

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



73-132-X

May 20, 1974

Mr. Isaac Hecht
Attorney at Law
1111 Fidelity Building
Charles and Lexington Streets
Baltimore, Maryland 21201

Dear Mr. Hecht:

Your letter of May 17, 1974 requesting written word on the zoning of a parcel of property on which the Deputy Zoning Commissioner has recently ruled has been referred to the Zoning Commissioner for such an interpretation.

Very truly yours,

William D. Fromm
Director of Planning

WDF:mr
cc & enc. S. Eric Dinenna, Zoning Commissioner
James E. Dyer, Deputy Zoning Commissioner



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3211 ZONING 494-3351

73-132-X

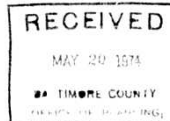
HECHT AND BEATTY
ATTORNEYS AT LAW
1111 FIDELITY BUILDING
CHARLES AND LEXINGTON STREETS
BALTIMORE, MARYLAND 21201
May 17, 1974

ISAAC HECHT
PAUL S. BEATTY
BENJAMIN S. COHEN

Office of Planning and Zoning
Jefferson Building
Towson, Maryland 21204

Re: NE/S of Stansbury Road, etc.
Trident Corporation - Petitioner

TELEPHONE 752-1169
AREA CODE 301



Gentlemen:

We represent a prospective purchaser of property from
Trident Corporation.

We attach hereto xerox copy of Order dated January 16, 1973,
passed by the Deputy Zoning Commissioner of Baltimore County.

We would appreciate your written word as to the present
Zoning of this property.

We thank you in advance for your cooperation.

Very truly yours,

HECHT AND BEATTY

By Isaac Hecht
Isaac Hecht

IH/avl

Enclosure

73-132-X
Alv Sprinkle
Rec'd Supervisor
A H Raphael
sec 9/D
73-132-X
TRIDENT CORPORATION



8010 STANSBURY ROAD
BALTIMORE, MARYLAND 21222

PHONE: 282-8998

May 1, 1974

Mr. James E. Dyer, Deputy Zoning Commissioner
Baltimore Co. Office of Planning & Zoning
111 W. Chesapeake Ave.,
Towson, Md. 21204

Re: Special Exception Jan. 26, 1973
NE/S Stansbury Rd. 12th District
73-132-X (Item 61)

Dear Sir:

Mr. A. A. Raphael, Jr., Zoning Inspector visited us on April 25.
He noted that requirement for blacktop or macadam paving had not
been complied with. After we explained the reason for non-com-
pliance Mr. Raphael suggested that we advise you and request
more time to accomplish the necessary paving.

You may be familiar with the fact that the yard area, at one
time, was used for the storage of lumber. The areas used for
roads then, running from the building to Stansbury Rd, are
reasonably stable. However area over which lumber was piled have not
yet stabilized adequately in our opinion. During the early months
of 1973 Marsh Construction Company improved grading and applied
some 6" or 8" of crusher run. Since then we have used additional
crusher run on areas that did not hold up. We hope to have a
stable base on which to apply paving in a reasonable time.

The smaller parcel (approx. 2 acres) at Flood Rd and Graves Court
all ready has macadam paving.

