

**PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mount Wilson Joint Venture, 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 DR-1 zone to an ML-1 zone; for the following reasons: As set forth in the Memorandum hereto

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 \_\_\_\_\_

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.

Mount Wilson Joint Venture

Thomas L. Hennessey, Partner

Contract purchaser

Legal Owner

Hennessey, Fleury and Dousch

Address: 407 W. Pennsylvania Avenue  
Townson, Maryland 21204  
823-7710

Petitioner's Attorney

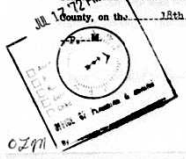
Protestant's Attorney

Address: 402 N. Pennsylvania Ave., Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of July, 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 had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of September, 1972, at 2:00 o'clock

Oliver L. Myers  
Zoning Commissioner of Baltimore County

(over)



0297

#73-53-N  
 #35  
 73-53-R  
 300P  
 3/21/77  
 2000

**BALTIMORE COUNTY**

**ZONING ADVISORY COMMITTEE**

**PETITION AND SITE PLAN**

**EVALUATION COMMENTS**

**Baltimore County, Maryland**  
**Department of Public Works**  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204

Division of Engineering  
ELLSWORTH H. DYER, P. E., CHIEF  
April 27, 1972

Mr. Oliver L. Myers, Chairman  
Zoning Advisory Committee  
County Office Building  
Towson, Maryland 21204

Re: Item #25 (Cycle April - October 1972)  
Property Owner: Mt. Wilson Joint Venture  
S/W Quadrant, Baltimore Beltway and Western Maryland Railroad  
Present Zoning: D.R. 1  
Proposed Zoning: Reclassification to M.L. District: 2nd and 3rd No. Acres: 47.70 acres

Dear Mr. Myers:

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:

This property appears to be landlocked as far as public roads are concerned.

The Petitioner has indicated a 60-foot easement to Mt. Wilson Lane. Mt. Wilson Lane is a private road from Winans Road to the east side of the Western Maryland Railroad.

Storm Drains:

In accordance with the drainage policy for this type development, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

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

A drainage study will be required to determine the extent of usable land on this site.

Mr. Oliver L. Myers, Chairman  
Zoning Advisory Committee  
Page 2  
April 27, 1972

Re: Item #25 (Cycle April - October 1972)

Sediment Control:

Development of this property through stripping, 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 stripping of top soil.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property. Owynna Falls Sanitary Interceptor Sewer traverses this property, as shown on Drawings #59-0731 and 0732, A-10. Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

Water:

The 10-inch water line that the Petitioner intends to tie into is a private main for Mt. Wilson Hospital. Baltimore County will not permit his to connect in this manner.

Very truly yours,

Ellsworth H. Dyer, P.E.  
Chief, Bureau of Engineering

END:EAH:HW:es  
KW 8 0 Topo Sheet

**STATE HIGHWAY ADMINISTRATION**

300 WEST PRESTON STREET  
BALTIMORE, MD. 21201



DAVID H. FISHER  
STATE HIGHWAY ADMINISTRATION  
AND OFFICE OF COMMISSIONER  
THOMAS E. BUCKLEY  
E. WALTER BOBBLEY, JR.  
DAVID C. BRIDGEMAN  
WALTER BUCHER  
LEONARD M. GARDNER  
JEROME S. PRICE, JR.  
FRANK THOMPSON

April 17, 1972

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

Re: Item 25  
Z.A.C. Meeting 4/14/72  
Reclassification  
Owner: Mt. Wilson Joint Venture  
Location: S/W quadrant, Baltow. Beltway and Western Maryland Railroad  
Present Zoning: Reclassification to M.L. District 2 and 3  
No. Acres: 47.70 acres  
Mt. Wilson Road (Route 400)

Dear Mr. DiNenna:

The right of way for the proposed Northwest Expressway, as indicated on the subject plan is based on obsolete plans. The final plan could indicate an increase in right of way. Upon our receipt of three additional copies of the site plan more specific information could be made available to your office and to the petitioner.

The plan indicates that the only access to the site is from a section of Mt. Wilson Lane that is owned by the State Hospital, therefore, an approval of access at this point must be obtained from the hospital.

The State Highway Administration's portion of Mt. Wilson Lane is only 18' in width and has rather poor alignment. The road was established primarily for access to the hospital with the majority of anticipated traffic consisting of passenger vehicles. To place industrial traffic on such a road would be highly undesirable.

