

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Nolley E. Fisher, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an Industrial (I-1) zone to an ML zone for the following reasons:

1. decided change in character of neighborhood since establishment of original zoning;
 2. error in original zoning map;
 3. definite need for additional manufacturing zoned area;
 4. improve utilization of property over existing use.
- VARIANCES REQUESTED TO SECTIONS 255.1, 243.1 and 243.2
- Variations requested for 23' front setback in lieu of required 75' front setback in I-1 zone, that is proposed to be abandoned, and 0' side-ward setback in lieu of required 10' side-ward setback adjacent to existing center street that is proposed to be abandoned. These variations are requested due to practical difficulties encountered in order for property to be developed to its fullest capability. See attach 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:

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Nolley E. Fisher
Address: 1111 Hollins Ferry Road
Baltimore, Md., 21201, PL 2-6254

Albert A. Fisher Legal Owner's
Address: 1111 Hollins Ferry Road
Baltimore, Md., 21201, PL 2-6254

Charles C. Atwater
Address: Room 402, 1 Charles Street
Baltimore, Md., 21201, PL 2-6254

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of December, 1967, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 198, County Office Building in Towson, Baltimore County, on the 17th day of January, 1968, at 11:00 o'clock.

James P. Petrica
Zoning Commissioner of Baltimore County.

CERTIFICATE OF PUBLICATION

TOWSON, MD. (DEC 18 1967)
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of the following one (1) day of January, 1968, the first publication appearing on the 17th day of January, 1968.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$

ORDER RECEIVED FOR FILING

DATE 3/1/68
BY K. HARRIS

NOLLEY E. FISHER
E/S of New Sulphur Spring Rd. 438'
NW of Hollins Ferry Rd. 13th
SW-5-B
ML-A

JAMES PETRICA, P.E.
WALTER E. HIGDON, P.E.
WILLIAM BROWN, P.E.

JAMES PETRICA AND ASSOCIATES
Consulting Engineers
4TH FLOOR, JEFFERSON BUILDING
TOWSON, MARYLAND

November 10, 1967

DESCRIPTION OF PROPERTY
TO BE REZONED FROM
R-6 TO ML

A PORTION OF THE PROPERTY OF NOLLEY E. FISHER
AND ALBERTA A. FISHER, HIS WIFE

Beginning for the same at a point cposite the center line of the New Sulphur Spring Road, said point being 438 feet distance more or less from the center line intersection of the New Sulphur Spring Road and Hollins Ferry Road as now existing, and said beginning point also being 40 feet distant and at a right angle to the center line of the New Sulphur Spring Road, and running thence and binding course and distances, viz: (1) by an arc of a curve to the right with a chord bearing and distance of N 26° 12' 37" W 654.83 feet, and (2) N 36° 17' 22" W 280 feet more or less to a point, said point being 378.20 feet more or less from the end of the third or S 72° W 1809 foot line described in a deed from Louise Joh, et al. to Nolley E. Fisher and wife, and recorded in the Land Records of Baltimore County in Liber C.H.K. No. 1263, folio 23, thence binding point being 241.95 feet from the beginning of said third line, thence for a line of divisory the two following courses and distances, viz: (1) S 02° 43' E 450.24 feet and (2) S 16° 45' E 113.51 feet to intersect the northern boundary of the Subdivision Plat of "East Lansdowne" as recorded in the Land Records of Baltimore County in being 250 feet distant and parallel to the center line of the now existing Hollins Ferry Road, thence S 18° 19' E 5.00 feet to a point, of Lot Number 1 of the aforesaid subdivision plat of East Lansdowne said point being 5.00 feet distance from the northwest corner of said Lot Number 1, thence binding on the east lot line of Lot Number 5, S 18° 19' E 95.00 feet to intersect the north side of First Avenue at plat, thence binding on the north side of First Avenue S 71° 41' W 138.40 feet to a point at the intersection of the northeast corner of First Avenue and Shenandoah Avenue, thence binding on the east side

PETITION FOR RECLASSIFICATION : BEFORE THE
AND VARIANCE : DEPUTY ZONING
E/S of New Sulphur Spring Road 438' : COMMISSIONER
NW of Hollins Ferry Road :
13th District : OF
Nolley E. Fisher, Petitioner :
NO. 48-157-RA : BALTIMORE COUNTY

This is a Petition to rezone 15.40 acres of ground from an R-6 zone to a ML zone. This property is part of an over-all tract consisting of 17.60 acres, the balance of which is already zoned ML. Several setback Variances are also requested.

The property is now considered as a non-conforming junk yard. If the zoning requests are granted, the contract purchaser will construct a modern industrial park on the premises. As a matter of fact, one witness testified that this would be one of the most attractive industrial parks in Baltimore County and it is hoped that the promise will be complied with in as much as the Deputy Zoning Commissioner's home is only several thousand feet away (step rated by some trees so that the present junk yard operation is not now apparent).

The property is described as being bounded on the north by the Lansdowne Junior High complex, on the west by the new Lansdowne Road, currently under construction, on the east by Hollins Ferry Road and on the south by First Avenue. The over-all tract is not more than a stones throw from the Baltimore-Washington Expressway. Traffic access would be by means of the new Lansdowne Road and Hollins Ferry Road. It is hoped that in the near future that a cloverleaf will be constructed at Hollins Ferry Road and the Washington Expressway.

Water and sewer facilities are available and adequate to service the proposed development.

This Petition has the full backing and support of the Baltimore County Industrial Development Commission. Even the Office of Planning does not question the granting of the reclassification but does raise some question as to the necessity for the Variances. The Deputy Zoning Commissioner concurs with the thinking of the Planning Department that the Variances are not necessary. He likewise feels that this is an ideal location for an industrial park. The elimination of the junk yard in itself is an accomplishment in so far as the greater Lansdowne area is concerned.

There was evidence of other zoning reclassifications in the immediate area, and the Deputy Zoning Commissioner feels that these changes are sufficient to justify granting the requested reclassification in this instance.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21 day of March, 1968, that the herein described property or area should be and the same is hereby reclassified from an R-6 zone to an ML zone from and after the date of this Order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning. The Variances requested should be and the same are hereby DENIED.

