

70-239-RX PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
George Transfer and Rigging

George Transfer and Rigging Company, Incorporated, 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 reclassified pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an M-L zone, for the following reasons: That the character of the neighborhood has changed. The proper use is the same as the uses permitted in an M-L Zone. (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein secondly described property for a truck terminal under Section 253.5 of the Baltimore County Zoning Regulations

See attached description

(3) and for a Special Exception under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a wireless transmitting and receiving structure under said Section 253.5 of said Regulations.

Protestants are to be posted and advertised as prescribed by Zoning Regulations. Protestants are to pay expense of above reclassification and or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

GEORGE TRANSFER AND RIGGING
COMPANY, INCORPORATED

Contract purchaser
By: *Edward D. Hardesty* Legal Owner
Address: 2700 Broening Highway
Baltimore, Maryland 21222

Protestant's Attorney
By: *Edward D. Hardesty*
Address: 8732 Holabird Avenue, Dundalk,
Maryland 21222

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of June 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 100, County Office Building in Towson, Baltimore County, Maryland, at 10:00 a.m. on the 10th day of June 1970 at 10:00 a.m.

Edward D. Hardesty
Zoning Commissioner of Baltimore County



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Edward D. Hardesty, Zoning Commissioner Date June 5, 1970

FROM Mr. George E. Cavellis, Director of Planning

SUBJECT: Petition #70-239-RX. Southwest side of Old York Road 610.6 feet North of Lenz Rd. Petition for Reclassification from R-6 to M-L Zone. Petition for Special Exception for a Truck Terminal. Petition for Special Exception for Wireless Transmitting and Receiving Structure. Geo. Transfer and Rigging Co. - Petitioners

7th District

HEARING: Wednesday, June 10, 1970 (2:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification to industrial zoning together with special exceptions for wireless transmitting facilities and a truck terminal. We have the following advisory comments to make regarding pertinent planning factors:

1. The subject petition was dealt with by the Planning Board as an issue relating to the development of comprehensive rezoning maps for the County. The Planning Board did not recommend the creation of industrial (M-L) zoning for the parcel involved. The Board did recommend the M-L zoning and the interchange of the Harrisburg Expressway with Old York Road. The Planning Board felt, as did the staff, that extension of such zoning was appropriate in light of the land use potentials created through zoning for the balance of the tract.

2. With regard to the special exception for the truck terminal, the Planning Staff could endorse the request only on the basis of a final, detailed plan and conditions in an order requiring:

- provision of suitable screening which would shield abutting or nearby properties from any adverse visual impact of truck storage on the site.
- an architectural style for the building improvements which would be in harmony with and compatible with the rural character of the area.
- soil tests approved by the Health Department affirming that the private sewage disposal system will work and is capable of properly serving the resulting on-premise population from the office and terminal uses.
- the development of appropriate drainage or catchment systems to assure that grease, oil, or wash water will not run into the stream and adversely affect the water quality of the Beech Run area or the Loch Raven Watershed.

Mr. Edward D. Hardesty, Zoning Commissioner - Page 2 June 5, 1970
Petition #70-239-RX.

e. the development of appropriate grading and sedimentation control plans so as to assure again no adverse effect on stream quality.

GEG:mh

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P. O. BOX # 6828, TOWSON, MD. 21204

Description to Accompany Zoning Petition
For Special Exception for Truck Terminal
Property of The George Transfer and
Rigging Co., Inc.

July 15, 1970

Beginning for the same at a point on the southwest side of Old York Road, 30 feet wide, said point being distant 610.6 feet more or less measured northwesterly along the southwest side of Old York Road from the center of the existing paving of Lenz Road, running thence leaving the said southwest side of Old York Road and binding on the outline of the property of The George Transfer and Rigging Company, Inc. (1) South 48° 42' 20" West 300.00 feet, (2) North 41° 17' 40" West 50.00 feet, (3) South 48° 42' 20" West 1938.48 feet to intersect the northeasterly Right-of-Way line of The Baltimore and Harrisburg Expressway, thence (4) binding along said Right-of-Way line by a curve to the left having a radius of 3014.79 feet and an arc of 531.49 feet, said curve being subtended by a chord bearing North 3° 01' 32" East for 532.79 feet, thence (5) leaving the said northeasterly Right-of-Way line of The Baltimore and Harrisburg Expressway for a new line of division North 43° 45' 47" East 1461.66 feet to a point on the northeasterly outline of The George Transfer and Rigging Company, Inc. running thence binding on said outline and binding also on the southwesterly property of The State Roads Commission of Maryland the three following courses, viz: first (6) North 27° 53' 21" East 52.00 feet, second (7) South 62° 06' 39" East 564.33 feet, and third (8) North 47° 53' 21" East 105.00 feet to intersect the southwestern side of Old York Road, thence binding along the said southwestern side of Old York Road (9) South 66° 20' 10" East 98.37 feet to the place of beginning.

