70-212-X
#007

PETITION FOR ZONING RESTRICTING AND/OR SPECIAL EXCEPTION

70-212-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Knott Industries, Inc. 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-districted pursuant to the Zoning Law of Baltimore County, from M.L. to a AREA no change in zoning classification district; for the following reasons: WESTERLY NW-2-F "X"

MAP 2-B

KNOTT INDUSTRIES, INC. S/S of Security Blvd. 575.22' E of Whitehead Court 1st #70-212-X

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 used motor vehicle outdoor sales area, separated from sales agency building (temporary, eventually new car agency)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-districting 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.

Contract purchaser

Knott Industries, Inc.
by A. J. Brincko Executive Vice-Pres.
Legal Owner

Address

Address 2408 Greenmount Avenue
Baltimore, Md. 21218

James D. Nolan Petitioner's Attorney

Protestant's Attorney

Address 204 W. Pennsylvania Ave. Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of April, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of May, 1970 at 11:00 o'clock A. M.

APR 7 - 70 AM

OFFICE OF PLANNING & ZONING

Edward D. Hardesty
Zoning Commissioner of Baltimore County.

over:

$100.00 5/16/70

07:00

JOSEPH D. THOMPSON, P.E.L.S.
CIVIL ENGINEERS & LAND SURVEYORS
1150
101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 • VAlley 3-8820

LOT SOUTH SIDE SECURITY BOULEVARD, BETWEEN GREATER EASTERN HOLDING COMPANY AND THE KELLY SPRINGFIELD TIRE COMPANY

BEGINNING for the same on the south side of Security Boulevard (120 feet wide) as shown on the Revised Plat Part of Parcel "C", Meadows Industrial Park, as filed among the Land Records of Baltimore County in Plat Book No. 31, folio 134, at the end of the first line of that tract of land which by lease dated May 19, 1966, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4619, folio 507, etc., was leased by Garden Construction Corp. to Greater Eastern Holding Company, said point of beginning being distant 575.22 feet measured Easterly from the centerline of Whitehead Court and running thence from said beginning and binding on the south side of said Boulevard as shown on said Plat the two following courses and distances easterly by a line curving to the north with a radius of 3260.00 feet for a distance of 202.59 feet and North 82 Degrees 19 Minutes 46 Seconds East 264.53 feet to the beginning of that tract of land which by lease dated July 11, 1967, and incorporated among the Land Records of Baltimore County in Liber O.T.G. No. 4890, folio 100, etc., was leased by Garden Construction Corp. to The Kelly Springfield Tire Company, thence leaving the south side of said Security Boulevard and binding on the fifth or last line of the lastly described lease, reversely South 7 Degrees 40 Minutes 19 Seconds East 303.92 feet to the beginning thereof and to intersect the fourth line or North 60 Degrees 56 Minutes 36 Seconds East 179.14 foot line of

1.

JOSEPH D. THOMPSON, P.E.L.S.
CIVIL ENGINEERS & LAND SURVEYORS
1150
101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 • VAlley 3-8820

STATE OF MARYLAND — JOSEPH D. THOMPSON — 1150 — LAND SURVEYOR

LOT SOUTH SIDE SECURITY BOULEVARD, BETWEEN GREATER EASTERN HOLDING COMPANY AND THE KELLY SPRINGFIELD TIRE COMPANY

that tract of land which by lease dated January 5, 1967, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4719, folio 290, etc., was leased by Garden Construction Corp. to Flynn and Emich Company, thence binding on a part of said lastly described fourth line reversely South 60 Degrees 56 Minutes 36 Seconds West 168.40 feet to the beginning thereof and to the easternmost side of the cul-de-sac of Whitehead Court, as shown on said Plat, thence binding on the easternmost and northernmost side of said cul-de-sac the two following courses and distances northwesterly and southwesterly by a line curving to the north and south with a radius of 75.00 feet for a distance of 161.69 feet and southerly and westerly by a line curving to the west with a radius of 75.00 feet for a distance of 83.75 feet to the northernmost side of Whitehead Court (70 feet wide) as shown on said Plat, thence binding on the northernmost side of said Court westerly by a line curving to the north with a radius of 1796.11 feet for a distance of 168.55 feet to the end of the second or South 1 Degree 51 Minute 56 Second West 357.33 foot line of the firstly described lease, thence leaving the northernmost side of said Whitehead Court and binding on said line reversely North 1 Degree 51 Minutes 56 Seconds East 357.33 feet to the place of beginning.