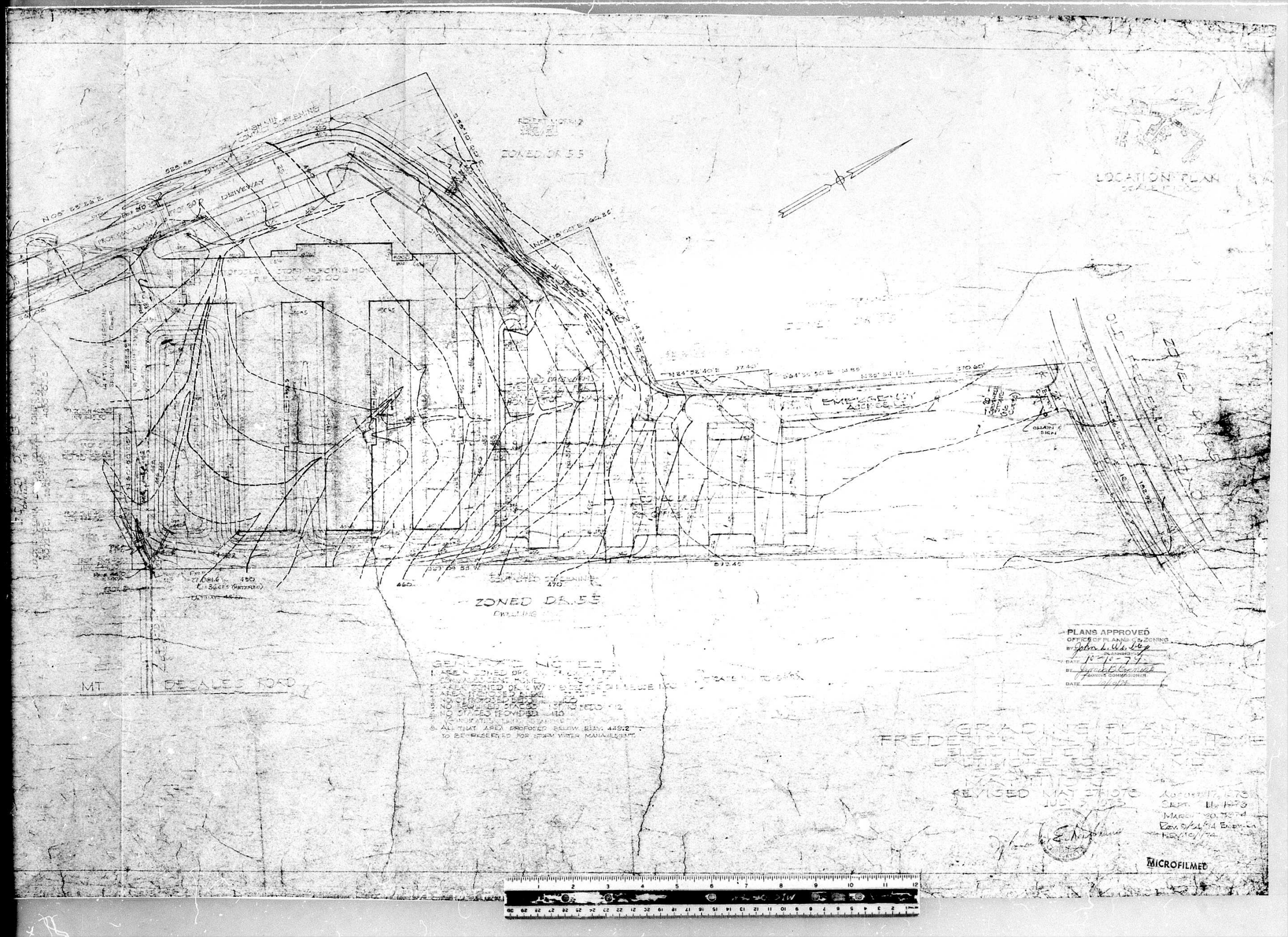
We trust that you will allow us an additional period of time on
the paving of the yard.

Very truly yours,

TRIDENT CORPORATION

W. D. Basil





LOCATION PLAN
SCALE 1"=100'

ZONED DA.55
DWELLING

GENERAL NOTES
1. AREA ZONED DA.55 FOR DWELLING
2. CONVEYANCE OF THIS AREA TO THE CITY OF LAUREL
3. AREA ZONED DA.55 WITH 50% LOT COVERAGE
4. NO OTHER PROPOSED DEVELOPMENT
5. NO STREETS PROVIDED
6. ALL THAT AREA PROPOSED BELOW ELEV. 449.12
TO BE PRESERVED FOR STORM WATER MANAGEMENT

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *John L. W. 11/14*
DATE *10-10-74*
BY *James E. 11/14*
DATE *11/14/74*

