



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 9214 Pulaski Highway which is presently zoned BR & ML-IM
 Deed References: 33294/00054 10 Digit Tax Account # 2 0 0 0 0 1 3 8 8 3
 Property Owner(s) Printed Name(s) BBD Realty LLC (2000013884, 2000013885 & 2000013886)

(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. **XX** a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
 please see attached

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:

H&K Equipment (Patrick Koch)

Name- Type or Print

Signature *Patrick Koch*

4200 Casteel Drive Coraopolis PA
 Mailing Address City State

15108 / 412-490-5318 / pkoch@hkequipment.com
 Zip Code Telephone # Email Address

Attorney for Petitioner:

Jennifer Busse - Rosenberg Martin Greenberg LLP

Name- Type or Print

Signature *Jennifer Busse*

25 S. Charles Street, 21st FL Baltimore MD
 Mailing Address City State

21201 / 410-727-8647 / jbusse@rosenbergmartin.com
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

BBD Realty LLC

Name #1 - Type or Print

Signature #1 *BBD Realty LLC*

Name #2 - Type or Print

Signature #2

2255 Avenue A Bethlehem PA
 Mailing Address City State

18017 / /
 Zip Code Telephone # Email Address

Representative to be contacted:

Jennifer Busse - Rosenberg Martin Greenberg LLP

Name - Type or Print

Signature *Jennifer Busse*

25 S. Charles Street, 21st FL Baltimore MD
 Mailing Address City State

21201 / 410-727-8647 / jbusse@rosenbergmartin.com
 Zip Code Telephone # Email Address

CASE NUMBER 2003-0217-X

Filing Date 10/20/2003

Do Not Schedule Dates:

Reviewer *msk*

Attachment to Zoning Petition

9214 Pulaski Highway

Petition for Special Exception to allow a Contractor Equipment Storage Yard in the BR zone per BCZR §236.2

And, any further relief as deemed required by the Administrative Law Judge.

4888-3674-5092, v. 2



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Name- Type or Print

Signature

4200 Casteel Drive Coraopolis PA
 Mailing Address City State
 15108 / 412-490-5318 / pkoch@hkequipment.com
 Zip Code Telephone # Email Address

Attorney for Petitioner:

Jennifer Busse - Rosenberg Martin Greenberg LLP

Name- Type or Print

Signature

25 S. Charles Street, 21st FL Baltimore MD
 Mailing Address City State
 21201 / 410-727-8647 / jbusse@rosenbergmartin.com
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

BBD Realty LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2255 Avenue A Bethlehem PA
 Mailing Address City State
 18017 / /
 Zip Code Telephone # Email Address

Representative to be contacted:

Jennifer Busse - Rosenberg Martin Greenberg LLP

Name - Type or Print

Signature

25 S. Charles Street, 21st FL Baltimore MD
 Mailing Address City State
 21201 / 410-727-8647 / jbusse@rosenbergmartin.com
 Zip Code Telephone # Email Address

CASE NUMBER 2023-0217-X

Filing Date 10/29/2023

Do Not Schedule Dates: _____

Reviewer MTK

Attachment to Zoning Petition

9214 Pulaski Highway

Petition for Special Exception to allow a Contractor Equipment Storage Yard in the BR zone per BCZR §236.2

And, any further relief as deemed required by the Administrative Law Judge.

Zoning Property Description for Special Exception Petition:
9214 Pulaski Highway

Beginning at a point located on the north side of Pulaski Highway which has a right of way width of 164' feet at the distance of 3,000 feet to the centerline of the nearest improved intersecting street Middle River Road which has a right of way width of 50 feet. **Thence** the following courses and distances, referred to the Maryland Coordinate System (NAD '83/91):

1. South 47 degrees 31 minutes 37 seconds West, 374.20' to a point;
2. North 53 degrees 52 minutes 04 seconds West, 335.48' to a point;
3. North 46 degrees 59 minutes 55 seconds East, 318.60' to a point,
4. North 47 degrees 00 minutes 25 seconds East, 53.43' to a point,
5. South 54 degrees 13 minutes 11 seconds East, 342.84' to a point, and place of beginning.

