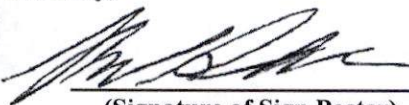
8130 Norris Lane **SIGN 1 Recertification**

September 21, 2018

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



Sincerely,

 October 6, 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)

CERTIFICATE OF POSTING

2019-0061-A

RE: Case No.: _____

Petitioner/Developer: _____
Bobs Transport Storage Co., Inc.
Airgas US LLC

October 11, 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: _____

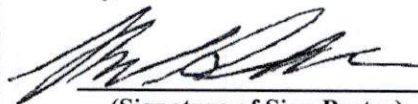
8130 Norris Lane **SIGN 2 Recertification**

September 21, 2018

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



Sincerely,

 _____
(Signature of Sign Poster) October 6, 2018
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



DONALD I. MOHLER III
County Executive

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

September 13, 2018

CORRECTED 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: 2019-0061-A

8130 Norris Lane

Far NW end of Norris Lane, bordering railroad tracks

15th Election District – 7th Councilmanic District

Legal Owners: Bobs Transport Storage Co., Inc.

Contract Purchaser/Lessee: Airgas US LLC

Variance to allow the following activities within the 150 ft. setback: to allow a storage of cylinders filled/to be filled with various gases; to allow the parking of trucks owned and operated by lessee; to allow two 1,000 gallon tanks for propane storage and supporting equipment with related fill area for use by lessee and to allow other related activities.

Hearing: Thursday, October 11, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Pam Claypool, Airgas USA, 6055 Rockside Woods Blvd., Independence OH 44131
Bob's Transport Storage Co., Inc., P.O. Box 1305, Jessup MD 20794

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 21, 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: THE DAILY RECORD
Friday, September 21, 2018 Issue

Please forward billing to:

David Karceski
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6285

CORRECTED 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: 2019-0061-A

8130 Norris Lane
Far NW end of Norris Lane, bordering railroad tracks
15th Election District – 7th Councilmanic District
Legal Owners: Bobs Transport Storage Co., Inc.
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Hearing: Thursday, October 11, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
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DONALD I. MOHLER III
County Executive

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

September 12, 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 NUMBER: 2019-0061-A

8130 Norris Lane

Far NW end of Norris Lane, bordering railroad tracks

15th Election District – 7th Councilmanic District

Legal Owners: Bobs Transport Storage Co., Inc.

Contract Purchaser/Lessee: Airgas US LLC

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Hearing: Thursday, October 11, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Pam Claypool, Airgas USA, 6055 Rockside Woods Blvd., Independence OH 44131
Bob's Transport Storage Co., Inc., P.O. Box 1305, Jessup MD 20794

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 21, 2018.**
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TO: THE DAILY RECORD
Friday, September 21, 2018 Issue

Please forward billing to:

David Karceski
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6285

NOTICE OF ZONING HEARING

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15th Election District – 7th Councilmanic District

Legal Owners: Bobs Transport Storage Co., Inc.

Contract Purchaser/Lessee: Airgas US LLC

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Hearing: Thursday, October 11, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
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Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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: 2019-61-A
Property Address: 8130 Norris Lane
Property Description: West of the terminus of Norris Lane,
north of I-695
Legal Owners (Petitioners): Bobs Transport Storage Co., Inc.
Contract Purchaser/Lessee: Airgas USA LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: David Karceski
Company/Firm (if applicable): Venaste LLP
Address: 210 W. Pennsylvania Ave
Suite 500
Towson MD 21204
Telephone Number: (410) 494 6285

AMENDED 11/14/18



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 8130 Norris Lane which is presently zoned MH-IM, ML-IM
Dead References: 6683-586 10 Digit Tax Account # 1700003550
Property Owner(s) Printed Name(s) Bobs Transport and Storage Co., Inc.

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

SEE ATTACHED SHEET 1

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 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:

SEE ATTACHED SHEET 2

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner: for Lessee

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHED SHEET 3

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2019-61-A Filing Date 8/23/18

Do Not Schedule Dates: Reviewer

8130 NORRIS LANE
AMENDED
ATTACHMENT No. 1 TO PETITION FOR VARIANCE

1. A VARIANCE FROM SECTION 256.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW THE FOLLOWING ACTIVITIES WITHIN 48 FEET OF A RESIDENTIAL ZONE BOUNDARY IN LIEU OF THE REQUIRED 150 FOOT SETBACK:
 - (A) STORAGE OF CYLINDERS FILLED/TO BE FILLED WITH VARIOUS GASSES;
 - (B) PARKING OF TRUCKS AND LOADING/UNLOADING OF CYLINDERS ON TRUCKS OWNED AND OPERATED BY LESSEE;
 - (C) TWO 1,000 GALLON TANKS FOR PROPANE STORAGE, ONE 7,000 GALLON TANK FOR PROPYLENE STORAGE, AND SUPPORTING EQUIPMENT WITH RELATED FILL AREA FOR USE BY LESSEE; AND
 - (D) OTHER RELATED ACTIVITIES.

8130 NORRIS LANE

ATTACHMENT No. 2 TO PETITION FOR VARIANCE

Contract Purchaser/Lessee:

Airgas USA LLC
6055 Rockside Woods Boulevard
Independence, Ohio 44131
Telephone: 216-642-6787

By: _____
Jennifer Hernandez

Title: CFO, North Division

8130 NORRIS LANE

ATTACHMENT No. 3 TO PETITION FOR VARIANCE

Legal Owners (Petitioners):

Bobs Transport Storage Co., Inc.
P.O. Box 1305
Jessup, MD 20794-1305

By: _____

Title:

8130 NORRIS LANE

ATTACHMENT No. 2 TO PETITION FOR VARIANCE

Contract Purchaser/Lessee:

Airgas USA LLC
6055 Rockside Woods Boulevard
Independence, Ohio 44131
Telephone: 216-642-6787

By: *Pam Claypool*
Pam Claypool

Title: President, North Division

8130 NORRIS LANE

ATTACHMENT No. 3 TO PETITION FOR VARIANCE

Legal Owners (Petitioners):

Bobs Transport Storage Co., Inc.
P.O. Box 1305
Jessup, MD 20794-1305

By: Robert J Pfeffer, Jr
Title: President



David H. Karceski

T 410.494.6285

F 410.821.0147

dhkarceski@venable.com

November 14, 2018

HAND-DELIVERED

The Honorable John E. Beverungen
Office of Administrative Hearings
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: Airgas USA LLC
Amended Petition for Zoning Hearing(s)
Case No. 2019-61-A

Dear Judge Beverungen:

Enclosed please find an Amended Petition for Zoning Hearing(s), and the redlined site plan (11x17 and full-size copies). Please utilize and refer to these in your Opinion and Order and include in the permanent case file for the above-referenced case.

Very truly yours,

David H Karceski w/ RJP

David H. Karceski

Enclosures

cc: Jeffrey N. Pritzker
11011 McCormick Road
Suite 300
Hunt Valley, MD 21031



DONALD I. MOHLER III
County Executive

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

October 4, 2018

Bobs Transport Storage Co., Inc.
P.O. box 1305
Jessup, MD 20794

RE: Case Number: 2019-0061-A, Address: 8130 Norris Ln

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 August 23, 2018. 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 that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MK

Enclosures

c: People's Counsel
David H. Karceski, 210 W. Pennsylvania Ave, Suite. 500 Towson, MD 21204
Airgas USA LLC 6055 Rockside Woods Blvd independence, OH 44131

Date: 9/12/18

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

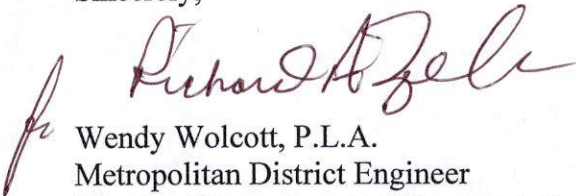
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2019-0061.

Variance
Bob's Transport Storage Company Inc.
8130 Norris Lane

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 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**

RECEIVED
OCT 03 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

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

DATE: 10/2/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-061

INFORMATION:

Property Address: 8130 Norris Lane
Petitioner: Airgas USA, LLC
Zoning: MH-IM, ML-IM
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to allow activities as listed on the attachment submitted in support of the petition within the 150 foot setback from a residential zone boundary or the right of way of any street abutting such a boundary.

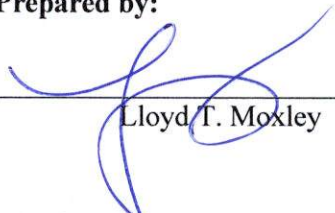
A site visit was conducted on September 19, 2018.

Through discussions with the legal representative for the petitioners, the Department understands the term "other related activities" to mean only activities that support Airgas facilities such as storage of gas cylinders, loading and unloading of trucks owned by lessee. The Department further understands that the zoning relief granted in prior zoning case Case No: 01-353-SPHA will be abandoned through the instant case.

The Department has no objection to granting the petitioned zoning relief.

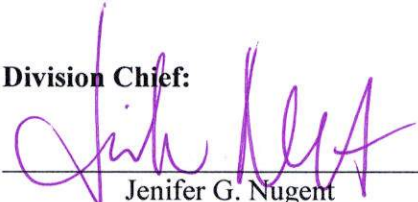
For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

AVA/JGN/LTM/

c: Josephine Selvakumar
David H. Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: September 25, 2018

FROM: *MD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 17, 2018
Item No. 2019-0061, 0072-A, 0073-A, and 0074-A

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

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 10/2/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-061

INFORMATION:

Property Address: 8130 Norris Lane
Petitioner: Airgas USA, LLC
Zoning: MH-IM, ML-IM
Requested Action: Variance

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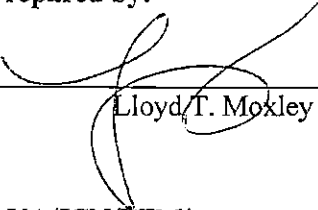
A site visit was conducted on September 19, 2018.

Through discussions with the legal representative for the petitioners, the Department understands the term "other related activities" to mean only activities that support Airgas facilities such as storage of gas cylinders, loading and unloading of trucks owned by lessee. The Department further understands that the zoning relief granted in prior zoning case Case No: 01-353-SPHA will be abandoned through the instant case.

The Department has no objection to granting the petitioned zoning relief.

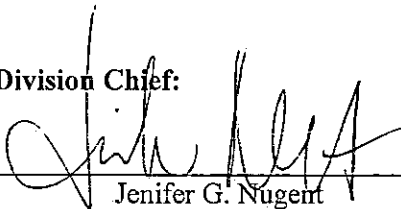
For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

AVA/JGN/LTM/

c: Josephine Selvakumar
David H. Karceski, Esquire
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: October 22, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0061-A
Address 8130 Norris Lane
(Bob's Transport Storage Co. Inc.
Property)

Zoning Advisory Committee Meeting of **September 17, 2018**.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The petitioner requests to allow storage of gas-filled cylinders, storage of propane tanks and equipment, and the parking of trucks associated with a warehouse operation. The subject property is located within an Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area, and, as such, development of this property will be subject to practices that reduce water quality impacts associated with stormwater runoff, commonly referred to as the Critical Area 10% Rule. In September/October, 2018, the property had been reviewed for applicability of the 10% Rule regulations and any required mitigation, in preparation for the items requested above, which involved increasing impervious surfaces on this site. The applicant has met the IDA pollutant reduction requirements, therefore, allowing the request by the applicant will result in minimal impacts to water quality.

2. Conserve fish, wildlife, and plant habitat; and

The subject property is not a waterfront property. There is not a tidal buffer projected onto the property. The current development proposal for the property has been

reviewed for application of the IDA 10% pollutant reduction requirements, which will improve buffer functions and conserve fish habitat in proximity to nearby Back River.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

The applicant's proposal was preceded by increasing impervious surfaces on the site, and thereby subjected to review for application of the Critical Area IDA pollutant reduction requirements, therefore, is found to be consistent with this goal. Allowing the request will be consistent with established land-use policies provided that the applicants meet any IDA requirements applicable to the proposal, which has been satisfied.