Very truly yours,

Charles Lee, Chief  
Development Engineering Section  
by: John E. Meyers  
Asst. Development Engineer



CL:JEH:bk

**Baltimore County Fire Department**

J. Austin Deitz  
Chief



Towson, Maryland 21204  
823-7310

April 17, 1972

Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204  
ATT: Mr. Oliver L. Myers, Chairman  
Zoning Advisory Committee

RE: Property Owner: Mt. Wilson Joint Venture

Location: S/E Quadrant, Baltimore Beltway and Western Maryland Railroad  
Item No. 25 Zoning Agenda April 4, 1972

Gentlemen:

Pursuant to your request, the referenced property have 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.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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 \_\_\_\_\_
- EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 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.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: J. Austin Deitz Chief  
Planning Group  
Special Inspection Division  
Noted and Approved: Paul H. Reincke Deputy Chief  
Fire Prevention Bureau

mb 4/17/72

**BALTIMORE COUNTY, MARYLAND**

JEFFERSON BUILDING TOWSON, MARYLAND 21204



**DEPARTMENT OF TRAFFIC ENGINEERING**

EUGENE J. CLIFFORD, P.E.      Wm. T. MOORE  
DIRECTOR                                  SENIOR TRAFFIC ENGINEER

April 28, 1972

Mr. Oliver L. Myers  
Chairman  
Zoning Advisory Committee  
County Office Building  
Towson, Maryland 21204

Re: Cycle Zoning 111  
Item 25 - ZAC - 4-4-72  
Property Owner: Mt. Wilson Joint Venture  
SE quadrant, Baltimore Beltway & Western Md. R.R.  
Reclassification to ML - District 2 & 3

Dear Mr. Myers:

The subject petition is requesting a change from DR 1 to ML of 47.7 acres. This should increase the trip density from 500 trips to 2500 trips a day.

At the present time, Reisterstown Road is operating at capacity during peak hours with long delays in certain areas. This additional traffic can only increase these delays and thereby increasing the accident potential.

Very truly yours,

William T. Moore  
C. Richard Moore  
Assistant Traffic Engineer

LRM:nr

**BALTIMORE COUNTY, MARYLAND**  
**DEPARTMENT OF HEALTH**

JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

April 17, 1972

RONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. Oliver L. Myers, Chairman  
Zoning Advisory Committee  
Office of Planning & Zoning  
Baltimore County Office Bldg.  
Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 25, Zoning Advisory Committee Meeting, April 4, 1972, are as follows:

Property Owner: Mt. Wilson Joint Venture  
Location: S/E Quadrant, Baltimore Beltway and Western Maryland Railroad

Present Zoning: D.R. 1  
Proposed Zoning: Reclassification to B.L. District: 2 & 3  
No. Acres: 47.70

Sanitary sewer is available to the site. Metropolitan water mains to be extended.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Department of Water Resources Comments: If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with the Department of Water Resources requirements.

Very truly yours,

John Strubhorn  
Sanitarian II  
Water and Sewer Section  
Division of Sanitary Engineering  
BUREAU OF ENVIRONMENTAL SERVICES

JS:an

BOARD OF EDUCATION  
OF BALTIMORE COUNTY

ITEM #25

TOWSON, MARYLAND - 21204

Property Owner Mr. Wilson Joint Venture  
District 2 & 3  
Present Zoning DR 1  
Proposed Zoning ML  
No. Acres 47.7

A change to ML would result in a loss of approximately 20 potential elementary pupils.



INDUSTRIAL DEVELOPMENT COMMISSION  
BALTIMORE COUNTY, MARYLAND

COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204  
TELEPHONE: 494-3648  
H. B. STAAB  
DIRECTOR

April 11, 1972



To: Mr. S. Eric DiNenna, Zoning Commissioner  
From: H. E. Staab - Industrial Development Commission

Re: ZAC Agenda 4/4/72  
Item 25 - Mt. Wilson Joint Venture  
S/E quadrant, Baltimore Beltway and Western Maryland RR  
47.70 acres - 2d and 3d Election Districts  
Reclassification from D.R. 1 to M.L.

This office has reviewed the subject site and offers the following comments:

This site of 47.70 acres is located adjacent to the Western Maryland Railroad and abuts the Beltway (I695) and the proposed Northwestern Expressway.

The excellent exposure of the site to these highways and its location on a railroad along with the lack of industrially zoned land in the area make it an excellent industrial site.

The Industrial Development Commission suggests that this request for M. L. zoning be given favorable consideration.

*H. E. Staab*  
H. B. STAAB  
Director

H. ENGLISH PARKS, ASSISTANT  
ANTHONY D. HESS, ASSISTANT  
MRS. ROBERT S. BERNAY  
MRS. JOHN H. ERDECKER  
JOSEPH N. MULLIGAN  
ALVIN LORICK  
JOSHUA R. WHEELER, SUPERVISOR  
T. BAYARD WILLIAMS, JR.  
RICHARD W. TRACY, V.P.D.  
MRS. RICHARD K. WILFONG

MEMORANDUM IN SUPPORT OF PETITION  
FOR ZONING RECLASSIFICATION  
OF MOUNT WILSON JOINT VENTURE,  
A PARTNERSHIP

April 25, 1977

The Mount Wilson Joint Venture, a partnership, is filing a petition for zoning reclassification from DR 1 to ML and in support of said matter, says:

1. That the land in question, the subject of this request for rezoning, was originally owned by Frank H. Weiser and by Mrs. Alberta DuPont Thompson and appeared on the deliberations of the County Council as Issue 792, being designated as the South side of Western Maryland Railroad North of the Beltway, East of proposed Northwest Expressway a central 47.75 acres, more or less. The property is on Map Scale 2C in the Northwest at 87. Its prior zoning had been R-40.

