

AMENDED ORDER

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variance requested would grant relief without substantial injury to the public health, safety, and general welfare of the locality involved.

the above Variance should be had, and it further appearing that the Commission of

a Variance to permit rear and side yard setbacks of thirty (30) feet should be granted instead of the required fifty (50) feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of May, 1970, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, to permit rear and side yard setbacks of thirty (30) feet instead of the required fifty (50) feet, subject to approval of the site plan by the Bureau of Public Service, State Roads Commission and the Office of Planning and Zoning.

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of May, 1970, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BUREAU OF ENGINEERING

Zoning Plat - Comments

April 6, 1970

199. Property Owner: Monumental Enterprises
(1969-1970)
Location: S/W's Dolfield Rd., 1200' W. of Gwynn Mill Ct.

District: 4th
Present Zoning: ML
Proposed Zoning: Variance from Sec. 255.2, 243.2, 243.3 (rear and side yard)

General:

The Northwestern Expressway is a proposed controlled access highway to be constructed by the Maryland State Roads Commission adjacent to this property; therefore, all drainage requirements and development adjacent to the proposed highway would be under the jurisdiction of the State Roads Commission.

Since the subject site is a portion of the Owings Mills Industrial Park and all required highway improvements, drainage facilities and utilities have either been provided or will be provided in accordance with P.A.A. #6011 and #6003, this office has no further comment.

REDS:

W- S.W. Key Sheet
h2 and h3 N.W. 32 and 33 Position Sheet
N.W. 11 H & T 200' Scale Type

DESCRIPTION TO ACCOMPANY
REQUEST FOR VARIANCE
SOUTHWEST SIDE SOUTH DOLFIELD ROAD
SOUTHWEST SIDE NEW PLANT COURT
PART OF PARCEL "E"
OWINGS MILLS INDUSTRIAL PARK
ELECTION DISTRICT NO. 4
BALTIMORE COUNTY, MARYLAND

BEING a part of that land which by deed dated March 31, 1960 and recorded among the Land Records of Baltimore County in Liber WJR 3583/449 was conveyed by Kingston Acres, Inc. to Property Investors, Inc.

BEING ALSO a part of Parcel "E" of the Plat of Owings Mills Industrial Park, Section 2, recorded among the Land Records of Baltimore County in Plat Book RRG 29, Folio 14.

BEGINNING at a point on the Southwest side of South Dolfield Road, 1,200 feet west of Gwynn Mill Court; said point being the northwest end of curve No. 27 as shown on said Plat; thence binding on part of said curve.

- (1) By a curve to the left on a radius of 735.00 feet for a distance of 150.00 feet; thence leaving said southwest side and running with two lines of division;
- (2) South 13°-00'-00" West - 305.00 feet
- (3) South 86°-02'-25" East - 470.00 feet; thence binding on the southwest side of New Plant Court the following four calls;
- (4) By a curve to the left on a radius of 330.00 feet for a distance of 331.00 feet
- (5) South 60°-00'-00" East - 365.00 feet
- (6) By a curve to the right on a radius of 75.00 feet for a distance of 59.65 feet
- (7) By a curve to the left on a radius of 75.00 feet for a distance of 167.00 feet; thence running with a line of division.
- (8) South 55°-00'-00" East - 388.00 feet; thence binding on part of the outline of the Industrial Park as shown on said Plat
- (9) South 87°-39'-56" West - 329.00 feet; thence binding on the outline of the Industrial Park and the proposed northeast right of way line of the Northwestern Expressway as shown on said Plat, the following five calls;

- (10) By a curve to the left on a radius of 3,879.72 feet for a distance of 192.29 feet
- (11) North 60°-56'-52" West - 458.81 feet
- (12) By a curve to the left on a radius of 7,789.44 feet for a distance of 965.69 feet
- (13) North 64°-52'-15" West - 803.99 feet
- (14) By a curve to the right on a radius of 7,469.44 feet for a distance of 248.79 feet; thence leaving said Expressway and binding on the South side of South Dolfield Road as shown on said Plat, the following three calls;
- (15) North 68°-28'-53" East - 278.36 feet
- (16) By a curve to the right on a radius of 665.00 feet for a distance of 541.43 feet
- (17) South 64°-52'-15" East - 487.79 to the point of beginning

CONTAINING 17.9 acres of land, more or less.
SUBJECT to any and all easements of record.
This description is for zoning purposes only and is not intended for conveyancing of land.