David D. Haden
Deputy Zoning Commissioner

DESCRIPTION OF FISHER PROPERTY

of Shenandoah Avenue N 08° 55' W 101.46 feet to a point at the intersection of the northern boundary of the aforesaid subdivision plat and the East side of the aforesaid subdivision plat, thence binding on the northern boundary of the aforesaid subdivision plat S 71° 41' W 273.88 feet to a point at the intersection of the northern boundary of the aforesaid subdivision plat and the West side of Clover Avenue, thence leaving the northern boundary of the aforesaid subdivision plat and binding on the West side of Clover Avenue S 08° 55' E 101.46 feet to a point at the intersection of the northwest corner of First Avenue and First Avenue, thence binding on the North side of First Avenue S 71° 41' W 238.40 feet to a point at the intersection of the northwest corner of First Avenue and Daisy Avenue, thence crossing First Avenue and binding on the West side of Daisy Avenue S 08° 55' E 225.67 feet more or less to the point of beginning.

Containing 15.40 acres of land more or less, exclusive of the beds of Actna, Daisy and First Avenues.

Being a portion of the lands described in the below referenced deeds:

1. Louise Joh, et al. to Nolley E. Fisher and wife, recorded in Liber C.H.K. No. 1263, folio 23.
2. Ruth M. Hoffman and Joseph W. Hoffman to Nolley E. Fisher and Alberta A. Fisher, his wife, and recorded in Liber G.L.B. No. 2622, folio 307.
3. Louise Joh, widow, to Nolley E. Fisher and Alberta A. Fisher, his wife, and recorded in Liber G.L.B. No. 2694, folio 292.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Charles C. Atwater, Esq.,
Room 402, 1 North Charles Street
Baltimore, Maryland 21201

SUBJECT: Reclassification from R-6 to M.L. for Nolley E. Fisher, located N/E/S of New Sulphur Spring Rd., North of Hollins Ferry Rd. 13th District (Item 40, December 5, 1967)

Dear Sirs:

The Zoning Advisory Committee has reviewed the subject petition and has the following comments to offer:

BUREAU OF ENGINEERING

Water - existing 12" water in both First Ave. and Clover Avenue.
Sewer - The existing sanitary sewer shown on the submitted plan is a dead line which was constructed along with the Baltimore Washington Expressway. An extension of approximately 2200' would be required to tie this line with the existing downtown outfall.
Road - Sulphur Spring Rd. is presently under construction as a 40' road on an 80' R/W. Hollins Ferry Road is presently being designed as a 40' road on a 60' R/W. First Ave. is developed as a 40' road on a 60' R/W.

FIRE BUREAU

Water and hydrants will be required as per the Baltimore County Design Manual.

BUREAU OF TRAFFIC ENGINEERING

To provide more efficient traffic circulation and access to the M.L. land, First Avenue must be improved as a 40' on a 60' R/W intersecting both New Sulphur Spring Rd. and Lansdowne Rd. and Hollins Ferry Rd. at 90 deg.

HEALTH DEPARTMENT

Since public utilities are proposed, this office has no comment.

BOARD OF EDUCATION

As presently zoned and if developed, the area would generate 19 more pupils, if reclassified to M.L., there will be a decrease in pupil yield.

ZONING ADMINISTRATION DIVISION

If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Project Planning Division
State Roads Commission
Building Engineer
Board of Education
Industrial Development (see comments attached)

Very truly yours,

James P. Petrica
JAMES P. PETRICA
Principal Zoning Technician

cc: Carlisle Brown-Burg. of Engrs.; Lt. Charles Morris-Fire Bureau; C. Richard Mor Traffic Engr.; Mr. Groomet-Health Dept.; Nick Petrovich-Board of Educat

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John C. Rose, Zoning Commissioner December 12, 1967

FROM: H. B. Staab - Industrial Development Commission

SUBJECT: Item 40 - ZAC Agenda
Nolley E. Fisher, et ux
New Sulphur Spring Road north of Hollins Ferry Road
13th Election District

After review of the plans for the subject tract, the Industrial Development Commission feels that the parcel will make a logical extension of the present industrially zoned adjacent land. Improvement of this land by industrial development will provide a means of eliminating an undesirable junk yard.

The Industrial Development Commission recommends that the petition for reclassification to M.L. be given favorable consideration.

H. B. STAAB
Director



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

68-157-RA

District 13th Date of Posting 12-30-67
 Posted for Reclassification & Variance
 Petitioner Nolley E. Fisher
 Location of property 445 E. of New Sulphur Spring Rd. 435' from N. of A. Hollins Rd.
 Location of Sign 445 E. of New Sulphur Spring Rd. 435' from N. of A. Hollins Rd.
 Remarks 1) No. 1 First Bus. 1st. E. of Shennandoah Ave. 2) 445 E. of Hollins Rd. 35' S. 5' E. of N. of A. Hollins Rd.
 Issued by M. E. Galt Date of return Jan. 4, 1968
 Signature [Signature]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 5, 1968
 FROM: George E. Gavrelis, Director

SUBJECT: Pet. #68-157-RA. East side of New Sulphur Spring Road 438 feet from the Northwest side of Hollins Ferry Road. Petition for Reclassification from R-6 to M.L. Zone. Petition for Variance to permit a front yard of 25 feet instead of the required 75 feet; and to permit zero feet side yard instead of the required 30 feet.
 Nolley E. Fisher - Petitioner

13th District

HEARING: Wednesday, January 17, 1968. (11:00 A.M.)

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

1. We note that the subject petition is based in part upon a desire to "improve utilization of property over existing use." The existing use is a junk yard, how ever, and termination of such a use in a residential zone is required anyway.
2. We do not see that extension of the present industrial zoning would be detrimental if the .50 and yard "buffer" protections are maintained adjacent to residential properties. We are, therefore, absolutely opposed to granting of the variances requested.

TELEPHONE
823-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 50678

DATE Dec. 26, 1967

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

BILLED BY

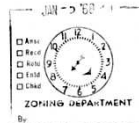
Zoning Dept. of Balto. Co.

TO: William E. Dism, Esq.
 Suite 402 - 8 W. Charles St.
 Baltimore, Md. 21201

REPORT TO ACCOUNT NO. 01-622

QUANTITY TOTAL AMOUNT
 DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS 50.00

Petition for Reclassification & Variance for Nolley Fisher
 #68-157-RA



IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE
823-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 51714

DATE Dec. 15, 1967

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

BILLED BY

Zoning Dept. of Balto. Co.

