

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We, Mt. Vista Corporation, Inc., a body corporate of the State of Maryland, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-40 zone; for the following reasons:

An error in the original zoning and a change in the neighborhood.

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for an airport

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception 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.

MT. VISTA CORPORATION, INC.

BY: *Howell M. Mace, Jr.*
Howell M. Mace, Jr., Legal Owner-Secretary

Address: 8774 Philadelphia Avenue
Baltimore, Maryland 21221

James D. Nolan
Petitioner's Attorney

Address: 22 W. Penn Ave. & 204 W. Penn Ave
Towson 4, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of February, 1965, 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 be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of March, 1965, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION :
from an R-6 zone to an R-40 zone,
SPECIAL EXCEPTION for an
Airport,
NE corner Harford Road &
Mt. Vista Road,
11th District
Mt. Vista Corporation, Inc.,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 65-251-RX

ORDER OF DISMISSAL

Petition of Mt. Vista Corporation, Inc. for reclassification from an R-6 zone to an R-40 zone and special exception for an Airport on property located at the northeast corner of Harford Road and Mt. Vista Road in the Eleventh District of Baltimore County.

Whereas in open hearing before the Board of Appeals on April 21, 1966 the attorney for the appellant dismissed the appeal taken on behalf of the petitioner in the above entitled matter.

It is hereby ORDERED this 3rd day of May, 1966 that said appeal be and same is dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin
Chairman

W. Giles Parker

R. Bruce Alderman

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of

the above Reclassification should be had; and it further appearing that by reason of

a Special Exception for a should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of March, 1965, that the herein described property or area should be and the same is hereby reclassified, from a zone to a zone, and/or a Special Exception for a should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that the petitioner failed to prove an error in the zoning map or that sufficient change had taken place to warrant the requested zoning,

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of March, 1965, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain an R-6 zone; and/or the Special Exception for an Airport be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Robert C. Morris, Reg. Surveyor
Old Court Road, Balto. # 7, Md.
May 30, 1964 65-251RX

Description for a part of the Wm. N. Ford, property on the Harford Road.

Beginning for the same at a stone standing on the Southeast side of the Harford Road, at the beginning point of the last line of the third parcel of land described in a deed from Theodore F. Foreman and wife to William N. Ford and wife dated Oct. 3, 1950 and recorded among the land records of Balto. Co. in Liber T.B.S. No. 1873 folio 582 etc.; Thence running and binding on the Southeast side of the Harford Road South 60 degrees 50 minutes West 64.25 ft.; Thence running North 00 degrees 19 minutes East 22.08 ft. to the center of the Harford Rd.; Thence running along the center of said road South 62 degrees 02 minutes West 128.410 ft. to the beginning point of the South 72 degrees 45 minutes West 4 1/2 perch line of the first parcel of the above mentioned deed; Thence running and binding on said line South 78 degrees 51 minutes West 70.0 ft. to the Northwest side of the Harford Road; Thence running along the Northwest side of said road, South 63 degrees 04 minutes West 698.0 ft.; Thence running South 61 degrees 19 minutes West 305.33 ft. to the center of said road and running along the center of said road, South 75 degrees 32 minutes West 232.93 ft.; Thence running South 09 degrees 23 minutes East 20.0 ft. to the Southeast side of the Harford Road; Thence running along the Southeast side of said road South 30 degrees 37 minutes West 60.0 ft. to the center of the Mt. Vista Road; Thence running along and binding on the center of the Mt. Vista Road as now constructed, South 64 degrees 22 minutes East 498.36 ft.; South 62 degrees 38 minutes East 390 ft.; South 61 degrees 32 minutes 30 seconds East 314.70 ft.; South 58 degrees 07 minutes 30 seconds East 291.85 ft.; South 46 degrees 57 minutes East 289.30 ft.; South 53 degrees 10 minutes East 196.62 ft.; South 63 degrees 53 minutes East 100 ft.; South 75 degrees 01 minute East 258.07 ft.; South 65 degrees 14 minutes East 100 ft.; South 58 degrees 53 minutes East 100 ft.; South 44 degrees 51 minutes East 114.45 ft.; South 33 degrees 43 minutes East 166.92 ft.; South 29 degrees 25 minutes East 106.50 ft.; and South 21 degrees 30 minutes East 185.70 ft. to the end of the third line of the land described in a deed from Wm. N. Ford to Elmo E. Burden and wife, dated Oct. 26, 1960 and recorded among the land records of Balto. Co. in Liber W.N.R. No. 3778 folio 464 etc.;

sheet 1 of 2.

Robert C. Morris, Reg. Surveyor
Old Court Road, Balto. # 7, Md.

Sheet 2 of 2.

Thence running and binding on the third line and a part of the second line of the last mentioned deed North 41 degrees 40 minutes East 361.87 ft. and South 38 degrees 27 minutes East 66.5 ft. to the end of the fifth line of the land described in a deed from Rhythma Ford to Wm. N. Ford, Jr., dated Oct. 24, 1958 and recorded among the land records of Balto. Co. in Liber G.L.R. No. 3437 folio 261 etc.; Thence running and binding on the fourth and fifth lines of the last mentioned deed North 32 degrees 38 minutes East 265.0 ft. and North 30 degrees 52 minutes East 133.45 ft. to the end of the third line of the land described in a deed from Wm. N. Ford to George M. Riley and wife, dated Dec. 28, 1961 and recorded among the land records of Balto. Co. in Liber G.L.R. No. 3944 folio 14 etc.; Thence running and binding on the second and third lines of the last mentioned deed North 22 degrees 09 minutes East 736.87 ft. and South 85 degrees 30 minutes East 435.66 ft. to intersect the last line of the third parcel of the whole tract described in the deed first mentioned above; Thence running and binding on said last line of the third parcel North 15 degrees 59 minutes West 2153.30 ft. to the point of beginning. Containing 126.78 acres more or less and being a part of the land conveyed in the deed first mentioned above to Wm. N. Ford and wife...