3.8.70
P.N. 431

STATE OF MARYLAND

STATE ROADS COMMISSION

300 WEST PRESTON STREET

BALTIMORE, MD. 21201

April 22, 1970

Mr. Edward A. Hardesty
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Re: Baltimore County
Monumental Enterprises
at S/W's Dolfield Road,
1200' W. of Gwynn Mill
Court, N. E. side of
Northwestern Expressway
Present Zoning: ML
Proposed Zoning: Variance
from Sec. 255.2, 243.2, 243.3
(Rear & Side yard)
4th District

Dear Sir:

Subsequent to our comments of April 6, 1970, regarding the subject petition, the State Roads Commission has completed studies which indicate the need for additional right of way from the subject property.

Attached is a copy of the Zoning plat upon which has been indicated the required right of way. Construction of this portion of the project is programmed to begin in fiscal year, 1974.

It is requested that the developer revise his plans in accordance with the Commission's plans.

Your consideration of our position would be appreciated.

Very truly yours,
Charles Lee, Chief
Development Engineering
Section

By: John E. Meyers
Asst. Development Engineer

CLJ:Kbk

Encl.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 7, 1970

Property Investors Div. of
Monumental Enterprises, Inc.
Music Fair Road
Owings Mills, Maryland 21117

RE: Type of Hearings Rear and Side
Yard Setback Variance
Location: S/W's Dolfield Rd.,
1200' W. of Gwynn Mill Ct.
Petitioner: Monumental Enterprises
Committee Meeting of March 31, 1970
4th District
Item 199

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 an unimproved tract of land, with the properties to the north improved with Painters Mill Industrial Park. The property to the west is residentially improved. The property to the east is improved with a golf driving range and several wireless transmitting and receiving structures. The property to the south is vacant land which is residentially zoned. Dolfield Road in this location is improved as far as concrete curb and gutter are concerned. New Plant Court at the present time is a paper street.

PROJECT PLANNING DIVISION:

This office has reviewed the site plan and offers the following comments:

The cul-de-sac must be extended to give frontage to the property of Jack Baylin.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject variances should have no effect on traffic.

BOARD OF EDUCATION: No hearing on student population.

COMMISSIONER
DAVID H. FISHER
CHIEF OF ENGINEERING
AND DEPARTMENT OF HIGHWAYS
B. WALTER HOLLEY, JR.
HAROLD E. BOWEN
WALTER BUCHER
LESLIE H. LIND
JOHN J. MULLIGAN
ARTHUR H. PRITCH, JR.
FRANK TROOP

STATE OF MARYLAND

STATE ROADS COMMISSION

300 WEST PRESTON STREET

BALTIMORE, MD. 21201

April 6, 1970

WALTER E. WOODWARD, JR.
CHIEF ENGINEER
PROPERTY INVESTORS DIVISION
WALTER J. ADDISON
PLANNING & SURVEY
JOHN H. JOHNSON
DEVELOPMENT ENGINEERING
LESLIE E. WOODMAN
DEVELOPMENT

ITEM 199

Re: Zoning Advisory Comm.
Meeting Mar. 31, 1970
MONUMENTAL ENTERPRISES
Location: S/W's Dolfield Road, 1200'
W. of Gwynn Mill Court, Northwest
Expressway - Present Zoning: ML
Proposed Zoning: Variance from
Sec. 255.2, 243.2, 243.3 (rear &
side yard) 4th District

Mr. Edward A. Hardesty
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Dear Mr. Hardesty:

The proposed Right of Way for Northwest Expressway, as shown on the subject plan is based on highway construction plans that were developed several years ago. It is anticipated that some changes will be made that could affect the commercial development.

Studies are currently being made that should determine any changes. It is requested that a hearing date be withheld until such time as the studies are complete.

Very truly yours,

Charles Lee, Chief
Development Engineering
Section
By: John E. Meyers
Asst. Development Engineer

Property Investors Div. of
Monumental Enterprises, Inc.
Music Fair Road
Owings Mills, Maryland 21117

- 2 -

April 7, 1970

BUILDINGS ENGINEER'S OFFICE:

Petitioner to meet all requirements of Baltimore County Building Code for a warehouse, offices and parking spaces. See Section 404, 406 and 409.10H.

