To The Zoning Commissioner of Baltimore County:-

...legal owner... of the property situate L . Harry A. Dundore

Please see attached property description

All that parch of hand in the Eaghth District of Battleore County, on the west side of Tork Hone, well main 170° between the Council between Hone; there excellent and binding on the west side of Tork Hond 1317 feet; and binding on the west side of Tork Hond 1317 feet; the side of Tork Hond 1317 feet; the side of Tork Hone 1317 f

hereby petition that the zoning status of the above described property be re-classified, purusant to the Zoning Law of Baltimore County, from an R-6 zone to an K-R

ms for Re-Clarification: Prayent plant, situated on Pulsaki Highway cannot be expanded to meet immediate needs. This rural site was carefully selected to conform with the Pederal requirements for decentralizing plants angaged in making vital products for defense.

Size and height of building: front 400 feet; depth 252 MAX . feet; height 15 feet Front and side set backs of building from street lines: front 50 min feet; side 100 min 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 'o be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

> Hann a. Lundow Harry Dundore Legal Owner Address . C/o Diegraft, Inc. 71.3 Fulaski Highway Baltimore, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this. 8th. September, 1955, 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 bearing hereon be had in the office of the Zoning

mer of Baltimore County, in the Reckord Building, in Towson, Baltimore County, on the 10th, day of October, 19.55 at 11:00 clock A. M

Zoning Commissioner of Baltimore County

DUNIAN Bloka (over)

SEP 8 1955

3633

IN THE MATTER OF PETITION FOR RE-CLASSIFICATION

HARRY A. DUNDORE, PETITIONES

BEFORE THE ZONING COMMISSIONER 8-6

#3633

CASE NO. 3633

- OPINION -

Mr. Malcolm H. Dill, Director of the Baltimore County Planning Board, has submitted the following report of that Board in compliance with Section 250.3 of the Zoning Regulations:

*...The property in question comprises 18.7 seres, fronting 1173 feet along the vest side of York Read in the 6th Matrict. It is about be midse north of Massam Read, about one-fourth midse. The series of the series of the series read to the York Read frontage of a tract of 173 acres.

A patition has been filed for the retoning to N. R. Zone (Insufacturii, Restricted) of the 18 arc truck, with the intention of building a model has been truck, with the intention of building a model has a reseded by the Pederal Covernant in commettion with national defense. The Congany is more present that the commetter of the commetter of the properties of the commetter of the commetter of the present of the present of the commetter of the truck of the present of the commetter of the commenter of the commenter

The proposed use involves no noise, dust, odors, or other objectionable qualities which are characteristic of one types of industry. The il. 8. Zors repulsions give suple procestive insurance that use can be considered the process of the constant of the constant of the process of the constant of the process of the state of the process of the process

I miles from the plant to the south, and at Belfart Road, 2 salas to the north. The State Roads Consiston has plant to relocate and improve the present Fork Road from a point about a sale south of the proposed plant, for a distance of 3/h salas interference of themse Road. The Bending about a point about a constant of the proposed plant, for a distance of 3/h salas interference. In where of the were parasely settled character of the land both to north and south of the site, the Office of Flancing does not believe that the number of employees contemplated for this plant would induce twelf safety as appreciable factor in connection with the proposed resonance.

- 2 -

nature as to make public safety an approximate factor in connection with the proposed resoning.

The Office of Planning is now engaged in preparing a land

The Flan for the entire Courty, on this Plan the property of the complete and trumsmitted to the foning Constantoner with the property of the prop

Agrops of the idea that the proposed Rule Zee will embedy somewhat the late that the proposed Rule Zee will embedy somewhat the later was reservair concept, we quote the following from a Connective Zeeing sees; further was recommended that the works residence some was intended to be a reservair that the works residence some was intended to be a reservair for turns to time from the contract of the contract of the contract time to time from the contract of the contract of the time to time from the contract of the contract of the comprises at least half the land area of the town supports that chain. It is to be superior that at least half of baltimers County will be mored fuely.

