

PETITION FOR A SPECIAL HEARING

In the Matter of
Petition of
Mercantile-Safe Deposit
and Trust Company,
Trustee, Contract Purchaser

For a Special Hearing
To the Zoning Commissioner of Baltimore County
Mercantile-Safe Deposit and Trust Company,
Trustee, Contract Purchaser
Petitioner

herby petition for a Special Hearing, under the Zoning Law and
Regulations of Baltimore County, to determine whether or not the
Zoning Commissioner of Baltimore County should approve an application
for a building permit to erect an office building and
a warehouse in a M-R zone.

Location of property: Beginning for the same at a point
on the north side of Aylesbury Road (50 feet wide),
distance 255.00 feet westerly from the west side of
York Road (66 feet wide), and at the end of the third
line described in the agreement of lease dated September
29, 1958 between Hilarook Associates and J.T.D. Research
and Development Corporation which is recorded
among the Land Records of Baltimore County in Liber
No. 3541, folio 542, and running thence with and binding
on said north side of Aylesbury Road, 27th 70 degrees
34 minutes 17 seconds East 32.00 feet and by a line
curving to the right with a 340.00 foot radius the
distance of 150.95 feet, said area being subdivided
(over)



MERCANTILE-SAFE DEPOSIT & TRUST COMPANY,
Trustee, Contract Purchaser
Petitioner
George E. Goyrell

Address: Towson 14, Maryland

continued
location of property:

by a chord bearing South 83 degrees 37 minutes 52
seconds West 157.51 feet; thence leaving Aylesbury
Road and running due North 226.00 feet to intersect
a line drawn parallel to Aylesbury Road and 250.00
feet westerly therefrom, measured at a right angle
thereto, thence binding on said line, North 70 de-
grees 14 minutes 17 seconds East 157.50 feet to the
beginning of said third line in the aforementioned
lease to J.T.D. Research and Development Corpora-
tion, thence with and binding on said third line
and parallel to and 255.00 feet westerly, measured
at right angles, from the west side of York Road,
South 19 degrees 42 minutes 13 seconds East 290.00
feet to the place of beginning.

Containing 1.1201 acres, more or less.

ORDERED by the Zoning Commissioner of Baltimore County
this 3rd day of November, 1959,
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 2nd day of
December, 1959, at 9:30 o'clock
A.M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition for a special hearing on
a development plan in an "M-R" Zone for the approval of an application
for building permit for the erection of an office and warehouse in an
"M-R" Zone, the plan as submitted by the petitioner meets the require-
ments of the Office of Planning and Zoning. The only additional com-
ment of the Office of Planning is that the evergreen screen planting
be extended from the building westerly along the full width of the
side parking and loading area.

It is, therefore, this 4th day of December, 1959, by the
Zoning Commissioner of Baltimore County, that the application
for a building permit to erect an office building and warehouse in an
"M-R" Zone, should be and the same is hereby approved, subject, however,
to the extension of the screen planting westerly from the building along
the full width of the side parking and loading area.

Walter H. Adams
Zoning Commissioner of
Baltimore County

December 4, 1959

Notice: Frederick, Repton & Mueller,
Campbell Building
Towson 14, Maryland
Attn: Elmer L. Reese, Jr., Esq.

Re: Petition for a Special Hearing
for approval of building permit
for erection of Office Building
and Warehouse in an "M-R" Zone -
Lot, Aylesbury Road 255' W. of
York Road, 14th District -
Mercantile-Safe Deposit & Trust
Co., Trustee - Petitioner

Dear Mr. Reese:

I have today passed my Order approving the applica-
tion for a building permit, in the above matter, subject, however,
to extension of the screen planting westerly from the building along
the full width of the side parking and loading area.

Very truly yours

Zoning Commissioner

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

NOTICE OF HEARING

Mercantile Safe Deposit & Trust Co.,

Re: M/S Aylesbury Rd. 255' W. York Rd.
14th Dist.
Mercantile Safe Deposit & Trust Co., Petitioner

TIME: 9:30 A.M.
DATE: Wednesday, December 2, 1959
PLACE: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson 6, Md. 21204

Zoning Commissioner
of Baltimore County

RECEIPT

Date: 11/21/59

PAID - Baltimore County, Md. - Office of Finance

RECEIVED of: Elmer L. Reese, Jr., Esq.
LOCATION OF PROPERTY: 11-189-5330
AMOUNT: \$30.00

Elmer L. Reese, Jr., Esq.
Campbell Bldg. #4

Zoning Commissioner
of Baltimore County

OFFICE OF PLANNING

Inter-Office Correspondence

To: Mr. Willie H. Adams, Zoning Commissioner
Date: Nov. 12, 1959
From: George E. Goyrell
Subject: Application for Special M-R Hearing.
Ingersoll - Rand Office & Warehouse
Aylesbury Road, 337 W. York Road
8th District.