Containing 18.809 acres of land more or less.



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P. O. BOX # 6828, TOWSON, MD. 21204

FIRST DESCRIPTION

Description to Accompany Zoning Petition
For Reclassification from Existing R-6 Zone
to M-L Zone.

February 6, 1970

Beginning for the same at a point being at the end of the two following distances, viz: first commencing at the extension of the center line of paving of Lenz Road and the intersection formed by the southwest side of Old York Road and running thence northwesterly along the said southwest side of Old York Road a distance of 1757 feet more or less, thence second at right angles, southwesterly 215 feet more or less, to the herein mentioned point of beginning, running thence binding on part of the property of The George Transfer and Rigging Company, Inc. the sixteen following courses viz: (1) South 21° 22' 30" West 1186.28 feet, (2) North 23° 26' 00" West 460.03 feet, (3) South 70° 49' 00" West 14.12 feet to intersect the northeasterly Right-of-Way Line of The Baltimore and Harrisburg Expressway, thence (4) binding along said Right-of-Way line by a curve to the left having a radius of 3014.79 feet and an arc of 8.30 feet, said curve being subtended by a chord bearing of North 11° 51' 24" West for 8.30 feet, thence leaving the said Right-of-Way Line and binding on the southeasterly property of The State Roads Commission of Maryland the twelve following courses, viz: first (5) North 0° 06' 43" West 90.81 feet, second (6) North 6° 42' 45" East 70.92 feet, third (7) North 5° 33' 41" East 27.13 feet, fourth (8) North 12° 27' 31" East 89.49 feet, fifth (9) North 13° 40' 18" East 85.09 feet, sixth (10) North 23° 47' 27" East 140.84 feet, seventh (11) North 32° 35' 10" East 138.59 feet, eighth (12) North 65° 26' 59" East 93.70 feet, ninth (13) North 72° 14' 00" East 90.97 feet, tenth (14) North 77° 38' 38" East 86.04 feet, eleventh (15) North 87° 18' 33" East 128.22 feet, and twelfth (16) South 81° 09' 35" East 79.81 feet to the place of beginning.

Containing 8.567 acres of land more or less.

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P. O. BOX # 6828, TOWSON, MD. 21204

SECOND DESCRIPTION

Description to Accompany
Zoning Petition for Special Exception
For Truck Terminal
Property of George Transfer & Rigging Company, Inc.

February 6, 1970

Beginning for the same at a point on the southwest side of Old York Road, 30 feet wide, said point being distant 610.6 feet more or less measured northwesterly along the southwest side of Old York Road from the center of the existing paving of Lenz Road, running thence leaving the said southwest side of Old York Road and binding on the outline of the property of The George Transfer and Rigging Company, Inc. (1) South 48° 42' 20" West 300.00 feet, (2) North 41° 17' 40" West 50.00 feet, (3) South 48° 42' 20" West 1938.48 feet to intersect the northeasterly Right-of-Way Line of The Baltimore and Harrisburg Expressway, thence binding along said Right-of-Way Line the two following courses, viz: first (4) by a line curving to the left having a radius of 3014.79 feet and an arc of 1094.81 feet, said curve being subtended by a chord bearing of North 2° 18' 30" West for 1088.80 feet, and second (5) continuing along said curve to the left having a radius of 3014.79 feet and an arc of 8.30 feet, said curve being subtended by a chord bearing of North 11° 51' 24" West for 8.30 feet, thence leaving the said northeasterly Right-of-Way Line of The Baltimore and Harrisburg Expressway and binding on the southeasterly property of The State Roads Commission of Maryland, the nineteen following courses, viz: first (6) North 0° 06' 43" West 90.81 feet, second (7) North 6° 42' 45" East 70.92 feet, third (8) North 5° 33' 41" East 27.13 feet, fourth (9) North 12° 27' 31" East 89.49 feet, fifth (10) North 13° 40' 18" East 85.09 feet, sixth (11) North 23° 47' 27" East 140.84 feet, seventh (12) North 32° 35' 10" East 138.59 feet, eighth (13) North 65° 26' 59" East 93.70 feet, ninth (14) North 72° 14' 00" East 90.97 feet, tenth (15) North 77° 38' 38" East 86.04 feet, eleventh (16) North 87° 18' 33" East 128.22 feet, twelfth (17) South 81° 09' 35" East 79.81 feet, thirteenth (18) South 48° 52' 30" East 146.47 feet, fourteenth (19) South 66° 15' 10" East 193.84 feet, fifteenth (20) South 57°