Subject to a 18 ft. right of way, with the use thereof in common, as described in the aforementioned deed from Wm. N. Ford to George M. Riley.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 2, 1965

FROM: George E. Gavrellis, Director

SUBJECT: Petition 65-251-RX. R-6 to R-40 and Special Exception for an airport. Northeast corner of Harford Road and Mt. Vista Road. Being the property of Mt. Vista Corporation, Inc.

11th District

HEARING: Wednesday, March 17, 1965 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

- A subdivision plan for part of the subject tract was approved in 1957, but apparently no development of the subdivision has taken place.
- Information provided by the petitioner is not sufficient to make a definitive recommendation at this time. If it should be established that an airport at this location would be reasonable, we request that a final decision on the matter be postponed until after the petitioner has consulted with this office regarding the following:
 - Actual wind conditions at the subject site (rather than at Friendship Airport), especially in relation to the orientation of the runway.
 - The type of service proposed to be offered and general operation of the airport (whom is to be served, anticipated number of arrivals and departures per hour, day, and week, types of planes to use the airport, etc.)
 - Steps proposed to be taken to protect offsite watercourses from erosion.
- The proposed location would appear to be too close to residential development, a factor that becomes even more important in view of the fact that the runway would be situated below the grade level of Harford Road - thereby increasing noise intensity, etc. at the home sites. Further, there is no indication that the approach zones would be kept clear. This latter point is, perhaps, most significant of all: If property or air rights in approach zones are not under control of the airport, both public safety and private property rights become subject to infringement.
- Lacking enough information to make a definitive recommendation, and considering the factors noted under points "2" and "3" as well as the standards of Subsection 502.1 of the Zoning Regulations, we cannot recommend that the special exception be granted.

COOK, MUDD & HOWARD
LAW OFFICES
CONVULS FEDERAL BUILDING
22 WEST PENNSYLVANIA AVE
TOWSON 4, MARYLAND

March 22, 1965

Mr. John G. Rose
Zoning Commissioner for Baltimore County
County Office Building
Towson 4, Maryland

RE: Our File 64-101
Petition for Reclassification
from R-6 Zone to R-40 Zone
and Special Exception for Airport
NE/Corner Harford & Mt. Vista
Roads, 11th Dist., Mt. Vista Corp.
Petitioner - - - No. 65-215

Dear Mr. Rose:

On behalf of the petitioner, will you kindly note an appeal to the County Board of Appeals from your decision in the above case of March 17, 1965.

JHC/mpd
CC: James D. Nolan, Esquire

James H. Cook
James H. Cook

COPY

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRESTON STREET
BALTIMORE, MD. 21201

December 9, 1964

Mr. James D. Nolan
204 W. Pennsylvania Avenue
Towson, Maryland, 21204

RE: East side of Harford Road
North of Mt. Vista Road
(Perring Parkway) - Volz Property

Dear Mr. Nolan:

Pursuant to the request of Mr. J. Roland Volz, this office has reviewed the location of the captioned property and finds it is affected by the present tentative proposed preliminary Maryland State Roads Commission highway improvement plans. Transmitted herewith is your copy of the property outline plat (denoted thereon is the approximate location of the effect of same).

Your attention is hereby directed to note that the information as furnished herewith is Tentative, Subject to Revision (without prior notice to you), Not For Public Information and is to be considered confidential.

Trusting the information contained herein is sufficient for your present needs.