It is true that the vicinity of the subject tract has not visibly charged appreciably since adoption of the original Zoning Regulation in 1945, or the in-effect-interim designation of all

such outlying weak as R.6 Euro, penting scoution of each separate section for uses to be recommended by the Flanning Bessit other significant factors have created shanged conditions that safety this sites from in the Sarrisborg Expressery which has actively the section of the

The office of Planning believes that this position by the Dis-G-aft Corporation is a logical and appropriate application of the purpose for which the Office of Planning prepared that type of the massed, and for which the Sund of County Commissioners adopted the model, and for which the Sund of County Commissioners adopted the supplementations of the County Commissioners and the Sunday Commissioners would grant the petition - for this specific proposed use along, and subject to approve provision of adequate Planting, lawns, parking space, setc., - are sufficient decisions of the consideration for the pennil valence of the area.

In view of all the above factors, the Office of Planning and specifically the Planning Board, by favorable action thereon, recommend approval by the Zoning Commissioner of this petition by the Dis-Craft Corporation.

- ORDER -

It is my opinion that the analysis and conclusions of the Flanning Board, above quoted, are correct and are adopted as a part of this Order. Therefore, it is this 10 H day of November, 1955, ORDERED that the Petition for Re-Classification from a R.6 Zone to a M. R. Zone in the instant cause is granted.

ALONZO G. DECKEN, JA., CHEMIN

W. P. Bolton Jr.

MALCOLM H. DILL. DIRECTOR Baltimore County Planning Board

November 2, 1955

111 West Chesapeake Avenue TOWSON A MARYLAND

MEDIORANDUM

Mr. Malcolm H. Dill

SUBJECT: Die-craft Corporation

The property in question comprises 18,7 acres, fronting 1173 feet along the west side of York Road in the 8th District. It is about two miles north of Shawan Road, about one-fourth mile south of Quakers Rotton Road #1, and a mile south of Belfack Road. It lies near the center of the York Road fronts

or a tract of 17) acros.

Apatition has been filled for the remoning to it. R. Zono (immufacturing, Sentiricial) of the 13 core tract, with the indextion of building a modern-type carrying the manufacturing of quite easil satel aparts which are needed by the control of the co

The proposed use involves no raise, dast, edors, or other objectionable qualities which are characterizate of some types of industry. The M. N. Zone received the same production insurances that uses on no binated to those scattling of the same production and requirements as the Zoning Commissioner and Office of the specifications and requirements as the Zoning Commissioner and Office of the Property of the Society Commissioner and Office of the Society Commissioner and Commission

Page -2

Fags -2 would be 300 feet/from the contertion. The proposite plan sales may be reverted as a la required by the Zesing Benjahisons - for initial off-street purious for employees and variators, and for future expansion. Many of the employees would be expected to weak the plant by way of the Harrisons of the employees would be expected to weak the plant by way of the Harrisons presence, which has an interdence of the Employees and the proposed plant, for a point about as all a coult of the proposed plant, for a sitemate off Wh. site in the direction of themselves the proposed plant, for a distance of Wh. site in the direction of themselves when the site of the vary sparsely settled churceder of the land both to north and south of the site, the Office of Planting does not believe that the number of the site, the Office of Planting does not believe that the number of continuous of south a nature was to make public address on some public address on some public address on some public address on the proposed part of the tree of the terms of the public plant and the make proper plant and the proper plant plants. conditions of such a nature as to make public safety an appreciable factor in connection with the proposed rezoning.

conditions of such a nature as to make public safety an appreciable factor in connection with the proposed resonance.

The Office of Planning is now emgaged in preparing a Land tice Plan for the same the Control, on that Rive Nil be based a Zoning Plan for the same proposed to the same that the proposed resonance is a supplied to the same proposed consistences. The plan for the vicinity of the subject truck has not yet branch and the planning of the planning that the planning truck are very similar to times of sections already approach, which are placed in the Rido Zone. There is no question that the subject truck the ordinary which is the lowest density one provided for, and which is the law to the same placed in the law to the same placed in the same proposed to the same placed in the same placed i

Apropos of the idea that the proposed R.hO Zone will embody comentat the land use reservoir concept, we quote the following from a Commenticat Zoning case (futher vs. Town Plan Commission of Manchester, Conns. 135 Conns. 765). The plaintiff's claim was that 'the rural residence some was intended to be

a reservoir for further development and embraced acr res which might require from time to time further consideration by the Zoning authority as the town grows. The fact that the area zoned as rural residential comprises at least half the land area of the town supports this claim." It is to be expected that at least half of Baltimore County will be zoned R. 40.