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P. O. BOX # 6828, TOWSON, MD. 21204

THIRD DESCRIPTION

Description to Accompany Zoning Petition
For Special Exception for Radio Tower.

February 6, 1970

Beginning for the same at a point being at the end of the two following distances, viz: first commencing at the extension of the center line of the paving of Lenz Road and the intersection formed by the southwest side of Old York Road and running thence northwesterly along the said southwest side of Old York Road a distance of 1757 feet, more or less, thence second, at right angles southwesterly 297 feet more or less to the herein mentioned point of beginning, running thence for lines of division the four following courses, viz: first South 21° 22' 30" West 75.00 feet, second North 68° 37' 30" West 75.00 feet, third North 21° 22' 30" East 75.00 feet, and fourth South 68° 37' 30" East 75.00 feet to the place of beginning.

Containing 0.129 acres of land more or less.

Description to Accompany
Zoning Petition for Special Exception
for Truck Terminal
Property of George Transfer & Rigging Company, Inc.

February 6, 1970

32° 20' East 50.16 feet, sixteenth (21) South 78° 15' 50" East 100.64 feet, seventeenth (22) North 27° 53' 21" East 52.00 feet, eighteenth (23) South 62° 06' 39" East 564.33 feet and nineteenth (24) North 27° 53' 21" East 105.00 feet to intersect the southwestern side of Old York Road, running thence binding on the said southwestern side of Old York Road (25) South 66° 20' 10" East 98.37 feet to the place of beginning.

Containing 34.751 acres of land more or less.

Saving and excepting that portion of land (0.129 acres more or less) designated as a proposed radio tower site.

January 8, 1971

Mr. George E. Gavrelis
Director of Planning
County Office Building
Towson, Maryland 21204

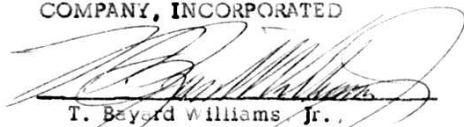
Re: Permit for Construction of Office
Building on Harrisburg Expressway
at Old York Road, Maryland Line

Dear Sir:

You are herewith advised that this company has no specific detailed plans prepared for the Safety Training Center referred to as a truck terminal in the Order in the latest zoning proceeding involving this property. The plans for the office building have been prepared in such fashion that the site will accommodate the Safety Training Center should the company, in the future, proceed with the construction of that center.

