

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, BLUE MOUNT CORPORATION, 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 ordinance of Baltimore County be amended, pursuant to the zoning law of Baltimore County, to reclassify the property as follows:

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 Research Institute on less than fifteen (15) acres and limited to use described in attached letter from Johns Hopkins University.

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, 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
George R. Moore, Legal Owner
Address 129 W. Seminary Avenue
Luttrellville, Maryland 21093

Protestant's Attorney

Address 305 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 6th day

of June, 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 through-

out Baltimore County, that property be posted, and that the public hearing be held before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 10th day of July, 1972, at 11:00 o'clock

John B. Dillon, Jr.
Zoning Commissioner of Baltimore County

(over)

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
INCORPORATED
P. O. BOX #4428, TOWSON, MD. 21204

Description to Accompany Zoning
Petition for Special Exception for
Research Institute in R.D.P. Zone
Blue Mount, 6.58 Acres.
May 9, 1972
Beginning for the same at a point which is South 39° 05' 30" East
309.23 feet from the intersection formed by the centerline of Big Falls Road
and the centerline of Gunpowder Falls and running thence the five following
courses, viz: (1) South 38° 07' 04" East 1239.29 feet, (2) South 52° 31' 20"
West 189.01 feet, (3) North 38° 03' 37" West 596.93 feet (4) North 71° 38' 40"
West 444.62 feet, and (5) North 20° 01' 52" East 510.91 feet to the place of
beginning.
Containing 6.58 acres of land more or less.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: July 7, 1972
FROM: Norman E. Gerber, Office of Planning
SUBJECT: Petition #73-7-X, South side of Big Falls Road 309.23 feet east of Gunpowder
Road.
Petition for special exception for a Research Institute.
Blue Mount Corporation - Petitioner
7th District
HEARING: Monday, July 10, 1972. (11:00 A.M.)

The Office of Planning and Zoning has reviewed the subject petition and has the following
comments to offer:

We question whether a special exception can be granted under the existing Zoning
Regulations. Sections 1A00.1A and 1B01.1A of the Zoning Regulations refer to
Research Institutes as they are permitted as of right, while other references to
Research Institutes in Section 1B02.1 appear to apply only to uses permitted by
special exception in D.R.1, D.R.2 and D.R.3.5 zones. The report entitled
"Proposed Supplemental Zoning Amendments, 1970-71", which was adopted by the
Baltimore County Planning Board March 18, 1971 and is awaiting Council action,
contains recommended modification to Section 418 (Recommendation 75) which
would clarify this issue.

This site does not meet the access requirements specified for Section 418 for a
Research Institute permitted use.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna Date: June 14, 1972
ATTN: Oliver L. Myers
FROM: Ellsworth M. Myers, P.E.
SUBJECT: Item #204 (1971-1972)
Property Owner: Blue Mount Corporation
Big Falls Road and Gunpowder Falls
Present Zoning: R.D.P.
Proposed Zoning: Special Exception for Research Institute on less than
15 acres and limited to use as described in letter from
Johns Hopkins University
District: 7th
No. Acres: 6.58 acres

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 site proposed to be utilized as an Acoustic Test Facility by the
Johns Hopkins University Applied Physics Laboratory consists of approximately
6.58 acres. This area comprises about 3% of the total Blue Mount Quarry of
299.20 acres for which comments were supplied September 2, 1971 in connection
with Item #25 (1971-1972), and supplemented December 14, 1971 and March 22, 1972.
Copies of those comments are attached for your consideration.

Ellsworth M. Myers
ELLSWORTH M. MYERS, P.E.
Chief, Bureau of Engineering

END/EM:WMS

cc: George A. Isler
John J. Trenner
J.S.P.C. File

Attachments: 3

H-W Key Sheet
113 & 114 NW 1/4 Position Sheet
NW 28 & 29A Topo
17 & 22 Tax Maps

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 16, 1972

Richard C. Whiteford, Esq.,
305 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item 204
Blue Mount Corporation - Petitioner

Dear Sirs:

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 attached comments
are a result of this review and inspection.