Tis in the that the vicinity of the subject trust has not visibly changed appreciably since adoption of the original Dening Regulations in 1955, or the in-effect-interior and subjection of all access on the Dening position, and the effect of the interior settled areas, and in which the need for original designation of industrial scenes would have been impossible to foresee. Even now it would be difficult and it. Cones in sections of the County such as bids. That is the reason My provision has postifically been made for potitions to be made for 18. Econes - such case to be judged on its own merits, and as a sort of quasi Special Ecopytion rather than as an application for a change of some in the originary sense.

The Office of Plenning believes that this pattion by the Ide-craft Corporation is a logical and appropriate application of the purpose for which the Office of County Constitutions and County Constitutions adopted this seem as a part of the raw that the County Constitutions adopted this seem as a part of the raw that the County Constitutions would great the pattion of roth ta specific proposed use County Constitutions would great the pattion of roth ta specific proposed use space, etc. - are sufficient guarantee of consideration for the general wolfare of the area.

In view of all the above factors, the Office of Planning and specifically the Planning Board, by favorable action thereon, recommend approval by the Zening Commissioners of this petition by the Die-craft Corporation.

Inevent Dies Malcolm H. Dill.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland #3633 8th 9-28-55 Gloryl A Hummel Date of return:

BEFORE THE ZONING COMMISSIONER OF BALTIMORE

APPEAL

Mr. Commissioner:

Please enter an appeal from your

order in the above entitled matter, dated November 10th, 1955, to the Board of Zoning Appeals of Baltimore County.

TURNBULL AND BREWSTER

uen lu/lain John Grason Turnbull 24 W. Penna. Avenue Towson 4. Md.

Sept. 13, 1956

smerved of Smalkin, Sessian, Martin & Taylor, attorneys for protestants, the sum of Tunive (\$12.00) Dollars, being cost of certified copy of petition and other papers filed in the matter of reclassification of property of Harry 4. Dunders, west side of York Road, 1770 feet south of Quaker Fotton Road, 8th District,

Zonine Comissioner

December 1, 1955

MECHIVED of John Orason Turnbull, Attorney for Harry A. Dundore, petitioner, the man of Fifty (\$50.00) Dollars, being cost of appeal from the decision of the Zoning Commissioner granting reclassification of property on the west side of Tork Road, 1770 fout south of Quaker Bottom Road, 6th District.

Zontre Commissioner

W. Wilbely

815.00

RECRIVED of Harry A. Dundore, the sum of Thirty Five (\$35.00) Bollars, being cost of petition for Beclassification advertising and posting property, on the west side of York Road, beginning 1770 feet south of Quaker Bottom Road, 8th District, Baltimore County, Maryland.

September 19, 1955

It was necessary to post the above property with Three signs. Therefore, there is a balance of \$6.00 due. May we please have your check, payable to the CCUNTY COMMISSIONERS OF BALTIMORE COUNTY, for the same.

Zoning Commissioner of Bultimore County

Hearings Monday, October 10, 1955

at 11:00 a.m.

Reckord Building Towson, Maryland oos W. P. Bolton Jr. Duncan Building Towson, h, Maryland

PAID SEP 21 OF BALTIMORE COUNTY 1.W.

(

September 21, 1955

RECEIVED of Discraft, Inc., the sum of Six, (\$6.00) Dollars, being additional cost for posting property, on the west side of York Road, beginning 1770 feet south of Qualer Botton Road, 8th District, Baltimore County, Maryland.

Zoning Convissioner of Baltimore County

Mon:ay, October 10, 1955 at 11:00 a.m. Reckord Building Towson, Maryland



HUFF v. BD, OF ZONING APPEALS [214 Md.

HUFF BY AL E. BOARD OF ZONING APPEALS OF BALTIMORE COUNTY [No. 215. October Term, 1956.]

