

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Security Management Corp. I or we, the legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an MLR and R-40 zone to an R-40 zone; for the following reasons:

Error in the original zoning and/or the character of the neighborhood has changed to such an extent as to warrant reclassification.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property to be posted and advertised as prescribed by Zoning Regulations. I or we agree to pay expenses of above reclassification 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.

SECURITY MANAGEMENT CORP.

Contract purchaser by Melissa R. ... Vice-President Legal Owner Address 805 Lummerton Road Baltimore Maryland 21221

James D. Nolan Petitioner's Attorney Nolan, Plumbhoff & Williams 204 W. Pennsylvania Ave. Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of August, 1972, 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 7th day of October, 1972, at 8:00 o'clock

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR RECLASSIFICATION BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY Security Management Corporation Petitioner No. 71-120-R

ORDER OF DISMISSAL

Petition of Security Management Corporation for reclassification from R-40 and M.L.R. zones to R.A. zone, on property located on the west side of Wampler Road 425 feet south of Bird River Road, in the 15th District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of appeal filed August 4, 1972 (a copy of which is attached hereto and made a part hereof) from the attorney representing the Petitioners-Appellants in the above entitled matter.

WHEREAS, the said attorney for the said Petitioners-Appellants requests that the appeal filed on behalf of said Petitioners be dismissed and withdrawn as of August 4, 1972.

IT IS HEREBY ORDERED, this 1st day of Sept., 1972, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

John A. Slowik, Chairman W. Giles Parker Robert L. Giffard

RE: PETITION FOR RECLASSIFICATION BEFORE THE BALTIMORE COUNTY BOARD OF APPEALS W/S Wampler Road, 425' S. of Bird River Road - Fifteenth District SECURITY MANAGEMENT CORPORATION Petitioner No. 71-120-R (Item No. 333)

ORDER OF DISMISSAL WITHOUT PREJUDICE

Mr. Clerk: Please enter the above entitled matter "Dismissed Without Prejudice" on behalf of the Petitioner, Security Management Corporation.

James D. Nolan Nolan, Plumbhoff & Williams Attorneys for Petitioner 204 W. Pennsylvania Ave. Towson, Md. 21204 Telephone: 823-7800

I HEREBY CERTIFY, that on this 1st day of August, 1972, a copy of the foregoing ORDER OF DISMISSAL was mailed to R. Bruce Alderman, County Solicitor, County Office Building, Towson, Maryland 21204.

James D. Nolan

70113 1/3c 10/27/70

RE: PETITION FOR RECLASSIFICATION BEFORE THE DEPUTY ZONING COMMISSIONER W/S Wampler Road, 425' S of Bird River Road - 15th District Security Management Corporation Petitioner No. 71-120-R (Item No. 333)

ORDER FOR APPEAL

Mr. Deputy Zoning Commissioner: Please enter an Appeal to the County Board of Appeals from your Order of October 26, 1970, and each and every party thereof, denying the requested reclassification on behalf of the Petitioner, Security Management Corporation, a party thereby aggrieved.



James D. Nolan Nolan, Plumbhoff & Williams Attorneys for the Petitioners 204 W. Pennsylvania Avenue Towson, Maryland 21204 Telephone: 823-7800

I HEREBY CERTIFY, that on this 5th day of November, 1970, a copy of the foregoing ORDER FOR APPEAL was mailed to R. Bruce Alderman, County Solicitor, County Office Building, Towson, Maryland 21204. Copies also were mailed to the following:

- Mr. Delor C. Cassety 1014 Wampler Road Baltimore, Maryland 21220 Mr. C. L. Black 1008 Wampler Road Baltimore, Maryland 21220 Mr. Jack D. Williams, Sr. 1106 Wampler Road Baltimore, Maryland 21220

James D. Nolan

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

Description to Accompany Zoning Petition Reclassification from M-L-R to R-A West Side of Wampler Road South of Bird River Road 5.426 Acres of land more or less.