CONTAINING 3.9783 acres of land, more or less.

BEING part of Parcel "C" as shown on Revised Plat Part of Parcel "C", Meadows Industrial Park, filed as aforesaid.

4.23.70

2.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Edward D. Hardesty, Zoning Commissioner Date May 15, 1970

FROM George E. Gavrelis, Director of Planning

SUBJECT Petition #70-212-X. South side of Security Boulevard 575.22 feet East of Whitehead Court.
Petition for Special Exception for Used Motor Vehicle Outdoor Sales Area, separated from sales agency building.
Knott Industries, Inc. - Petitioners

1st District

HEARING: Monday, May 18, 1970 (11:00 A.M.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for special exception for a used car facility temporarily preceding establishment of a new car agency. We note that the Planning Board's recommendations for zoning in the area included reclassification of the subject property from M.L. to B.M. zoning. In light of this change and the fact that other uses along this portion of Security Boulevard are in a commercial rather than industrial category, we voice no objection to the used car facility if it can be assured that this activity will soon be related to new car sales.

If granted, the special exception should be conditioned on compliance with plans approved by the appropriate County agencies.

GEG:mah

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 7th day of April 1970

Edward D. Hardesty
EDWARD D. HARDESTY,
Zoning Commissioner

Petitioner: Knott Industries, Inc.

Petitioner's Attorney James D. Nolan Reviewed by Oliver L. Myers
Chairman of Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

OLIVER L. MYERS Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

April 28, 1970

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

RE: Type of Hearing: S.E. for used car outdoor sales area temporary, eventually new car agency
Location: S/S Security Blvd., E/S Whitehead Ct.
Petitioners: Knott Industries, Inc.
Committee Meeting of April 7, 1970
1st District
Item 207

Dear Sir:

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 a vacant piece of land with the surrounding properties being improved with industrial or commercial uses. Security Blvd. in this location is presently improved with concrete curb and gutter, as well as Whitehead Ct.

BUREAU OF ENGINEERING:

Since all required highway improvements and all utilities have been constructed or are secured by Public Works Agreement #16010, executed in conjunction with the development of Meadows Industrial Park, this office has no further comment in regard to the plat submitted for review by the Zoning Advisory Committee in connection with the subject item.

PROJECT PLANNING DIVISION:

This office has reviewed the subject site and the plan must be revised to show:

1. The type of paving for the parking and auto storage areas.

- 2 -

James D. Nolan, Esq.
204 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 207

April 28, 1970

PROJECT PLANNING DIVISION: (Continued)

2. The extent of the paving.

3. The egress and ingress to the service area.

4. The areas for outdoor new and used car display, which, if located in the front yard, may not be more than 15 feet in front of the required front building line of 50 feet.

5. Curbing provided around the perimeter of the parking area.

a. Along a County road, 4 feet from and parallel to the right-of-way line if not used for parking; but, if parking is adjacent to the right-of-way, the curb must be set back 8 feet from the right-of-way line.

6. Lighting: showing location, direction, and height of standards.

7. The area for storage of damaged or disabled motor vehicles with proper screen fencing are required by Section 405 A of the Zoning Regulations.

8. It is suggested that the proposed landscaping for the site be indicated on the revised site plan for approval.

DEPT. OF TRAFFIC ENGINEERING:

Since no change in classification is being requested, the trip density to the subject land will show little increase. It is recommended that since Security Blvd. is a divided highway, the two entrances proposed should be of the directional type so as to discourage traffic exiting and traveling in the wrong direction on Security Blvd.

HEALTH DEPARTMENT:

Public water and sewers are available to this site.

- 3 -

James D. Nolan, Esq.
204 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 207

April 28, 1970

HEALTH DEPARTMENT: (Continued)

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.

BUILDING ENGINEER'S OFFICE:

This office has no comment at this time.

FIRE DEPARTMENT:

This office has not comment at this time.

BOARD OF EDUCATION:

No bearing on student population.

ZONING ADMINISTRATION DIVISION:

Revised plans must be submitted to this office in accordance with Project Planning Division comments enclosed prior to the hearing.

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
OLIVER L. MYERS, Chairman

OLM:JD

Enc.