FIRE DEPARTMENT:

Owner shall be required to comply to all applicable requirements of the Baltimore County Fire Prevention Code and the 101 Life Safety Code, 1967 edition, when construction plans are submitted for approval.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

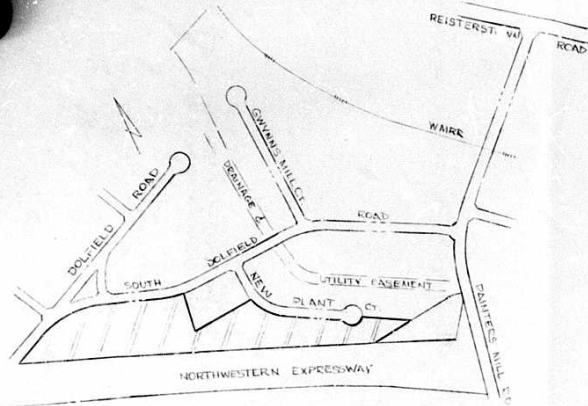
ZONING ADMINISTRATION DIVISION:

Revised plans must be submitted to this office in accordance with the State Roads comments in the foregoing.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
OLIVER L. MYERS, Chairman

CLJ:JG
Encl.

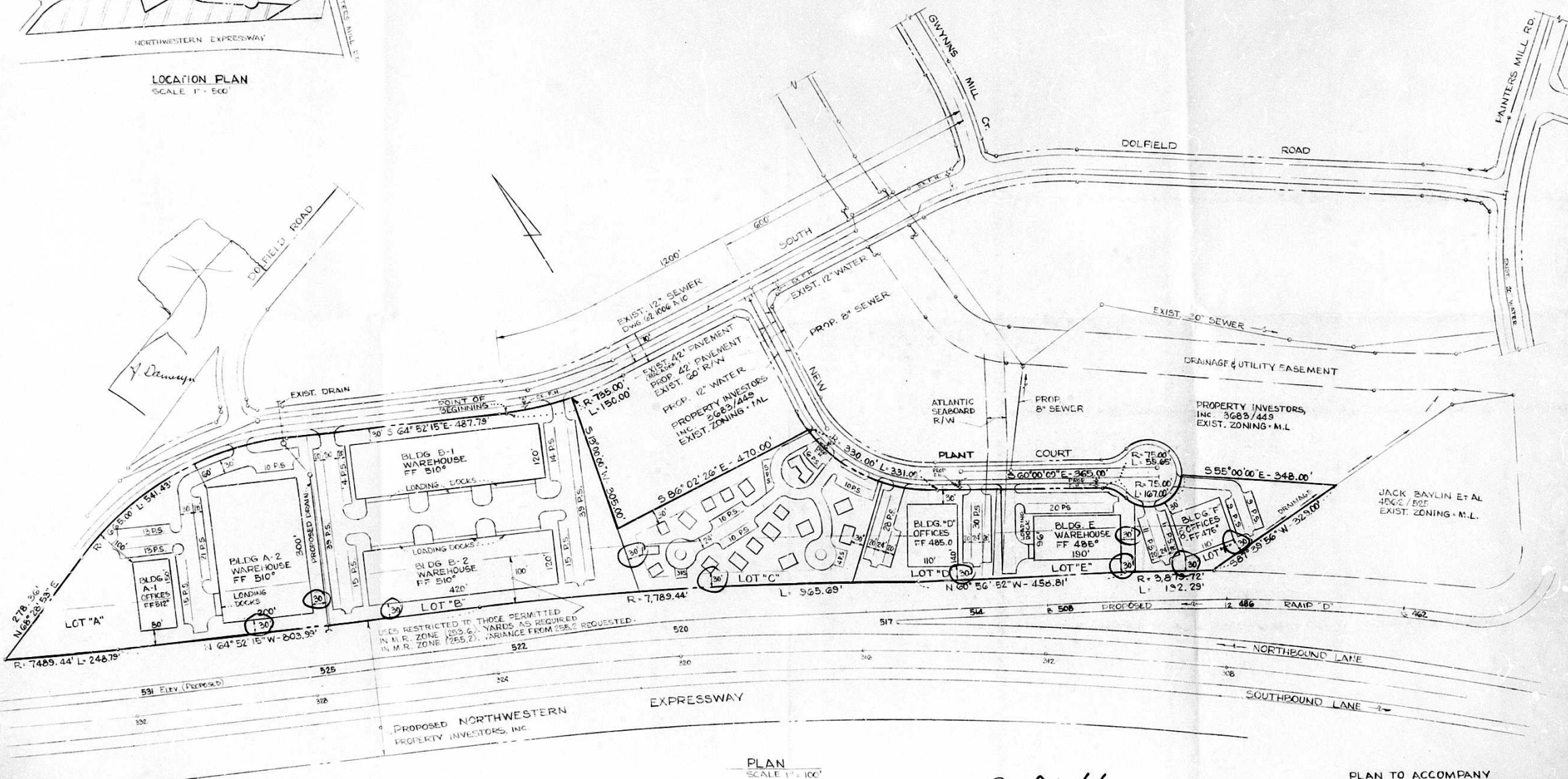


LOCATION PLAN
SCALE 1" = 500'

LOT A THROUGH F
EXISTING ZONING - M.L.
EXISTING USE - INDUSTRIAL PARK
PUBLIC WATER & SEWER IS AVAILABLE

PROPOSED ZONING - M.L. WITH
VARIANCE TO PERMIT 30' SIDE