Reviewer: Thomas Panzarella
Environmental Impact Review

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

No. **173204**

Date: **8/23/18**

PAID RECEIPT

BUSINESS ACTUAL TIME TRV
 8/24/2018 8/23/2018 11:18:24
 WSOI WALKIN LJR
 RECEIPT # 807956 8/23/2018 OFLN
 5 52B ZONING VERIFICATION
 NO: 173204
 Recpt Tot \$500.00
 \$500.00 CK \$0.00 CA
 Baltimore County, Maryland

Rev Sub
 Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount	Dis
001	806	0000		650				\$ 500.00	CA

Total: **\$ 500.00**

Rec From: **BOB'S TRANSPORT & STORAGE CO, INC.**

For: **2019-0061-A**

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

**CASHIER'S
 VALIDATION**

2nd floor
K-13-PPG

Station

Handwritten notes at top right

Handwritten notes at top left

Handwritten notes in middle right

Handwritten notes in middle left

Handwritten notes at bottom right

Handwritten notes at bottom left

PLEASE PRINT CLEARLY

CASE NAME 2019 0061, A
CASE NUMBER BOB'S TRANSPORT
DATE 10/11/18

CITIZEN'S SIGN - IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

JEFF PRITZER - ATTY FOR BRAUNER BUILDERS, INC
1262 JARROTTSVILLE PK PHOENIX MD 21131

Jack Murphy / Brauner Builders
11011 McCormick Rd
Suite 300
Hunt Valley, MD 21030

David Cacko & Co
Amy Suehle / Ergo Engineering
802+ Norris Lane
Dundee MI 48122

Case No.:

2019-0061-A

Exhibit Sheet

Petitioner/Developer

SW
12-18-18

Protestants

slu
11-15-18

No. 1	Site plan	
No. 2	Photos A-D	
No. 3	Coughlin CV	
No. 4	Aerial photo	
No. 5	larger aerial photo	
No. 6	Map w/ encumbrances and photo Nos. 1-14	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Amended Petition

10/11/13

8130 NORRIS LANE

ATTACHMENT No. 1 TO PETITION FOR VARIANCE

1. A VARIANCE FROM SECTION 256.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW THE FOLLOWING ACTIVITIES WITHIN THE 150 FOOT SETBACK:

(A) STORAGE OF CYLINDERS FILLED/TO BE FILLED WITH VARIOUS GASSES;

(B) PARKING OF TRUCKS AND LOADING/UNLOADING OF CYLINDERS ON TRUCKS OWNED AND OPERATED BY LESSEE;

~~(C) TWO 1,000 GALLON TANKS FOR PROPANE STORAGE AND SUPPORTING EQUIPMENT WITH RELATED FILL AREA FOR USE BY LESSEE, AND~~

(c)X (D) OTHER RELATED ACTIVITIES.

John E. Beverungen

From: Frankovich, Jennifer R. <JRFrankovich@Venable.com>
Sent: Thursday, November 08, 2018 5:00 PM
To: John E. Beverungen
Cc: Karceski, David H.; jeffpritzker@brownerbuilders.com
Subject: Airgas

Judge Beverungen:

We received the revised Site Plan from our engineers and have forwarded to Mr. Pritzker for review with his client, Browner Builders. We are hoping to be able to close this matter soon.

Best Regards,

Jen Frankovich

Jennifer R. Frankovich, Esq. | Venable LLP
t 410.494.6381 | f 410.821.0147 | m 410.428.2471
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

JRFrankovich@Venable.com | http://secure-web.cisco.com/1mGKwYynBOI7r8tFiNWH0V1WbhTJSEYkOKETpFDaq3a8IamPWX2Kbr1dBOYbBweKLyPIRsDvVsUY5V19c6RZ-AxRCZWibfmkMZFE0oa5Rxj2R9XksctARRppGoyNeCW0D0Kbygl_04zWwk6L5bByarTGXWz8tRq1XDx9bJP0RqYfm5E4plzzE2XGOR8NY1HAXP5T8TCC3xUf4I2r5XwbSoi3XUN-PR6Q0qt1NJI_4jaee8lvK_WoTHIGXIPQ9e8zs0rmoqtwLPI1ri9ZNRZcUrtw0nck-dfRCtg6qJBzWezrg0Tb3HWio_GQVcgW_IAG_tJk5D78ug-6kx10E3uMpreSFOe7hC2jEGVsRFfGQK6e9pI72WV5ReJqB7H_dkJACHJTCpZKVAI6EQQY8mXWZpn5x-nPAJ-JqiYzyu1ciH9HIZYfiGh27HK2PjyrrYifXsPs6QX7CFsQvOUrIHvbEA/http%3A%2F%2Fwww.Venable.com

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John E. Beverungen

From: Frankovich, Jennifer R. <JRFrankovich@Venable.com>
Sent: Friday, October 12, 2018 1:55 PM
To: John E. Beverungen
Cc: Karceski, David H.; jeffpritzker@brownerbuilders.com
Subject: Airgas - 8130 Norris Lane - Case No. 2019-61-A

Good Afternoon:

At the conclusion of yesterday's hearing, David Karceski and Jeffrey Pritzker agreed to engage in a good faith dialogue to determine whether a resolution to Mr. Pritzker's client's concerns, was possible. I write to advise that Mr. Pritzer and David Karceski spoke earlier today (Friday, October 12, 2018) and Mr. Pritzker indicated he had not conferred with his client but was planning to do so, in short order.

Accordingly, we respectfully request you delay issuing your Order until we provide an update to your office, on Monday, October 15, 2018.

Thank You.

Jennifer R. Frankovich, Esq. | Venable LLP
t 410.494.6381 | f 410.821.0147 | m 410.428.2471
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

JRFrankovich@Venable.com | http://secure-web.cisco.com/1CJVC519-OmA9VFYFbRyjJEGIVFYm3sWJz6UzJfSpA2sxBOmrtRgWQt2n_1LJiymp6VmM6V9IEea9upXuBf_HBVfwYkQouwAJw_eYlz-KZfpquSXeGMCYd1sP66YIAGD7O6KJ_GDVFZPCzyELBOyWZcZuNTuT7_JyJctPvqHZ8a37fvvteosm_iHNSacEaMMQzRXXMZGJ-GLtaCc-mOJGalLZkhiD2YRFHlcXwK5lppFHLITkUPhkyplqTB2HsNe6tLT42ErPnER9MzieXiuThzh3-X1dURPcalQ2bEmHilrJQPFPiYGZrza0viw9Kz1Dw5DqvocwEKAP6u46ZrD7PvtGs8ceozx9xvmaQl0qi6W6WnkYI7_Fk9JXRU6mSNi5XSijhw2ahwGyL_oEh79w7sDRSBZa9sHUz2xsKZzlzxoHEHXMGrcBGpLgA7BctaEb6k7T8CzF75HwfFswOGBkcdQ/http%3A%2F%2Fwww.Venable.com

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John E. Beverungen

From: Frankovich, Jennifer R. <JRFrankovich@Venable.com>
Sent: Monday, October 15, 2018 5:12 PM
To: John E. Beverungen
Cc: jeffpritzker@brawnerbuilders.com; Karceski, David H.
Subject: Amended Petition - Airgas - Case No. 2019-61-A
Attachments: 21516761-v1-Amended Petition for Variance - Airgas.PDF

Judge Beverungen:

Please see attached Amended Petition (Variance) for zoning relief. The amended language reflects and incorporates the discussion that took place at the hearing last Thursday (October 11, 2018). We expect to receive a new red line plan from our engineer and upon receipt of same will walk the plan to your office, for the file.

Also, with regard to the update we promised, counsel spoke this afternoon and we are working on scheduling a meeting for tomorrow afternoon. We will provide additional update(s), as necessary.

Sincerely,

Jen Frankovich

Jennifer R. Frankovich, Esq. | Venable LLP
t 410.494.6381 | f 410.821.0147 | m 410.428.2471
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

JRFrankovich@Venable.com | http://secure-web.cisco.com/1sqg5FCnqX_xD358YcZAFyhfhVOa8z11ePG44clmFO5SUsWkav8kd_AkuwsabYJWoTQFaF5qzf3XCRIMhL740OqddxHAO8Jpl27NekVf7Xikdwt8PtqTlx-XCVEApsQZEtp8nTIV3ccJMZPZQyRu-ALH7nyGNfmwr4LiSpL0a8Ydwz6WpVE9Ui_cbKzjozu2sSADShFuk5irdcnPx46LgK0OgAC0Cw4CQVkmS-bZgNNtmRjyJzs2ekAwIXuxkCBWfzF0Oz5uBkH1Kr0VellT_VELImMhj9e6In61RPqotNfiA3oXkJ4my0BaKxQTyyyoYAC1VxgG6vGQNhNVzR4NC9nOEEetScwu2TIM9oWP38Tw_RtYL6fw0ub4Atjegji6So5A2FQO6McD5IKB2qe2qZaAWY3E14c2x_m6Y_F-wkFWZgRoPD_iKo82tQghdWqYDkg-B0i9MSovLr59DnHtw/http%3A%2F%2Fwww.Venable.com

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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 8130 Norris Lane which is presently zoned MH-IM, ML-IM
Deed References: 6683-586 10 Digt Tax Account # 1700003550
Property Owner(s) Printed Name(s) Bobs Transport and Storage Co., Inc.

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

SEE ATTACHED SHEET 1

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 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:

SEE ATTACHED SHEET 2

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner: for Lessee

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHED SHEET 3

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2019-61-A Filing Date 8/23/18 Do Not Schedule Dates: _____ Reviewer _____

8130 NORRIS LANE

ATTACHMENT No. 1 TO PETITION FOR VARIANCE

1. A VARIANCE FROM SECTION 256.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW THE FOLLOWING ACTIVITIES WITHIN ~~THE~~ 150 FOOT SETBACK:

- (A) STORAGE OF CYLINDERS FILLED/TO BE FILLED WITH VARIOUS GASSES;
- (B) PARKING OF TRUCKS AND LOADING/UNLOADING OF CYLINDERS ON TRUCKS OWNED AND OPERATED BY LESSEE;
- (C) TWO 1,000 GALLON TANKS FOR PROPANE STORAGE AND SUPPORTING EQUIPMENT WITH RELATED FILL AREA FOR USE BY LESSEE; AND
- (D) OTHER RELATED ACTIVITIES.

48 FEET OF
A RESIDENTIAL
ZONE
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IN LIEU
OF THE
REQUIRED

8130 NORRIS LANE

ATTACHMENT No. 2 TO PETITION FOR VARIANCE

Contract Purchaser/Lessee:

Airgas USA LLC
6055 Rockside Woods Boulevard
Independence, Ohio 44131
Telephone: 216-642-6787

By: *Pam Claypool*
Pam Claypool

Title: President, North Division

8130 NORRIS LANE

ATTACHMENT No. 3 TO PETITION FOR VARIANCE

Legal Owners (Petitioners):

Bobs Transport Storage Co., Inc.
P.O. Box 1305
Jessup, MD 20794-1305

By: Robert J Pfeffer, Jr
Title: President

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE – NW/S Norris Lane,
530' NE of Patapsco Freeway
(8130 Norris Lane)
15th Election District
7th Council District

Bob's Transport & Storage Co., Inc.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-353-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Bob's Transport & Storage Company, Inc., by Robert J. Pfeffer, Jr., President, through his attorney, Robert A. Hoffman, Esquire. The Petitioner requests a special hearing to approve an expansion to the existing Class I trucking facility and an amendment to the previously approved trucking facility plan, accordingly. In addition, the Petitioner requests variance relief from Section 410.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a Class I trucking facility to be located within 30 feet of a residential zone in lieu of the required distance of 300 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1

Appearing at the requisite public hearing in support of the requests were Robert J. Pfeffer, Jr., President, Bob's Transport and Storage Company, Inc., property owners, David Wright, Terminal Manager, and Jim Offutt. Also appearing in support of the requests were Mitchell Kellman and Eric Hadaway, representatives of Daft-McCune-Walker, Inc., the engineering consultants who prepared the site plan; and, David Karceski, Esquire, attorney for the Petitioners. Guido Guarnaccia and Ross B. Cole, nearby property owners, appeared as Protestants in the matter.

ORDER RECEIVED FOR FILING

Date 6/11/01

By [Signature]

As more particularly shown on the site plan, the subject property is an irregular shaped parcel consisting of a gross area of 11.519 acres, more or less, zoned M.L.-I.M. The property is located on the northwest side of Norris Lane, in the vicinity of Back River and the Patapsco Freeway in eastern Baltimore County. The front portion of the property is improved with a truck terminal building, with offices in the front and a service area to the rear. A large portion of the site is improved with a macadam-paved parking area. The rear of the property is unimproved.

The Petitioners propose to expand the subject use by increasing the existing parking area towards the rear of the site. The proposed lot will be paved with a durable and ductless surface, appropriately striped, and the dimensions of same are more particularly shown on the site plan. Additionally, the property will be improved with the installation of a storm water management facility to the rear of the site. Indeed, this appears to be an actual improvement to the property, in view of current conditions.

The nature of the neighborhood is of note. Generally, this is a commercial/business corridor. The northern property line of the subject site lies adjacent to the Philadelphia, Baltimore and Washington Railroad and immediately adjacent thereto is a large tract that was formerly used as a landfill and is now owned by Browning-Ferris, Inc. This property is zoned R.C.50. To the south and east of the subject site, the neighboring properties are generally used for commercial/industrial purposes and are zoned M.H.-I.M. To the west (rear) of the site lies an unimproved parcel, zoned M.L.-I.M.

Mr. Pfeffer first appeared and testified as President of Bob's Transport and Storage Company, Inc. Mr. Pfeffer testified that presently, the site is under a long-term lease to Eastern America Transport and Warehouse Company. In addition to this parcel, Eastern America also leases property across the street from this site at 8149 Norris Lane. Mr. Wright also appeared and testified. He indicated that Eastern America is a trucking company in the business of hauling various types of freight primarily from the Port of Baltimore to a number of destinations; however, no hazardous materials are hauled. Generally, the subject property is used for the storage and maintenance of trucks and as well as the general administrative operation of the business. Trucks

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Date

BY

generally leave the facility in the morning and return at night after having completed their assigned run. Mr. Wright also indicated that the property across the street, which is not subject to these proceedings, is used as a staging area for the business. A number of empty containers and some cargo are stored at that location.