The Office of Planning has reviewed the preliminary development plan for the proposed
Ingersoll - Rand office and warehouse in zone 8 M-R-1. The plan is satisfactory for
presentation and consideration at a special M. R. hearing. We have no reservations
with respect to approving the petition for posting and scheduling of the hearing.

OG:h

George E. Goyrell
George E. Goyrell, Deputy Director

OFFICE OF PLANNING

Inter-Office Correspondence

From: Wolfgang Oehme
To: Willie H. Adams
Date: November 4, 1959
Subject: Proposed Ingersoll-Rand Office & Warehouse
Aylesbury Road 337 W. York Road
District 8

The Office of Planning has reviewed the subject plan and offers
the following comments:

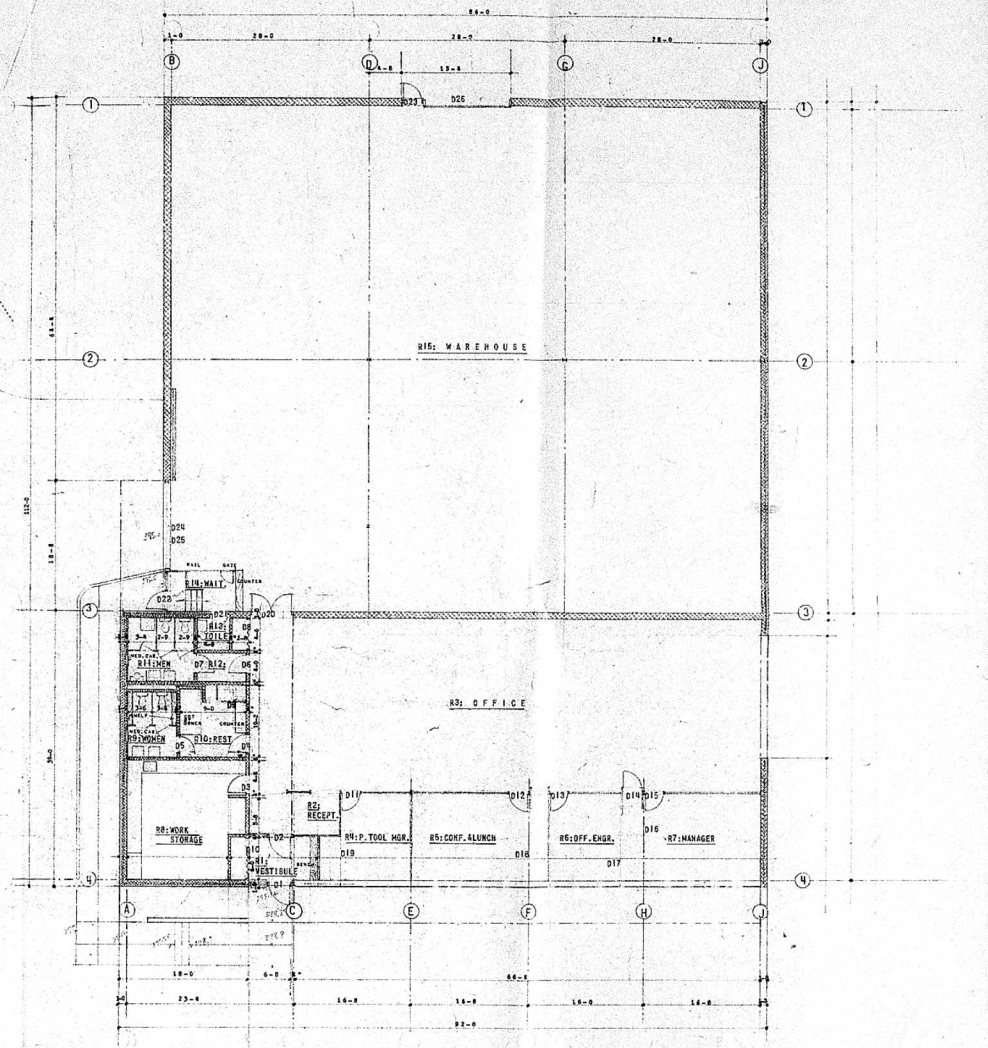
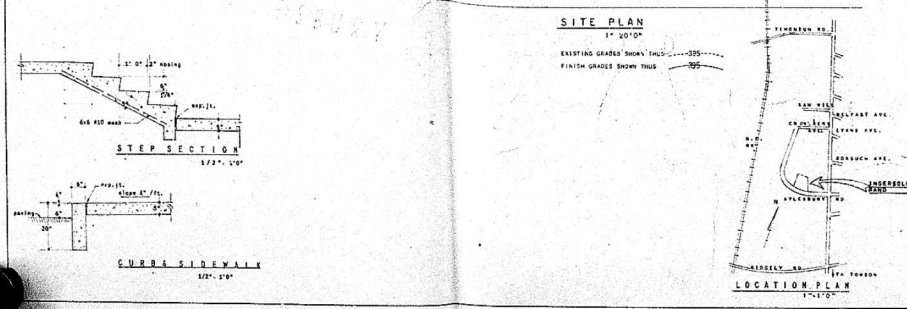
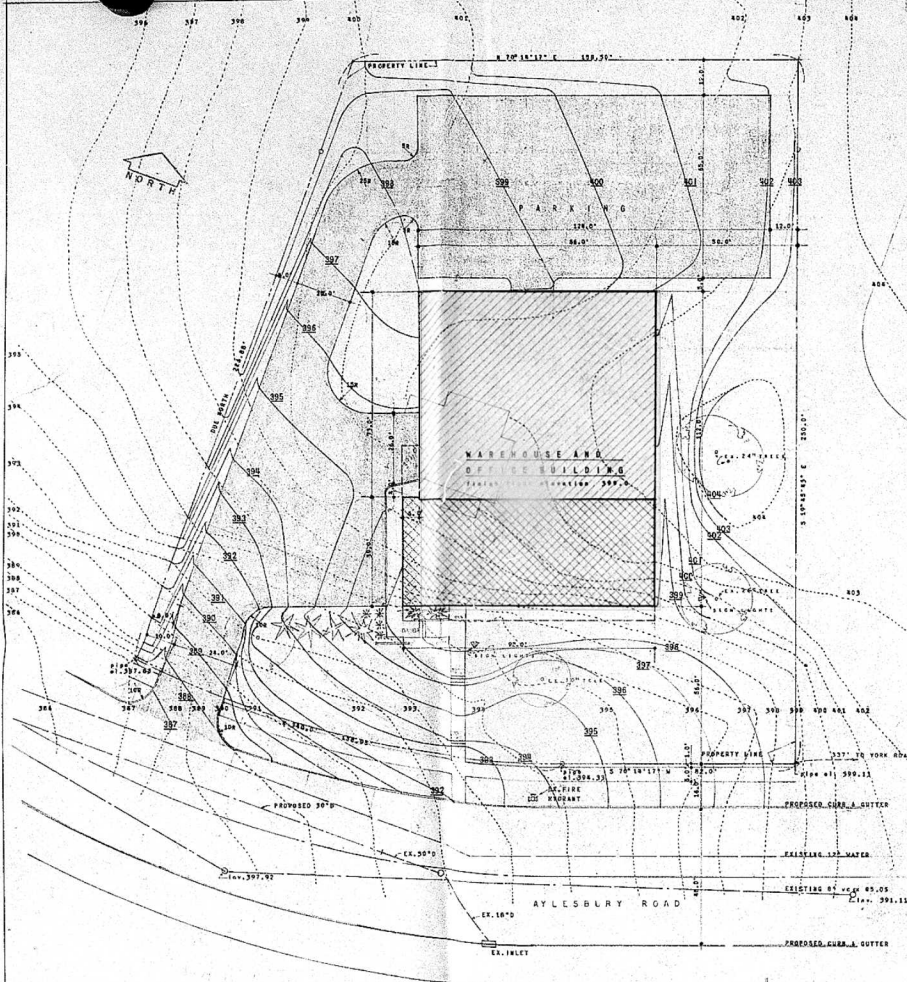
1. A 5' tangent from the property line should be provided before
the radius for the curve is started.
2. Sidewalks should be constructed along Aylesbury Road.
3. It is suggested that the Owners and/or developers should give
some consideration for the preparation of a landscaping plan.