Beginning for the same at the end of the following courses, viz: (1) 425 feet more or less measured southerly along the west side of Wampler Road, 20 feet wide, from the intersection thence by said west side of Wampler Road and the center of Bird River Road, and (2) South 63° 02' 10" West 254.00 feet to the true point of beginning, said point of beginning being on the division line between M-L-R Zone and R-40 Zone, and running thence the three following courses, viz: (1) South 63° 02' 10" West 15.47 feet, (2) North 32° 43' 20" West 130.95 feet, and (3) South 43° 34' 10" West 671.76 feet to a corner on the division line between the above mentioned M-L-R Zone and R-A Zone, thence (4) South 02° 21' 52" West binding on the said division line between M-L-R Zone and R-A Zone 292.00 feet, thence (5) North 61° 54' 30" East 664.00 feet to intersect the above first mentioned division line, thence (6) North 06° 58' 47" West binding on said first mentioned division line 356.93 feet to the true point of beginning. Containing 5.426 Acres of land more or less.

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

Description to Accompany Zoning Petition Reclassification from R-40 to R-A West Side of Wampler Road South of Bird River Road 1.842 Acres of land more or less.

Beginning for the same on the west side of Wampler Road, 20 feet wide, at a point distant 425 feet more or less measured southerly along the west side of Wampler Road from the center of Bird River Road, running thence binding on the west side of Wampler Road the two following courses, viz: (1) South 01° 03' 00" West 27.55 feet, and (2) South 03° 21' 51" East 336.64 feet, thence (3) South 61° 54' 30" West 229.00 feet to intersect the division line between M-L-R Zone and R-40 Zone, thence (4) North 06° 58' 47" West binding on said division line 356.93 feet, thence (5) North 63° 02' 10" East 254.00 feet to the place of beginning. Containing 1.842 Acres of land more or less.

RE: PETITION FOR RECLASSIFICATION BEFORE THE DEPUTY ZONING COMMISSIONER W/S Wampler Road, 425' S of Bird River Road - 15th District Security Management Corporation - Petitioner NO. 71-120-R (Item No. 333) OF BALTIMORE COUNTY

The Petitioner seeks a Reclassification from an M-L-R zone and an R-40 zone to an R-A zone on two (2) parcels of land containing 1.842 acres, more or less, and 5.426 acres, more or less, presently zoned M-L-R, said properties contiguous to one another and located on the west side of Wampler Road, 425 feet south of Bird River Road in the Fifteenth Election District, of Baltimore County.

Testimony on behalf of the Petitioner indicated that the zoning on these parcels of property were in error due to the fact that the M-L-R zone is sandwiched between an R-40 zone, now under consideration, and an adjoining R-A zone. Further, that the adjoining R-A zone had been developed and was being developed at present. The subject property is to be used for town houses and/or apartment type apartments.

Mr. George E. Savellis, Director of Planning, indicated in his comments of October 6, 1970, concerning this reclassification, that the reason for the present zoning was that, "the property lies directly beneath the flight approach pattern of the Martin Airport's main runway. This zoning was prompted by the James Donohue Commission Report of 1952 which recommended that these areas be kept clear of high density housing or places of public assembly because of the danger factors encountered by airplanes as they approach and/or leave the runway."

Without reviewing the evidence further in detail, it is the Deputy Zoning Commissioner's opinion that there is no error in the Comprehensive Zoning Map due to the guidelines indicated in the Planning comments for the protection of the health, safety and general welfare of the individuals who might reside on the property if established as a high density zone. I concur in this recommendation; therefore, changes in the area as testified to, cannot be considered.

