



JOHN A. OLSZEWSKI, JR.
County Executive

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

May 31, 2023

Dino LaFiandra, Esquire – dcl@lafiandralaw.com
The Law Offices of Dino C. LaFiandra
100 W. Pennsylvania Avenue, Suite 305
Towson, MD 21204

RE: Petition for Variance – **CORRECTED ORDER**
Case No. 2023-0074-A
Property: 160 Church Lane

Dear Mr. LaFiandra:

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 "Maureen E. Murphy". The signature is written in a cursive style with a large, stylized "M" and "E".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm
Enclosure

c: Alec Riepe – Riepe Industries, Inc. – ariepe@warnergraham.com
Patrick Richardson – rick@richardsonengineering.net

IN RE: PETITION FOR VARIANCE

(160 Church Lane)

8th Election District

3rd Council District

Riepe Industries, Inc.

Legal Owner

Petitioner

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BEFORE THE

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OFFICE OF ADMINISTRATIVE

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HEARINGS OF

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BALTIMORE COUNTY

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Case No. 2023-0074-A

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CORRECTED
OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Riepe Industries, Inc., legal owner (“Petitioner”) for property located at 160 Church Lane, Cockeysville (“the Property”). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), § 255.1 and § 238.2 for a side yard of 5 ft. in lieu of 30 ft. required, and a rear yard of 5 ft. in lieu of 30 ft. required in the ML-IM Zone.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Alec Riepe, President of Riepe Industries, Inc., appeared on behalf of the Petitioner in support of the requested relief along with Patrick “Rick” Richardson, PE from Richardson Engineering who prepared and sealed a site plan (the “Site Plan”). (Pet. Ex. 1). Dino C. LaFiandra, Esq. represented the Petitioner. There were no Protestants or interested citizens who attended the hearing.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and Department of Environmental Protection and Sustainability (“DEPS”), which agencies did not oppose the requested relief.

The case proceeded by way of proffer by Mr. LaFiandra. The Property is comprised of 5 parcels totaling 3.89 acres +/- . It is zoned Manufacturing, Light with an Industrial Major Overlay

District (ML-IM). The Property has been used by the Petitioner in its purchase and sale of chemicals including ethanol, which has a variety of uses. Petitioner initially purchased one of the parcels (Parcel 495) in 1969 and has acquired surrounding parcels (Parcels 216, 220, 755) since that time. The Petitioner's most recent purchase was 2012 wherein Petitioner purchased Parcel 221 which measures 6,497 sf.

As shown in the aerial photograph, the Property is irregularly shaped, and bound by 3 roads namely: Church Lane (south), Beaver Dam Rd. (west), and North Industry Lane (north). (Pet. Ex. 3). While there are curb cuts off Beaver Dam Rd., the Property is only accessed from a drive aisle off Church Lane. The Property is located near other industrial and commercial uses. A Home Depot borders the eastern portion of the Property. A substantial grade change occurs from Home Depot down to the Property. As shown in the street view photographs, the Property is improved with office buildings and warehouse buildings, as well as many immobile storage units/sea containers. (Pet. Exs. 4A-4C).

Petitioner is proposing to eliminate some of the storage containers by constructing a 7,000 sf warehouse which will be located mostly on Parcel 221, but also extend over onto Parcel 220 and 495. The purpose of the new building is to store flammable chemicals which are currently being stored in the trailers/sea containers. The placement of the proposed building is dictated by the presence of a Drainage and Utility Easement ("D&U Easement") north and west of the location as shown on the Site Plan, which easement further necessitates the need for reduced side and rear building setbacks, pushing the proposed building location to the east. (Pet. Ex. 1).

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).