Very truly yours,

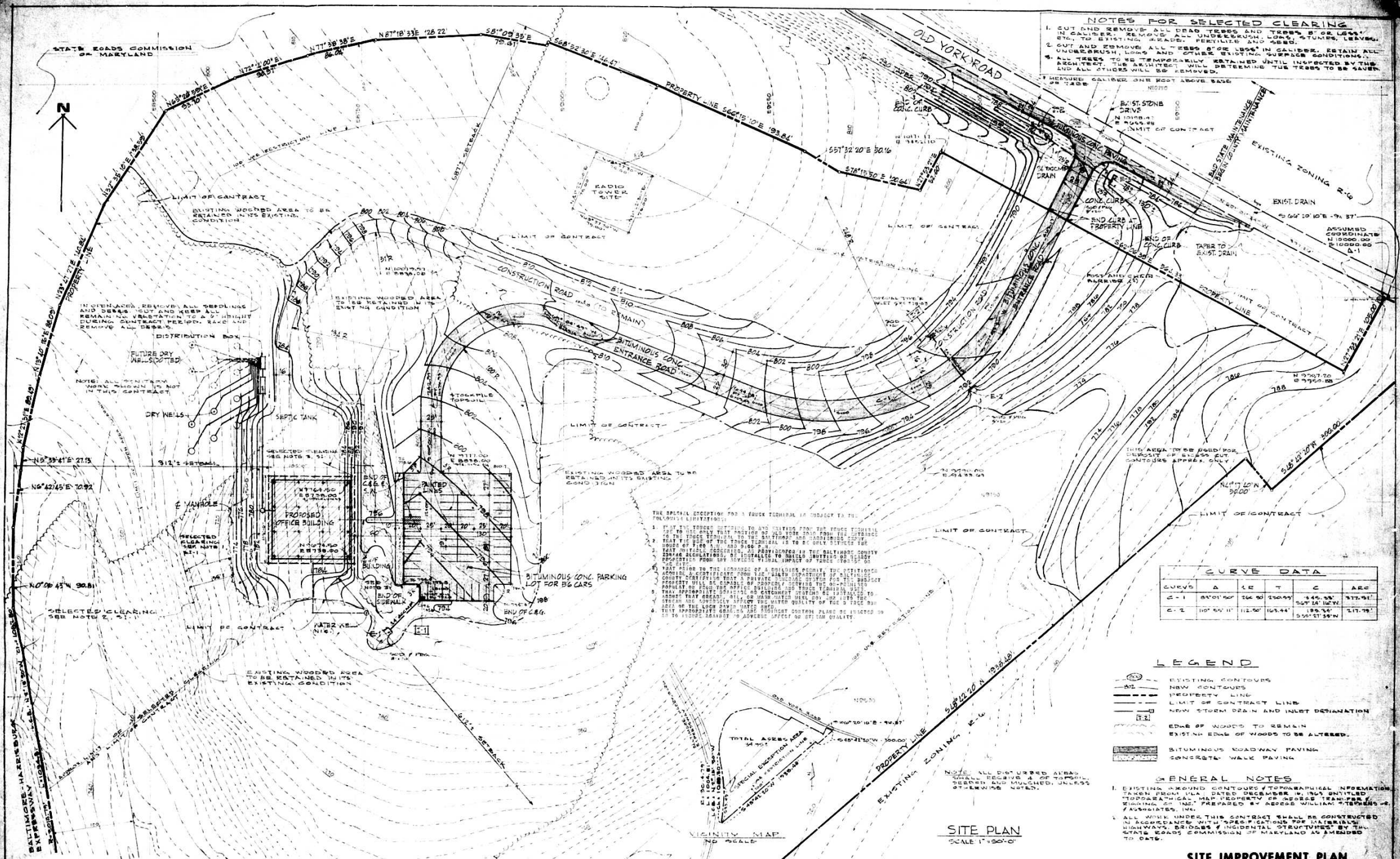
GEORGE TRANSFER AND RIGGING
COMPANY, INCORPORATED



T. Bayard Williams, Jr.,
Chairman of the Board of Directors

TBW:jfd

cc: Mr. John Wimbley



NOTES FOR SELECTED CLEARING

1. CUT AND REMOVE ALL DEAD TREES AND TREES 8" OR LESS IN CALIBER. REMOVE ALL UNDERBUSH, LOGS, STUMPS, LEAVES, ETC. TO EXISTING GRADE. PERMANENTLY AND ASBEST.
2. CUT AND REMOVE ALL TREES 8" OR LESS IN CALIBER. RETAIN ALL UNDERBUSH, LOGS AND OTHER SURFACE CONDITIONS.
3. ALL TREES TO BE TEMPORARILY RETAINED UNTIL INSPECTED BY THE ARCHITECT. THE ARCHITECT WILL DETERMINE THE TREES TO BE SAVED AND ALL OTHERS WILL BE REMOVED.
4. MEASURE CALIBER ONE FOOT ABOVE BASE OF TREE.

