

WHITEFORD, TAYLOR & PRESTON L.L.P.

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DELAWARE*
DISTRICT OF COLUMBIA
KENTUCKY
MARYLAND
NEW YORK
PENNSYLVANIA
VIRGINIA

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(800) 987-8705

November 8, 2023

Baltimore County Code Enforcement
County Office Building, Room 213
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. CC2315403
216 Earl's Road
Inspector: 79

Please be advised that our firm has been retained to represent the tenant Parking Lots for Rent, LLC, at the above address to correct the issues raised by the Inspector's Notice of October 31, 2023. Frederick Ward Associates, a civil engineering and land planning firm, has been retained to prepare the required site plan for zoning review.

It is our understanding that the civil engineer will have a draft plan for our review by the end of this week, and we hope to have a plan in proper form for filing before Thanksgiving holidays.

In the meantime, our client has taken down the banner signs. Attached are photos of the site before our client's use and after. The property was previously used as a junkyard for over 30 years. Our client simply replaced the junkyard's sign with its sign. More important, our client has done significant work in cleaning up the site from the junkyard use.

Our client's use is directly related to the Port of Baltimore. It is unaware of its vehicles using Ebenezer Road, for the bulk of the traffic is to and from the Port using Eastern Avenue and Eastern Boulevard. With immediate access to Route 43, there is little need for its patrons to use Ebenezer Road. Nonetheless, drivers will be instructed not to use Ebenezer Road as a through road.

*- plan approved
spoke to Councilman Marks
Note he is ok w/ use*

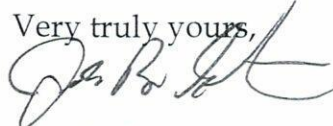
Baltimore County Code Enforcement

November 8, 2023

Page 2

Because the use is a use permitted by right in the MH zone pursuant to Section 256.2, we would hope to be able to continue the use while the site plan preparation and review is pending. If variances are needed, we most certainly will apply for them.

Very truly yours,

A handwritten signature in black ink, appearing to read "John B. Gontrum", written over the typed name.

John B. Gontrum

JBG:jg

cc. Matthew Mercer

Attachments

CHECKLIST FOR INFORMATION TO BE SHOWN ON SITE DEVELOPMENT
PLANS FOR EXISTING AND PROPOSED TRUCKING FACILITIES
(CLASS I & II)

This checklist shall serve as a guide in preparing site plans for trucking facilities. Plans must be certified by a professional engineer or by a professional who is not an engineer, but who is registered under law as competent to certify the accuracy of these plans.

If the owner or authorized agent for a Class I or Class II trucking facility believes that approved plans of that trucking facility are on file within the Office of Planning and Zoning or the Department of Permits and Licenses, he must notify the Zoning Commissioner in writing within six months of the effective date of Bill 18-76 (April 19, 1976). Within 30 days after he receives the written notice, the Zoning Commissioner shall inform the owner or agent whether the plans are in fact on file, and if so, whether they meet the requirements of the checklist set forth below. If the plans do not meet these requirements, the owner or agent shall file plans that do meet the requirements within one year after said effective date.

- A. North arrow. ✓
- B. Scale of drawing: 1" = 10', 1" = 20', 1" = 30', 1" = 40', 1" = 50'. ✓
- C. Election District. ✓✓
- D. Dimensions of property (including bearings and distances) . ✓
- E. Relation of tract in question to additional property owned. ✓
- F. Area of property in question (acres or square feet).
Minimum for Class I = 3 acres.
Minimum for Class II = 5 acres. ✓
- G. Location plan drawn at a scale of 1" = 1000'. Said plan to show all streets labeled as to their class (i.e., arterial, major collector, industrial service road, expressway, freeway, etc.), and proposed route of trucks. The site location and points of access shall be clearly plotted on said plan with the distances to intersecting streets dimensioned. ✓
- H. The site plan must include a complete interior functional layout of the trucking operation. The layout of improvements must be such as to provide convenient forward movement of vehicles leaving or entering the site, and such as to preclude any likelihood that trucks will be unable to gain immediate access onto the site at anytime, as determined by the Zoning Commissioner after recommendation by the County Trucking Facilities Development Officials. 0