Very truly yours,
Charles Lee, Chief
Development Engineering Section

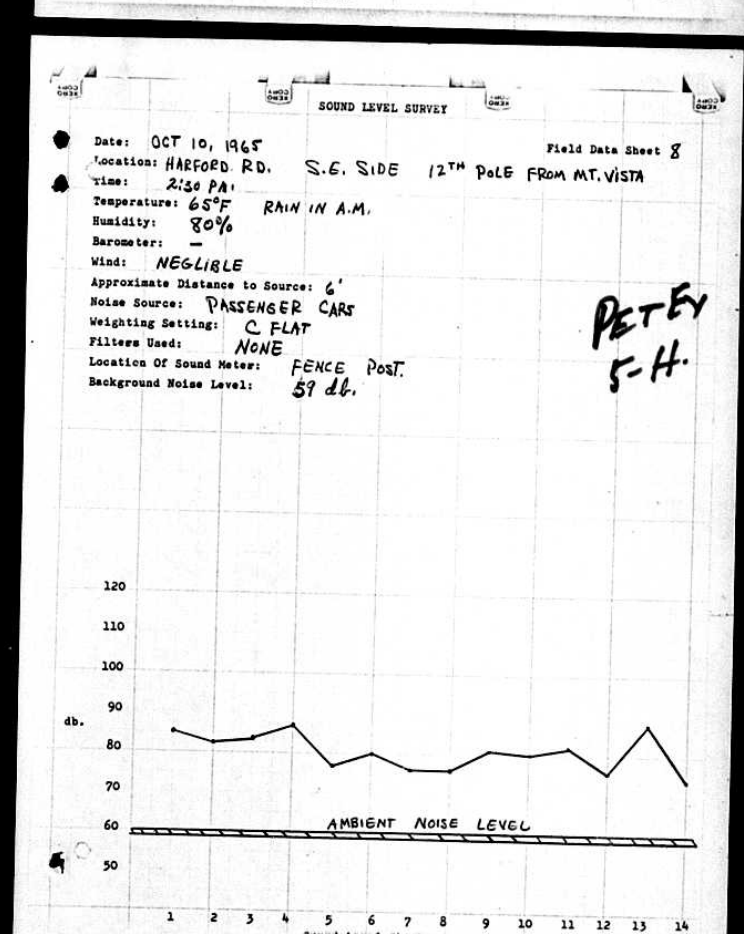
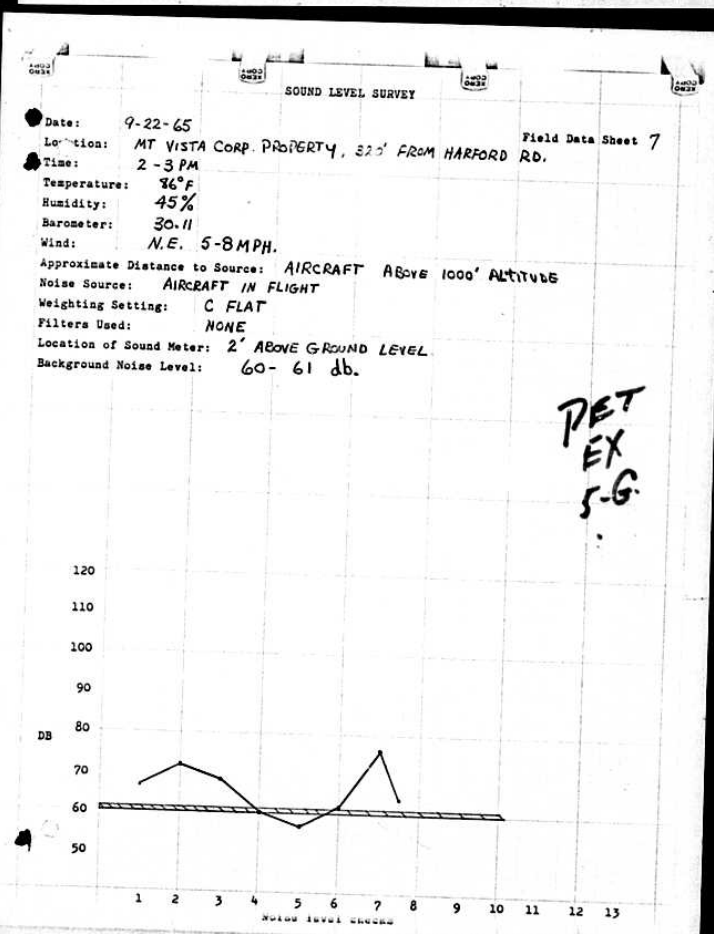
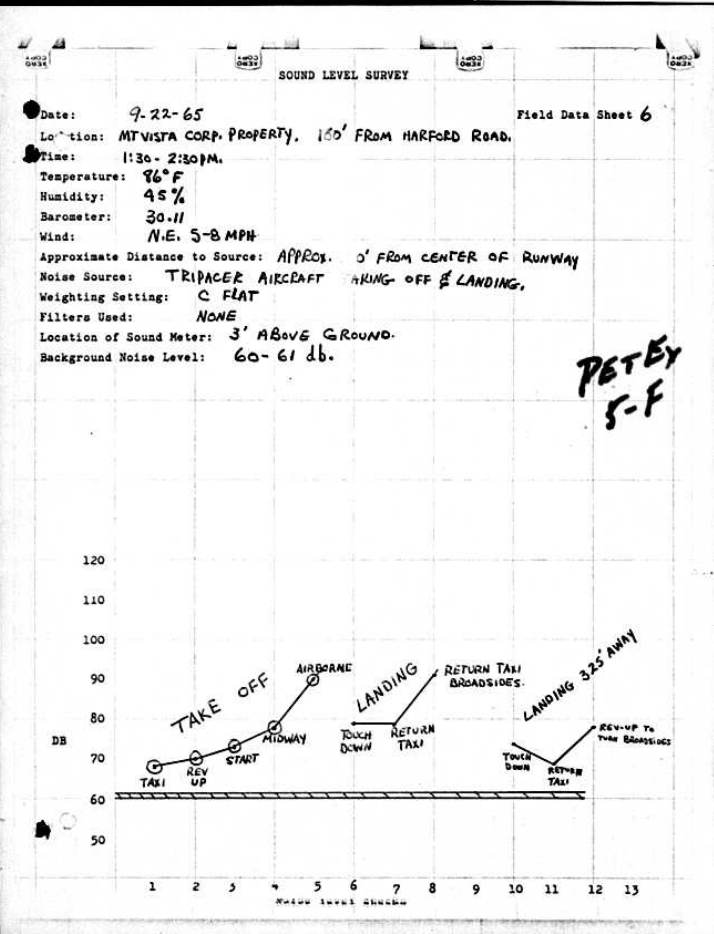
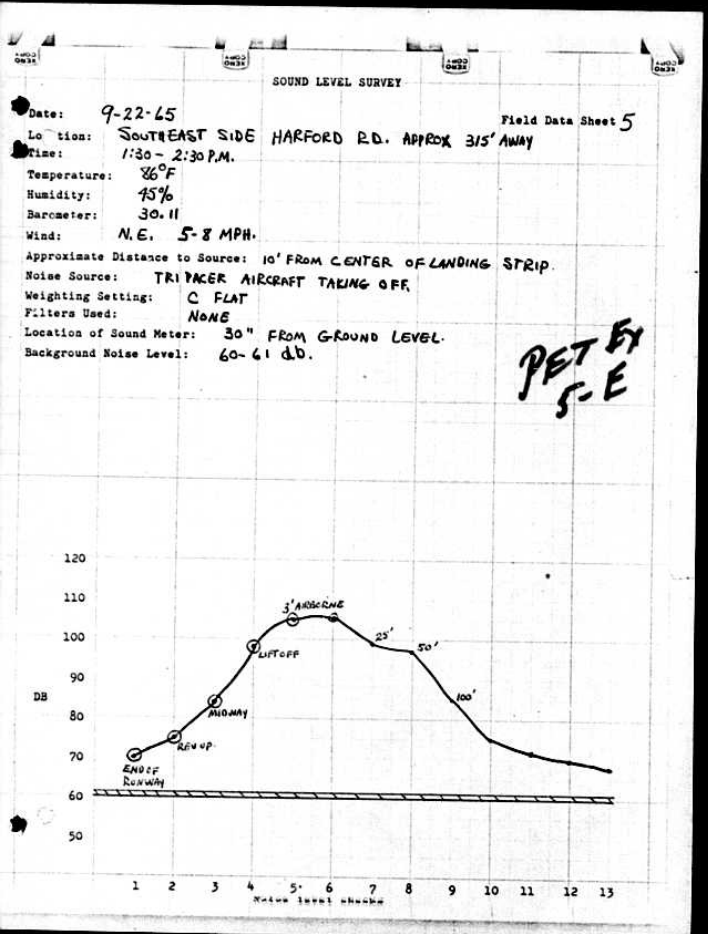