---

2 SIGNS

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date of Posting MAY 2 - 1970

District 1ST

Posted for: SPECIAL EXCEPTION FOR USED MOTOR VEHICLES OUTDOOR SALES AREA, SEPARATED FROM SALES AGENCY BLDG.

Petitioner: KNOTT INDUSTRIES, INC.

Location of property: S/S OF SECURITY BLVD. 575.22 FT. E. OF WHITEHEAD COURT

Location of Signs: (1) S/S OF SECURITY BLVD. 675 FT. ± N. OF WHITEHEAD COURT (2) N/S OF WHITEHEAD COURT 675 ± FT. S. OF SECURITY BLVD.

Remarks:

Posted by Charles M. Neal
Signature

Date of return MAY 8 - 1970

70-212-X

11-10-70

70-212-X
#207

ELMOTT INDUSTRIES, INC. #70-212-X
S/S of Security Blvd. 575.22' E of Whitehead Court 1st

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

~~the above Re-classification should be had and it further appearing that by reason of~~

a Special Exception for a Used Motor Vehicle Outdoor Sales Area, should be granted separated from the Sales Agency Building

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 18

day of May, 197 0, ~~that the herein described property or area to said be and~~ the same is ~~hereby reclassified, from~~ ~~zone to~~ zone; and ~~or~~ a Special Exception for a Used Motor Vehicle Outdoor Sales Area, separated from the Sales Agency Building should be and the same is granted from and after the date of this order, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hardesty
Zoning Commissioner of Baltimore County

DATE May 18, 1970
BY Walter A. Reiter, Jr. CHAIRMAN, ZONING PLANNING ADVISORY COMMITTEE

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, 197 ... 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

PETITION FOR SPECIAL EXCEPTION—1st DISTRICT

ZONING: Petition for Special Exceptions for Used Motor Vehicle Outdoor Sales Area, separated from sales agency building.
LOCATION: South side of Security Boulevard 575.22 feet East of Whitehead Court
DATE & TIME: Monday, May 18, 1970 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for the 1 Motor Vehicle Outdoor Sales Area, separated from sales agency building.

All that parcel of land in the First District of Baltimore County

Beginning for the same on the south side of Security Boulevard (120 feet wide) at the distance of 575.22 feet more or less measured Easterly from the centerline of Whitehead Court and running thence from said beginning and binding on the south side of said Boulevard as shown on said Plat the two following courses and distances easterly by a line curving to the north with a radius of 2260.0 feet for a distance of 260.59 feet and North 83 Degrees 19 Minutes 40 Seconds East 284.53 feet to the beginning of that tract of land which by lease dated July 11, 1957 and incorporated among the Land Records of Baltimore County in Liber G.T.G. No. 4617, Folio 507, etc., was leased by Gordon Construction Corp. to Greater Eastern Holding Company, said point of beginning also being at the end of 475.23 feet measured Northerly from the centerline of Whitehead Court and binding thence from said beginning and binding on the south side of said Boulevard as shown on said Plat the two following courses and distances easterly by a line curving to the north with a radius of 2260.0 feet for a distance of 260.59 feet and North 83 Degrees 19 Minutes 40 Seconds East 284.53 feet to the beginning of that tract of land which by lease dated July 11, 1957 and incorporated among the Land Records of Baltimore County in Liber G.T.G. No. 4617, Folio 507, etc., was leased by Gordon Construction Corp. to Greater Eastern Holding Company, said point of beginning also being at the end of 475.23 feet measured Northerly from the centerline of Whitehead Court and binding thence from said beginning and binding on the south side of said Boulevard as shown on said Plat the two following courses and distances easterly by a line curving to the north with a radius of 2260.0 feet for a distance of 260.59 feet and North 83 Degrees 19 Minutes 40 Seconds East 284.53 feet to the beginning of that tract of land which by lease dated July 11, 1957 and incorporated among the Land Records of Baltimore County in Liber G.T.G. No. 4617, Folio 507, etc., was leased by Gordon Construction Corp. to The Kelly Springfield Tire Company, thence leaving said Security Boulevard and binding on the outline of said lease the two following courses and distances viz: South 7 Degrees 40 Minutes 13 Seconds East 303.93 feet to the beginning thereof and to intersect the fourth line of North 40 Degrees 54 Minutes 36 Seconds East 179.14 feet line of that tract of land which by lease dated January 6, 1947, and recorded among the Land Records of Baltimore County in Liber G.T.G. No. 4719, folio 390, etc., was leased by Gordon Construction Corp. to Fifty Associates, thence leaving the outline of said lease and binding on a part of said fourth line reversely North 40 Degrees 54 Minutes 36 Seconds West 168.40 feet to the beginning thereof and to the easternmost side of the cul-de-sac of Whitehead Court, as shown on said Plat, thence binding on the easternmost and northernmost side of said cul-de-sac the two following courses and distances northwesterly and northeasterly by a line curving to the north and south with a radius of 57.00 feet for a distance of 161.61 feet and southerly and westerly by a line curving to the west with a radius of 33.00 feet for a distance of 93.76 feet to the northernmost side of Whitehead Court, as shown on said Plat, thence binding on the northernmost side of said Court reversely North 1 Degree 31 Minutes East 317.55 feet to the place of beginning