GRADING PLAN
FREDERICK COUNTY, MARYLAND
ELECTRICITY & WATER
LAUREL, MARYLAND

REVISED MAY 21, 1975
JUL 2, 1975

APPROVED BY
CITY CLERK
MAY 20, 1974
FOR THE CITY ENGINEER
MAY 10, 1974

MICROFILMED



GENERAL NOTES

- Total Area of Site equals 8.3735 Acres
 - Parcel A equals 6.2250 Ac.
 - Parcel B equals 2.1475 Ac.
- Existing Zoning of Site "ML-IM with Special Exception"
- Original Use of Site "Boat Manufacturing Plant"
- Proposed use of Site: Warehouse & Truck Terminal Parcel A Boat Yard, Offices & Service Yard for Refuse Collection Co. Parcel B
- Existing Paved Areas to be used for off street parking for employees & Truck parking.
- Parcels A & B have "Public Water" & Private Sewer Systems
- Off-Street Parking Data:
 - J.P. Stobada, Inc. has 8 employees requiring 8 spaces (1/3 employees) - 10 provided
 - Civil Corp. has 3 employees requiring 1 space (1/3 employees) - 6 provided
 - Concordia Yacht Co. Variable 10-20 employees using their own parking lot on Stansbury Rd.
 - Container Transport Inc. has 3 employees requiring 1 space (1/3 employees) - 6 provided
 - Edgemore Terminals Inc. has 18 Employees requiring 6 spaces (1/3 Employees - 20 provided)
- All parking areas are to be macadam or black top paving
- A G High Screen Fence with 6'6" placed around Truck Parking Areas that Face Residential Properties. See Site Plan

LOCATION PLAN

1"=50'

SITE PLAN OF PROPERTY KNOWN AS 8010 STANSBURY ROAD

Election Dist. No. 18
Scale: 1"=50'

Baltimore Co. Md
August 30, 1974

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 7/15/74
BY: [Signature]
DATE: 8/16/74
73-132-7

1. Refer to Note #2 & Truck Parking On Parcel B
2. REVISED
DATE



MCA Engineering Corporation
1020 Cromwell Bridge Road
Baltimore, Md. 21204

**BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
EVALUATION COMMENTS**

Bradley T. J. Matton, Jr., Esq.,
P.O. Baltimore-Annapolis Blvd., NE
Glen Burnie, Md. 21061
Item 61

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

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

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Trident Corporation

Petitioner's Attorney: Bradley T. J. Matton, Jr. Reviewed by *John J. Dillon, Jr.*
Chairman, Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 2, 1972

Bradley T. J. Matton, Jr., Esq.,
P.O. Baltimore-Annapolis Blvd., NE
Glen Burnie, Maryland 21061

Re: Special Exception Petition
Item 61
Trident Corporation

Dear Mr. Matton:

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

The subject property is located on the northeast side of Flood Road and the northwest side of Retman Lane and the northeast side of Stansbury Road, in the 12th District of Baltimore County. This complex of buildings is currently improved with what was once the Odgers Light Corporation complex. This area has since been used as a boat assembly building for another manufacturer. Although there are some residences that currently exist along Retman Lane and Villa Road in this vicinity. The majority of the structures in this area are industrial storage buildings, storehouses, and the like. The subject of this petition is for a Special Exception for a truck terminal. In general, the Committee finds no serious problems with the submitted site plan, however, only one area is noted to include truck parking in this vicinity, and no reference to quarters for drivers of the trucks for overnight accommodations has been indicated on the subject property. Should any truck parking be anticipated on Parcel "B" of the submitted plat, it should be so indicated on a re-submitted site plan.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
John J. Dillon, Jr.
JOHN J. DILLON, JR.,
Chairman,
Zoning Advisory Committee

JJD:JD
Enclosure

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

October 31, 1972

Review of Engineering
ELLSWORTH W. DYER, P.E. CHIEF

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

Re: Item #61 (1972-1973)
Property Owner: Trident Corporation
N/E Flood Rd., N/W Retman Lane, N/E Stansbury Rd.,
S/E Graves Ct.
Present Zoning: M.L.I., L.M.
Proposed Zoning: Special Exception for a truck terminal
District: 12
No. Acres: Parcel "A" 6.2259 acres, Parcel "B" 2.1476 acres

Dear Mr. DiNenna:

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:

Flood Road, Graves Court, Retman Lane and Stansbury Court, existing roads, are proposed to be improved in the future as 40-foot closed-type roadway cross-sections on 50-foot rights-of-way. Highway improvements are not required at this time. However, highway right-of-way and widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The plan should be revised to incorporate the proposed highway right-of-way requirements.

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

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.

Storm Drains:

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

Item #61 (1972-1973)
Property Owner: Trident Corporation
Page 2
October 31, 1972

Storm Drains: (Cont'd)

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.

Water:

Public water supply is available and serving this property.

