



8228 Belair Road Property

What You Need to Know

Site Location

The 8228 Belair Road Property is located at 8228 Belair Road in Baltimore, Baltimore County, Maryland. The 5.42-acre property is in a residential-commercial area in the Baltimore neighborhood of Overlea. The property is bounded to the north and west by White Marsh Run, to the south by an access ramp of Route 43, and to the east by Belair Road. Public water and sewer service is supplied to the property and the area by Baltimore City and County. Surface water (White Marsh Run) is located on portions of the property and that waterbody receives all surface-water discharges.

Site History

The property consists of a residence, a small tractor repair garage, and numerous storage sheds. The property has been historically used as a small tractor repair facility (Value Equipment Inc.) since the 1960's. The property was purchased by the current owner, Mark McQuade, in 1982. The Oil Control Program has identified numerous active and in-active, petroleum underground storage tanks (USTs) and aboveground storage tanks (ASTs) at the property. In addition to these tanks, one hundred or more defunct riding lawnmowers and tractors litter the site.

Environmental Investigations

A Phase I environmental site assessment (ESA) was conducted for the property in 2018 and the recognized environmental conditions that were identified were; 1) the tractor repair shop operations, 2) the USTs located at the property, and 3) a former floor drain in the garage that discharged to the ground outside of the building.

The 2018 Phase II ESA identified low levels of petroleum in both the soil and groundwater at the property. Future sampling will assess the soil gas and sub-slab soil vapor at the property.

Current Status

On January 2, 2019, BSS White Marsh, LLC submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a No Further Requirements Determination for Tier 2B (Commercial Restricted) future use of the property.