I. Width and location of vehicular ingress and egress to the site.
(All such access must be on a public industrial service road, on an arterial street, or a major collector street, except that--

1. No access point on a public industrial service road is permitted unless the service road has direct access to an arterial street, an expressway, or a freeway, and unless the place of that access is closer to the use in question than any point of access the service road may have to a motorway other than arterial street, an expressway, or a freeway; and ✓
2. No access point on a major collector street is permitted unless the access point is within a travel distance of 1/4 mile from the major collector street's access to an arterial street, an expressway, or a freeway. ✓
3. The curb tangent length between access points must be at least 100 feet. _____

J. Location, dimension, use and height of existing and proposed buildings on site. FAR must be noted on plan and cannot exceed 0.1 for Class I facilities. _____

K. Location and dimension of all wetlands, streams or drainage courses on site or within 200 feet thereof. _____

L. Location and dimension of all dwellings and residential zones within 300 feet of site. _____

M. Distance from present property line to center line of street. ✓

N. Distance from edge of paving or curbing to center line of street. ✓

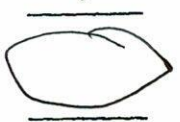
O. Distance from center line of street to any building(s) located within one hundred (100') feet of side property lines to establish front setback line. ?

P. Dimension of existing and proposed right-of-way and location of public utilities in right-of-way or on site. _____

Q. Location of proposed slope(s) (not to exceed 2:1) and type of stabilization to prevent erosion. _____

R. Indicate existing and proposed grading of site. _____

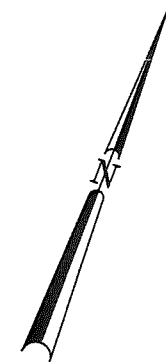
- S. Proper drainage of entire site, as determined by Department of Public Works, must be provided
- T. Note on plan where automotive parts are stored, if any, and indicate that no junked vehicles will be stored on site.
- U. Adequate rest room facilities for both sexes, a drivers' room and telephone service for the truck drivers and other personnel must be provided on site.
- V. Hours of operation and maximum number of vehicles to be on site.
- W. Location, dimension and content of any existing or proposed sign.
- X. A schedule indicating when compliance with the above provisions will be achieved must be noted on the site plan.



216 EARLS ROAD
SITE PLAN
BALTIMORE COUNTY, MARYLAND

LEGEND

---	PROPERTY LINE
---	EX CHAIN LINK FENCE
---	EX EDGE OF PAVEMENT
---	EX OVERHEAD LINES
OH	EX UTILITY POLE
+	EX LIGHT POLE
+	EX SIGN
+	EX FIRE HYDRANT
+	EX LIGHT POLE
+	EX WATER VALVE
+	EX BOLLARD
+	EX GUY WIRE
+	EX TELEPHONE PEDESTAL
+	EX ELECTRIC METER
+	EX. BUILDING
+	EX. COMPACTED MILLINGS SURFACE



SOILS CHART

SYMBOL	UNIT NAME	SOIL TYPE	HYDRIC	K-VALUE	HYDROLOGIC GROUP
Sfb	SASSAFRAS-URBAN LAND COMPLEX, 0% TO 5% SLOPES	-		.24	B
FBA	FALLSINGTON-URBAN LAND COMPLEX, 0% TO 2% SLOPES			.20	B/D
WuB	WOODSTOWN-URBAN LAND COMPLEX, 0% TO 5% SLOPES			.28	C
Saob	SASSAFRAS SANDY LOAMS, 2% TO 5% SLOPES, NORTHERN COASTAL PLAIN			.20	B
FaaA	FALLSINGTON SANDY LOAMS, 0% TO 2% SLOPES, NORTHERN COASTAL PLAIN			-	C/D

X = HYDRIC
I = INCLUSIONAL SOILS
K-VALUE > 0.35 = HIGHLY ERODIBLE

NOTES

BOUNDARY AND TOPOGRAPHIC INFORMATION FROM GIS AND OUTSIDE SURVEY. NO FIELD WORK COMPLETED.