Lossom—Spee Lemmy—Small dress Pat lie Lees Different From Streaming dress—Hank lemidde-Hiller Plata Hank has a sub-like officiate of an amounted path as and large in the same claim of the same different formation of the same different formation of the same different formation of the same is a descriptive same. Such amounted the devotion of the small rare in a use insuministic with the same is a large lemination with the same is a large lemination with the same is which the same is which the same is to both the resembled and made in the same is a large lemination of the same in the same is a large lemination of the same in which the same is to same interest and the direction of the owner, it is in the same is a same in the same in the same in the same in the same is also a large court of the discontinuous ranging plate in the same in the same is also be known or with the competitions ranging plate in the same in the same in the same is also become as the large court of the three same is also be known or with the competition ranging plate in the same in the same in the same in the same is also become and the large court of the discontinuous ranging plate in the same accord and in harmony with the comprehensive noting plan and in dense for the public good—dat is, to serve one or more of the purposes of the enabling states, and so bears a substantial relationship to the public haddle, safety, morais and general welfare, it is

County Zoning Regulations dee. A comprehensive plan has been said to be a general plan to control and direct the use of land and buildings by dividing the governmental uses into use districts ac-cording to present and planned future conditions, so as to accompitals, as far as possible, the most appropriate uses of land one plish, as far as possible, the most appropriate uses of leaf con-menter which kee public intervals and the subgrassing of the in-terests of the individual property owners. The normy regulations adopted by the County Connaissinteers of Baltimere County in 1955, including the previous as in Manachettating, Restyrei-norse, constitute a comprehensive smiling plan.

pp. 56-79

Zantzu-Comprehensire Plan-May Lunk To Potratid User, Not Determinable 41 Patrage Of Acts-Subrequest Baltimore County Manufacturing, Restricted Louis Processes, Approval. A mining plan does not onsee to be a comprehensive plant became in

HUFF & BD. OF ZONING APPEALS 49

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Zontio-Baltimore County-Monthecturing, Retricted Zones

-Foremption That Lepidation Handbilling Was Correct-Murden Cf One Attaching. The Ingitative determination of the County

Commissioners of Baltimore County that there existed facts and

(BAMERT, I.).

Application to Tombag Commissioner for Bullimore Consty for existing reclambidation of land from Ensistentia to Massis-feet soing reclambidation of land from Ensistentia to Massis-latenting, Ensistentia by Harry A. Domboer. First on order of the Florat of Zoning Appaint for Ensistence Construction of the State of the Ensistence Construction in principal of the action of the Zoning Commissioner in granting the existing of the Zoning Commissioner in principal or reclambidation, John S. Hell and vulner, protections, year to the contract of the Construction of the Co

Decided Some 19, 1957.

Order affirmed, with costs. The cause was argued before Colling, Hampirson, Hammon and Personr, JJ., and Kiwiyers, J., Associate Judge Second Judicial Circuit, specially assigned.

50 HUFF & BD OF ZONING APPEALS

Sytlabus.

factoring, Restricted in the manner in which they were passed, raises a strong pressupption that the action was convert soil the borden convent who articles the legislation is to store almost a dimensional-cubat it was sering.

— pp. 55-60

Zonino-Raltimore County-Reclassification Of Renderens Property To Monifocturing, Restricted Sustained. In the instant

Property In Mesofronium, Retrieved Sustaines, In the instances acide, the Zonic Commissione, the Patencia Commission and the Section of Long Appeals approved the reduciliation of the Designation of the Commission of the Patencia Commission of the Commission of the Commission of Long Commission of Long Commission of the Commission of t

Appeal from the Circuit Court for Baltimor- County (BARRETT, J.).

CALLERAN CHECKER CHARLES

B # 3133

IN THE MATTER OF PETITION FOR RE-CLASSIFICATION HARRY A. DUNDORE. BEFORE THE BOARD OF ZONING APPEALS

OF BALTIMORE COUNTY

OPINION

This is the first Petition for "Manufacturing Restricted" which has

In accordance with the provisions of Section 250, the Fetitioner filled a Fetition with the Toming Commissioner accompanied by a development plan for the tract showing a proposed building, provision for feture enlargement thereof, provision for original and future parking areas and other details.

As required by the Repulations the Enning Commissioner transmitted this plan to the Planning Comtesion for recommendation, and that Commission made its recommendations in writing to the Zening Commissioner. Among other

"The immediate vicinity is characterized by large farms rather than being a feweroped residential" area. In view of the very sparsepty settled character of the land both to morth and south of the site, the Office of Planning does not believe that the number of employees contemplated for this plant would induce traffic problems or conditions of such a nature as to make public markety an appreciable factor in connection with the proposed resoning.

