

72090
1/36
3/29/72

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, A. ERIC DOTT, 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 R.S.C. zone to an M.L. zone; for the following reasons:

- (1) In classifying the property R.D.P., the Council committed errors as set out on the attached exhibit, which is incorporated by reference herein; and
- (2) Substantial changes have occurred in the neighborhood so as to alter its character since the property was so classified by the Council, as set out on the attached exhibit, which is incorporated by reference herein.

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 N.A.

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.

Contract purchaser A. Eric Dott Legal Owner
Address 7025 York Road
Towson, Maryland 21204
Contract purchaser Erwin Ira Uiman
Address 244 W. Pennsylvania Avenue
Towson, Maryland 21204
James D. Nolan, Petitioner's Attorney
Address Towson, Maryland 21204
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 31st 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 the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of October, 1972, at 2:00 o'clock.

James D. Nolan
Petitioner's Attorney

(over)

OFFICE 823-3000

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 CORTLAND AVENUE
TOWSON, MARYLAND 21204

RESIDENCE 771-4392
March 30, 1972

DESCRIPTION TO ACCOMPANY RECLASSIFICATION R.S.C.
(NONCONFORMING) ZONING TO M.L. ZONING
PROPERTY OF A. ERIC DOTT

BEGINNING for the same at a point on the center line of Manor Road at a distance of 1700 ft. southwesterly from Long Green Road at the end of the 3rd line of the 1st parcel of land which is described dated November 8, 1967 and recorded among the Land Records of Baltimore County in Liber 4822, folio 522 was conveyed by Baltimore Machine and Equipment Incorporated, to A. Eric Dott, running thence and binding on the center line of Manor Road and on the outlines as set forth in aforesaid deed the two following courses and distances:
1) S24°30'W 280.5 ft., 2) S29°36'W 322.0 ft. thence leaving the center line of Manor Road and still binding on the outlines as set forth in aforesaid deed the seven following courses and distances: 1) N27°21'W 470.0 ft. 2) N67°15'E 51.4 ft. 3) N27°43'W 290.3 ft. 4) N66°58'E 172.0 ft. 5) S59°29'E 261.0 ft. 6) N67°15'E 46.3 ft. and 7) S43°15'E 90.7 ft. to the place of beginning.

CONTAINING 5.7 acres of land more or less.
BEING all of the land which by deed dated November 8, 1967 and recorded among the Land Records of Baltimore County in Liber 4822, folio 522 was conveyed by Baltimore Machine and Equipment Incorporated, to A. Eric Dott.



E. F. Raphael
Eugene F. Raphael 2246
Registered Professional
Land Surveyor

RE: PETITION FOR RECLASSIFICATION
W/S of Manor Road, 1700' SW of
Long Green Road - 10th District
A. Eric Dott - Petitioner
NO. 73-64-R (Item No. 24)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request to reclassify a 5.7 acre tract of ground from a R.S.C. Zone to a M.L. Zone. The property is located on the west side of Manor Road, seventeen hundred (1700) feet west of Long Green Road in the Tenth Election District of Baltimore County.

In addition to the Petitioner, the following expert witnesses testified in behalf of the reclassification. Mr. Wayne Thacker, a past sector planner for the Office of Planning and Zoning (presently employed by HUD) who prepared the preliminary Comprehensive Plan for this area; Mr. Eugene Raphael, a registered land surveyor whose firm prepared the site plan for the subject property; and, Mr. Hugh Gleston, a real estate appraiser and broker.

The following Exhibit was offered into evidence by the Petitioner during the course of testimony by the above witnesses:

Exhibit No. 1 Site plan indicating existing and proposed improvements. Said plan being dated March 30, 1972.

Mr. Wayne Thacker testified, in essence, as follows:

In the preparation of the zoning map, recommendations were made by the sector planner with regard to zoning designations assigned to specific properties. These recommendations were based, among other things, on the existing use of the land which were reviewed and passed on by the Deputy Director and/or Director of Planning. The Planning Board subsequently passed judgement thereon and submitted them to the Baltimore County Council for review and adoption.

Mr. Thacker indicated that the existing manufacturing use on this site had been overlooked, and had he been aware of the existing use, he would have recommended that a M.L. zoning designation be placed on the property.

Mr. A. Eric Dott, owner of the property testified, in effect, as follows:
Even though he has owned the subject property for five and one-half (5 1/2) years, he had not been aware that it was not

zoned for the manufacture of plastic products until he recently applied for a permit to expand the building.

The addition as planned, is intended to improve and modernize the existing structure and will consist of a brick air-conditioned building with modern parking facilities.