W:ad

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

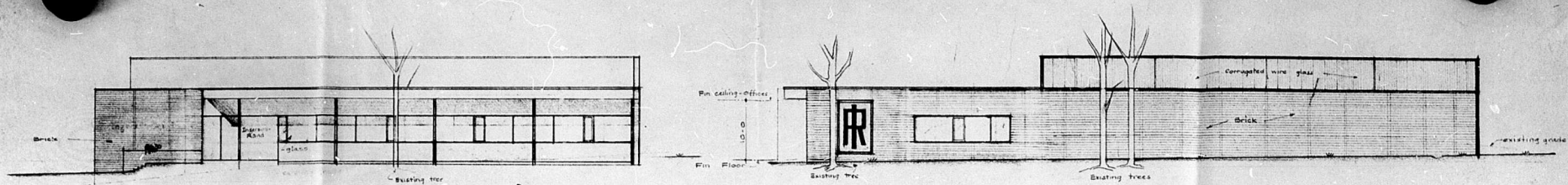
Towson, Maryland

District: 8th
Posted for: *Walter H. Adams*
Petitioner: *Mercantile Safe Deposit & Trust Company*
Location of property: *M/S. Aylesbury Road 255 feet west of York Road, 14th Dist.*
Location of sign: *North side of Aylesbury Road 245 feet west of York Road*
Remarks: *George E. Goyrell*
Posted by: *George E. Goyrell* Date of return: 11-20-59



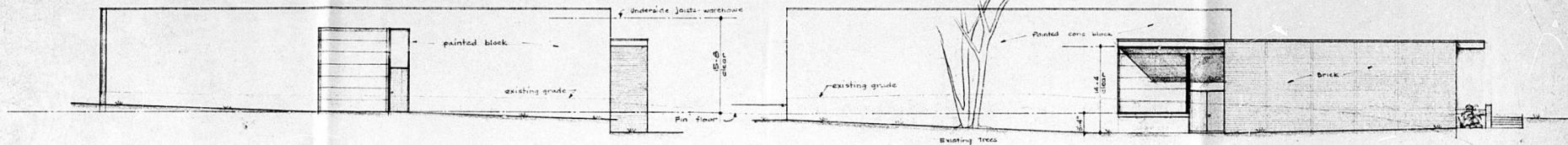
FLOOR PLAN
1/8" = 1'-0"

ESTIMATED PRESENT EMPLOYEES 12 PERSONS
ESTIMATED FUTURE EMPLOYEES 25 PERSONS



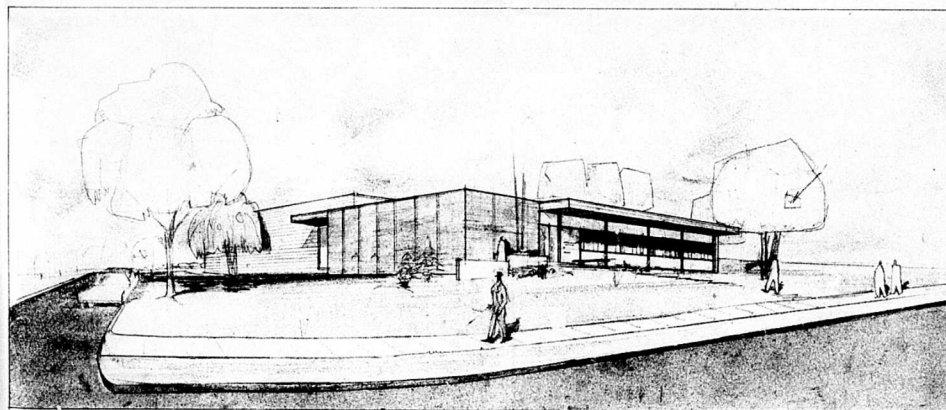
SOUTH ELEVATION

EAST ELEVATION



NORTH ELEVATION

WEST ELEVATION



VIEW FROM SOUTHWEST