

IN THE MATTER OF
KILMARNOCK ASSOCIATES
(Kilmarnock Industrial Park)

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

For a Special Hearing

To the County Commissioners of Baltimore County:

Kilmarnock Associates, Petitioner
hereby petitions for a Special Hearing, under the Zoning Law and Regulations
of Baltimore County, to determine whether or not a permit should be issued
for ELECTRONIC COMMUNICATIONS, INC. Location: West side of York Road
between Ridgely Road and Gorseuch Road as per the attached location plat -
subject to minor variations which may be required in processing.

KILMARNOCK ASSOCIATES

By W. H. Adams
Petitioner
923 Honey Building
Baltimore 2, Maryland

Property situated:

All that parcel of land in the Eighth District of Baltimore County on
the Northwest corner of York Road and a proposed road (said proposed road being
opposite Aylbury Road) thence running Northerly and binding on the West side
of York Road 105 feet thence Westerly 205 feet to the East side of proposed
road; thence running Southerly and Easterly and binding on said road 102 feet
to the place of beginning.

ORDERED BY THE Zoning Commissioner of Baltimore
County this 6th day of February, 1957,
that the subject matter of this petition be advertised in
a newspaper of general circulation throughout Baltimore
County and that the property be posted, as required by the
Zoning Regulations and Act of Assembly aforesaid, and that
a public hearing thereon be had in the office of the Zoning
Commissioner of Baltimore County, Maryland, on the 6th
day of March, 1957 at 2 o'clock
P. M.

Zoning Commissioner
of Baltimore County

RE: PETITION FOR A SPECIAL HEARING
W. S. York Road, between Ridgely
and Gorseuch Roads, 8th District -
Kilmarnock Associates, Petitioner

BEFORE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 1076

This is a petition for a hearing on a proposed develop-
ment plan in an existing "Manufacturing Restricted" Zone which was
created by the adoption of the new Eighth District Zoning Map.

The petitioner filed a complete preliminary develop-
ment plan in accordance with Section 250 of the Zoning Regulations.
A copy of this plan was transmitted to the Office of Planning and
a favorable report received.

A public hearing has been held at which a number of
nearby residents appeared and indicated their satisfaction with the
plan.

For these reasons the development plan will be approved.

ORDER

Upon the recommendation of the Office of Planning and
after public hearing, it is ORDERED by the Zoning Commissioner
of Baltimore County, this 14th day of March, 1957, that the proposed
development plan as submitted by the Petitioner is hereby approved
subject to the specific requirement that both buildings and ground
continue to be so maintained that they will not adversely affect
vicinal properties.

W. H. Adams
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING

March 15, 1957

MEMORANDUM FOR THE RECORD

FROM: Mr. Malcolm H. Dill
TO: Mr. Wilkie H. Adams
SUBJECT: Kilmarnock Industrial Subdivision

Location: West side of York Road, north of Ridgely Road.

The tract in question consists of the former property of Dr. Gorseuch.
The tract in question consists of the former property of Dr. Gorseuch.
The tract in question consists of the former property of Dr. Gorseuch.

Some weeks ago the owner submitted a proposed industrial subdivision
plan for developing the entire tract. In cooperation with him this
office worked out a plan which provided for an access road to enter
the property near the north end, then running parallel to the railroad,
and coming out again to York Road toward the south end of the tract.
Even though the owner proposes to retain ownership of the entire tract,
it was felt to be advisable to treat it as if it would be a typical
subdivision, that is one which would involve sale of individual in-
dustrial sites. The development was reviewed by various County agencies
involved but did not go through the complete subdivision approval
procedure, including division of the entire tract into industrial lots,
because the owner wished to provide flexibility of lot sizes to meet re-
quirements of future lessees. We could see no objection to this arrange-
ment, having in mind that each future site as submitted would have to
meet the necessary front, side and rear yard setbacks, the parking re-
quirements and the 25% lot coverage, all as specified in the R. H. Zone
standards. Thus to date, apart from the provisionally-mentioned preliminary

consideration of the entire Kilmarnock Industrial tract as a
subdivision, there has not appeared to be occasion for in the Regulations.

