



JOHN A. OLSZEWSKI, JR.  
*County Executive*

MAUREEN E. MURPHY  
Chief Administrative Law Judge  
ANDREW M. BELT  
Administrative Law Judge  
DEREK J. BAUMGARDNER  
Administrative Law Judge

December 26, 2023

Jennifer Busse, Esquire – [jbusse@rosenbergmartin.com](mailto:jbusse@rosenbergmartin.com)  
Rosenberg Martin Greenberg, LLP  
25 S. Charles Street, 21<sup>st</sup> Floor  
Baltimore, MD 21201

RE: Petitions for Special Hearing, Special Exception & Variance  
Case No. 2023-0222-SPHXA  
Property: 7503 Pulaski Highway

Dear Ms. Busse:

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, appearing to read "Andrew M. Belt", is written over a horizontal line.

ANDREW M. BELT  
Administrative Law Judge  
for Baltimore County

AMB:dlm

Enclosure

C: Cyprienne Crowley – [cyp@webuyrags.com](mailto:cyp@webuyrags.com)  
Ketch Secor – [ketch.secor@cbre.com](mailto:ketch.secor@cbre.com)  
Thomas Sheckells – [tsheckells@mragta.com](mailto:tsheckells@mragta.com)

<b>IN RE: PETITIONS FOR SPECIAL HEARING,</b>	*	BEFORE THE
<b>SPECIAL EXCEPTION &amp; VARIANCE</b>		
<b>(7503 Pulaski Highway)</b>	*	THE OFFICE
15 <sup>th</sup> Election District		
7 <sup>th</sup> Council District	*	ADMINISTRATIVE HEARINGS
7501 Pulaski, LLC		
<i>Legal Owner</i>	*	FOR BALTIMORE COUNTY
Whitehouse & Shapiro, LLC		
<i>Contract Purchaser/Lessee</i>	*	<b>Case No. 2023-0222-SPHXA</b>
<b>Petitioners</b>	*	

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing, Special Exception, and Variances filed on behalf of 7501 Pulaski Highway, LLC, legal owner, and Whitehouse & Shapiro, LLC, contract purchaser/lessee (“Petitioners”) for the property known as 7503 Pulaski Highway, (the “Property”). The Petition for Special Hearing was filed pursuant to Baltimore County Zoning Regulations (“BCZR”), § 410A.3 to allow the ALJ to prescribe the appropriate route for trucks traveling to or from the facility via a public industrial service road in accordance with BCZR, § 410A.3.A.1., to confirm parking spaces on adjoining property which were reserved for use by this subject property as set forth in document recorded within the land records at Liber/Folio 47190/90 satisfy the requirements of BCZR, §§ 410A.3.B.6 and 409 and to confirm no restroom facilities are required on site. The Petition for Special Exception was filed pursuant to BCZR § 253.2.A.13 to permit a Class II Trucking Facility. Petitions for Variance relief were filed in the alternative, and, if deemed necessary, from BCZR, § 410A.3.A.1 to permit access via a County local road in lieu of otherwise required public industrial service road, major collector street or arterial street, in the alternative, to approve 5 parking spaces in lieu of the otherwise required 10 spaces per BCZR, §§ 410A.3.B.6

and 409, in the alternative, to approve lack of restroom facilities on site required per BCZR, § 410A.3.B.8., from BCZR, §410A.3.B.1 to permit a net lot area of 1.74 acres in lieu of the otherwise required 5 acres, from BCZR, § 410A.3.A.2 to permit a curb tangent length of 27 ft. in lieu of the otherwise required 100 ft, from BCZR, § 410A.3.B.3 to allow 48 percent of area devoted to trucking operations be devoted to parking of truck tractors and trailers, not including maneuvering area, in lieu of otherwise required 75 percent and any further relief deemed required by the Administrative Law Judge (“ALJ”).

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petitions were properly advertised and posted. Cyprienne Crowley, representative of the Petitioner, appeared at the hearing along with Thomas Sheckells, a licensed civil engineer, who prepared and sealed a redlined site plan. Jennifer Busse, Esq. of Rosenberg Martin Greenberg, LLP represented the Petitioner. There were no protestants or interested citizens in attendance.

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

The subject site was previously used as a parking lot for warehouse space that was razed for the construction of a Wawa gas station and convenience store (Pet. Ex. 3a-3b). Petitioner, 7501 Pulaski, LLC, is the current owner of the previously approved Wawa development and the subject site. Whitehouse & Shapiro, LLC is contract purchaser.

Contract purchaser’s representative, Cyprienne Crowley, testified as to the history and nature of the contract purchaser’s business. The business is family-owned and has been headquartered in Baltimore since 1907. The company buys excess clothing from retailers such as Target, Gap, Goodwill and other thrift stores and ships them to their partners abroad which diverts

textiles from local landfills. The business entity owns and operates its warehouse at 1202 67<sup>th</sup> Street where trailers containing clothing are processed for transport to the port. Additionally, the company currently leases 1.5 acres of land at 1031 68<sup>th</sup> Street for the purpose of trailer storage. This lease will be terminated if the Zoning Petition is granted.

After excess clothing is collected from retailers, it is loaded into trailers. These trailers are then stored on the subject property until they are ready for processing when they are transported a block away to the warehouse. Ms. Crowley testified that this process causes between 4 to 7 trips a day to and from the subject property. Ms. Crowley explained that the company employs one driver for this purpose. Consequently, there will never be multiple trucks operating on the subject property at one time. Business hours for the subject site's use will generally be from 7 am to 5pm. The subject site is located in an industrial area bordered by warehouse uses, the Wawa site, and the Local 486 Plumbers & Steamfitters Apprenticeship Training School.

#### 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, 11 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the court of appeals 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.

BCZR 101.1 defines trucking facilities and Class I and II Trucking Facility as follows:

TRUCKING FACILITY — A structure or land used or intended to be used primarily (a) to accommodate the transfer of goods or chattels from trucks or truck trailers to other trucks or truck trailers or to vehicles of other types, in order to facilitate the transportation of such goods or chattels; or (b) for truck or truck-

trailer parking or storage. A trucking facility may include, as incidental uses only, sleeping quarters and other facilities for trucking personnel, facilities for the service or repair of vehicles, or necessary space for the transitory storage of goods or chattels. The term "trucking facilities" includes facilities for the storage of freight-shipping containers designed to be mounted on chassis for part or all of their transport, but does not include a warehouse, moving and storage establishment or truck stop. Land used for the parking, storage or repair of trucks used as an accessory to a lawful business or industrial use of the land that such parking or storage area forms a part of shall not be considered a trucking facility within the meaning of this definition. As used in this definition, the terms "trucks," "truck-trailers" and "truck tractors" do not include any vehicle whose maximum gross weight is 10,000 pounds or less, as rated by the State Motor Vehicle Administration.

TRUCKING FACILITY, CLASS I (TRUCK TERMINAL) — A trucking facility whose primary purpose is to accommodate the transfer of goods or chattels from trucks or truck trailers to other trucks or truck trailers or to vehicles of other types, in order to facilitate the transportation of such goods or chattels.

TRUCKING FACILITY, CLASS II — A trucking facility other than a Class I trucking facility, including a truck yard (the primary purpose of which is to accommodate the parking or storage of trucks, truck trailers or truck tractors.)