In answer to questions, he replied that he did not intend to sell the property, but would probably utilize part of the building for his business which consisted of packaging educational games. He is aware of water problems in the area, and has complied with all comments of the Zoning Advisory Committee particularly with those concerning the septic system and well water.

It was his contention, that the existing long standing use of the property had been overlooked by the Planning Board and the Baltimore County Council, and because of this, they had erred in placing an R.S.C. zoning designation on the 5.7 acre tract.

Mr. Eugene Raphael, the Petitioner's engineer, testified, in essence, as follows:

An additional seven hundred and thirty-two (732) square feet is proposed to be added to the existing ten thousand six hundred (10,600) square feet of floor area in the existing building. One (1) space for each three (3) employees or sixty-four (64) parking spaces will be provided for the proposed one hundred and fifty (150) employees. Parking areas will be curbed with bituminous curb, and surfaced with macadam.

The eighteen (18) to twenty (20) feet of paving that presently represents the improvements of Manor Road, will be improved by the dedication of right of way widening, alignment and grading across the full width of the Petitioner's property. All cost of improvement will be borne by the Petitioner.

Mr. Raphael pointed out that any addition or future use of the property would be required to meet all Health Department requirements pertaining to the well and septic tank. However, it was his opinion that the size of the site (5.7 acres) was large enough to abate any problems that might arise.

Mr. Hugh Gleston, real estate appraiser and broker, testified, in effect, as follows:

Mr. Gleston stated that he has been familiar with the subject property since 1942 or 1947, and that the existing improvements were constructed sometime after the Second World War.

It was his opinion that the Baltimore County Council erred in continuing the use on the subject property, in a non-conforming category, and since other properties had been zoned in conformity with the uses, they should have placed an M.L. zoning designation on the Petitioner's property.

- 2 -

classification be and the same is hereby DENIED and that the above property or area be and the same is hereby continued as and to remain a R.S.C. District.

James D. Nolan
Deputy Zoning Commissioner of
Baltimore County

72090
1/36
3/29/72

**POINTS OF ERROR COMMITTED BY
THE COUNTY COUNCIL IN CLASSIFYING
THE SUBJECT PROPERTY R.D.P., AND
CHANGES IN THE NEIGHBORHOOD**

The Petitioner states that the County Council committed at least the following errors in classifying the subject parcel R.D.P.:

1. That for many years prior to the adoption of zoning laws in Baltimore County, the subject parcel had been used for light manufacturing purposes, and it is so used today, all without the slightest prejudice to the surrounding area, and it was error for the Council to fail to take note of the light manufacturing characteristics and use of this property.

2. And for such other and further errors as will be disclosed upon a minute study of the property and area, and such other errors are hereby assigned, and will be stated at the time of the hearing hereon.

As to substantial changes which have altered the character of the neighborhood since the Council studied the subject property and last classified it, the following are noted:

1. Since changes as a minute study of the property and area will disclose, and which are hereby assigned, and which will be noted when and as found, including at the time of the hearing hereon.

Respectfully submitted,

Erwin Ira Uiman
Erwin Ira Uiman

James D. Nolan
James D. Nolan
Attorney for the Petitioner

He felt that the existing manufacturing use had not effected property values, and based this assumption on the fact that all subdivision in the area came after the use had been established.

It was also his opinion that if the property was to be zoned and improved as proposed, it would benefit the area in general.

Many area residents were present at the hearing in protest to the requested reclassification. They based their protest on the following:

With the exception of the Petitioner's property, the neighborhood is one hundred (100) percent residential, and with very few exceptions, the entire community is residential.

A previous attempt to reclassify the subject property by Petition failed. Because of this history, they felt that the Planning Board was aware of the existing use, and in any case would not have placed an M.L. zoning on the property if it had been brought to their attention.

Reference was made to the Planning Board's report to the Zoning Commissioner, Third Cycle Item 24, in which the Planning Board recommended that the non-conforming status be retained.

Testimony also indicated that the building had been expanded the permitted twenty-five (25) percent around 1950, and as such, the improvements as well as the zoning designation should remain unchanged.

They indicated that the residential growth in the area had taken place in spite of the plastic company, and that it was considered by the residents to have a detrimental effect on the neighborhood property values.

