



# TOWN OF NORTH EAST

## OFFICE OF PLANNING AND ZONING

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**NORTH EAST BOARD OF APPEALS**  
North East Town Hall Meeting Room  
106 South Main Street / North East, Maryland  
Thursday, July 27, 2023  
7:00 P.M.

### AGENDA

**CALL TO ORDER:** 7:00 P.M.

**APPROVAL OF MINUTES:** April 27, 2023

### **NEW BUSINESS:**

CASE: A-2023-04-V: Applicant A. Duie Pyle Inc., 650 Westtown Road, West Chester PA 19381, has requested Stream Buffer Variances from provisions of The North East Zoning Ordinance. Article 13. Sensitive Area Requirements; Section 13-1 for the purpose of constructing a cross dock facility. Subject property: North East Commerce Center, Lot 3 and Lot 4. Property Owner: Northeast Commerce Center IV LLC, c/o MIE Properties Incorporated, 2560 Lord Baltimore Drive, Baltimore, Maryland. Also Found on Tax Map 25B; Parcel 42; Lots 3 & 4. Zoning District "HI" Heavy Industrial and "HCOD" Highway Corridor Overlay District. Variance requests:

- 1) Permanent Impacts: Variance between 35 and 100 feet from the 100 foot Intermittent Stream Buffer: 6,534+/- square feet of pavement around the maintenance building and the retaining walls; and 10,890+/- square feet for access to the site.
- 2) Temporary Impacts: Variance between 35 and 100 feet from the 100 foot Intermittent Stream Buffer: 115,870+/- square feet for grading, erosion sediment controls, Stormwater Management Facilities and Outfalls, retaining wall construction; and 14,810+/- square feet for access to the site.

### **OLD BUSINESS:**

### **REPORTS:**

### **MISCELLANEOUS:**

**NEXT MEETING:** August 24, 2023

### **ADJOURNMENT:**

**ADA NOTICE** – The Town of North East is committed to ensuring that individuals with disabilities are able to fully participate in public meetings. Anyone planning to attend a public hearing or public meeting announced by the Town of North East, and who wishes to receive auxiliary aids, services or accommodations is invited to contact the Town at least 48 hours in advance, by calling 410-287-5801 or through the Maryland Relay Service (1-800-735-2258 TTY/Voice).

Those wishing to submit comments to the North East Planning Commission may send them via email to [lrhoades@northeastmd.org](mailto:lrhoades@northeastmd.org) by 4:30 pm on the day of the meeting.