ABBREVIATIONS

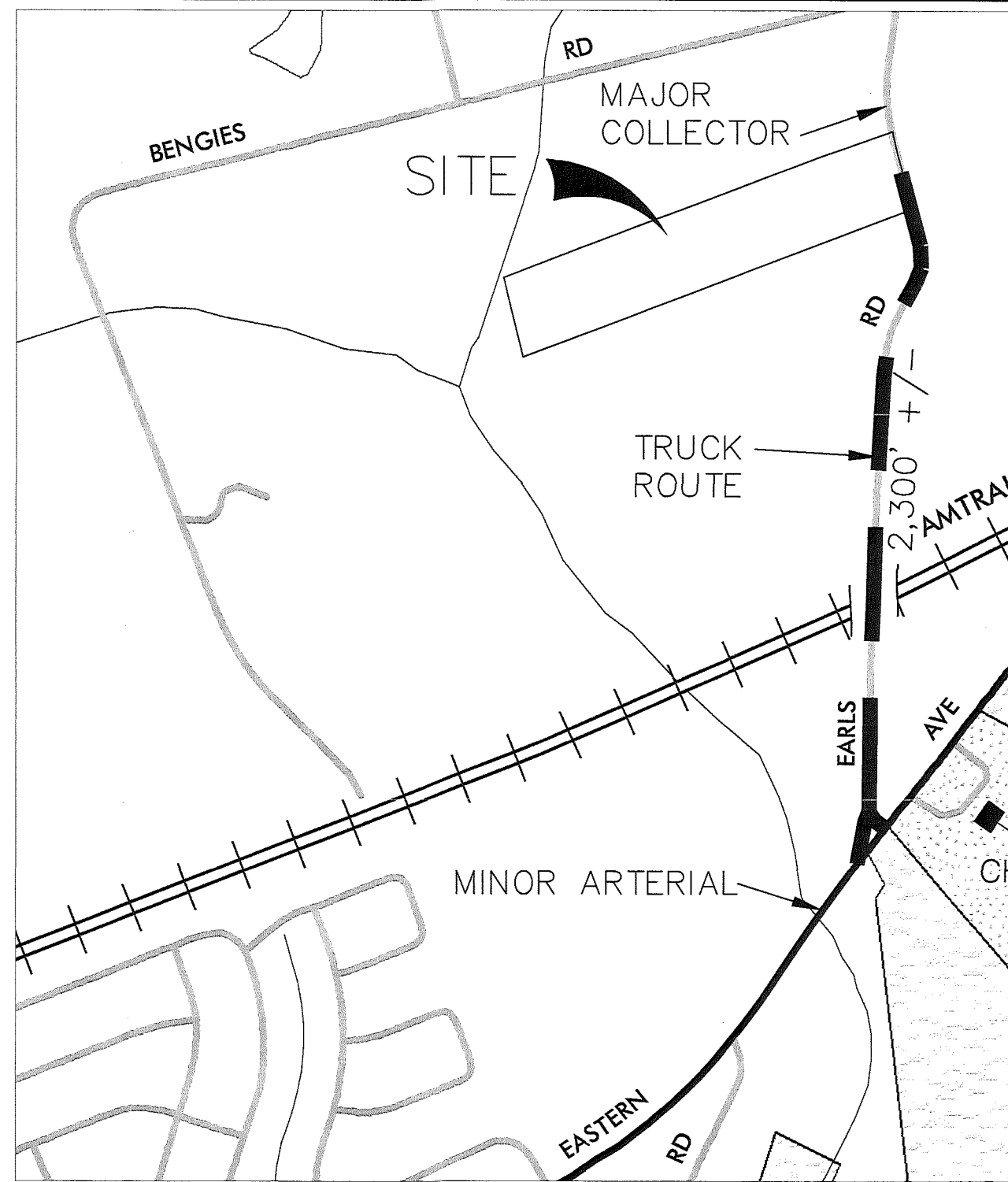
ARCH	ARCHITECT	MH	MANHOLE
BC	FLOW LINE OF CURB (BOTTOM OF CURB)	MEG	MATCH EXISTING GRADE
BIT	BITUMINOUS	NIC	NOT IN CONTRACT
BW	BOTTOM OF WALL	PC	POINT OF CURVATURE
C & G	CONCRETE CURB & GUTTER	PI	POINT OF INTERSECTION
CONC	CONCRETE	PROP	PROPOSED
CMP	CORRUGATED METAL PIPE	PT	POINT OF TANGENCY
DIP	DUCTILE IRON PIPE	PVC	POLYVINYL CHLORIDE PIPE
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INV	INVERT	TG	TOP OF INLET GRATE
MEG	MATCH EXISTING GRADE	TL	TOP OF MANHOLE LID
		TW	TOP OF WALL
		TYP	TYPICAL