The Property is unique due to its irregular shape. In addition, I find that Parcel 221, where the majority of the proposed building will be located is also unique due to its shape and being confined by the existing D&U Easement on the north and west sides of the proposed building location. These unique features generate a practical difficulty in meeting the existing setbacks. I find that the Petitioner would suffer a practical difficulty and unreasonable hardship if the reduced side and rear setbacks were not granted because the needed warehouse building could not be constructed. There is certainly an overriding zoning interest in reducing the presence of tractor trailers and sea containers being used for storage facilities even on industrially zoned land. Given the industrial nature of the Petitioner's business, I find the spirit and intent of the BCZR would be served by storing chemicals in a new warehouse building which meets the Building Code. Given the surrounding properties are commercial and industrial, I also find that the requested variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition.

THEREFORE, IT IS ORDERED, this 30th day of **May 2023**; by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR, §§ 255.1 and 238.2 for a side yard of 5 ft. in lieu of 30 ft. required, and a rear yard of 5 ft. in lieu of 30 ft. required in the ML-IM zone, **be and it is hereby, GRANTED.**

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at 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, Petitioner would be required to return the subject property to its original condition.

2. Petitioner must comply with the DEPS ZAC comments, a copy of which is attached hereto and made a part hereof.

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

A handwritten signature in cursive script that reads "Maureen E. Murphy". The signature is written in dark ink and is positioned above a horizontal line.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: April 20, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0074-A
Address: 160 Church Lane
Legal Owner: RIEPE INDUSTRIES, INC. – Alec Riepe, President

Zoning Advisory Committee Meeting of April 17, 2023.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

A simplified forest stand delineation and forest conservation plan must be approved by EIR and any afforestation addressed prior to permit approval.

Reviewer: Jannifer Anderson



JOHN A. OLSZEWSKI, JR.
County Executive

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

May 30, 2023

Dino LaFiandra, Esquire – dcl@lafiandralaw.com
The Law Offices of Dino C. LaFiandra
100 W. Pennsylvania Avenue, Suite 305
Towson, MD 21204

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MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dln
Enclosure

c: Alec Riepe – Riepe Industries, Inc. – ariepe@warnergraham.com
Patrick Richardson – rick@richardsonengineering.net

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(160 Church Lane)

8th Election District

3rd Council District

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BALTIMORE COUNTY

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THEREFORE, IT IS ORDERED, this 30th day of **May 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR, §§ 255.1 and 238.2 for a side yard of 5 ft. in lieu of 30 ft. required, and a rear yard of 5 ft. in lieu of 30 ft. required in the ML-IM zone.

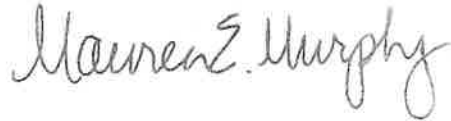
The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at 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, Petitioner would be required to return the subject property to its original condition.

2. Petitioner must comply with the DEPS ZAC comments, a copy of which is attached hereto and made a part hereof.

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

A handwritten signature in cursive script, reading "Maureen E. Murphy". The signature is written in dark ink and is positioned above a horizontal line.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm



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 160 Church Lane which is presently zoned ML-IM

Deed References: See attachment 10 Digit Tax Account # See attachment

Property Owner(s) Printed Name(s) Riepe Industries, 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. ☒ a **Variance** from Section(s)

Variance from BCZR, Sections 255.1 and 238.2 for a side yard of 5 feet in lieu of 30 feet required and a rear yard of 5 feet in lieu of 30 feet required in the ML-IM zone.