On February 27 the owner, Mr. Pomeroy, came to my office
and requested an R. H. report on the single specific site for
Electronics Communications, Inc., in order to accommodate
Mr. Pomeroy and to expedite his project, I immediately dictated a
memorandum report to you. Mr. Pomeroy subsequently picked
up his copy and indicated satisfaction therewith. That was the
memorandum referred to above, dated February 27th.

From the very beginning we have attempted to work closely
in cooperation with the owner, both in the layout of the general
development and in the more detailed planning of the first specific
industrial site, which is that for Electronics Communications, Inc.
We are satisfied with the architectural character and the location
of the building and of its parking area with the access as provided;
with the availability of utilities, etc. It was our suggestion
that access be provided only from the loop road rather than from
York Road, in order to minimize any possible traffic congestion.

We believe that the site plan for Electronics Communications,
Inc. meets all the standards intended to be met in creating the
R. H. Zone, and that the plan for the entire industrial development,
insofar as tentatively agreed upon, will also be satisfactory.

If you feel that there is any pertinent aspect of this matter
not covered by this memorandum or that of February 27th, please let
me know.

WHD
MHB
cc - Mr. Nathan Pomeroy

BALTIMORE COUNTY OFFICE OF PLANNING

February 27, 1957

MEMORANDUM

TO: Mr. Wilkie H. Adams
FROM: Mr. Malcolm H. Dill
SUBJECT: Revised Site Plan for Electronics Communications, Inc.,
Kilmarnock Industrial Subdivision, 8th District.

The Office of Planning has received a revised site plan for the
Electronics Communications Incorporated building in the Kilmarnock
Industrial subdivision, on the west side of York Road at Aylbury
Road. The site is some 1 1/2 acres and is scheduled for a zoning hearing
on the 6th of March. The alternate site plan has been submitted
because of storm drainage and other engineering problems which have
been revealed in processing the industrial subdivision plan. It
slightly moves the site for the Electronics Communications building from
the north to the south side of Aylbury Road.

We find that both alternate site plans for Electronics Communications
building provide solutions which are satisfactory and in compliance with
the provisions of the R. H. Zone. The developer has indicated that he
will clear a planting plan for the site with this office prior to
completion of the building.

Malcolm H. Dill

WHD
MHB
cc - Mr. Nathan Pomeroy

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#4076

District -- 8th Date of Posting 2-19-57
Posted for: Special Hearing for Building Permit
Petitioner: Kilmarnock Associates
Location of property: W. S. York Road, between Ridgely and Gorseuch Roads
Location of Sign: Northwest corner of York Rd. opposite Aylbury Rd.
Remarks: By Aylbury Rd. corner of York Rd. opposite Aylbury Rd.
Posted by: George D. Hammond Date of return: 2-22-57

CERTIFICATE OF PUBLICATION

TOWSON, MD. FEBRUARY 22, 1957

THIS IS TO CERTIFY, That the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. JEFFERSONIAN
and R. Line 3. CIRCULATION: 1957, the first publication
day of March, 1957, the first publication
appearing on the 15th day of February
1957.

THE JEFFERSONIAN,
W. H. Adams
Manager.

Cost of Advertisement, \$.....

\$25.00

RECEIVED of Nathan Pomeroy, for petitioner, Kilmarnock
Associates, the sum of Twenty-five (\$25.00) dollars, being cost
of Special Hearing, advertising and posting of property located
on the Northwest corner of York Road and proposed road, Eighth
District of Baltimore County.

