

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Lansdowne Industrial Park, 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-classified, permanently to the Zoning Law of Baltimore County, from an Industrial zone to an SW-5-C zone; for the following reasons:

Variance to Sec. 253.5 to permit a wireless transmitting and receiving structure of a height of 150' instead of the required 50'.

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 transmitting and receiving structures.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Lansdowne Industrial Park, Inc./
George W. Johnson, Vice-President
Contract purchaser
Address: 105 W. Chesapeake Avenue
Towson, Maryland, 21204

Edward D. Hardesty
Petitioner's Attorney
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 17th day of November, 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 104, County Office Building in Towson, Baltimore County, on the 11th day of January, 1971, at 11:00 o'clock.

Edward D. Hardesty
Zoning Commissioner of Baltimore County.

(over)

MALCOLM E. HUDKINS ASSOCIATES
SURVEYORS AND LAND DEVELOPERS
3010 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
828-9000

November 2, 1970

DESCRIPTION OF RADIO TOWER

Beginning for the same at a point the four following courses and distances from the intersection formed by the centerline of Sulphur Spring Road with the centerline of Washington Blvd. (1) Southwest 1400 feet more or less (2) following the centerline of an existing service road leading from the aforesaid Washington Blvd. 2600 feet more or less (3) Westerly 185 feet more or less (4) Northerly 30 feet more or less thence Northerly 20 feet more or less thence Westerly 25 feet more or less thence Southerly 20 feet more or less thence easterly 20 feet more or less to the place of beginning.

Containing 400 Square Feet of land more or less.



Malcolm E. Hudkins Reg. # 5095

SW-5-C

TELEPHONE 484-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

No. 75471
DATE: 12-19-70

TO: General and Industrial Building, Inc.
305 W. Chesapeake Ave.
Towson, Md. 21204

Being Department of Baltimore County

RETURN THIS PORTION WITH YOUR REMITTANCE

AMOUNT DUE \$25.00
TAXES \$0.00
TOTAL AMOUNT DUE \$25.00

DEBIT TO ACCOUNT NO. 00-622

ADVERTISING AND POSTING OF PROPERTY FOR LANSLOWNE INDUSTRIAL PARK, INC.
#71-192-X

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. 1-3-71 1970

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES a weekly newspaper printed and published in Baltimore County, Md. once in each of 01N successive weeks before the 11th day of January, 1971, the first publication appearing on the 24th day of December, 1970.

THE TIMES.

Cost of Advertisement \$21.00

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 24, 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 5th times before the 11th day of January, 1971, the first publication appearing on the 24th day of December, 1970.

THE JEFFERSONIAN

Cost of Advertisement \$

Lansdowne Industrial Park, Inc.
305 W. Chesapeake Ave.
Towson, Maryland 21204

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

17th day of November, 1970.

Edward D. Hardesty
EDWARD D. HARDESTY
Zoning Commissioner

Petitioner Lansdowne Industrial Park, Inc.

Petitioner's Attorney

Reviewed by Oliver L. Myers
Chairman of the Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map			4/10	AK	4/10	AK				
Petition number added to outline			4/10	AK	4/10	AK				
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>AK</u> 12/10	Revised Plans: Change in outline or description Yes ☐ No ☒									
Previous case:	Map # <u>13-21A</u> SW-5-C									

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 14, 1970

Lansdowne Industrial Park, Inc.
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Type of Hearing: Height Variance
Location: W. of Balto. Beltway, No. of 850 R.R.
Petitioner: Lansdowne Industrial Park, Inc.
Committee Meeting of November 17, 1970
13th District
Item 64

Gentlemen:

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

The subject property is presently improved with a warehouse and office structure used for a catering and vending marine operation. The surrounding property is manufacturing in character with the exception of a cemetery which abuts the property to the north and west. The access road to the property is partially paved and improved with concrete curb and gutter. The proposed wireless transmitting and receiving structure has been installed without a permit.