TO: Thomas I. Baldwin, Esq.
 Baldwin Hill
 Hillersville, Md.

REPORT TO ACCOUNT NO. 01-622

QUANTITY TOTAL AMOUNT
 DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS 246.00

Advertising and posting of property for Nolley Fisher
 #68-157-RA

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your petition has been received and accepted for filing this

5th day of December, 1967.

[Signature]
 JOHN G. ROSE
 Zoning Commissioner

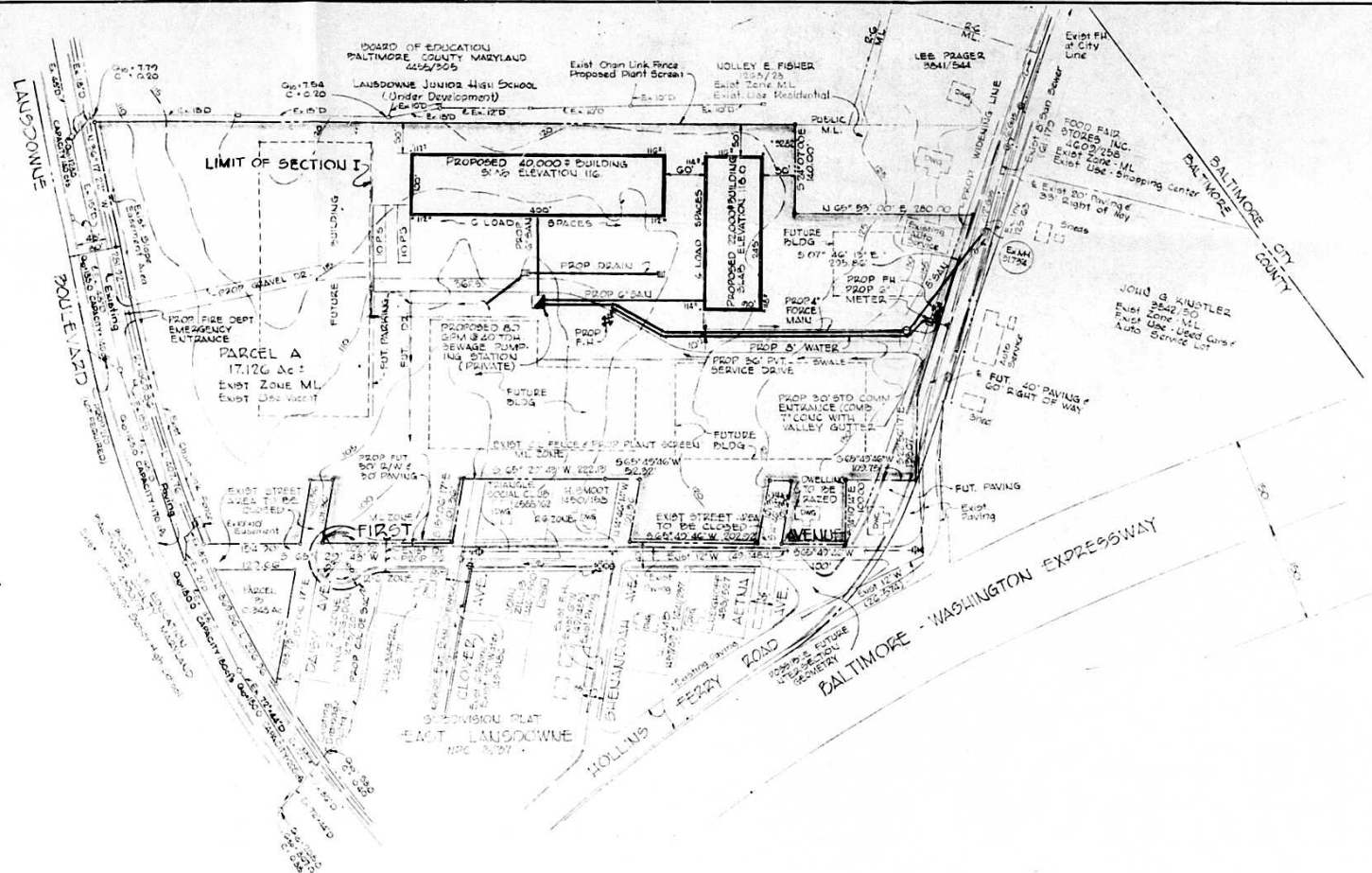
Petitioner Nolley E. Fisher

Petitioner's Attorney Charles C. Hunter

Reviewed by [Signature]
 Chairman of
 Advisory Committee

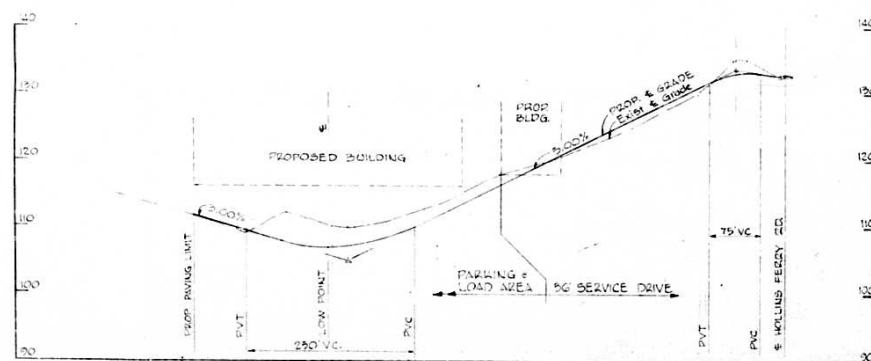
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND



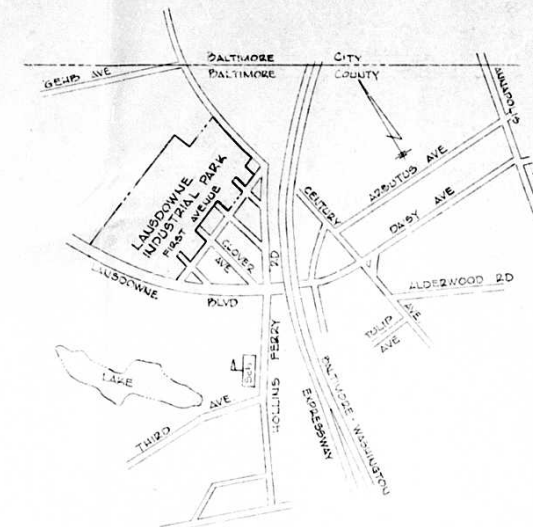
PLAN

Scale 1"=100'



PROFILE

Scale Horiz 1"=100'
Vert 1"=10'



VICINITY MAP

Scale 1"=500'

NOTES

- DENSITY TABULATION
- | | |
|--------------------------------|-----------------------------------|
| NET AREA PARCEL A | 17.26 AC |
| PROPOSED BUILDING AREA | 92,000 sq ft |
| FLOOR AREA RATIO ALLOWED | 5.31 |
| FLOOR AREA RATIO PROPOSED | 0.0051 |
| NUMBER PARKING SPACES REQUIRED | 1 PER 3 EMPLOYEES & 103 EMPLOYEES |
| NUMBER PARKING SPACES PROVIDED | 54 |
| NUMBER LOADING SPACES REQUIRED | 9 |
| NUMBER LOADING SPACES PROVIDED | 10 |
- DESIGN DATA PRIVATE SEWAGE PUMPING STATION
- | | |
|---|-------------------|
| DESIGN AREA | 17.26 AC |
| AREA SERVED BY GRAVITY | 7.0 AC |
| NET AREA TO BE PUMPED | 10.26 AC |
| DESIGN FLOW @ 1000 ppl | 20,400 and 42 gpm |
| TOTAL DYNAMIC HEAD H | 43 |
| PROVIDE 1 PUMP OPERATING & 1 PUMP STANDBY (20 GPM CAPACITY EACH PUMP) | |
| PUMPS TO BE FLYAT MODEL CG 80 FLOAT ACTUATED | |
| SUMMERABLE & HOUSED IN VASCULAR VAULT BELOW GRADE | |
- BOUNDARY SURVEY BY GEORGE WILLIAM STEPHENS, JR. & ASSOC'S LTD 7/15/66
TOPOGRAPHY FROM BALTO. CO. PHOTOGRAMMETRIC, 1:5000 DTD APRIL 1955

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *George H. [Signature]*
DATE: 11/29/68

File No 68-157A

JAMES PETRICA &
ASSOCIATES, INC.
CONSULTING ENGINEERS
400 JEFFERSON BLDG
TOWSON MD. 21204



TENTATIVE PLAN SECTION I LAUSDOWNE INDUSTRIAL PARK

DEVELOPER: LAUSDOWNE INDUSTRIAL PARK
1940 RUXTON ROAD
TOWSON, MD., 21204

BALTIMORE COUNTY • LAUSDOWNE • ELECTION DISTRICT #1
SCALE: AS SHOWN SEPTEMBER 2, 1968

MICROFILMED REV 11/14/68 RJM
REV 10/11/68 JPA

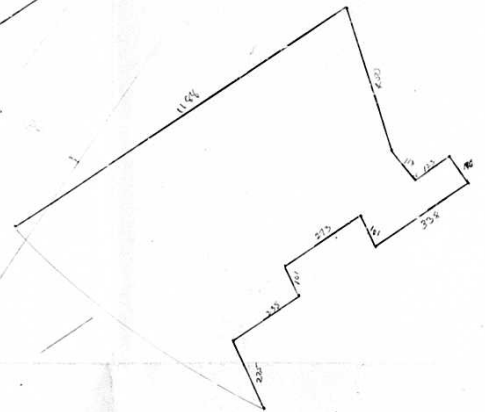
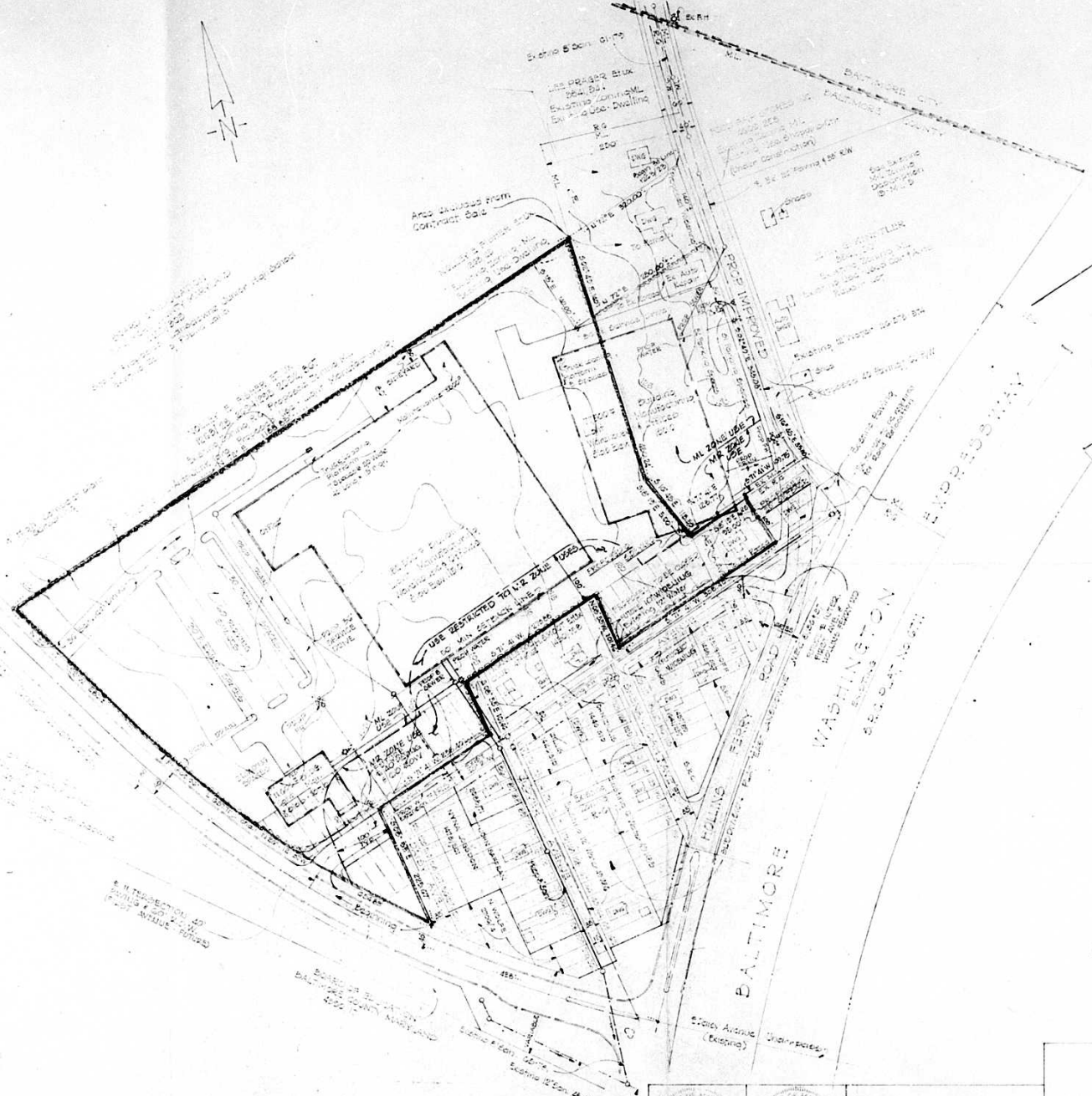