The subject property is located on the east side of Big
Falls Road at the Gunpowder River, in the 7th District of
Baltimore County. This property has been the subject of two
previous zoning petitions, the latest being Case No. 72-258-X
to permit a Special Exception for a quarry. This property
at one time was an active quarry that enjoyed a non-conforming
use until it ceased its operations about 1950. This property
is virtually in a wilderness area, however, there are residential
homes in the vicinity.

The Zoning Advisory Committee did not field check this
petition because we have been to the site on many other occasions
and are quite familiar with its surroundings. The Committee
did, however, meet with Mr. Whiteford, the petitioner's attorney,
and the representatives from the Johns Hopkins University,
Applied Physics Laboratory, Mr. Norman C. Gyer and Mr. T. C.
Cheston. This meeting was arranged to have these gentlemen
explain the complexities and discuss with us any questions
that we might have regarding the proposed use. This meeting
was very informative and it was the decision of the Committee
that since there did not appear to be any conflicts with any
of the policies represented on the Committee that the petition
be scheduled for a hearing.

This petition is accepted for filing on the date of the
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.

Richard C. Whiteford, Esq.,
Item 204

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

JOHN J. DILLON, JR., Zoning Technician II

OLM:JJD:J
Enc.

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MELISSA
DIRECTOR DEPUTY TRAFFIC ENGINEER

June 9, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 204 - ZAC - June 6, 1972
Property Owner: Blue Mount Corporation
Big Falls Road and Gunpowder Falls
S.E. for Research Institute on less than
15 acres and limited to use described in letter
from Johns Hopkins University
District 7

Dear Mr. DiNenna:

No traffic problems are anticipated by this special exception,
as it is limited by the letter attached to the site plan.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:rc

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

410-7310

June 7, 1972

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee

Re: Property Owner: Blue Mount Corporation

Location: Big Falls Road and Gunpowder Falls

Item No. 204 Zoning Agenda June 6, 1972

Gentlemen:

Pursuant to your request, the referenced property has been surveyed
by this Bureau and the comments below marked with an "x" are applicable
and required to be corrected or incorporated into the final plans for
the property.

- () 1. Fire hydrants for the referenced property are required and
shall be located at intervals of 150 feet along an
approved road in accordance with Baltimore County Standards
as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at
- () 4. EXCEEDS the maximum allowed by the Fire Department.
The site shall be made to comply with all applicable parts
of the Fire Prevention Code prior to occupancy or beginning
of operations.
- () 5. The buildings and structures existing or proposed on the
site shall comply with all applicable requirements of the
National Fire Protection Association Standard No. 101
"The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: St. Kelly Noted and
Planning Division Approved: Deputy Chief
Special Inspection Division Fire Prevention Bureau

ms
4/25/72

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 506.1 of the Baltimore County Zoning Regulations having been met that said use, i.e., Research Institute, being in harmony with the general purpose and intent of the Baltimore County Zoning Regulations.

the above reclassification should be had, and the Special Exception should NOT BE GRANTED.

a Special Exception for a Research Institute should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7/10/72 day of July, 1972, that the above reclassification 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.

granted from and after the date of this order, subject to approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning, also subject to the rules and restrictions as set forth in the letter from Norman C. Dyer, Deputy Zoning Commissioner of Baltimore County dated April 28, 1972 and marked as Petitioner's Exhibit "1".

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 506.1 of the Baltimore County Zoning Regulations having been met that said use, i.e., Research Institute, being in harmony with the general purpose and intent of the Baltimore County Zoning Regulations.

the above reclassification 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 1972, that the above reclassification 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.