The very purpose of creating thi uppe of Zone in the Zoning Regulations that were adopted last March was to provide the flaxibility necessary to need the requirements of the new type of industry previously referred to an wanting a preposessing environment in keeping with the attractive nature of the feetory building and its setting.

who differ of Planning ballows that this petition by the Dis-Orest Corporation is a legical and amorphism application of the purpose for which the differ of Planning recurred this type of zone to be created, and for which the Bonglattons. The Office of Planning further believes that the conditions under Regulations. The Office of Planning further believes that the conditions under pend use along, and shiplet to approved provision of dedequate planting, lawns, parking pance, stc. - are sufficient guarantee of consideration for the general unifier of the arcs. "In view of all the above factors, the Office of Planning and specifically the Planning Board, by favorable action thereon, recommend approval by the Zoning Cowsissioner of this petition by the Bele-craft Corporation."

The Zoning Commissioner approved the Petition and the plan. From

We find ourselves in agreement with the recommendations of the Planning Commission and the decision of the Zoning Commissioner.

A number of residents of the Sparks community appeared before us. Some opposed the Fettition, but an even larger number, including concers of large tracts of land in the insedite vicinity, case shere us to voice their approval of the proposal. It is obvious that a substantial prition of the residents of this now essentially rural area understand and appreciate the advantages of having controlled industrial operations in areas of the County which have heretofree been what is generally referred to as "open country." Such industrial operations provide employment for those living in the rural areas, help solve our traffic problems by keeping traffic out of the congested areas, and generally help to create a proper balance between residential areas where our people live ted industrial areas wh

The principal problems in connection with these "Manufacturing Restricted Ennes are two, as we see then. The first is that they must not be per mitted to invade and adversely affect existing residential areas. The second is that the uses permitted, the layout of the buildings, grounds and parking areas must be suitable in the first instance and must, as the Regulations state:

. . be so maintained that they will not adversely affect vicinal properties.
We conclude that the present proposal meets both tests.

As has been said, the surrounding area is rural in character and there are no dwellings in close proximity which could be directly affected by the constitute.

to have carefully examined the proposed plan as to the layout of the validings, parking areas, etc., and believe it is a sound plan which will not in any manner do injury to the community of course, as the Reculations provide, all sacs of the property somed must be in strict compliance with the approved development plan and must continue to be no amintained. Upon failure to do so, the proverte sould be melancified back to residential use. There is one aspect of the proposal over which the Regulations give us no control. That is the architectural design and type of construction of the building to be erected. We think this presents a serious problem because we are convinced that this community will be happy to live with a well designed and constructed building, but will be disentisfied with a building of poor design and chase construction.

We are not unsimiful of the legal problem than presented. It may be that architectural design is a matter of seathetics and therefore not the proper managet of sourier. We are advised that the Courts of our State have not as yet passed on this question and that some propress along this line has been made in other states with Court approval. We think that further study of this problem should be made.

The legal question has been raised that we cannot reclassify this preperty because there is no showing of ther that there was a mistake in the original moning or that there has been such a change in conditions as to warrant a change

It is true that there has been no substantial change in the neighbohood. It was rural at the time of the adoption of the original Zoning Map in 1965 and it runains substantially the same today. The only significant changes have been the construction of the Baltimore-Marrisburg Expressays a short distance to the west of the property, and the erection of a building now occupied a bank a short distance to the north of the property. We do not believe that these nimor changes would be sufficient to justify a reclassification to indurating use under the rule as laid down by our Gourt of Assessie.

However, we believe that the "Manufacturing Restricted" Zone is in a different situation and that the rules generally applicable to reclassifications should not be applied to this zone.

We agree with the contention of the Fetitioner that the "Mammiscturing Restricted" Zone is in the nature of a Special Exception and that the rules applying to Spec'al Exceptions should control.

We think it clear that this is so by reason of the very nature of t zone. It was intended to permit light industrial operations under controlled conditions in areas to which much operations would not ordinarily conform. We believe that this some should be considered as shough it were a Special Enception multiple to the standards set out in Section 500 li of the Enning Regulations, and we so decide.