Containing 2.9783 acres of land, more or less.

Also all of Parcel "C" as shown on Revised Plat Part of Parcel "C", Meadows Industrial Park, filed as aforesaid.

Being the property of Knott Industries, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, May 18, 1970 at 11:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By order of
EDWARD D. HARDESTY,
Zoning Commissioner of
Baltimore County.

Apr. 30.

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 30, 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 ~~successive weeks~~ before the 18th day of May, 1970., the first publication appearing on the 30th day of April 1970.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, $

ORIGINAL

OFFICE OF THE CATONSVILLE TIMES

CATONSVILLE, MD. 21228 May 4 - 1970

THIS IS TO CERTIFY, that the annexed advertisement of

Edward D. Hardesty
Zoning Commissioner of Baltimore County

was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~successive~~ week/s before the 4th day of May 1970 that is to say, the same was inserted in the issue/s of April 30, 1970.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

PETITION FOR SPECIAL EXCEPTION—1st DISTRICT

ZONING: Petition for Special Exceptions for Used Motor Vehicle Outdoor Sales Area, separated from sales agency building.
LOCATION: South side of Security Boulevard 575.22 feet East of Whitehead Court
DATE & TIME: Monday, May 18, 1970 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for the 1 Motor Vehicle Outdoor Sales Area, separated from sales agency building.

All that parcel of land in the First District of Baltimore County

Beginning for the same on the south side of Security Boulevard (120 feet wide) at the distance of 575.22 feet more or less measured Easterly from the centerline of Whitehead Court and running thence from said beginning and binding on the south side of said Boulevard as shown on said Plat the two following courses and distances easterly by a line curving to the north with a radius of 2260.0 feet for a distance of 260.59 feet and North 83 Degrees 19 Minutes 40 Seconds East 284.53 feet to the beginning of that tract of land which by lease dated July 11, 1957 and incorporated among the Land Records of Baltimore County in Liber G.T.G. No. 4617, Folio 507, etc., was leased by Gordon Construction Corp. to Greater Eastern Holding Company, said point of beginning also being at the end of 475.23 feet measured Northerly from the centerline of Whitehead Court and binding thence from said beginning and binding on the south side of said Boulevard as shown on said Plat the two following courses and distances easterly by a line curving to the north with a radius of 2260.0 feet for a distance of 260.59 feet and North 83 Degrees 19 Minutes 40 Seconds East 284.53 feet to the beginning of that tract of land which by lease dated July 11, 1957 and incorporated among the Land Records of Baltimore County in Liber G.T.G. No. 4617, Folio 507, etc., was leased by Gordon Construction Corp. to The Kelly Springfield Tire Company, thence leaving said Security Boulevard and binding on the outline of said lease the two following courses and distances viz: South 7 Degrees 40 Minutes 13 Seconds East 303.93 feet to the beginning thereof and to intersect the fourth line of North 40 Degrees 54 Minutes 36 Seconds East 179.14 feet line of that tract of land which by lease dated January 6, 1947, and recorded among the Land Records of Baltimore County in Liber G.T.G. No. 4719, folio 390, etc., was leased by Gordon Construction Corp. to Fifty Associates, thence leaving the outline of said lease and binding on a part of said fourth line reversely North 40 Degrees 54 Minutes 36 Seconds West 168.40 feet to the beginning thereof and to the easternmost side of the cul-de-sac of Whitehead Court, as shown on said Plat, thence binding on the easternmost and northernmost side of said cul-de-sac the two following courses and distances northwesterly and northeasterly by a line curving to the north and south with a radius of 57.00 feet for a distance of 161.61 feet and southerly and westerly by a line curving to the west with a radius of 33.00 feet for a distance of 93.76 feet to the northernmost side of Whitehead Court, as shown on said Plat, thence binding on the northernmost side of said Court reversely North 1 Degree 31 Minutes East 317.55 feet to the place of beginning

Containing 2.9783 acres of land, more or less.

