



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY

August 2, 2023

Timothy Kotroco, Esquire – tkotroco@gmail.com
Matt Kotroco, Esquire – mattkotroco@gmail.com
305 Washington Avenue
Suite 502
Towson, Maryland 21204

RE: Petition for Special Exception
Case No. 2022-0094-X
Property: 14313 Hanover Pike

Dear Counsel:

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

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink that reads "Paul M. Mayhew". The signature is written in a cursive style with a large, stylized "P" and "M".

PAUL M. MAYHEW
Administrative Law Judge
for Baltimore County

PMM:dlm
Enclosure

c: *Continued to next page*

Eshel Weizman – eswwoodservice@gmail.com
Richard Matz – dmatz@cmengineers.com
Mark Keeley – mkeeley@traffic-concepts.com
Paul Merritt – x14100@aol.com
Patricia Fallon – hanoverprf@comcast.net
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P. Gordon - pgordonmaynard@yahoo.com
Mike Ruby - mildmanneredcomm@aol.com

IN RE: PETITION FOR SPECIAL EXCEPTION*	BEFORE THE
(14313 Hanover Pike)	
4 th Election District	*
4 th Council District	
Eshel Weizman	*
<i>Legal Owner</i>	
	*
	FOR BALTIMORE COUNTY
Petitioner	*
	Case No. 2022-0094-X
* * * * *	* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Exception filed on behalf of Eshel Weizman, legal owner (“Petitioner”). The Special Exception petition was filed per the Baltimore County Zoning Regulation (“BCZR”) § 1A01.2(C)(31)(G), to approve a firewood operation in an RC 2 zone.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Zoning Advisory Committee (“ZAC”) comments were received from the State Highway Administration (“SHA”), Department of Plan (“DOP”), the Department of Plans Review (“DPR”), and the Department of Environmental Protection and Sustainability (“DEPS”). These agencies did not oppose the requested relief, subject to proposed conditions, which will be incorporated into the Order.

Eshel Weizman attended the hearing in support of the Petition and was represented by Timothy Kotroco, Esquire and Matthew Kotroco, Esquire. Also attending were Richard Matz, PE, with Colbert Matz Rosenfelt, who prepared the site plan and amended site plan which were marked and accepted into evidence as Petitioner’s Exhibits 1A and 1C, respectively. Mark Keeley, a traffic engineer with Traffic Concepts, Inc. also attended. Attending from the community were: Paul Merritt, VP, and Patricia Fallon, Secretary, of the Hanover Road Association, Inc. (“HRA”),

Debbie Nuebeck, Samuel Elseroad, and Linda Taliaferro. Several letters in opposition were received prior to the hearing and have been placed in the file. These letters echoed the same primary concerns as those raised by the community at the hearing; namely: noise, air quality, and traffic safety.

RECORD EVIDENCE

The property in question is zoned RC 2. It is located on the east side of Hanover Pike (Rte. 30) just north of its intersection with Mt. Gilead Road. The site consists of two parcels of just over 4 acres each for a total square footage of 354, 915 sq. ft. or 8.148 acres. Mr. Kotroco submitted 17 exhibits as well as the two expert witnesses noted above. The petitioner, Eshel Weizman, testified first. He explained that he has been in the wholesale firewood business for over four years. He is currently operating the business on a portion of his family's farm in Woodstock. Two years ago, with the intention of branching out on his own, he purchased the subject property. At that time it had been vacant for approximately ten years. It was last used as an adult assisted living facility. He identified a series of photos of the site that were admitted as Petitioner's Exhibits 3 thru 7. He testified that there is a dilapidated structure and macadam parking lot on the front parcel. As detailed on the site plan these structures will be razed and he and his wife plan to build a dwelling on this front parcel. The parking lot will be replaced by lawn and landscaping. The back parcel is where Mr. Weizman proposes to operate the firewood processing operations. He explained that he and Mr. Kotroco have worked with the neighbors and the relevant county agencies to modify the original site plan in various respects, including reducing the special exception area and moving it farther away from the dwellings to the south (Ms. Maisenhalder's and Mrs. Neubeck's). He and Mr. Matz also explained that, per DOP's recommendation, they will provide a 100 ft. wide

landscape buffer along the southern and eastern property line to limit any noise or visual impacts of the firewood operations. The modified site plan (Exh. 1C) shows these amendments.

Mr. Weizman then described his operation in some detail. He has several pieces of specialized equipment he uses to move and cut the logs. He has a tractor-trailer he uses to haul logs to the site. He explained that during the peak of firewood season the log cutting equipment runs no more than four hours a day because he can cut three to four cords of firewood per hour. He noted that in the offseason he will seldom be running this equipment because there is no firewood demand (for example, he noted that as of the hearing date he had not cut firewood in over a month at his current location). He estimated that on average he will make one or two trips in and out of the site with the tractor-trailer. He further explained that the firewood cutting equipment will be housed inside a 50' by 50' metal pole barn that will be thoroughly insulated with blown "R 40" sound insulation. (a sample elevation of the proposed structure was admitted as Petitioner's Exhibit 8). The logs will be fed onto the log cutting equipment through a crack in the barn-style doors and the cut firewood will exit the building on a conveyor belt through a 3' by 4' opening in the back of the pole barn. The noise of the operations will thereby be greatly reduced, as will any airborne sawdust.

In response to questions from Ms. Fallon he explained that before he purchases logs, he carefully inspects them to ensure that they are not diseased or infested with bugs. He does so for the simple reason that he cannot sell firewood that is diseased or infested because nobody wants to buy it. Beyond that, he explained that he is a naturalist and a hunter. He therefore has deep respect for the forest environment and he certainly doesn't want to damage the trees on his or surrounding properties. In any event, he agreed to build masonry storage bins for all logs and firewood at the site so as to prevent bug migration. He also explained that he anticipates very

minimal retail firewood sales from the site, only the occasional customer that sees their sign. Finally, he explained that he and his wife have invested everything in this business and this site, and that they intend to live there and be good neighbors for years to come.