Containing an area of 125,464 square feet or 2.88 acres of land, more or less and being located in the 15th Election District and 6th Council District of Baltimore County Maryland.



2023-0217-X

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: 2023-0217-X

Property Address: 9214 Pulaski Hwy

Legal Owners (Petitioners): BBD Realty LLC

Contract Purchaser/Lessee: H&K Equipment

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): RMG c/o Jenn Burke, Esquire

Address: 25 S. Charles St.
21st Floor
Balto MD 21201

Telephone Number: 410 727-8647

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

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: November 6, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0217-X
Address: 9214 Pulaski Hwy.
Legal Owner: H & K Equipment (Patrick Koch)

Zoning Advisory Committee Meeting of November 6, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 11/2/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0217-X

INFORMATION:

Property Address: 9214 Pulaski Highway

Petitioner: BBD Realty LLC

Zoning: BR, ML IM

Requested Action: Special Exception

The Department of Planning has reviewed the petition for the following:

Special Exception -

1. To allow a contractor equipment storage yard in the BR Zone per Section 236.2 of the Baltimore County Zoning Regulations; and
2. For any further relief as deemed required by the Administrative Law Judge.

The subject site is composed of four parcels totaling approximately 3.13 acres in the Middle River vicinity. The site is currently improved with a one-story commercial building, which is proposed to remain, per the submitted site plan, and associated surface parking. The site was previously used as a Michelin Tire Shop, and aerial imagery from 2022 shows the storage of tires behind the building, out of view from the public right-of-way. The site is primarily zoned BR, with the exception of the rear 46 feet of the site being zoned ML-IM. The site has no past Comprehensive Zoning Map Process (CZMP) Issues or Zoning Variances.

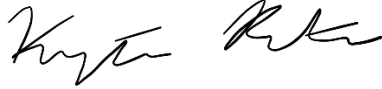
Uses surrounding the subject site are primarily commercial and industrial in nature. They include, but are not limited to, an indoor sporting facility, office space, trucking storage yards, an automotive repair shop, and equipment storage yards. In front of the subject site/across Pulaski Highway and behind the subject site are vacant, forested lots. Surrounding Zoning classifications include ML-IM, MH-IM, ML-AS, BR-IM, BL-AS, as shown in Figure 1 at the end of this memorandum.

The subject site is within the boundaries of the Eastern Baltimore County Revitalization Strategy and the Eastern Baltimore County Pedestrian and Bicycle Access Plan. The Eastern Baltimore County Revitalization Strategy recognizes this area as an Employment Center and states that “most of the corridor is zoned for light manufacturing uses with heavier business zoning stripping Pulaski Highway” (page 28).

The subject site is located in a commercial and industrial corridor. Further, it is surrounded by multiple similar uses, including trucking and equipment storage facilities. As such, the Department of Planning has no objections to the requested Special Exception.

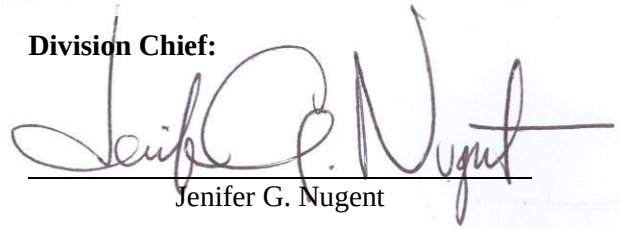
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:

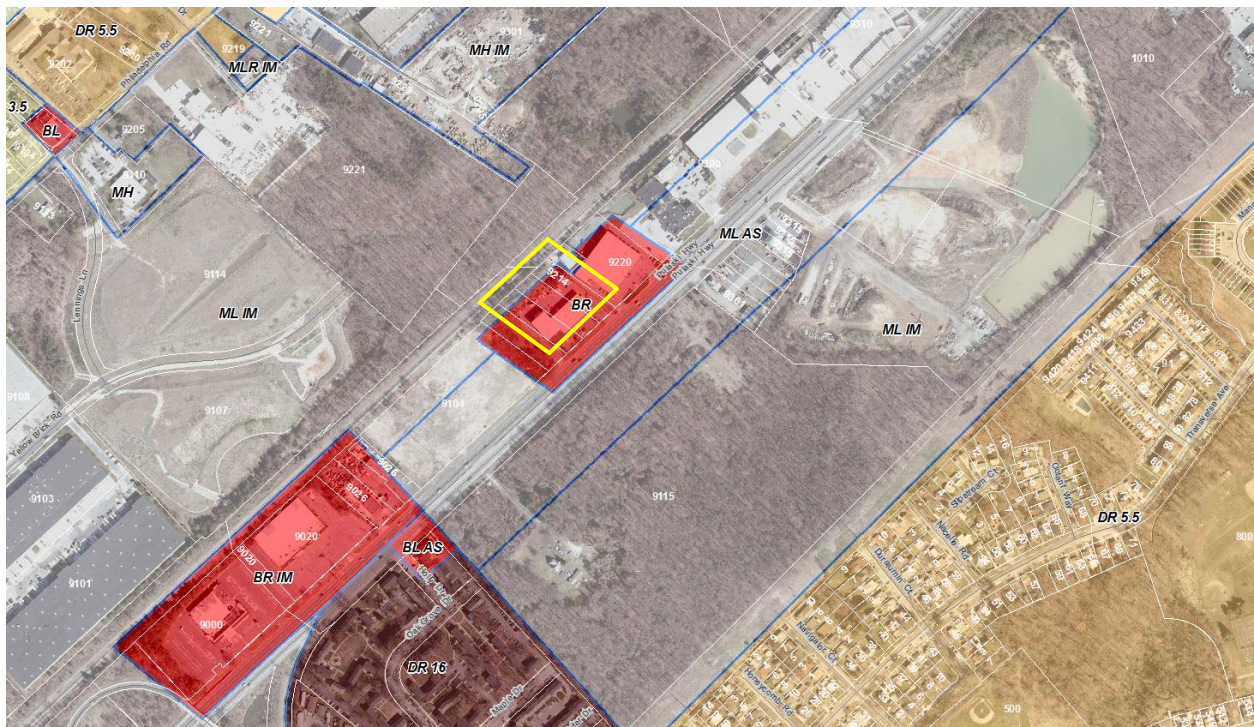


Jenifer G. Nugent

SL/JGN/KP

c: Jennifer Busse, Rosenberg, Martin, Greenberg LLP
Ainsley Jacobs, Community Planner
David Birkenthal, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

Figure 1 – A screenshot of County GIS showing the Zoning Classifications in the vicinity of 9214 Pulaski Highway, with the subject site marked in yellow:



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

No. 226698

Date: 10/20/2023

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0006		6150					\$ 500

Total: \$ 500

Rec
From:

Rosenberg Martin Greenberg

For:

Special Exception Filing
 9214 Pulaski Highway
 Zoning Case 2023-0217-X

msk

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:	District - 15 Account Number - 2000013884	
Owner Information		
Owner Name:	BBD REALTY LLC	Use: COMMERCIAL
		Principal Residence:NO
Mailing Address:	2255 AVENUE A	Deed Reference: /33294/ 00054
	BETHLEHEM PA 18017-	
Location & Structure Information		
Premises Address:	PULASKI HWY BALTIMORE 21220-0000	Legal Description: NWS PULASKI HWY .701 2081 NE MARTIN BLVD
Map: Grid: Parcel: Neighborhood:	Subdivision: Section: Block: Lot: Assessment Year:	Plat No:
0090 0003 1305 31502.04	0000 2024	Plat Ref:
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
	Property Land Area	County Use
	0.7000 AC	06
Stories Basement	Type Exterior Quality Full/Half Bath	Garage Last Notice of Major Improvements
1		

Value Information				
	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2023	07/01/2024
Land:	335,000	335,000		
Improvements	0	0		
Total:	335,000	335,000	335,000	
Preferential Land:	0			