The proposed use of the subject property falls within the definition of a Class II Trucking Facility. The subject property is currently zoned ML-IM. Accordingly, a Class II Trucking Facility is allowed by Special Exception. (BCZR 253.2.A.13) BCZR § 502.1 provides that:

Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

- A. Be detrimental to the health, safety or general welfare of the locality involved;
- B. Tend to create congestion in roads, streets or alleys therein;
- C. Create a potential hazard from fire, panic or other danger;
- D. Tend to overcrowd land and cause undue concentration of population;
- E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
- F. Interfere with adequate light and air;

- G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of these Zoning Regulations;
- H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor
- I. Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 Zone, and for consideration of a solar facility use under Article 4F, the inclusion of the R.C. 3, R.C. 6, and R.C. 8 Zones.

In assessing the applicable factors found in BCRZ § 502.1 to the facts presented by Mr. Sheckells, I find that the subject site is located in an industrial area bordered by warehouse uses, the Wawa site, and the Local 486 Plumbers & Steamfitters Apprenticeship Training School. The 4 to 7 trips from the subject site will be significantly less than the typical Class II Trucking Facility that would be permitted by Special Exception. There is no proposed building on the subject site, in that it will solely be a storing area for trailers. Its hours of usage will be limited to 7 am to 5 pm and there will be no need for additional vehicles to park on site. Only one driver is employed to transport trailers to the property and to the warehouse located one block away. The site was previously used as a parking lot so the new parking surface will not increase impervious surface. No facts or circumstances have been presented 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. Additionally, I find that the proposed use is consistent with the purposes of the properties ML-IH zoning classification and is not inconsistent with the spirit and intent of the Zoning Regulations.

While, Special Exception relief for the use of a Class II Trucking Facility on the subject site is granted, I make such a determination based on the very specific facts and circumstances presented by the Petitioners as to purpose and intensity of the proposed use. Consequently, I

find that the approved Special Exception relief is conditioned on the continued use by the Petitioners in conjunction with their present operation at 1202 67<sup>th</sup> Street. Any use of the subject site consistent with the definition of a Class II Trucking Facility but in a manner other than previously described by the Petitioners will require future separate Special Exception relief.

### SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be compatible with the community and generally consistent with the spirit and intent of the regulations." *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

The Petitioner has filed for Special Hearing pursuant to BCZR § 410A.3 to allow the ALJ to prescribe the appropriate route for trucks traveling to or from the facility via a public industrial service road in accordance with BCZR, § 410A.3.A.1. Mr. Sheckells testified trucks pulling trailers filled with textiles will enter 66<sup>th</sup> Street (Local Road with signaled intersection) from the principal arterial, Pulaski Highway (US. Rt 40) and will head east toward the subject site, where the trailers will be dropped-off for storage. Once the trailers are ready to be processed, they will

be picked-up and transported one block north to 1201 67<sup>th</sup> Street (Local Road), via Biddle Street (Local Road). After the processing of the trailer's contents at the warehouse facility, the empty trailers will be taken back to the donating stores via 68<sup>th</sup> Street (Local Road with signaled intersection) to Pulaski Highway. (Pet. Ex. 11) These roads are located in ML-IH zoning, and are surrounded by the Wawa site, warehouses, and the Local 486 Plumbers & Steamfitters Apprenticeship Training School, and the use of these roads by the Petitioners will be limited 4 to 7 trips of trucks going and coming from the subject site by a single driver. Based on these facts, I find that the Petitioners' suggested truck routes are appropriate for the proposed site's limited use. Consequently, Petitioners' Request for Special Hearing as to this issue is granted.

In addressing additional requirements set forth in BCZR § 410A.3, Mr. Sheckells confirmed that the layout of the site is such as to provide convenient forward movement of vehicles leaving or entering the site, that the subject site will be surrounded by security fencing of at least 6 ft. high, that wheel stops will be provided, that proper storm water management is present on site, that all landscaping and screening will be in accordance with § 32-4-404 of the Baltimore County Code ("BCC"), that the entire lot will be paved, that the number of trailers will not exceed those outlined in the site plan and that automotive parts and junk vehicles will not be stored on the site.

In keeping with the conditions placed on the granting of the Petitioners' Special Exception, I find that the approved Special Hearing relief outlined above is conditioned on the continued use by the Petitioners in conjunction with their present operation at 1202 67<sup>th</sup> Street. Any use of the subject site consistent with the definition of a Class II Trucking Facility but in a manner other than previously described by the Petitioners will require future separate Special Hearing relief in conjunction with BCZR, § 410A.3.A.1.



Petitioners' remaining Special Hearing requests will be considered as Petitions for Variance relief and addressed below.

### VARIANCES

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).

Petitioners have requested Variance Relief from BCZR, §§ 410A.3.B.6 and 409 to approve 5 parking spaces in lieu of the otherwise required 10 spaces; to approve lack of restroom facilities on site required per BCZR, § 410A.3.B.8, from BCZR, § 410A.3.B.1 to permit a net lot area of 1.74 acres in lieu of the otherwise required 5 acres, from BCZR, § 410A.3.A.2 to permit a curb tangent length of 27 ft. in lieu of the otherwise required 100 ft., and from BCZR, § 410A.3.B.3 to allow 48 percent of area devoted to trucking operations be devoted to parking of truck tractors and trailers, not including maneuvering area, in lieu of otherwise required 75 percent.

Mr. Sheckells provided testimony explaining that while the subject site will technically meet the definition of a Class II Trucking Facility, it is unique and distinguishable in its use and in the scope of its proposed operation. While a traditional Class II Trucking Facility involves the storage of a large number of trailers with the constant coming and going of tractors picking up and dropping off such trailers, the proposed site serves a unique material storage purpose for the nearby warehouse facility. A limited 49 trailers spaces provide a location for the temporary storage of the company's collected excess clothing before it's taken to the warehouse for processing. Traffic in and out of the facility is limited to 4 to 7 trips a day, performed by a single driver. Accordingly,

there will rarely be cause for more than one vehicle at a time to maneuver within the site's parameters. Due to this fact, it is logical that such an operation could safely function on a lot significantly less than 5 acres. The subject site's unique 1.74-acre size is less than half of that of a traditional Class II Trucking Facility. Accordingly, the 5 parking spaces previously reserved for this site during the Wawa development of the adjacent site, are adequate to meet the needs of the low intensity use of the subject site. (Pet. Ex. 4) Additionally, due to the need for only one vehicle to be entering and exiting at any given time, it is feasible to allow a curb tangent length of 27 ft. in lieu of the otherwise required 100 ft.

While the subject site will store a limited number of trailers, a large portion of the site will have to remain clear to facilitate the maneuvering of trucks within the site's confines. As a result, it is logical to permit 48 percent of area devoted to trucking operations be devoted to parking of truck tractors and trailers, in lieu of otherwise required 75 percent. Additionally, the unique circumstance regarding bathroom facilities existing within a one block radius of the subject site at the company warehouse, alleviates the requirement for such facilities to be located on the subject site that is rarely occupied by employees in the course of a work day. Without the proposed variance relief, the Petitioners would experience practical difficulty as they would be unable to utilize the site for their unique purposes on a site that was already previously used as a parking area for a warehouse. Accordingly, the Petitioners' Requests for Variance Relief outlined above are granted.