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:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Dino C. La Fiandra, Esquire

The Law Office of Dino C. La Fiandra, LLC

Name- Type or Print

Signature

100 W. Pennsylvania Avenue, Suite 305
Towson, Maryland 21204

Mailing Address

City

State

21204

/ 443-204-3473

/ dcl@lafiandralaw.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Riepe Industries, Inc.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

160 Church Lane, Cockeysville, MD

Mailing Address

City

State

21030

/ 410-667-6200

/ ariepe@warnegraham.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Dino C. La Fiandra, Esquire

The Law Office of Dino C. La Fiandra, LLC

Name- Type or Print

Signature

100 W. Pennsylvania Avenue, Suite 305

Mailing Address

City

State

21204

/ 443-204-3473

/ dcl@lafiandralaw.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2023-0074-A

Filing Date 4/5/23

Do Not Schedule Dates: _____

Reviewer SL

Petition for Zoning Hearing
Continuation Sheet
160 Church Lane

Deed Reference	Tax Account Number
8182/052	0803001547
27594/719	2500005761
12489/600	0803001551
32268/036	0823057790
4983/692	0823004680
5330/277	1600008996

2023-0079-17



Richardson
ENGINEERING

CIVIL | COMMERCIAL
RESIDENTIAL
INDUSTRIAL

RICHARDSON ENGINEERING, LLC.
7 DENEISON ST. | TIMONIUM, MD 21093
410-560-1502 | RICHARDSONENGINEERING.NET

**ZONING DESCRIPTION
160 CHURCH LANE
8 TH ELECTION DISTRICT
3RD Councilmanic District
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the South side of Industry Lane (60' right-of-way) at a distance of 125 feet (more or less) East from the centerline of Beaver Dam Road (70' right-of-way), thence running and binding on the South side of Industry Lane right-of-way (1) by a curve to the right with a radius of 551.96 feet and a length of 68.29 feet, (2) by a curve to the left with a radius of 3,181.63 feet and a length of 135.75 feet, then leaving the right of way of Industry Lane the following courses and distances; (3) South 01 degrees 32 minutes 13 seconds East 108.67 feet, (4) South 37 degrees 25 minutes 36 seconds East 32.48 feet (5) South 32 degrees 27 minutes 49 seconds East 47.23 feet, (6) South 24 degrees 34 minutes 48 seconds East 56.15 feet, (7) North 86 degrees 27 minutes 23 seconds East 107.00 feet, (8) South 02 degrees 10 minutes 43 seconds West 159.32 feet, (9) South 04 degrees 37 minutes 17 seconds West 163.14 feet, (10) North 86 degrees 04 minutes 53 seconds West 73.37 feet, (11) South 06 degrees 37 minutes 17 seconds West 54.37 feet, (12) North 83 degrees 22 minutes 43 seconds West 99.21 feet, (13) South 06 degrees 13 minutes 30 seconds East 184.14 feet, to Church Lane, (14) North 84 degrees 37 minutes 30 seconds West 40.83 feet, (15) North 06 degrees 13 minutes 30 seconds West 149.63 feet, (16) South 83 degrees 33 minutes 56 seconds West 110.45 feet, (17) North 05 degrees 25 minutes 13 seconds West 173.52 feet, (18) North 03 degrees 51 minutes 09 seconds West 383.39 feet, to the point of beginning;

Containing a net area of 163,337 square feet or 3.75 acres of land, more or less.



PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NUMBER 16597, EXPIRATION DATE: 08-15-2023

2023-0074-A

**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: 2023-0074-A

Property Address: 160 Church Lane

Property Description: 3.9 acres, N/S Church Lane 280 feet E Beaver Dam Road

Legal Owners (Petitioners): Riepe Industries, Inc.

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Dino C. La Fiandra, Esquire

Company/Firm (if applicable): The Law Office of Dino C. La Fiandra, LLC

Address: 100 W. Pennsylvania Avenue, Suite 305

Towson, Maryland 21204

Telephone Number: 443-204-3473

Revised 7/9/2015

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: April 20, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0074-A
Address: 160 Church Lane
Legal Owner: RIEPE INDUSTRIES, INC. – Alec Riepe, President

Zoning Advisory Committee Meeting of April 17, 2023.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

A simplified forest stand delineation and forest conservation plan must be approved by EIR and any afforestation addressed prior to permit approval.