Mr. Kellman testified and noted that approval of the subject use was originally granted on September 4, 1980. It is to be noted that a trucking facility is permitted as of right in the subject M.L.-I.M. zone. At the time of the original approval, there was no requirement that a trucking facility need be located a distance of 300 feet from a residential zone. The landfill property abutting the subject site to the north is zoned R.C.50. For the purposes of the regulation, this property is considered residential; however, it is obviously not so used. It was indicated that there are no dwellings located within 300 feet of the subject site.

Testimony offered by the Protestants in this matter revealed that they are generally opposed to any expansion of the subject use. These individuals also offered testimony about an alleged violation of the County's environmental ordinances. At the hearing, testimony was received from R. Bruce Seeley with Baltimore County's Department of Environmental Protection and Resource Management (DEPRM). As it turns out, there is no environmental violation associated with the subject property. Apparently, there were storage drums improperly stored on the neighboring property at 8149 Norris Lane. Subsequent to the hearing, correspondence received from the Health Investigation Division of DEPRM indicated that a violation had been reported and investigated by that agency; however, the alleged violation (15 drums dumped on the property) has been rectified. Specifically, a representative of DEPRM reinspected the site on or about May 1, 2001 and confirmed that the drums had been removed and disposed of properly. Thus, there is no longer any violation of any environmental regulation.

It need be emphasized, however, that the decision rendered in this case relates only to the subject property at 8130 Norris Lane. I am required only to consider the questions presented in the Petitions filed; that is, whether the proposed expansion on the subject property should be approved and variance relief granted.

ORDER RECEIVED FOR FILING

Date 6/11/01

By [Signature]

Based on the overwhelming weight of the testimony and evidence presented, I am persuaded that the special hearing and variance relief should be granted. It is clear that the existing use is entirely consistent with the surrounding locale. Apparently, this business has operated on the site since 1980 without complaint. Moreover, the property is obviously surrounded by parcels similarly used and enjoys access to major roads (i.e., I-695, North Point Boulevard), in this industrial portion of Baltimore County. I am satisfied that the proposed expansion is appropriate and that the requirements of Section 502.1 of the B.C.Z.R. have been satisfied.

Although variance relief is required, the actual request is somewhat of a legal fiction. Obviously, the intent of the 300-foot setback is to buffer a trucking facility use from a residential property. Indeed, there are no dwellings located within that distance. The fact that the former landfill property immediately abutting this site is zoned R.C.50 is compelling to a finding that the variance relief should be granted. In this regard, I find that the requirements of Section 307 of the B.C.Z.R. have been satisfied.

Although arguably unnecessary, I will as a condition of approval, require that the Petitioners continue to maintain the property in good condition, and comply with all appropriate environmental health and building codes. The property should be kept clear and free of all trash and debris. Additionally, I will incorporate as restrictions, the Zoning Advisory Committee (ZAC) comments submitted by DEPRM and the Development Plans Review division of the Department of Permits and Development Management (DPDM). DEPRM noted that due to its close proximity to Back River, any development on the subject site need comply with the Chesapeake Bay Critical Areas regulations. In this regard, the storm water management facility is appropriate. Moreover, the Bureau of Development Plans Review offered a standard comment regarding tidal floodplain elevations as measured from Back River. The Petitioners shall comply with these environmental regulations.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons set forth above, the requested relief shall be granted.

ORDER RECEIVED FOR FILING


Date 6/1/01

By [Signature]

THEREFORE IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of June, 2001 that the Petition for Special Hearing seeking approval of an expansion to the existing Class I trucking facility and an amendment to the previously approved trucking facility plan, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 410.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a Class I trucking facility to be located within 30 feet of a residential zone in lieu of the required distance of 300 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the ZAC comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated March 21, 2001, and the Bureau of Development Plans Review Division of DPDM, dated March 28, 2001, copies of which are attached hereto and made a part hereof.
- 3) Petitioners shall maintain the property in good condition, free and clear of all trash and debris.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 6/1/01

By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 12, 2001

Robert A. Hoffman, Esquire
David Karceski, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
NW/S Norris Lane, 530' NE of Patapsco Freeway (8130 Norris Lane)
15th Election District - 7th Council District
Bob's Transport & Storage Co., Inc. - Petitioners
Case No. 01-353-SPHA

Dear Messrs. Hoffman & Karceski:

In response to Mr. Karceski's telephone inquiry of June 11, 2001 concerning the zoning classification referenced in the Order issued in the above-captioned matter, the following comments are offered.

A review of the information contained under Site Data on Petitioner's Exhibit 1 shows that the property is split zoned M.H.-I.M. and M.L.-I.M., the later of which would require a special exception. However, the zoning map contained within the case file and a copy of the original site plan, dated August 1980, indicate that the site is, in fact, entirely zoned M.H.-I.M., which permits the subject trucking facility by right. Therefore, in order to clarify the matter and insure there is no future misunderstanding on this issue, please change your copy of the Order to reflect that the subject property is indeed zoned M.H.-I.M. and not M.L.-I.M. as indicated in my Order. A copy of this letter will be incorporated into the case file and the Order corrected accordingly.

Thank you for bring this matter to our attention and should you have any further questions or concerns on the subject, please do not hesitate to contact me.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Robert J. Pfeffer, Jr., President, Bob's Transport & Storage Co., Inc.
820 South Oldham Street, Baltimore, Md. 21224
Mr. David Wright, Bob's Transport & Storage Co., Inc.
8130 Norris Lane, Baltimore, Md. 21222
Mr. James Offutt, 4501 Newburg Street, Baltimore, Md. 21209
Messrs. Mitch Kellman & Eric Hadaway, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, Md. 21204
Mr. Guido Guarnaccia, 3912 Glenhurst Road, Baltimore, Md. 21222
Mr. Ross B. Cole, 1200 Keywood Court, Baltimore, Md. 21222
DEPRM; Development Plans Review, DPDM; People's Counsel; Case File

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

C H E C K L I S T

**Support/Oppose/
Conditions/
Comments/
No Comment**

**Comment
Received**

Department

9/25

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

NO COMMENTS

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

FIRE DEPARTMENT

10/3

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

NO Objection

9/12

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 9/21/18

SIGN POSTING (1st) Date: 9/21/18

by SSG Black

SIGN POSTING (2nd) Date: 10/6/18

by SSG Black

PEOPLE'S COUNSEL APPEARANCE Yes No

PEOPLE'S COUNSEL COMMENT LETTER Yes No

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 15 Account Number - 1700003550							
Owner Information									
Owner Name:		BOBS TRANSPORT AND STORAGE CO INC ATTN MARY JANE				Use:		INDUSTRIAL	
Mailing Address:		P O BOX 1305 JESSUP MD 20794-1305				Principal Residence:		NO	
						Deed Reference:		/06683/ 00586	
Location & Structure Information									
Premises Address:		8130 NORRIS LN 0-0000				Legal Description:		11.247 AC NWS NORRIS LANE 850 NE NORTH POINT BLVD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0097	0019	0234		0000				2018	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1974		16800				11.2500 AC		07	
Stories	Basement	Type			Exterior	Full/Half Bath	Garage	Last Major Renovation	
		DISTRIBUTION WAREHOUSE							
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2018		07/01/2018		07/01/2019	
Land:		1,006,200		1,006,200					
Improvements		691,100		628,000					
Total:		1,697,300		1,634,200		1,634,200		1,634,200	
Preferential Land:		0						0	
Transfer Information									
Seller: J & R CARTAGE CO INC				Date: 03/22/1984		Price: \$770,000			
Type: ARMS LENGTH IMPROVED				Deed1: /06683/ 00586		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
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:

Sherry Nuffer

From: Kristen L Lewis
Sent: Friday, October 05, 2018 10:03 AM
To: Sherry Nuffer
Subject: RE: Missing items

Hey Sherry,

She does have access to her emails, just not everything else at this point unfortunately. I will forward the email to her for you. Its Madison Knoll.

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: Sherry Nuffer
Sent: Friday, October 05, 2018 9:43 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Cc: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Missing items

Kristen,

Since Madison doesn't have an e-mail as of yet can you please give her this information?