THEREFORE, IT IS ORDERED this 26th day of **December 2023**, by this Administrative Law Judge, that the Petition for Special Exception pursuant to BCZR § 253.2.A.13 to permit a Class II Trucking Facility, be, and it is hereby, **GRANTED**, and


IT IS FURTHER ORDERED that the Petition for Special Hearing pursuant to BCZR § 410A.3 to allow the ALJ to prescribe the appropriate route for trucks traveling to or from the facility via a public industrial service road in accordance with BCZR, § 410A.3.A.1, be and it is hereby **GRANTED**; and

IT IS FURTHER ORDERED, that the Petitions for Variance relief to approve 5 parking spaces in lieu of the otherwise required 10 spaces per BCZR, §§ 410A.3.B.6 and 409, to approve lack of restroom facilities on site required per BCZR, § 410A.3.B.8, to permit a net lot area of 1.74 acres in lieu of the otherwise required 5 acres per BCZR, § 410A.3.B.1, to permit a curb tangent length of 27 ft. in lieu of the otherwise required 100 per BCZR, § 410A.3.A.2 and to permit 48 percent of area devoted to trucking operations be devoted to parking of truck tractors and trailers, not including maneuvering area, in lieu of otherwise required 75 percent per BCZR, § 410A.3.B.3, are all hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. The approved Special Hearing relief outlined above is conditioned on the continued use by the contract purchasers in conjunction with their present operation at 1202 67<sup>th</sup> Street. Any use of the subject site consistent with the definition of a Class II Trucking Facility but in a manner other than previously described by the Petitioners will require future separate Special Exception, Special Hearing and Variance relief.

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



ANDREW M. BELT  
Administrative Law Judge  
for Baltimore County

AMB: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 7503 Pulaski Highway which is presently zoned ML-IM  
Deed References: 42658/00074 10 Digit Tax Account # 1 5 1 8 4 7 2 2 4 0  
Property Owner(s) Printed Name(s) 7501 Pulaski LLC

(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  
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:

Whitehouse & Schapiro, LLC (Cyp Crowley)  
Name- Type or Print

\_\_\_\_\_  
Signature

1201 67th Street      Rosedale      MD  
Mailing Address      City      State

21237 /      / cyp@webuyrags.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):

7501 Pulaski LLC by Donald J. Simpson, Jr. Person      Authorized  
Name #1 - Type or Print      Name #2 - Type or Print

\_\_\_\_\_  
Signature #1      Signature #2

100 E. Pennsylvania Ave., Suite 200      Towson      MD  
Mailing Address      City      State

21286 / 410-812-4525 / donald@msckdevelopment.com  
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 2023-0222-SPWA Filing Date 10/25/2023 Do Not Schedule Dates: \_\_\_\_\_ Reviewer mtk

## **Attachment to Zoning Petitions**

### **7503 Pulaski Highway**

Petition for Special Exception to permit a Class 2 Trucking Facility in accordance with BCZR Section 253.2.A.13.

Petition for Special Hearing requesting the Administrative Law Judge confirm the Site Plan satisfies the site and development standards of BCZR Section 410A.3.

Petition for Special Hearing to allow the Administrative Law Judge to prescribe the appropriate route for trucks traveling to or from the facility via a public industrial service road in accordance with BCZR Section 410A.3.A.1.

In the alternative, and if deemed necessary, Petition for Variance from BCZR Section 410A.3.A.1, to permit access via a County local road in lieu of otherwise required public industrial service road, major collector street or arterial street.

Petition for Special Hearing to confirm parking spaces on adjoining property which were reserved for use by this subject property as set forth in document recorded within the land records at Liber/Folio 47190/90 satisfy the requirements of BCZR Section 410A.3.B.6 and Section 409.

In the alternative, Petition for Variance to approve 5 parking spaces in lieu of the otherwise required 10 spaces per BCZR Section 410A.3.B.6 and Section 409.

Petition for Special Hearing to confirm no restroom facilities are required on site.

In the alternative, Petition for Variance to approve lack of restroom facilities on site required per BCZR Section 410A.3.B.8.

Petition for Variance from BCZR Section 410A.3.B.1 to permit a net lot area of 1.74 acres in lieu of the otherwise required 5 acres.

Petition for Variance from BCZR Section 410A.3.A.2 to permit a curb tangent length of 27 feet in lieu of the otherwise required 100 feet.

Petition for Variance from BCZR Section 410A.3.B.3 to allow 48 percent of area devoted to trucking operations be devoted to parking of truck tractors and trailers, not including maneuvering area, in lieu of otherwise required 75 percent.

Any further relief deemed required by the Administrative Law Judge.



# PETITION FOR ZONING HEARING(S)

23-0930  
mk

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:

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Deed References: 42658/00074 10 Digit Tax Account # 1 5 1 8 4 7 2 2 4 0  
Property Owner(s) Printed Name(s) 7501 Pulaski LLC

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

Whitehouse & Schapiro, LLC (Cyp Crowley)  
Name- Type or Print  
  
Signature  
1201 67th Street Rosedale MD  
Mailing Address City State  
21237 / cyp@webuyrags.com  
Zip Code Telephone # Email Address

### Legal Owners (Petitioners):

7501 Pulaski LLC /  
Name #1 - Type or Print Name #2 - Type or Print  
  
Signature #1 Signature #2  
100 E. Pennsylvania Ave., Suite 200 Towson MD  
Mailing Address City State  
21286 /  /   
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  
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### Representative to be contacted:

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25 S. Charles Street, 21st FL Baltimore MD  
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CASE NUMBER 2023-0222-SP4XA Filing Date 10/25/2023 Do Not Schedule Dates: \_\_\_\_\_ Reviewer

## **Attachment to Zoning Petitions**

### **7503 Pulaski Highway**

Petition for Special Exception to permit a Class 2 Trucking Facility in accordance with BCZR Section 253.2.A.13.

Petition for Special Hearing requesting the Administrative Law Judge confirm the Site Plan satisfies the site and development standards of BCZR Section 410A.3.

Petition for Special Hearing to allow the Administrative Law Judge to prescribe the appropriate route for trucks traveling to or from the facility via a public industrial service road in accordance with BCZR Section 410A.3.A.1.

In the alternative, and if deemed necessary, Petition for Variance from BCZR Section 410A.3.A.1, to permit access via a County local road in lieu of otherwise required public industrial service road, major collector street or arterial street.

Petition for Special Hearing to confirm parking spaces on adjoining property which were reserved for use by this subject property as set forth in document recorded within the land records at Liber/Folio 47190/90 satisfy the requirements of BCZR Section 410A.3.B.6 and Section 409.

In the alternative, Petition for Variance to approve 5 parking spaces in lieu of the otherwise required 10 spaces per BCZR Section 410A.3.B.6 and Section 409.

Petition for Special Hearing to confirm no restroom facilities are required on site.

In the alternative, Petition for Variance to approve lack of restroom facilities on site required per BCZR Section 410A.3.B.8.

Petition for Variance from BCZR Section 410A.3.B.1 to permit a net lot area of 1.74 acres in lieu of the otherwise required 5 acres.