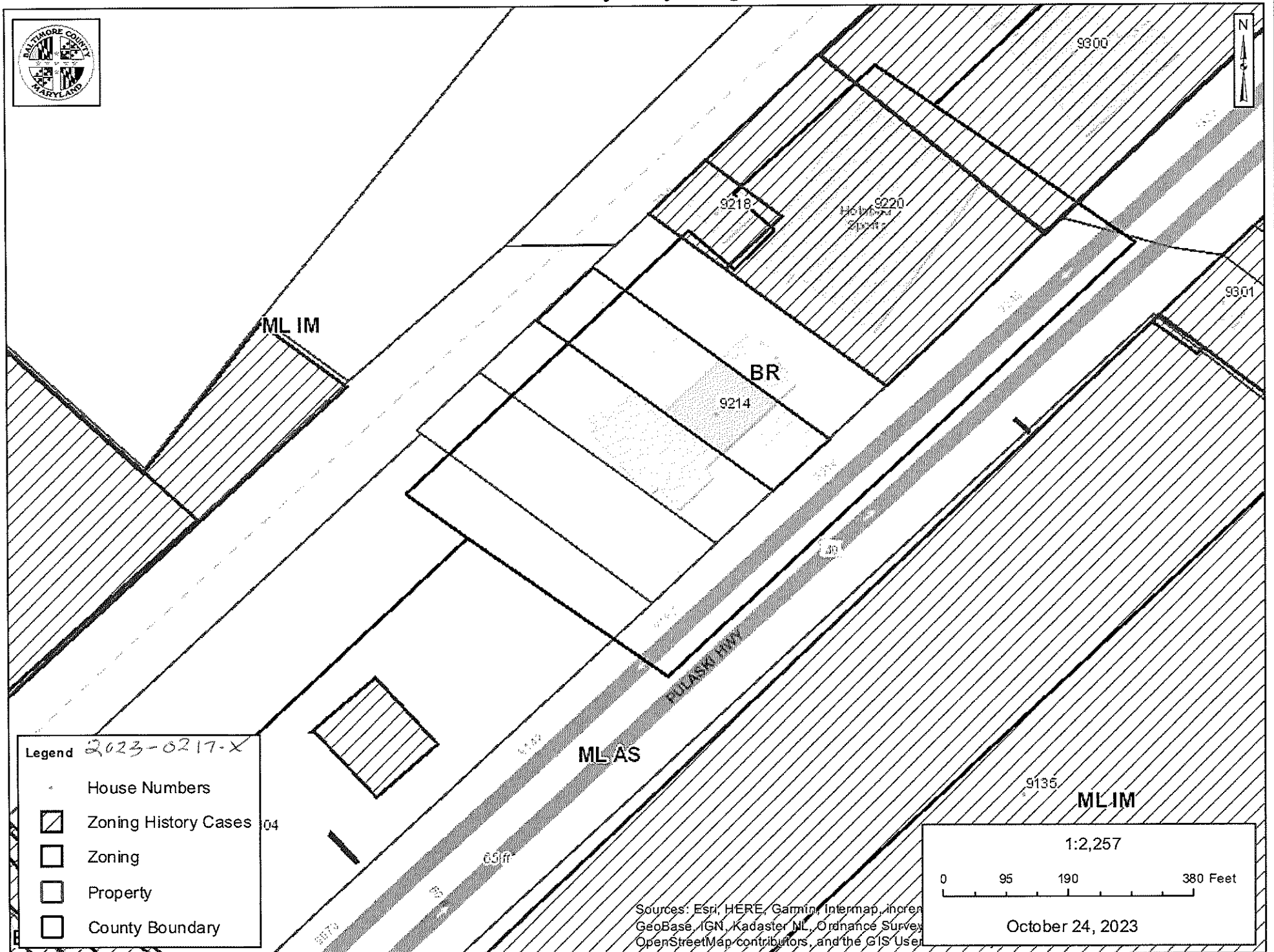
Transfer Information		
Seller: MERCOR PULASKI LLC	Date: 03/12/2013	Price: \$2,435,714
Type: ARMS LENGTH MULTIPLE	Deed1: /33294/ 00054	Deed2:
Seller: GORDON RAYMOND T,JR	Date: 06/27/2008	Price: \$2,511,635
Type: ARMS LENGTH MULTIPLE	Deed1: /27140/ 00663	Deed2:
Seller: PERLBERG DANIEL S	Date: 01/06/1987	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /07445/ 00776	Deed2:

Exemption Information			
Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	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:	

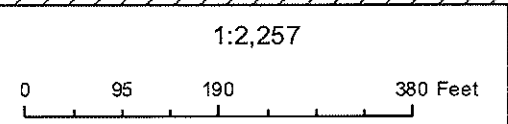
2023-0217-X

Baltimore County - My Neighborhood



- Legend 2023-0217-X
- House Numbers
 - Zoning History Cases 04
 - Zoning
 - Property
 - County Boundary

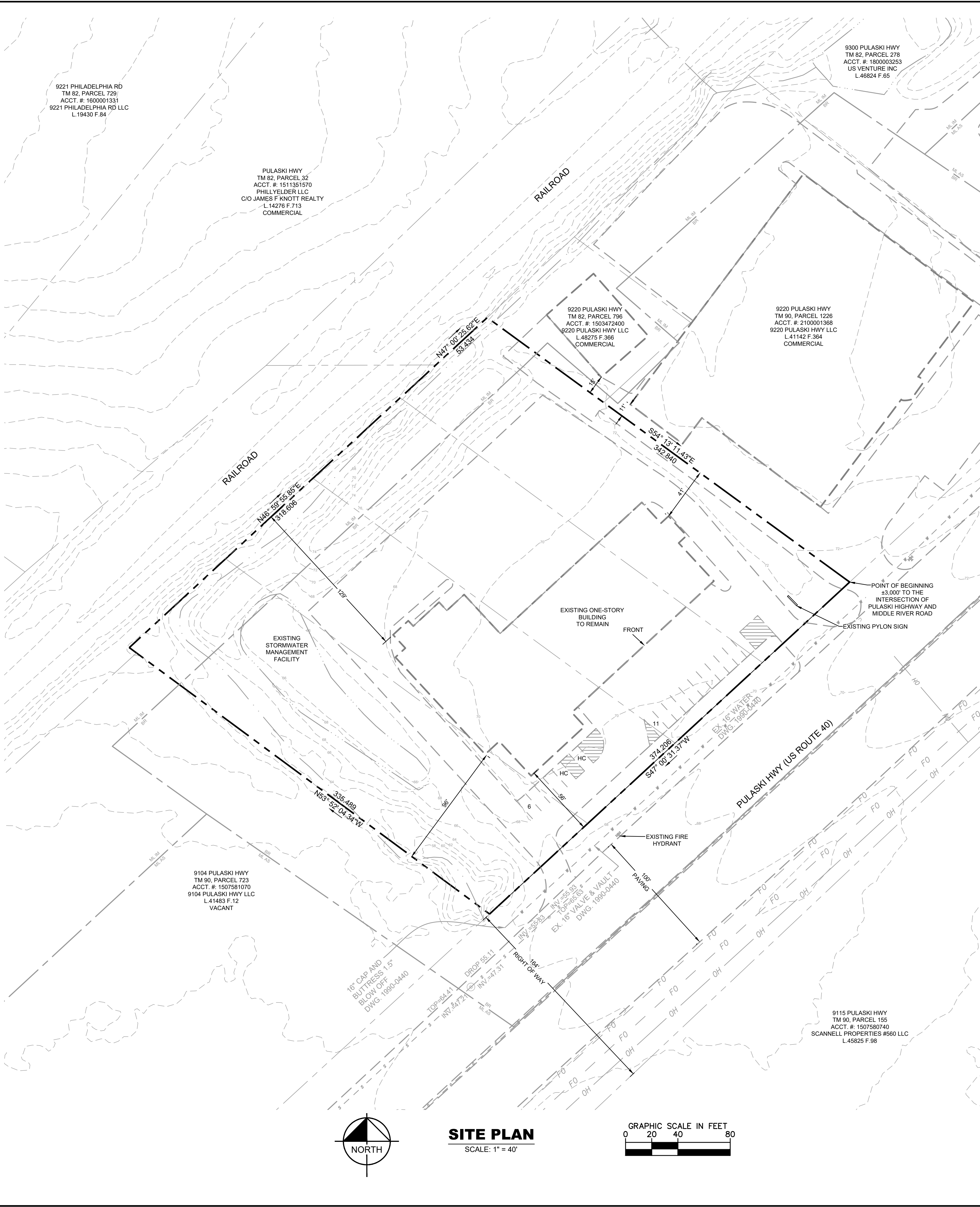
Sources: Esri, HERE, Garmin, Intermap, increment
GeoBase, IGN, Kadaster NL, Ordnance Survey,
OpenStreetMap contributors, and the GIS User