CURVE DATA

CURVE	A	LC	T	C	ARC
C-1	84°00'00"	106.50	250.00	144.50	371.91
C-2	105°00'00"	112.50	165.44	195.34	217.79

LEGEND

- EXISTING CONTOURS
- NEW CONTOURS
- PROPERTY LINE
- LIMIT OF CONTRACT LINE
- NEW STORM DRAIN AND INLET DESIGNATION
- EDGE OF WOODS TO REMAIN
- EXISTING EDGE OF WOODS TO BE ALTERED
- BITUMINOUS ROADWAY PAVING
- CONCRETE WALK PAVING

GENERAL NOTES

1. EXISTING AROUND CONTOURS TOPOGRAPHICAL INFORMATION TAKEN FROM U.S. DATED DECEMBER 19, 1957 ENTITLED "TOPOGRAPHICAL MAP PROPERTY OF GEORGE TRANSFER & RIGGING CO. INC." PREPARED BY GEORGE WILLIAM TOWNSHIP & ASSOCIATES, INC.
2. ALL WORK UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS FOR MATERIALS, HIGHWAYS, BRIDGES & INCIDENTAL STRUCTURES BY THE STATE ROADS COMMISSION OF MARYLAND AS AMENDED TO DATE.

SITE PLAN
SCALE 1"=50'-0"

SITE IMPROVEMENT PLAN

NOTES:

- EXISTING ZONING M.E.
- PARKING REQUIREMENTS
- 1ST FL. 7,000 S.F. PARKING REQ. 24
- 2ND FL. 8,000 S.F. 16
- PARKING SHOWN 56
- TOTAL ACRES - 34.95!

• PRESENT USE - VACANT

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 2/17/70



GAUDREAU INC
330 NORTH CHARLES STREET BALTIMORE MARYLAND 21201

ARCHITECTS

BACHARACH ASSOC INC
ALBERT S. GISE AND ASSOC INC

STRUCTURAL ENGINEERS
MECHANICAL ENGINEERS

OFFICE BUILDING AND HEADQUARTERS FOR GEORGE TRANSFER & RIGGING CO

BALTIMORE-HARRISBURG EXPRESSWAY & OLD YORK RD MARYLAND LINE
BALTIMORE COUNTY MARYLAND

Sheet No. 5-1

70-239

11720 HARRISBURG AVENUE Dundalk, Maryland 21222

February 13, 1970

Zoning Commissioner of
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition of George Transfer and Rigging Company, Incorporated, for Re-Classification of 8.567 acres of land at the southwest corner of the Harrisburg Expressway and Old York Road from R-6 to M-L Zone

Dear Sir:

With regard to the above-mentioned Petition and complying with Section 22-22(b) of Article III of the Baltimore County Code, 1968, titled "Planning, Zoning and Subdivision Control", you are herewith advised that my client, George Transfer and Rigging Company, Incorporated, desires to re-classify the zoning of the above-mentioned tract of land from R-6 to M-L Zone.

The reasons for this are that the character of the neighborhood has changed since the present classification due to several alterations, the most important of which being the adjoining land of my client to the east consisting of 26.334 acres re-classified on April 26, 1965 from an R-6 Zone to an M-L Zone. The Harrisburg Expressway and ramps leading from it, together with the aforementioned adjoining land of my client, landlocks the 8.567 acres, the subject of the Petition and, therefore, renders it useless unless the zoning classifications and uses are the same.

In addition, the Land Use Map now prepared by the Planning Department of Baltimore County apparently recognizes the desirability of such a classification for the property which is the subject of this Petition and, therefore, has included it as being a part of the M-L Zone.

The above reasons are basically the reasoning behind the Petition for Re-Classification.

Very truly yours,

T. BAYARD WILLIAMS, JR.

TBW:jfd

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Mr. Edward D. Hardesty, Zoning Commissioner March 11, 1970
Attn: Mr. Myer
FROM: Inspector Thomas E. Kelly
FIRE DEPARTMENT
SUBJECT: Property Owner George Transfer & Rigging Company, Inc.

Location: se/s Baltimore Harrisburg Expressway, 2238.65' sw/s Old York Road
Item #182 Zoning Agenda March 10, 1970

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.