Dick Matz testified next. He was accepted as an expert in engineering and in the Baltimore County zoning and development regulations. He explained the amended site plan in detail, including the numerous amendments that had been made for the protection of the surrounding property owners. With specific regard to the expected noise levels of the firewood operations he testified that he conducted decibel level tests at the site. He noted that the average tractor-trailer passing the site on Rte. 30 generates over 65 decibels (“db”). He then identified Petitioner’s Exhibit 1D as a decibel level chart he created at the site using Mr. Weizman’s actual equipment. The equipment was operated in an open field at the northeast corner of the existing building. Using a hand-held decibel meter Mr. Matz explained that during the operation of the equipment he recorded decibel levels of between 55-64 db at the edge of the Taliaferro’s property to the north; Rte. 30 to the east, and the site boundary to the south. He further explained that pursuant to state regulations (COMAR Sec. 26.02.03.02.B) the daytime noise limits are 67 db for commercial operations and 65 db for residential areas. Therefore, even in the open-air Mr. Weizman’s firewood operations did not exceed those levels. Further, he explained that agricultural operations are exempt from these noise restrictions under COMAR, and that under the BCZR, firewood operations are defined as agricultural. Finally, he pointed out that the actual log cutting will be done inside a sound-insulated building which will greatly diminish the noise levels.

Mr. Matz also identified and discussed the concept storm water management (SWM) plan (Petitioner’s Exh. 1(I), which will have to be approved by DEPS prior to the issuance of building permits. He explained that under state and county regulations all of the storm water run-off from

the site, as well as all oil and other operational waste liquids, will have to be captured in order to protect surrounding properties. He noted that concept SWM plans are usually not even submitted at this stage of the development process but that he had done so in this case in response to the ZAC comments by DEPS. He reiterated that building permits will not be issued unless and until DEPS approves the final SWM plan, and all the forest conservation regulations are met. He also explained that, as depicted on the amended site plan, a 100 ft. landscape buffer of “Green Giants” and Leyland Cypress trees will be planted along the entire south property line and the portion of the east property line up to where it meets existing mature forest. He explained that this buffer in and of itself satisfies BCZR § 404.9 which requires firewood operations to be a minimum of 100 ft. from adjacent properties.

Mr. Matz also explained that he used a measuring wheel to measure the sight distance to the north and south of the existing driveway at the site. Those distances were 560 ft. to the north and 800 ft. to the south along Hanover Pike.

Finally, Mr. Matz testified that in his expert opinion the proposed firewood operation at this site complies with all the requirements of BCZR § 502.1, as well as with the common law requirements for a special exception. He acknowledged that there will be certain impacts from the operation but that these types of impacts are expected in the RC 2 zone. He identified Petitioner’s Exhibit 1(F) as a copy of BCZR § 1A01.5, which is captioned “Inconveniences arising from agricultural operations.” This regulation puts residents of the RC 2 zones on notice that they should expect to live with the inconveniences and disturbances associated with agricultural uses. Mr. Matz further noted that “firewood operations” are specifically identified in the regulations as an agricultural support use.

Mr. Keeley testified next. He was accepted as an expert in traffic engineering. The Traffic Study he did for this section of Hanover Pike was admitted as Petitioner's Exhibit 17. Included in that exhibit is a 2019 traffic volume study done by the State Highway Administration (SHA) for the intersection of Hanover Pike and Mt. Gilead Road. The study shows that the average weekday traffic volume at that intersection was 17,712 vehicles; with cars, pickups, and motorcycles making up 92% of the vehicles and a mix of heavier multi-axle trucks making up the other 8%. Fifty percent of this volume occurred during the morning and evening rush hours. He explained that on July 10, 2023 he used a hand-held radar detector and performed a spot speed check at 10 a.m. for northbound and southbound Hanover Pike in front of the subject site. The posted speed limit is 50 m.p.h. there and he recorded an average speed of 49 m.p.h. in both the northbound and southbound lanes. Using a laser he also verified the sight distance measurements that Mr. Matz had previously done. He testified that these sight distances are more than is required by the American Association of State Highway Transportation Officials ("AASHTO") Manual. He also explained that because Rte. 30 is a state highway the SHA will require the petitioner to obtain an access point permit, which will entail petitioner submitting engineer-sealed plans for the proposed driveway location and design, and that the SHA will not issue this permit unless all SHA safety standards are met.

Mr. Keeley further explained that this proposed firewood operation will generate substantially less traffic than the prior uses at the site and that the traffic volume from this site will have negligible impact on the existing 17,000 plus trips a day on Hanover Pike. He further explained that the location of this proposed firewood operation directly on an arterial road such as Hanover Pike is preferable to it being located on a rural secondary road because the tractor-trailer would in that instance have to travel undersized rural roads to reach an arterial road.

Ms. Fallon then testified on behalf of the Hanover Road Association, Inc. (“HRA”). She reiterated the numerous concerns raised in a June 12, 2023 letter that was submitted by HRA, including noise, site size, proximity to existing residences, storm water management, bug infested logs, and traffic safety. She stated that she had been informed by one of the county agencies – she believes DOP- that this site would be the smallest ever approved in the county for a firewood operation. However, she did not submit any zoning Orders or case numbers to substantiate this claim. Ms. Neubeck also testified in opposition and voiced these same concerns. She has lived adjacent to this site for several decades and is worried that this proposed use will have a substantial impact on her quality of life. Ms. Taliaferro also briefly testified. She explained that she and her husband are building their “dream home” north of this site on Hanover Pike and that she too is concerned about noise and air quality as well as her property value. As noted above, several other letters of opposition were filed and they raise these same concerns.

SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the Supreme Court of Maryland discussed the nature of the evidentiary presumption in special exception cases. The Court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use. In *Montgomery County v. Butler*, 417 Md. 271, 293–94 (2010), the Supreme Court of Maryland explained that “[a] special exception use in a zoning ordinance recognizes that the legislative body of a representative government has made a policy decision for all of the inhabitants of the particular

governmental jurisdiction, that the exception or use is desirable and necessary in its zoning planning....” citing, *Mossburg v. Montgomery County*, 107 Md.App. 1, 7–8 (1995).

