

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

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 for a Variance from Section 255.2(2b3.1) To permit a front yard setback of 30' instead of the required 75'. Proposed variance is as follows:

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See attached description

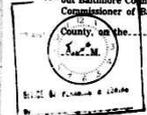
Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant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

Contract purchaser Knott Industries, Inc.
 Address 2106 Greenmount Ave.
Baltimore, Md. 21218
 Petitioner's Attorney _____
 Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of May 1971, 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 21st day of June 1971, at 11:00 o'clock

Edward R. Hardy
 Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
 DATE 6/19/71 - JE HARRIS



71-280-A
 4/1/3

JOSEPH D. THOMPSON, P.E., A.L.S.

CIVIL ENGINEERS & LAND SURVEYORS
 101 SHELLE BUILDING - 200 EAST JOPPA ROAD
 TOWSON, MARYLAND 21284 • VALLEY 3-8820
 4-G
 MEADOWS INDUSTRIAL PARK

BEGINNING for the same on the southernmost side of Dogwood Road at the end of the widening line from Gwynn Oak Avenue as shown on the Plat of Meadows Industrial Park as filed among the Land Records of Baltimore County in Plat Book No. 27 folio 21 the coordinates of said point being N. 59.22.40, W. 31.943.12 and running thence binding on the southernmost side of Dogwood Road as widened and shown on Drawing HRW 55-082 Baltimore County Bureau of Rights of Way the three following courses and distances easterly by a line curving to the south with a radius of 2970.00 feet for a distance of 45.76 feet (the chord of said arc being South 60 degrees 04 minutes 24 seconds East 45.76 feet) South 59 degrees 38 minutes 28 seconds East 131.63 feet and easterly by a line curving to the north with a radius of 1980.00 feet for a distance of 141.29 feet (the chord of said arc being South 61 degrees 41 minutes 10 seconds East 141.26 feet) thence North 26 degrees 16 minutes 10 seconds East 39.28 feet to a point in or near the center of said Dogwood Road thence binding in or near the center of said road the eight following courses and distances, as shown on said Plat: South 61 degrees 18 minutes 00 seconds East 27.76 feet, South 65 degrees 15 minutes 00 seconds East 54.26 feet, South 70 degrees 37 minutes 20 seconds East 211.00 feet, South 72 degrees 44 minutes 00 seconds East 56.43 feet, South 68 degrees 43 minutes 40 seconds East 51.79 feet, South 70 degrees 44 minutes 00 seconds East 51.82 feet, S. 46 degrees 16 minutes 00 seconds East 51.60 feet and South 54 degrees 18 minutes 50 seconds East 56.19 feet thence leaving the center of said Dogwood Road and binding on the westernmost and northernmost side of the Storm Drain Reservation and Utility Easement, as shown on said Plat, the four following course and distances South 41 degrees 18 minutes 40 seconds West 135.00 feet, North 67 degrees 51 minutes 04 seconds West 200.60

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 -2-

feet, South 82 degrees 38 minutes 07 seconds West 148.22 feet and North 63 degrees 54 minutes 52 seconds West 542.47 feet to the easternmost side of Gwynn Oak Avenue as shown on said Plat, thence binding on the easternmost side of said Avenue the three following courses and distances North 24 degrees 57 minutes 10 seconds East 23.00 feet northerly by a line curving to the west with a radius of 3025.00 feet for a distance of 116.08 feet (the chord of said arc being North 23 degrees 51 minutes 28 seconds East 116.06 feet) and North 69 degrees 30 minutes 33 seconds East 45.31 feet to the place of beginning.