ORDER RECEIVED FOR FILING

DATE 10/26/70 BY [Signature] ADMINISTRATIVE ASSISTANT

Deputy Zoning Commissioner of Baltimore County

DATE 10/26/70 BY [Signature]

PROPERTY OF SECURITY MANAGEMENT CORPORATION
15th ELECTION DISTRICT OF BALTIMORE COUNTY

#71-120R

I. DESCRIPTION OF PROPERTY

The property is an irregularly shaped parcel lying to the west of Wampler Road with approximately 336 feet of frontage along the west side of Wampler Road and having an area of 7,352 acres. The property abuts existing R A zoning to the west, existing M L R zoning to the north along Wampler Road, while the property to the south is zoned M L R in the main, with some R-40 along the west side of Wampler Road to the south.

II. PRESENT ZONING

The property is presently zoned M L R as to 5,426 acres and R-40 as to 1,842 acres, the latter lying along the west side of Wampler Road. The property is presently vacant.

III. REQUESTED ZONING

The property owners respectfully request that the property would be more suitably zoned R A for use and development as garden apartments complimentary to the property owner's existing development of garden apartments and town houses to the west.

IV. REASONS FOR REQUEST

As to the M L R parcel of 5,426 acres, this acreage is presently land-locked and thus is effectively unusable, for manufacturing light restricted use, while the frontage along Wampler Road zoned R-40 is likewise unusable and outdated for residential use of a density as light as R-40. The property owner believes that its own interests and the interests of the entire neighborhood would be well served by allowing development of this tract for attractive garden apartment usage similar to the property owner's development to the west.

As for utilities, there is existing a present a 16-inch water main in the bed of Wampler Road; while the property owner would propose to install an 8-inch sanitary sewer to fall to the southwest corner of the property from which point the effluent would be pumped from a private pumping station through a forced main to existing sanitary sewer facilities to the west.

Respectfully submitted,

James D. Nolan
Attorney for Security Management Corporation

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Herasty, Zoning Commissioner Date: October 6, 1970
FROM: Mr. George E. Gervelli, Director of Planning
SUBJECT: Petition #71-120-R. West side of Wampler Road, 425 feet south of Bird River Road Petition for Reclassification from M.L.R. and R-40 to R.A. Security Management Corporation - Petitioners
15th District
HEARING: Wednesday, October 7, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from M.L.R. and R-40 to R.A. zoning and has the following advisory comments to make:

The Eastern Area Master Plan and Comprehensive Zoning Map approved by the Baltimore County Council on September 6, 1966, recommended M.L.R. and low density residential (R-40) because the property lies directly beneath the flight approach pattern of the Martin Airport's main runway. This zoning was promulgated by the James Duellie Commission Report of 1952 which recommended that these areas be kept clear of high density housing or places of public assembly because of the danger factors encountered by airplanes as they approach and/or leave the runway. Today as in 1966, the Maryland Air National Guard still uses the airport however, since 1966 the Martin-Marietta Corporation has resumed the re-use of the airport by the Chesapeake Airport, an industrial park and freight distribution center, which makes extensive use of the airport. Air traffic is expected to increase in the near future from this air terminal.

Glennan Elementary School student enrollment is now over desirable capacity with most of the students coming from its immediate normal service area, and there is vacant residential land within the school service. Because of the flight pattern and existing development, it is not feasible to build an additional elementary school near to this property.

We, therefore, strongly recommend against rezoning this property from its present status.

GEG:NG:msh



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 26, 1970

James D. Nolan, Inquire
220 West Pennsylvania Avenue
Towson, Maryland 21286

Re: Type of Hearings Reclassification
Location: W/S Wampler Road, 425' S
of Bird River Road
Petitioner: Security Management Corp.
Committee Meeting of May 26, 1970
15th District
Case 333

Dear Mr. Nolan:

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 wooded undeveloped tract of land with the surrounding properties improved with the same, but a portion of the properties are improved with dwellings. A portion of the property to the west is presently zoned for apartments, however, the apartments do not exist. Wampler Road at this location is not improved as far as concrete curb and gutter are concerned.