OPINION

Based on the above testimony inclusive of the Planning Board recommendations to the Zoning Commissioner and a specific review of the general purpose and application of the R.S.C. Zone as described in the Baltimore County Zoning Regulations, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has not met his burden of proving error.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 15th day of February, 1973, that the above Re-

- 3 -

LAW OFFICER
JOHN CARROLL HOLZER
1410 FOREST HILLS DRIVE
BALTIMORE, MARYLAND 21204
ONE 792-0008

DECEMBER 20, 1972

BALTIMORE COUNTY ZONING COMMISSION
TOWSON, MARYLAND 21204

RE: REZONING MATTER
ERIC DOTT
10TH ELECTION DISTRICT
R.D.P. TO M.L.
5.7 ACRES
1700' SW OF LONG GREEN ROAD

GENTLEMEN:

PLEASE BE ADVISED THAT I REPRESENT THE WINDMERE ASSOCIATION AND WE ARE CONCERNED ABOUT THE ANTICIPATED REZONING OF PROPERTY ALONG MANOR ROAD NEAR LONG GREEN ROAD.

I WOULD APPRECIATE BEING ADVISED OF YOUR DECISION AS A RESULT OF A RECENT HEARING IN THIS MATTER.

JCH:MNN

VERY TRULY YOURS
John Carroll Holzer
JOHN CARROLL HOLZER

APR 11 1973

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 6, 1972

COUNTY OFFICE BUILDING
111 S. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

Mr. Oliver L. Myers

MEMBERS

DEPARTMENT OF

STATE BOARD OF

HEALTH DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

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James D. Nolan, Esq.
201 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Reclassification Petition
3rd Zoning Cycle
Item # 24
A. Eric Dott - Petitioner

Dear Sir:

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 Manor Road, 1700 Feet South of Long Green Pike in the 10th Section District of Baltimore County. The property is developed with a small dwelling and an existing 1 story brick building that is used as a plastic manufacturing company and has been for many years. The property around the parcel is a large tract of farm land that is slowly being developed into one acre lots. There is no curb or gutter existing along Manor Road at this location.

The subject Petition is accepted for filing subject to the following comments. The plan indicates a large addition on the west side of the property and a complete revision of the parking. After our field inspection I would suggest that the petitioner consider providing parking spaces for each employee because in a rural area such as he is in, more people are apt to drive their own car to work. I would also call attention to a rather deplorable refuge area at the rear of the existing plant, the petitioner should, whether this petition is granted or not, make an effort to maintain his premises in a more acceptable and responsible manner.

Very truly yours,

Oliver L. Myers
Oliver L. Myers, Chairman
John H. Williams
John H. Williams, Jr., Zoning Tech. II

GMJ/JJD/MLH

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLISWORTH N. DIVER, P. E. CHIEF

April 26, 1972

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

Re: Item #24 (Cycle April - October 1972)
Property Owner: A. Eric Dott
W/S Manor Rd., 1700' S. of Long Green Rd.
Present Zoning: R.S.C.
Proposed Zoning: Reclassification to M.L.
District: 10th No. Acres: 5.7 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:

Manor Road is an existing County road which will ultimately be improved with bituminous concrete paving and combination curb and gutter on a 76-foot right-of-way. The Petitioner will be fully responsible for any improvements required when the property is developed.

Entrance locations are subject to approval by the Department of Traffic Engineering.

All improvements will be the Petitioner's full responsibility, including drives, walks and parking areas.

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.

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Page 2
April 26, 1972

Re: Item #24 (Cycle April - October 1972)

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.

Water and Sanitary Sewer:

Public water and sewer are not available to serve this site.

Very truly yours,

Ellisworth N. Diver
ELLISWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:WMS:es

NE 16 E Topo Sheet

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WIL T. MILLER
DEPUTY TRAFFIC ENGINEER

April 28, 1972

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

Re: Cycle Zoning III
Item 24 - ZAC - 4-4-72
Property Owner: A. Eric Dott
Manor Road S. of Long Green Road
Reclassification to ML - District 10

Dear Mr. Myers:

The subject petition is requesting a change from R.S.C. to ML. This could be expected to increase the trip density from 50 to 250 trips per day.

The present non-conforming use is most likely generating 100 to 150 trips a day.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:mr

Baltimore County Fire Department



J. Austin Deltz
Chief

Towson, Maryland 21204

833-7310

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: A. Eric Dott

Location: W/S Manor Road, 1700' S of Long Green Road
Item No. 24 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 amicable 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 _____ 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 Standards 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: *Paul H. Reincke* Noted and Approved: *Paul H. Reincke*
Planning Group Special Inspection Division Fire Prevention Bureau

mb 4/17/72

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 4, 1972

EDWARD 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
County Office Building
Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 24, Zoning Advisory Committee Meeting, April 4, 1972, are as follows:

Property Owner: A. Eric Dott
Location: W/S Manor Road, 1700' S of Long Green Road
Present Zoning: R.S.C.
Proposed Zoning: Reclassification to M.L.
District: 10
No. Acres: 5.7

The existing septic system is failing and must be corrected to comply with the Baltimore County Code.