2. This property was considered by the County Council and the matters and facts upon its representation to the Council were in error. In support of this, the existing zoning at the time, R-40, was the designation of 40,000 square feet for one dwelling unit and the change to DR 1 was consistent therewith, being one dwelling unit per acre under the adopted master plan but not consistent with the possible uses of the property considering railroad and stream.

3. The matter in issue was erroneously submitted to the Council and the Planning Board and the County Council were not properly apprised of the physical contour of the land which makes it completely unusable for residential development.

4. The Planning Department in preparing their issues and situation for public presentation ignored their own statements in submitting this matter on recommendation to the County Council since they

Thomas L. Hennessey, Esquire  
407 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Petition for Reclassification  
Beginning 1313' SE of Mt. Wilson  
Lane and 535.26' SW of the Western  
Maryland Railroad - 2nd and 3rd  
Election Districts  
Mount Wilson Joint Venture -  
Petitioner  
NC. 73-53-R (Item No. 25)

Dear Mr. Hennessey:  
I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,  
*S. Eric DiNenna*  
S. ERIC DI NENNA  
Zoning Commissioner

SED/szl  
Attachment

cc: James H. Cook, Esquire  
Marcellite-Towson Building  
409 Washington Avenue  
P.O. Box 5517  
Towson, Maryland 21204

Jack N. Zamil, Esquire  
Equitable Building  
401 Washington Avenue  
Towson, Maryland 21204

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 8, 1972

Thomas L. Hennessey, Esquire  
Hennessey, Fleury and Dausch  
407 W. Pennsylvania Avenue  
Towson, Maryland 21204

Re: Reclassification Petition  
3rd Zoning Cycle  
Item 25  
Mount Wilson Joint Venture-Petitioner

Dear Mr. Hennessey:

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

The subject property is located in the southeast quadrant of the Baltimore Beltway and the Western Maryland Railroad in the Third Election District of Baltimore County. The property contains 47.70 acres that is zoned D.R. 1 and is accessible only by a sixty foot wide easement from a private road known as Mt. Wilson Road. All of the property in this area seems to be undeveloped except for the Mt. Wilson Hospital which is owned and run by the State of Maryland. The property is also bordered by the proposed Northwest Expressway on the southwest side of this site. This property was the subject of an earlier petition, Case No. 5818 which requested the same zoning classification.

The subject petition is accepted for filing; however, revised plans must be submitted that indicate the correct right of way of the Northwest Expressway and indicate an alternative means of providing water to the site. It is also the opinion of this office that although this site enjoys excellent exposure to the Baltimore Beltway and the Northwest Expressway access to this site is woefully inadequate. Copies of this site plan have been sent to the Administrator of Mt. Wilson State Hospital for comment. Copies of his comment will be forwarded to you when they arrive.

Very truly yours,  
*Oliver A. Stevens*  
OLIVER A. STEVENS, Chairman  
JOHN A. DILLON, JR., Zoning Tech. I'

OLM:JJD:bbr

LAW OFFICES  
COOK, MURRAY, HOWARD, DOWNES & TRACY

A PROFESSIONAL ASSOCIATION  
409 WASHINGTON AVENUE  
P. O. BOX 5517  
TOWSON, MARYLAND 21204  
December 20, 1976

S. Eric DiNenna, Esq.  
Zoning Commissioner  
Office of Planning & Zoning  
County Office Building  
Towson, Maryland 21204

Re: Case 73-53-R  
Mt. Wilson Joint Venture

Dear Eric:

Now that the Comprehensive Maps have been adopted, it appears to me that the above case is moot, and I would appreciate your dismissing it.

Very truly yours,  
*James H. Cook*  
JAMES H. COOK

JHC/soc



did state at the presentation of the maps and the zoning in the Master Plan "This means that a major portion of all industrially zoned land in Baltimore County cannot be termed 'reserved for industrial use' at the present time." The planners/that industry is the backbone of the County's economy. Certainly it is not in the County's best interest to permit the usurpation of good industrial land for non-industrial development. Copy of Zoning To Reserve Land For Industry attached hereto and prayed be made a part hereof as Exhibit I.

5. It is needless to say that along with the preemption of valuable industrial land, needless large scale highly concentrated acre zoning for dwelling development destroys the County tax base, being non-productive and also non helpful insofar as the attraction of industry to the County, a major and primary function of any government to augment the tax of the individual in connection with the services which need be supplied him, i.e.: school, fire department and police.

6. The Planning Board did not consider properly the fact that this piece of land is completely severable from all other lands. The Baltimore County Beltway binds it on one side with the actual invasion of Gwynns Falls as relocated. To the adjacent boundary is the Western Maryland Railroad, always recognized as a natural land barrier by planners and zoners and to the other side is the proposed Northwestern Expressway. To the other boundary of the land are public lands as owned by the governmental agencies. The property sits in a dish. It is not touched nor is it or can it be contiguous with any residential zoning.

7. It is the feeling that planners in an attempt to keep

down land costs for the acquisition for the Northwestern Expressway, down-graded the actual requested zoning on this specific piece of land so as to be helpful to the sovereign State of Maryland in their acquisitions, that this is not an unknown procedure of the planners in Baltimore County, and sometimes is not properly represented to all members of the County Council.

