IN THE MATTER OF THE ZONING : BEFORE THE BOARD OF ZONING
APPLICATION OF THE BENDIX : APPEALS OF BALTIMORE COUNTY
AVIATION CORPORATION :
:

To the Members of the Board of Zoning Appeals of Baltimore County:

The Applicant, BENDIX AVIATION CORPORATION, hereby withdraws its application for re-zoning of certain property located on the South side of the Joppa Road, in the Ninth Election District of Baltimore County.

Attorneys for the Applicant

Filed MAR 19 1954

IN THE MATTER OF THE : Before the Honorable
Petition for Reclassification from an "A" Residence Zone to an "F" Light Industrial Zone - S. S. Joppa Road 1881.5 feet west of Pleasant Plains Road, 9th District - Bendix AViation Corporation, Petitioner. : Wilsie H. Adams, Zoning Commissioner of Baltimore County.

Notice of Appeal

Henry A. Mylander, Trustee under the Will of Walter C. Mylander, deceased, and Henry A. Mylander and Margaret M. Mylander, his wife, hereby file notice in accordance with paragraph eleven of the Rules of Procedure incorporated in the Zoning Regulations for Baltimore County, of appeal from the final order of the Zoning Commissioner dated March 12, 1954 in the above entitled matter, to the Board of Zoning Appeals.

Kindly transmit to the Board of Zoning Appeals all pertinent papers in connection therewith, and enter the appearance of the undersigned for said Appellants.

Walter C. Mylander, Jr.
Walter C. Mylander, Jr., Attorney for Henry A. Mylander, Trustee, and Henry A. Mylander and Margaret M. Mylander, his wife, Appellants.

Henry A. Mylander, Trustee

Henry A. Mylander

Margaret M. Mylander,
Appellants.

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "F" LIGHT INDUSTRIAL ZONE - S. S. Joppa Road 1881.5 feet west of Pleasant Plains Road, 9th District - Bendix Aviation Corporation, Petitioner

Pursuant to the advertisement, posting of property and public hearing on the above petition, and it appearing that by reason of location, being opposite an existing light industrial Zone and for the following reasons, the reclassification should be had:

1. That the acreage involved in the petition is but a part of a larger tract of land which will in the near future be proposed for light industrial rezoning in conjunction with the Baltimore County Rezoning Project now in progress.
2. The accessibility of major roads, some of which are in the planning stage but will be constructed as the Eudowood property is developed.
3. The availability of water and sewer facilities, and
4. The location is in the vicinity of other industrial enterprises (Black & Decker, The Murray Corporation and Bendix), which in combination with the Baltimore County Planning Commission's industrial proposal for Eudowood, will comprise a "neighborhood of light industrial uses" adequately planned to offer a balanced community of residential, comercial and industrial uses for Towson.

It is this 12th day of March, 1954, ORDERED by the Zoning Commissioner of Baltimore County, that the property or area described in the petition should be and the same is hereby reclassified, from and after the date of this Order, from an "A" Residence Zone to an "F" Light Industrial Zone, subject to the submission of a plot plan approved by the Baltimore County Planning Commission, for the development of this property showing the setback for buildings and structures to be erected; provision for off-street parking and a tunnel under Joppa Road for employees going from the building on the north side to the proposed building on the south side.

Zoning Commissioner
of Baltimore County

#2894

Petition for Zoning Re-Classification

(MAP #9 "F" 2/20/54)

To The Zoning Commissioner of Baltimore County:—

I, or we, BENDIX AVIATION CORPORATION, legal owner s of the property situate

All that parcel of land in the Ninth District of Baltimore County, on the south side of Joppa Road, beginning 1881.5 feet west of Pleasant Plains Road; thence westerly and bidding on the south side of Joppa Road 1046 feet; thence south 21 degrees 30 minutes west 1050 feet; thence south 68 degrees 30 minutes east 1041 feet; thence north 21 degrees 30 minutes east 1095 feet to place of beinning.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "A" Residential zone to an "F" Light Industrial

Reasons for Re-Classification: The property is required for the expansion of the Petitioner's engineering, manufacturing and research activities comparable to those being conducted upon the premises on the north side of Joppa Road. Water and sewage facilities presently available and those contemplated, make the use of the premises for residential purposes highly impractical and unlikely. The nature of the Petitioner's business and intended use of the premises will enhance rather than detract from surrounding property and will prove beneficial to the County Government and the community.