Also all of Parcel "C" as shown on Revised Plat Part of Parcel "C", Meadows Industrial Park, filed as aforesaid.

Being the property of Knott Industries, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, May 18, 1970 at 11:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By order of
EDWARD D. HARDESTY,
Zoning Commissioner of
Baltimore County.

Apr. 30.

TELEPHONE 823-3000 EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 69395
DATE April 27, 1970
BILLED BY:

TO: Nogare, Hinkin, Plunkett and Miller Towson, Md. 21204 — Zoning Dept. of Baltimore County

DEPOSIT TO ACCOUNT NO. 01-662

QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
		TOTAL AMOUNT $50.00
APR 27	Petition for Special Exception for Knott Industries, Inc. #70-212-X	$50.00
5000	4	

RETURN THIS PORTION WITH YOUR REMITTANCE

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
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 71240
DATE May 18, 1970
BILLED BY:

TO: Nogare, Hinkin, Plunkett and Miller Towson, Md. 21204 — Zoning Dept. of Baltimore County

DEPOSIT TO ACCOUNT NO. 01-662

QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
		TOTAL AMOUNT $50.00
MAY 19	Advertising and posting of property for Knott Industries, Inc. #70-212-X	$50.00
5000	4	

RETURN THIS PORTION WITH YOUR REMITTANCE

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

NO	Δ	RADIUS	ARC	TAN	L.C. BRNG.	CHORD
1	28°00'00"	370	180.82	92.28	N 27°59'30" W	179.02
2	96°39'06"	14740	246.07	162.71	N 61°20'33" W	218.03
3	15°16'59"	884.93	282.19	142.30	S 20°20'56" W	280.99
4	0°18'30"	884.93	4.76	2.38	S 6°09'03" W	4.76
5	31°29'22"	884.93	486.02	248.92	S 3°44'53" E	479.93
6	24°43'58"	1060.00	457.28	232.25	S 13°08'02" E	453.78
7	93°11'15"	92.00	126.04	82.25	S 28°46'06" W	90.87
8	12°35'16"	3140.00	689.85	346.32	S 88°37'24" W	688.47
9	90°32'19"	25.00	39.50	25.24	S 39°48'49" E	35.52
10	91°40'08"	25.00	40.00	25.74	S 51°17'25" W	35.87
11	58°11'19"	270.00	274.21	150.34	S [illegible] 39" W	262.57
12	18°00'00"	620.00	194.91	98.30	S 36°00'00" E	193.98
13	15°00'00"	680.00	212.63	107.10	S 36°00'00" E	212.78
14	15°00'33"	620.00	162.41	81.65	S 42°31'17" E	161.93
15	15°00'33"	600.00	178.13	89.58	S 42°30'17" E	177.67
16	85°19'37"	25.00	37.37	23.17	N 87°09'56" E	33.99
17	85°38'37"	25.00	37.37	23.17	S 7°11'06" E	33.99
18	107°00'12"	630.00	1176.58	854.49	S 7°03'31" W	1012.90
19	82°04'44"	700.00	1001.76	609.35	N 5°23'58" W	969.21
20	51°59'41"	770.00	697.42	374.68	N 20°29'30" W	673.62
21	51°53'41"	700.00	634.01	340.98	N 20°29'30" W	612.56
22	15°13'37"	700.00	186.04	93.78	S 52°27'16" W	187.57
23	29°25'58"	1200.00	616.46	315.68	N 75°17'01" E	609.68
24	29°25'58"	1270.00	652.43	333.97	N 75°17'01" E	645.19
25	88°25'28"	25.00	38.58	24.32	S 45°47'16" E	34.87
26	84°00'12"	25.00	36.65	22.51	N 41°59'34" E	33.46
27	31°34'11"	247.40	136.40	69.82	S 86°35'10" W	134.69
28	52°45'49"	300.00	276.27	148.80	N 79°17'57" E	266.61