Petition for Variance from BCZR Section 410A.3.A.2 to permit a curb tangent length of 27 feet in lieu of the otherwise required 100 feet.

Petition for Variance from BCZR Section 410A.3.B.3 to allow 48 percent of area devoted to trucking operations be devoted to parking of truck tractors and trailers, not including maneuvering area, in lieu of otherwise required 75 percent.

Any further relief deemed required by the Administrative Law Judge.



# MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,  
AND LANDSCAPE ARCHITECTS



October 19, 2023

## SPECIAL EXCEPTION AREA DESCRIPTION FOR 7503 PULASKI HIGHWAY

**Beginning** at a point located at the Center line intersection of Pulaski Highway and 66<sup>th</sup> Street, or N 599,617.03 E 1,446,364.22, South 31° 21' 05" East, 423.82 feet to a point along the center line of 66<sup>th</sup> Street at BL STA 4+23.82, N 599,254.59 E 1,446,583.89. Thence leaving said center line of 66<sup>th</sup> Street, North 58° 46' 47" East, 37.62 feet to the point of Beginning. **Thence** the following courses and distances clockwise, referred to the Maryland Coordinate System (NAD '83 (1991)):

- 1) North 58°50'29" East 313.34'.
- 2) South 31°09'31" East 241.54'.
- 3) South 58°41'59" West 313.33'.
- 4) North 31°09'38" West 242.31'.

Containing 75,802 square feet or 1.74 acres of land, more or less, being located in the 15<sup>th</sup> Election District and 7<sup>th</sup> Councilmanic District of Baltimore County, Maryland

I certify that this description was either personally prepared by me or I was in responsible charge of its preparation.



1220-C East Joppa Road, Suite 505, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

Abingdon, MD ♦ Baltimore, MD ♦ Laurel, MD ♦ Towson, MD ♦ Georgetown, DE ♦ New Castle, DE ♦ Sterling, VA ♦ Raleigh, NC  
(410) 515-9000 (410) 935-5050 (410) 792-9792 (410) 821-1690 (302) 855-5734 (302) 326-2200 (703) 674-0161 (984) 200-2103

2023-0222-SPHXA

**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: 2023-0222-SPHXA  
Property Address: 7503 Pulaski Hwy  
Legal Owners (Petitioners): 7501 Pulaski, LLC  
Contract Purchaser/Lessee: Whitehouse & Schapiro, LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): RMG c/o Jennifer Burke, Esq.  
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**  
**OFFICE OF BUDGET AND FINANCE**  
**MISCELLANEOUS CASH RECEIPT**

No. 228902

Date: 10/24/2023

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 1,200
Total:									\$ 1,200

Rec From:

Rosenberg Martin Greenberg

For:

Special Exception, Zoning Variance  
 & Special Hearing  
 Zoning Case # 2023-0222 - SPHXA  
 7503 Pulaski Highway

**CASHIER'S  
 VALIDATION**

*MMA*

DISTRIBUTION

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

CERTIFICATE OF POSTING

CASE NO. 2023-0222-SPHXA

PETITIONER/DEVELOPER

Rosenberg Martin Greenberg

Jennifer Busse

DATE OF HEARING/CLOSING

December 14, 2023

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING ROOM 111  
111 WEST CHESAPEAKE AVENUE  
ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE  
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT

7503 Pulaski Highway

Sign 1

THE SIGN(S) POSTED ON November 21, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

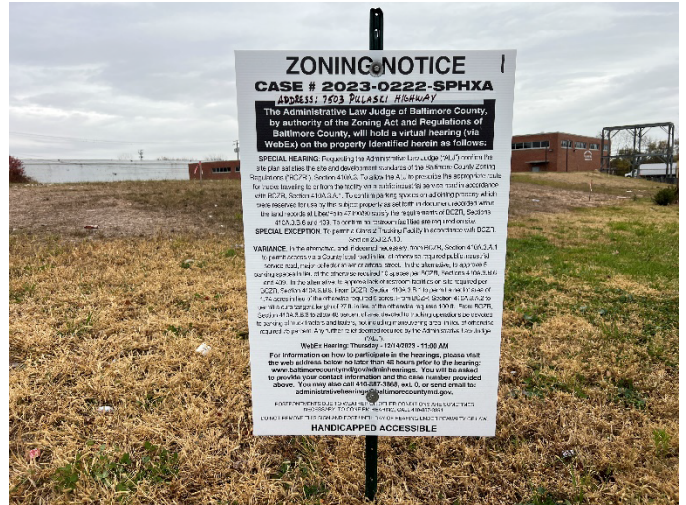


MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**DATE:** 11/9/2023

**FROM:** Steve Lafferty  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS - Revised**  
Case Number: 2023-222-SPHXA

**INFORMATION:**

**Property Address:** 7503 Pulaski Highway  
**Petitioner:** 7501 Pulaski LLC c/o Donald J. Simpson, Jr.  
**Zoning:** ML IM  
**Requested Action:** Special Hearing, Special Exception, Variance

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

*Special Exception -*

1. To permit a Class II Trucking Facility in accordance with Baltimore County Zoning Regulations (BCZR) Section 253.2.A.13;

*Special Hearing -*

2. Requesting the Administrative Law Judge confirm the Site Plan satisfies the site and development standards of BCZR Section 410A.3;
3. To allow the Administrative Law Judge to prescribe the appropriate route for trucks traveling to or from the facility via a public industrial service road in accordance with BCZR Section 410A.3.A.1;

*In the alternative, and if deemed necessary, Variance -*

4. From BCZR Section 410A.3.1 to permit access via a County local road in lieu of otherwise required public industrial service road, major collector street, or arterial street;

*Special Hearing -*

5. To confirm parking spaces on adjoining property which were reserved for use by this subject property as set forth in the document recorded within the land records at Liber/Folio 47190/90 satisfy the requirements of BCZR Section 410A.3.B.6 and Section 409;
6. To confirm no restroom facilities are required on site;

*In the alternative, and if deemed necessary, Variance -*

7. To approve lack of restroom facilities on site required per BCZR Section 410A.3.B.8;

*Variance -*

8. From BCZR Section 410A.3.B.1 to permit a net lot area of 1.74 acres in lieu of the otherwise required 5 acres;
9. From BCZR Section 410A.3.2 to permit a curb tangent length of 27 feet in lieu of the otherwise required 100 feet;
10. From BCZR Section 410A.3.B.3 to allow 48% of area devoted to trucking operations be devoted to parking of truck tractors and trailers, not including maneuvering area, in lieu of the otherwise required 75%; and
11. For any further relief deemed required by the Administrative Law Judge.

The subject site is an approximately 1.74 acre parcel located off Pulaski Highway behind an existing Wawa gas station and convenience store (PAI # 15-1023). The site is Lot 2 of the approved Wawa Limited Exception Development Plan. The approved plan listed the future use of the site as a warehouse pad site. The approved plan also showed a drive aisle connecting the Wawa and future warehouse pad site. The Petitioner proposes to close the drive aisle connecting the two properties, enclose the subject site with a chain link fence, and use the site for trailer storage. No building or structures are proposed. The site plan shows a 32.20' landscape buffer between the subject site and a plumbing warehouse to the south. A preliminary landscape plan provided to the Department shows there are existing plantings between the Wawa gas station and convenience store and the subject site.