Zoning Commissioner of Baltimore County

THE JOHNS HOPKINS UNIVERSITY
APPLIED PHYSICS LABORATORY
3621 GEORGIA AVENUE
BILVER SPRING, MARYLAND 20810

TELEPHONE
853-7700
583-7700
AREA CODE 301

April 28, 1972

Whiteford, Taylor, Preston, Trimble & Johnson
305 West Pennsylvania Avenue
Towson, Maryland 21204

Attention: Mr. Richard C. Whiteford, Esquire

Subject: Proposed Lease: The Johns Hopkins University - The Blumount Corporation

Dear Mr. Whiteford:

Following our telephone conversation of April 26, it occurred to me that it might be pertinent to the present zoning question for me to generally describe The Johns Hopkins University Applied Physics Laboratory and its relationships to its Government sponsors. It is hoped that these observations will assist you in arranging for the necessary zoning clearance to allow use by the Laboratory of the flooded quarry owned by your client, The Blumount Corporation, under a lease, now in negotiation.

The Applied Physics Laboratory is a regular division of The Johns Hopkins University and, as such, enjoys co-equal status with the Division of Arts and Sciences, the "Medical Institutions, the Division of Hygiene and Public Health and the School for Advanced International Studies. The University, including all of its divisions, is an exempt organization under the provision of Section 501 (c)(3) of the Internal Revenue Code of 1954. There is but one legal entity--that of The Johns Hopkins University. As a regular division of the University, the Applied Physics Laboratory shares in carrying out the mission of the University which can be stated as public service through education, research and the application of knowledge to human affairs. Broad policy guidance is provided by the University's Board of Trustees which is shared between the University and APPL. There are numerous activities requiring the participation of various disciplines as which the Laboratory collaborates with other divisions of the University. As an example, the Applied Physics Laboratory initiated in 1965 a productive research program in biomedical engineering in collaboration with The Johns Hopkins Medical Institutions. Many members of the APPL staff hold joint faculty appointments and lecture regularly on the Hopkins campus.

The Applied Physics Laboratory operates, on its premises in Howard County, Maryland, an evening college offering all courses leading to advanced degrees in science and engineering. These courses enroll students not only

from the APPL staff but also from Government, industry and the local citizenry of Maryland. There is located on the premises of APPL one of the best technical and engineering libraries in this country.

Consistent with the statement of purpose of the University, recited above, The Applied Physics Laboratory has applied its personnel and resources to problems of the nation related to both the defense and non-defense sectors. As the Navy's principal Federal Contract Research Center, APPL has enjoyed a special and privileged relationship which has continued uninterrupted since its formation in 1962. Many of the tasks assigned to it are of the highest national importance and carry with them priorities of the highest order.

The Blumount Quarry would be utilized for one such task. The quarry would be instrumented and used as an Acoustic Test facility for experiments connected with the SUBMERSIBLE Program, conducted under U. S. Navy Contract No. N00017-72-C-4401. The experiments to be conducted consist of investigation of sonar arrays and acoustic lenses. The program itself has been assigned a "TOP" priority rating by the Department of Defense which identifies it as one of the most urgent of DOD programs.

We feel that the use we intend to make of the quarry would not be such as would constitute a nuisance to the local residents. Quietness is an essential characteristic in work of this kind; in fact, this element together with the physical dimensions of this quarry, was one of the most attractive features which suggested its use to APPL. Occupancy will be sporadic involving perhaps two or three days per week on the average. It is not expected that more than 4 to 6 persons would be present at any one time; hence traffic would be limited to one or two cars. No permanent structures are planned although we do plan to park a contractor-type trailer on the premises for secure storage of equipment. We would remove the trailer at the completion of the lease. No pollutants of any kind will be released into the water.

The Laboratory has conducted an extensive survey of other localities which might be suitable for our use in the event we are not permitted to use the Blumount premises. Unfortunately, the need for a noise-free, secluded environment together with the physical characteristics required has tended to narrow the number of locations to a very few. The Blumount facility offers the best combination of suitability and location available.