29	49°45'36"	380.00	329.96	174.12	S 53°51'30" W	319.68
30	9°39'36"	300.00	50.60	25.35	S 54°24'48" W	50.52
31	36°56'09"	300.00	346.99	182.91	N 85°57'37" E	340.75
32	33°31'26"	300.00	175.55	90.86	N 87°59'54" E	173.04
33	40°16'20"	290.00	203.08	106.33	S 21°23'10" E	198.87
34	12°35'00"	765.40	168.01	84.31	S 35°13'50" E	167.67
35	12°35'00"	685.00	150.46	75.52	S 35°13'50" E	150.16
36	1°00'00"	5629.58	98.25	49.13	S 82°51'40" E	98.25
37	81°48'55"	25.00	35.33	21.06	N 38°27'37" W	34.67
38	89°29'22"	25.00	39.05	24.76	N 50°12'02" E	35.20
39	12°36'27"	3362.70	741.01	372.36	N 88°38'13" E	739.50
40	2°07'32"	2400.00	89.03	44.52	N 83°23'32" E	89.03
41	89°19'28"	25.00	38.98	24.71	N 44°08'06" E	35.15
42	1°48'43"	2400.00	75.90	37.95	S 89°42'16" W	75.90
43	26°01'38"	718.50	327.66	166.72	S 43°35'27" E	324.81
44	96°15'00"	840.00	534.88	276.06	S 61°26'26" E	528.88
45	39°08'56"	1800.00	1229.23	640.71	S 39°08'08" E	1205.46
46	3°29'57"	798.60	48.77	24.39	N 26°54'48" W	48.76
47	89°49'17"	25.00	39.20	24.94	N 44°36'34" E	35.31
48	89°50'00"	25.00	39.20	24.94	N 45°23'26" W	35.31
49	90°00'00"	75.00	117.81	75.00	N 45°23'26" W	106.07
50	90°00'00"	75.00	117.81	75.00	N 44°36'34" E	106.07
51	84°00'12"	25.00	36.65	22.51	N 38°59'34" E	33.46
52	16°16'45"	985.60	280.08	140.81	N 81°38'04" W	279.17
53	99°58'53"	340.00	593.26	426.51	N 49°29'30" W	520.58
54	95°53'53"	380.00	636.04	427.28	N 48°29'30" W	564.36
55	42°40'56"	79.60	59.30	31.13	N 58°26'00" E	57.96
56	24°20'53"	78.00	34.70	17.67	N 31°32'59" W	33.80
57	164° 23'	84.33	206.72	103.68	N 21°25'43" E	160.66
58	5°42'19"	2730.20	271.04	135.60	N 65°28'39" W	270.95
59	2°26'23"	2365.00	100.28	50.14	N 23°43'49" E	100.25
60	26°45'46"	45.00	21.15	10.77	S 76°30'33" E	20.95
61	2°11'29"	301.50	16.08	8.03	S 23°51'28" W	16.08
62	0°52'36"	2970.00	45.76	22.88	S 66°08'24" W	45.76
63	4°20'18"	380.00	101.39	70.87	N 64°41'10" W	141.26
64	31°42'23"	500.00	276.69	141.59	N 31°12'22" W	273.17
65	4°26'59"	300.00	23.71	11.90	N 0°23'37" W	23.75
66	24°59'19"	23.00	10.22	5.18	N 33°12'30" E	10.43
67	3°50'27"	540.00	36.20	18.11	S 20°44'36" E	36.19
68	90°00'00"	25.00	39.27	25.00	S 26°10'43" W	35.36
69	89°11'35"	5.00	5.80	3.64	N 64°05'06" W	5.85
70	28°18'28"	300.00	147.57	75.41	N 34°14'32" W	146.05
71	2°45'04"	2780.00	133.50	66.79	N 62°31'25" W	133.55
72	12°02'13"	1400.00	294.17	147.60	S 7°48'38" W	293.58
73	9°19'05"	600.00	34.74	17.38	N 1°41'37" W	34.74
74	9°48'37"	1930.00	330.52	165.74	S 1°31'47" W	330.13
75	3°58'35"	3520.00	121.74	60.90	N 53°06'34" W	121.72
76	1°54'[illegible]	24400.00	680.[illegible]	340.[illegible]	N 65°39'22" W	680.[illegible]
77	16°15'00"	1400.00	397.34	199.76	N 81°23'31" W	396.08
78	76°29'20"	420.00	560.34	333.49	S 36°32'08" E	521.97
79	5°43'28"	1980.00	197.91	99.03	S 68°20'30" E	197.83
80	2°45'04"	2780.00	133.50	66.79	S 65°08'57" E	133.48
81	35°24'45"	420.00	259.54	134.79	S 25°54'48" E	255.47