8. As a matter of fact the zoning of DR 1 of this specific tract could be considered spot zoning by the Planning Board insofar as there is no continuity with the other areas. The tract across the railroad, which is the Woodholme Country Club, is zoned DR 1 to conform with its usage. The adjacent lands the other side of the Gwynns Falls are DR 3.5. The adjacent lands are zoned DR 16 and Public. Certainly the preferential treatment of the golf course for Woodholme Country Club is certainly admirable by the Planning staff in their representations to the County Council; but, however, do not properly show this piece of industrial land to its best use to its owners or to Baltimore County in the compilation of its tax base and its constant pursuit for the attraction of industry and others to the County for the betterment of the general public good.

9. The deliberations are in error since they were founded on an improper presentation of the tract of land. The development of this specific land in a proposed ML scheme, should have been properly represented by the Department of Planning and Zoning of Baltimore County as development lands and should have been reserved as same. The County Council, in adopting the existing zoning on the piece of property in question, due to the information at their hands, could only apparently ignore the physical location of the property, the surrounding area, the natural boundary of the railroad, the existing

zoning to the adjacent lands, the physical barrier of the stream, the ownership in the State in Mount Wilson Hospital and a prime industrial piece.

10. The zoning as adopted is confiscatory in that the land cannot be developed in accordance with the proposed zone, that DR .1 zoning with the channelization of the stream, the treatment of the railroad, the problem of not being adjacent to existing road patterns and being severed from these by the proposed new road, the Beltway, the railroad and public lands, make the property, as aforesaid, undevelopable residentially in a problem of economic feasibility.

11. It is thought that the Planning Board's representation as to the existing zoning and the proposed road patterns to be developed in the area was improperly directed and slanted by the future acquisition of part of this land by the State of Maryland; that they should have invoked a reservation presently in the County Charter to reserve parts of this land in the future for public taking and treat the property owner in proper manner without confiscating his lands and holding down proper zoning to defeat a possible increase in cost at the acquisition by the State government.

12. The road access to the property is such that residential road network could not be built. The standards as prescribed for residential are incompatible with the physical location and isolationism of the property. There is no road network that could possibly extend or be contemplated through this 47 acres of land. Residential storm drainage and sewer patterns are not available and will not be available to the property on an economically feasible basis. It is at the end of a right-of-way granted access to the property to Mount

Wilson Lane.

13. All facilities for ML development are available, the water is extended to the property in the easement and the other services are installed for industry under a different concept.

14. The limited areas in which railroad siding is available to industrial sites insists that Planning and Zoning give that property with this attribute special handling so as their duties would be exercised to the general public for the ultimate most feasible use of the land as indicated by pertinent factors.

15. The land in the flood plain under a DR .1 classification is impossible to develop due to economics and the impressing of this zoning on the subject property is confiscatory and prohibits the owners from their constitutional rights to the use of the property.

16. And for such other and further reasons as may be assigned to the hearing of this cause.

*[Signature]*  
 William H. Chesney  
 477 West Pennsylvania Avenue  
 Towson, Maryland 21204

RE: PETITION FOR RECLASSIFICATION : BEFORE THE  
 Beginning 1313' SE of Mt. Wilson Lane and 535.26' SW of the Western Maryland Railroad - 2nd and 3rd Election Districts : ZONING COMMISSIONER  
 Mount Wilson Joint Venture - Petitioner : OF  
 NO. 73-33-R (Item No. 25) : BALTIMORE COUNTY

**ORDER OF DISMISSAL**

This matter comes before the Zoning Commissioner upon the Petition of Mount Wilson Joint Venture, for a Reclassification from a D.R.1 Zone to a M.L. Zone. Said property is located beginning 1313 feet southeast of Mt. Wilson Lane and 535.26 feet southwest of the Western Maryland Railroad, in the Second and Third Election Districts of Baltimore County.

WHEREAS, the Zoning Commissioner considers the subject Petition to be moot, by virtue of the adoption of the 1976 Comprehensive Zoning Maps by the Baltimore County Council.

THEREFORE, the Zoning Commissioner, on his own motion, will dismiss said Petition.

IT IS HEREBY ORDERED by the Zoning Commissioner of Baltimore County, this 25<sup>th</sup> day of April, 1977, that said Petition be and the same is declared moot and the Petition DISMISSED.