Thomas E. Kelly
Inspector Thomas E. Kelly

cc: Mr. Hanna

TELEPHONE 821-3000 EXT. 387

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

No. 71280
DATE: Aug 11, 1970

To: George Transfer and Rigging Co.
P.O. Box 100
Baltimore, Md. 21208

Billing Dept. of Baltimore County

QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	135.55	135.55
Advertising and posting of property		135.55

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

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

T. Bayard Williams, Jr.
11720 HARRISBURG AVENUE
DUNDALK, MARYLAND 21222

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 19th day of March 1970

Edward D. Hardesty
Zoning Commissioner

Petitioner: George Transfer & Rigging Co.
Petitioner's Attorney: T. Bayard Williams, Jr., Chairman of Advisory Committee

TELEPHONE 821-3000 EXT. 387

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

No. 71230
DATE: May 16, 1970

To: George Transfer & Rigging Co.
P.O. Box 100
Baltimore, Md. 21208

Billing Dept. of Baltimore County

QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	135.55	135.55
Advertising and posting of property		135.55

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

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

3490

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#70-239-RX

District: 7th
Posted for: Edward D. Hardesty, Zoning Commissioner
Date of Posting: May 21, 1970
Petitioner: George Transfer & Rigging Co.
Location of property: 2238.65' sw/s Old York Road, 610.6' N of
Rd. 101
Location of Sign: 3 Signs Posted on rd. 101, 2238.65' sw/s
Old York Road, 610.6' N of Rd. 101
Remarks: None
Posted by: Fred H. Hesse
Signature
Date of return: May 25, 1970

#70-239-RX
7TH DIST.
RECORD
PRINT
6
SHEET 3-9
ML-K

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTIONS
SW/S of Old York Road, 610.6' N of
George Transfer and Rigging Company, Incorporated - Petitioner
NO. 70-239-RX (Item No. 182)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

THE PETITIONER seeks a Reclassification of a parcel of land consisting of 8.567 acres, more or less, from its present R-6 zoning to a ML zone, said parcel, for the purpose of this Order, to be known as Parcel "A"; the Petitioner further requests a Special Exception for the use of a truck terminal on Parcel "A", in addition to and including Parcel "B", which is presently zoned ML and consists of 26.384 acres, more or less; it further requests a Special Exception for a wireless transmitting and receiving structure on a parcel of land located within Parcel "B", consisting of 129 of an acre, more or less, herein known as Parcel "C".

Testimony indicated that Parcel "B" was reclassified from an R-6 zone to a ML zone in 1965. The Office of Planning recommends the Reclassification from an R-6 zone to a ML zone of Parcel "A". A real estate agent and appraiser, testifying for the Petitioner, stated that Parcel "A" is landlocked, and there is no access to any road except through Parcel "B". It is bounded on the west by the Baltimore and Harrisburg Expressway, on the north and east by lands owned by the State Roads Commission of Maryland, and to the south by Parcel "B".

Testimony further indicated that the uses of the property would be as follows:

1. A safety terminal, to be physically located in Parcel "B", for the instruction of drivers and for limited maintenance.
2. For a proposed office building, for the housing of the home offices of the Petitioner, to be located in Parcel "A".
3. A wireless transmitting and receiving structure to be located in Parcel "C".

It is obvious to the Deputy Zoning Commissioner that Parcel "A" should be reclassified from an R-6 zone to a ML zone due to its landlocked condition, and, further, it being adjacent and contiguous to Parcel "B", zoned ML. Though there are no other changes of this nature in the area. As to the Special Exception for a wireless transmitting and receiving structure to be located in Parcel "C", the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations having been met, this Special Exception should be granted.

Mr. Gerald J. Gelazela, the President of the Parkton Improvement Association, said group being in protest of this Petition, testified that the granting of the Special Exception for a truck terminal would cause the contamination of a stream that runs through the property and down through the area known as Parkton, five (5) to six (6) miles away. He further testified that such a granting would have an adverse affect upon the area as far as sounds that would emanate from the use of the trucks, and he further questioned the use of Old York Road by the trucks, as to whether or not it could handle it. Several other Protestants testified that the granting of the Special Exception and the Reclassification could have a bearing on the school system in that area.

It is possible that employees of the company could possibly move into the area with their children, but I doubt whether this would seriously raise the enrollment in the school system and have an adverse affect thereon. Furthermore, if the Petition for the Special Exception is granted, such problems as stream pollution, etc., would be covered by the Baltimore County Building Code, and prior to building permits being issued, certain prerequisites would have to be met to insure the safety of the locality.