October 24, 2023

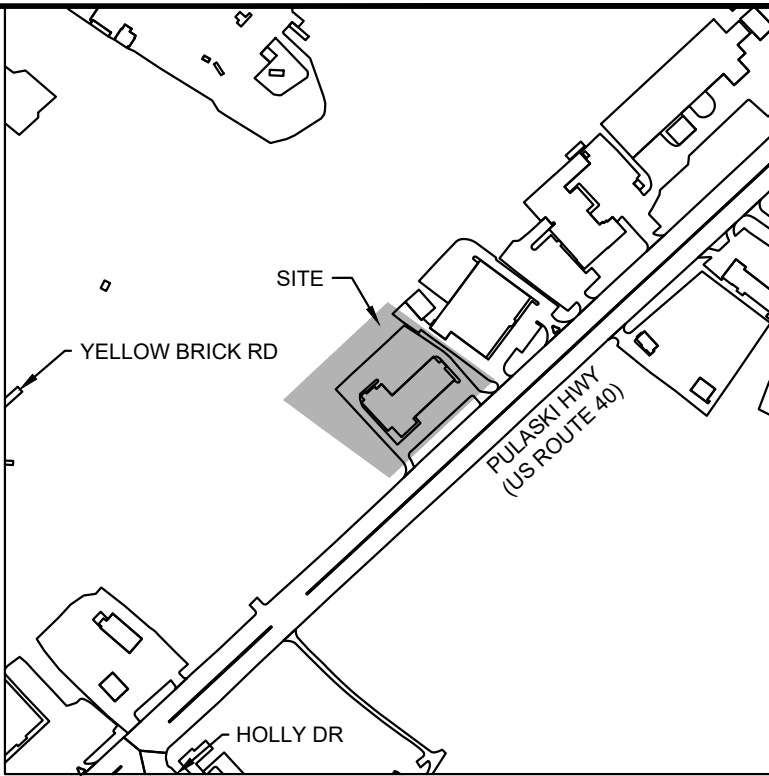
Plotted By: Bishop, Matt Sheet Set: 9214-PULASKI-HIGHWAY-SPECIAL-EXEMPTION-CAD-SPX-Plan.dwg Layout: SITE PLAN September 29, 2023 03:00:16pm \B001\001\Project03\AT-IBAL\Shared\General Marketing\9214_Pulaski Highway\Special Exemption CAD\SPX-Plan.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CONTOUR LINE
- EXISTING BUILDING OUTLINE
- EXISTING CURB
- ZONING LINE



VICINITY MAP
SCALE: 1" = 500'

APPLICANT/DEVELOPER

H&K EQUIPMENT
4200 CASTLE DR
CORAOPOLIS, PA 15108
ATTN: PATRICK KOCH
PHONE: 412-490-5318
EMAIL: PKOCH@HKEQUIPMENT.COM

PROPERTY OWNER

BBD REALTY LLC
2255 AVENUE A
BETHLEHEM, PA 18017

CIVIL ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
215 WASHINGTON AVE., SUITE 500
TOWSON, MD 21204
ATTN: MATT BISHOP, PLA
PHONE: 443-792-9995
EMAIL: MATT.BISHOP@KIMLEY-HORN.COM