Sanitary Sewers:

Public sanitary sewerage is not available to serve this property which is assumed to be employing private onsite sewage disposal. The plan should be revised to indicate the present means of sewage disposal.

Public sanitary sewerage, including a sewage pumping station, force mains and gravity sewers are proposed for the vicinity. It is considered too premature to attempt to define when this project will proceed.

Very truly yours,
Ellsworth W. Dyer, P.E.
ELLSWORTH W. DYER, P.E.,
Chief, Bureau of Engineering

END:ESM:PMR:es

E-SM Key Sheet
15 & 16 SE 22 & 23 Position Sheets
SE & P topo
103 Tax Map

**BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204**



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLOFFORD, P.E. CHIEF
VIN. T. HELDER DEPUTY TRAFFIC ENGINEER

November 9, 1972

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

Re: Item 61 - ZAC - October 3, 1972
Property Owner: Trident Corporation
NES Flood Road, NWS Retman Lane, NES Stansbury Road,
SE Graves Court
Special exception for a truck terminal
District 12

Dear Mr. DiNenna:

The subject petition is requesting a special exception for a truck terminal. Since this site appears to be intended for a large trucking operation, it would be appropriate to rebuild or widen the roads in this area to facilitate the movement of trucks into and out of this site.

Revised plans must be submitted showing the storage of loading areas for Parcel B.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

**BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH**



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 4, 1972

DONALD H. RYAN, M.D., M.P.H.
JOHN J. DILLON, JR., COUNTY HEALTH OFFICER

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

Dear Mr. DiNenna:

Comments on Item 61, Zoning Advisory Committee Meeting
October 3, 1972, are as follows:

Property Owner: Trident Corporation
Location: N/E Flood Road, N/W Retman Lane, N/E Stansbury Rd.,
S/E Graves Ct.
Present Zoning: A.L. I.M.
Proposed Zoning: Special exception for a truck terminal
District: 12
No. Acres: Parcel "A" 6.2259 acres, Parcel "B" 2.1476

Metropolitan water is available to the site.

Existing private sewage disposal system appeared to be working satisfactorily at time of inspection.

Very truly yours,
Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mng

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
464-3331

October 31, 1972

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
464-3331

Dear Mr. DiNenna:

Comments on Item #61, IV Zoning Cycle, October 1972-April 1973, are as follows:

Property Owner: Trident Corporation
Location: N/E Flood Rd., N/W Retman Lane, N/E Stansbury Road,
S/E Graves Court
Present Zoning: M.L.I., L.M.
Proposed Zoning: Special exception for a truck terminal
District: 12
No. Acres: Parcel "A" 6.2259 acres, Parcel "B" 2.1476 acres

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

Very truly yours,
John L. Wimbley
John L. Wimbley
Planner I
Project Planning Division
Office of Planning and Zoning

Baltimore County, Maryland
OFFICE OF THE BUILDINGS ENGINEER
DEPARTMENT OF PERMITS AND LICENSES
TOWSON, MARYLAND 21204

C. Elmer Hoppert, Jr.
BUILDINGS ENGINEER
DEPUTY DIRECTOR

October 5, 1972

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #61, Zoning Advisory Committee Meeting, October 3, 1972 are as follows:

Property Owner: Trident Corporation
Location: S.E. S. Flood Road, E.W. S. Retman Lane, N.E.S. Stansbury Road, S.E. Graves Ct.
Present Zoning: M.L. I.M.
Proposed Zoning: Special exception for a truck terminal.
District: 12
No. Acres: Parcel "A": 6.2259 acres, Parcel "B": 2.1176 acres

"When any structure is to be constructed, the Petitioner shall comply with all applicable requirements of ~~Baltimore~~ Baltimore County Building Code and Regulations".

Sincerely,

C. Elmer Hoppert, Jr.
C. Elmer Hoppert, Jr.
Buildings Engineer (Acting)

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>AC</i>					Revised Plans: <i>Working area dated</i>		Change in outline or description: Yes ☐ No ☐			
Previous case:					Map #					

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 21st day of Sept. 1972. Item # _____

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner: *TRIDENT CORPORATION* Submitted by: *Bradley T. J. Nettie, Jr.*
Petitioner's Attorney: *W. J. HETTER* Reviewed by: *S. Eric DiNenna*

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

** needs revision as to no. of parking spaces*

BALTIMORE COUNTY, MARYLAND No. 5736

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 2, 1972 ACCOUNT *01-662*

AMOUNT \$50.00

WHITE CASHIER DISTRIBUTION
PRINT - AGENCY YELLOW - CUSTOMER
Bradley T. J. Nettie, Jr., Esq.
708 Baltimore-Annapolis Blvd., N.E.
Glen Burnie, Md. 21061
Petition for Special Exception for Trident Corp.
#73-132-X

Bradley T. J. Nettie, Jr., Esq.
708 Baltimore-Annapolis Blvd., N.E.
Glen Burnie, Md. 21061
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Item 61

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

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner: *Trident Corporation*
Petitioner's Attorney: *Bradley T. J. Nettie, Jr.* Reviewed by: *S. Eric DiNenna*
Zoning Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#73-132-X

District: 12th Date of Posting: 11-2-72
Posted for: Posting from Nov. 20, 1972 9:20 AM
Petitioner: Trident Corp.
Location of property: NE 1/4 of Stansbury Rd. 90.33 S.E. of Stansbury Rd.
Location of Sign: 2 signs 1 on Stansbury Rd. on corner of Stansbury Rd.
Remarks: _____
Posted by: Paul H. Hest Date of return: 11-9-72

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#73-124-A

District: 15th Date of Posting: 11-2-72
Posted for: Posting from Nov. 20, 1972 9:10:15 A.M.
Petitioner: Harry L. Holt
Location of property: 5 1/4 of Baltimore Rd. 5.5 S.W. of Stansbury Rd.
Location of Sign: 1 sign Posted from 5:50 PM. West of Stansbury Rd.
Remarks: _____
Posted by: Paul H. Hest Date of return: 11-9-72

BALTIMORE COUNTY, MARYLAND No. 5808

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

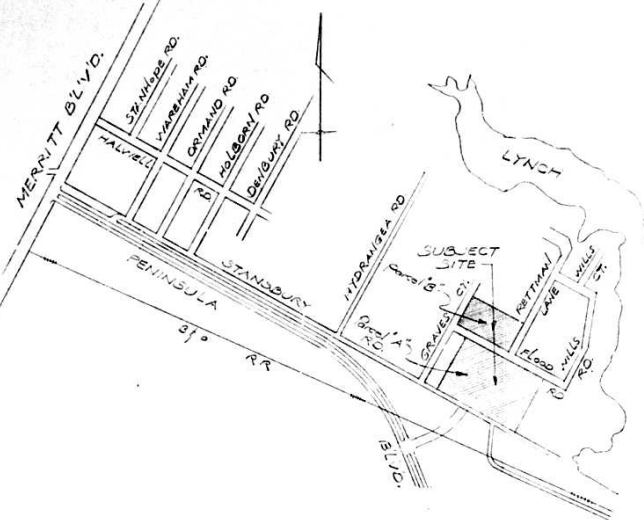
DATE Nov. 20, 2 ACCOUNT *01-660*

AMOUNT \$50.00

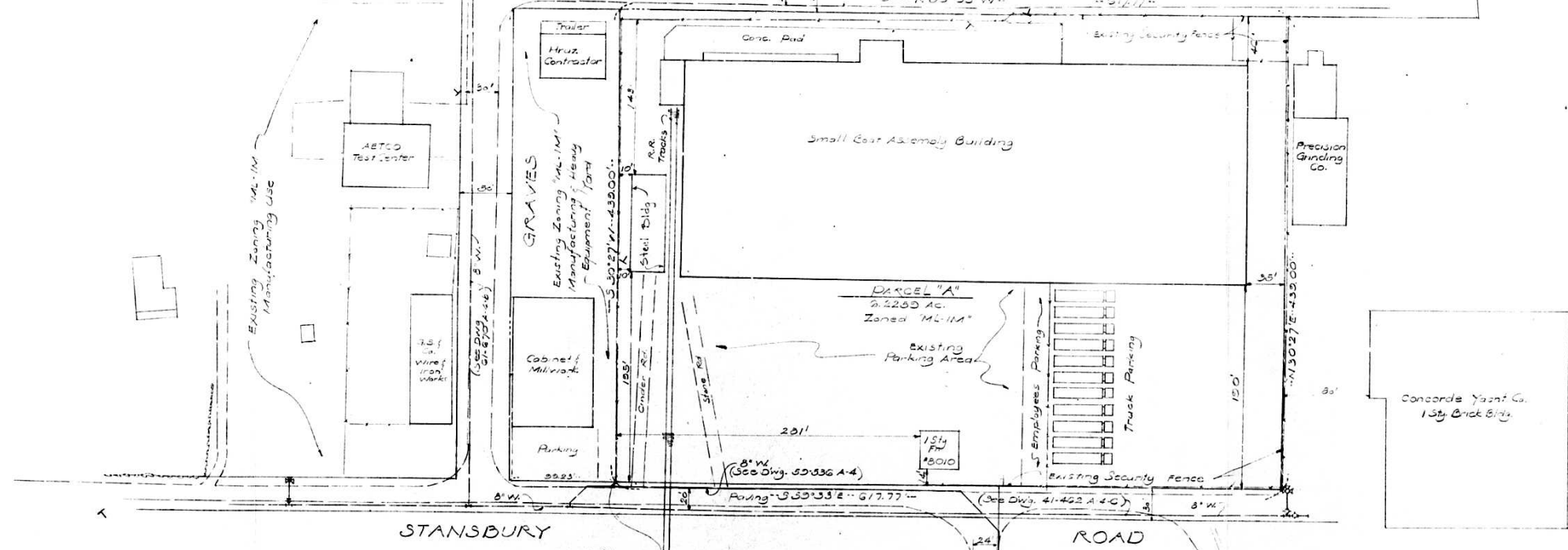
WHITE CASHIER DISTRIBUTION
PRINT - AGENCY YELLOW - CUSTOMER
Bradley T. J. Nettie, Jr., Esq.
708 Baltimore-Annapolis Blvd., N.E.
Glen Burnie, Md. 21061
Advertising as a posting of property for
Trident Corp. - #73-132-X

GENERAL NOTES

- Total Area of Site equals 8.3735 Acres
A. Parcel 'A' equals 6.2253 Ac.
B. Parcel 'B' equals 2.1476 Ac.
- Existing Zoning of Site 'ML-1M'
- Original Use of Site 'Boat Manufacturing Plant'
- Proposed Zoning of Site 'ML-1M' with Special Exception
- Proposed Use of Site: Warehouse & Truck Terminal
- Existing Paved Areas to be used for off-street parking for employees & Truck parking.
- Parcels 'A' & 'B' have 'Public Water' & 'Private Sewer Systems'



LOCATION PLAN
1"=50'



STANSBURY

ROAD

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
FOR PROPERTY KNOWN AS

8010 STANSBURY ROAD

Election Dist. N:12
Scale: 1"=50'

Baltimore Co. Md.
Sept. 13, 1972

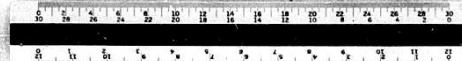
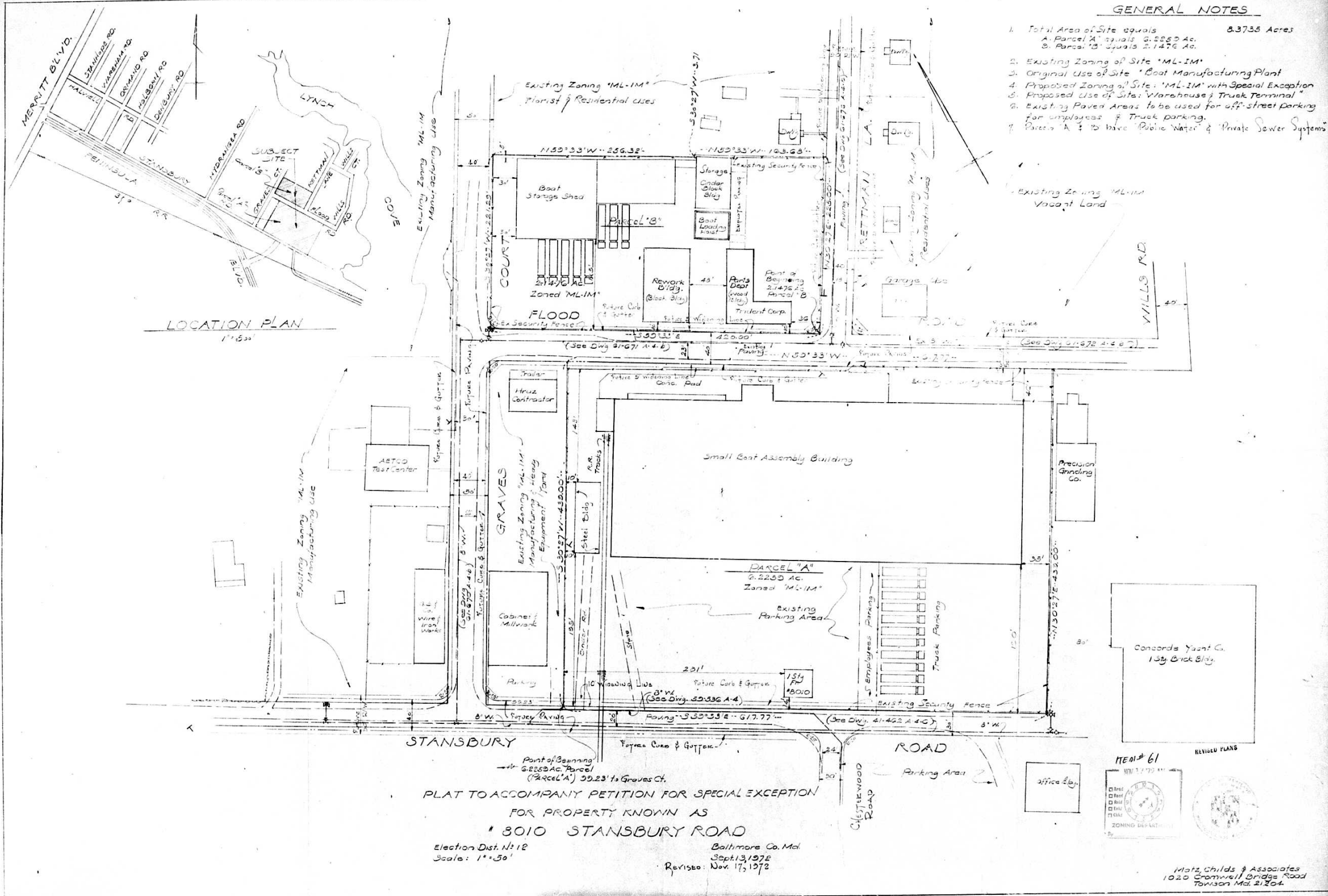
DATE	2/2/73
BY	SC
REVISION	12
DATE	2/2/73
BY	SC
REVISION	12
DATE	2/2/73
BY	SC

Metz, Childs & Associates
1020 Cromwell Bridge Road
Towson Md. 21204

6th Plat

GENERAL NOTES

- Total Area of Site equals 8.3735 Acres
 - Parcel "A" equals 6.5253 Ac.
 - Parcel "B" equals 1.8482 Ac.
- Existing Zoning of Site "ML-IM"
- Original Use of Site "Boat Manufacturing Plant"
- Proposed Zoning of Site: "ML-IM" with Special Exception
- Proposed Use of Site: Warehouse; Truck Terminal
- Existing Paved Areas to be used for off-street parking for employees & Truck parking.
- Parcels "A" & "B" have "Public Water" & "Private Sewer Systems"



GENERAL NOTES

1. Total Area of Site equals 8.3735 Acres
A. Parcel 'A' equals 2.1860 Ac.
B. Parcel 'B' equals 2.1476 Ac.
2. Existing Zoning of Site "ML-1M"
3. Original Use of Site "Boat Manufacturing Plant"
4. Proposed Zoning of Site "ML-1M" with Special Exception
5. Proposed Use of Site: Warehouse & Truck Terminal
6. Existing Paved Areas to be used for off-street parking for employees & truck parking.
7. Parcels 'A' & 'B' have "Public Water" & "Private Sewer Systems"

LOCATION PLAN

1"=50'

STANSBURY

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
FOR PROPERTY KNOWN AS
"8010 STANSBURY ROAD"

Election Dist. 11:12
Scale: 1"=50'

Baltimore Co. Md.
Sept 13, 1972
Revised: Nov. 17, 1972

Matt Childs & Associates
1020 Cromwell Bridge Road
Towson Md. 21204