In any event, it is obvious to the Deputy Zoning Commissioner that the Petitioner is not in need of a Special Exception for the combined Parcels of "A" and "B". Parcel "A" will be occupied with the office building and

parking facilities thereto. Parcel "B" includes therein the radio tower and driveway approaches to the office building.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 7th day of August, 1970, that the parcel herein referred to as Parcel "A" should be and the same is hereby reclassified from an R-6 zone to a ML zone; that the request for a Special Exception for the use of a wireless transmitting and receiving structure on that parcel referred to herein as Parcel "C" should be and the same is GRANTED; and that the request for a Special Exception for a truck terminal, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations having been met, should be and the same is GRANTED for that parcel of property as described below:

"Beginning for the same at a point on the southwest side of Old York Road, 30 feet wide, said point being distant 610.6 feet more or less measured northwesterly along the southwest side of Old York Road, running thence leaving the said southwest side of Old York Road and binding on the outline of the property of The George Transfer and Rigging Company, Inc. (1) South 48° 42' 20" West 300.00 feet, (2) North 41° 17' 40" West 50.00 feet, (3) South 48° 42' 20" West 1938.48 feet to intersect the northeasterly Right-of-Way line of The Baltimore and Harrisburg Expressway, thence (4) binding along said Right-of-Way line by a curve to the left having a radius of 3014.79 feet and an arc of 533.49 feet, said curve being subtended by a chord bearing North 39° 01' 32" East for 532.79 feet, thence (5) leaving the said northeasterly Right-of-Way line of The Baltimore and Harrisburg Expressway for a new line of division North 43° 45' 47" East 1483.66 feet to a point on the northeasterly outline of The George Transfer and Rigging Company, Inc. running thence binding on said outline and binding also on the southwesterly property of the State Roads Commission of Maryland the three following courses, viz: first (6) North 27° 53' 21" East 52.00 feet, second (7) South 62° 06' 39" East 564.33 feet, and third (8) North 27° 53' 21" East 105.00 feet to intersect the southwesterly side of Old York Road, thence binding along the said southwesterly side of Old York Road (9) South 66° 20' 10" East 96.37 feet to the place of beginning."

The above granting of the Special Exception for a truck terminal is, however, subject to the following limitations:

1. That the trucks entering to and exiting from the truck terminal are to use only that portion of Old

York Road from the entrance to the truck terminal to the Baltimore and Harrisburg Expressway.

2. That the use of the truck terminal is to be only between the hours of 7:00 A. M. and 9:00 P. M.
3. That suitable screening, as provided for in the Baltimore County Zoning Regulations, be installed to shield abutting or nearby properties from any adverse visual impact of truck storage on the site.
4. That prior to the issuance of a building permit, the Petitioner acquire a certificate from the Health Department of Baltimore County certifying that a private sewerage system for the subject property will be capable of properly serving the on-premise population from the office building and truck terminal uses.
5. That appropriate drainage or catchment systems be installed to assure that grease, oil, or wash water will not run into the stream and adversely affect the water quality of the B Tree Run area or the Loch Raven water shed.
6. That appropriate grading and sediment control plans be inacted so as to insure against no adverse affect on stream quality.

This Order is subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hardesty
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE 8/11/70 BY J. J. Hesse

ORDER RECEIVED FOR FILING

DATE 8/11/70 BY J. J. Hesse

10

11-13-70

Note:
This Plat Prepared From Deeds & Plats,
Bearings & Distances Shown Do Not Represent
A Field Survey
For Zoning Purposes Only

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
302 ALLEGHENY AVE.
TOWSON & MARYLAND

STATE ROADS COMMISSION
OF MARYLAND

GENERAL NOTES

UTILITIES
Any Proposed Future Utilities Will Be Private i.e. Water Wells And
Systems And Septic Tanks And Systems.

RADIO TOWER
Proposed Radio Tower Self Supporting, Proposed Height Of Tower - 125 Feet.
CURED

Proposed Curb Showing Along York Road To Be Concrete Construction
And To Conform With The State Road Commission Of Md. Specifications.

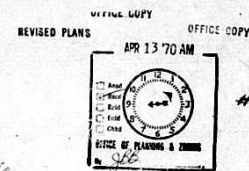
PAVING
Proposed Additional Paving Along York Road To Be Bituminous Concrete
Construction And To Conform With State Road Commission Of Md. Specifications.
Interior Paving Shown To Be Macadam (Bituminous) Surface With
Sufficient Stone Crusher 5 1/2" Base.