BUREAU OF ENGINEERING:

No public highway improvements or utilities are involved; therefore, this office has no further comment to report to the plan submitted for review by the Zoning Advisory Committee in connection with the subject item.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

Lansdowne Industrial Park, Inc.
Item 64
Page 2

December 14, 1970

BUREAU OF ENVIRONMENTAL HEALTH:

Since this petition is for a wireless transmitting and receiving structure, no health hazards are anticipated. It is recommended that all precautions be taken to illuminate this structure property.

DEPT. OF TRAFFIC ENGINEERING:

The subject Special Exception should have no major effect on traffic.

BUILDINGS ENGINEERS OFFICE:

Petitioner to comply with all applicable requirements of Baltimore County Building Code and regulations when plans are submitted. See Section 409.10F, 602.3 and 700.2.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

BOARD OF EDUCATION:

No effect on student population.

ZONING ADMINISTRATION DIVISION:

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

OLMJD
Enc.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 12TH
Date of Posting: Dec 26-1970
Posted for: SPECIAL EXCEPTION
Petitioner: LANSLOWNE INDUSTRIAL PARK, INC.
Location of property: 600 FT. NW. OF WASHINGTON BLVD. AND 1400 FT. NE. OF SULPHUR SPRING RD.
Location of Sign: On Sp. at Washington Blvd. 1400 ft. N. of Baltimore Co. Office Bldg. 111 W. Chesapeake Ave. Towson, Md.
Remarks: By Order of Edward D. Hardesty, Zoning Commissioner of Baltimore County
Posted by: Charles M. Hall
Date of return: Dec 4, 1971

TELEPHONE 484-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

No. 75445
DATE: 06-18-1970

TO: General and Industrial Building, Inc.
305 W. Chesapeake Ave.
Towson, Md. 21204