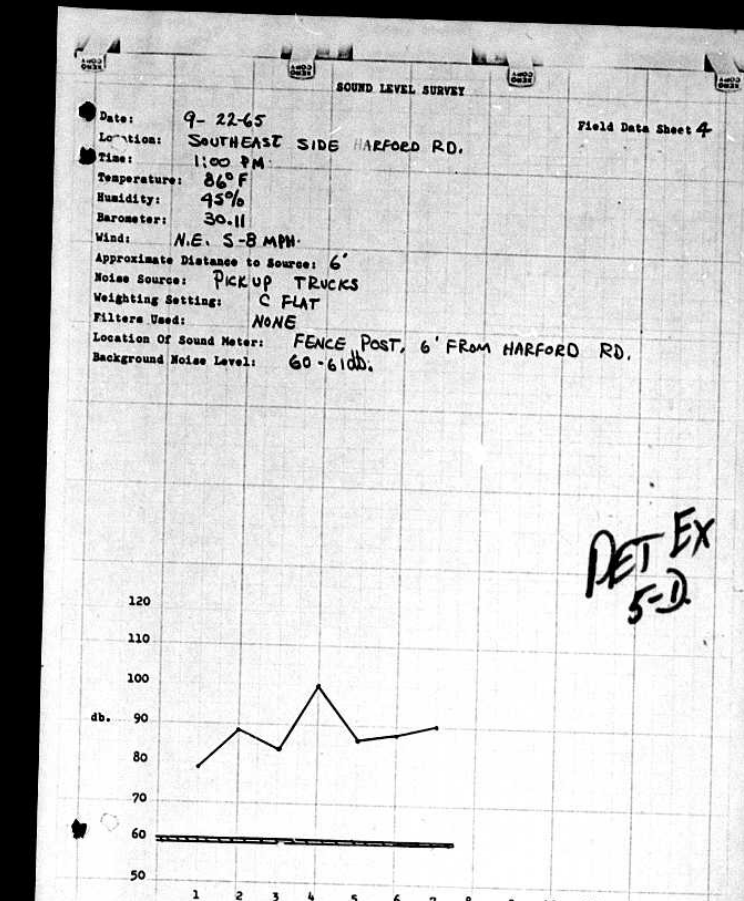
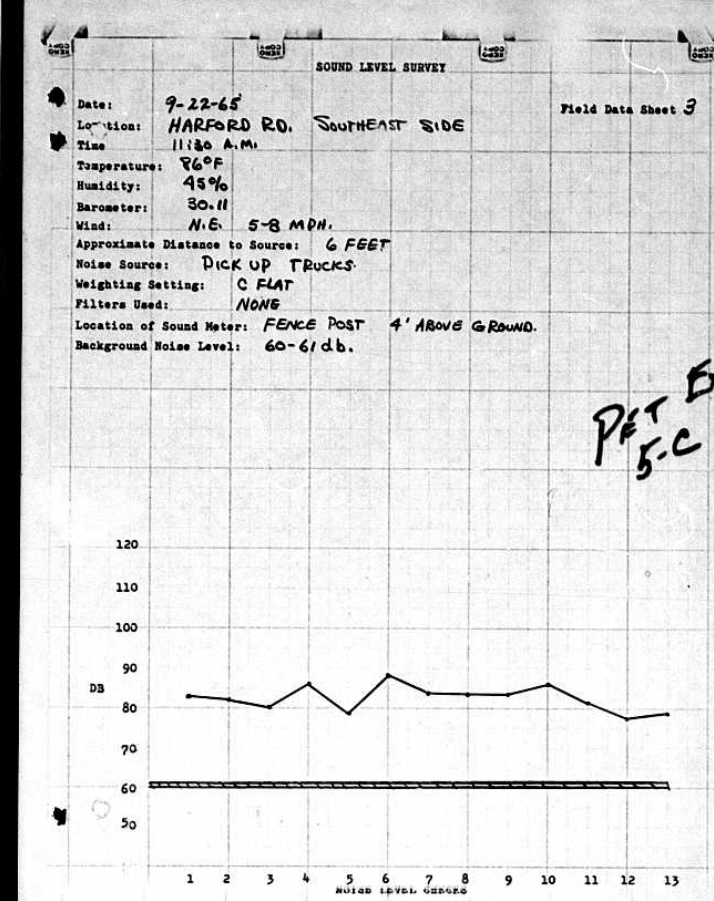
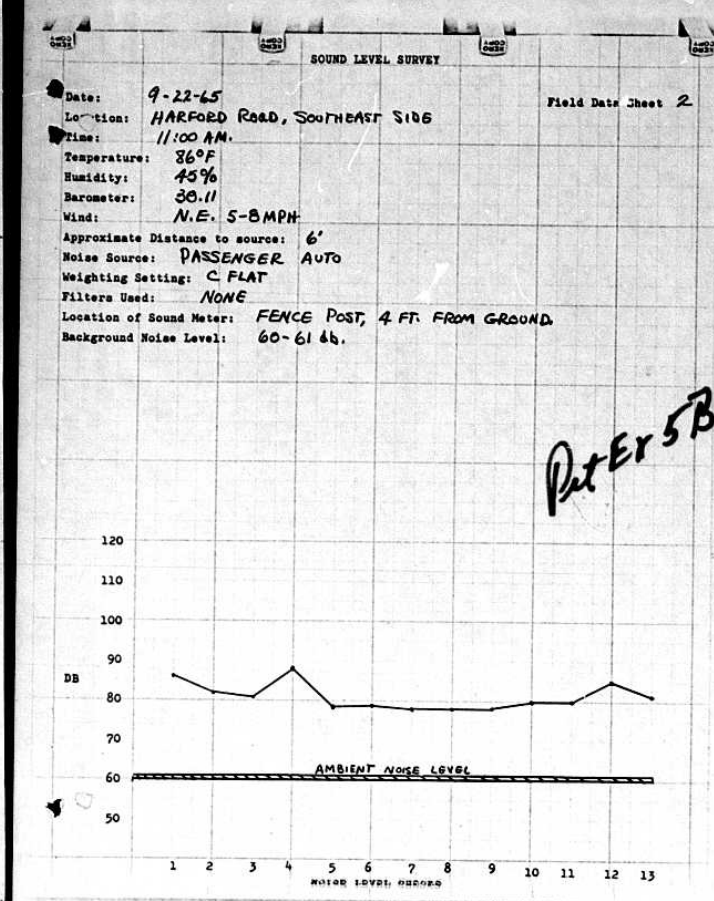
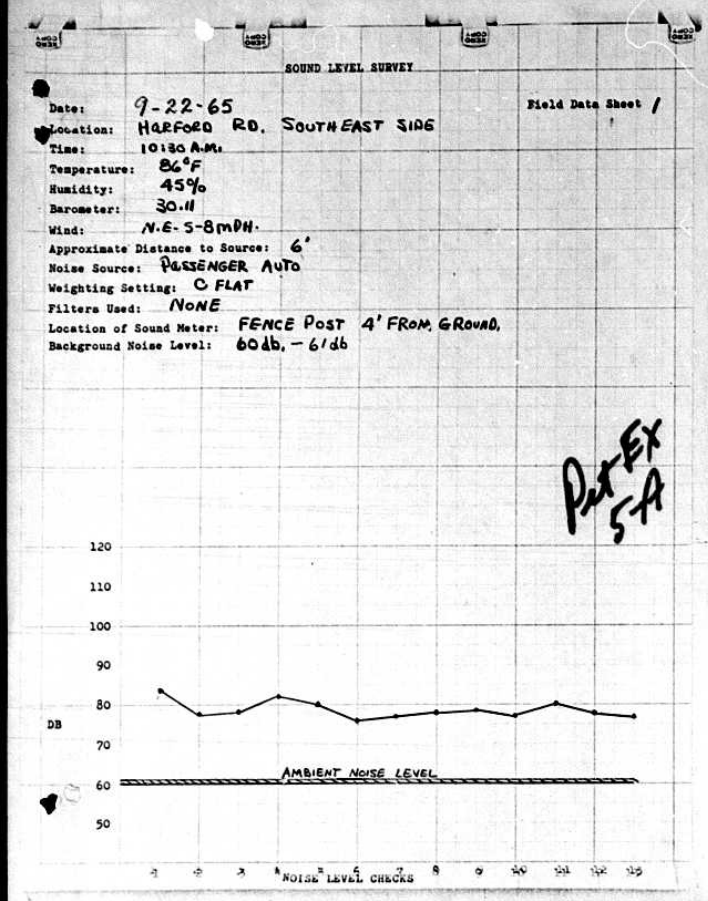
W. John L. Durr
Asst. Development Engineer