Kimley»Horn

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215 WASHINGTON AVE., SUITE 500, TOWSON, MD 21204
PHONE: 443-743-3500
WWW.KIMLEY-HORN.COM



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. 3385
EXPIRATION DATE: 09/29/2024

KHA PROJECT	114745000	DATE	09/28/2023	SCALE	DESIGNED BY	AMD	DRAWN BY	AMD	CHECKED BY	MAE
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PLAN TO ACCOMPANY
SPECIAL EXCEPTION
REQUEST

COUNCILMANIC DISTRICT - 6 - ELECTION DISTRICT - 15
9214 PULASKI HWY, BALTIMORE, MD 21220

9214 PULASKI HWY

BALTIMORE COUNTY MARYLAND

SHEET NUMBER
1

GENERAL NOTES

- ADDRESS: 9214 PULASKI HIGHWAY
- PROPERTY ZONED: BR (BUSINESS ROADSIDE)
ML IM (MANUFACTURING, LIGHT)
- ZONING MAP: #090B1
ACCOUNT #: 2000013883, 2000013884, 2000013885, 2000013886
DEED REFERENCE: 33294/54
- PARCEL #: 1304, 1305, 1306, 745
- NET SITE AREA: 125,464 SF OR 2.88 ACRES
GROSS SITE AREA: 136,681 SF OR 3.13 ACRES
- TO THE BEST OF OUR KNOWLEDGE THE SITE IS NOT UNDER ACTIVE ZONING VIOLATION(S).
- THIS SITE IS NOT LOCATED WITHIN ANY AREAS DESIGNATED AS FAILING ON THE BASIC SERVICES MAP AREAS FOR SEWERAGE, WATER, AND TRANSPORTATION AS SHOWN ON THE 2023 BASIC SERVICES MAPS FOR SEWERAGE, WATER, AND TRANSPORTATION.
- PROPERTY KNOW AS: BBD REALTY LLC
9214 PULASKI HWY, BALTIMORE, MD 21220
PARCEL: 1305
TAX MAP: 0090
GRID: 0003
- EXISTING USE: COMMERCIAL
PROPOSED USE: COMMERCIAL
- THE PROPERTY IS PART OF AN OVERALL DEVELOPMENT
- THE SITE IS NOT LOCATED IN A 100-YR FLOODPLAIN (FEMA MAP #2400100430G).
- THERE ARE NO WETLANDS WITHIN THE SITE BOUNDARY.
- THE PROPERTY IS LOCATED OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA.
- ALL SIGNAGE SHALL COMPLY WITH SECTION 450 OF THE BCZR OR RELIEF WILL BE REQUESTED.
- ELECTION DISTRICT: 15TH, COUNCILMANIC DISTRICT: 6ND
- SITE IS NOT A HISTORICAL PROPERTY PER BALTIMORE COUNTY GIS DATABASE
- THERE ARE NO WELLS OR SEPTIC SYSTEMS ON SITE. THE SITE IS SERVED BY PUBLIC WATER AND SEWER.
- WATERSHED: BACK RIVER
- STORMWATER MANAGEMENT IS NOT REQUIRED FOR THIS SITE. NO NEW DEVELOPMENT IS PROPOSED.
- LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPE MANUAL AND ALL OTHER MANUALS ADOPTED PURSUANT TO SECTION 32-4-404 OF THE BALTIMORE COUNTY CODE.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
- THERE IS A PREVIOUS NEW CONSTRUCTION PERMIT (B037576) FOR A NEW GARAGE, WAREHOUSE, STORAGE, AND RETAIL SPACE (05/30/1990)
- FLOOR AREA RATIO
EXISTING BUILDING AREA = ±21,796 SF
GROSS SITE AREA = 136,681 SF
FLOOR AREA RATIO = 0.16
- THERE IS NO ZONING CASE HISTORY REGARDING THE SITE.
- PARKING REQUIRED: ONE PER EMPLOYEE ON THE LARGEST SHIFT.
- PARKING PROVIDED: 17 SPACES