ZONING HISTORY

ZONING CASE NUMBER 1969-0046-X: SPECIAL EXEMPTION FOR A JUNK YARD. 5 ACRES, BEGINNING 750.56 FEET WEST OF EARLS ROAD, 2479 FEET NORTHWEST OF EASTERN AVENUE. GRANTED (DATED NOVEMBER 14, 1968)
ZONING CASE NUMBER 1977-0149-X: SPECIAL EXEMPTION FOR A JUNK YARD. GRANTED FOR THE REMAINING 5 ACRES OF THE PROPERTY (DATED MAY 15, 1978)

SITE DATA

- PROPERTY ADDRESS: 216 EARLS ROAD, MIDDLE RIVER, MD 21220
TAX MAP: 83
PARCEL: 170
DEED REF: 47194/ 119
GRID: 21
TAX ACCOUNT NO.: 1519480153
ELECTION DISTRICT: 15
COUNCILMAN DISTRICT: 05
ACREAGE: 10.00 AC
435,600.00 SQ. FT.
MH - MANUFACTURING, HEAVY
INDUSTRIAL
GUNPOWDER RIVER
ZONING: EXISTING LAND USE: INDUSTRIAL
WATERSHED: GUNPOWDER RIVER
- OWNER: 216 EARLS ROAD INDUSTRIAL LLC
2818 STEINWAY STREET
ASTORIA, NY 11103
- PLAN PREPARED BY: FREDERICK WARD ASSOCIATES
5 SOUTH MAIN STREET,
BEL AIR, MD 21014
- USE: CLASS II TRUCKING FACILITY (BY RIGHT)
- THERE ARE NO EXISTING STREAMS OR BODIES OF WATER ON THIS SITE.
- THERE ARE NO EXISTING WOODED AREAS ON THIS SITE.
- THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.
- THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON OR DIRECTLY ADJACENT TO THE PROPERTY.
- THE NW CORNER OF THIS SITE IS LOCATED IN FLOOD ZONE A: 1% ANNUAL CHANCE FLOOD HAZARDS. THE REMAINDER OF THE PROPERTY IS LOCATED IN FLOOD ZONE X: AREA OF MINIMAL FLOOD HAZARD.
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- EXISTING BUILDING UTILIZED FOR STORAGE AND OFFICE SPACE. WATER PROVIDED BY WATER COOLER WITH HOT AND COLD RUNNING WATER. BATHROOM FACILITIES PROVIDED BY PORTA POTTY.
- BUSINESS BANNERS AND/OR SIGNAGE ON OUTSIDE OF EXISTING ROAD FRONTAGE FENCING PERMITTED.
- SEA CONTAINER STACKING HEIGHT RESTRICTED TO NO MORE THAN 40'.
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VICINITY MAP

1" = 1000'

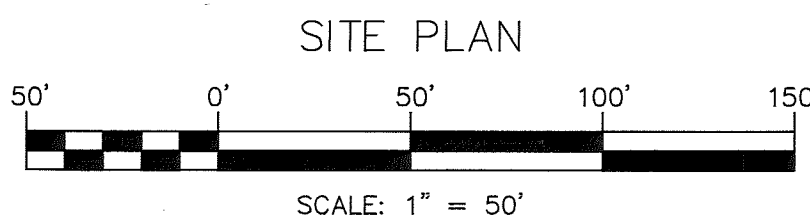
REV#	DATE	DESCRIPTION
1	12/18/23	REVISED PER CHECKLIST

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
FREDERICK WARD ASSOCIATES
410-879-2090
frederickward.com
PO Box 727, 5 South Main Street Bel Air Maryland 21014