JLD/wh
Encl.

CC: Mr. George Gavrellis

MAR 17 '65 M

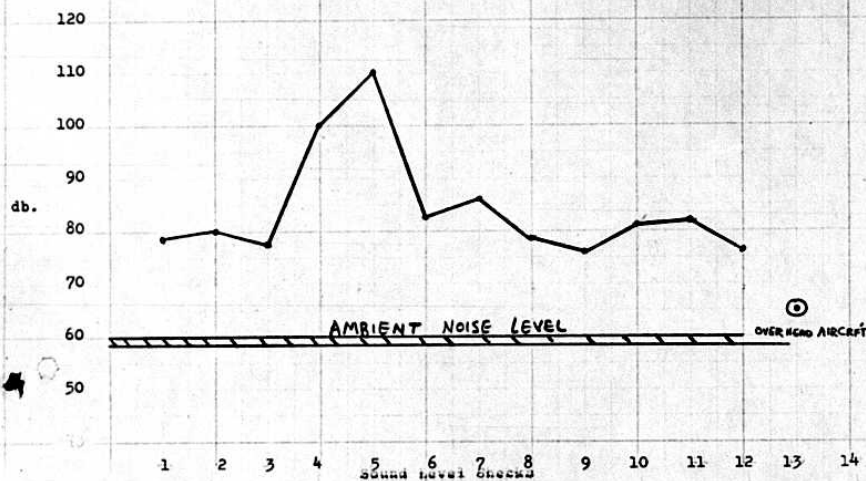
ZONING DEPARTMENT



SOUND LEVEL SURVEY

Date: OCT 10, 1965
 Location: HARFORD ROAD, SE. SIDE, 12TH ELECT POLE FROM MT. VISTA.
 Time: 2:50 PM.
 Temperature: 65°F GROUND DAMP FROM LIGHT RAIN
 Humidity: 80%
 Barometer: -
 Wind: NEGLIGIBLE
 Approximate Distance To Source: 6'
 Noise Source: PICKUP TRUCKS, TRACTOR TRAILER, BUS, TRAFFIC & PASSENGER AUTO.
 Weighting Setting: C FLAT
 Filters Used: NONE
 Location Of Sound Meter: FENCE POST
 Background Noise Level: 69 db.