Reviewer: Jannifer Anderson

CERTIFICATE OF POSTING

2023-0074-A

RE: Case No.: _____

Petitioner/Developer: _____

Riepe Industries, Inc., Alec Riepe

May 23, 2023

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: _____

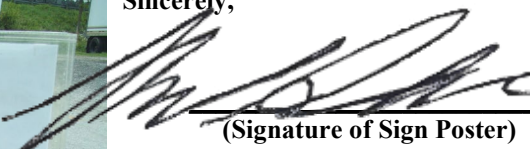
160 Church Lane ***SIGN 1***

May 3, 2023

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



Sincerely,

 May 3, 2023
(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

2023-0074-A

RE: Case No.: _____

Petitioner/Developer: _____

Riepe Industries, Inc., Alec Riepe

May 23, 2023

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:

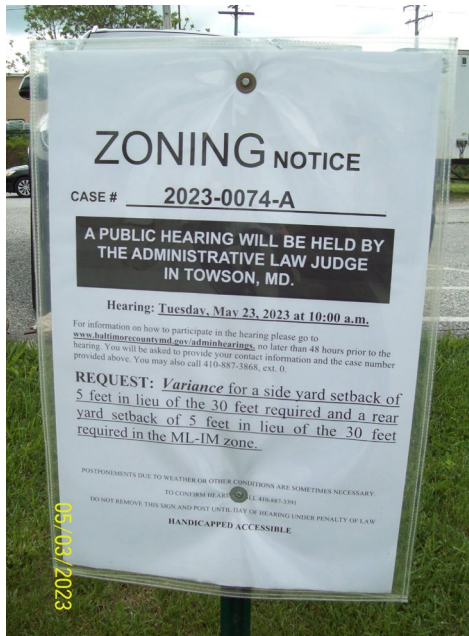
Ladies and Gentlemen:

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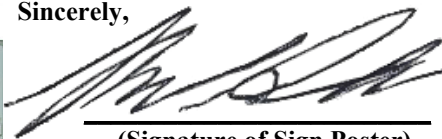
160 Church Lane ***SIGN 2***

May 3, 2023

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



Sincerely,

 May 3, 2023
(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)

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals
EPC for VKD
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For April 17, 2023
Item No. 2023-0070-SPH

DATE: April 25, 2023

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

DPW&T Response:

The proposed 30' x 60' utility shed is located in a tidal Zone AE special hazard area per FEMA FIRM 2400100465F dated 9/26/08. The proposed utility shed is 1800 square feet. Baltimore County Building Code dated 2015 Part 124.3 (3) prohibits accessory structures greater than 900 square feet. The Administrative Variance must be denied unless the structure size is reduced.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor
EPL for VKD
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 17, 2023
Item No. 2023-0076-A

DATE: April 25, 2023

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

Prior to building permit application, the petitioner shall contact the Office of DPW&T, to determine the Flood Protection Elevation so that the floor elevation can be set

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VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: April 25, 2023

FROM: Vishnu Desai, Supervisor
EFC for VKD
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 17, 2023
Item No. 2023-0071-A, 0073-A, 0074-A, 0077-A & 0078-A

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

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VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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Reviewer: Jannifer Anderson

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 08 Account Number - 0823004680

Owner Information

Owner Name: RIEPE INDUSTRIES INC Use: INDUSTRIAL
Principal Residence: NO
Mailing Address: PO BOX 249 Deed Reference: /04983/ 00692
COCKEYSVILLE MD 21030-0249

Location & Structure Information

Premises Address: 160 CHURCH LN Legal Description: 2.547 AC
0-0000 NS CHURCH LA
280 FT E BEAVER DAM RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0051 0010 0495 20000.04 0000 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1973 27,935 SF 2.5400 AC 06

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
STORAGE WAREHOUSE/ C3

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2022	07/01/2023
Land:	636,700	636,700		
Improvements	764,900	1,680,300		
Total:	1,401,600	2,317,000	1,401,600	1,706,733
Preferential Land:	0	0		