Thank you,

Sherry

2019-0024-A

- No sign posting
- No People's Counsel Appearance

2019-0026-SPH

- No People's Counsel Appearance

2019-0061-A

- No Newspaper Posting
- No sign Posting
- No People's Counsel Posting

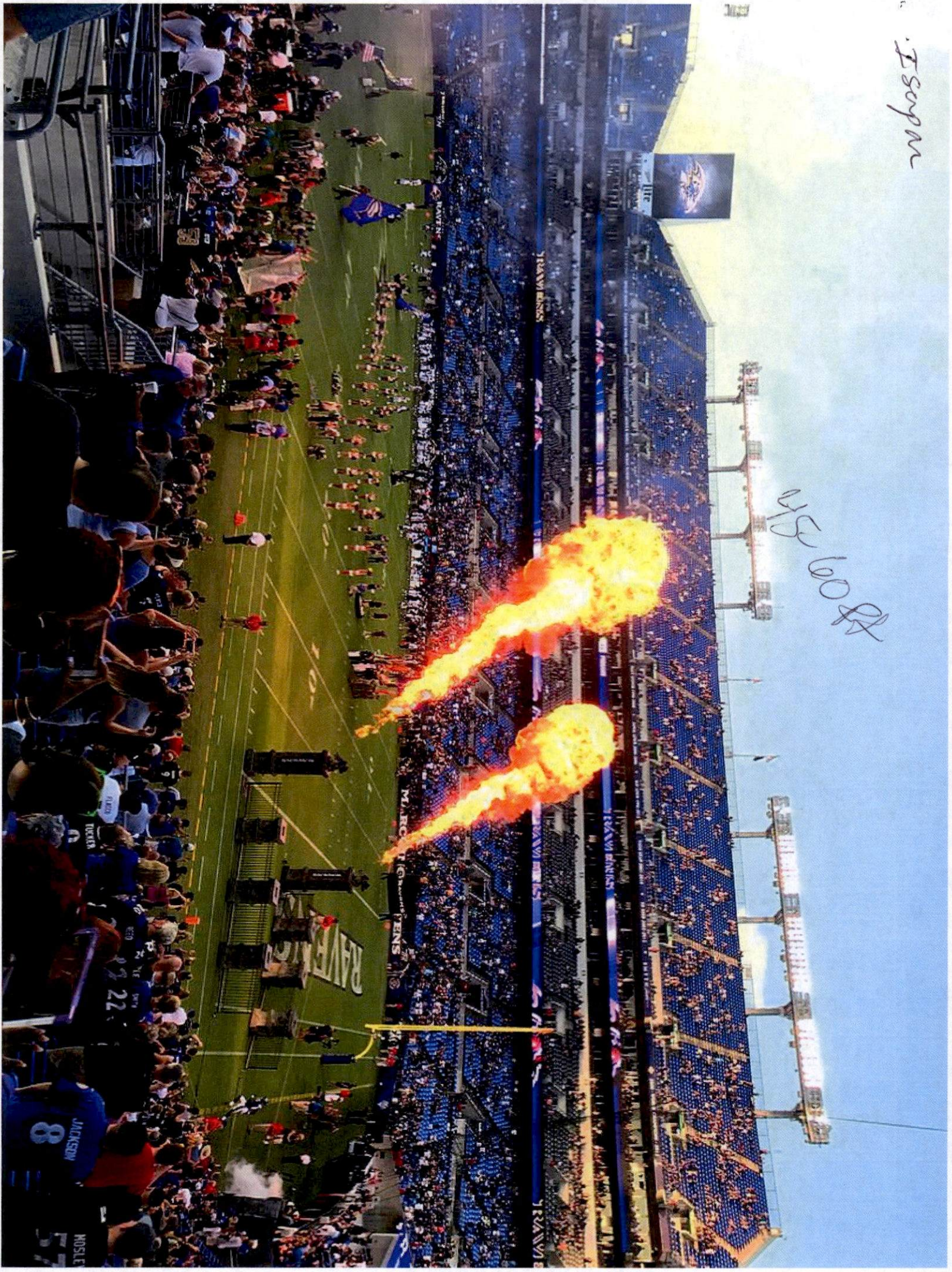
2019-0039-A

- No sign Posting
- No Newspaper posting



Prepared





I. Sapan

MSR 1008

JACKSON
8

HOSLEY
57

22

22

22

22

22

22

22

22

22

22

22

22

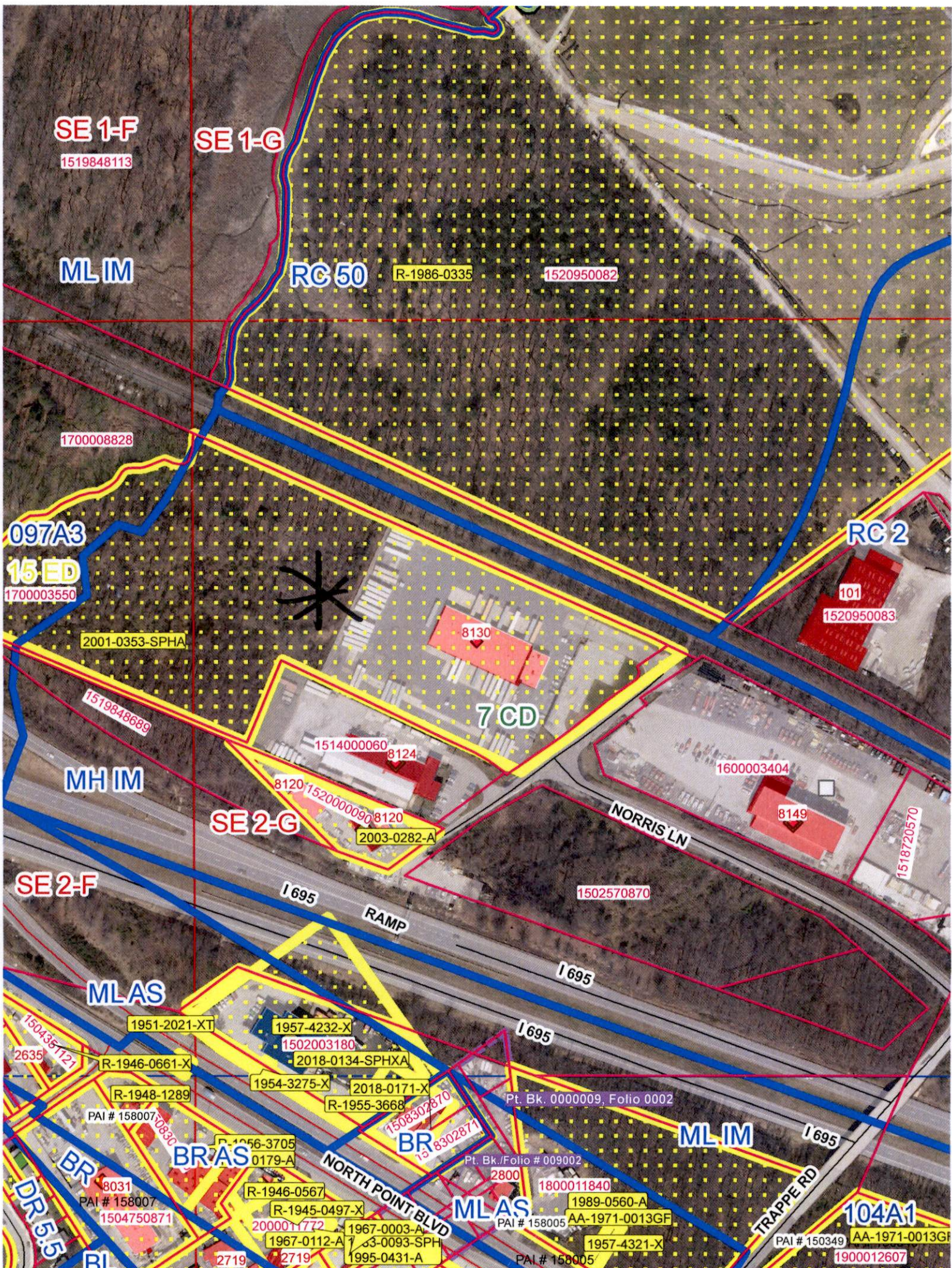
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22

22

22

22



SE 1-F

1519848113

SE 1-G

ML IM

RC 50

R-1986-0335

1520950082

1700008828

097A3

15 ED

1700003550

2001-0353-SPHA

1519848689

MH IM

SE 2-G

7 CD

RC 2

101
1520950083

1514000060
8124

8120
1520000090
8120

2003-0282-A

NORRIS LN

1600003404

8149

1518720570

SE 2-F

I 695

RAMP

1502570870

I 695

MLAS

1951-2021-XT

1957-4232-X

1502003180

2018-0134-SPHXA

1954-3275-X

2018-0171-X

R-1955-3668

Pt. Bk. 0000009, Folio 0002

R-1946-0661-X

R-1948-1289

PAI # 158007

R-1956-3705
0179-A

R-1946-0567

R-1945-0497-X

2000011772

1967-0003-A

1967-0112-A

1995-0431-A

MLAS

Pt. Bk./Folio # 009002

2800

1800011840

1989-0560-A

AA-1971-0013GF

1957-4321-X

PAI # 158005

ML IM

I 695

TRAPPE RD

104A1

PAI # 150349

AA-1971-0013GF

1900012607

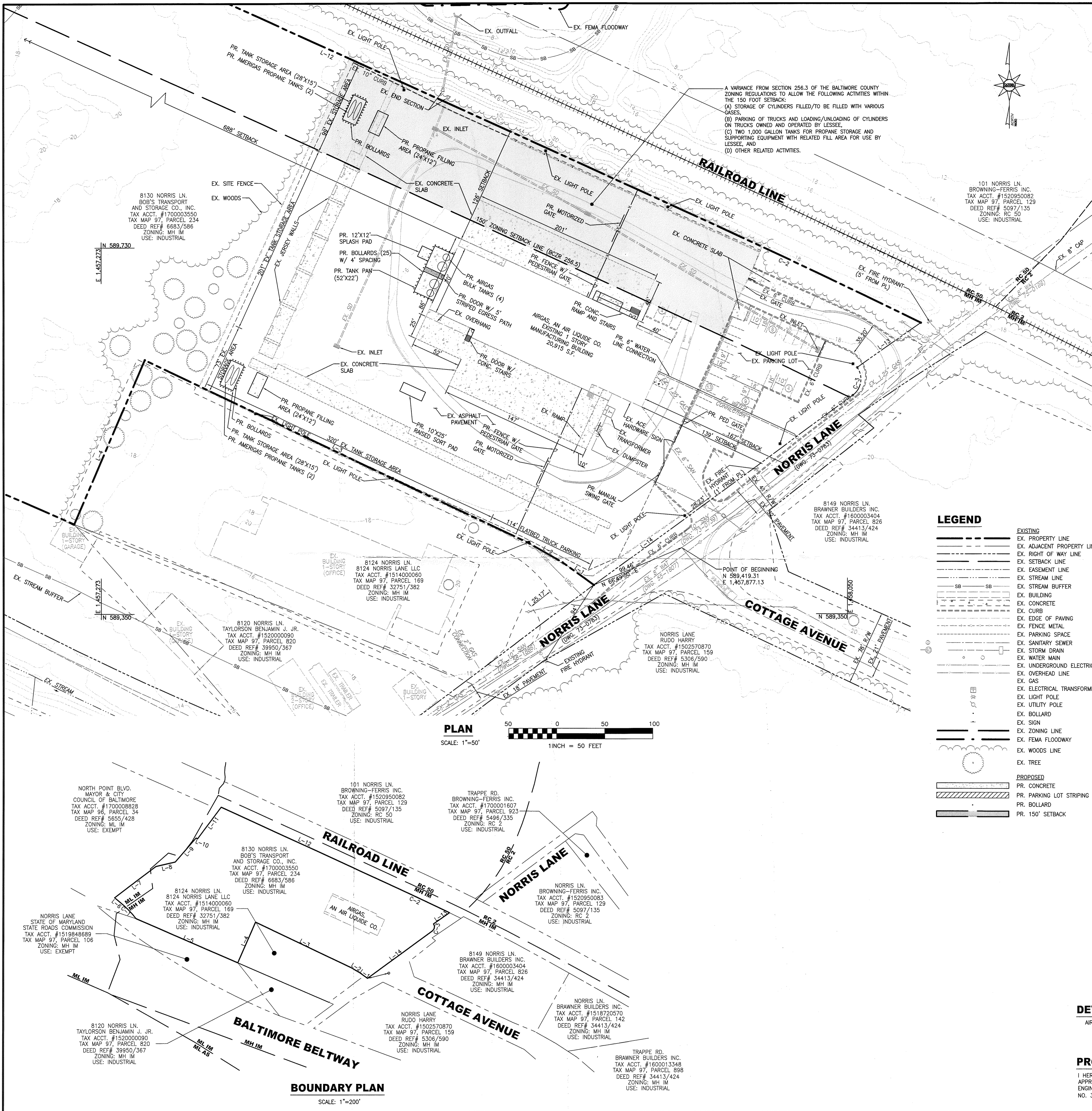
DR 5.5

BL

2719

2719

PAI # 158005



A VARIANCE FROM SECTION 256.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW THE FOLLOWING ACTIVITIES WITHIN THE 150 FOOT SETBACK:

(A) STORAGE OF CYLINDERS FILLED/TO BE FILLED WITH VARIOUS GASES.

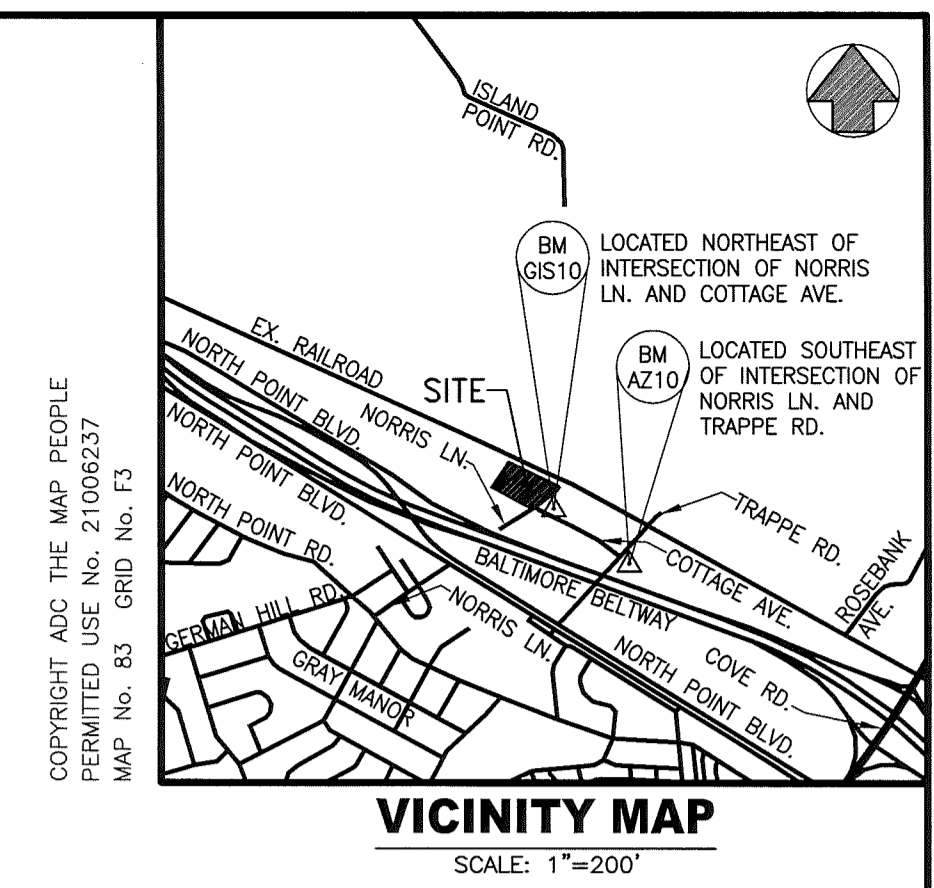
(B) PARKING OF TRUCKS AND LOADING/UNLOADING OF CYLINDERS ON TRUCKS OWNED AND OPERATED BY LESSEE.

(C) TWO 1,000 GALLON TANKS FOR PROPANE STORAGE AND SUPPORTING EQUIPMENT WITH RELATED FILL AREA FOR USE BY LESSEE, AND

(D) OTHER RELATED ACTIVITIES.

GENERAL NOTES

- PROPERTY INFORMATION:
A. PROPERTY ADDRESS: 8130 NORRIS LANE (PARCEL 234) DUNDALK, MD 21222
- SITE AREA: PARCEL 234 = 483,499.87 SF OR 11.10 Ac.±
- ELECTION DISTRICT: 15
D. COUNCILMANIC DISTRICT: 7
F. CENSUS TRACT: 4524
G. TAX MAP: 97
H. TAX ACCOUNT NO.: #8130 - 1700003550
- ZONING: MH-IM (MANUFACTURING, HEAVY)
ML-IM (MANUFACTURING, LIGHT)
- ZONING MAP / GIS TILE NO.: 097A3
- FLOOR AREA RATIO: PERMITTED = 2.0
PROVIDED = 0.04 (20,915 S.F. / 536,045 S.F.)
- EXISTING LAND USE: INDUSTRIAL SITE FOR THE MANUFACTURING OF SPECIALTY GASES, STORAGE FACILITY FOR COMPANY TRUCKS AND GAS CYLINDERS.
- PROPOSED LAND USE: INDUSTRIAL SITE FOR THE MANUFACTURING OF SPECIALTY GASES, STORAGE FACILITY FOR COMPANY TRUCKS AND GAS CYLINDERS.
- MH & ML ZONE SETBACKS:
FROM PROPERTY LINE
FRONT (TO CL OF STREET) 25' 139'
SIDE (STREET) 30' 126'
REAR 30' 688'
- PARKING:
TOTAL REQUIRED: 25 SPACES *
TOTAL PROVIDED: 38 SPACES
*TOTAL REQUIRED IS 1 PARKING SPACE PER EMPLOYEE ON THE LARGEST SHIFT.
- EXISTING BUILDING HEIGHT: 16'-10" (1-STORY)
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN. (F.E.M.A. PANEL NO. 2400100440G)
- THE SITE IS LOCATED IN A ZONE AE REGULATORY FLOODWAY. (F.E.M.A. PANEL NO. 2400100440G)
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ACTIVE ON THIS PROPERTY.
- THERE ARE NO HISTORIC BUILDINGS ON SITE.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS
- SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450, OR A VARIANCE WILL BE REQUESTED.
- THE SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE MAP AREAS.
- TOPOGRAPHIC INFORMATION WAS GENERATED BY BALTIMORE COUNTY GIS TOPOGRAPHY.
- BOUNDARY INFORMATION WAS GENERATED BY BALTIMORE COUNTY GIS TOPOGRAPHY.