CONTAINING 3.3898 acres of land more or less.
 SUBJECT however to a 15 foot Right of Way as shown on Baltimore County Drawing 52-399.
 BEING part of Parcel "G" Meadows Industrial Park filed as aforesaid.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 111 N. Chesapeake Avenue
 Towson, Maryland 21284

Your Petition has been received and accepted for filing this
 11th day of May 1971

Edward R. Hardy
 Zoning Commissioner

Petitioner: Knott Industries, Inc.
 Petitioner's Attorney: _____
 Received by: Oliver L. Myers
 Chairman of the Advisory Committee

251005 71-280-A

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 13 Date of Posting: JUNE 5, 1971
 Posted for: VAR. 163
 Petitioner: Knott Industries
 Location of property: SE/Cor. of Gwynn Oak Ave. & Dogwood Rd.
 Location of Sign: SE/Cor. of Dogwood Rd. & Dogwood Ave. & SE/Cor. of Gwynn Oak Ave. & Dogwood Rd.
 Remarks: _____
 Posted by: Robert M. Hall Date of return: JUNE 9, 1971

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 10, 1971

Knott Industries, Inc.
 2106 Greenmount Avenue
 Baltimore, Maryland 21218

RE: Type of Hearing: Variance
 Location: SE/Cor. Dogwood Rd. & Gwynn Oak Avenue
 Petitioner: Knott Industries, Inc.
 Committee Meeting of May 11, 1971
 1st District
 Item 163

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 located on the southeast corner of Dogwood Road and Gwynn Oak Avenue. It is currently a vacant lot that lies across from a residential development on the north side of Dogwood Road, a wooded area to the southeast of the property. A new office building on the northwest corner and a parking station on the south side of the property. Curb and gutter exists at this time. There is also a storm drain reservation on the south side of the property.

BUREAU OF ENGINEERING

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The subject property is a part of Parcel A shown on the plat of Meadows Industrial Park recorded among the Plat Records of Baltimore County in Liber 11, 12, 13, folio 21. We have not found by subsequent recorded plat that would amend the aforementioned plat; however, various changes in zoning, etc., have been effected since the first plat was recorded and a Public Works Agreement was executed. Although Public Works Agreement #5010 covers this property

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It appears that a new Public Works Agreement may be required. The Petitioner should contact the Chief, Bureau of Public Services to clarify this matter. Therefore, until this matter is clarified, the following comments are deemed appropriate.

Highways:

Gwynn Oak Avenue, an existing County road is improved as a 42 foot closed type highway cross-section on a 70 foot right of way in the vicinity of this property. No further highway improvements are proposed for this section of Gwynn Oak Avenue.

Dogwood Road, an existing County road, is proposed to be improved as a 45 foot closed type highway cross-section on a 60 foot right of way. Highway improvements, including highway right of way widening will be required in connection with any grading or building permit application.

The Petitioner is advised to consult with the Chief of the Street, Road and Bridge Design Group of the Bureau of Engineering in regard to Highway Improvements.

The entrance locations are subject to approval by the Department of Traffic Engineering and the entrances shall be constructed in accordance with Baltimore County Standards.

Soil/ground Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, draining private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of the soil.

Grading buffer and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

The petitioner is cautioned in regard to grading or placement of materials in proximity to or within the Road Run Drainage Reservation and Utility Easement.

Storm Drainage:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plans.

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The petitioner is cautioned in regard to the Baltimore County utility easements through this property and the utilities located therein. No encroachment by construction of any structure will be permitted over the rights of way. The protection of the utilities and any damage sustained would be the full responsibility of the petitioner.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damages to adjacent properties, especially by the concentration of surface waters. Connection of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Water and Sanitary Sewer:

Both public water supply and sanitary sewer are available to serve this property.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject variance should have no major effect on traffic.

HEALTH DEPARTMENT:

Public water and sewer are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to restrictions 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.

BOARD OF EDUCATION:

No loading on student population.

BUILDING ENGINEER'S OFFICE:

Petitioner to refer to Section 415.1 of the Baltimore County Building Code. (Grading is needed near stream - refer to Sediment Control - Mr. Ray).

FIRE PREVENTION BUREAU:

This office has no comment on the proposed site.

Knott Industries, Inc.
 2106 Greenmount Avenue
 Baltimore, Maryland 21218
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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

OLR:JD
 Enc.