Uses surrounding the subject site are predominately manufacturing or industrial in nature. North of the subject site is the Wawa gas station and convenience store. South and east of the subject site are warehouse buildings. West of the subject site are warehouses and trucking storage lots.

The Department of Planning met with the representative for the petition virtually on November 7<sup>th</sup>, 2023. During the meeting, the representative explained that the Petitioner works for a company that collects excess clothing items from retailers such as Target and Gap. The clothes will be loaded into trailers, and the trailers will then be stored at the subject site until they are ready to go to the Port of Baltimore to be shipped to other countries to be made into textiles. There will be no office space on site or anyone working at the property beyond picking up or dropping off trailers. It was noted during the meeting that the subject site was an ideal location due to its industrial surroundings and its relatively close proximity to the Port.

In November 8<sup>th</sup> and 9<sup>th</sup>, 2023 email follow ups, the representative for the petition explained that the business is a family-owned business that has been headquartered in Baltimore since 1907. The company buys excess clothing from Goodwill's and thrift stores and ship them to their partners abroad to divert textiles out of landfills. The business entity owns and operates out of 1201 67<sup>th</sup> Street, and also leases 1.5 acres of land at 1031 68<sup>th</sup> Street; should the relief requested with the Zoning Petition be granted, the lease at 1031 68<sup>th</sup> Street will be terminated. Hours of operation are from 7:00 AM to 5:00 PM, and there are roughly four to seven trips to and from the site a day. Minimal lighting is needed for security.

The subject site is within the boundary of the Eastern Baltimore County Revitalization Strategy Plan, adopted July 1<sup>st</sup>, 1996. The Plan outlines strategies for economic development, community conservation, and waterfront enhancement within the Plan area boundary. The Plan encourages retaining and creating well-paying jobs (page 16) and marketing to attract new businesses (page 18).

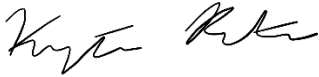
The Department of Planning finds that the proposed use is consistent with the surrounding area and is appropriate for the subject site. Further, the Department finds the proposed use is unique compared to other Class II Trucking Facilities; consequently, the needs for the property vary. As such, the Department

of Planning has no objections to the Special Exception, Special Hearing, and Variance relief, subject to the following condition:

1. Landscaping between the Wawa gas station and convenience store and the subject site shall remain. Protections shall be put in place to prevent damage to the plantings from the trailers.

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

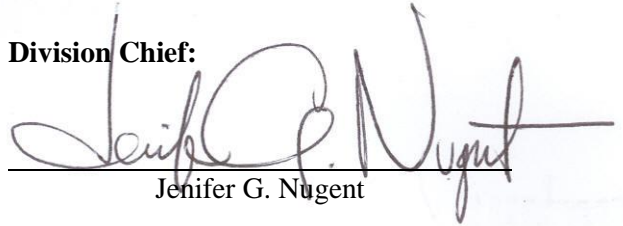
**Prepared by:**



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Krystle Patchak

**Division Chief:**



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Jenifer G. Nugent

SL/JGN/KP

c: Jennifer Busse, Esq. – Rosenberg, Martin, Greenberg LLP  
Maria Mougridis, Community Planner  
Jeff Perlow, Zoning Review  
Kristen Lewis, Zoning Review  
Office of Administrative Hearings  
People's Counsel for Baltimore County

**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 13, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0222-SPHXA  
Address: 7503 PULASKI HWY  
Legal Owner: 7501 Pulaski, LLC

Zoning Advisory Committee Meeting of November 13, 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:** 11/8/2023

**FROM:** Steve Lafferty  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 2023-222-SPHXA

**INFORMATION:**

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In a November 8<sup>th</sup>, 2023 email follow up, the representative for the petition explained that the business is a family-owned business that has been headquartered in Baltimore since 1907. The existing location is approximately 800' away at 1205 68<sup>th</sup> Street, and the subject site will be used as overflow. The company buys excess clothing from Goodwill's and thrift stores and ship them to their partners abroad to divert textiles out of landfills. Hours of operation are from 7:00 AM to 5:00 PM, and there are roughly four to seven trips to and from the site a day. Minimal lighting is needed for security.

The subject site is within the boundary of the Eastern Baltimore County Revitalization Strategy Plan, adopted July 1<sup>st</sup>, 1996. The Plan outlines strategies for economic development, community conservation, and waterfront enhancement within the Plan area boundary. The Plan encourages retaining and creating well-paying jobs (page 16) and marketing to attract new businesses (page 18).

The Department of Planning finds that the proposed use is consistent with the surrounding area and is appropriate for the subject site. Further, the Department finds the proposed use is unique compared to other Class II Trucking Facilities; consequently, the needs for the property vary. As such, the Department of Planning has no objections to the Special Exception, Special Hearing, and Variance relief, subject to the following condition:

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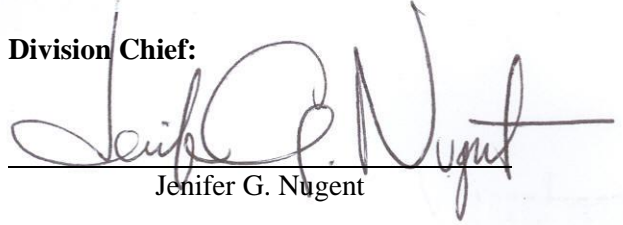
**Prepared by:**



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Krystle Patchak

**Division Chief:**



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Jenifer G. Nugent

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c: Jennifer Busse, Esq. – Rosenberg, Martin, Greenberg LLP  
Maria Mougridis, Community Planner  
Jeff Perlow, Zoning Review  
Kristen Lewis, Zoning Review  
Office of Administrative Hearings  
People's Counsel for Baltimore County

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 - 1518472240

**Owner Information**

Owner Name: 7501 PULASKI LLC      Use: INDUSTRIAL  
 Principal Residence: NO  
 Mailing Address: SUITE 210      Deed Reference: /42658/ 00074  
 100 E PENNSYLVANIA AVE  
 TOWSON MD 21286-

**Location & Structure Information**

Premises Address: 7503 PULASKI HWY      Legal Description: 1.740 ACS  
 BALTIMORE 21237-      7503 PULASKI HWY ES  
 WAWA

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:  
 0096 0003 0488 31504.04 0000 2 2024 Plat Ref: 0079/ 0976

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use  
 1.7400 AC 07

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

/

**Value Information**

	Base Value	Value		
		As of 01/01/2021	As of 07/01/2023	As of 07/01/2024
Land:	565,500	565,500		
Improvements	55,000	55,000		
Total:	620,500	620,500	620,500	
Preferential Land:	0			

**Transfer Information**

Seller: RODICK ALAN J      Date: 04/06/2020      Price: \$5,000,000  
 Type: ARMS LENGTH IMPROVED      Deed1: /42658/ 00074      Deed2:  
 Seller: RODICK REALTY LLC      Date: 12/27/2019      Price: \$0  
 Type: NON-ARMS LENGTH OTHER      Deed1: /42271/ 00102      Deed2:  
 Seller: RODICK REAL PROPERTY LLC      Date: 06/06/2017      Price: \$0  
 Type: NON-ARMS LENGTH OTHER      Deed1: /39036/ 00368      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