BENCHMARKS

GIS-10	N 589,392.66
ELEV. 20.48	E 1,457,955.69
DESCRIPTION: BRASS DISK, NORTH EAST OF WHERE COTTAGE AVENUE MEETS NORRIS LANE. LOCATED IN GRASSY AREA NEXT TO INTERSECTION.	
AZ-10	N 588,890.29
ELEV. 37.05	E 1,458,784.93
DESCRIPTION: BRASS CAP, SOUTH EAST OF WHERE NORRIS LANE MEETS TRAPPE ROAD. LOCATED IN GRASSY AREA ACROSS FROM THE END OF NORRIS LANE.	

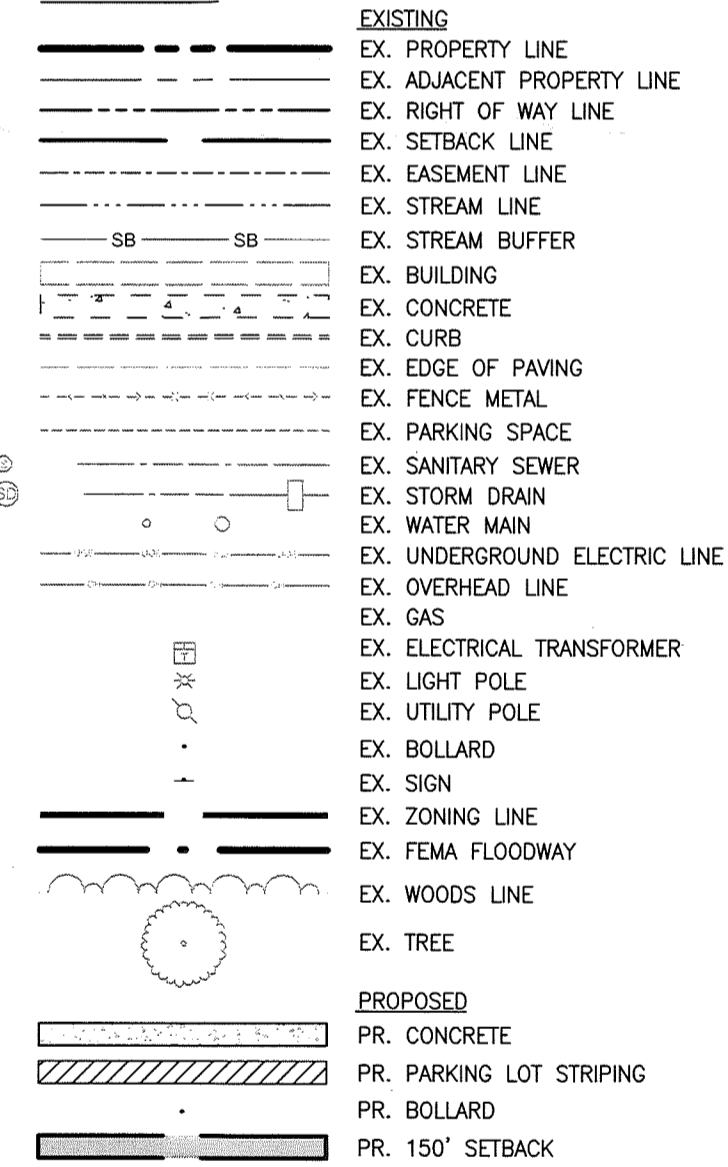
COMMERCIAL PERMIT HISTORY

- #8130 NORRIS LANE PERMIT #B139173 - REMOVE (1) 2,000 GAL. UNDERGROUND WASTE OIL TANK ON REAR OF PROPERTY. REPLACEMENT OF TANK. WILL COMPLY W/ NFPA 30 & COMAR 26.10.01.
- #8130 NORRIS LANE PERMIT #B209305 - REMOVE (1) UNDERGROUND STORAGE TANK. WILL COMPLY W/COMAR 26.10.02 & NFPA 30.
- #8130 NORRIS LANE PERMIT #B468971 - ALTS TO INCLUDE REPLACING TRUCK DOCK EQUIPMENT, DOORS & WALL, 1500 SF. SEPARATE PERMIT REQUIRED FOR ANY OTHER WORK. PLANES WERE WAVED PER SLW.

ZONING HISTORY

CASE NO. 01-353-SPHA: #8130 NORRIS LANE - PETITION FOR SPECIAL HEARING AND VARIANCE TO APPROVE AN EXPANSION TO THE EXISTING CLASS I TRUCKING FACILITY, AND AN AMENDMENT TO THE PREVIOUSLY APPROVED TRUCKING FACILITY PLAN. THE PETITION REQUESTS TO PERMIT A CLASS I TRUCKING FACILITY TO BE LOCATED WITHIN 30 FT. OF A RESIDENTIAL ZONE, IN LIEU OF THE REQUIRED DISTANCE OF 300 FT.

LEGEND

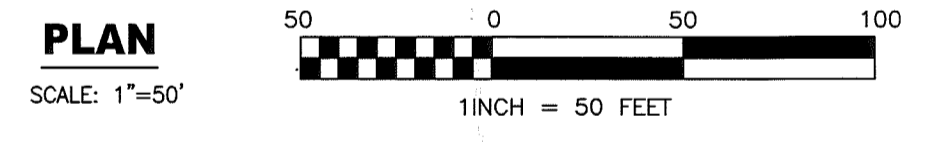


CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	12°44'06"	425.00'	94.46'	N 44°29'36" W	94.27'	47.43'
C-2	01°28'57"	11,409.21	295.22'	S 64°48'23" E	295.22'	147.62'
C-3	89°48'23"	20.64'	32.35'	S 08°55'24" W	29.14'	20.57'

PROPERTY LINE TABLE

LINE NUMBER	BEARINGS AND DISTANCES
L-1	N 54°15'00" W 40.00'
L-2	N 60°00'00" W 40.00'
L-3	N 64°36'00" W 443.08'
L-4	S 23°25'00" W 184.85'
L-5	N 66°35'00" W 461.43'
L-6	N 50°33'18" W 30.34'
L-7	N 52°58'00" E 214.69'
L-8	N 76°56'00" E 82.50'
L-9	N 40°56'00" E 132.00'
L-10	S 66°35'00" E 7.00'
L-11	N 36°54'47" E 162.94'
L-12	S 65°31'52" E 752.33'
L-13	S 55°01'00" W 80.84'
L-14	S 53°55'10" W 333.84'



DEVELOPER/OWNER

AIRGAS, AN AIR LIQUIDE COMPANY
8130 NORRIS LANE
DUNDALK, MARYLAND 21222

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 NO. 38291, EXPIRATION DATE: 01/13/2020

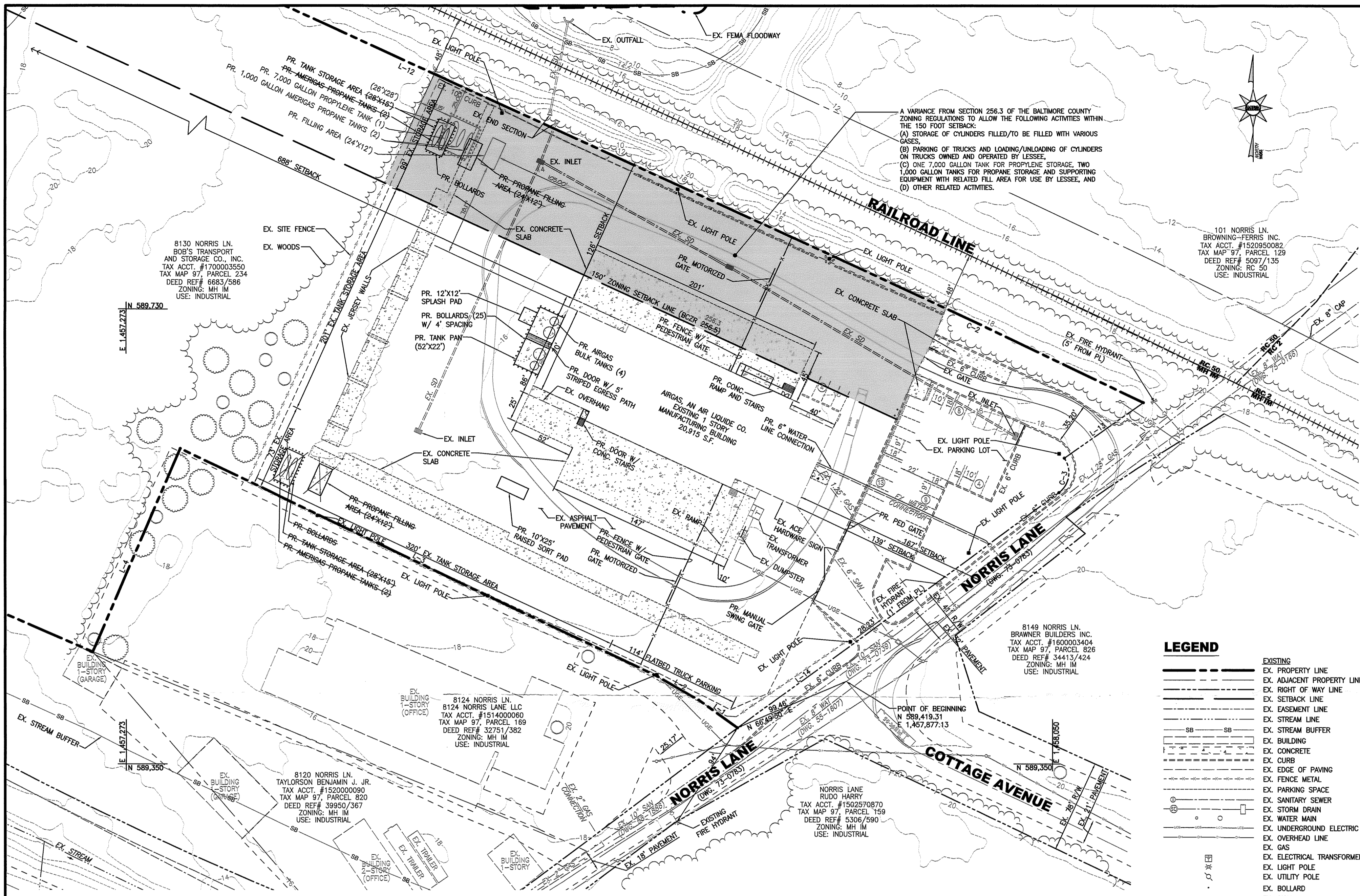
MORRIS & RITCHE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
MRA@GTA.COM
Copyright 2018 Morris & Ritchie Associates, Inc.

