JOHN A. OLSZEWSKI, JR.
County Executive

December 6, 2022

C. PETE GUTWALD, AICP, *Director*
Department of Permits, Approvals & Inspections

Jose Blandon
3315 Devonshire Dr.
Baltimore, MD 21215

RE: Case Number: 2022-0197-SPHA 2301 Sulphur Spring Rd.

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 17, 2022. 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,

Jeffrey Perlow

Jeff Perlow
Supervisor
Department of Zoning

lw
Enclosures:

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BALTIMORE COUNTY, MARYLAND

JOHN A. OLSZEWSKI, JR.
County Executive

INTER-OFFICE MEMORANDUM

C. PETE GUTWALD, AICP, *Director*
Department of Permits, Approvals & Inspections

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

DATE: 10/17/2022

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 2022-0197-SPHA

INFORMATION:
Property Address: 2301 Sulphur Spring Road, Halethorpe, MD 21227
Petitioner: Jose Blandon
Zoning: ML IM
Requested Action: Special Hearing and Variance

The Department of Planning has reviewed the petition for:

Special Hearing:
1. To permit a temporary trailer.

Variances:
2. From Sections 255.1 & 238.1 of BCZR to permit the storage of construction equipment within 30 feet of a residential zone boundary in lieu of the required 100 feet minimum setback;
3. From Sections 255.1 &238.1 of BCZR to permit a front property setback of 16.3 feet in lieu of the required 25 feet;
4. From Sections 255.1 &238.1 of the BCZR to permit a 39 feet setback to the street center line in lieu of the required 50 feet; and
5. From Sections 255.1 &238.1 of the BCZR to permit an existing side yard setback of 13.3 feet in lieu of the required 30 feet.

The Petitioners have submitted additional information stating that the petitioner "provides essential landscaping services to the State of Maryland, Baltimore County, and Baltimore City, including Baltimore County Code Enforcement". The additional information continues on that a disruption to the business could cause disruption to the services they provide, and therefore it is necessary they be able to operate and park required commercial vehicles when not in use.

Based on the plan, the under construction vehicle storage addition, the existing vehicle storage building", and the temporary trailer are located on the east and south edges of the property respectively, which is opposite the residential DR 5.5 zone located the west and northwest of the property. The property is also located at the dead end of Sulphur Spring Road, across from another ML IM zone and use.

Given the positions of the proposed uses based on the plan provided, the Department of Planning does not object to the above Special Hearing and Variance requests and offers the following comments:

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G. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

- Proper screening should be provided and maintained between the residential and industrial zones; and
- Commercial vehicles should not be parker along Sulphur Spring Road.

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

Division Chief:

Jenifer G. Nugent

SL/JGN/KP/

c: Sophie Kotzker
Terri D. Mason, Esquire
Office of Administrative Hearings
People's Counsel for Baltimore County

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