OWNER/DEVELOPER
216 EARLS ROAD INDUSTRIAL LLC
MAILING ADDRESS:
2818 STEINWAY ST
ASTORIA, NY 11103

SITE PLAN
216 EARLS ROAD
15TH ELECTION DISTRICT
MIDDLE RIVER, MD

I, GREGORY V. STEWART, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, THAT I AM A duly licensed PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 30781
DATE: 11/21/2023
SCALE: 1"=60'
DESIGNED BY: XXX
DRAWN BY: SLB
CHECKED BY: GVS
SHEET 1 OF 1
FVA JOB NUMBER: 2231176.00



SITE PLAN

SCALE: 1" = 50'

LEGEND

---	PROPERTY LINE
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---	EX EDGE OF PAVEMENT
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SITE PLAN

BALTIMORE COUNTY, MARYLAND

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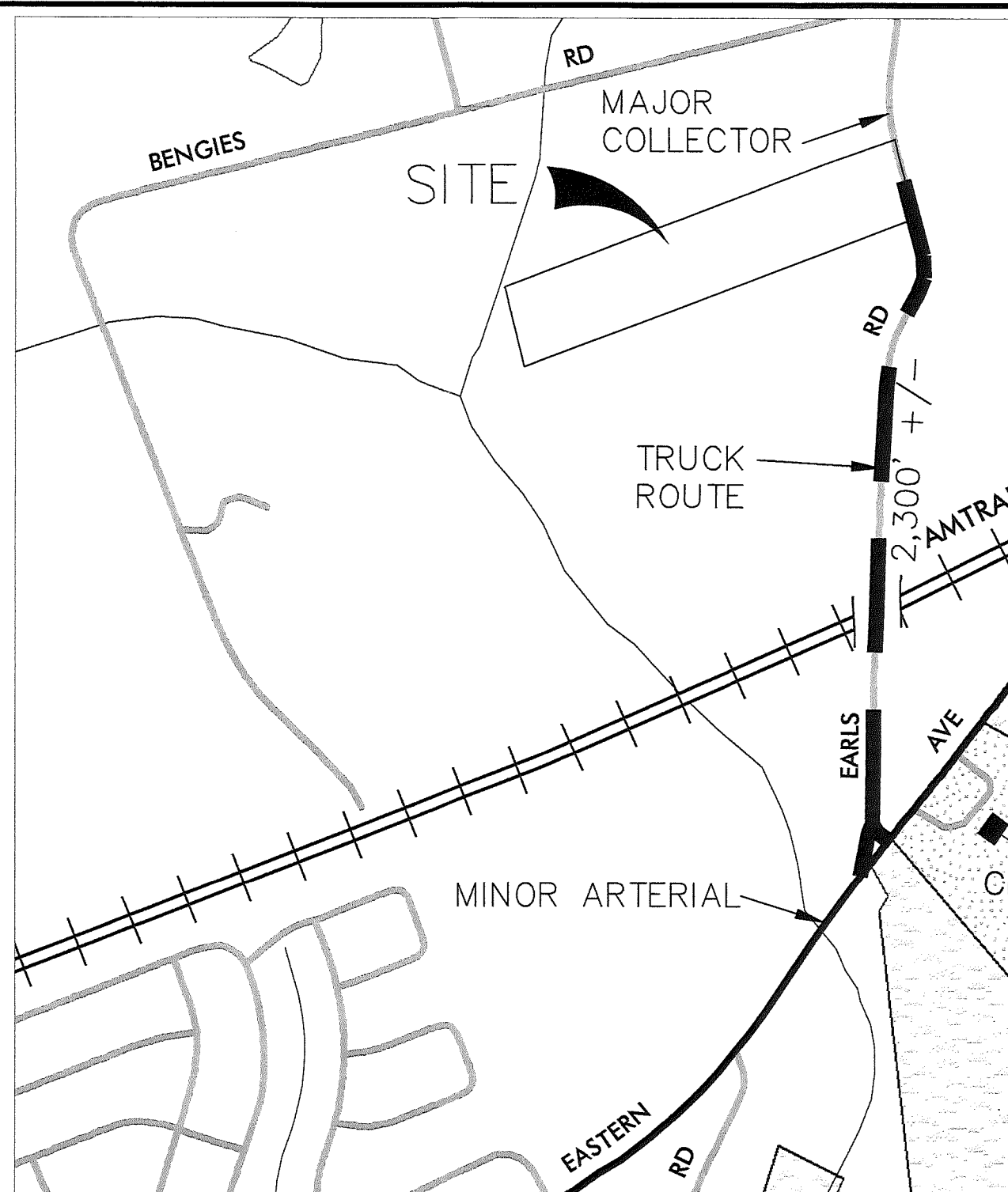
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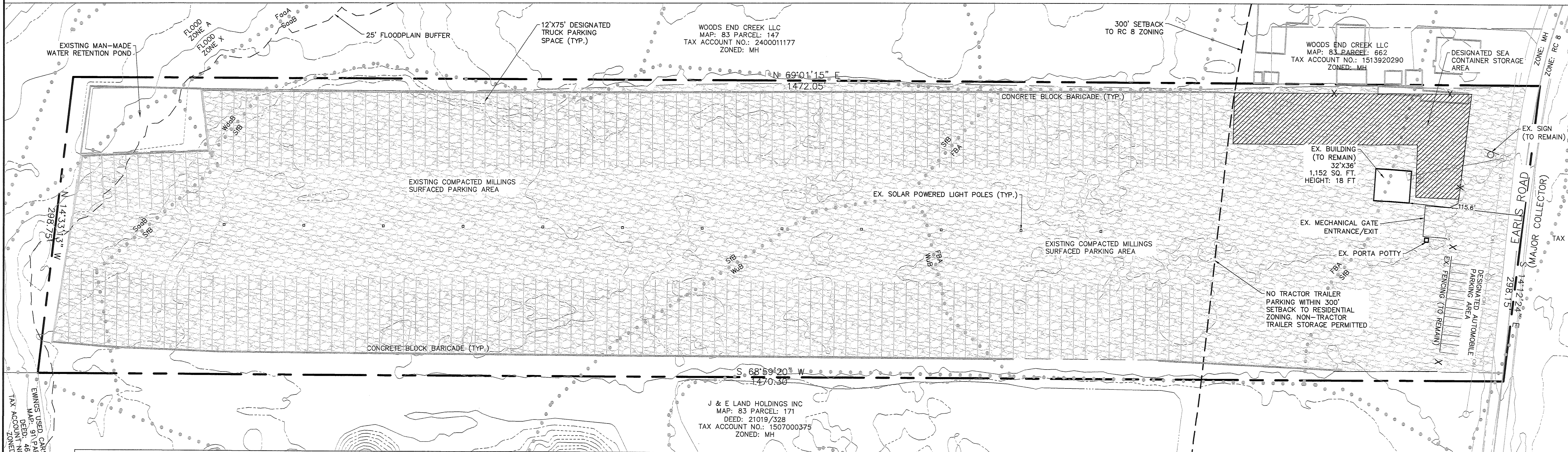
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- ALL TRUCKS AND TRUCK TRAFFIC SHALL BE DIRECTED TO ENTER AND LEAVE THE SITE FROM AND TO THE SOUTH ON EARLS ROAD.