Based on this established law and the record evidence in this case, I find that the special exception should be granted. First, I note that that this site is in an RC 2 zone, which is specifically intended “to foster conditions favorable to a continued agricultural use of the productive agricultural areas of Baltimore County.” BCZR § 1A01.1.B. The County Council has approved of thirty-one (31) different special exception uses in the RC 2 zone, including uses as diverse and intensive as airports, animal boarding places, shooting ranges, sanitary landfills, sludge disposal facilities and cell towers. Moreover, several uses, including slaughterhouses and firewood operations are specifically permitted as “agricultural-support principal commercial uses.” In short, much more intense uses could be located at this site than the proposed firewood operation. And BCZR §1A01.2.C provides that special exceptions in the RC 2 zone are appropriate when “the hearing authority finds that the use would support the primary agricultural use in its vicinity and would not itself be situated on land more appropriately used for primary agricultural uses.”

Firewood Operations are defined as follows in the zoning regulations:

FIREWOOD OPERATION — The business of processing wood so that it can be marketed and burned as fuel. Such operations include, but are not limited to, harvesting, transporting, yarding, seasoning, marketing, shipping and receiving of logs and firewood. A farm which limits the processing and marketing of firewood to owner-produced forestry resources shall not be considered a firewood operation. [Bill No. 34-2009]

In this case Petitioner’s expert, Mr. Matz, testified that the subject site is *not* more suitable for primary agricultural use given its topography, size, and the fact that its ingress and egress are directly on Hanover Pike. This conclusion is further buttressed by the fact that the site has been vacant for the last ten years and has not been leased for agricultural purposes. I believe that this

firewood operation will support the agricultural as well as rural residential uses in the area and that it is therefore within the legislative intent of the RC 2 zone.

Therefore, the only remaining question is whether this landscaping business “at the particular location proposed would have any adverse effects above and beyond those inherently associated with such a special exception use irrespective of its location within the zone.” *Schultz, supra*, 291 Md. at 22-23. Mr. Matz testified that in his expert opinion, with the safeguards that are proposed on the amended site plan, this location would not create adverse impacts greater than those inherent in the operation of a firewood operation anywhere else.

I certainly understand the concerns raised by the community and especially the immediate neighbors. One of the primary concerns is the noise that the firewood cutting could generate, given the relatively small size of the lot. However, the County Council did not place any minimum lot size requirements for firewood operations in the regulations and I am not at liberty to impose an arbitrary minimum. Obviously, the larger the site the larger the potential distance between the firewood operation and adjacent dwellings. However, the petitioner has gone to great lengths to minimize the noise levels of the operation by placing the saws and splitters within a structure with state-of-the-art sound insulation. In addition, he will be required to plant and maintain a 100 ft. landscape buffer to further shield the adjacent neighbors from noise and any other adverse impacts of the operation. These improvements are among the many express conditions contained in this Order that will minimize any adverse impacts of this firewood operation. Further, BCZR § 1A01.5, captioned “Inconveniences arising from agricultural operations,” contains the following notice to prospective residents in RC 2 zones:

Any dwelling, business or use in or near an R.C.2 Zone may be subject to inconveniences or discomforts arising from agricultural operations, including but not limited to noise, odors, fumes, dust, the operations of machinery of any kind during any 24-hour period (including aircraft), the storage and disposal of manure

and the application, by spraying or otherwise, of chemical fertilizers, soil amendments, herbicides and pesticides.

Thus, residents of an RC 2 zone are on notice that they may be exposed to many different disturbances that they would not be exposed to in most other residential zones.

In sum, based on the record evidence, including the testimony and exhibits, I find that the special exception relief should be granted.

THEREFORE, IT IS ORDERED this 2nd day of **August, 2023**, by this Administrative Law Judge, that the Petition for Special Exception pursuant to Baltimore County Zoning Regulations (BZCR) 1A01.2(C)(31)(G), to approve a firewood operation is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
- Petitioner must comply with the SHA, DPR, DEPS & DOP ZAC comments; copies of which are attached hereto and made a part hereof.
- The hours of operation shall be from 8 a.m. to 4 p.m. Monday thru Saturday.
- The firewood cutting, splitting, moving and stacking equipment shall not operate more than 4 hours on any day.
- The firewood cutting, and splitting equipment shall be contained within a structure such as that depicted in Petitioner's Exhibit 8 (which shall be no greater than 50' by 50') that shall be fully sound insulated with R-40 or greater blown insulation.
- The driveway and special exception area shall be constructed of durable and dustless materials.
- The existing structure and parking lot shall be razed and the parking lot replaced with lawn or other vegetation.
- A 100 ft. evergreen landscape buffer shall be planted and maintained as depicted on the amended site plan and shall consist of a minimum of 150 trees such as "Green

Giants” and Leyland Cypress.

- There shall be no expansion of the current number of vehicles or log-cutting and splitting and moving equipment, i.e., the machinery and equipment depicted in Petitioner’s Exhibits 9-13. That equipment and those vehicles may be replaced on an equivalent one for one basis in the future.
- All raw logs and cut and split firewood will be stored within masonry structures at least 3 ft. high.
- A lighting plan shall be submitted for approval and only motion detecting lighting will be permitted in the special exception area so that adjacent property owners are not subjected to light pollution.

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

A handwritten signature in black ink, appearing to read "Paul M. Mayhew". The signature is fluid and cursive, with the first name "Paul" being the most prominent.

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
James F. Ports, Jr.
Secretary
Tim Smith, P.E.
Administrator

July 17, 2022

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

Dear Ms. Lewis:

We have reviewed the Special Exception Plan located at 14313 Hanover Pike in Baltimore County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the submitted plan for the project listed below and is pleased to respond:

14313 Hanover Pike
Baltimore Co 2022-0094-X
MD 30

MDOT SHA requests that the following comments be addressed prior to final approval of plans:

1. MDOT SHA requires this site to comply with one standard commercial entrance. Therefore, one of the existing entrances should be closed and or combined to create one commercial entrance. The new entrance must meet all commercial entrance requirements per MDOT SHA Access Management Manual.
2. A sight distance evaluation shall be required when roadway improvements plans are submitted.
3. Please clarify the disposition of the right-of-way that is labeled as "80' Right-of-Way SHA Plat 8910. If the right-of-way is not cleared, a dedication will be required. MDOT SHA requires that any right-of-way or easement donation (dedication) be platted to MDOT SHA standards. Go to: <https://roads.maryland.gov/mdotsha/pages/Index.aspx?PageId=106> then follow the link to Developer Donation Plat Standards. Please contact Mr. Robert Hammond Bey, Chief, Records & Research Section, Office of Real Estate: 410-545-0358 RHammondbey@mdot.maryland.gov for existing right-of-way information. Note that any plats produced for the MDOT SHA shall be on NAD83/91 datum. Please contact Mr. Erik Donald of the Plats & Surveys Division (PSD): 410-545-8976 EDonald@mdot.maryland.gov for SHA-GPS control location and information. All plats must be submitted for review, checking and final issuance. **All subdivision plats that will be showing donated area must be approved by PSD prior to recordation at the County level.**

Again, utilize the Salesforce link as previously mentioned to submit your plat. Please utilize the above SHA tracking number when making this submission. Subsequent plat submissions shall be made directly to the Plats and Surveys Division. Please contact Mr. Matthew Bloedorn PLS, Assistant Division Chief, Plats & Surveys Division (PSD): 410-545-8916

Ms. Kristen Lewis

July 17, 2022

MBloedorn@mdot.maryland.gov for additional information about the Donation Plat review process. Additionally, contact Mr. Robertallen Webb, Chief, District 4 Right-of-Way: 410-229-2401 RWebb@mdot.maryland.gov for information about the Donation Deed requirements and procedures. **The deed, description, plat, and appropriate title documentation must be approved by the MDOT SHA, and evidence of the deed recordation shall be provided prior to the issuance of the Access Permit.**

4. The existing stone walls will need to be removed from the 80' Right-of-Way. The roadside grading at the entrance after wall removal should comply with a design speed of 60 mph using the AASHTO Roadside Design Guide cited within MDOT SHA Access Management Manual Section 5.2.1 reference no. 3.
5. This plan shows the property line to the center of the roadway. If an existing 80' right of way exist, then the property line should end at the right of way line.
6. An access permit will be required for this site. Upon approval of this plan, the applicant will need to submit access permit plans for review and approval to include but not be limited to the following:

All MDOT SHA Policies, Standards and Specifications must be followed when preparing the above plan submittal including but not limited to the following documents:

MDOT SHA Access Manual

MDOT SHA Business Standards and Specifications

MDOT SHA Bicycle Policy and Design Guidelines

The Access Management Plan Review Checklist must be utilized in drafting the MDOT SHA Improvement Plans. Please include a copy of the completed checklist when making this submittal. All of these documents along with additional guidance can be found on our web site at www.roads.maryland.gov under Business Center.

To initiate the plan review cycle toward the issuance of the access permit the design engineer must make an electronic submittal using the MDOT Salesforce link at <https://mdotsha.force.com/accesspermit/login?ec=302&inst=4v&startURL=%2Faccesspermit>. The plan submittal should include hydraulic computations, plans and all supporting documentation.

Should you have any questions regarding this matter feel free to contact Ms. Teresa Eller at 410-229-2424 or 1-866-998-0367 (in Maryland only) extension 2424, or by email at (teller@mdot.maryland.gov).

Sincerely,

Teresa Eller, for

Sutapa Samanta, P.E.

Acting Metropolitan District Engineer

Maryland Department of Transportation

State Highway Administration

District 4 - Baltimore and Harford Counties

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 6/7/2022

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 22-094

INFORMATION:

Property Address: 14313 Hanover Pike
Petitioner: Eshel Weizman
Zoning: RC 2
Requested Action: Special Exception

The Department of Planning has reviewed the petition for a Special Exception to allow a Firewood Operation pursuant to BCZR 1A01.2.C.31.G.

A site visit was not conducted, but the community planner is very knowledgeable with the site. This was a CZMP 2020 issue (#3-007) which requested a commercial use from RC2. The area is a mix of Agricultural and Rural Residential. The property is surrounded by a Baltimore County/Federal Agricultural Easement along the North and East property line. There are three dwellings adjacent to the south.

The Hanover Pike Corridor Plan (adopted 4/13/1993) recommends a list of design guidelines. The guidelines state for the business portions of the Hanover Pike Corridor, however, because this site is a commercial agricultural support use, it should be subject to the same guidelines.

The Department does not object to the use with conditions. The use is considered an agricultural support use under the BCZR regulations. Forestry is an important part of the local agricultural economy. There is concern regarding the impact on the three residential dwellings located adjacent to the south of the property. Conditions recommended are as follows:

1. Deliveries and heavy or loud machinery should be limited to weekdays during reasonable daytime hours.
2. Signage and lighting should follow the design guidelines in the Hanover Pike Corridor Plan as found on page 45 of said plan.
3. Firewood Storage along the eastern property line should be buffered to prevent encroachment and unforeseen impacts to the adjacent agricultural easement.
4. A Landscape Buffer shall be installed in the Southeast corner of the property and planted in such size/scale to immediately buffer the existing dwellings from sight and sound.

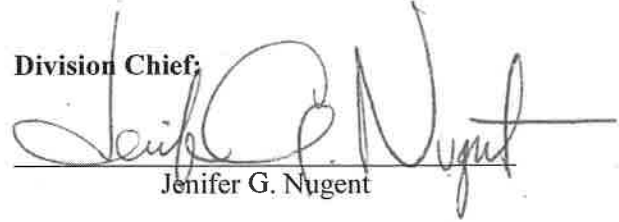
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Krystle Patchak

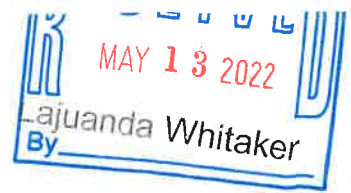
Division Chief:



Jenifer G. Nugent

SL/JGN/KP/

c: Joseph Wiley
Timothy Kotroco
Office of Administrative Hearings
People's Counsel for Baltimore County



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: May 11, 2022

FROM: Vishnu Desai, Supervisor *for tap 05/13/22*
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 25, 2022
Item No. 2022-0094-X

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

If Special Excerpton is granted, a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required.