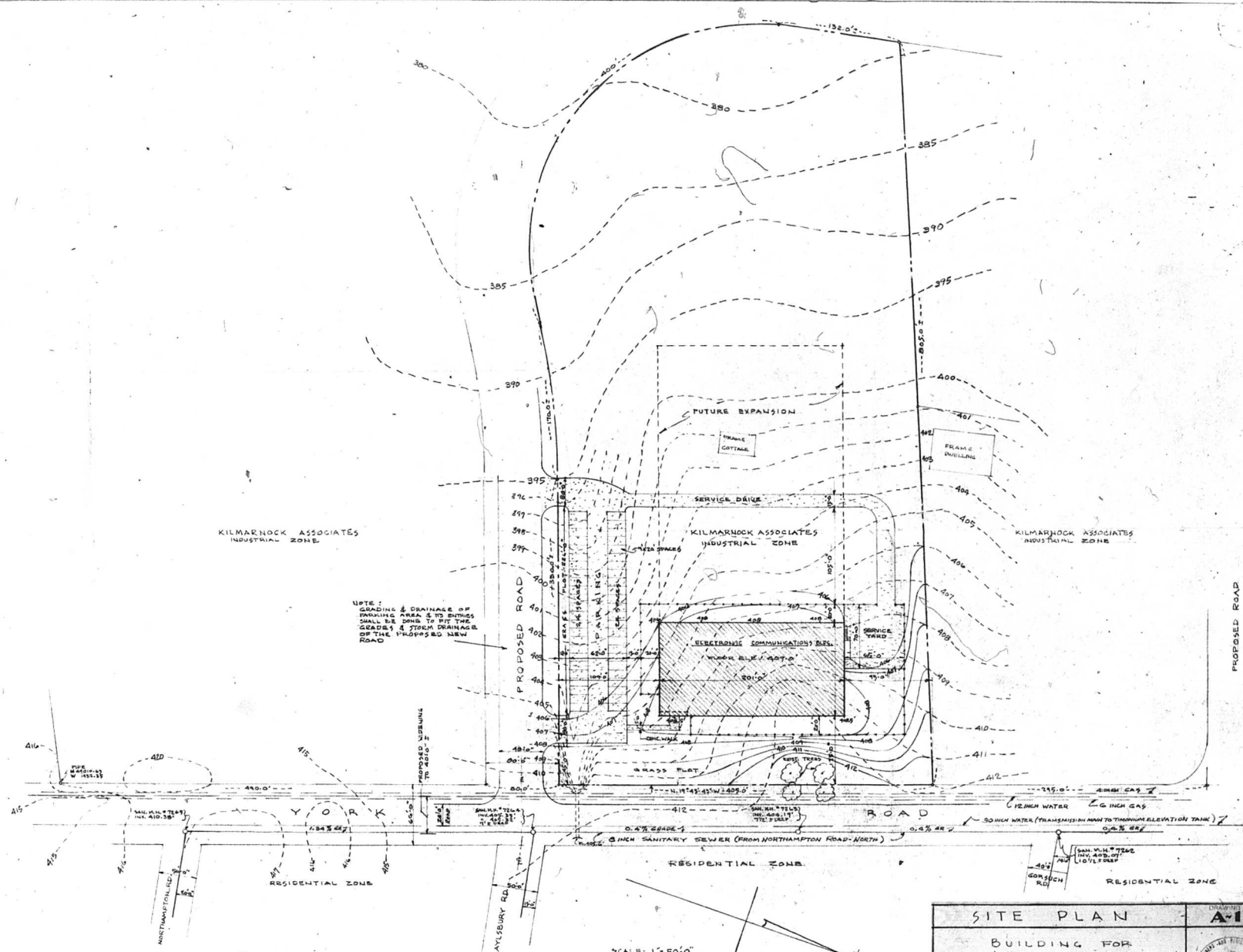
Thank you.

Zoning Commissioner
of Baltimore County

and
HEARINGS
Wednesday, March 6, 1957
at 3:30 P. M.
Room 103
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

RECEIVED
FEB 24 1957
COUNTY OFFICE

61622-B-57D



KILMARNOCK ASSOCIATES
INDUSTRIAL ZONE

NOTE:
GRADING & DRAINAGE OF
PAVING AREA & TO BUILDING
SHALL BE DONE TO FIT THE
SEWER & STORM DRAINAGE
OF THE PROPOSED NEW
ROAD

KILMARNOCK ASSOCIATES
INDUSTRIAL ZONE

KILMARNOCK ASSOCIATES
INDUSTRIAL ZONE

RESIDENTIAL ZONE

RESIDENTIAL ZONE

SCALE: 1"=50'-0"
7th ELECTION DISTRICT-BALTIMORE COUNTY

SITE PLAN		
BUILDING FOR ELECTRONIC COMMUNICATIONS INC.		
YORK ROAD TIMONIUM, MARYLAND		
JAN. 1957	JAN. 1956-12	
FINNEY, DODSON, SMAILIE, ORRICK AND ASSOCIATES ARCHITECTS AND ENGINEERS 250 W. FIFTH STREET BALTIMORE 11, MARYL.		