*[Signature]*  
 Zoning Commissioner of  
 Baltimore County

ORDER RECEIVED FOR FILING

DATE April 25, 1977

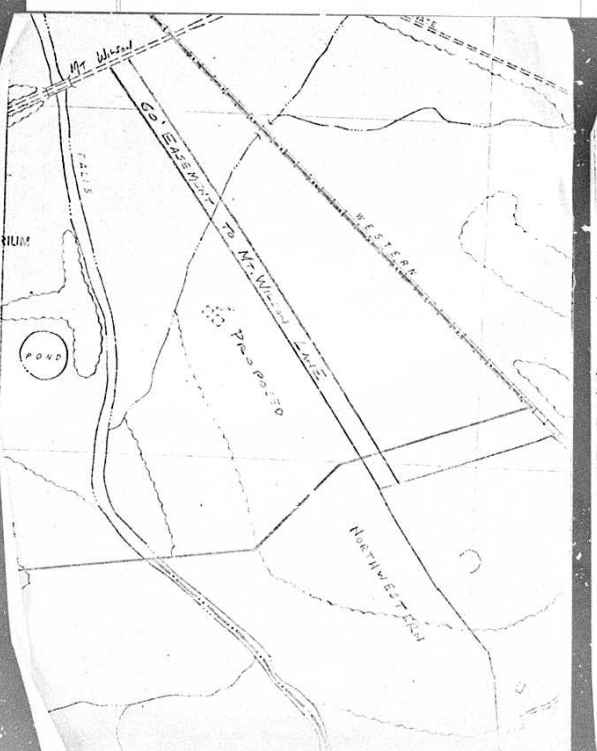
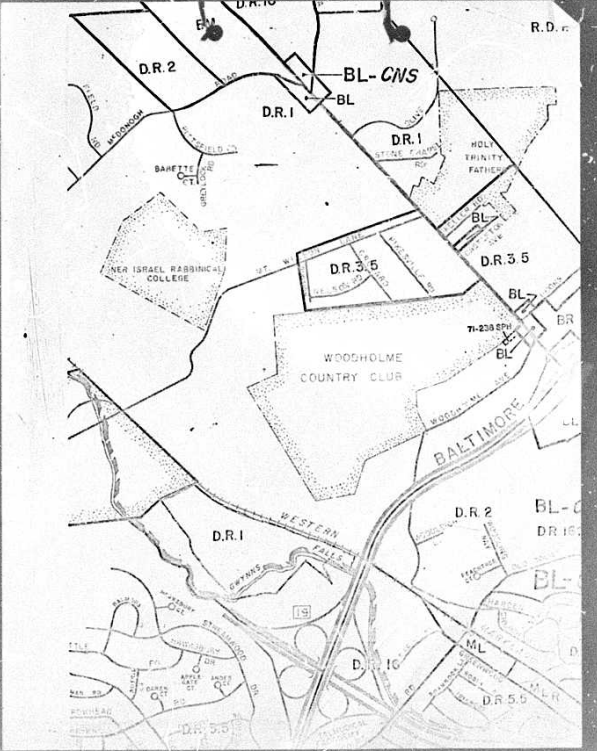
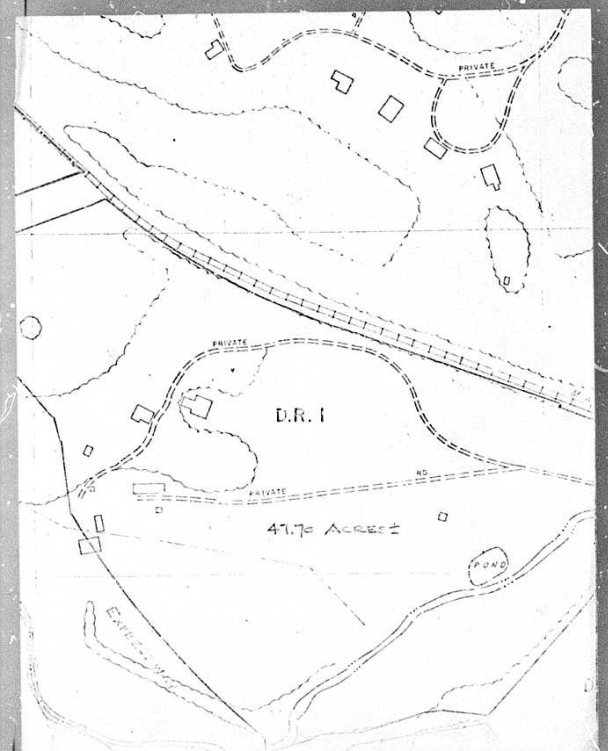
*[Signature]*  
 William H. Chesney

STATE OF MARYLAND  
 OFFICE COPY  
 DOLLENBERG BROTHERS  
 Registered Professional Engineers & Land Surveyors  
 708 WASHINGTON AVENUE AT YORK ROAD  
 TOWSON, MD. 21204 March 27, 1972  
 Zoning Description