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VKD: cen
cc: file

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
& SUSTAINABILITY
INTEROFFICE CORRESPONDENCE**

Date: June 9, 2023

TO: PAI - Development Management – Darryl Putty

From: Earl D. Wrenn, EPS Development Coordination PHONE: 410-887-5859

E.D.W.
SUBJECT: Review of Special Exemption Case 2022-0094-X - EPS
PROJECT NAME: Proposed fire wood processing facility
aka 14313 Hanover Road
HEARING DATE: June 14, 2023, 1:30 pm – 3:00 pm
EPS ID: M230143
PLAN/REV. DATE: April 24, 2023
ENGINEER: Colbert Matz Rosenfelt, LLC

The Baltimore County Department of Environmental Protection & Sustainability (EPS) offers the following comments regarding the pre-hearing status of EPS Development Plan review:

Development Coordination (DC): DC noted the Zoning Advisory Committee Meeting of April 2022 as held open.

Environmental Impact Review (EIR): EIR has the following recommendations -

- Development of this property will have to be evaluated for compliance with Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Section 33-3-101 through 33-3-120 of the Baltimore County Code). The potential for sediment delivery to the resources located to the north and west of the property will have to be assessed based on proximity and land cover type.
- Development of this 8.1-acre, RC-2 property must comply with the requirements of the Forest Conservation Law (Sections 33-6-101 through 33-6-122 of the Baltimore County Code). A forest stand & specimen tree delineation, forest conservation worksheet and preliminary & final forest conservation plans will have to be prepared for this project. Additional comments and/or requirements may be offered as a result of the reviews.

Groundwater Management (GWM): GWM will require a perc application for the proposed development.

Stormwater Management (SWM): SWM is currently reviewing the concept stormwater management plan and will provide comments after the review has been completed.

EPS cannot recommend approval until the stormwater regulations have been satisfactorily addressed.

Please contact me if you have any questions regarding this plan.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/24/2023

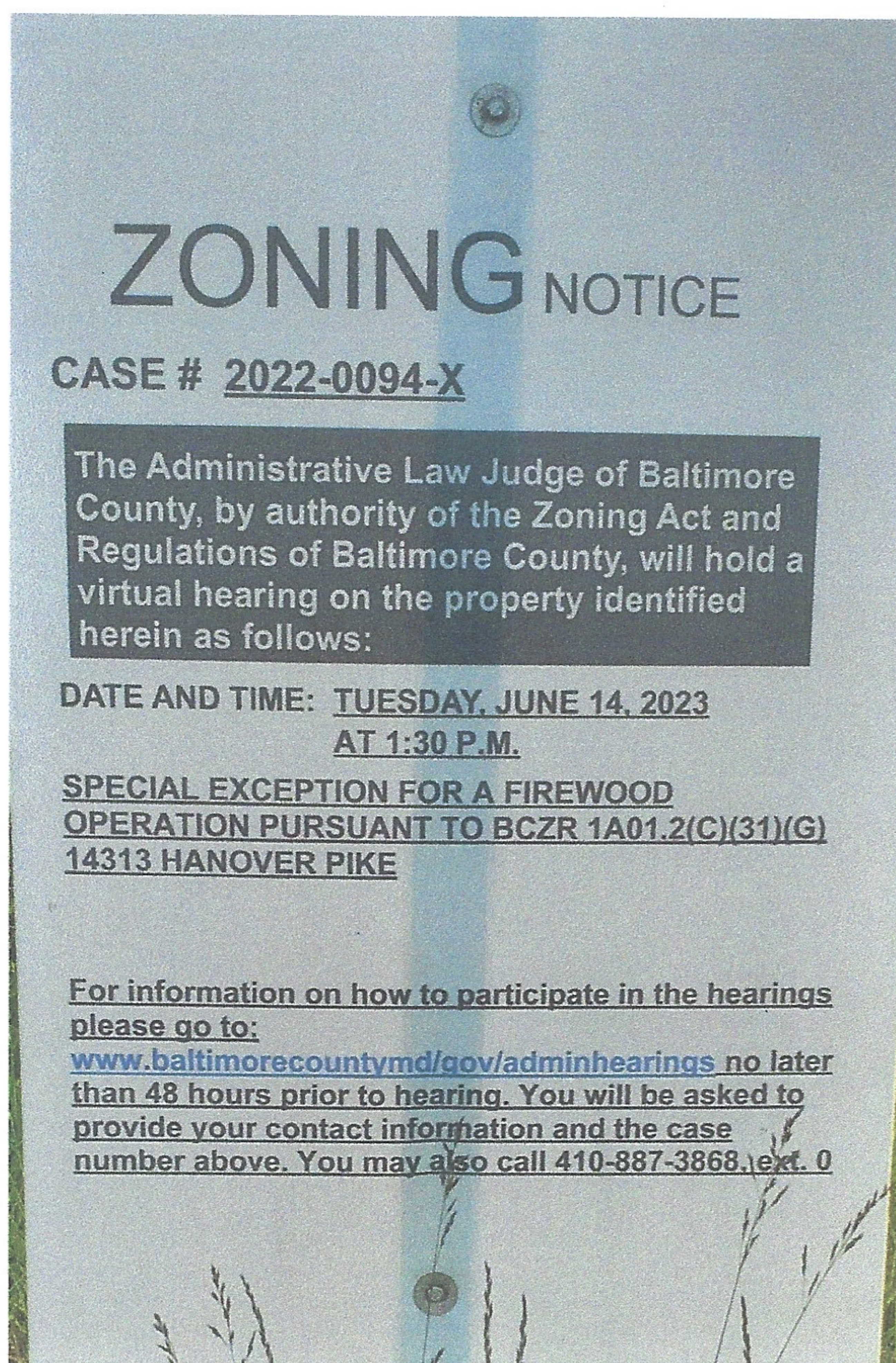
Case Number: 2022-0094-X

Petitioner / Developer: MATTHEW KOTROCO, ESQ. ~ESHEL WEIZMAN

Date of Hearing: JUNE 14, 2023

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
14313 HANOVER PIKE

The sign(s) were posted on: MAY 24, 2023



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



1st Sign

2nd Sign

Posted @ 14313 Hanover Pike ~ 5/24/2023

CASE # 2022-0094-X

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 6/7/2022

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 22-094

INFORMATION:

Property Address: 14313 Hanover Pike

Petitioner: Eshel Weizman

Zoning: RC 2

Requested Action: Special Exception

The Department of Planning has reviewed the petition for a Special Exception to allow a Firewood Operation pursuant to BCZR 1A01.2.C.31.G.