Transfer Information

Seller: MOORE PRODUCTS C ORP	Date: 04/24/1969	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /04983/ 00692	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2022	07/01/2023
County: 000	0.00	
State: 000	0.00	
Municipal: 000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0074-A

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

No. 222675

Date: 4/5/23

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 500

Total: \$ 500

Rec

From: R. EPE INDUSTRIES

For:

Variance 160 Church Lane

DISTRIBUTION

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

CASHIER'S
VALIDATION

SL

RIEPE INDUSTRIES

160 CHURCH LANE
P.O. BOX 249
COCKEYSVILLE, MD 21030-4921

3271

DATE 3/24/23

7-11-520

PAY
TO THE
ORDER OF

Baltimore County, Maryland

\$ 500.00

Five hundred dollars and 00 cents

DOLLARS



Titanium at Deereco Office

FOR

Filing Fee

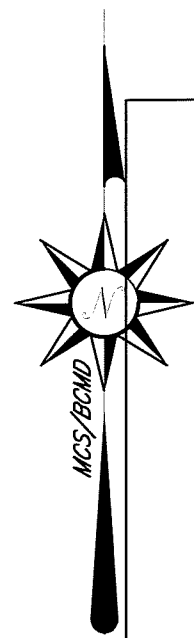
Alexander H Ripe

MP

⑈00327⑈ ⑆052000⑆⑆⑆⑆

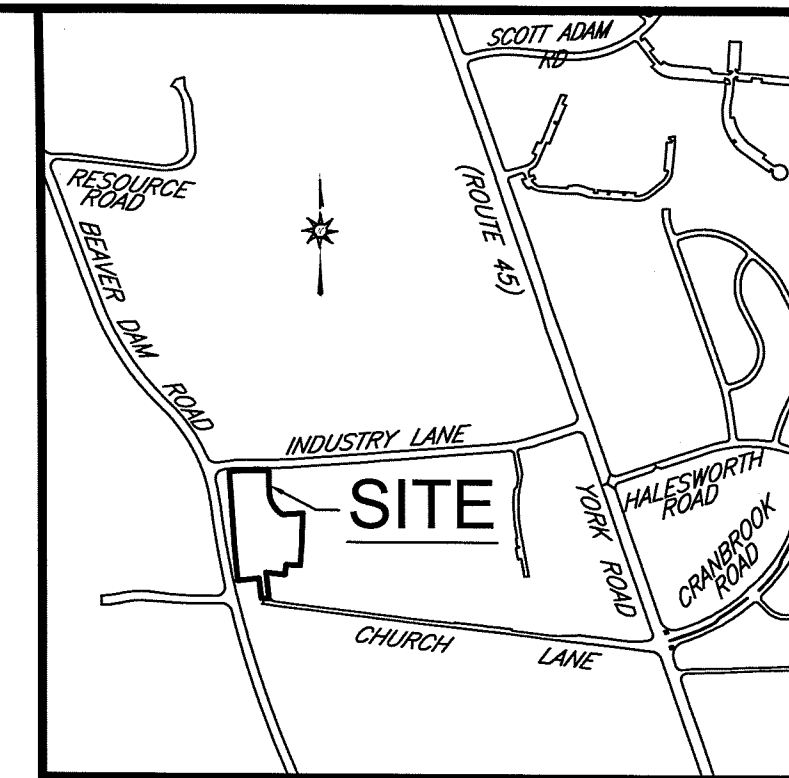
⑆7285233⑈

2023-0074-A



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	18.23	151.98	7°09'20"	N 87°27'27" E	18.23
C2	135.75	3181.83	2°28'41"	N 89°46'47" E	135.74

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 37°25'36" E	32.48
L2	S 32°27'49" E	47.23
L3	S 24°34'48" E	56.15



LOCATION MAP
SCALE: 1" = 100'

GENERAL NOTES:

- OWNER:
RIEPE INDUSTRIES, INC.
160 CHURCH LANE
COCKEYSVILLE, MD 21030
ATTENTION: ALEC RIEPE, PRESIDENT
- SITE AREA: GROSS 169,458 SF OR 3.890 AC.±
NET 163,337 SF OR 3.750 AC. ±
- DEED REF: 8182/052, 27594/719, 12489/600, 32268/036, 4983/692, 5330/277
- TAX ACCOUNT: #0803001547, 2500005761, 0803001551, 0823057790, 0823004680, 1600008996
- COUNCILMANIC DISTRICT: 3RD
- TAX MAP #51, GRID #10, PARCEL #216, 755, 220, 221, 495
- ZONING: ML-IM
(PER 1"=200' ZONING MAP 05182)
- PREVIOUS DRC #012814A FOR AN ADDITION APPROVED JANUARY 28, 2014
TRACKING #: DRC-2014-00001
- PRIOR ZONING HISTORY: THERE IS NO RECORD OF ANY ZONING CASE HISTORY FOR THIS PROPERTY.
- PREVIOUS PERMITS ON FILE:
8755782 FOR INTERIOR ALTERATIONS
8679445 TO CONSTRUCT ONE STORY ADDITION AND RAMP FOR A MIXING ROOM
8945474 FOR SPRINKLER SYSTEM
- THE PROPERTY AND STRUCTURES ARE NOT HISTORIC.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- SITE LIES WITHIN FLOOD ZONE X OF FLOOD INSURANCE RATE MAP (FIRM) PANEL #240010 0235F PANEL 235 OF 580 DATED SEPT. 26, 2008.
- USES
EXISTING: INDUSTRIAL
PROPOSED: INDUSTRIAL
- SITE SERVICED BY PUBLIC WATER AND SEWER.
- SETBACKS FOR ML-IM

TYPE	REQUIRED	PROVIDED
FRONT	25'	182'
SIDE	30'	5'
REAR	30'	5'

* VARIANCE REQUESTED
- PARKING REQUIRED:

OFFICE:	3.3 SPACES PER 1,000 SF	
	3.3*(6,343/1000)	= 21 SPACES
WAREHOUSE:	1 SPACES PER EMPLOYEE ON LARGEST SHIFT	= 20 SPACES
TOTAL		= 41 SPACES
PARKING PROPOSED		= 41 SPACES
- BASIC SERVICE MAP (2022)

TYPE	DEFICIENT (Y/N)
SEWER	N
WATER	N
TRAFFIC	N
- FAR PERMITTED: 1.0
PROVIDED: 24911 SF EX + 7000 SF PROP = 31911/163300= 0.20



Richardson
ENGINEERING

7 Denslow Street
Timonium, Maryland 21093
Phone: 410-560-1502, info@richardsonengineering.net

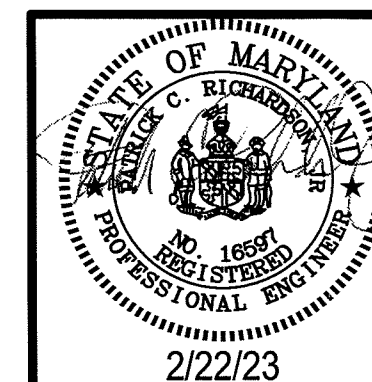
don@richardsonengineering.net

PLAN TO ACCOMPANY ZONING PETITION FOR THE WARNER GRAHAM COMPANY 160 CHURCH LANE

BALTIMORE COUNTY MARYLAND
6TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT

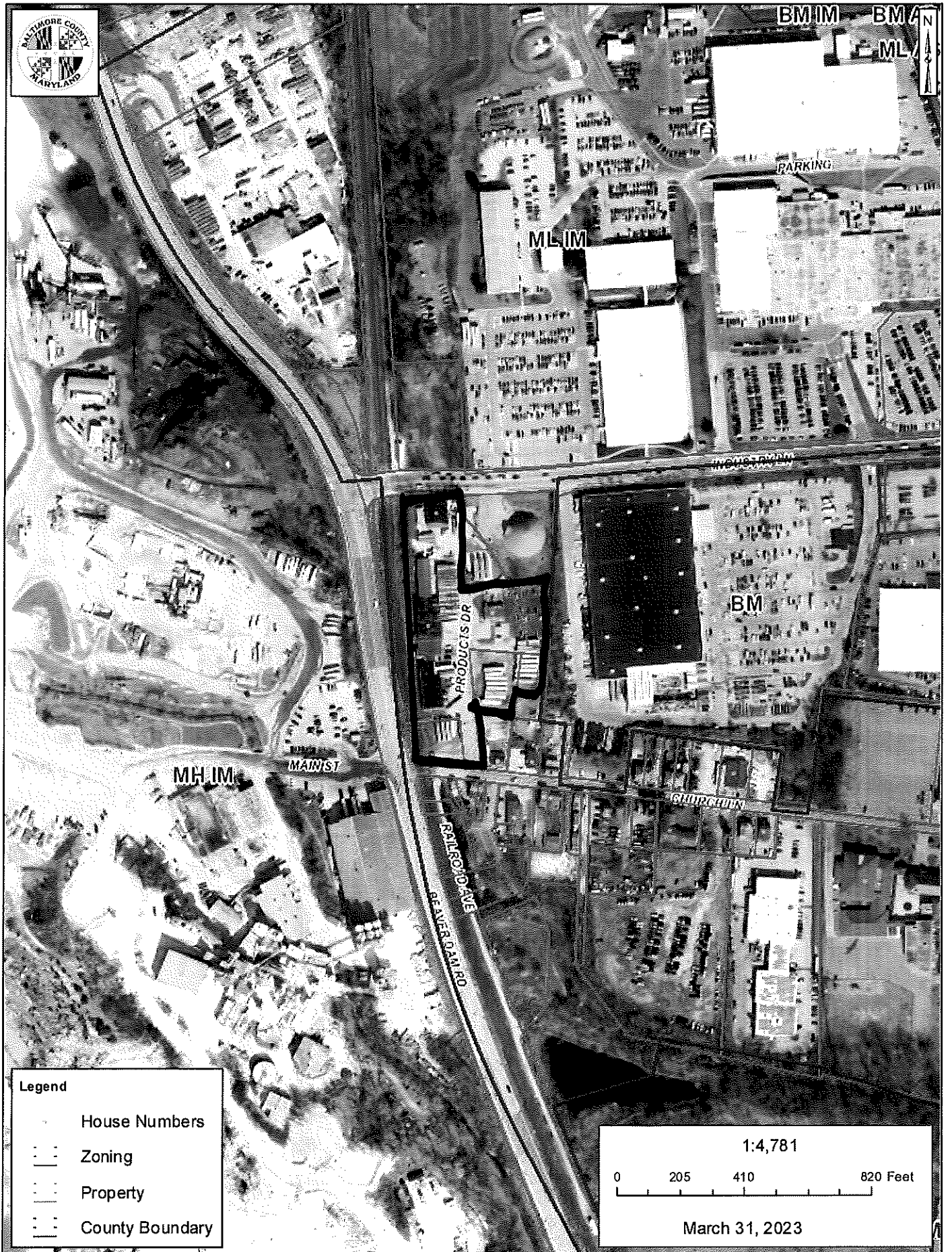
REVISIONS		
DRAWN BY:	CHECKED BY:	SCALE:
DNM	PCR	1" = 50'
DATE:	JOB NO.:	SHEET NO.:
02-13-23	21081	1 OF 1

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 16597, EXPIRATION DATE: 08-15-2023



2023-0074-A

160 Church Lane



Legend

- House Numbers
- Zoning
- Property
- County Boundary

1:4,781

0 205 410 820 Feet

March 31, 2023