Size and height of building: front Unimproved Land feet; depth feet; height feet.
Front and side set backs of building from street lines: front Unimproved Land feet; side feet.
Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification, advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

BENDIX AVIATION CORPORATION
Bendix Products Division
L. O. Herwig, Assistant to the General Manager — Legal Owner
Address East Joppa Road, Towson 4, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of January, 1954, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the 3rd day of March, 1954, at 11:00 o'clock A.M.

3/2/54 11 A M

Zoning Commissioner of Baltimore County

(over)

Petition No. 2894 District No.9
Processed by L. Graef
Hearing Scheduled Wed., March 3, 1954

Subject of Petition: From A to F (Light Industrial) - S.s. of Joppa Road 1881.5' W. of Pleasant Plains Road

Comments:-

1. This request for light industrial rezoning of a portion of the Eudowood property is in line with the master planning for the Towson area, as it is being developed. The 25 acres of this petition are but a part of a larger tradt of land (see sketch) which will in the near future be proposed by the Planning Commission for light industrial rezoning in conjunction with the Baltimore County Rezoning Project now in progress.
2. The basic reasoning which justifies the selection of a portion of the Eudowood property for future industrial use is outlined below.
   a. Flat, cleared land, easily adapted for industrial development.
   b. Close to excellent labor supply.
   c. Good accessibility to major roads, some of which are yet in the planning stage but which will be constructed as the Eudowood property is built up.
   d. Availability of both water and sewer facilities. (Even though the sewer capacity for the Herring Run drainage area - of which Eudowood is a part - is presently limited in capacity, there probably will have to be provided in the future a parallel sewer line to take care of the lands in the drainage area now vacant but proposed for eventual development. In this respect, the industrial development of the 25 acres of Eudowood is probably more consistent with the present restricted capacity of the Herring Run interceptor than if the 25 acres were to be developed for residential purposes.
   e. Physical isolation from established or proposed neighborhoods as envisioned in the master plan. Therefore there will be little, if any, disturbance caused by it with existing or new residential developments.

-2-

2. f. The location is in the vicinity of other industrial enterprises (Black & Decker, Murray Corp. & Bendix) which in combination with the Planning Commission's industrial proposal for Eudowood, will comprise a "neighborhood of light industrial uses" adequately planned to offer a balanced community of residential, commercial, and industrial uses for Towson.
3. Details of the actual use of this property should be correlated with the proposed Master Plan:
   a. Stevenson Road, proposed to extend in a north-south direction between Joppa and Taylor Roads cuts across a corner of this property. It therefore should be accounted for in the Bendix development plan.
   b. A building setback of 100' - 200' should be required at the western Stevenson Road frontage since residential use will be made of the eastern frontage of Stevenson Road.
   c. A maximum of two stories for any buildings might be established in keeping with the suburban setting of the property.
   d. It would be desirable to require that adequate treatment for both pedestrian and vehicular access between the two separate Bendix properties across Joppa Road from each other be provided in order to avoid congestion at this point of intersection.
   e. Off-street parking should be required.
4. Because of the above details which must be coordinated it is recommended that the zoning be granted subject to the approval of development plans by the Planning Commission for the items set forth.

3-2-54 bb

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#2894

District 9th Date of Posting 2/17/54
Posted for: An "A" Residence Zone to an "F" Light Industrial Zone
Petitioner: Bendix Aviation Corporation
Location of property: S.S. of Joppa Rd. 1881.5 ft W of Pleasant Plains Rd. and 1455 S. of Joppa Rd. 1046 ft. etc. See Plat
Location of Signs: One sign 10'x4' facing the 2358 ft. centerline of Joppa Rd. 1881.5 ft. West of Pleasant Plains Rd. on the South side of Joppa Road.
Remarks:
Posted by George R. Hammond Date of return 2-18-54