A site visit was not conducted, but the community planner is very knowledgeable with the site. This was a CZMP 2020 issue (#3-007) which requested a commercial use from RC2. The area is a mix of Agricultural and Rural Residential. The property is surrounded by a Baltimore County/Federal Agricultural Easement along the North and East property line. There are three dwellings adjacent to the south.

The Hanover Pike Corridor Plan (adopted 4/13/1993) recommends a list of design guidelines. The guidelines state for the business portions of the Hanover Pike Corridor, however, because this site is a commercial agricultural support use, it should be subject to the same guidelines.

The Department does not object to the use with conditions. The use is considered an agricultural support use under the BCZR regulations. Forestry is an important part of the local agricultural economy. There is concern regarding the impact on the three residential dwellings located adjacent to the south of the property. Conditions recommended are as follows:

1. Deliveries and heavy or loud machinery should be limited to weekdays during reasonable daytime hours.
2. Signage and lighting should follow the design guidelines in the Hanover Pike Corridor Plan as found on page 45 of said plan.
3. Firewood Storage along the eastern property line should be buffered to prevent encroachment and unforeseen impacts to the adjacent agricultural easement.
4. A Landscape Buffer shall be installed in the Southeast corner of the property and planted in such size/scale to immediately buffer the existing dwellings from sight and sound.

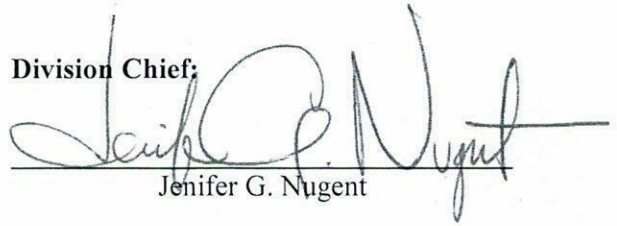
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP/

c: Joseph Wiley
Timothy Kotroco
Office of Administrative Hearings
People's Counsel for Baltimore County

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING April 18, 2022
FORMAL OR INFORMAL RESPONSE DUE AT April 25, 2022 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

- * Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
- * PAI, Zoning Review H.O. Hearing File (Kristen Lewis), kewis@baltimorecountymd.gov
- * PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
- * PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
- * PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
- * PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
- * Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
- * Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
- * Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovment@baltimorecountymd.gov
- * County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
tbostwick@baltimorecountymd.gov
- * Mike Ruby (Newspaper), mildmanneredcomm@aol.com
- + People's Counsel, rwheatley@baltimorecountymd.gov
- + IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
- + Kathy Are, kare@baltimorecountymd.gov
- & State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
- & Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
- & PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov
- # People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
- # Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
- # DEPS (Jeff Livingston) – 2 copies of each, MS # 1319, jlivingston@baltimorecountymd.gov; Steve Ford, sford@baltimorecountymd.gov
- # IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
- # Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
- * IF ELDERLY HOUSING, Community Development, MS #1102M
- * IF TOWER, Tower Coordinator, c/o OIT, MS #2007
- # IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
- # IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Case Number: 2022-0091-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Editha S. Bardoquillo
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 9614 OAK SUMMIT AVE
Location: Property located West side of Oak Summit Ave., North 577 feet to the centerline of Joppa Rd.

Existing Zoning: DR 5.5 **Area:** .6615 ACRES

Proposed Zoning:

VARIANCE:

BCZR 415.A.: To permit the storage of a recreational vehicle to be parked or stored in the front yard in lieu of the required 8 feet to the rear of the front foundation wall of dwelling.

Attorney: Not Available

Prior Zoning Cases: 2017-0303-A

Concurrent Cases: None

Violation Cases: cc2201456

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2022-0092-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Mordechai Dalfin and Devorah Levin
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 3217 TIMBERFIELD LN
Location: Property located on the South side of Timberfield Lane, 207 feet East of Lightfoot Drive.

Existing Zoning: DR 2 **Area:** 22,090 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1A03 and 301.1.A: To approve two dwelling additions on the left side and front of the house with a 23 foot rear and a 35 foot front street setback in lieu of the minimum required 40 feet and 40 feet, respectively; to approve a rear desk with a left side setback of 18 feet and 15 feet rear setback in lieu of the minimum required 30 feet and 30 feet, respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 05/02/2022

Miscellaneous Notes:

Case Number: 2022-0093-A **Reviewer:** Shaun Crawford
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Cosi Homes
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 11030 BIRD RIVER GROVE RD
Location: Property located beginning at the North side of Bird River Grove Rd.; 3,275 East of Ebenezer Rd.

Existing Zoning: RC 2 **Area:** 8,700 SQ FT.

Proposed Zoning:

VARIANCE:

BCZR 1A01.3.B.3: A front setback of 49 feet in lieu of the required 75 feet.

Attorney: Timo

Prior Zoning Cases: 2004-0247-A

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2022-0094-X **Reviewer:** Gary Hucik
Existng Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL EXCEPTION
Legal Owner: Eshel Weizman
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 4

Property Address: 14313 HANOVER PIKE

Location: Property located on the West side of Hanover Pike South 246 feet to centerline of Mount Gilead Rd.

Existing Zoning: RC 2 **Area:** 4.15 ACRES

Proposed Zoning:

SPECIAL EXCEPTION:

BCZR 1A01.2(C)(31)(G): To approve a firewood operation.

Attorney: Tim Kotroco

Prior Zoning Cases: R-1947-0838; R-1948-1138; R-1972-0071

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2022-0095-A **Reviewer:** Shaun Crawford
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Paul and Debora Foreman
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 3

Property Address: 526 E SEMINARY AVE

Location: Property located beginning at the intersection of E. Seminary Ave. and Gatehead Rd., at a distance of over 3,260 feet West of centerline of Dulaney Valley.