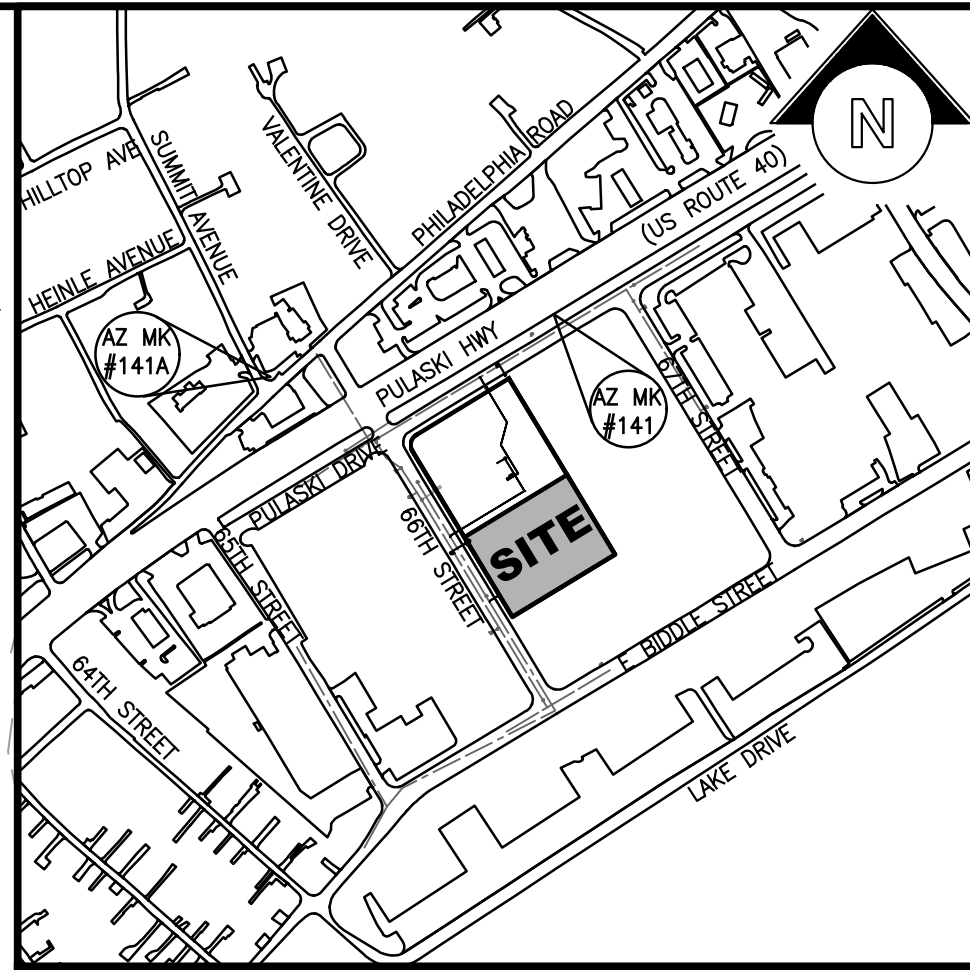
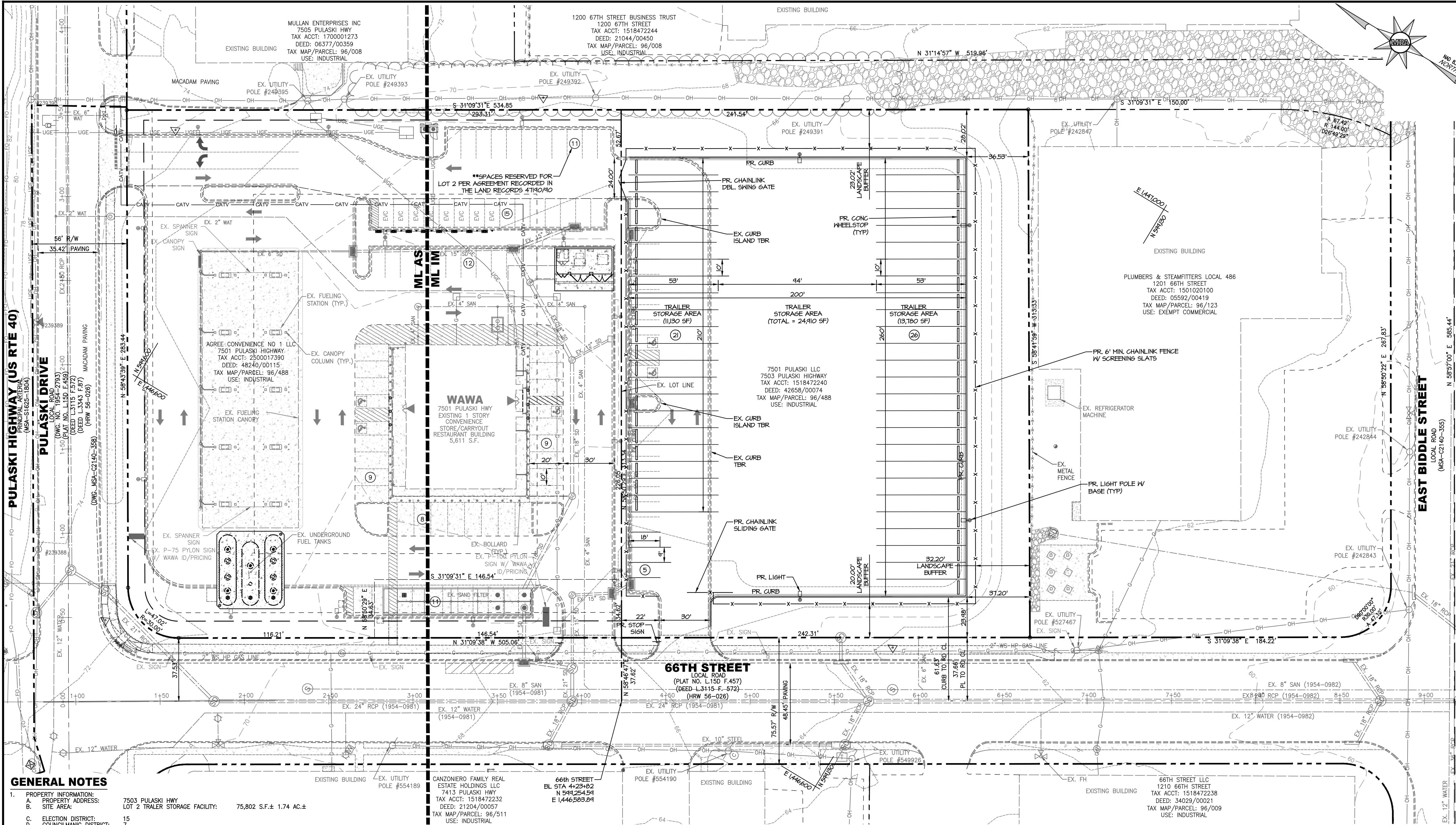
**Homestead Application Information**

Homestead Application Status: No Application

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:

2023-0222-SPHXA



**VICINITY MAP**

SCALE: 1" = 500'  
**BENCHMARKS**

AZ MK 141  
ELEV. 87.53  
DESCRIPTION: BRASS CAP LOCATED ALONG EAST SIDE OF NORTHBOUND PULASKI HWY (US ROUTE 40) APPROXIMATELY 6.0 FEET NORTH WEST OF FIRE HYDRANT PLACED BETWEEN BREAK IN GUARDRAIL.