ZONING & PROPERTY PLAT OF MEADOWS INDUSTRIAL PARK

A DEVELOPMENT OF
GARDEN CONSTRUCTION CORPORATION
2406 GREENMOUNT AVENUE
BALTIMORE 18, MARYLAND

1ST ELECTION DISTRICT
Scale: 1" = 200'

BALTIMORE COUNTY, MARYLAND
July 23, 1960

REVISED JUNE 10, 1960
REVISED 27 JAN 1961

REVISED SEPT. 20, 1962

The streets on, or roads as shown hereon and the mention thereof in deeds are not dedicated to public use except only and the same are not accepted by the County Commissioners of Baltimore County, Maryland, until the construction thereof has been completed to their satisfaction and the same have been taken over for maintenance by the said County Commissioners of Baltimore County, Maryland.

Coordinates shown hereon are based on Baltimore County Metropolitan District Coordinate System.

The requirements of Section 7 to 78 of Article 17 of the Annotated Code of the Public Local Laws of Baltimore County (1957 Edition) as to the erection of monuments and setting of markers have been complied with.

GARDEN CONSTRUCTION CORPORATION

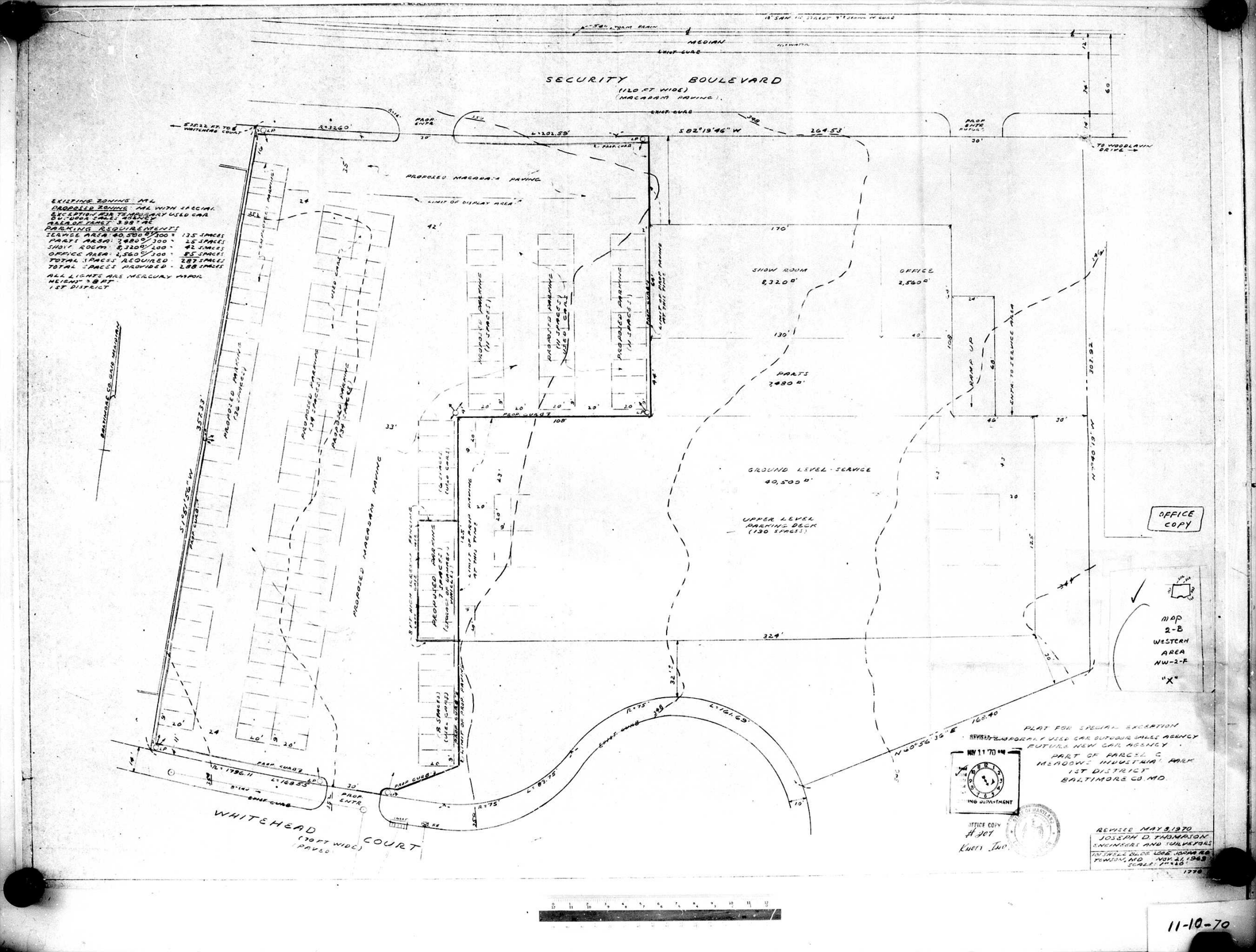
Charles Crusch President

Joseph D. Thompson Registered Engineer

JOSEPH D. THOMPSON REGISTERED ENGINEER

Prepared for Planning Board by Land Surveyor	Approved for Baltimore County Health Department	Highways Department of Baltimore County Approved for Street Alignment and Location	Approved for Baltimore County Planning Board	Approved by Baltimore County Engineer