February 16, 1954

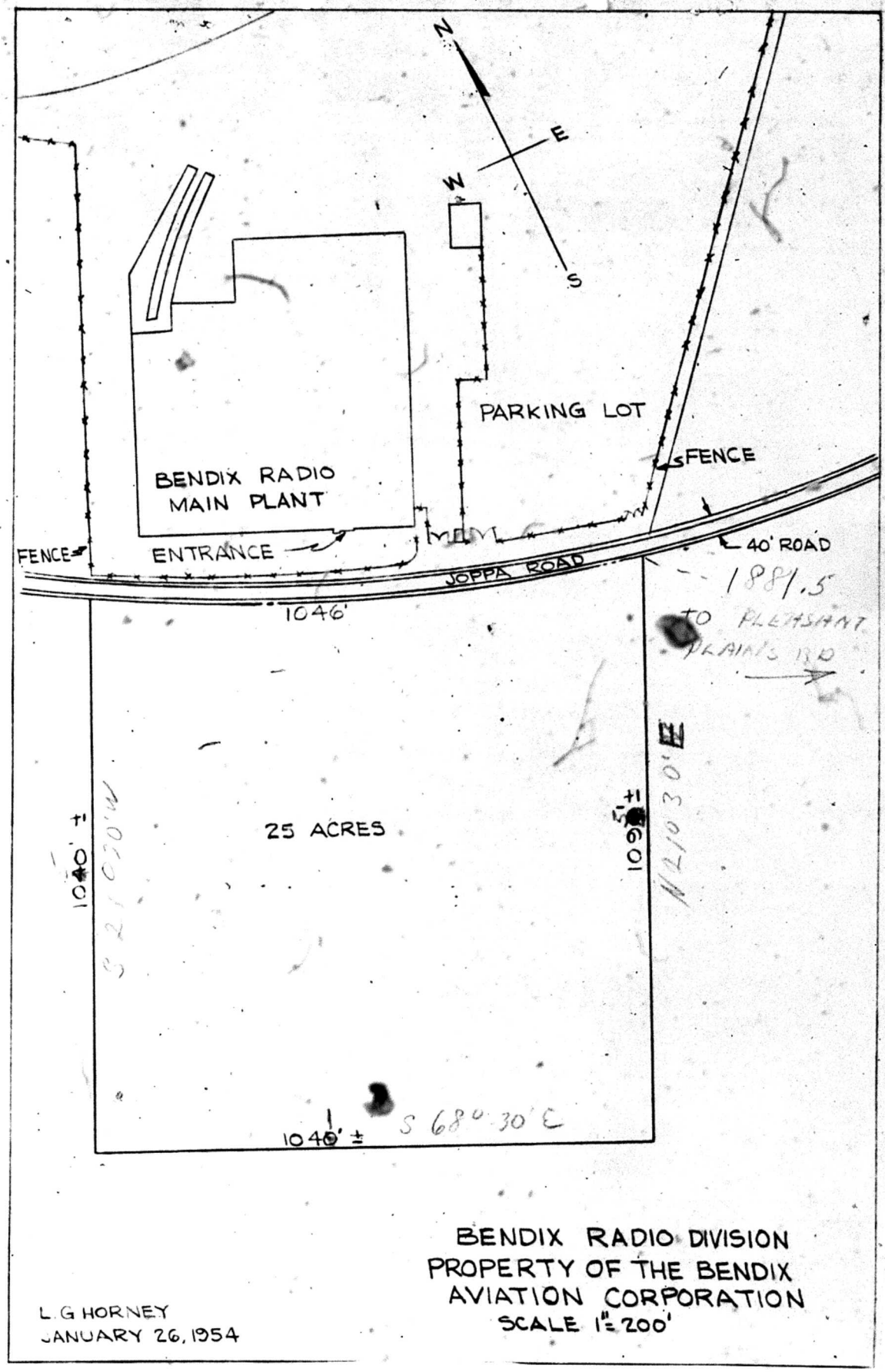
$26.00

RECEIVED of Bendix Aviation Corporation, the sum of Twenty Six ($26.00) Dollars, being cost of petition for Re-Classification, advertising and posting property, south side of Joppa Road, beginning 1881.5 feet west of Pleasant Plains Road, 9th District, Baltimore County, Maryland.