The urgency of the program described above makes it quite important that the zoning question be resolved expeditiously. We had hoped to be in operation around 1 June 1972. Considering that there is a need to install power and phone service prior to that time, it is apparent that there is no slack in the schedule.

We trust that the above is helpful to you in your discussions with the Baltimore County officials. If you think it useful for myself or our technical people to sit down with the County representatives, we would be

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner
FROM: Mr. S. Eric DiNenna, Zoning Commissioner
Date: September 2, 1972

SUBJECT: Item #35 (1971-1972)
Property Owner: The Blue Mount Corporation
Property: 204 Blue Mount Corporation
Present Zoning: R-10
Proposed Zoning: Special Exception for quarry
District: 7
Map: 219

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.

Highways
The subject property is situated in an area which comprises extremely rugged terrain. The property is bounded on the north by the Wilson Road and on the south by the Wilson Road. The only access to the property is via the Wilson Road. The property is situated in an area which is extremely rugged and the only access to the property is via the Wilson Road.

The Wilson Road is an existing road, maintained by the Bureau of Highways, which is proposed to be further improved in the future as a major collector type highway within a 60-foot minimum right-of-way. Highway right-of-way shall generally be established as a line 30 feet off and parallel with the centerline of the existing pavement, however, horizontal curvature shall not have a centerline radius less than 500 feet. The portion of the Wilson Road at the "C" curve crossing shall require considerable realignment and a new bridge structure which is depicted on the attached print.

Wilson Road (Wilson Road) is an existing road, improved with a crushed-stone surface and maintained by the Bureau of Highways, which is proposed to be further improved and realigned as a minor collector type highway within a 60-foot minimum right-of-way. This portion of Wilson Road shown on the plan as extending southeasterly from Wilson Road is considered to be a private road and has not been maintained by the Bureau of Highways for many years. Any further improvement or maintenance of this portion of Wilson Road is not being considered at this time.

We are not in accord with the proposed "possible relocation of Wilson Road" as shown on the subject plan. We have indicated on the attached print our recommendations for the realignment of Wilson Road through this property.

Item #35 (1971-1972)
Property Owner: The Blue Mount Corporation
Page 2
September 2, 1972

Highways (Cont'd)

The Petitioner should be advised that maximum gross weight limit allowed on both existing bridges on Big Falls Road is posted at 15 tons. Therefore, the only route available to trucks with gross weights exceeding 15 tons will be via Bernwood Road to York Road and the Harriburg Expressway.

The proposed "alternate access road" would provide a means of bypassing the restricted bridges, however, this entrance is unsatisfactory as proposed on the subject plan. Any use of this entrance is subject to the requirements and approval of the Department of Traffic Engineering.

Due to the magnitude of this property and the proposed operations, it is recommended that a meeting be held on the Joint Subdivision Planning Committee level to further determine and define the need and requirements for improvements to the existing or proposed highways.

Storm Drains

This property encompasses the Gunpowder Falls, a river with significant water flow. It appears that previous operations on this property have been conducted without regard to encroachment upon the flood plain of the river and no drainage easement or reservation has been established along the Gunpowder Falls within the limits of this property.

Therefore, the Petitioner must have his engineer prepare a storm drainage study to ascertain the flood plain of the Gunpowder Falls through this property based on 50-year storm criteria. Upon approval by this office of the drainage study, the flood plain limits must be established on the zoning plat and all further operations on this property must be confined to the area outside of the flood plain.

Any filling, grading or relocation of the driveway is subject to the regulations and requirements of the Maryland State Department of Natural Resources.

The adequacy, both structurally and hydraulically, of the existing private bridge over the Gunpowder Falls on the proposed "alternate access road" is unknown by this office and is the Petitioner's full responsibility. Any new bridge across the river must be approved by the Maryland State Department of Natural Resources.