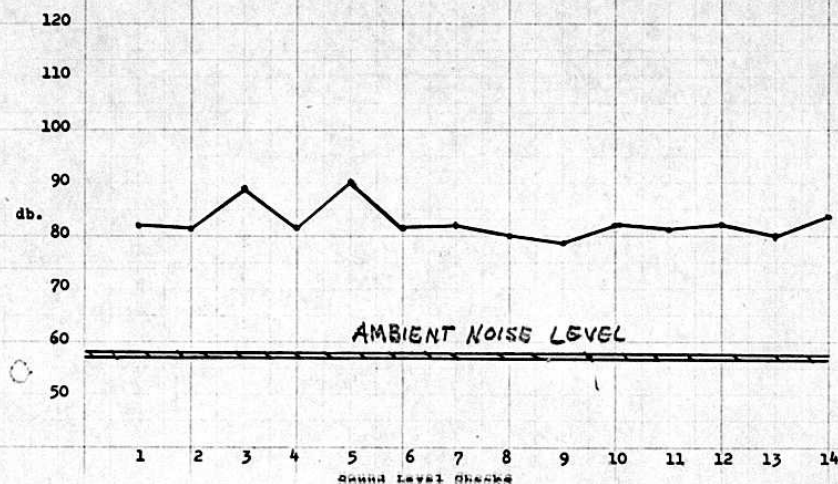
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EX
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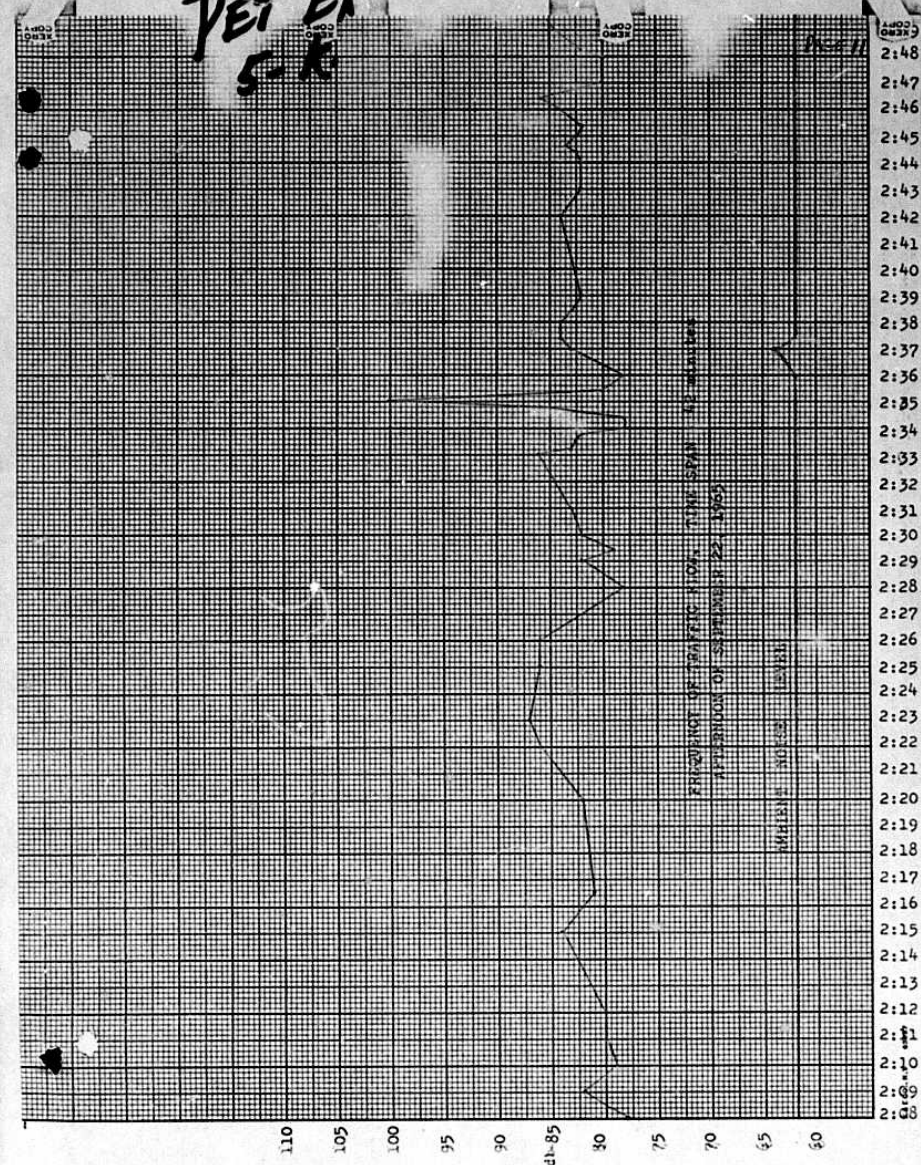
SOUND LEVEL SURVEY

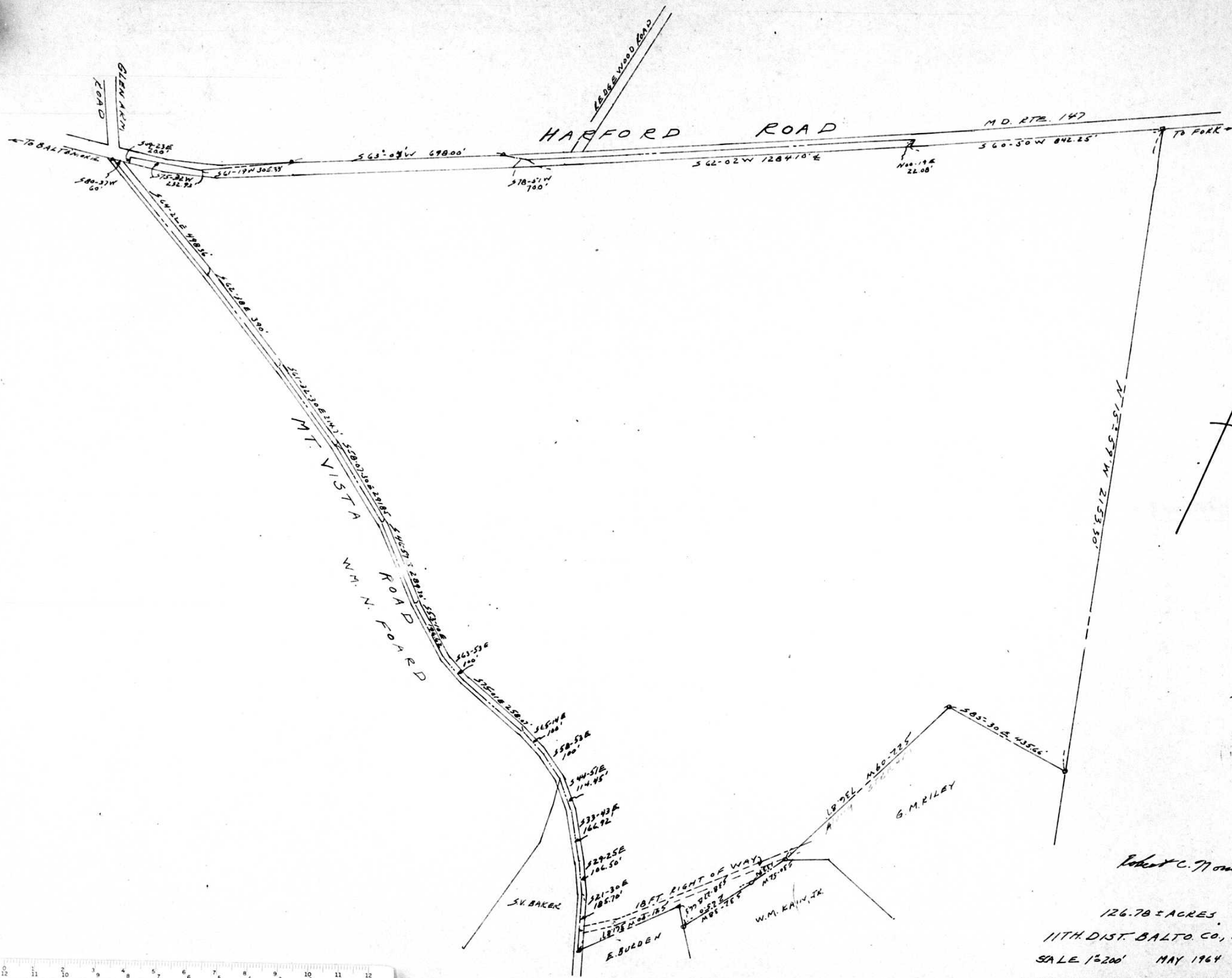
Date: NOV 11, 1965
 Location: MT. VISTA RD, 7TH ELECT POLE FROM HARFORD RD.
 Time: 1:00 PM
 Temperature: 52°F
 Humidity: 95% WITH LIGHT RAIN FALLING
 Barometer: -
 Wind: N.E. 2-5 MPH
 Approximate Distance to Source: 5'
 Noise Source: ROAD TRAFFIC, PASSENGER AUTO
 Weighting Setting: C FLAT
 Filters Used: NONE
 Location Of Sound Meter: 4' FROM GROUND LEVEL
 Background Noise Level: 58 DB.