All that piece or parcel of land situated, lying and being in the 2nd. & 3rd. Election Districts of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at the intersection of the southernmost right of way line of the Western Maryland Railroad with the westernmost right of way line of the Baltimore Beltway and running thence and binding on the southernmost right of way line of said railroad the seven following lines viz: North 56 degrees 13 minutes west 10.20 feet, South 33 degrees 45 minutes west 10 feet, Northwest by a line curving toward the left having a radius of 1860.08 feet for a distance of 4.77 feet (the chord of said arc bearing North 63 degrees 02 minutes west 39.34 feet), North 69 degrees 46 minutes west 576.12 feet, North 20 degrees 12 minutes East 10 feet, North 09 degrees 46 minutes west 804.50 feet, and Northwest by a line curving toward the right having a radius of 1950.08 feet for a distance of 663.77 feet (the chord of said arc bearing North 60 degrees 02 minutes 45 seconds west 660.77 feet), thence leaving said railroad and binding on the northernmost outline of the land of Alberta D. Thompson South 70 degrees 02 minutes west 535.26 feet to the northeast right of way line of the proposed Northwest Expressway, thence binding on the northeast right of way line of said Expressway the eight following lines viz: South 31 degrees 30 minutes east 36.81 feet, South 33 degrees 52 minutes 08 seconds East 301.04 feet, South 41 degrees 38 minutes 35 seconds East 330.28 feet, South 17 degrees 01 minute 48 seconds east 71.33 feet, South 7 degrees 15 minutes 40 seconds east 216.77 feet, South 31 degrees 50 minutes East 65.16 feet, Southeast by a line curving toward the left having a radius of 2664.79 feet for a distance of 613.93 feet (the chord of said arc bearing South 41 degrees 21 minutes 42 seconds east 610.77 feet) and South 3 degrees 46 minutes 15 seconds East 40.94 feet, thence leaving said Northwest Expressway and binding on the outline of the property of Alberta D. Thompson the eight following courses and distances viz: North 68 degrees 35 minutes East 177.15 feet, South 69 degrees 10 minutes East 120.45 feet, North 74 degrees 05 minutes East 196.35 feet, North 80 degrees 20 minutes East 49.50 feet, South 65 degrees 40 minutes East 139.43 feet, North 27 degrees 35 minutes East 14.03 feet, North 41 degrees 24 minutes 30 seconds east 616.32 feet and South 6 degrees 13 minutes 50 seconds East 535.14 feet to intersect the right of way line of the Owynns Falls relocation area as established by the State Roads Commission of Maryland, thence binding on said right of way the five following lines viz: North 30 degrees 12 minutes 30 seconds west 315.87 feet, North 46 degrees 39 minutes 37 seconds east 130 feet, South 43 degrees 20 minutes 23 seconds East 104.62 feet, Southeast by a line curving toward the left having a radius of 507.96 feet for a distance of 217.21 feet (the chord of said arc bearing South 55 degrees 35 minutes 10 seconds East 215.53 feet) and South 67 degrees 50 minutes 23 seconds east 57.82 feet to the westernmost right of way line of the Baltimore Beltway and thence binding on said westernmost right of way line the two following courses and distances viz: North 23 degrees 19 minutes 42 seconds East 185.04 feet and North 22 degrees 09 minutes 37 seconds East 95.65 feet to the place of beginning.

Containing 47.70 Acres of land more or less.



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ORIGINAL  
 OFFICE OF  
**THE COMMUNITY TIMES**

RANDALLSTOWN, MD. 21133 Sept. 5, 1972

THIS IS TO CERTIFY, that the annexed advertisement of  
 S. Eric Dienna, Zoning Commissioner of  
 Baltimore County  
 was inserted in THE COMMUNITY TIMES, a weekly newspaper published  
 in Baltimore County, Maryland, once a week for One ~~XXXXXXX~~  
 week before the 5th day of Sept., 1972 that is to say, the same  
 was inserted in the issue of Aug. 31, 1972.

STROMBERG PUBLICATIONS, Inc.  
 By *Keith Morgan*

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 POST OFFICE PERMIT NO. 100 BALTIMORE, MD.  
 POST OFFICE BOX 1111 BALTIMORE, MD. 21204  
 POSTAGE WILL BE PAID BY ADDRESSEE  
 RETURN TO: THE JEFFERSONIAN, 111 W. Chesapeake Avenue, Towson, Maryland 21286

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., August 31, 1972.  
 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 a week  
 on the 1st day of September, 1972, the first publication  
 appearing on the 31st day of August  
 1972.

THE JEFFERSONIAN  
*S. Eric Dienna*  
 Manager.

Cost of Advertisement, \$ \_\_\_\_\_

251605 73-53-12

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: *4th & 3rd* Date of Posting: *SEPT. 2, 1972*

Posted for: *Reclassification*

Petitioner: *Mount Wilson Joint Venture*

Location of property: *1313 E. St. of E. Mt. Wilson Lane, Apt. 535, Ft. Belvoir, Sw. of E. N.H. RR.*

Location of Signs: *1/2 S. of Mount Wilson Lane, 600 E. of W of W. N. R. R.*

Remarks: *Conditionally posted, one sign with foot sign*

Posted by: *Charles Michael* Date of return: *SEPT. 15, 1972*

**PETITION MAPPING PROGRESS SHEET**

| FUNCTION   | Wall Map |    | Original |    | Duplicate |    | Tracing |    | 200 Sheet |    |
|--|----------|----|----------|----|-----------|----|---------|----|-----------|----|
|  | done     | by | date     | by | date      | by | date    | by | date      | by |
| Descriptions checked and outline plotted on map    |          |    |          |    |           |    |         |    |           |    |
| Petition number added to outline                   |          |    |          |    |           |    |         |    |           |    |
| Denied   |          |    |          |    |           |    |         |    |           |    |
| Granted by<br>ZC, BA, CC, CA                       |          |    |          |    |           |    |         |    |           |    |
| Reviewed by: <i>ADM</i>                            |          |    |          |    |           |    |         |    |           |    |
| Previous case:                                     |          |    |          |    |           |    |         |    |           |    |
| Revised Plans:<br>Change in outline or description |          |    |          |    |           |    |         |    |           |    |
| Map # <i>2C</i>                                    |          |    |          |    |           |    |         |    |           |    |