PRELIMINARY - NOT FOR
CONSTRUCTION

COMPUTER PROGRAMMING INSTITUTE
OF MARYLAND INC.

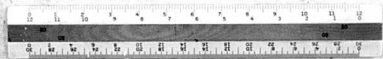
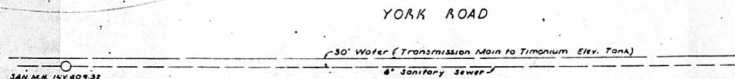
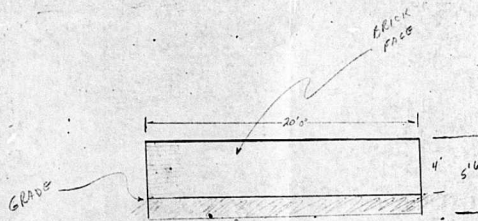
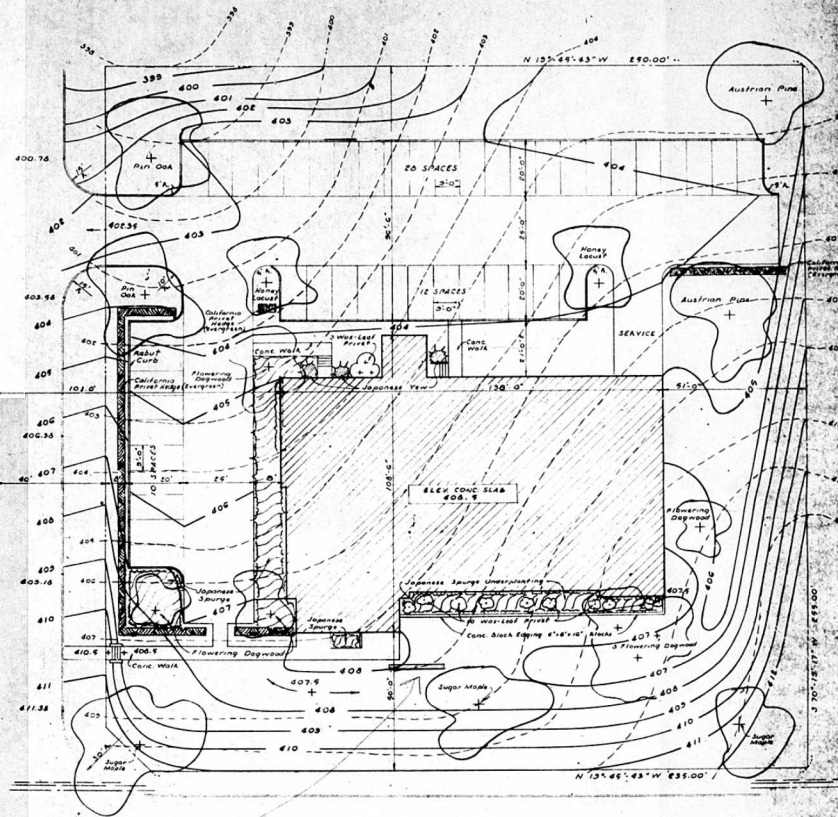
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY J. E. Javali
DATE 8/20/67

ALUMINUM LETTERS MOUNTED ON BRICK PIER • 4'-0" x 20'-0" PIER • LETTERS 10"-8" AND 6" INVERTED CHANNEL

4076-5PH



KILMARNOCK INDUSTRIAL PARK
KILMARNOCK ASSOCIATES
8TH ELECTION DIST.
BALTIMORE COUNTY, MD.



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: *[Signature]*

SITE GRADING PLAN
Scale: 1" = 10'

MATT CHURCH
7704 BELMONT AVE. BALTIMORE, MD. 21208

M.T.D. ENGINEERS
YORK ROAD

SCALE: 1" = 20'