Being Department of Baltimore County

RETURN THIS PORTION WITH YOUR REMITTANCE

AMOUNT DUE \$25.00
TAXES \$0.00
TOTAL AMOUNT DUE \$25.00

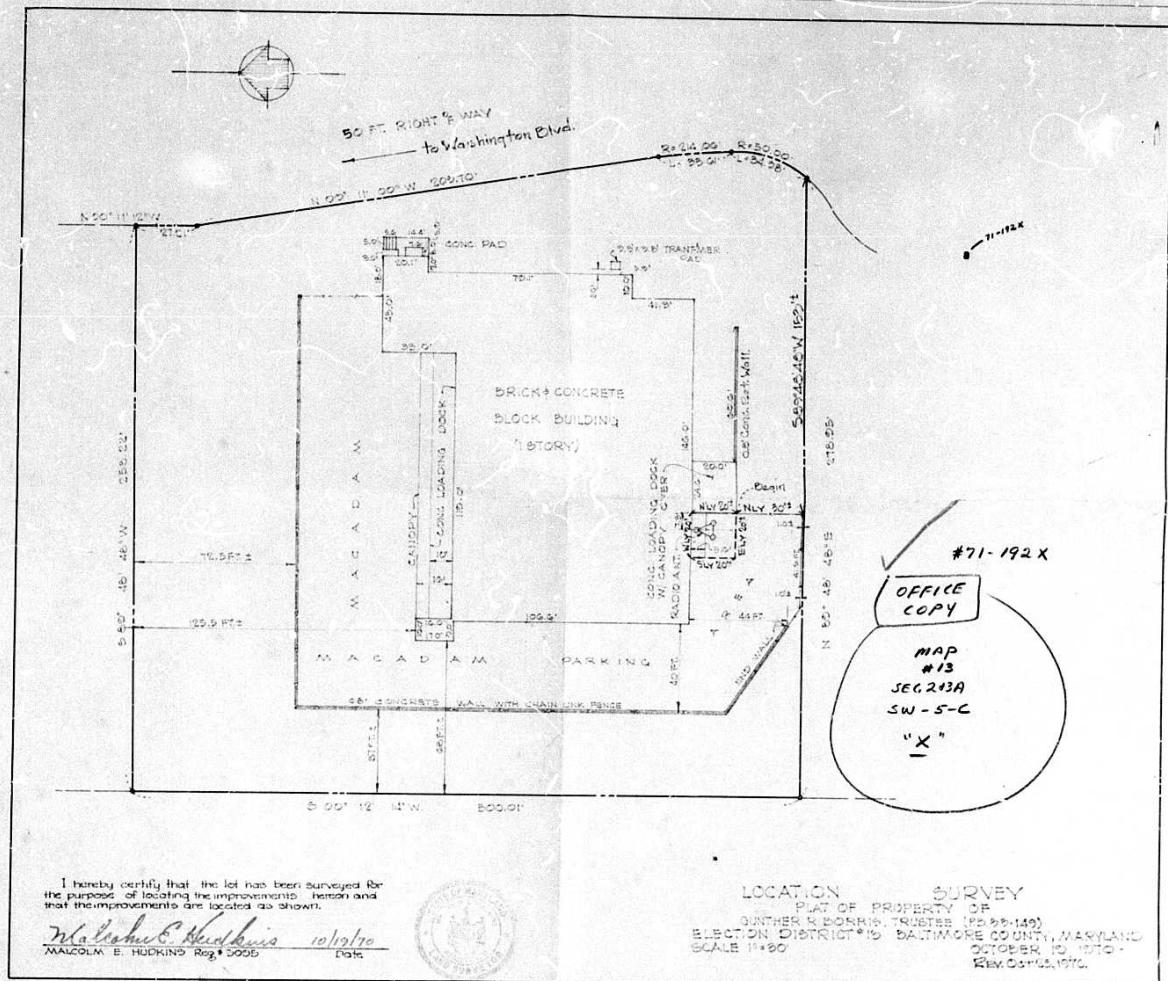
DEBIT TO ACCOUNT NO. 00-622

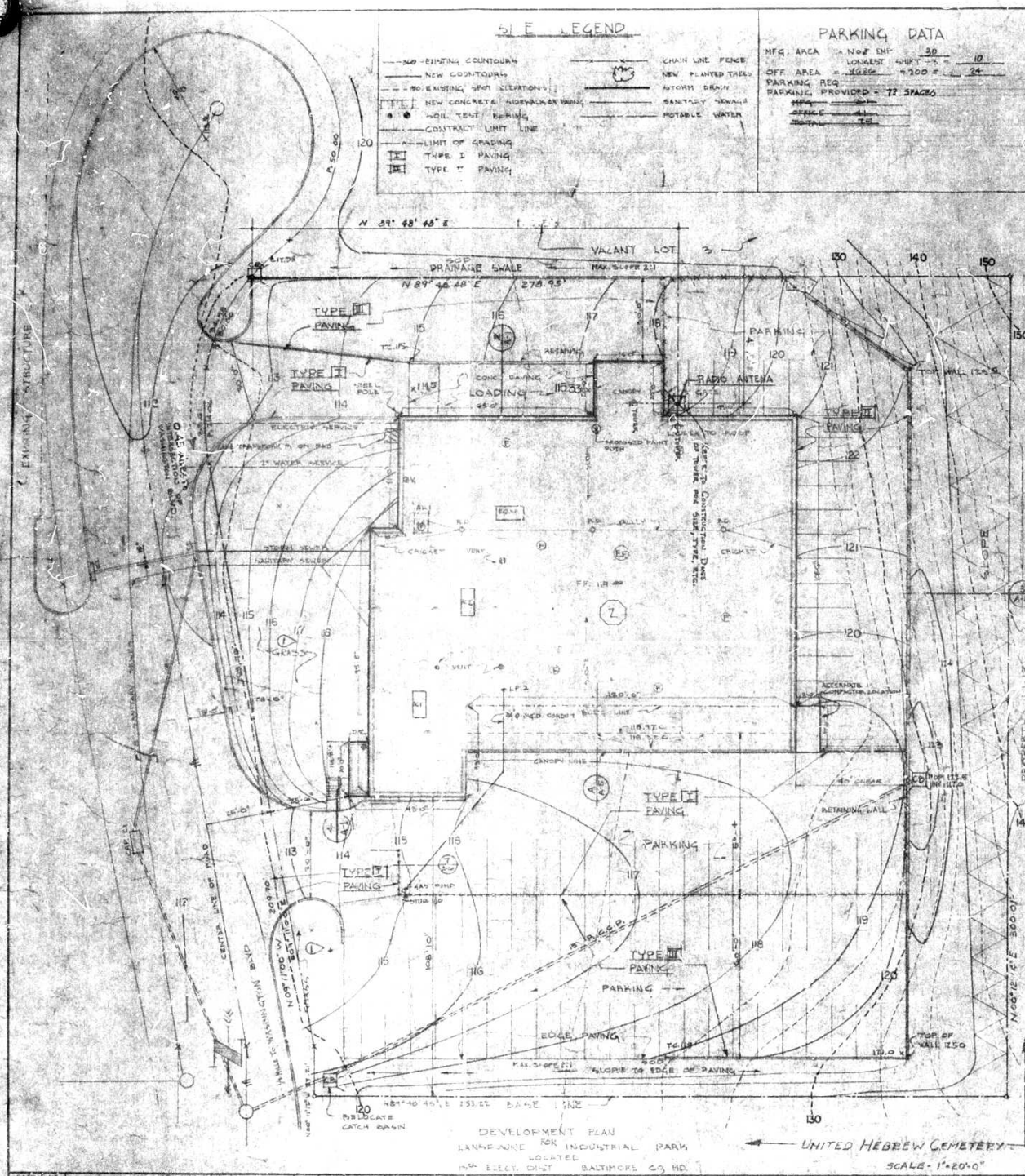
ADVERTISING AND POSTING OF PROPERTY FOR LANSLOWNE INDUSTRIAL PARK, INC.
#71-192-X