BALTIMORE COUNTY, MARYLAND No. 3609

OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

DATE: *May 2, 1972* ACCOUNT: *01-662*

AMOUNT: *\$50.00*

DISTRIBUTION: WHITE CASHIER, TOWN AGENCY, YELLOW - CUSTOMER

Messrs. Hennessey, Fleury and Dauch  
 107 W. Penna. Ave.  
 Towson, Md. 21204  
 Petition for Reclassification for Mount Wilson Joint Venture

BALTIMORE COUNTY, MARYLAND No. 5021

OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

DATE: *Sept. 19, 1972* ACCOUNT: *01-662*

AMOUNT: *\$166.50*

DISTRIBUTION: WHITE CASHIER, TOWN AGENCY, YELLOW - CUSTOMER

Messrs. Hennessey, Fleury and Dauch  
 107 W. Penna. Ave.  
 Towson, Md. 21204  
 Advertising and sign posting of property for 5.5 Acres  
 #13-53-12

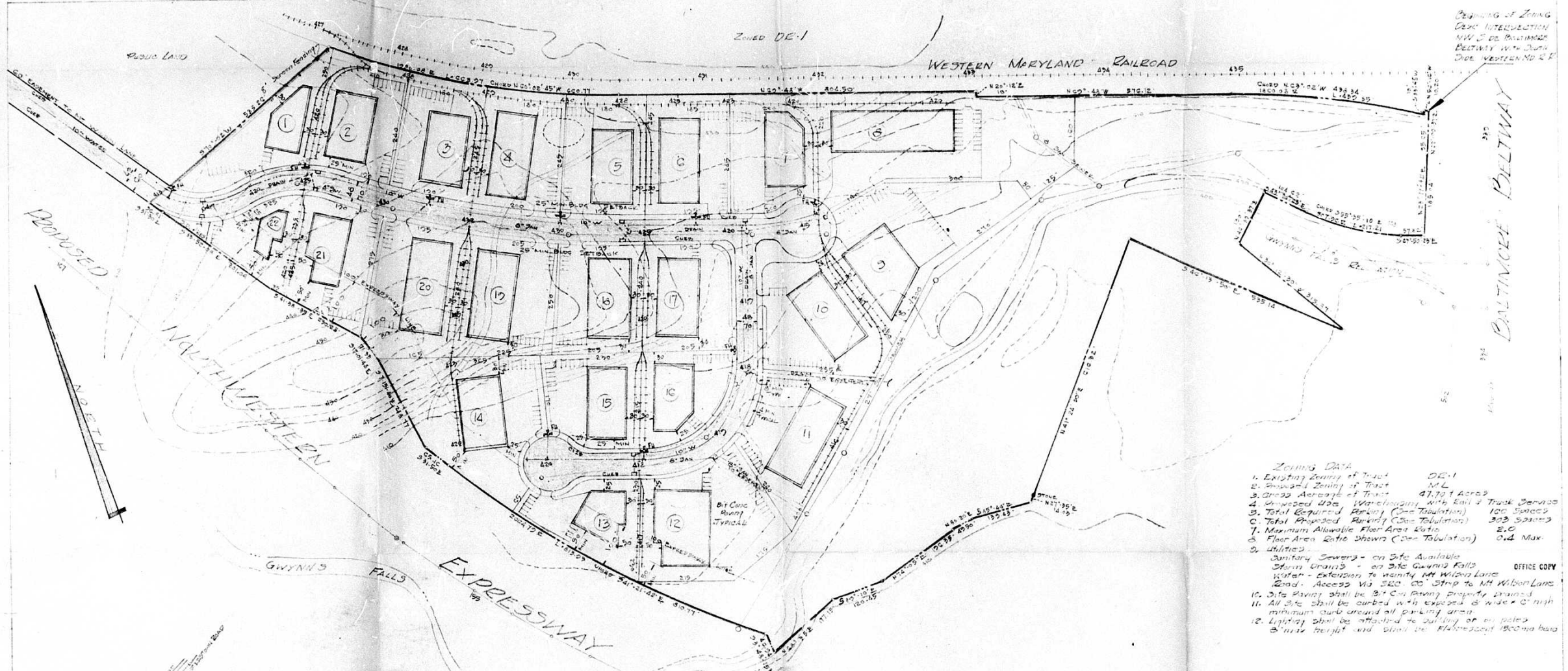
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Item # 25

Thomas L. Hennessey, Esquire  
 407 West Pennsylvania Avenue  
 Towson, Maryland 21204

Your Petition has been received and accepted for filing  
 this *17th* day of *July* 1972.