Existing Zoning: DR 3 **Area:** 1.98 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1: To approve an accessory building (garage), with a height of 20 feet, on the street side yard of a corner lot, in lieu of the required 15 feet maximum height and rear third of the yard farthest removed from any street.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 05/09/2022

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2022-0097-SPH **Reviewer:** Jason Seidelman
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL HEARING
Legal Owner: A.I. Glenview LLC, M&ML Patriot LLC, Hoyne Patriot LLC, & SSB Patriot LLC.
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 1803 REI RD

Location: Property located at the East corner of the intersection of Reisterstown Road and Hooks Lane.

Existing Zoning: BL (BR) **Area:** 1.5136 ACRES

Proposed Zoning:

SPECIAL HEARING:

BCZR 500.7: To determine whether the presence of more than five (5) vending machines under the canopy of an existing Fuel Service Station shall be considered a convenience store under BCZR 405.4.D.6. and therefore require an amendment to the site plan and to the underlying Special Exception approval for the Fuel Service Station use to permit the convenience store.

BCZR 500.7: To determine whether off-site freestanding 7-Eleven sign (located on Exxon parcel) is an outdoor advertising sign.

Attorney: Adam Baker

Prior Zoning Cases: 1988-0144-XA

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:



PETITION FOR ZONING HEARING(S)

2. 024
BH

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 14313 Hanover Pike, Upperco, MD 21155 which is presently zoned RC2
Deed References: 45421/00001 10 Digit Tax Account # 0403050621
Property Owner(s) Printed Name(s) Eshel Weizman

(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. **X** a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
A Firewood Operation pursuant to BCZR: 1A01.2(C)(31)(G)
3. a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Legal Owners (Petitioners):

Name- Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Eshel Weizman / _____
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
9520 Old Court Rd Windsor Mill MD
Mailing Address _____ City _____ State _____
21244 / **Eswoodservice@gmail.com**
Zip Code _____ Telephone # _____ Email Address _____

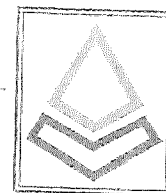
Attorney for Petitioner:

Representative to be contacted:

Timothy Kotroco, ESQ.
Name- Type or Print _____
Signature _____
305 Washington Ave STE 502 Towson MD
Mailing Address _____ City _____ State _____
21204 / **410-299-2943** / **tkotroco@gmail.com**
Zip Code _____ Telephone # _____ Email Address _____

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2022-0094-X Filing Date 4/7/22 Do Not Schedule Dates: _____ Reviewer BH



ZONING DESCRIPTION

FOR

#14313 HANOVER PIKE

BEGINNING for the same at a point in or near the centerline of Hanover Pike, 80 feet, more or less wide, said point being 260 feet, more or less, northwesterly of the centerline of Mount Gilead Road, thence running and binding along the following courses and distances:

- 1) North 05 degrees 57 minutes 55 seconds West, 254.00 feet,
 - 2) North 75 degrees 44 minutes 00 seconds East, 481.25 feet,
 - 3) North 67 degrees 32 minutes 00 seconds East, 325.00 feet,
 - 4) South 05 degrees 23 minutes 47 seconds East, 678.92 feet,
 - 5) North 77 degrees 21 minutes 01 seconds West, 824.20 feet,
- to the place of beginning.

CONTAINING 354,915 square feet or 8.148 acres, more or less.

BEING the same two parcels of land described in a Deed, dated September 13, 2009, and recorded in the Land Records of Baltimore County in Liber 45421, folio 001.

ALSO known as 14313 Hanover Pike, and located in the 4th Election District and 3rd Councilmanic District of Baltimore County.

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. 12311

Expiration Date: 02/09/2023



ZONING ORDERS

CASE NO. R-1948-1138

Respectfully, the undersigned, acting as the Deputy Zoning Commissioner of Baltimore County, Maryland, is hereby ordering that the property described in the above petition and the above recited zoning order be and the same is hereby Reclassified from a R.D.P. Zone to a B.M. Zone, saving and excepting therefrom, a buffer strip across the full width of the tract, said strip being eighty-five (85) feet from and parallel to the South 03 degrees 39 minutes West 079.9 foot line of said tract, and is to remain in a R.D.P. zoning classification.

The above reclassification is subject to compliance with a site plan approved by the Department of Traffic Engineering, Bureau of Engineering and the Office of Planning and Zoning also subject to full compliance with applicable Department Regulations with regard to the well and septic system.