PET
EX
5-J



PET
EX
5-K





Robert C. Harris

126.78 ± ACRES.

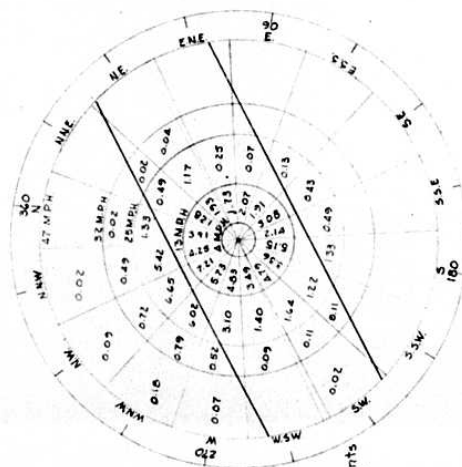
11TH DIST. BALTO. CO., M.D.

SALE 1/200' MAY 1964

ROBERT C. HARRIS, REG. SURVEYOR

OLD COURT ROAD, BALTO. #7, M.D.



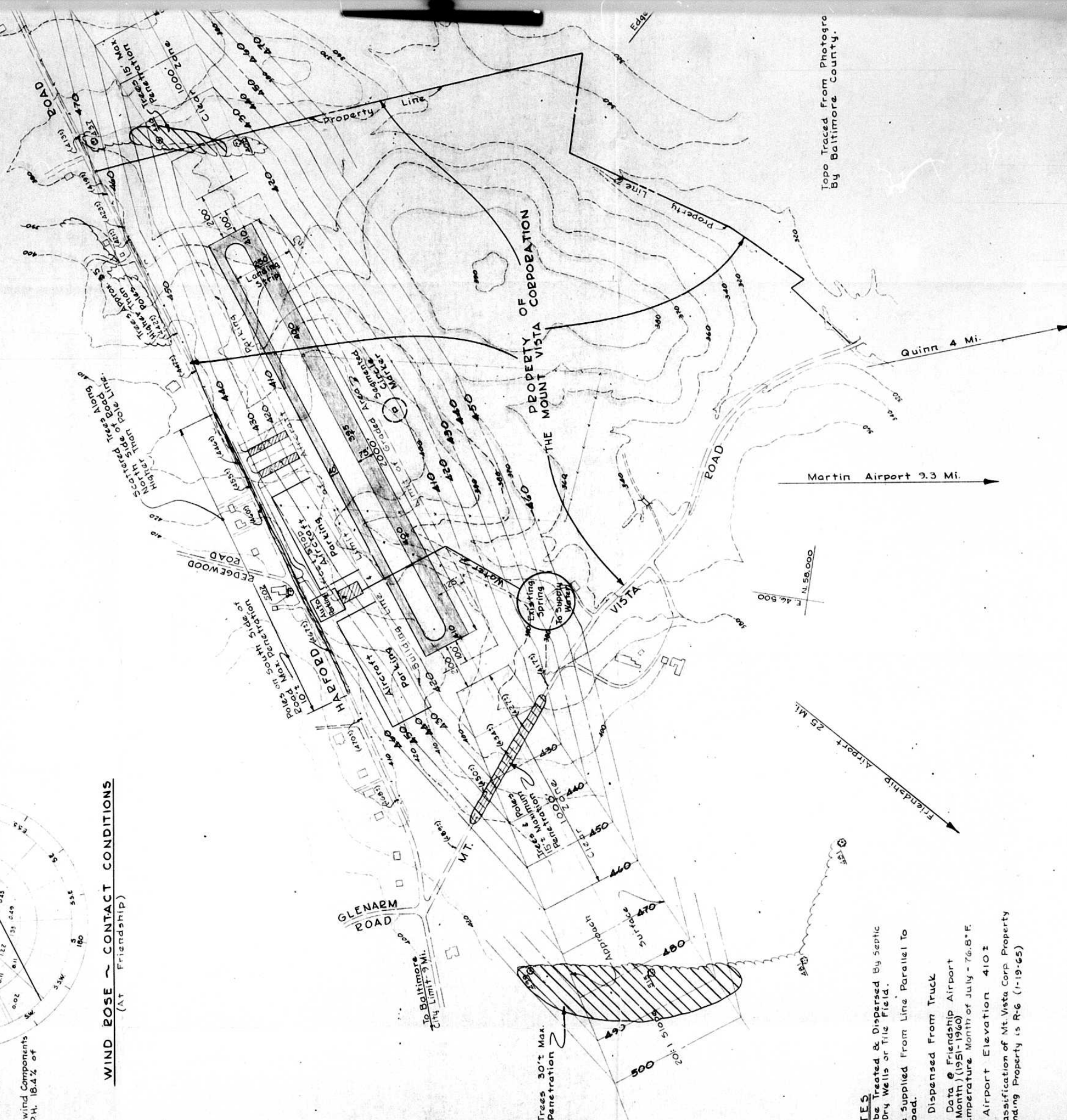


Under Contact Conditions
Which - 89% of Time Cross
Wind Components Exceed
15 MPH 19.9% of Time

Overall Crosswind Components
Exceed 15 MPH 18.4% of
Time.