AND REAR YARD INSTEAD OF
60' REQUIRED BY SECTIONS 255.2,
243.2 AND 243.3. USES WITHIN 100'
OF EXPRESSWAY R/W TO BE THOSE PER-
MITTED IN M.L. ZONE AS PER SECT 253.6
ALL EXIST. PROP. PAVEMENT IS MACADEM
SCREENING SHALL CONSIST OF 4'
HIGH COMPACT EVERGREEN PLANTINGS

LOT	LOT AREA, ACRES	A	B	C	D	E	F
A-1	4.5	A-2	B-1	B-2	C-1	D-1	E-1
OFFICES	12,600	WAREHOUSE	WAREHOUSE	WAREHOUSE	TEMPORARY MODEL HOME OFFICES	OFFICES	WAREHOUSE
52	60,000	50,400	50,400	12,000 TOTAL	15,400	18,240	11,600
40	40	60	60	42	40	48	12
40	32	32	68	43	52	16	37
					58	20	40



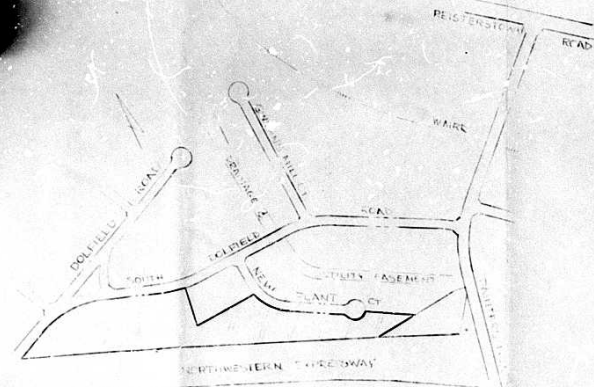
PLAN
SCALE 1" = 100'

Set of #1

PLAN TO ACCOMPANY
PETITION FOR VARIANCE
PART OF PARCEL "E"
OWINGS MILLS INDUSTRIAL PARK
ELECTION DISTRICT No. 4
BALTIMORE COUNTY, MARYLAND
SCALE 1" = 100' FEB. 27, 1970