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

Item #35 (1971-1972)
Property Owner: The Blue Mount Corporation
Page 3
September 2, 1972

Sediment Control

Grading and excavation operations on this property could result in a sediment pollution problem, causing private and public holdings downstream of this property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

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

Sanitary Sewer and Vectors

The subject property is located outside of the Metropolitan District and beyond the limits of the Comprehensive Water and Sewer Plan. Therefore, a private water supply and sewage disposal system must be provided in accordance with the regulations and requirements of the Department of Health.

ELIZABETH J. DIVER, P.E.
Chief, Bureau of Engineering

ENCLOSURES

cc: John J. Trummer
David Gries

WH 25 Key Sheet
HW 23 & 24 200' Scale Topo
17 & 22 Top Maps

Attachment

BALTIMORE COUNTY, MARYLAND

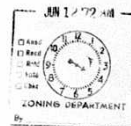
INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner
FROM: Mr. S. Eric DiNenna, Zoning Commissioner
Date: June 12, 1972

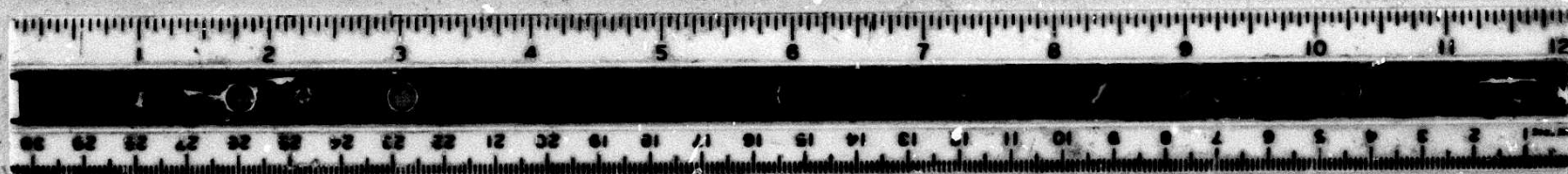
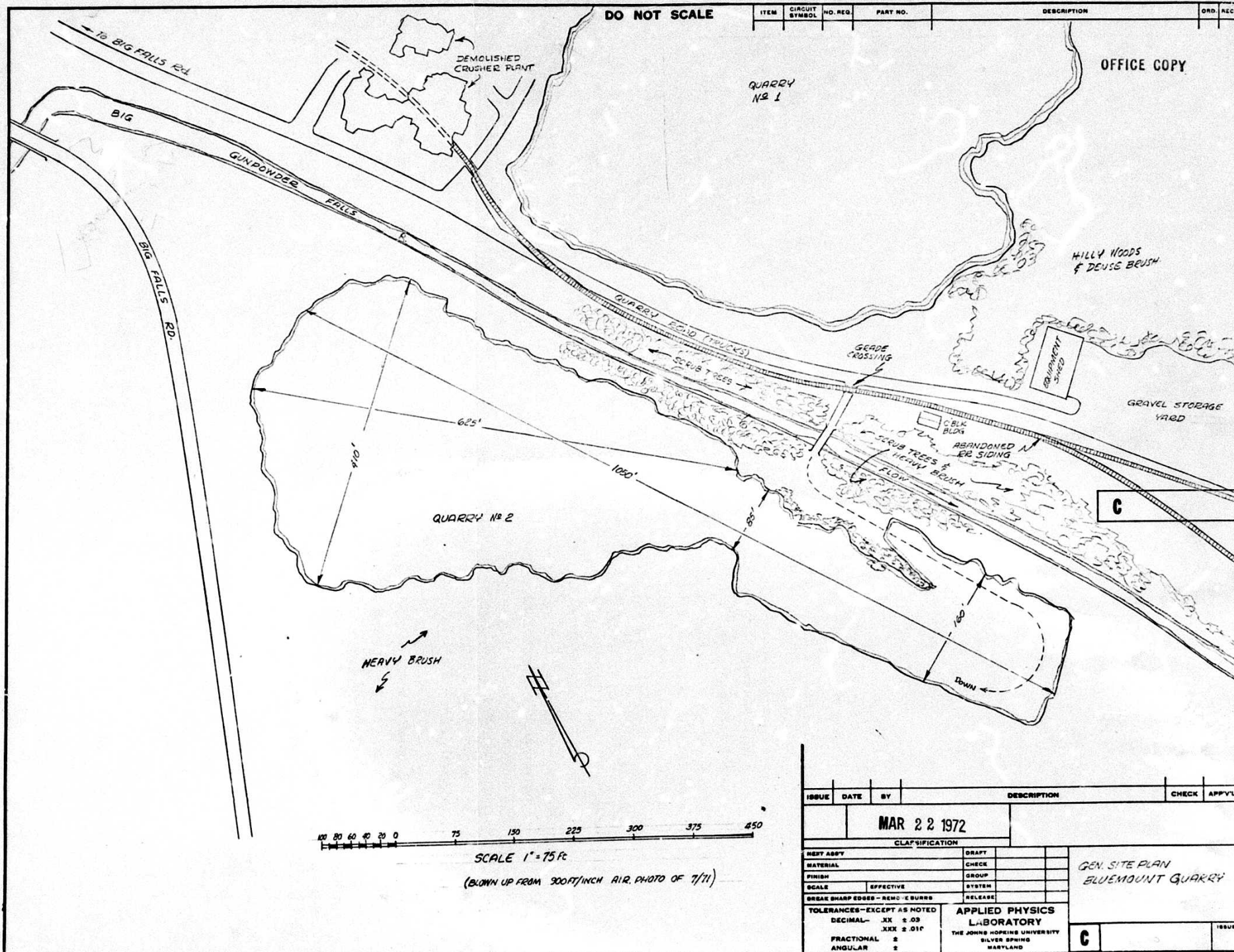
SUBJECT: ZAC Agenda - 6/6/72
Item 204 Blue Mount Corporation
Big Falls Road and Gunpowder Falls
Prop. Zoning: Special Exception for research
institute
District 7 - 6.58 acres