The private water well must be corrected as follows:
1. Provide an approved well seal.
2. Clean well pit and open positive drain of well pit.
3. Provide an approved well pit cover.

The liquid industrial waste must be disposed of in an approved manner and not pumped onto the ground surface.

Very truly yours,

Thomas H. Devlin
THOMAS H. DEVLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mr

GEORGE E. GAVRELSIS
Director
Jefferson Building
Suite 201
Towson, Md. 21204
(410-331)



S. ERIC DINENHA
Zoning Consultant
County Office Building
111 S. Chesapeake Ave.
Towson, Md. 21204
(410-331)

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 9, 1972

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

Dear Mr. Myers:

Comments on Item 24, Zoning Advisory Committee Meeting, April 4, 1972, are as follows:

Property Owner: A. Eric Dott
Location: W/S Manor Road, 1700' S of Long Green Road
Present Zoning: R.S.C.
Proposed Zoning: Reclassification to M.L.
District: 10
No. Acres: 5.7 acres

The zoning requirement of one parking space for each three employees in the numerically largest shift was written with the idea of some employees using public transportation. There is no public transportation in this area and we suggest that more parking be proposed.

Very truly yours,

Richard B. Williams
Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

TOWSON, MARYLAND - 21204

Property Owner A. Eric Dott
District 10
Present Zoning RSC
Proposed Zoning ML
No. Acres 5.7

No effect on student population



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

INDUSTRIAL DEVELOPMENT COMMISSION
BALTIMORE COUNTY, MARYLAND

April 11, 1972

To: Mr. S. Eric DiNenna, Zoning Commissioner
From: H. B. Staab - Industrial Development Commission
Re: ZAC Agenda - 4/4/72
Item 24 - A. Eric Dott
W/S Manor Road, 1700' S of Long Green Road
5.7 acres - 10th Election District
Reclassification from R.S.C. to M.L.

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

This site has been used for a manufacturing operation since 1948. The request for M. L. zoning, if approved, would permit the present operation now being conducted as a non-conforming use to be expanded.

The Industrial Development Commission believes this request should be given favorable consideration to allow the industry to expand, thereby providing increased employment in this section of the County.

H. B. STAAB
Director



HENRIK PARKS, president
 EUGENE C. HESS, vice president
 MRS. ROBERT L. BENNEY

MRS. JOHN M. CROCKER
JOSEPH N. McDOWAN
ALVIN LAWRENCE
JAMES D. WHEELER, JR. - CHAIRMAN

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MR. RICHARD K. WUERFEL

TOWSON, MD.,--September 14-----, 1972

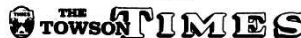
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ~~once a week~~ once a week ~~once a week~~ before the 2nd day of October, 1972, the ~~next~~ publication appearing on the 11th day of September 1972.

THE JEFFERSONIAN.
L. Frank Struth
Manager.

Cost of Advertisement, \$.....

[illegible]

ORIGINAL



TOWSON, MD. 21204 September 18 - 1972

THIS IS TO CERTIFY, that the annexed advertisement of
3. Eric Dinerna
Zoning Commissioner of Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one ~~successive~~
week before the 18 day of September 1972 that is to say, the same
was inserted in the issue of September 14, 1972.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

[illegible]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 10th Date of Posting: Sept. 14 - 92
 Posted for: Henry Morley Oct 2, 1922 @ 2 c. P.M.
 Petitioner: A. C. Smith
 Location of property: N.E. of Emma Rd. 1700 ft. S. of Long Street
 Location of Sign: 1 sign - East right on Main - East corner - existing
sign - sign
 Remarks:
 Posted by: Frank H. Ness Date of return: Sept. 21 - 92

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Oct. 2, 1972 ACCOUNT 01-662

AMOUNT \$122.00

WHITE - CASHIER
A. E. Dott & Associates
7925 York Road
Townson, Md. 21204
Advertising and posting of property
#73-64-B

DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

122.00 HSC

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 21st day of July, 1972.