The evidence shows that the property mentioned and described in the Petition filed herein is to be used for the namifacture, empireering, designing, testing, fabrication, finishing and asseably, of various mall components, assemblies, sub-asseablies, tools and dies, for aircraft, electronics and communications systems, radar, guided missiles, computers, instruments, electrical appliances and devices, which we find to be a proper and multable use for a "Manufacturing Restricted" classification under Sections 250, 251 and 252 of the existing Zoning Regulations.

Applying the standards set forth in this section, we find that the Petition for reclassification to "Manufacturing Restricted" should be granted based on the plan minitted with the Petition and approved by the Planning Conmission and the Zoning Connisioner, and we will sign an Order accordingly.

RDER

For the reasons as set forth in the aforegoing Opinion, it is this 12 % day of July, 1956, by the Board of Zoning Appeals of Baltimore County, GROWRED that the property mentioned and described in the Petition filed herein be and the same is hereby created as a Viannizacturing Restricted* Zone in accordance with Sections 550, 551 and 552 of the Zoning Regulations for Baltimore County, dated March 30, 1955, for the purposes hereinbefore set forth.

IT IS PREMEM CHOSED that the use of said property shall be in stri compliance with the development plan filed with said Petition and approved by th Planning Commission and the Zoning Commissioner and filed in this proceeding marked "Proposed Site Plan for a new Plant for Dis-craft."

IT IS FURTHER ORDERED that all buildings and the grounds surroundin the same shall be continuously maintained in accordance with said approved plan so that they will not adversely affect vicinal property.

IT IS FURTHER ORDERED that no building shall be erected on said tract of land except in accordance with saic approved plan showing "Proposed Bailding"

and "Future Expansion of Building" and that no parking areas shall be used except as shown on said approved plan.

Sound OF SOUND ATTENDS OF ALLTHORE COUNTY
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Johns S. Huff ("discrept")
William of second Robert Committee
en their Websty of other Interested parties

aug. 10, 1956 Protistant of palitim for Wrist of certification on a appeal from the secretion of the Board of James appeals for Boalts Creatly and Order of Court there knicking that the Wrist be received for app of R. D. Shometh, M. a. Fredrich Landow . Smallin, Nescent Martin . Jaylor for the trititioners adone kny Wrist society of the trititioners adone kny Wrist society. Order of Lept 11, 1956 Nomerous of Record for . Special file) sept 31, 1956 Paterton & Creatly - of Court granting Horry A. Weinhard Board t. Internation of party defiliants. Lept 21, 1956 App of W. Lee Horrison for Internation of Some Day account of Internation of Some Day around of Internation of the September (South).

Harry A. Sundore-Interveno

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ZONING PLAT

SCALE 1'-50 N

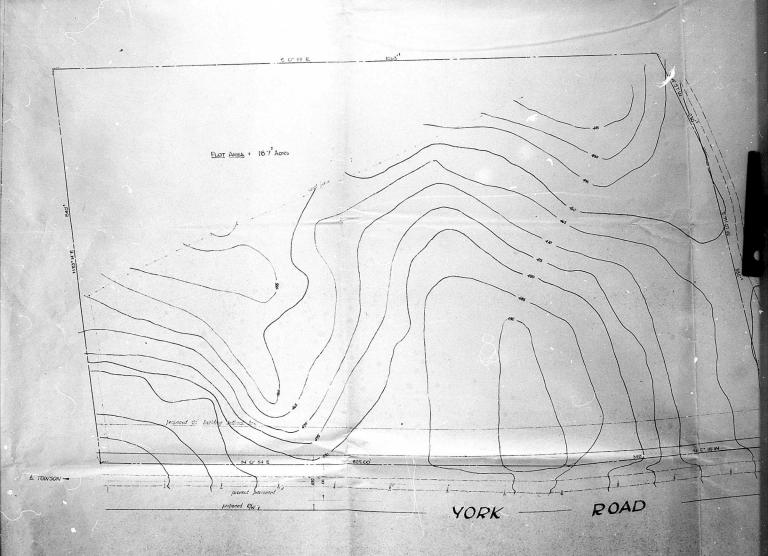
SEPTEMBER 1955

ROAD

BALTIMORE 21, MD.

by Willemain

PROPOSIED MANUFACTURENCE-REST



DEVELOPER: DIECRAFT, INC. - 8643 PULASKI HIGHWAY - BALTIMORE ZI, MD.