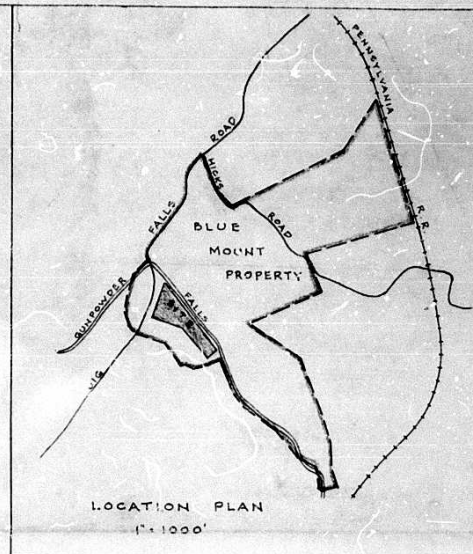
The Industrial Development Commission has reviewed the subject petition and recommends that the request be granted in the interest of the general welfare of the County.

ELIZABETH J. DIVER, P.E.
Chief, Bureau of Engineering



WHITE - CASHIER
H. Frances Lehman Co.
111 W. Susquehanna Ave.
Towson, Md. 21204
Advertising and posting of property for The Home
Mount Corp. 4675





MAP: 3F
NW 29-1
SECTION
D. SIMCO 7
D. IL sp/pt
TYPE
HEADING: X
BY MF
FINAL
BY



PLAT TO ACCOMPANY ZONING PETITION
SPECIAL EXCEPTION FOR RESEARCH INSTITUTE
BIG FALLS ROAD & GUNPOWDER FALLS
Baltimore County, Md. Election District #7
Scale: 1" = 200' May 10, 1972.