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

Zoning Commissioner of Baltimore Count

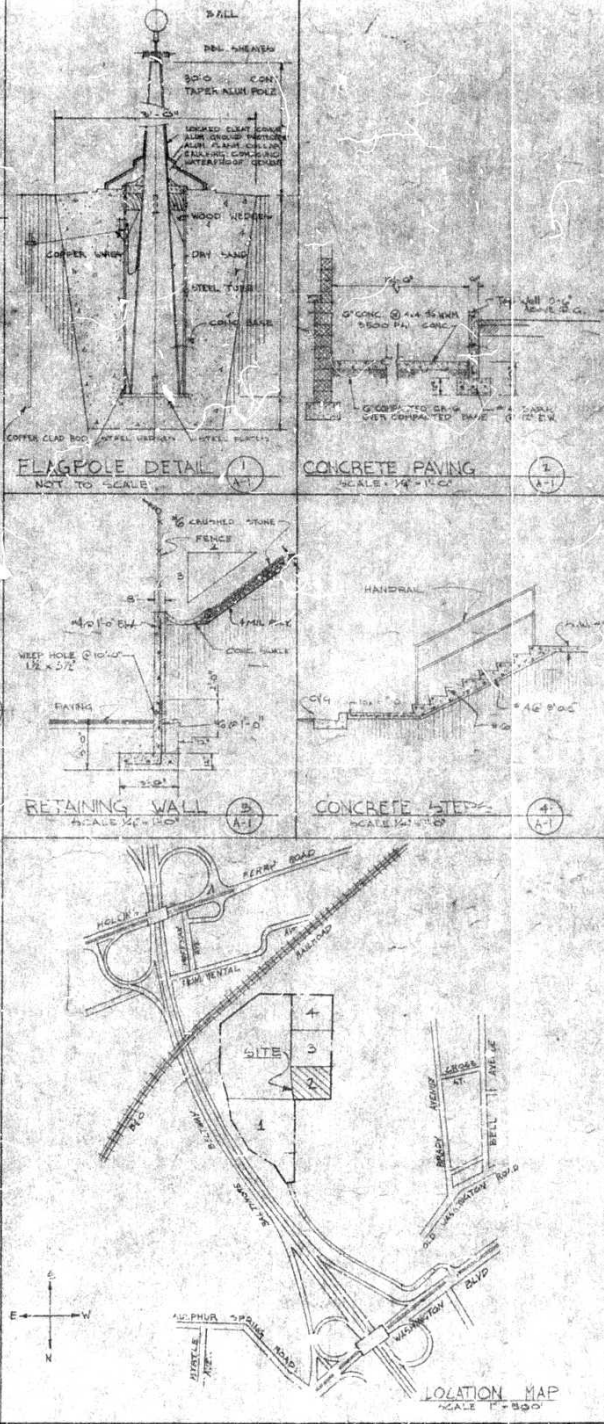
LANDOWNE INDUSTRIAL PARK #71-192-3
INC. - Bldg. 2600' SW of Washington
Bldg. 1400' NE of Sulphur Sp-198 Rd.
13th