PARKING BREAKDOWN
Proposed One Story Office Building Paving To Conform With
Section 409.2 Subparagraphs 5 On The Baltimore County
Zoning Regulations, Building Area 26,500 Sq. Ft.
Paving Required At One Space Per 300 Sq. Ft. + 75 Spaces
Proposed Parking = 100 Spaces

Proposed Warehouse / Terminal Estimated No. Of Employees
Not To Exceed 12 - Proposed Parking Provided = 14 Spaces

SCREENINGS
Proposed Screening Shown Herein To Be 4 Foot High Compact
Evergreens.

LIGHTING
Proposed Lighting To Be Directed Away From Existing Residential Areas.
Maximum Height Of Lights Not To Exceed 20 Feet.



PLAT TO ACCOMPANY ZONING PETITION
FOR
RECLASSIFICATION FROM EXISTING R-G ZONE TO ML ZONE
AND FOR
SPECIAL EXCEPTION FOR TRUCK TERMINAL AND RADIO TOWER
PROPERTY OF
THE GEORGE TRANSFER & RIGGING CO. INC.
MARYLAND LINE

BALTO CO MD
SCALE 1"=100'

ELECT DIST NO 7
JANUARY 2, 1970
REVISED FEBRUARY 2, 1970
REVISED MARCH 2, 1970
REVISED APRIL 10, 1970



STATE ROAD COMMISSION
OF MARYLAND

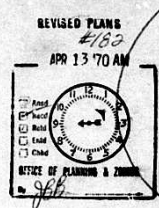
GENERAL NOTES

- UTILITIES
ANY PROPOSED FUTURE UTILITIES WILL BE PRIVATE I.E. WATER WELLS AND
SYSTEMS AND SEWAGE TANKS AND SYSTEMS.
RADIO TOWER
PROPOSED RADIO TOWER SELF SUPPORTING, PROPOSED HEIGHT OF TOWER 125 FEET.
CURBS
PROPOSED CURB SHOWN ALONG YORK ROAD TO BE CONCRETE CONSTRUCTION
AND TO COMPLY WITH THE STATE ROAD COMMISSION SPECIFICATIONS.
PAVING
PROPOSED ADDITIONAL PAVING ALONG YORK ROAD TO BE BITUMINOUS CONCRETE
CONSTRUCTION AND TO COMPLY WITH STATE ROAD COMMISSION SPECIFICATIONS.
INTERIOR PAVING SHOWN TO BE MACADAM (BITUMINOUS) SURFACE WITH
SUFFICIENT STONE CRUSHER SUB-BASE.
PARKING BREAKDOWN
PROPOSED ONE STORY OFFICE BUILDING PAVING TO COMPLY WITH
SECTION 409.2 SUBPARAGRAPH b.5 OF THE BALTIMORE COUNTY
ZONING REGULATIONS. BUILDING AREA 22,500 SQ. FT.
PARKING REQUIRED AT ONE SPACE PER 300 SQ. FT. 75 SPACES.
PROPOSED PARKING 100 SPACES.
PROPOSED WAREHOUSE & TERMINAL ESTIMATED NO. OF EMPLOYEES
NOT TO EXCEED 12 - PROPOSED PARKING PROVIDED 14 SPACES.
SCREENING
PROPOSED SCREENING SHOWN HEREON TO BE 4 FOOT HIGH COMPACT
EVERGREENS.
LIGHTING
PROPOSED LIGHTING TO BE DIRECTED AWAY FROM EXISTING RESIDENTIAL AREA.
MAXIMUM HEIGHT OF LIGHTS NOT TO EXCEED 20 FEET.

#70-239RX

OFFICE
COPY

7TH DIST.
RECORD
PRINT
&
SHEET
3-6
ML-X



PLAT TO ACCOMPANY ZONING PETITION
FOR
RECLASSIFICATION FROM EXISTING R-6 ZONE TO ML ZONE
AND FOR
SPECIAL EXCEPTION FOR TRUCK TERMINAL AND RADIO TOWER
PROPERTY OF
THE GEORGE TRANSFER & RIGGING CO., INC.
MARYLAND LINE

BALTO. CO. MD
SCALE 1"=100'

ELECT. DIST. NO. 7
JANUARY 3, 1970
REVISED FEBRUARY 12, 1970
REVISED MARCH 2, 1970
REVISED APRIL 10, 1970

Note:
This Plat Prepared From Deeds & Plats,
Bearings & Distances Shown Do Not Represent
A Field Survey
For Zoning Purposes Only.

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND