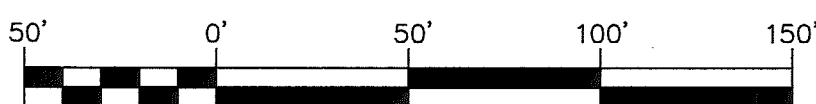


VICINITY MAP

1" = 1000'



SITE PLAN



SCALE: 1" = 50'

REV#	DATE	DESCRIPTION
1	12/18/23	REVISED PER CHECKLIST.
2	7/5/24	REVISED TO ADD NOTE 21.

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS

FWA
FREDERICK WARD ASSOCIATES
410.879.2890
frederickward.com
PO Box 727, 5 South Main Street Bel Air Maryland 21014

OWNER/DEVELOPER
216 EARLS ROAD INDUSTRIAL LLC
MAILING ADDRESS:
2818 STEINWAY ST
ASTORIA, NY 11103

SITE PLAN

216 EARLS ROAD

MIDDLE RIVER, MD
15TH ELECTION DISTRICT

L. GREGORY V. STEWART CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 30781 EXP. DATE: 06/15/2028	DRAWING NO.: 11/21/2023
SCALE: 1"=50'	SP01
DESIGNED BY: XXX	SHEET 1 OF 1
DRAWN BY: SLB	FWA JOB NUMBER: 2231176.00
CHECKED BY: GVS	