DRAWING INDEX

ARCHITECTURAL	
A-1	TITLE & PLOT PLAN
A-2	DATE PLAN AND DETAILS
A-3	FLOOR PLAN AND DETAILS
A-4	ELEVATIONS
A-5	SECTION, ELEVATION, DOOR, SCHEDULE, SECTIONS AND DETAILS
A-6	WALL SECTIONS
A-7	DETAILS
STRUCTURAL	
S-1	FOUNDATION PLAN
S-2	ROOF FRAMING AND DETAILS
MECHANICAL	
M-1	PLUMBING, FLOOR PLAN & DETAILS
M-2	HEATING, VENTILATING & AIR CONDITIONING
ELECTRICAL	
E-1	LIGHTING PLAN / FIXTURE SCHEDULE
E-2	RECEPTACLE / POWER PLAN / RIBBON DIAGRAM
TYPE I PAVING TYPE II PAVING 	
TYPE III PAVING 	
This is to certify that the Radio Antenna has been located as shown on this plan. <i>Michael E. Walsh</i> 10/19/70 Professional Engineer, Reg. #5005 October 19, 1970 NOTE: FRONT PORCH TO HAVE AN UNDERGROUND DRAINAGE SYSTEM WITH RISING HEADS, DRAINING TO BE AS PER MANUFACTURER'S RECOMMENDATION (FOOTING LAYOUT)	
LEGEND	
CONCRETE ASPHALT GRAVEL INSULATION (ROOF) STONE WOOD BRICK STEEL PAINT GRAVEL FILL PLYWOOD	INSULATION SECTION LETTER & NUMBER DOOR WELL WELL WELL
I HAVE EXAMINED AND DO HEREBY APPROVE THIS DRAWING AND ACCOMPANYING SPECIFICATIONS AS DRAWN AND WRITTEN _____ DEVELOPER	



DATE	NO.	REVISIONS	BY	CHKD.	REVISIONS	BY	CHKD.
10/15/70	1	REVISION OF CANTEN CORPORATION	C.E.	W.D.	10/15/70	1	W.D.
10/15/70	2	REVISION AS PER CANTEN CORPORATION	C.E.	W.D.	10/15/70	2	W.D.
10/15/70	3	REVISION AS PER CANTEN CORPORATION	C.E.	W.D.	10/15/70	3	W.D.
10/15/70	4	CONTRACT DRAWINGS	C.E.	W.D.	10/15/70	4	W.D.
10/15/70	5	REVISION NO. 1 TO SPECIFICATIONS	C.E.	W.D.	10/15/70	5	W.D.
10/15/70	6	REVISION AS PER CANTEN CORPORATION	C.E.	W.D.	10/15/70	6	W.D.

This is to certify that this work complies with the requirements of the Baltimore City Building Code and that I hereby assume the responsibility for its design.

Michael E. Walsh
Professional Engineer, Reg. #5005

Industrial Engineering Co., Inc.
101-223-7210

DATE: 10/15/70
DRAWN: J. J. J. J. J.
CHECKED: J. J. J. J. J.
APPROVED: J. J. J. J. J.

Industrial Engineering Co., Inc.
101-223-7210
101 E. DUNDON STREET
BALTIMORE, MD. 21202

CANTEN CORPORATION
SEALLY INDUSTRIAL PARK
BALTIMORE MD.

ARCHITECTURAL
PLOT PLAN AND DETAILS

A-1
JOB NO.

MICROFILMED