*S. Eric Dienna*  
 S. ERIC DIENNA,  
 Zoning Commissioner

Petitioner: *Mount Wilson Joint Venture*  
 Petitioner's Attorney: *Thomas L. Hennessey, Esquire* Reviewed by: *John A. Diller*  
 Chairman, Advisory Committee



Beginning of Zoning  
Line Intersection  
NW 1/4 of Baltimore  
Beltway with South  
Side Western MD 2 E

BALTIMORE BELTWAY

- Zoning Data**
- Existing Zoning of Tract DE-1
  - Proposed Zoning of Tract ML
  - Gross Acreage of Tract 47.70 Acres
  - Proposed Use Warehousing with Rail & Truck Service
  - Total Required Parking (See Tabulation) 100 Spaces
  - Total Proposed Parking (See Tabulation) 203 Spaces
  - Maximum Allowable Floor Area Ratio 2.0
  - Floor Area Ratio Shows (See Tabulation) 0.4 Max.
  - Utilities
  - Sanitary Sewers - on Site Available
  - Storm Drains - on Site Gwynn's Falls Road - Extension to vicinity Mt Wilson Lane
  - Water - Extension to vicinity Mt Wilson Lane Road - Access via 200' Gap to Mt Wilson Lane
  - Site Drains shall be 3" Concrete, properly drained
  - All site shall be curbed with exposed 8" wide 6" high minimum curb around all parking area
  - Lighting shall be attached to building or on poles 3" max height and shall be fluorescent 1500ma base

OFFICE COPY

**FLOOR AREA RATIO & PARKING TABULATION BY LOT NUMBER**

| LOT NO | LOT AREA AC. | WAREHOUSE AREA AC. | FLOOR AREA RATIO | OFFICE/RETAIL PARK | WAREHOUSE EMPLOYEES | RETAIL PARK | TOTAL REQUIRED PARKING | PROPOSED PARKING |
|--------|--------------|--------------------|------------------|--------------------|---------------------|-------------|------------------------|------------------|
| 1      | 1.10         | 0.44               | 0.40             | 000                | 3                   | 0           | 5                      | 10               |
| 2      | 1.21         | 0.33               | 0.28             | 800                | 4                   | 0           | 7                      | 12               |
| 3      | 1.21         | 0.35               | 0.29             | 800                | 4                   | 0           | 7                      | 15               |
| 4      | 1.20         | 0.35               | 0.33             | 1000               | 5                   | 12          | 4                      | 12               |
| 5      | 1.20         | 0.30               | 0.30             | 800                | 4                   | 0           | 7                      | 11               |
| 6      | 1.23         | 0.43               | 0.35             | 1000               | 5                   | 12          | 4                      | 12               |
| 7      | 1.20         | 0.33               | 0.27             | 800                | 4                   | 0           | 7                      | 15               |
| 8      | 2.00         | 0.00               | 0.21             | 1000               | 5                   | 15          | 5                      | 15               |
| 9      | 2.15         | 0.44               | 0.21             | 1000               | 5                   | 0           | 3                      | 25               |
| 10     | 1.55         | 0.30               | 0.25             | 800                | 4                   | 0           | 3                      | 7                |
| 11     | 1.55         | 0.40               | 0.30             | 1000               | 5                   | 12          | 4                      | 17               |
| 12     | 1.55         | 0.50               | 0.27             | 1000               | 5                   | 12          | 4                      | 21               |
| 13     | 1.50         | 0.24               | 0.16             | 800                | 3                   | 0           | 2                      | 9                |
| 14     | 2.10         | 0.38               | 0.18             | 800                | 4                   | 0           | 3                      | 13               |
| 15     | 1.10         | 0.34               | 0.31             | 800                | 4                   | 0           | 3                      | 12               |
| 16     | 0.90         | 0.20               | 0.32             | 800                | 3                   | 0           | 2                      | 11               |
| 17     | 1.14         | 0.30               | 0.34             | 800                | 4                   | 0           | 3                      | 10               |
| 18     | 1.10         | 0.41               | 0.30             | 1000               | 5                   | 0           | 3                      | 13               |
| 19     | 1.40         | 0.44               | 0.31             | 1000               | 5                   | 0           | 3                      | 13               |
| 20     | 1.50         | 0.40               | 0.30             | 1000               | 5                   | 0           | 3                      | 13               |
| 21     | 1.17         | 0.30               | 0.26             | 800                | 4                   | 0           | 2                      | 15               |
| 22     | 0.75         | 0.12               | 0.16             | 800                | 3                   | 0           | 2                      | 5                |
| TOTALS |              |                    |                  |                    |                     |             | 100                    | 203              |

- BUILDING SETBACK DATA**
- Front yard 25'
  - Side yard 30'
  - Rear yard 30'
  - Within 100' of NW Edge
    - Front yard 50'
    - Side yard 50'
    - Rear yard 50'
- CURB SETBACK DATA**
- At Street for Parking 8'
  - At Street for Driveway 4'

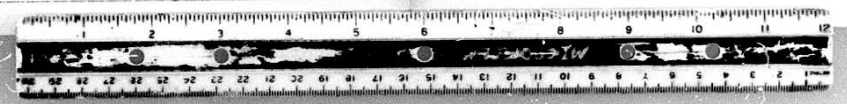
47.70 Acres

LOCATION MAP  
SCALE 1" = 500'

7000 NW 39  
KEY STREET P.E.

#25  
**ZONING PLAT**  
**INDUSTRIAL PARK**  
203 & 374 Eastern Avenue - Baltimore, MD  
Scale 1" = 100'     May 21, 1977

DOLLEBERG BROTHERS  
SURVEYORS & CIVIL ENGINEERS  
707 Washington Ave., Towson, Md. 21286



MAY 16 1977