TABLE 1
List of all property lots and blocks in
the area of the proposed rezoning.
Total lots: 100
Total blocks: 10
Total area: 100,000 sq. ft.
Total population: 100
Total employment: 10
Total commercial area: 10,000 sq. ft.
Total residential area: 90,000 sq. ft.
Total industrial area: 0 sq. ft.
Total public area: 0 sq. ft.
Total religious area: 0 sq. ft.
Total educational area: 0 sq. ft.
Total recreational area: 0 sq. ft.
Total utility area: 0 sq. ft.
Total other area: 0 sq. ft.

OFFICE
COPY
#68-157RA
MAP
#13
SE1.2A53A
SW-5-B
ML-0



This plat was prepared by the Planning Department of the City of Baltimore, Maryland, and is subject to the approval of the Board of City Commissioners. It is hereby certified that the same are true and correct copies of the original records on file in the Office of the City Engineer.

NOTE:
The plat was prepared by the Planning Department of the City of Baltimore, Maryland, and is subject to the approval of the Board of City Commissioners. It is hereby certified that the same are true and correct copies of the original records on file in the Office of the City Engineer.

PETITIONERS:
NOLLEY E. FISHER &
ALBERTA A. FISHER, his wife
2015 HOLLINS FERRY ROAD
BALTIMORE, MD 21227

THOMAS I. BALDWIN
MILKERSVILLE, MD. 21108

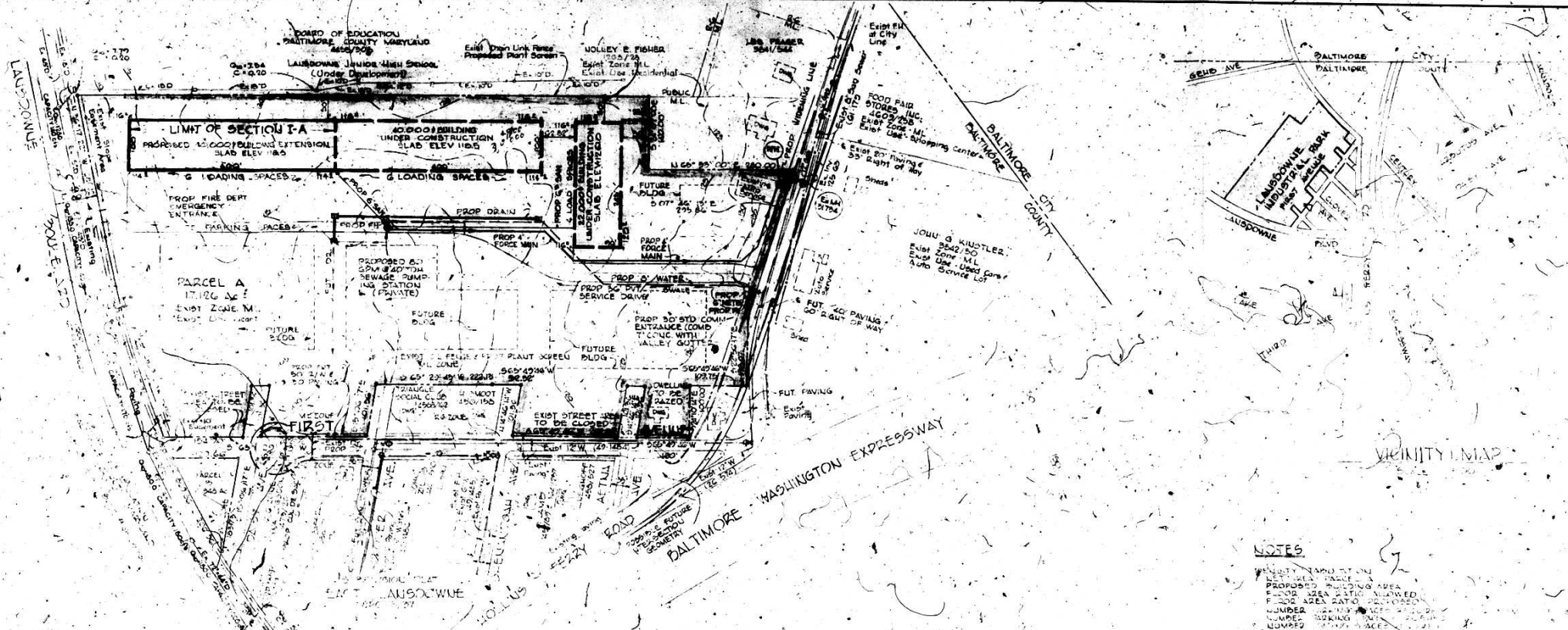


JAMES FETRICA & ASSOCIATES
CONSULTING ENGINEERS
120 NORTH FERRY BUILDING
TOWSON, MARYLAND 21204
James Fetrice

PLAT TO ACCOMPANY
ZONING PETITION
FROM R4 TO ML
PROPERTY OF NOLLEY E. FISHER ETUX
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT 8
SCALE 1"=100'
DATE NOVEMBER 22, 1967

REVISED JANUARY 3, 1968





PLAN
Scale 1" = 100'

LANDSDOWNE INDUSTRIAL PARK - SECTION I-A
PARKING REQUIREMENTS

June 2, 1969

Tenant	Total Area S.F.	Office Area S.F.	Employees Max. Shift	Parking Spaces		
				Office	Employees	Total
Borden Co.	3,100	None	4	0	2	2
Olds Electric Co.	2,700	600	0	2	0	2
L.R.M. Inc.	5,400	600	3	2	3	3
Unrented	10,800	1,000	11	4	4	8
Total Building 1	22,000	2,200	18	8	7	15
Blind Products, Inc.	4,000	300	2	1	1	2
Wilcox & Furlong	6,000	400	2	2	1	3
Kamer, Inc.	6,000	200	1	1	1	2
Sealy Thermoking	3,000	None	0	0	1	1
Introspect, Inc.	3,000	600	3	2	1	3
Rummel, Klepper, Kahl	3,000	300	9	1	3	4
Unrented	15,000	1,500	15	5	5	10
Total Building 2	40,000	3,300	32	12	13	25
Parking Spaces Required						40
Parking Spaces Furnished						56

Notes: 1. Office employees not included with shift employees.
2. Figures for unrented space are estimated.

NOTES

1. VARIETY MAP SECTION I-A
2. PROPOSED BUILDING AREA
3. FLOOR AREA RATIO ALLOWED
4. NUMBER OF EMPLOYEES PER LOT
5. NUMBER OF PARKING SPACES PER LOT
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PLANS APPROVED
BY: [Signature]
DATE: 1/10/69

DATE: 1/10/69
BY: [Signature]
ZONING COMMISSIONER

ZONING

TENTATIVE PLAN, SECTION I-A LANDSDOWNE INDUSTRIAL PARK

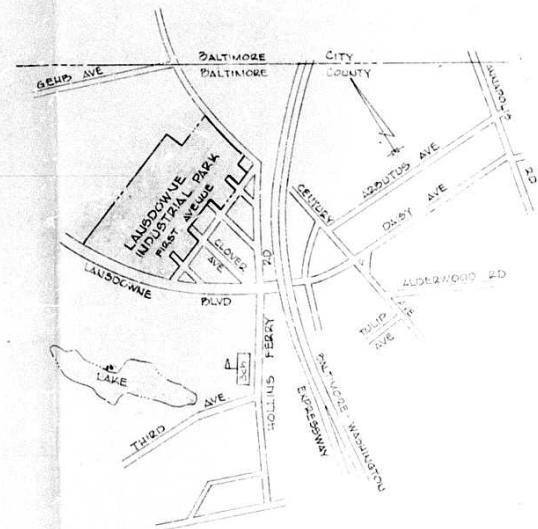
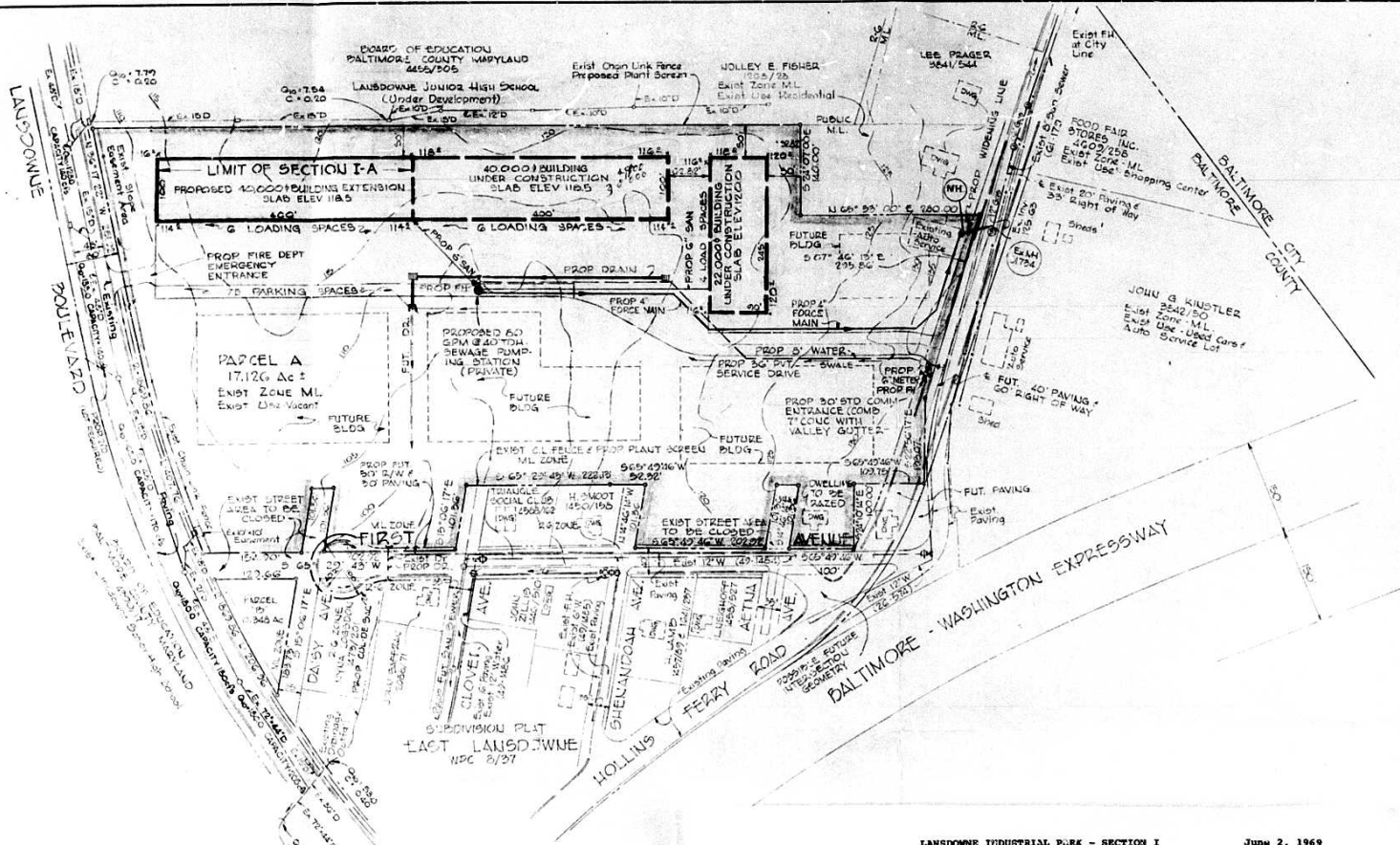
DEVELOPER: LANDSDOWNE INDUSTRIAL PARK
1940 RUXTON ROAD
TOWSON, MD. 21204

BALTIMORE COUNTY • LANDSDOWNE • ELECTION DISTRICT 15
SCALE: AS SHOWN JANUARY 10, 1969

JAMES PETRICA &
ASSOCIATES, INC.
CONSULTING ENGINEERS
400 JEFFERSON PLAZA
TOWSON, MD. 21204



REVISED 1-20-69



VICINITY MAP
SCALE 1"=500'

NOTES

DESIGNATION: INDUSTRIAL PARK
LET AREA: 17.126 AC.
PROPOSED BUILDING AREA: 40,000 S.F.
FLOOR AREA RATIO: 2.34
NUMBER PARKING SPACES REQUIRED: 46
NUMBER PARKING SPACES FURNISHED: 56
NUMBER LOADING SPACES REQUIRED: 10
NUMBER LOADING SPACES FURNISHED: 15

DESIGN DATA: PRIVATE SEWAGE TREATMENT STATION
SEWER AREA: 17.126 AC.
AREA SERVED BY GRAVITY: 17.126 AC.
LET AREA: 17.126 AC.
DESIGN FLOW: 1.0 MGD
TOTAL DYNAMIC HEAD: 40'
PROVIDE PUMP RELATING TO PUMP STATION BY 50% CAPACITY EXCEEDING
PUMP TO BE PLANT NUMBER 13 BY 1.000 GPM. 100' OR EQUAL
SURVEYED BY GEORGE WILLIAM STEPHENSON & ASSOCIATES, INC.
TOPOGRAPHY FROM BALTO. CO. ULTRASONIC METHOD. 1/10/69. SCALE 1"=500'