AIRGAS, AN AIR LIQUIDE COMPANY
8130 NORRIS LANE

PLAN TO ACCOMPANY
ZONING VARIANCE REQUEST

DATE	REVISIONS	JOB NO.:	20095
		SCALE:	1"=50'
		DATE:	08/21/2018
		DRAWN BY:	MVP
		DESIGN BY:	MVP
		REVIEW BY:	THS
		SHEET:	01 OF 01

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM (MCS): HORIZONTAL NAD 83 (1991) NAVD 83 - VERTICAL



A VARIANCE FROM SECTION 256.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW THE FOLLOWING ACTIVITIES WITHIN THE 150 FOOT SETBACK:

(A) STORAGE OF CYLINDERS FILLED/TO BE FILLED WITH VARIOUS GASES,

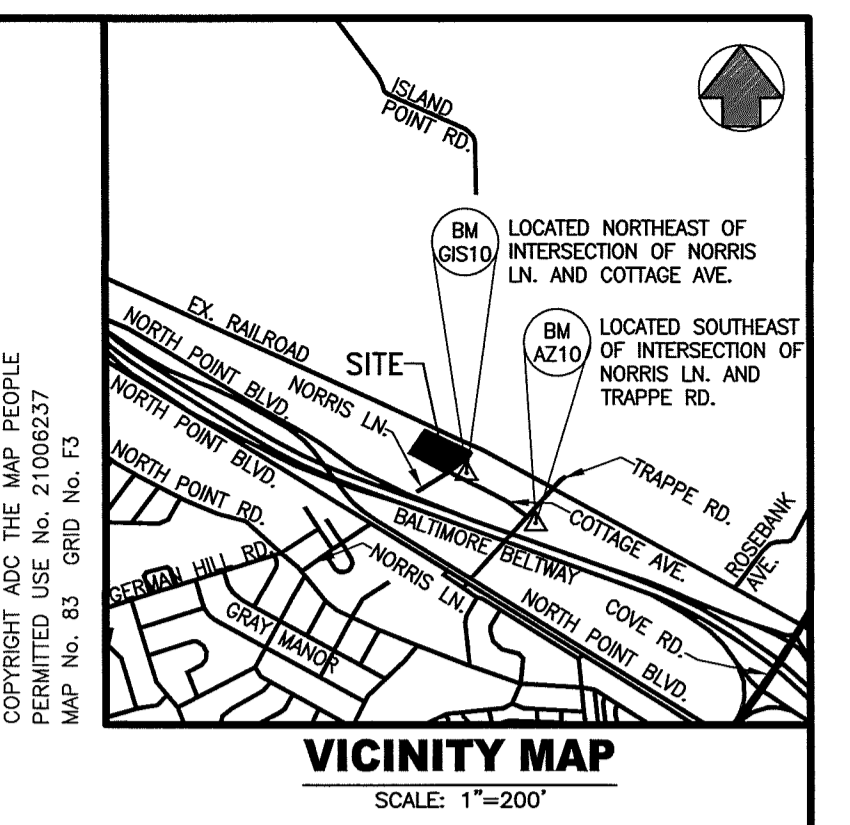
(B) PARKING OF TRUCKS AND LOADING/UNLOADING OF CYLINDERS ON TRUCKS OWNED AND OPERATED BY LESSEES,

(C) ONE 7,000 GALLON TANK FOR PROPYLENE STORAGE, TWO 1,000 GALLON TANKS FOR PROPYLENE STORAGE AND SUPPORTING EQUIPMENT WITH RELATED FILL AREA FOR USE BY LESSEES, AND

(D) OTHER RELATED ACTIVITIES.

GENERAL NOTES

- PROPERTY INFORMATION:
 - A. PROPERTY ADDRESS: 8130 NORRIS LANE (PARCEL 234) DUNDALK, MD 21222
 - B. SITE AREA: PARCEL 234 = 483,499.87 SF OR 11.10 AC ±
 - C. ELECTION DISTRICT: 15
 - D. COUNCILMANIC DISTRICT: 7
 - E. ADC MAP: 83
 - F. GENUSIS TRACT: 4524
 - G. TAX MAP: 97
 - H. TAX ACCOUNT NO.: #8130 - 1700003550
- ZONING: MH-IM (MANUFACTURING, HEAVY) ML-IM (MANUFACTURING, LIGHT)
- ZONING MAP / GIS TILE NO.: 097A3
- FLOOR AREA RATIO: PERMITTED = 2.0 PROVIDED = 0.04 (20,915 S.F. / 536,045 S.F.)
- EXISTING LAND USE: INDUSTRIAL SITE FOR THE MANUFACTURING OF SPECIALTY GASES, STORAGE FACILITY FOR COMPANY TRUCKS AND GAS CYLINDERS.
- PROPOSED LAND USE: INDUSTRIAL SITE FOR THE MANUFACTURING OF SPECIALTY GASES, STORAGE FACILITY FOR COMPANY TRUCKS AND GAS CYLINDERS.



BENCHMARKS

GS-10	N 589,392.66	E 1,457,985.69
ELEV. 20.48		
DESCRIPTION: BRASS DISK, NORTH EAST OF WHERE COTTAGE AVENUE MEETS NORRIS LANE. LOCATED IN GRASSY AREA NEXT TO INTERSECTION.		
AZ-10	N 588,890.29	E 1,458,784.93
ELEV. 37.05		
DESCRIPTION: BRASS CAP, SOUTH EAST OF WHERE NORRIS LANE MEETS TRAPPE ROAD. LOCATED IN GRASSY AREA ACROSS FROM THE END OF NORRIS LANE.		

COMMERCIAL PERMIT HISTORY

- #8130 NORRIS LANE PERMIT #B139173 - REMOVE (1) 2,000 GAL. UNDERGROUND WASTE OIL TANK ON REAR OF PROPERTY. REPLACEMENT OF TANK. WILL COMPLY W/ NFPA 30 & COMAR 26.10.01.
- #8130 NORRIS LANE PERMIT #B209305 - REMOVE (1) UNDERGROUND STORAGE TANK. WILL COMPLY W/COMAR 26.10.02 & NFPA 30.
- #8130 NORRIS LANE PERMIT #B466971 - ALTS TO INCLUDE REPLACING TRUCK DOCK EQUIPMENT, DOORS & WALL, 1500 SF. SEPARATE PERMIT REQUIRED FOR ANY OTHER WORK. PLANES WERE WAIVED PER SW.

ZONING HISTORY

CASE NO. 01-353-SPHA: #8130 NORRIS LANE - PETITION FOR SPECIAL HEARING AND VARIANCE TO APPROVE AN EXPANSION TO THE EXISTING CLASS 1 TRUCKING FACILITY, AND AN AMENDMENT TO THE PREVIOUSLY APPROVED TRUCKING FACILITY PLAN. THE PETITION REQUESTS TO PERMIT A CLASS 1 TRUCKING FACILITY TO BE LOCATED WITHIN 30 FT. OF A RESIDENTIAL ZONE, IN LIEU OF THE REQUIRED DISTANCE OF 300 FT.

LEGEND

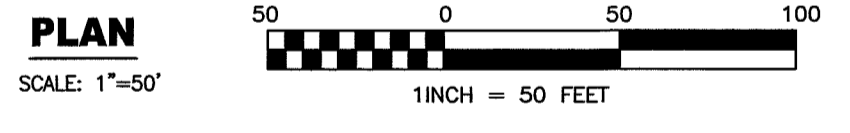
- EXISTING
 - EX. PROPERTY LINE
 - EX. ADJACENT PROPERTY LINE
 - EX. RIGHT OF WAY LINE
 - EX. SETBACK LINE
 - EX. EASEMENT LINE
 - EX. STREAM LINE
 - EX. STREAM BUFFER
 - EX. BUILDING
 - EX. CONCRETE
 - EX. CURB
 - EX. EDGE OF PAVING
 - EX. FENCE METAL
 - EX. PARKING SPACE
 - EX. SANITARY SEWER
 - EX. STORM DRAIN
 - EX. WATER MAIN
 - EX. UNDERGROUND ELECTRIC LINE
 - EX. OVERHEAD LINE
 - EX. GAS
 - EX. ELECTRICAL TRANSFORMER
 - EX. LIGHT POLE
 - EX. UTILITY POLE
 - EX. BOLLARD
 - EX. SIGN
 - EX. ZONING LINE
 - EX. FEMA FLOODWAY
 - EX. WOODS LINE
 - EX. TREE
- PROPOSED
 - PR. CONCRETE
 - PR. PARKING LOT STRIPING
 - PR. BOLLARD
 - PR. 150' SETBACK

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	12°44'06"	425.00'	94.46'	N 44°29'36" W	94.27'	47.43'
C-2	01°28'57"	11,409.21'	295.22'	S 84°48'23" E	295.22'	147.62'
C-3	89°48'23"	20.64'	32.35'	S 08°55'24" W	29.14'	20.57'

PROPERTY LINE TABLE

LINE NUMBER	BEARINGS AND DISTANCES
L-1	N 54°15'00" W 40.00'
L-2	N 60°00'00" W 40.00'
L-3	N 64°36'00" W 443.08'
L-4	S 23°25'00" W 184.85'
L-5	N 66°35'00" W 461.43'
L-6	N 50°33'18" W 30.34'
L-7	N 52°55'00" E 214.68'
L-8	N 76°56'00" E 82.50'
L-9	N 40°56'00" E 132.00'
L-10	S 66°35'00" E 7.00'
L-11	N 36°54'47" E 162.94'
L-12	S 65°31'52" E 752.33'
L-13	S 55°01'00" W 80.84'
L-14	S 53°55'10" W 333.84'



DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM (MCS): HORIZONTAL NAD 83 (1991) NAVD 88 - VERTICAL

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 TOWSON, MARYLAND 21286
 (410) 821-1690
 FAX: (410) 821-1748
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AIRGAS, AN AIR LIQUIDE COMPANY
 8130 NORRIS LANE

PLAN TO ACCOMPANY ZONING VARIANCE REQUEST

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 7TH COUNCILMANIC DISTRICT

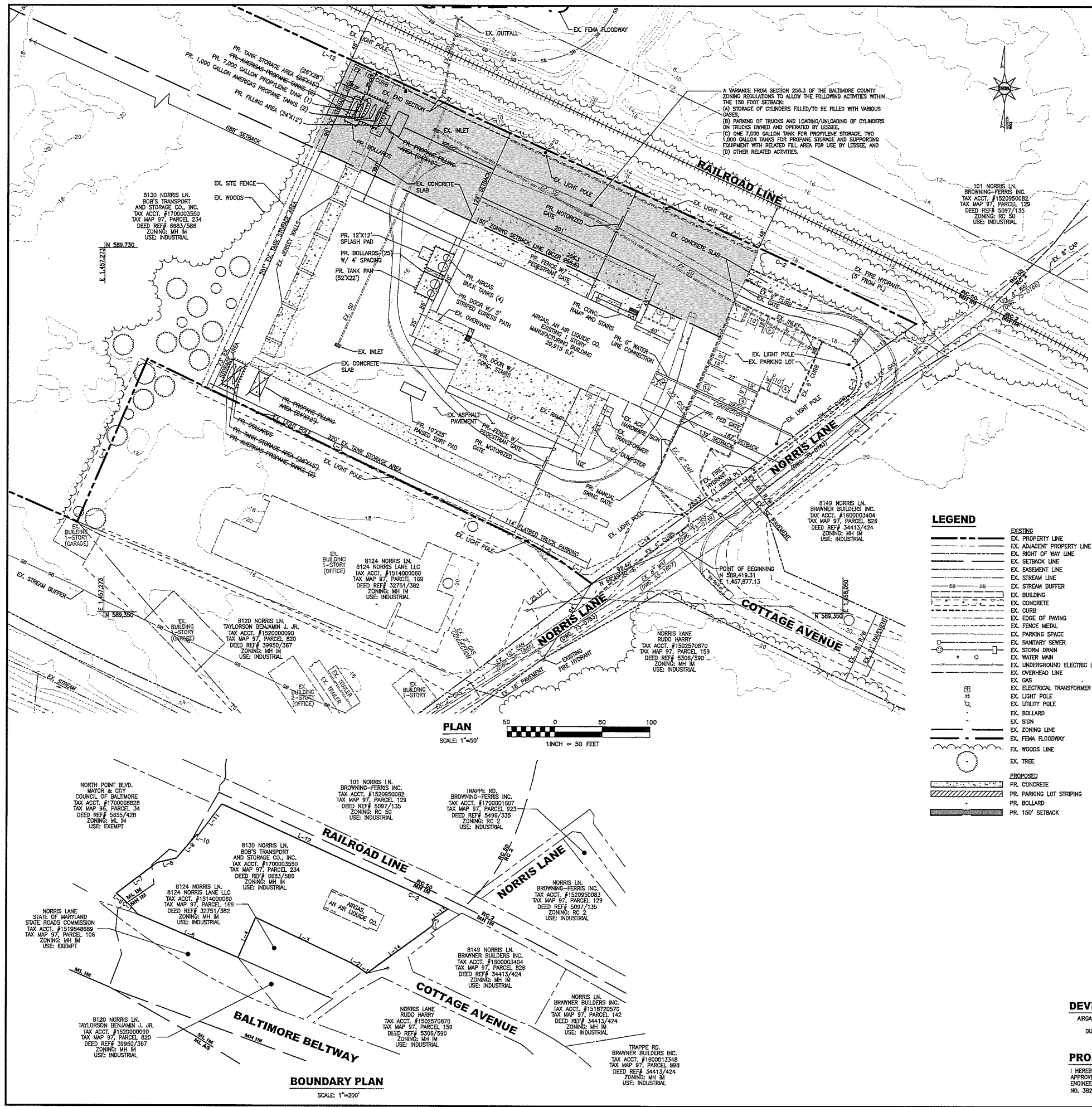
DATE	REVISIONS	JOB NO.:
10/09/2018	CHANGED TANK STORAGE AREAS AND UPDATED VARIANCE CONTENT	20085
11/5/2018	MOVED FILLING AND STORAGE AREA FROM THE SOUTH WEST CORNER TO THE NORTH WEST CORNER. ADDED 1 STORAGE TANK AND INCREASED TANK PAD DIMENSIONS. UPDATED VARIANCE CONTENT. ADDED DIMENSIONS.	SCALE: 1"=50'
		DATE: 10/09/2018
		DRAWN BY: MWP
		DESIGN BY: MWP
		REVIEW BY: THIS
		SHEET: 01 OF 01

DEVELOPER/OWNER

AIRGAS, AN AIR LIQUIDE COMPANY
 8130 NORRIS LANE
 DUNDALK, MARYLAND 21222

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 NO. 38291, EXPIRATION DATE: 01/13/2020



A VARIANCE FROM SECTION 256.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW THE FOLLOWING ACTIVITIES WITHIN THE 150 FOOT SETBACK:

(A) STORAGE OF CYLINDERS FILLED/TO BE FILLED WITH VARIOUS GASES.