STATUS OF EXISTING ROAD

Wampler Road is an existing road which shall ultimately be improved as a 60' curbed street on a 60' right-of-way. Right-of-way and road improvements will be required at the time this site is improved.

Storm Drainage

No provisions for accommodating storm water or drainage have been indicated on the subject plans; however, a storm drainage study, including an easement will be required in connection with the proposed development of this property.

The petitioner must need to construct drainage facilities (see notes or comments) to prevent excessive soil erosion or damage to adjacent properties, especially by the concentration of surface waters. Construction of any system which may result, due to improper grading or improper installation of surface facilities, which will cause the erosion of the property, the petitioner.

James D. Nolan, Inquire
Item 333

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.

Water

Public water is available to serve this site.

Septic

Sanitary sewer services are available from the White Marsh Interceptor with off site easements and extensions. It would appear the pumping station is not necessary to provide this service. The White Marsh Interceptor is an existing 18" sewer as shown on drawing number 55-339 (1).

EXISTING UTILITIES UNDER

Petitioner to comply with all applicable requirements of Baltimore County Building Code and Regulations when plans are submitted.

STATE ROAD CONSTRUCTION

The subject site may be affected by the proposed extension of Wilson Point Road. A study of the project is currently being made. Upon completion of the study we will transmit additional comments.

It is requested that the subject petition be held in abeyance until such time as the aforementioned study is completed.

WATER UTILIZATION

Public water and sewers are provided. The proposed pumping station must be equipped with an auxiliary pump and emergency power.

The Pollution Control: The building or buildings on this site may be subject to certain restrictions in accordance 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.

TRAFFIC IMPROVEMENTS

The subject petition is requesting a change from M.L.R. and R-40 to R.A. This change would create no major change in traffic volume. The proposed development is not satisfactory and must intersect Wampler Road at 90°.

Wampler Road in its existing condition cannot handle high volumes of traffic.

James D. Nolan, Inquire
Item 333

FIRE DEPARTMENT

Owner shall be required to comply with all applicable requirements of the 102 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards. The hydrants shall be spaced at intervals of 500' along an improved road and located so that no building shall be more than 300 feet from a hydrant.

GRADE OF EXISTING

The Glennan Elementary School services this area and with a capacity of 720 has an enrollment of 122 pupils (as of September 17). The area is currently zoned for single family but 1 or 2 students will be required to fit single family as well as 47 pupils depending upon the type of apartments constructed.

EXISTING COMMUNITY DEVELOPMENT

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,

Edward D. Herasty
CLIVEL L. MYERS
Chairman

EDH:m

Enclosures

TELEPHONE 282-5415
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
DATE: 10/6/70
MAIL TO: OFFICE OF FINANCE, REVENUE DIVISION, COURTHOUSE, TOWSON, MARYLAND 21284

Check of pending property - Security Management Corp. No. 71-120-R	\$1.00
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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21284

TELEPHONE 282-5415
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
DATE: 10/6/70
MAIL TO: OFFICE OF FINANCE, REVENUE DIVISION, COURTHOUSE, TOWSON, MARYLAND 21284

Check of pending property - Security Management Corp. No. 71-120-R	\$75.00
1 slip	\$25.00
	\$75.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21284

TELEPHONE 282-5415
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
DATE: 10/6/70
MAIL TO: OFFICE OF FINANCE, REVENUE DIVISION, COURTHOUSE, TOWSON, MARYLAND 21284

Check of pending property - Security Management Corp. No. 71-120-R	\$75.00
1 slip	\$25.00
	\$75.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21284

TELEPHONE 282-5415
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
DATE: 10/6/70
MAIL TO: OFFICE OF FINANCE, REVENUE DIVISION, COURTHOUSE, TOWSON, MARYLAND 21284

71-120-R
Security Mgr

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21284

PETITION FOR RECLASSIFICATION
 TO RESIDENTIAL
 FROM M.L.R. and R-2
 TO R-1
 The Zoning Commission of Baltimore County, Maryland, is hereby notified that the following property is being petitioned for reclassification from M.L.R. and R-2 to R-1. The property is located in the City of Baltimore, Maryland, and is bounded as follows: ...

ORIGINAL
OFFICE OF THE ESSEX TIMES
 ESSEX, MD. 21221 September 21 - 1970
 THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, 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 21st day of Sept. 1970 that is to say, the same was inserted in the issue of Sept. 17, 1970.

STROMBERG PUBLICATIONS, Inc.
 By: *Richard Morgan*

PETITION FOR RECLASSIFICATION
 TO RESIDENTIAL
 FROM M.L.R. and R-2
 TO R-1
 The Zoning Commission of Baltimore County, Maryland, is hereby notified that the following property is being petitioned for reclassification from M.L.R. and R-2 to R-1. The property is located in the City of Baltimore, Maryland, and is bounded as follows: ...

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 17, 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 week before the 17th day of September 1970, the first publication appearing on the 17th day of September 1970.

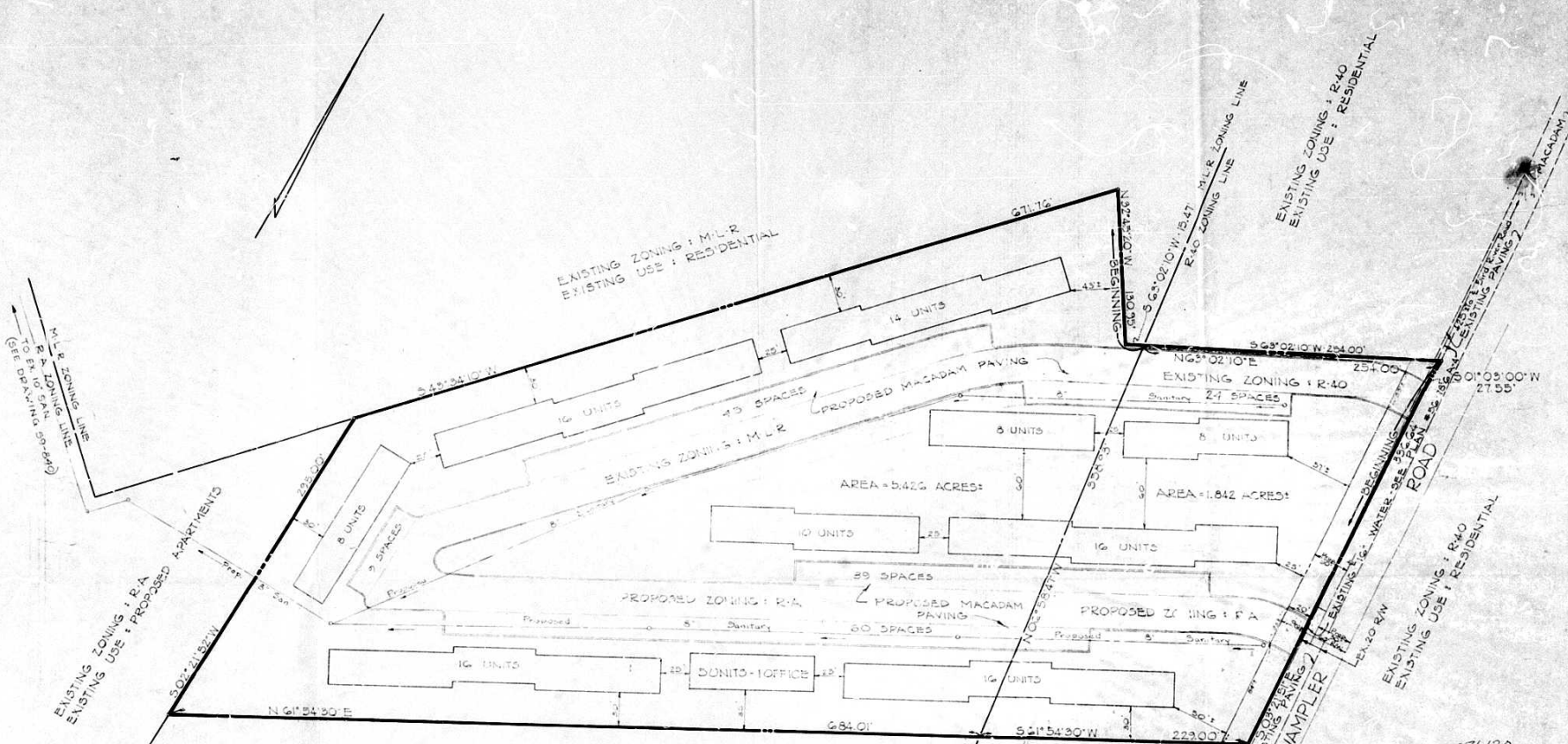
THE JEFFERSONIAN
 Manager.
 Cost of Advertisement, \$

