



Facts About...

Former Auto Repair Facility Property (VOLUNTARY CLEANUP PROGRAM)

Site Location:

This 1.1665-acre property, located at 3500 Washington Boulevard within a commercial and industrial area of Baltimore County, is bordered to the east by Washington Boulevard, to the west and north by an unnamed creek, and to the south by an auto salvage facility. Improvements on the property include a 10,040 square foot one-level, with partial mezzanine, masonry building with two attached sheds built in 1945. Various types of debris (tires, automobile parts, non-hazardous solid waste) have been dumped adjacent to the unnamed stream.

Topographically, the property slopes to the northeast. The site is underlain by 2 to 12 feet of fill material emplaced over the interbedded sand, silts and clays of the Potomac Group. Groundwater is encountered in a shallow (10 to 12 feet below ground surface) unconfined aquifer. The site and vicinity receive public water and sanitary sewer services.

Site History:

L&B Joint Venture acquired the property in 1985. The site was developed for commercial usage around 1945. Past operations at the property have included metal recycling and auto repair facilities. The building is currently vacant.

Environmental Investigations and Actions:

Environmental investigations conducted in 2001 and 2004 identified elevated levels of metals (arsenic and lead) in the soil. Groundwater sampling detected elevated levels of chlorinated solvents, petroleum hydrocarbons and dissolved metals in the shallow aquifer.

Current Status:

On April 12, 2004, Merritt Properties, LLC, a prospective purchaser, submitted a Voluntary Cleanup Program application seeking a Certificate of Completion as an inculcable person. The application was revised to seek a No Further Requirements Determination (NFRD). The Department issued an NFRD on December 3, 2004, contingent upon future use of the property for industrial or commercial purposes, notification of future excavation or construction activities, evaluation of indoor air or soil gas sampling prior to occupation of the existing structure, soil disposal requirements and a groundwater use prohibition. Based on the results of a land survey documented in the January 18, 2005 plot plan, the applicant requested a revised NFRD to address the corrected acreage. The revised NFRD was issued by the Department on February 2, 2005.



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