WIND ROSE - CONTACT CONDITIONS (At Friendship)

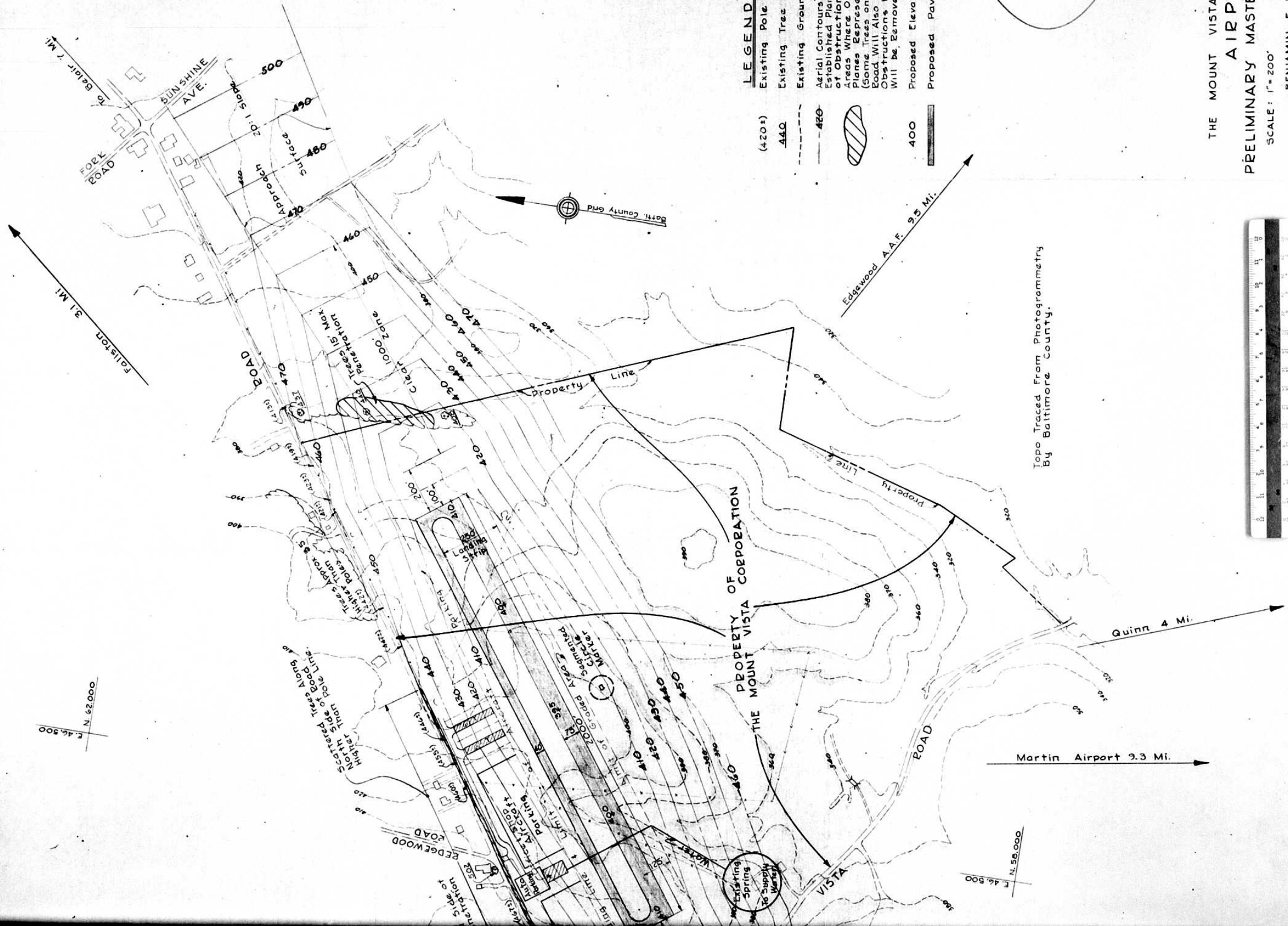
E 46,500
N 62,000



Topo Traced From Photo
By Baltimore County.

- NOTES**
- Sewage to be Treated & Dispersed By Septic Tank and Dry Wells or Tile Field.
 - Power To Be Supplied From Line Parallel To Harford Road.
 - Fuel To Be Dispensed From Truck
 - Temperature Data @ Friendship Airport (Hottest Month) (1951-1960)
 - Average Temperature Month of July - 76.8°F.
 - Proposed Airport Elevation 410±
 - Present Classification of Mt. Vista Corp Property and Surrounding Property is R-6 (1-19-65)

65-251RX 0.7 F-1



LEGEND

- (420±) Existing Pole Elevation
- 440 Existing Tree Elevation
- 420 Existing Ground Elevation
- Aerial Contours Showing Elevations of Established Planes Which Are Desired Clear of Obstructions.
- Areas Where Obstructions Pierce Planes Represented By Aerial Contours (Some Trees on North Side of Harford Road Will Also Pierce Side Slopes.) Obstructions Within The Property Itself Will Be Removed.
- 400 Proposed Elevations
- Proposed Pavement

#65-251RX
MPP
H11-C

THE MOUNT VISTA CORPORATION
AIRPORT
PRELIMINARY MASTER PLAN LAYOUT

SCALE: 1" = 200'

OCTOBER 1964
BENJAMIN E. BEAVIN CO.
ENGINEERS - SURVEYORS

Topo Traced From Photogrammetry
By Baltimore County.