Zoning Commissioner

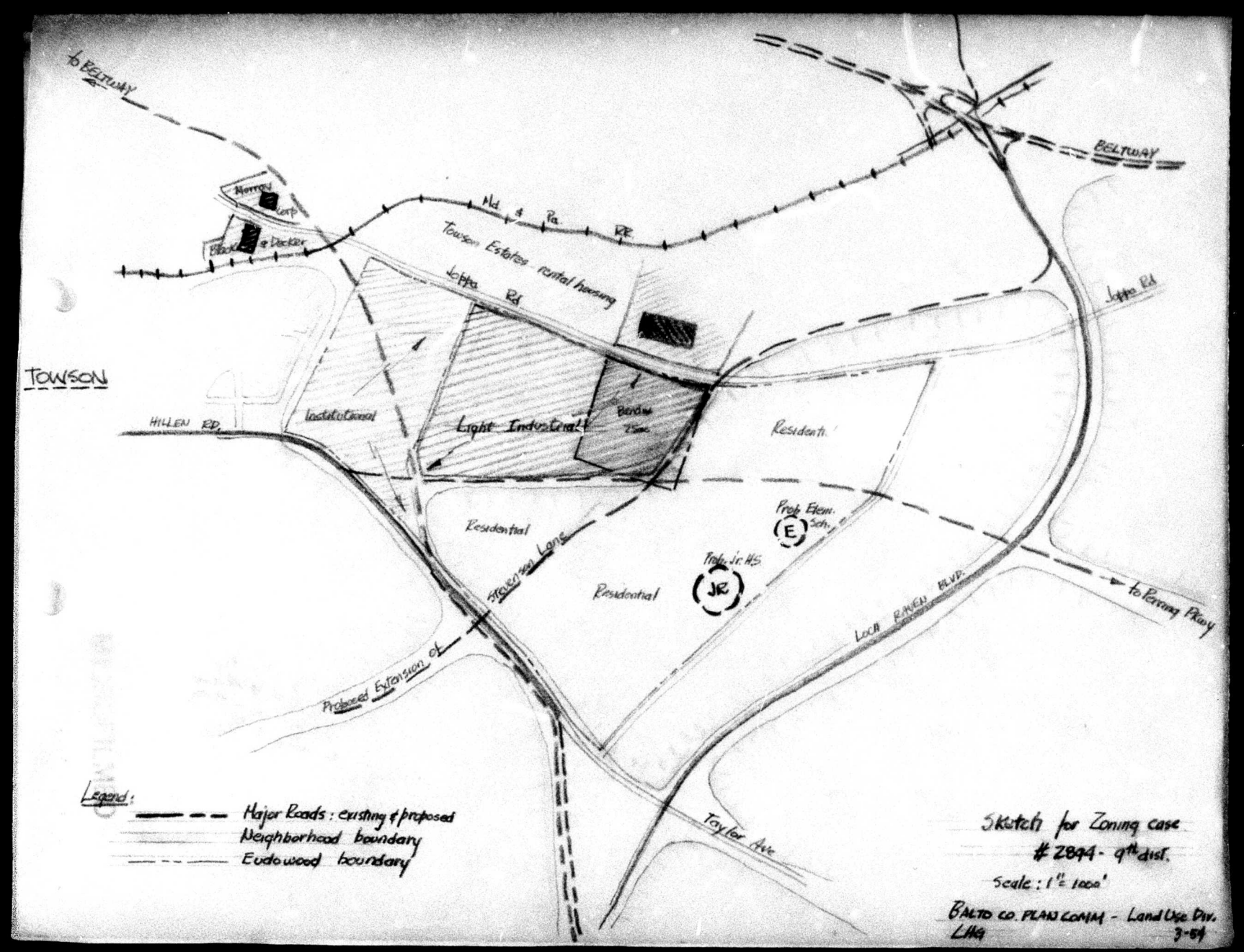
Hearing:
Wednesday, March 3, 1954
at 11:00 o.m.
Towson Building
Towson 4, Md.

PAID
FEB 1 6 1954
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY



BENDIX RADIO DIVISION
PROPERTY OF THE BENDIX
AVIATION CORPORATION
SCALE 1" = 200'

L. G HORNEY
JANUARY 26, 1954


to BELTWAY
BELTWAY
Md. & Pa. RR.
Towson Estates rental housing
Joppa Rd
Joppa Rd
TOWSON
HILLEN RD.
Institutional
Light Industrial
Residential
Residential
Prof. Elem. Sch.
E
Prof. Jr. HS.
JR
Residential
Hillen Rd Lane
LOCH RAVEN BLVD.
to Perring Pkwy
Proposed Extension of
Taylor Ave
Legend:
Major Roads: existing & proposed
Neighborhood boundary
Eudowood boundary
Sketch for Zoning case
Z894 - 9th dist.
Scale: 1" = 1000'
BALTO CO. PLAN COMM - Land Use Div.
LHG
3-69