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *[Signature]*

DATE: 1/18/69

BY: *[Signature]*

DATE: 1/14/69

ZONING COMMISSIONER

DATE: 1/14/69

ZONING

TENTATIVE PLAN SECTION I-A LANSDOWNE INDUSTRIAL PARK

DEVELOPER: LANSDOWNE INDUSTRIAL PARK
1940 RUXTON ROAD
TOWSON, MD. 21204

BALTIMORE COUNTY • LANSDOWNE • ELECTION DISTRICT 13
SCALE: AS SHOWN JANUARY 10, 1969



JAMES PETRICK &
ASSOCIATES, INC.
CONSULTING ENGINEERS
409 JEFFERSON PLAZA
TOWSON, MD. 21204

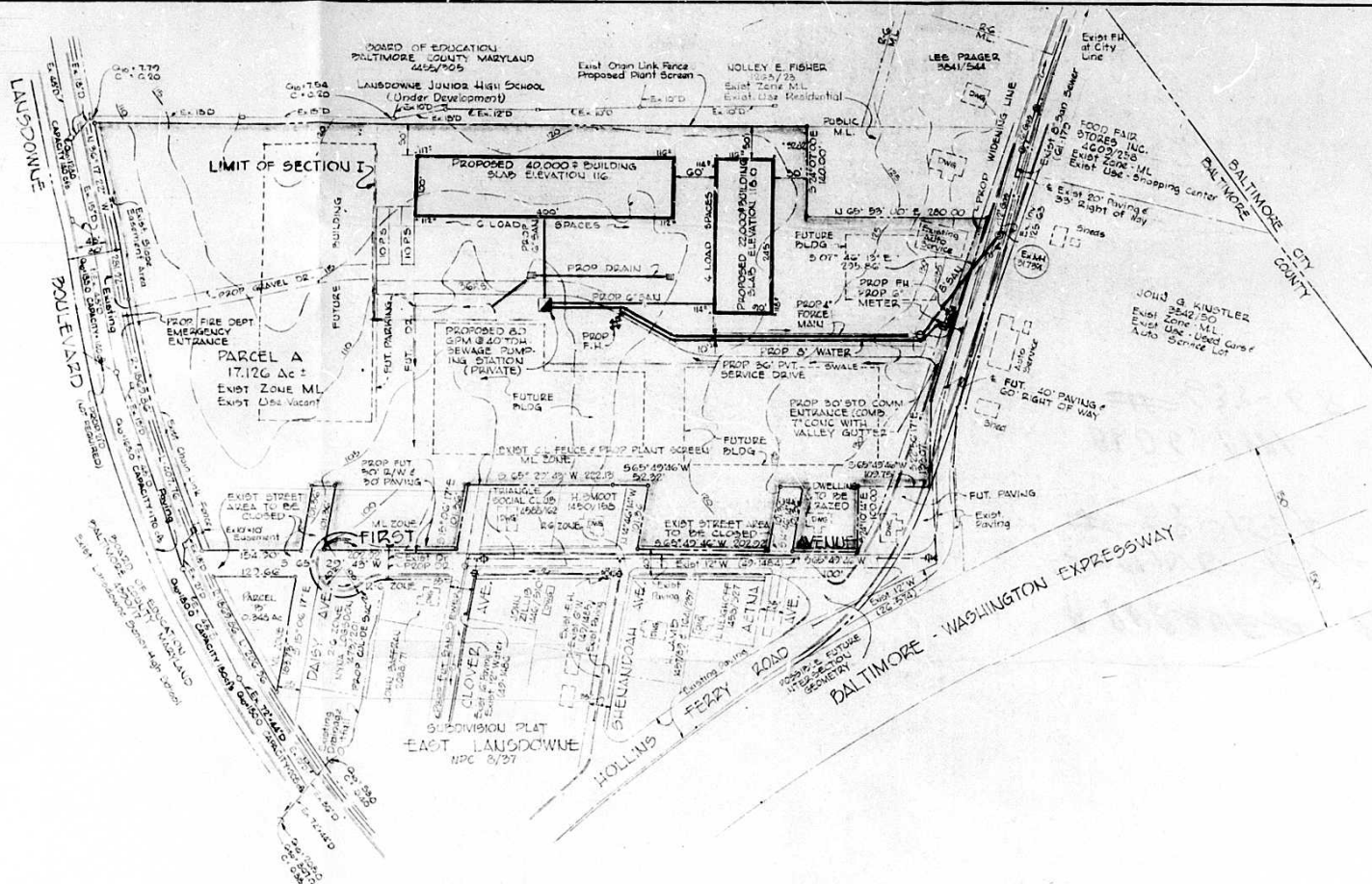
LANSDOWNE INDUSTRIAL PARK - SECTION I PARKING REQUIREMENTS

June 2, 1969

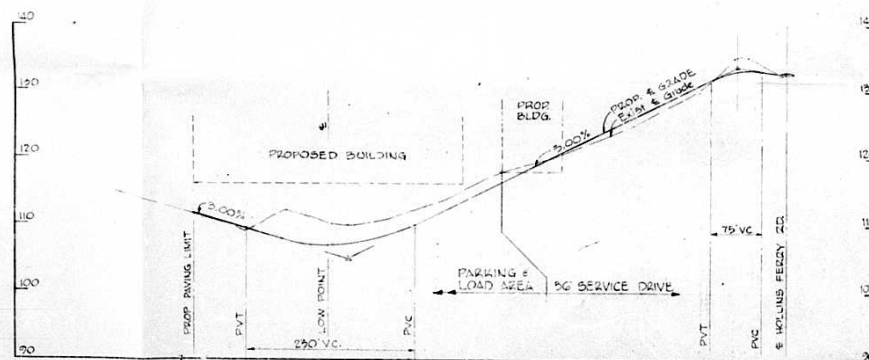
Tenant	Total Area S.F.	Office Area S.F.	Employees Max. Shift	Parking Spaces		
				Office	Em. Spaces	Total
Borden Co.	3,100	None	4	0	2	2
Old Electric Co.	2,700	600	0	2	0	2
L.R.M. Inc.	5,400	600	3	2	1	3
Unrented	10,800	1,000	11	4	4	8
Total Building 1	22,000	2,200	18	8	7	15
Blind Products, Inc.	4,000	300	2	1	1	2
Wilcox & Furlong	6,000	400	2	2	1	3
Kumar, Inc.	6,000	200	1	1	1	2
Nealy Thermoking	3,000	None	0	0	1	1
Introspect, Inc.	3,000	600	3	2	1	3
Rummel, Klepper, Kahl	3,000	300	9	1	3	4
Unrented	15,000	1,500	15	5	5	10
Total Building 2	40,000	3,300	32	12	13	25
Parking Spaces Required						46
Parking Spaces Furnished						56

Notes: 1. Office employees not included with shift employees.
2. Figures for unrented space are estimated.

PLAN
SCALE 1"=100'

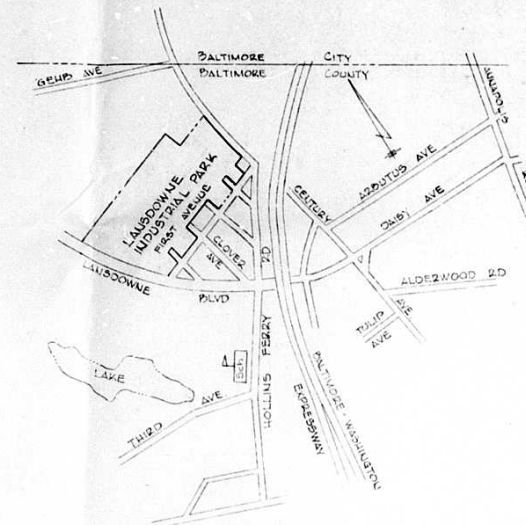


PLAN
SCALE 1"=100'



PROFILE

SCALE Horiz 1"=100'
VERT 1"=10'



VICINITY MAP
SCALE 1"=500'

NOTES

DENSITY TABULATION
NET AREA PARCEL A 17,126 AC
PROPOSED BUILDING AREA 40,000 SQ FT
FLOOR AREA RATIO ALLOWED 2.33
FLOOR AREA RATIO PROPOSED 0.00231
NUMBER PARKING SPACES ACQUIRED 1 PER 3 EMPLOYEES @ 103 EMP / WEEK
NUMBER PARKING SPACES PROVIDED 33
NUMBER LOADING SPACES REQUIRED 3
NUMBER LOADING SPACES PROVIDED 10

DESIGN DATA PRIVATE SEWAGE PUMPING STATION
DESIGN AREA 17.1 AC
AREA SERVED BY GRAVITY 7.0 AC
NET AREA TO BE PUMPED 10.1 AC
DESIGN FLOW 1,000 GPM
TOTAL DYNAMIC HEAD 40'
PROVIDE 1 PUMP OPERATING & 1 PUMP STANDBY (80 GPM CAPACITY EACH PUMP)
PUMPS TO BE FURNISHED BY TOWSON VAULT - FLOW BELOW
SUBMERSIBLE PUMPS TO BE FURNISHED BY TOWSON VAULT - FLOW BELOW

BOUNDARY SURVEY BY GEORGE WILLIAM STERNBERG, JR. #A9800-5 DTD 7/19/68
TOPOGRAPHY FROM BALTO. CO. PHOTOGRAMMETRIC, 1:2500 DTD APRIL 1965

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *George W. Sternberg, Jr.*
DATE: 11/26/68

File No. 68-157-A

JAMES PETRICA &
ASSOCIATES, INC.
CONSULTING ENGINEERS
409 JEFFERSON PLD
TOWSON MD 21204

REV 11/14/68 RJH
REV 10/11/68 JPH



TENTATIVE PLAN SECTION I LAUSDOWNE INDUSTRIAL PARK

DEVELOPER: LAUSDOWNE INDUSTRIAL PARK
1940 RUXTON ROAD
TOWSON, MD., 21204

BALTIMORE COUNTY • LAUSDOWNE • ELECTION DISTRICT 13
SCALE: AS SHOWN
SEPTEMBER 9, 1968