(B) PARKING OF TRUCKS AND LOADING/UNLOADING OF CYLINDERS ON TRUCKS OWNED AND OPERATED BY LESSEE.

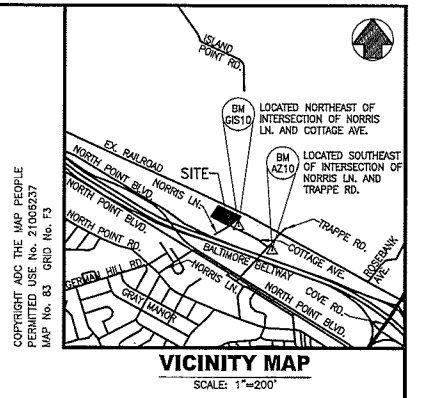
(C) ONE 7,000 GALLON TANK FOR PROPANE STORAGE, TWO 1,000 GALLON TANKS FOR PROPANE STORAGE AND SUPPORTING EQUIPMENT WITH RELATED FILL AREA FOR USE BY LESSEE, AND

(D) OTHER RELATED ACTIVITIES.

GENERAL NOTES

- PROPERTY INFORMATION:
 - A. PROPERTY ADDRESS: 8130 NORRIS LANE (PARCEL 234) DUNDALK, MD 21222
 - B. SITE AREA: PARCEL 234 = 483,499.87 SF OR 11.10 Ac±
 - C. ELECTION DISTRICT: 15
 - D. COUNCILMANIC DISTRICT: 7
 - E. ADD. MAP: 63
 - F. CONUS TRACT: 4524
 - G. TAX MAP: 97
 - H. TAX ACCOUNT NO.: #8130 - 170003350
- ZONING: MH-IM (MANUFACTURING, HEAVY) ML-IM (MANUFACTURING, LIGHT)
- ZONING MAP / GIS TILE NO.: 097A3
- FLOOR AREA RATIO: PERMITTED = 2.0 PROVIDED = 0.04 (20,915 S.F. / 536,045 S.F.)
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- PROPOSED LAND USE: INDUSTRIAL SITE FOR THE MANUFACTURING OF SPECIALTY GASES, STORAGE FACILITY FOR COMPANY TRUCKS AND GAS CYLINDERS.
- MH & ML ZONE SETBACKS:

FROM PROPERTY LINE	REQUIRED	PROVIDED
FRONT	25'	139'
FRONT (TO CL OF STREET)	50'	157'
SIDE (STREET)	30'	125'
REAR	30'	688'
- PARKING:
 - TOTAL PROVIDED: 25 SPACES *
 - TOTAL REQUIRED: 38 SPACES
 - *TOTAL REQUIRED IS 1 PARKING SPACE PER EMPLOYEE ON THE LARGEST SHIFT.
- EXISTING BUILDING HEIGHT: 16'-10" (1-STORY)
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN. (F.E.M.A. PANEL NO. 24001004400)
- THE SITE IS LOCATED IN A ZONE AE REGULATORY FLOODWAY. (F.E.M.A. PANEL NO. 24001004400)
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ACTIVE ON THIS PROPERTY.
- THERE ARE NO HISTORIC BUILDINGS ON SITE.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
- SEWAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450, OR A VARIANCE WILL BE REQUESTED.
- THE SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE MAP AREAS.
- TOPOGRAPHIC INFORMATION WAS GENERATED BY BALTIMORE COUNTY GIS TOPOGRAPHY.
- BOUNDARY INFORMATION WAS GENERATED BY BALTIMORE COUNTY GIS TOPOGRAPHY. A DEED PLOT Mosaic.



BENCHMARKS

OS-10 N 589,392.66
 ELEV. 20.48 E 1,457,955.69
 DESCRIPTION: BRASS DISK, NORTH EAST OF WHERE COTTAGE AVENUE MEETS NORRIS LANE, LOCATED IN GRASSY AREA NEXT TO INTERSECTION.

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 DESCRIPTION: BRASS CAP, SOUTH EAST OF WHERE NORRIS LANE MEETS TRAPPE ROAD, LOCATED IN GRASSY AREA ACROSS FROM THE END OF NORRIS LANE.

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ZONING HISTORY

CASE NO. 01-351-SHA; #8130 NORRIS LANE - PETITION FOR SPECIAL HEARING AND VARIANCE TO APPROVE AN EXPANSION TO THE EXISTING CLASS 1 TRUCKING FACILITY, AND AN AMENDMENT TO THE PREVIOUSLY APPROVED TRUCKING FACILITY PLAN. THE PETITION REQUESTS TO PERMIT A CLASS 1 TRUCKING FACILITY TO BE LOCATED WITHIN 30 FT. OF A RESIDENTIAL ZONE, IN LIEU OF THE REQUIRED DISTANCE OF 300 FT.

LEGEND

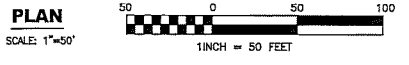
- EXISTING**
- EX. PROPERTY LINE
 - EX. ADJACENT PROPERTY LINE
 - EX. RIGHT OF WAY LINE
 - EX. SETBACK LINE
 - EX. EASEMENT LINE
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 - EX. WOODS LINE
 - EX. TREE
- PROPOSED**
- PR. CONCRETE
 - PR. PARKING LOT STRIPING
 - PR. BOLLARD
 - PR. 150' SETBACK

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L-6	N 50°33'18" W 39.24'
L-7	N 52°59'00" E 214.69'
L-8	N 76°58'00" E 82.50'
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L-10	S 06°35'00" E 7.00'
L-11	N 38°54'47" E 162.94'
L-12	S 85°31'52" E 752.33'
L-13	S 55°01'00" W 80.84'
L-14	S 53°55'10" W 333.84'



BOUNDARY PLAN

SCALE: 1"=200'

DEVELOPER/OWNER

AIRGAS, AN AIR LIQUIDE COMPANY
 8130 NORRIS LANE
 DUNDALK, MARYLAND 21222

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 NO. 38291, EXPIRATION DATE: 01/13/2020



MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 1220-C EAST JOPPA ROAD, SUITE 505
 TOWSON, MARYLAND 21286
 (410) 821-1690
 FAX: (410) 821-1748
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AIRGAS, AN AIR LIQUIDE COMPANY
 8130 NORRIS LANE

PLAN TO ACCOMPANY ZONING VARIANCE REQUEST

DATE	REVISIONS	JOB NO.:	SCALE:
10/09/2018	CHANGED TANK STORAGE AREAS AND UPDATED VARIANCE CONTENT	20085	1"=50'
11/5/2018	MOVED FILLING AND STORAGE AREA FROM THE SOUTH WEST CORNER TO THE NORTH WEST CORNER, ADDED 1 STORAGE TANK AND INCREASED TANK PAD DIMENSIONS. UPDATED VARIANCE CONTENT. ADDED DIMENSIONS.		DATE: 10/09/2018
			DRAWN BY: MWP
			DESIGN BY: MWP
			THIS
			SHEET: 01 OF 01

PLANNING AND DESIGN SERVICES, INC. 11/07/2018 6:43:05 AM 1:100901
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ML IM

RC 50

RC 2

MH IM

ML AS

BR

BR AS

BR

ML AS

DR 5.5

RO

BL AS

BM

BL

BR

ML IM

RC 2

BL C&G

RO

BR AS

BL AS

DR 10.5

76.492 59.286 Degree

BL AS

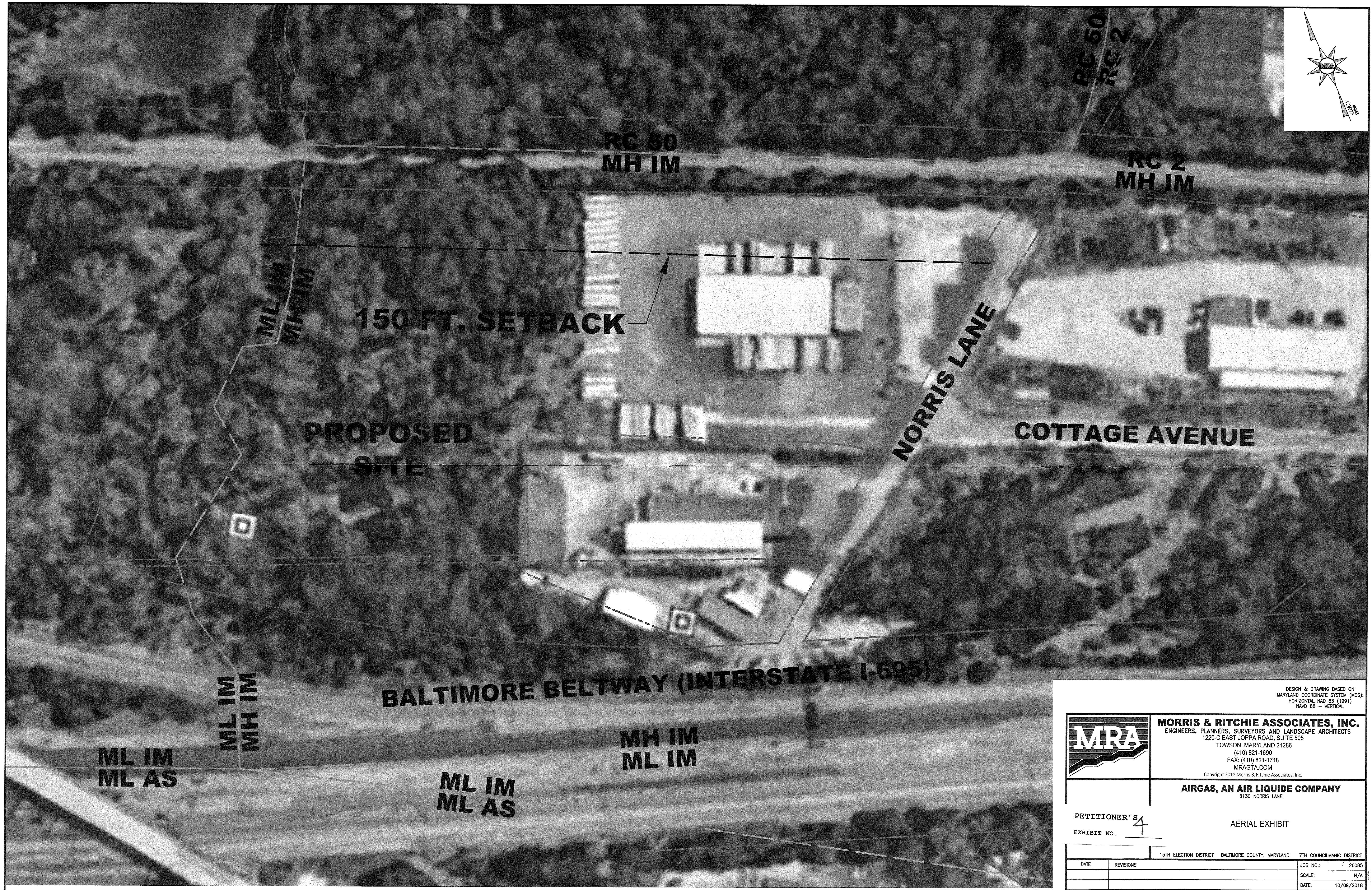
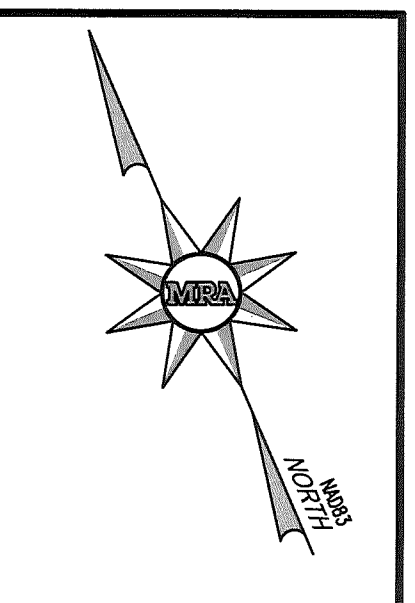