Deputy Zoning Commissioner of Baltimore County

CASE NO. R-1972-0071

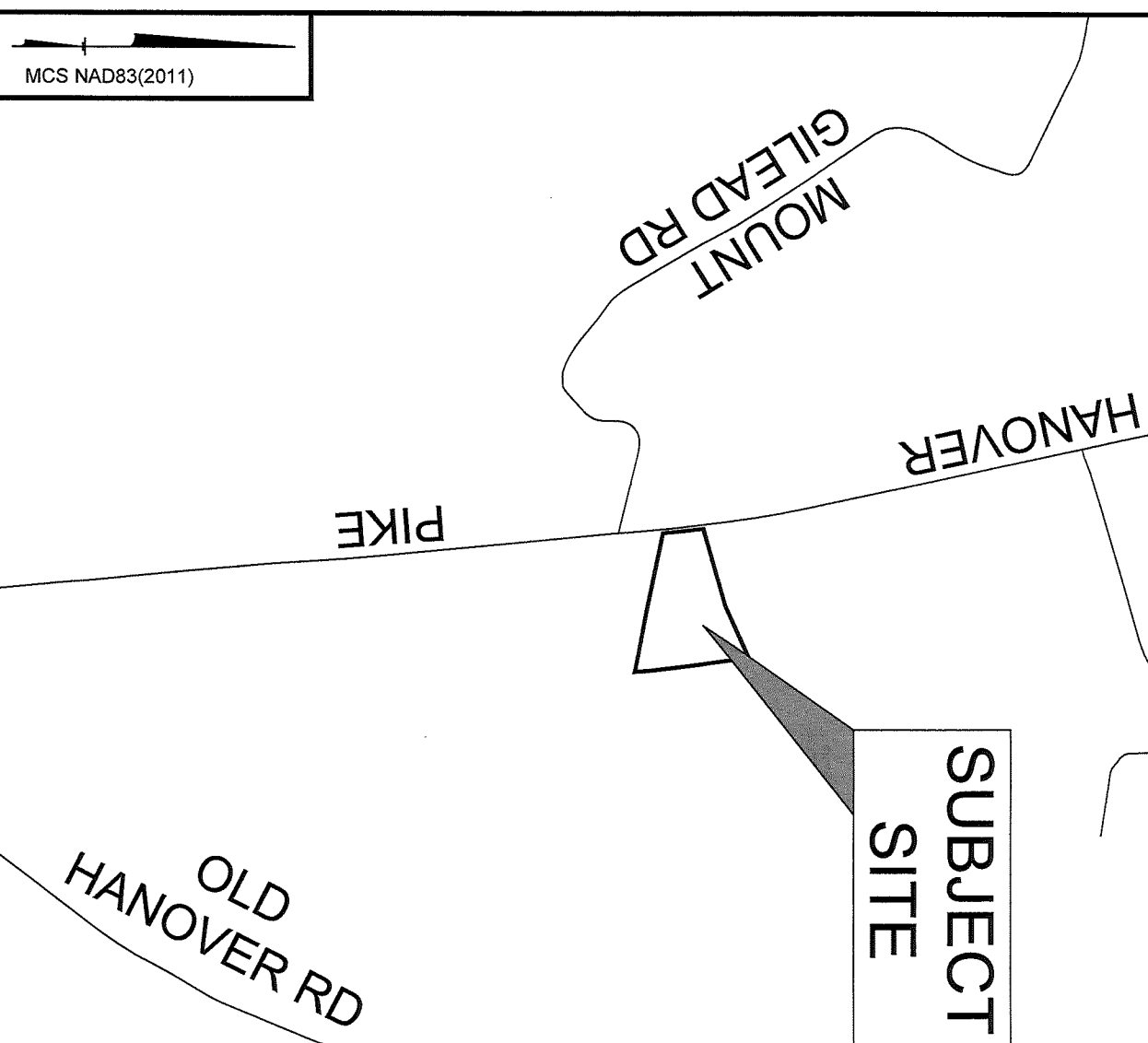
Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 14th day of December, 1971, that the herein described property or area should be and the same is hereby Reclassified from a R.D.P. Zone to a B.M. Zone, saving and excepting therefrom, a buffer strip across the full width of the tract, said strip being eighty-five (85) feet from and parallel to the South 03 degrees 39 minutes West 079.9 foot line of said tract, and is to remain in a R.D.P. zoning classification.

The above reclassification is subject to compliance with a site plan approved by the Department of Traffic Engineering, Bureau of Engineering and the Office of Planning and Zoning also subject to full compliance with applicable Department Regulations with regard to the well and septic system.

Deputy Zoning Commissioner of Baltimore County

VICINITY MAP

SCALE: 1" = 100'



GENERAL NOTES:

- OWNER/APPLICANT / DEVELOPER: 5620 OLD COURT ROAD RANDALSTOWN, MD 21244 PHONE NUMBER: 410-486-4442
- SITE AREA: 174,846 S.F. = 4.014 AC. ± 2ND PARCEL: 180,089 S.F. = 4.134 AC. ± TOTAL: 354,935 S.F. = 8.148 AC. ±
- BUILDING AREA: 5,214 S.F. PROPOSED: 7,054 S.F.
- EXISTING UTILITIES: WATER PRIVATE (WELL) SEWER PRIVATE (SEPTIC)
- THIS SITE IS NOT AFFECTED BY A 100-YEAR FLOODPLAIN.
- SEWERAGE: TO BE DETERMINED BY ZONING OFFICE PROPOSED: TO BE DETERMINED BY ZONING OFFICE.
- HEIGHT OF STRUCTURE: 1 STORY.
- DEED REFERENCE: 45421 / 001
- TAX ACCOUNT NO.: 0403060621
- REGIONAL PLANNING DISTRICT: 3
- CENSUS TRACT: 4046
- WATERSHED: LIBERTY RESERVOIR
- CURRENT ZONING DESIGNATION: R.C.2 (1"=200' SCALE REFERENCE MAP 03189)
- TAX MAP NO. 0031, GRID NO. 0022, PARCEL NO. 01758
- PREVIOUS BUILDING PERMITS: NO KNOWN PERMITS ON FILE.
- NO SIGNS ARE PROPOSED AT THIS TIME.
- THIS SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN HISTORIC STRUCTURES ON SITE, NOR IS THE SITE ITSELF HISTORIC.
- ZONING CASE HISTORY (SEE ORDERS THIS SHEET) CASE NUMBER R-1948-1138 REQUEST: RECLASSIFY ZONING FROM "A" RESIDENTIAL ZONE TO "E" COMMERCIAL ZONE.
- DECISION: DENIED, 1948
- CASE NUMBER R-1972-0071 REQUEST: TO RECLASSIFY ZONING FROM R.D.P. ZONE TO B.M. ZONE DATE: DECEMBER 16, 1971
- THERE ARE NO NEW PERMANENT STRUCTURES PROPOSED UNDER THIS PLAN. THERE WILL BE NO INCREASE IN SEWERAGE DEMAND OR WATER USAGE.

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

PROPOSED FIRE WOOD PROCESSING FACILITY
14313 HANOVER PIKE
BALTIMORE COUNTY, MD 21138
3 RD COUNCILMANIC DISTRICT

4 TH ELECTION DISTRICT

Colbert Matz Rosenfelt LLC
Engineers • Surveyors • Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 953-7853

Professional Certification
I hereby certify that these documents were prepared or supervised by me, and that I am duly licensed as a Professional Engineer in the State of Maryland. License No. 12311
04/07/2022
DATE: APRIL 2, 2022
JCN NO.: 2023-181
DRAWN BY: JCN
CHECKED: CHRSR
FILE NO.: 2023-181-1848E
NUMBER: ZP-1

PROPOSED FIREWOOD OPERATION
EXISTING ON-SITE SEPTIC RESERVE AREA
EXISTING CLEAN OUT
EXISTING WELL

PLAN

SCALE: 1" = 60'