J. STRONG SMITH & ASSOC.
BOX 172
OWINGS MILLS, MD. 21117
242-7700 PH. 421



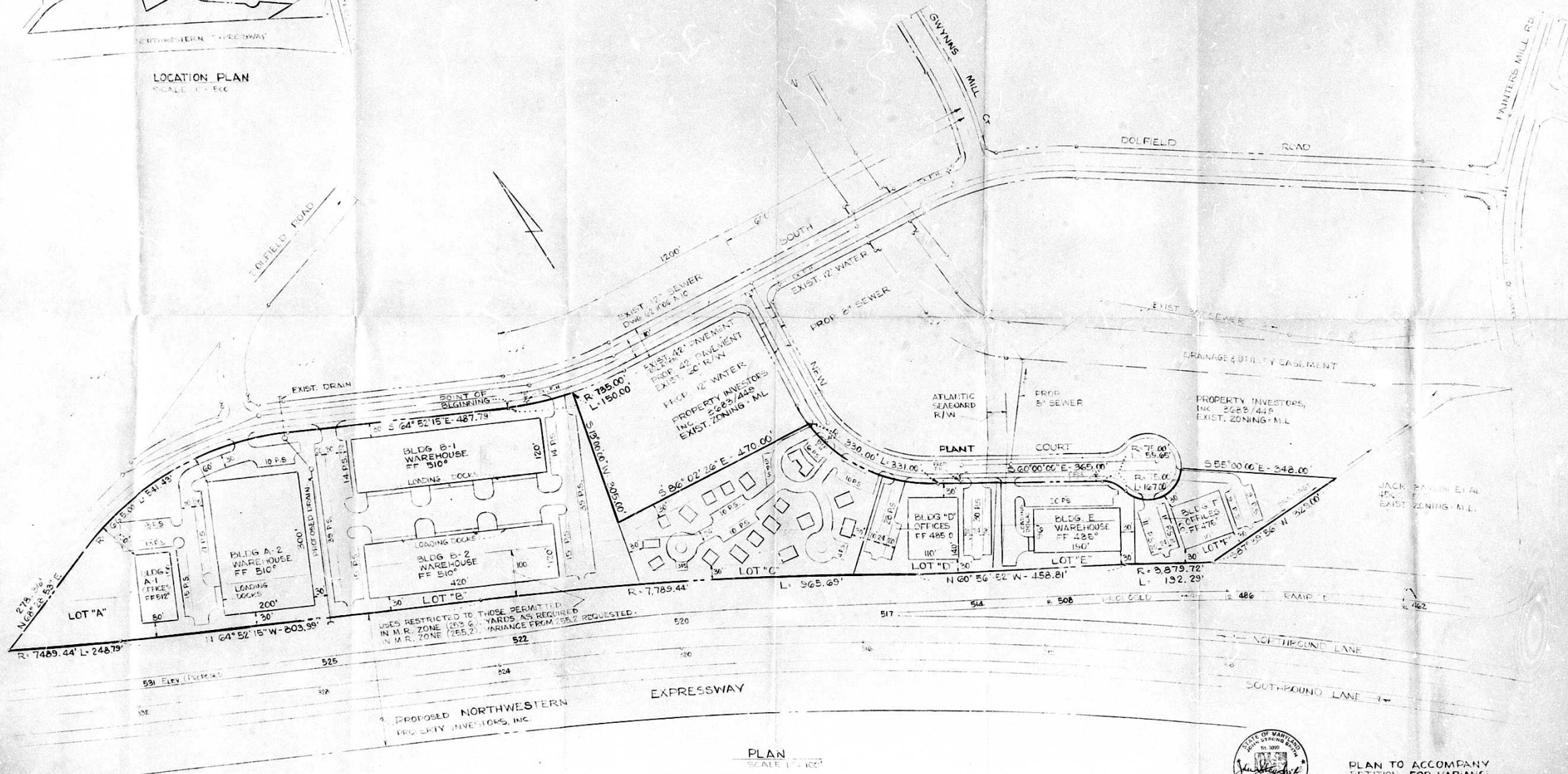


LOCATION PLAN
SCALE 1" = 600'

LOT A THROUGH F
EXISTING ZONING - M.L.
EXISTING USE - INDUSTRIAL PARK
PUBLIC WATER SEWER IS AVAILABLE
PROPOSED ZONING - M.L. WITH
VARIANCE TO PERMIT 20' SIDE
AND REAR YARD INSTEAD OF
50' REQUIRED BY SECTION 255.2
243.2 AND 243.3 USES WITHIN 100'
OF EXPRESSWAY R/W TO BE PER-
MITTED IN M.L. ZONE AS PER SECT 255.2
ALL EXIST. PROP. PAVEMENT IS WIDEN
SCREENING SHALL CONSIST OF 10'
HIGH COMPACT EVERGREEN PLANTINGS

LOT
LOT AREA, ACRES
EXISTING
PROPOSED USE
BUILDING AREA, SQ. FT.
NUMBER OF EMPLOYEES
PARKING SPACES REQUIRED
PARKING SPACES PROVIDED

A 4.5		B 6.2		C 3.0		D 1.3		E 1.4		F 1.6	
A-1	A-2	B-1	B-2	C-1	C-2	D-1	D-2	E-1	E-2	F-1	F-2
OFFICES	WAREHOUSE	WAREHOUSE	WAREHOUSE	WAREHOUSE	WAREHOUSE	WAREHOUSE	WAREHOUSE	WAREHOUSE	WAREHOUSE	WAREHOUSE	WAREHOUSE
12,400	60,000	50,400	50,400	12,400 TOTAL	12,400 TOTAL	15,400	15,400	18,400	18,400	11,000	11,000
52	4	20	20	42	42	40	40	48	48	12	12
40	32	48	48	43	43	36	36	20	20	37	37

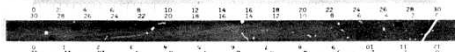


PLAN
SCALE 1" = 100'

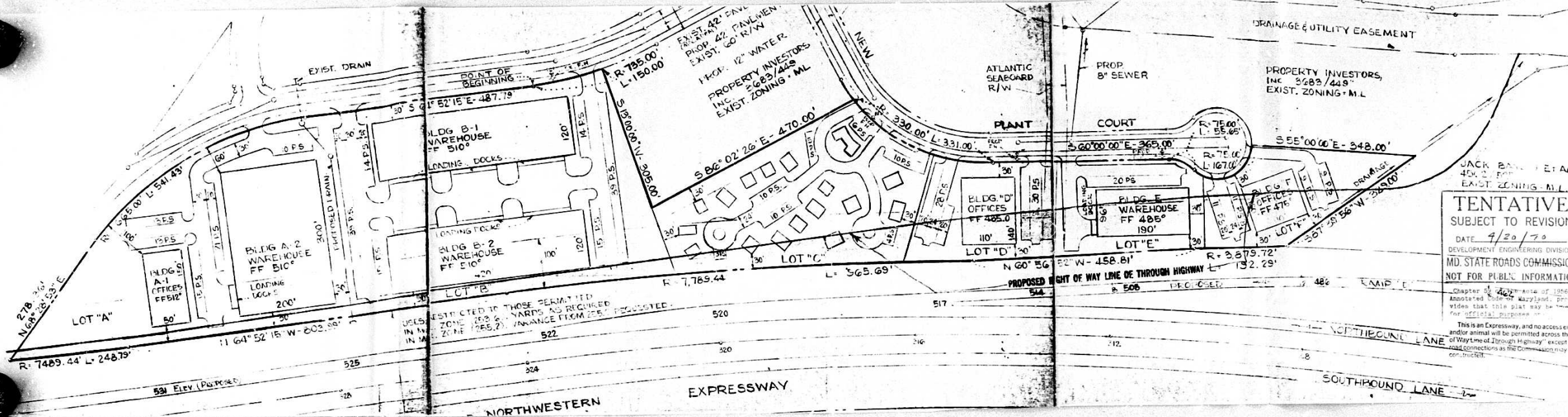


PLAN TO ACCOMPANY
PETITION FOR VARIANCE
PART OF PACE "E"
OWINGS MILLS INDUSTRIAL PARK
ELECTION DISTRICT NO. 4
BALTIMORE COUNTY, MARYLAND
SCALE 1" = 100' FEB. 27, 1970

MICROFILMED



STATE RECORDS
LOCATION AND SURVEY
Drawing No. 100-1
Frank. P. Clark



JACK BARNETT ET AL
40% 2.00%
EXIST. ZONING - M.L.

TENTATIVE
SUBJECT TO REVISION
DATE 4/20/70
DEVELOPMENT ENGINEERING DIVISION
MD. STATE ROADS COMMISSION
NOT FOR PUBLIC INFORMATION

Chapter 21, Article 100 of 1956.
Annotated Code of Maryland. Provides that this plat may be used for official purposes.
This is an Expressway, and no access either vehicular, pedestrian and/or animal will be permitted across the lines designated "Right of Way Line of Through Highway" except by means of such public road connections as the Commission may construct or permit to be constructed.