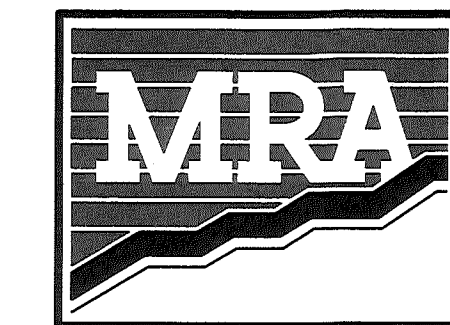








DESIGN & DRAWING BASED ON
 MARYLAND COORDINATE SYSTEM (MCS):
 HORIZONTAL NAD 83 (1991)
 NAVD 88 - VERTICAL



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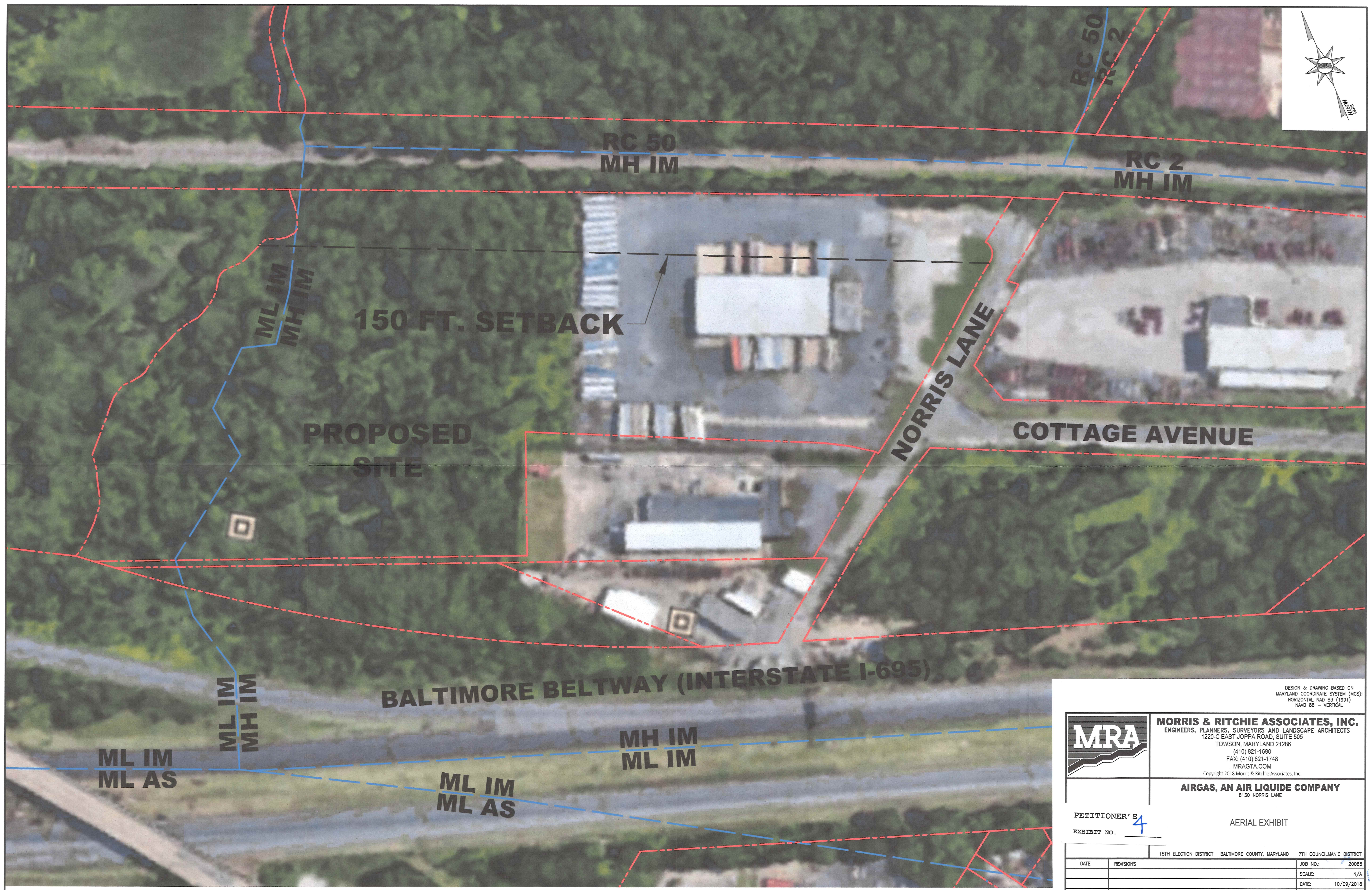
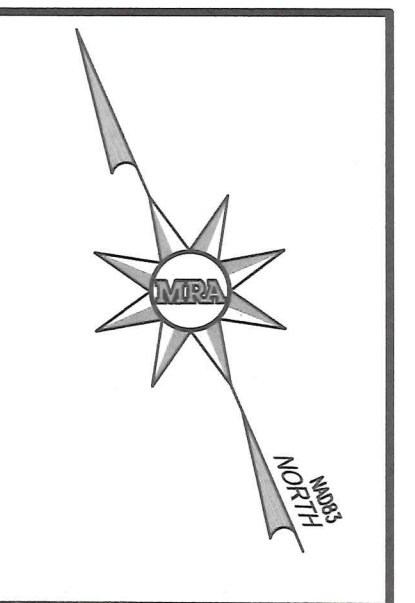
AIRGAS, AN AIR LIQUIDE COMPANY
 8130 NORRIS LANE

PETITIONER'S
 EXHIBIT NO. 4

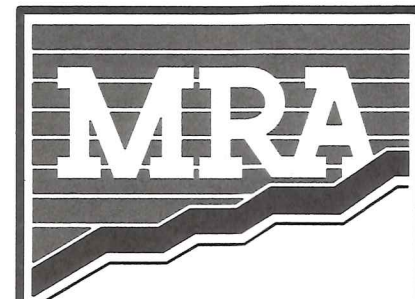
AERIAL EXHIBIT

15TH ELECTION DISTRICT		BALTIMORE COUNTY, MARYLAND	7TH COUNCILMANIC DISTRICT
DATE	REVISIONS	JOB NO.:	20085
		SCALE:	N/A
		DATE:	10/09/2018
		DRAWN BY:	MVP
		DESIGN BY:	MVP
		REVIEW BY:	THS
		SHEET:	01 OF 01

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NAVD 88 - VERTICAL



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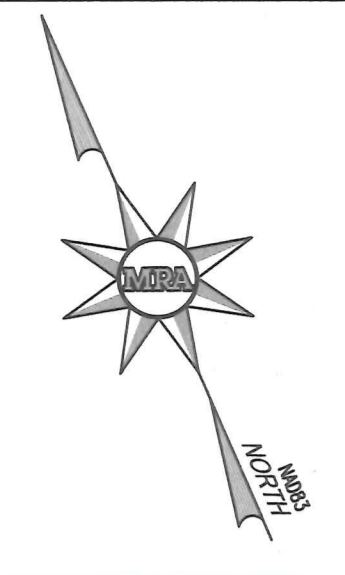
AIRGAS, AN AIR LIQUIDE COMPANY
8130 NORRIS LANE

PETITIONER'S
EXHIBIT NO. 4

AERIAL EXHIBIT

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND		7TH COUNCILMANIC DISTRICT
DATE	REVISIONS	JOB NO.: 20085
		SCALE: N/A
		DATE: 10/09/2018
		DRAWN BY: MVP
		DESIGN BY: MVP
		REVIEW BY: THS
		SHEET: 01 OF 01

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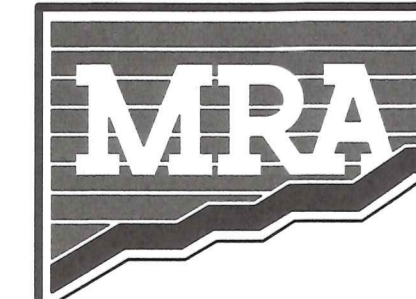
PROPOSED SITE

RESIDENTIAL DWELLING

818'

PETITIONER'S
EXHIBIT NO. 5

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM (MCS):
HORIZONTAL NAD 83 (1991)
NAVD 88 - VERTICAL



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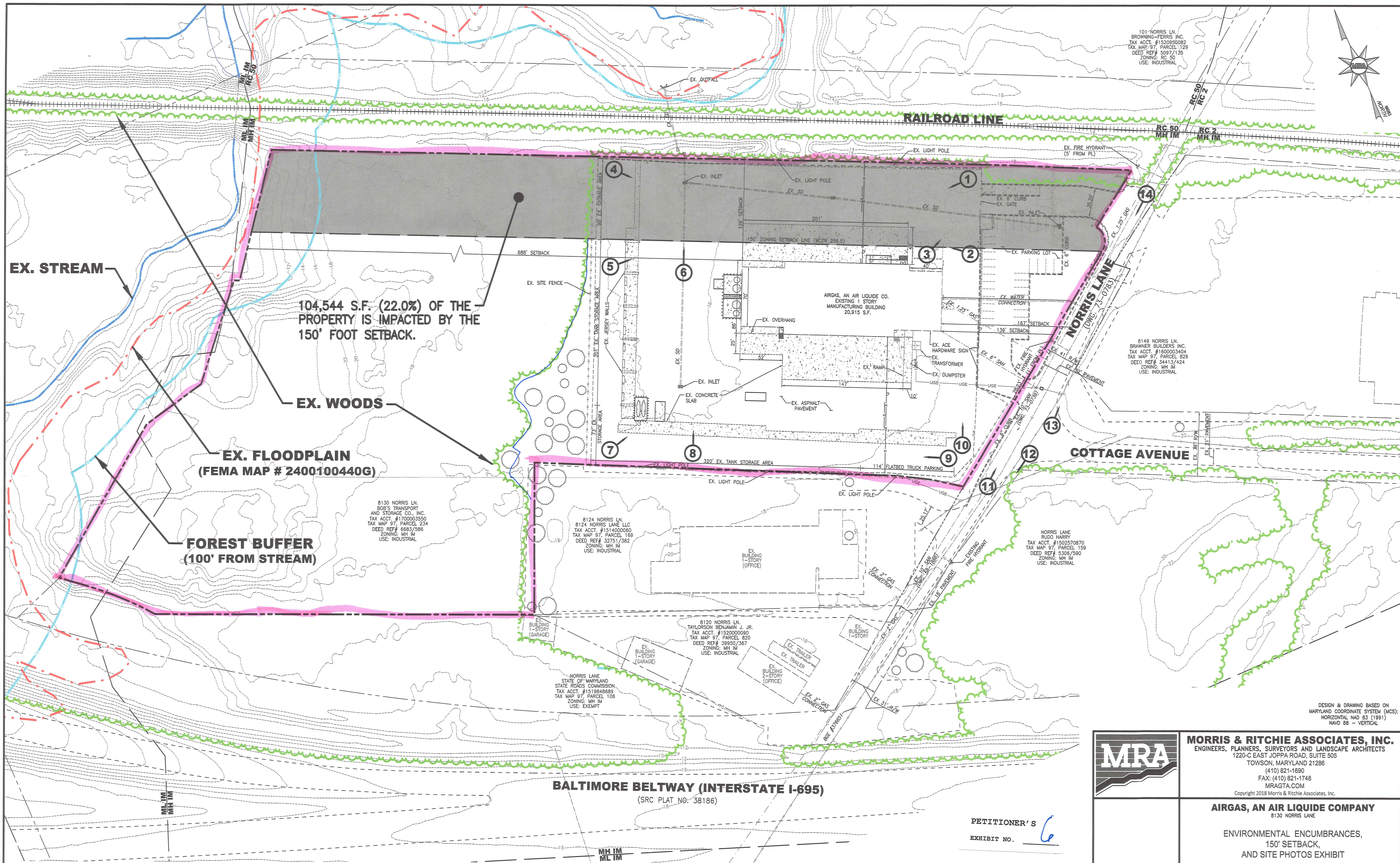
AIRGAS, AN AIR LIQUIDE COMPANY
8130 MORRIS LANE

DISTANCE TO CLOSEST
RESIDENTIAL DWELLING EXHIBIT

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 7TH COUNCILMANIC DISTRICT

DATE	REVISIONS	JOB NO.:	20085
		SCALE:	N/A
		DATE:	10/09/2018
		DRAWN BY:	MVP
		DESIGN BY:	MVP
		REVIEW BY:	THS
		SHEET:	01 OF 01

CV20085-00085-EXHIBIT #4.dwg, 10/09/2018 11:46:14 AM, 1:1.
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EX. STREAM

104,544 S.F. (22.0%) OF THE PROPERTY IS IMPACTED BY THE 150' FOOT SETBACK.

EX. WOODS

EX. FLOODPLAIN (FEMA MAP # 2400100440G)

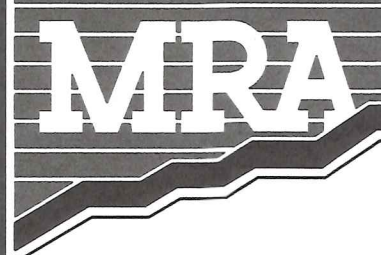
FOREST BUFFER (100' FROM STREAM)

BALTIMORE BELTWAY (INTERSTATE I-695)
(SRC PLAT No. 38186)

PETITIONER'S EXHIBIT NO. 6

LOCATION	AREA (ACRES)	% OF PROPERTY
SITE	11.10	N/A
FOREST BUFFER	0.30	3.0
150' SETBACK	2.40	22.0
WOODED AREA	5.75	52.0

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM (MCS): HORIZONTAL NAD 83 (1991) NAVD 88 - VERTICAL



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8130 NORRIS LANE

ENVIRONMENTAL ENCUMBRANCES,
150' SETBACK,
AND SITE PHOTOS EXHIBIT

DATE	REVISIONS	JOB NO.:	SCALE:
		20085	N/A
			DATE: 10/09/2018
			DRAWN BY: MVP
			DESIGN BY: MVP
			REVIEW BY: THS
			SHEET: 01 OF 01

P:\2018\10\09\2018_10\09\2018_430359.Plan 1 of 1
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