AZ MK 141A  
ELEV. 248.62  
DESCRIPTION: BRASS CAP LOCATED AT NORTH EAST CORNER OF INTERSECTION OF PHILADELPHIA ROAD AND SUMMIT AVENUE OFFSET APPROXIMATELY 5.0 FEET FROM EDGE OF SIDEWALK AND APPROXIMATELY 21.50 FEET WEST OF STORM DRAIN MANHOLE IN SIDEWALK.

**LEGEND**

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY LINE
- EX. ROADWAY CENTERLINE
- EX. CURB
- EX. FENCE
- EX. TREE LINE
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WATER
- EX. GAS
- EX. OVER HEAD ELECTRIC LINES
- EX. UNDERGROUND ELECTRIC
- EX. UNDERGROUND CABLE TELEVISION
- EX. E.O.P
- EX. PAVEMENT MARKING
- EX. ZONING BOUNDARY
- PR. CONCRETE
- PR. PAVEMENT MARKING
- PR. CURB
- PR. CHAINLINK FENCE W/ SCREENING SLATS

**GENERAL NOTE**  
THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

**GENERAL NOTES**

1. PROPERTY INFORMATION:  
A. PROPERTY ADDRESS: 7503 PULASKI HWY  
B. SITE AREA: LOT 2 TRAILER STORAGE FACILITY: 75,802 S.F. ± 1.74 AC ±
2. ZONING: ML-IM (MANUFACTURING LIGHT, INDUSTRIAL MAJOR)
3. ZONING MAP/GIS TILE NO.: 096B1
4. FLOOR AREA RATIO: MAXIMUM PERMITTED = 2.0  
EXISTING LAND USE: VACANT  
PROPOSED LAND USE: TRAILER STORAGE FACILITY (CLASS II TRUCKING FACILITY)
5. ML ZONE SETBACKS (SECTION 255.1, 238.1, 238.2, 238.3)  
FRONT: 25'  
SIDE: 30'  
REAR: 30'
6. LANDSCAPE BUFFER 66TH STREET (CLASS C)  
REQUIRED: 20'  
PROVIDED: 20'
7. PROPOSED BUILDING HEIGHT: = NOT APPLICABLE
8. THIS SITE IS SERVED BY PUBLIC WATER AND SEWER. HOWEVER SERVICE CONNECTION IS NOT REQUIRED SINCE THERE IS NO BUILDING BEING PROPOSED.
9. THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN (F.E.M.A. PANEL NO. 2400100420G).
10. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
11. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
12. THERE ARE NO HISTORIC BUILDINGS ON SITE.
13. THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
14. THIS SITE IS LOCATED WITHIN THE BACK RIVER WATERSHED.
15. A GRADING PLAN WILL BE REQUIRED TO BE PROCESSED AND APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION SUSTAINABILITY. A GRADING PERMIT MUST BE OBTAINED PRIOR TO CONSTRUCTION OF THE STORAGE FACILITY.
16. ALL PARKING, LOADING AND MANEUVERING AREAS MUST BE PAVED IN ACCORDANCE WITH ADOPTED DESIGN PROVISIONS. FORMULATED AFTER CONSULTATION AND RECOMMENDATION BY THE COUNTY TRUCKING FACILITIES DEVELOPMENT OFFICIALS.
17. LIGHT FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
18. SCREENING AND LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL, OR A MODIFICATION WILL BE REQUESTED.
19. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450, OR A VARIANCE WILL BE REQUESTED.
20. THERE WILL BE NO STORAGE OF AUTOMOTIVE PARTS OR JUNKED CARS WITHIN THIS STORAGE FACILITY.
21. ADEQUATE REST ROOMS ARE NOT REQUIRED AS THERE ARE NO BUILDINGS ON SITE. REST ROOMS ARE LOCATED AT THE EXISTING WAREHOUSE ON 67TH STREET.
22. HOURS OF OPERATION ARE 7-5 PM MONDAY-FRIDAY
23. MAXIMUM NUMBER OF TRAILERS ON SITE ARE AS SHOWN IN THE PLAN VIEW.
24. 48% PERCENT OF THE AREA DEVOTED TO TRUCKING OPERATIONS IS DEVOTED TO PARKING OF TRUCK TRACTORS AND TRAILERS, NOT INCLUDING MANEUVERING AREA, IN LIEU OF OTHERWISE REQUIRED 75% PERCENT.

**LOT 1 - WAWA PARKING TABLE**  
(PARKING SPACES REQUIRED BY BCZR SECTION 409.6.A AND 405.4.A.3.d)

USE	GROSS S.F.	PARKING RATE	PARKING REQUIRED
FUEL SERVICE STATION IN COMBINATION WITH A CONVENIENCE STORE AND CARRY OUT RESTAURANT	5,611 S.F.	5/1,000 S.F.	29
MAX. # EMPLOYEES ON SHIFT			8
ATM			1
FREE AIR TANK			2
PARKING REQUIRED			40
TOTAL PARKING PROVIDED (INCLUDING 4 ADA SPACES)			64

**LOT 2 - TRAILER STORAGE FACILITY PARKING TABLE**

USE	RATE	REQD	PROVIDED
TRAILER STORAGE SPACES PROVIDED	NA	NA	47
PARKING SPACES (REFER TO NOTES BELOW)	1/3,000 SF	8*(10 MIN.)	5**

\*1 FOR EACH 3000 SF OF TOTAL AREA DEVOTED TO PARKING OF TRUCK TRACTORS, TRUCK TRAILERS, OR TRACTOR TRAILERS, NOT INCLUDING MANEUVERING AREAS OR LOADING AREAS, BUT IN NO CASE LESS THAN 10.  
\*\*THERE ARE 11 PARKING SPACES RESERVED ON LOT 1 FOR LOT 2. (REFER TO PLAN)



**COMMERCIAL PERMIT HISTORY**

1. PERMIT #B828974 - ALTERATION TO COMPLETE CONSTRUCTED UNDER B729763 FRAMING.
2. PERMIT #B831498 - INSTALL SPRINKLER SYSTEM. LARGEST PIPE SIZE-1". 8 HEADS TOTAL. SEE B828974 FOR ALTY TO COMPLETE.
3. PERMIT #B733994 - INSTALL SPRINKLER SYSTEM AS SHOWN ON PLANS. RELOCATE 32 HEADS, 14 NEW HEADS. LARGEST PIPE SIZE-1 1/2". MARYLAND CONTRACTOR SHALL BE NAMED BEFORE ANY WORK STARTS.
4. PERMIT #B758567 - ALTERATIONS TO AN EXISTING STORAGE FACILITY TO INCLUDE: CUT OPENING IN AN EXTERIOR WALL TO INSTALL DOOR. SEPARATE PERMIT REQUIRED FOR ANY ADDITIONAL WORK. 72'X36"-15SF. WAIVE PLANS SWL. OWNER/CONTRACTOR AFFIDAVIT ATTACHED.
5. PERMIT #B982888 - CONSTRUCT NEW CONVENIENCE STORE WITH FUEL SERVICE STATION.