EDWARD D. HARDESTY
 ZONING COMMISSIONER OF BALTIMORE COUNTY
 Sept. 17, 1970

James D. McLean, Esquire
 204 West Pennsylvania Avenue
 Towson, Maryland 21286
 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 113 N. Chesapeake Avenue
 Towson, Maryland 21286
 Your Petition has been received and accepted for filing this 25th day of August, 1970.
 Edward D. Hardesty
 Zoning Commissioner
 Petitioner Security Management Corp.
 Petitioner's Attorney James D. McLean, Esquire Reviewed by *Shirley F. Myers*
 Chairman of the Advisory Committee

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland #71-120-K
 District: 154
 Date of Posting: Sept. 17, 1970
 Posted for: Security Management Corp. 1000
 Petitioner: Security Management Corp.
 Location of property: W. W. Manigault Blvd. #225 South of Carl Road Rd.
 Location of Sign: 2 Posted on Manigault Blvd. on West Side
 Remarks:
 Posted by: *Mark H. New* Date of return: Sept. 24, 1970

(Official)
CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland #71-120-K
 District: 154
 Date of Posting: Sept. 17, 1970
 Posted for: Security Management Corp.
 Petitioner: Security Management Corp.
 Location of property: W. W. Manigault Blvd. #225 South of Carl Road Rd.
 Location of Sign: 2 Sign Posted on Manigault Blvd. on West Side
 Remarks:
 Posted by: *Mark H. New* Date of return: Sept. 24, 1970



ZONING STATUS	M-L-R/R-40
EXISTING ZONING	R-A
PROPOSED ZONING	7,352 ACRES
GROSS AREA	7,268 ACRES
NET AREA	
DESIGNED DENSITY	
GROSS (117-7,352)	16.1 UNITS/ACRE
NET (117-7,268)	117 UNITS
TOTAL UNITS DESIGNED	
PERMITTED DENSITY	
GROSS (117-7,352)	117 UNITS
NET (117-7,268)	117 UNITS
TOTAL UNITS PERMITTED	
OFF STREET PARKING	
NO PROPOSED UNITS	117 UNITS
NO SPACES REQUIRED	117 SPACES
NO SPACES PROVIDED	171 SPACES
PARKING RATIO	1.54



PLAT TO ACCOMPANY ZONING PETITION
RECLASSIFICATION FROM
M-L-R AND R-40 TO R-A
WEST SIDE OF WAMPLER ROAD
SOUTH OF BIRD RIVER ROAD

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT NUMBER 15

SCALE: 1" = 50 FT
APRIL 15, 1970
REV. MAY 4, 1970
REV. SEPT 23, 1970

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

#71-120
OFFICE COPY
REVISED PLANS
OCT - 7 70 PM
ZONING DEPARTMENT
BALTIMORE COUNTY, MARYLAND



