

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John T. & Mary S. Smith, legal owners 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... Business Local... zone to an... Business Local with special exception... zone, for the following reasons:

See Attached

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... Laboratory...

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.

Environmental Research Associates John T. Smith
S. Samuel Mattingly, Partner Mary S. Smith
Contract purchaser Legal Owner
Address: 1350 Liberty Road
P.O. Box 265 1/2
Essex, Md. 21221
Petitioner's Attorney Protestor's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of March, 1970, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of April, 1970, at 10:00 o'clock.

Edward D. Hardisty
(over)
4/27/70

JOSEPH D. THOMPSON, P.E. & L.S.
CIVIL ENGINEERS & LAND SURVEYORS

1100 101 SMALL BUILDING • 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 • Valley 3-8830

DESCRIPTION FOR ZONING VARIANCE, BALTIMORE YACHT CLUB ROAD,
15TH DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the Northwest side of Baltimore Yacht Club Road as widened, said point being at the distance of 380 feet, more or less, measured Northeastly from Holly Neck Road and running thence and binding on the Northwest side of Baltimore Yacht Club Road, as widened, North 31 Degrees 43 Minutes East 115.00 feet and Northerly by a curve to the left with a radius of 175.00 feet the distance of 112.33 feet thence leaving said Road and running South 16 Degrees 54 Minutes West 349.04 feet, South 32 Degrees 05 Minutes West 124.21 feet, South 3 Degrees 06 Minutes East 98.80 feet and North 86 Degrees 54 Minutes East 323.73 feet to the place of beginning.

CONTAINING 1.6893 acres of land, more or less.



- HUMAN FACTORS-BIOMEDICAL MEASUREMENT.**--DURING THE PERFORMANCE OF SIMULATED SPACE MISSION TASKS, MEASUREMENTS WOULD BE MADE OF TEST SUBJECT (BOTH HUMAN AND SMALL LABORATORY ANIMAL) HEART-BEAT, RESPIRATION, AND EXPIRED OXYGEN. THESE MEASUREMENTS WOULD BE MADE WITH STANDARD LABORATORY APPARATUS WHILE THE SUBJECT WAS BREATHING CERTIFIED PURE BREATHING AIR AS SUPPLIED IN STANDARD PRESSURIZED CYLINDERS.
- A BASE OF OPERATION FOR FIELD TRIPS.**--THE FACILITY WOULD BE USED AS THE BASE OF OPERATION FOR FIELD TRIPS INVOLVING THE USE OF DOCKSIDE FOR MOORING OF WATER-BORNE VEHICLES AND THE ROADWAYS FOR THE FIELD VAN. TRIPS WOULD BE MADE TO A VARIETY OF LOCATIONS FROM WHICH SAMPLINGS WOULD BE MADE OF VARIOUS WATER AND AIR POLLUTANTS.
- CHEMICAL ANALYSIS OF WATER AND AIR POLLUTANTS.**--THE SAMPLINGS RETURNED FROM FIELD TRIPS WOULD BE ANALYZED BY STANDARD LABORATORY APPARATUS TO DETERMINE THE PERCENTAGE OF POLLUTANTS OF VARIOUS NATURE. LABORATORY ANIMALS AND FISH WOULD BE MAINTAINED IN SMALL COMPARTMENTS AND EXPOSED TO CONTROLLED QUANTITIES OF POLLUTANTS FOUND TO BE PRESENT FROM THE VARIOUS SAMPLINGS. NO UNNEUTRALIZED POLLUTANTS WOULD BE RELEASED TO THE ATMOSPHERE OR THROUGH THE WATER.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15-H Date of Posting: April 2, 1970
Posted for: Hearing Monday, April 27, 1970, 10:00 AM
Petitioner: John T. Smith
Location of property: NW/4 of Baltimore Yacht Club Rd. 15th Dist. B.C.
Location of sign: 1 sign located in front of property, 1 sign on N. Holly Neck Rd. at E. of Holly Neck Rd.
Remarks:
Posted by: Marc W. Hays
Date of return: April 16, 1970

Baltimore County Zoning Administrator
J. J. Smith
Baltimore County Office of Planning and Zoning
County Office Building
111 N. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing

this 30th day of March, 1970

Edward D. Hardisty
Zoning Commissioner

Petitioner: John T. Smith

Petitioner's Attorney Reviewed by: Edward D. Hardisty
Chairman of Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 25, 1970

Environmental Research Associates - 2 - February 25, 1970

FIRE DEPARTMENT:

Owner shall be required to submit a list of chemicals to be used in proposed laboratory to determine the type of protection required when construction plans are submitted for approval.

BOARD OF EDUCATION:

No bearing on student population.

BUILDING ENGINEER'S OFFICE:

No comment at this time.

HEALTH DEPARTMENT:

Public water is available to the site. A revised plan showing complete sewage disposal system must be submitted. It appears that the existing sewage disposal system is inadequate and soil percolation tests must be conducted to determine the suitability of the soil for underground disposal.

It is understood that there are five employees with ten expected by early spring.

The exact use of the laboratory must be known to determine what special wastes may be involved to determine the type of treatment necessary.

ZONING ADMINISTRATION DIVISION:

This office is withholding approval of a hearing date until such time as the following are shown on revised plans.

- The highway widening required for Baltimore Yacht Club Road.
- Proper storm drainage.
- The exact location and type of sewage disposal system.
- A complete explanation of the type of use of laboratory that is proposed for this site.

Environmental Research Associates - 3 - February 25, 1970

ZONING ADMINISTRATION DIVISION: (Continued)

The above must be shown on revised plans prior to a hearing date being assigned.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: April 3, 1970

FROM: Ian J. Forrest

SUBJECT: Environmental Research Association
RFD 13 Box 2645
Essex, Maryland 21212
Item 158

An investigation by Mr. Paul Didier, Acting Chief, Soil Testing Section, revealed that there is no overflow from the sewage disposal system on the above mentioned property. Also, it was noted that there is space for expansion of the system if necessary. Therefore, this department has no objection to the approval of this petition.

Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

IJP/ca

COUNTY OFFICE BLDG.
111 N. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

OLIVER L. MYERS
Chairman

MEMBERS

CUREN OF ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROAD COMMISSION
BUREAU OF
ZONING PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

Environmental Research Associates
R.F.D. 13 Box 264 1/2
Essex, Maryland 21221

Attention: Mr. G. Samuel Mattingly, Partner

RE: Type of Hearings Reclassification
From Business Local to BL with
Special Exception for Laboratory
Location: NW/4 Baltimore Yacht Club
Road, 380' NE of Holly Neck Road
Petitioners John T. Smith, et al
Committee Meeting of February 17, 1970
15th District
Item 158

Gentlemen:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently improved with a one story concrete block building with an addition that was added prior to this application, which is two story concrete block. The property to the north is vacant but is zoned for a backyard. The property to the south is improved with the Paramount Boat and Motor Sales. The property to the east is vacant farm land and a dwelling, with the property on the west bordering Middle River. Baltimore Yacht Club Road in this location is not improved as far as concrete curb and gutter are concerned.

DEPARTMENT OF TRAFFIC ENGINEERING:

The special exception for a laboratory should decrease the trip density to the subject site since this type of use generally creates less traffic than most BL uses.

ORDER RECEIVED FOR FILING

DATE 4/2/70 - 90

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met.....

A Special Exception for a Laboratory should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27 day of April, 1970, that the above described property be and the same is granted, 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.

DEPUTY Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of..... 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..... day of..... 196..... 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 a..... zone, and/or the Special Exception for..... be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

70-208-X #157

John T. Smith, at ux
158 Baltimore Yacht Club Rd. NE
of Jolly Road Rd.
15th

70-208-X

PETITION FOR RECLASSIFICATION
Zoning Plat - Comments
February 20, 1970

158. Property Owner: John T. Smith, at ux
(1969-1970) Location: 158 Baltimore Yacht Club Rd., 3804 NE of Jolly Road Rd.

District: 15th
Present Zoning: RL
Proposed Zoning: Special Exception - Laboratory
No. Acres: 1.6893 Ac

15th
Baltimore Yacht Club Road, an existing road, will be improved as a closed section with flexible paving on a 50-foot right-of-way. Highway improvements, including highway right-of-way widening will be required in connection with any subsequent grading or building permit application.

Sediment Control
Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drainage
Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

In accordance with the drainage policy for this type development, the Applicant is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Applicant's cost responsibilities include the acquiring of easements and rights-of-way - both on-site and off-site - including the dredging in due to the County of the rights-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Applicant.

The Applicant must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Applicant.

OFFICE OF
THE ESSEX TIMES

ESSEX, MD. 21221 April 13 - 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardisty, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 13th day of April 1970 that is to say, the same was inserted in the issue of - 11 9, 1970.

STROMBERG PUBLICATIONS, Inc.

By *Ed Hardisty*

158. Property Owner: John T. Smith, at ux
(1969-1970)
Page 2

Water

Public water supply is available to serve this property.

Sanitary Sewer

Public sanitary sewerage is not available to serve this property.

Highway

22-2W Key Sheet
1.50 h2 Position Sheet
SE 1 X Topo
93 Tax

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 9, 1970

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 one time before the 7th day of April 1970, the first publication appearing on the 9th day of April 1970.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$.....

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 69394
DATE April 6, 1970
To: *Edward D. Hardisty, Zoning Commissioner, B.C.A. 15 the 20 14 Essex, Md. 21221*
Selling Bldg. Dept. of Baltimore County
RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
4
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 69368
DATE April 6, 1970
To: *Edward D. Hardisty, Zoning Commissioner, B.C.A. 15 the 20 14 Essex, Md. 21221*
Selling Bldg. Dept. of Baltimore County
RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
4
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

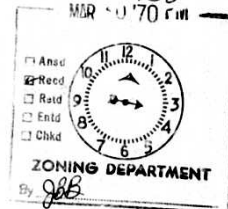
EXISTING ZONING: BL
 PROPOSED ZONING: BL WITH
 SPECIAL EXCEPTION FOR
 LABORATORY USE (230.13)
 NET AREA: 1.69 AC
 GROSS AREA: 1.82 AC
 OF STREET PARKING

FIRST FLOOR:

TOTAL FLOOR AREA: 5500 SQ. FT.
 NO. OF SPACES REQUIRED: 5500/300 = 18

SECOND FLOOR:

TOTAL FLOOR AREA: 1368 SQ. FT.
 NO. OF SPACES REQUIRED: 1368/500 = 3
 TOTAL NO. OF SPACES REQUIRED = 21
 TOTAL NO. OF SPACES PROVIDED = 21



OFFICE COPY

REVISED PLANS

#70-202X

OFFICE COPY

MAP
 4-B
 EASTERN
 AREA
 SE-2-K

"X"



Robert E. Spellman

PLAT FOR SPECIAL EXCEPTION
 BALTIMORE YACHT CLUB RD.
 15TH DISTRICT
 BALTIMORE CO, MD.

ENVIRONMENTAL RESEARCH ASSOC.
 RFD #13, BOX 265 1/2
 ESSEX, MD
 21221

REVISED: MAR. 30, 1970
 JOSEPH D. THOMPSON
 ENGINEERS AND SURVEYORS
 101 SHELL BLDG 200 E JOPPA RD.
 TOWSON, MD JAN. 26, 1970
 SCALE: 1" = 50'