**ZONING HISTORY**

1. CASE NO. 1849-1540-X - SPECIAL USE PERMIT FROM THE DIAMOND GRIT COMPANY TO USE THE LAND FOR FAMILY RESIDENCE AND HOTEL CABINS. GRANTED OCTOBER 3, 1949.
2. CASE NO. 2008-0161-A - VARIANCE PETITION FROM VARIOUS PROPERTY OWNERS TO PERMIT AN ADDITION ON THE SIDE OF THE BUILDING WITH A SIDE SETBACK OF 1.5 FEET INSTEAD OF 30 FEET. GRANTED OCTOBER 15, 2007.
3. CASE NO. 2019-0417-SPHX - SPECIAL EXCEPTION FOR A FUEL SERVICE STATION IN COMBINATION WITH A CONVENIENCE STORE AND CARRY-OUT RESTAURANT WITH OUTDOOR SEATING. GRANTED OCTOBER 29, 2019.

**PAVING CERTIFICATION**

I HEREBY CERTIFY THAT THE SPECIFICATIONS FOR THE PAVING SECTION, INCLUDING THE SUBBASE, AND THE SOIL CONDITIONS RELATIVE TO THIS SITE WILL BE CAPABLE OF WITHSTANDING LOADS IMPOSED BY FULLY LOADED TRUCKS OF MAXIMUM GROSS WEIGHT OF 73,280 LBS.

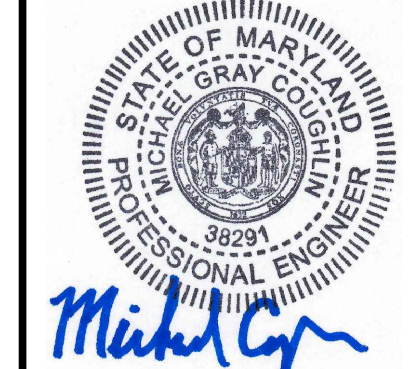
*Michael Gagliardi*  
SIGNATURE (LICENSE NO. 38291) SEAL

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38291, EXPIRATION DATE: 01/13/2024

**OWNER**  
7501 PULASKI LLC  
100 E. PENNSYLVANIA AVE, SUITE 200  
TOWSON, MD 21286  
PHONE: (410) 298-3715  
ATTN: DAVID SCHLACHMAN  
DAVID@BMSDEVELOPMENT.COM

**DEVELOPER**  
WHITEHOUSE & SCHIAPPO, LLC  
1201 67TH STREET  
ROSEDALE, MD 21237  
ATTN: CYP CROWLEY  
CYP@WEBUYRIGGS.COM



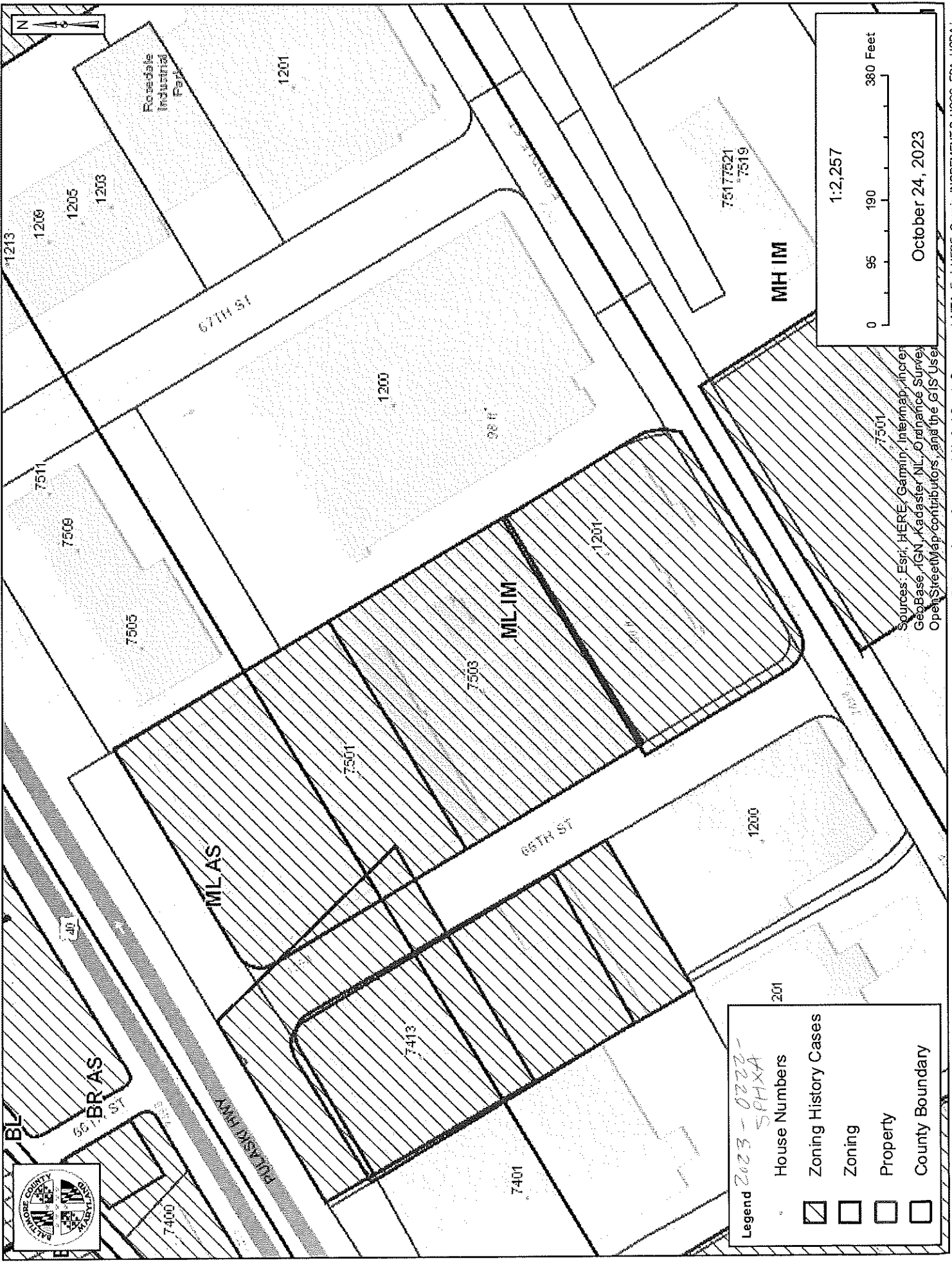
**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
1220-B EAST JOPPA ROAD, SUITE 400K  
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**TRAILER STORAGE FACILITY**  
7503 PULASKI HWY

PLAN TO ACCOMPANY ZONING REQUESTS

DATE	REVISIONS	JOB NO.:
		9999
		SCALE: 1" = 30'
		DATE: 10/19/2023
		DRAWN BY: BL
		DESIGN BY: BL
		REVIEW BY: THIS
		SHEET: 01 OF 01

# Baltimore County - My Neighborhood



**Legend 2023-0222-SPHXA**

- House Numbers
- Zoning History Cases
- Zoning
- Property
- County Boundary

Scale: 1:2,257

0 96 190 380 Feet

October 24, 2023

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