S. ERIC DINENIA, C
Zoning Commissioner

Petitioners: As Site Data
 Petitioner's Attorney: James D. Nillon, Esquire Reviewed by: James D. Nillon, Esquire
 Chairman,
 Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

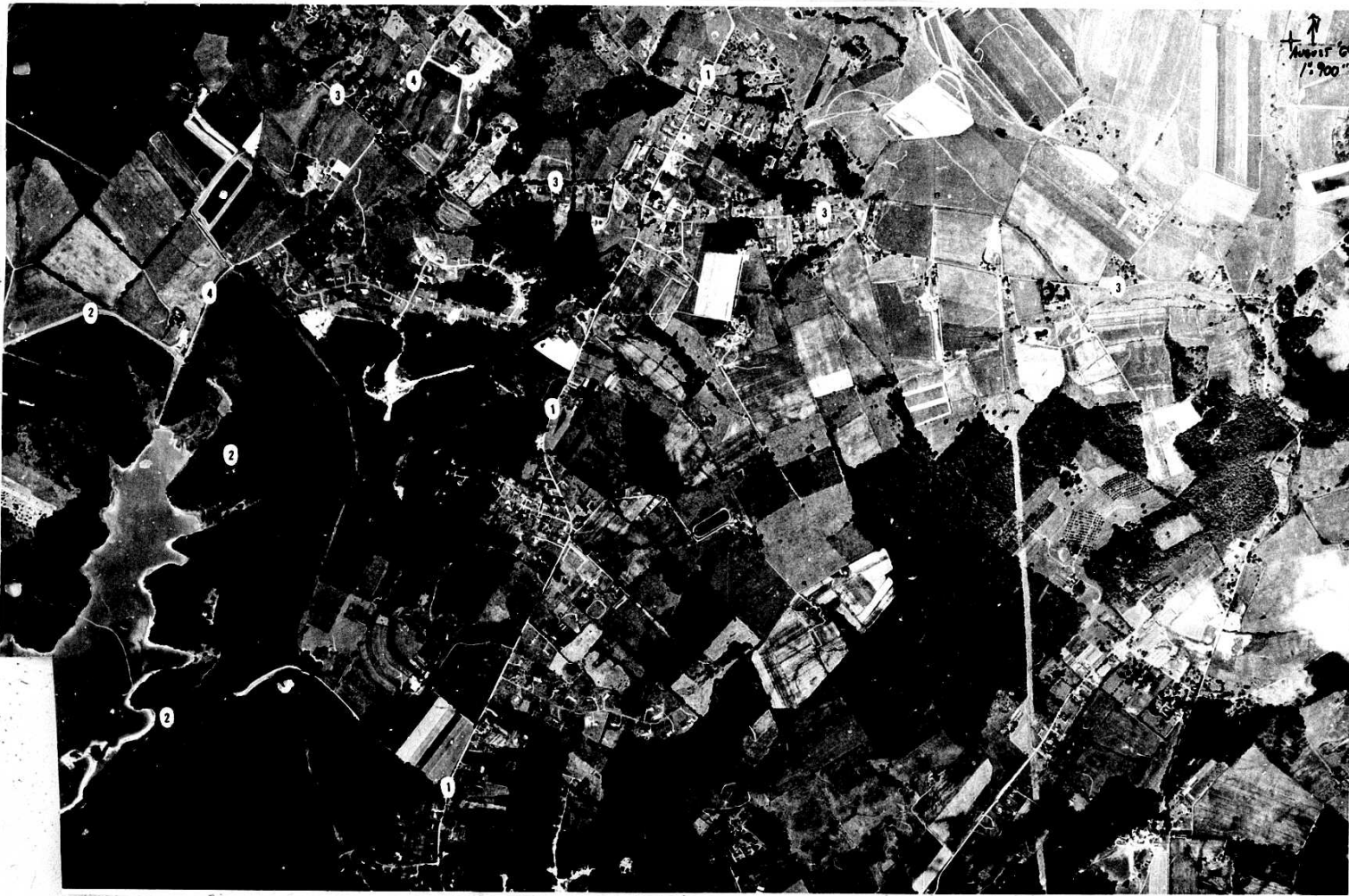
DATE May 10, 1972 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
PINK - AGENT

Messrs. Nolan, Plumbhoff and Williams
204 W. Penna. Ave.
Towson, Md. 21204
Petition for Reclassification for A. Eric Do-t

August 69
1:900



987

486

Pet EX-1

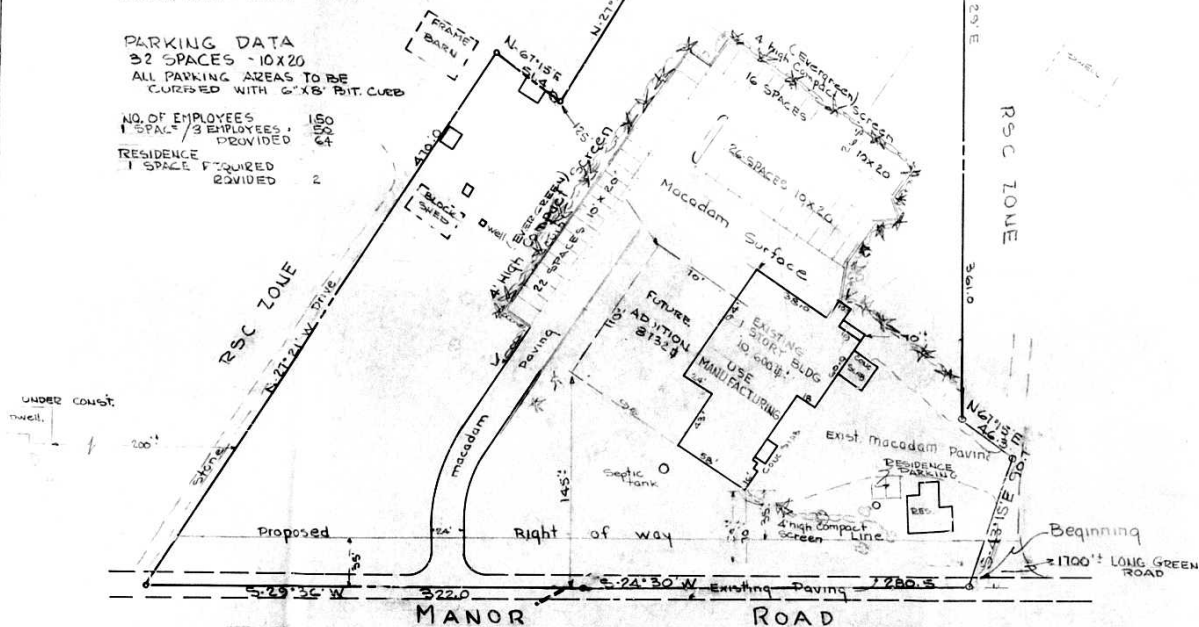
PETITIONED EXHIBIT
No. 1

AREA OF PROP: 5.7Ac:
EXIST. ZONE RSC (NON-CONFORM. USE)
EXIST. USE - MANUFACTURING
PROP. ZONE M.L.
PROP. USE - MANUFACTURING
AREA EXIST. BLDG. 10,600±
AREA PROP. BLDG. 8,732

PARKING DATA
32 SPACES - 10x20
ALL PARKING AREAS TO BE
CURBED WITH 6"x8" BIT. CURB

NO. OF EMPLOYEES 150
1 SPACE / 3 EMPLOYEES 50
PROVIDED 64

RESIDENCE 1 SPACE REQUIRED 2
PROVIDED 2



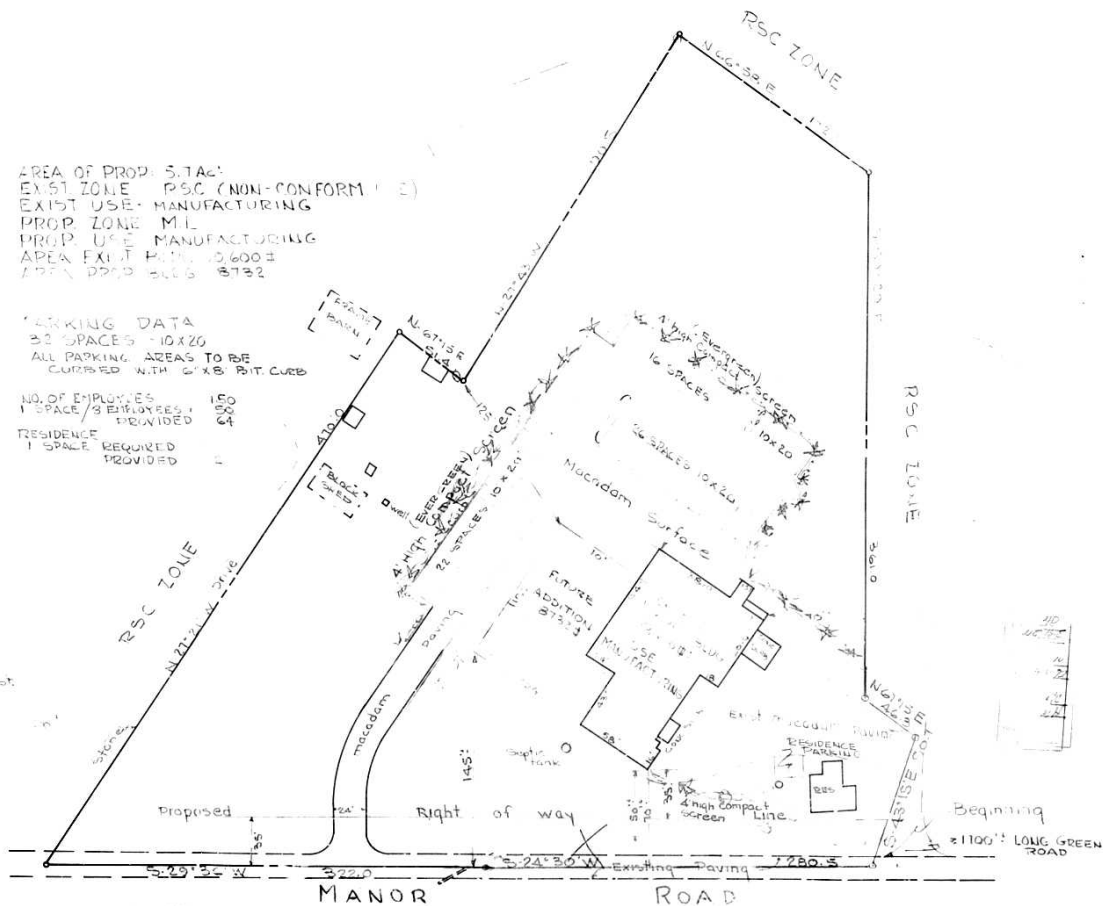
NOTE: OUTLINE AS SHOWN PLOTTED
FROM DEEDS ONLY

PLAT TO ACCOMPANY
PETITION FOR RECLASSIFICATION
10th ELECTION DIST. BALTO. CO.
SCALE 1" = 50'
MARCH 30, 1972

R. F. RAFFEL & ASSOCIATES
Registered Professional Land Surveyors
201 Crofton Avenue
Baltimore, Maryland 21204

486

NO. OF EMPLOYEES	150
1 SPACE/3 EMPLOYEES PROVIDED	50
RESIDENCE	64
1 SPACE REQUIRED PROVIDED	



NOTE: OUTLINE AS SHOWN PLOTTED
FROM DEEDS ONLY

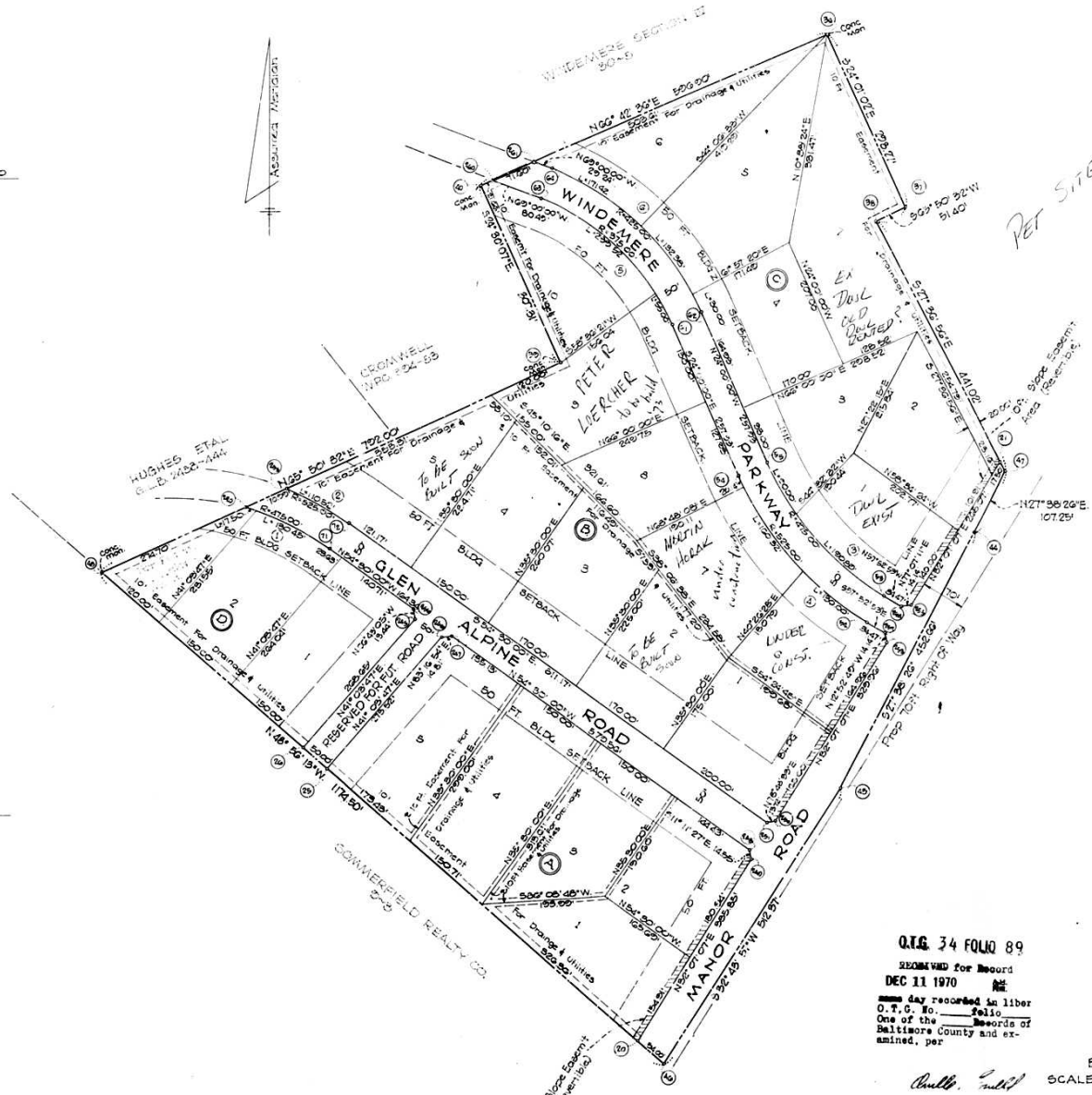
PLAT TO ACCOMPANY
PETITION FOR RECLASSIFICATION
10th ELECTION DIST. BALTO. CO.
SCALE 1" = 50' MARCH 30, 1972



CURVE DATA						
NO	RADIUS	ARC	Δ	TANGENT	CHORD	L.C.B.
1	475.00'	147.93'	17° 50' 44"	74.58'	147.93'	N 65° 25' 23" W
2	325.00'	110.52'	12° 03' 42"	55.47'	110.52'	S 92° 31' 52" E
3	475.00'	280.60'	35° 52' 53"	144.60'	279.61'	N 42° 56' 27" W
4	525.00'	310.46'	33° 52' 53"	159.91'	305.95'	S 40° 59' 27" E
5	375.00'	234.52'	45° 00' 00"	121.92'	237.01'	S 46° 50' 00" E
6	425.00'	333.60'	45° 00' 00"	165.90'	325.58'	N 44° 30' 00" W

N 2000
E 1000

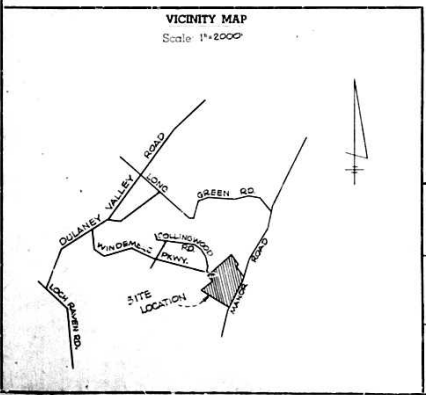
N 1000
E 4000



N 2000
E 1000

N 1000
E 6000

COORDINATES				
NO	NORTH	EAST	NO	NORTH
36	2219.28	5380.88	46	242.20
37	1946.88	5502.25	47	077.82
38	1925.80	5455.93	48	067.26
39	1708.64	4960.04	49	054.62
40	1588.25	4892.59	50	1280.52
41	1058.01	5400.00	51	1268.74
42	1440.01	5610.00	52	1922.67
43	205.00	5122.00	53	1925.02
44	1935.02	5352.76	54	1718.53
45	1919.52	4237.40	55	1910.00
51	1917.56	5606.40	56	2020.92
52	1296.66	5441.15	57	1509.94
53	1941.20	5467.74	58	1000.00
54	1920.06	5240.67	59	1765.60
61	1414.34	4595.19	62	1785.93
63	1455.97	4624.23	64	042.47
64	1306.12	4780.55	65	1555.59
66	1277.91	4771.45	66	1070.76
67	1210.75	4785.16	67	1105.63
68	1563.15	4827.57	68	2202.84
69			69	4945.40



APPROVED
George E. Gaudis 12/4/70
Director of Planning Board

APPROVED
Clinton R. Haring 12/1/70
County Board Engineer

APPROVED
Margaret Shuman MD 12/31/70
Deputy State & County Health Officer

NOTE
The streets and/or roads as shown hereon and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title to the lots thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

OWNER'S CERTIFICATE
The requirements of Section 72 B, Article 17 of the Annotated Code of Maryland (Plac 1947 Supplement) as far as they relate to the making of this plat have been complied with.
JOHN APICHELLA
By: *John Apicella* 12/31/70
President

SURVEYOR'S CERTIFICATE
I, Malcolm E. Hudkins, a registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of lands known as House Bill 453, Chapter 1616 of the Acts of 1945 and subsequent Acts amendatory thereto.
Malcolm E. Hudkins 12/31/70
Reg. No. 5093