Date	Date	Date	Date	Date

11-10-70


SECURITY BOULEVARD
(120 FT WIDE)
(MACADAM PAVING).
MEDIAN
CURB
S 82°19'46" W 264.53'
L=1201.58'
R=3260'
TO WOODLAWN DRIVE
PROPOSED MACADAM PAVING
LIMIT OF DISPLAY AREA
EXISTING ZONING: M-L
PROPOSED ZONING: M-L WITH SPECIAL EXCEPTION FOR TEMPORARY USED CAR OUTDOOR SALES AGENCY
AREA OF TRACT: 3.98 ± AC
PARKING REQUIREMENTS
SERVICE AREA 40,500 SF/300 = 135 SPACES
PARTS AREA: 7480 SF/300 = 25 SPACES
SHOW ROOM: 8,320 SF/200 = 42 SPACES
OFFICE AREA: 2,560 SF/100 = 25 SPACES
TOTAL SPACES ACQUIRED = 227 SPACES
TOTAL SPACES PROVIDED = 288 SPACES
ALL LIGHTS ARE MERCURY VAPOR
HEIGHT = 18 FT.
1ST DISTRICT
BALTIMORE CO. GAS & ELEC. R/W
S 5°51'56" W 357.33'
PROPOSED PARKING (38 SPACES)
PROPOSED PARKING (34 SPACES)
PROPOSED PARKING (34 SPACES)
PROPOSED MACADAM PAVING
SHOW ROOM 8,320 SF
OFFICE 2,560 SF
PARTS 7480 SF
RAMP UP
ENTR. TO SERVICE AREA
GROUND LEVEL - SERVICE 40,500 SF
UPPER LEVEL PARKING DECK (130 SPACES)
PROPOSED PARKING (7 SPACES)
(8 SPACES)
N 0°40'19" W 303.92'
N 40°56'36" E 160.40'
L=161.69'
R=75'
WHITEHEAD COURT
(70 FT WIDE)
PAVED
OFFICE COPY
MAP 2-B WESTERN AREA NW-2-F "X"
PLAT FOR SPECIAL EXCEPTION
REVISED FOR TEMPORARY USED CAR OUTDOOR SALES AGENCY
FUTURE NEW CAR AGENCY
PART OF PARCEL C
MEADOW INDUSTRIAL PARK
1ST DISTRICT
BALTIMORE CO. MD.
REVISED MAY 9, 1970
JOSEPH D. THOMPSON
ENGINEERS AND SURVEYORS
TOWSON, MD.
NOV. 21, 1969
SCALE 1" = 40'
1770
OFFICE COPY
#307
Kuers Inc.
11-10-70