

74-80-2 #38 #74-80-2 PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ROBERT L. QUINN, 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 D.R.5.5 zone to an M.L. zone; for the following reasons:

- 1.) In classifying the subject property D.R.5.5, the Council committed errors as set out on the attached exhibit, which is incorporated by reference herein;
- 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

Robert L. Quinn Legal Owner

Address: 1205 Malvern Avenue

Towson, Maryland 21204

J. D. Nolan Petitioner's Attorney

Address: 209 W. Pennsylvania Ave.

Towson, Md. 21204

ORDERS BY The Zoning Commissioner of Baltimore County, this 11th day

of April, 1973, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of October, 1973, at 11:00 o'clock

Attest: James D. Nolan

(over)

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ROBERT L. QUINN, 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-districted, pursuant to the Zoning Law of Baltimore County, from an undistricted to a I.M. (Industrial, Major) district; for the following reasons:

- 1.) In placing the subject property in an undistricted status, the Council committed errors as set out on the exhibit attached to the Petition for Zoning Reclassification, which exhibit is incorporated by reference herein;
- 2.) Substantial changes have occurred in the area since the property was placed in an undistricted status so as to alter its character since the property was so classified by the Council, as set out on the exhibit attached hereto, which is incorporated by reference herein.

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-districting 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

Robert L. Quinn Legal Owner

Address: 1205 Malvern Avenue

Towson, Maryland 21204

James D. Nolan Petitioner's Attorney

Address: 209 W. Pennsylvania Ave.

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ORDERS BY The Zoning Commissioner of Baltimore County, this 11th day

of April, 1973, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of October, 1973, at 11:00 o'clock

Attest: James D. Nolan

(over)

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
AND REDISTRICTING : DEPUTY ZONING
N and S sides of Leland Avenue, 720' : COMMISSIONER
E of Hawthorn Street - 15th District
Robert L. Quinn - Petitioner :
NO. 74-80-R (Item No. 38) :
OF
BALTIMORE COUNTY

This Petition represents a request for a Reclassification from a D.R.5.5 to a M.L. Zone and a Redistrict from an Undistricted Zone to a I.M. (Industrial, Major) District, for a tract of land containing 10.92 acres located on the north and south side of Leland Avenue and on the north side of the Penn Central Railroad, approximately 720' east of Hawthorn Street in the Fifteenth Election District of Baltimore County.

Testimony was presented on behalf of the Petitioner's request by the Petitioner, a civil engineer who prepared the Petitioner's site plan and a real estate appraiser and broker with many years experience in this area.

The Petitioner described the property as being part of an overall tract owned by him, part of which is zoned M.L.-I.M. and part, the subject of this Petition, which contains 10.92 acres, and is zoned D.R.5.5. His business consists of the Zone Marking Company which lines out and paints parking areas, tennis courts, etc. He purchased the site approximately five or six years ago at which time it contained 38 acres. Ten acres of the M.L. zoned property has since been sold to a corporation with the understanding that both parties will participate in the public works agreement for overall site improvements. The Petitioner, Mr. Robert L. Quinn, stated that he originally purchased the property to construct a building to house his business but was discouraged by the cost of the public works agreement that would be required to fully develop the site.

A great deal of testimony was presented with regard to existing zoning and zoning changes in the area, i.e., Case No. 73-197-R, which

rezoned part of the Martin Marietta property from manufacturing to commercial; existing land uses that include adjoining substandard housing; the flight approach pattern of the Martin Marietta airport; the main runway which is directly in line with the subject property; the Petitioner's Exhibit 3, "James Doolittle Commissioner Report of 1952", was presented in connection with the flight pattern; the fact that the proposed Wilson Point Boulevard, that would have bisected the Petitioner's property more or less along the D.R.5.5-M.L. Zone line, has been eliminated and is no longer planned to be constructed; the industrial character of the area; and the presence of the railroad and airport.

In general, the Petitioner was of the opinion that the location of the proposed Wilson Point Boulevard was used by the Baltimore County Council in determining the boundary of the manufacturing zone. Since this road, that served as a divider, no longer exists, it was felt that the remaining portion of the Petitioner's property should now be placed in a manufacturing classification.

Adjoining residents, who appeared in protest to the Reclassification, felt that the Baltimore County Council would not have placed any manufacturing zoning classification on the Petitioner's property if Wilson Point Boulevard had not been proposed at the time the Comprehensive Zoning Map was considered. They made reference to the comments and testimony of the Baltimore County Traffic Department which state that the intersection of Leland Avenue, Riverton Road and Martin Boulevard, which provide the only existing available access to the site, is undesirable for truck traffic. They also pointed to the many acres of existing vacant manufacturing zoned land in the area and to the fact that the Martin Marietta Industrial Park is not developing at the rate originally anticipated.

- 2 -

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description to accompany Zoning
Petition to reclassify from D.R. 5.5
to M.L.-I.M. Property of Robert Quinn
Containing 10.92 acres more or less.

March 16, 1973

Beginning for the same at a point in the center of Leland Avenue at a point measured 720 feet more or less northeasterly from the center line of Hawthorn Street, said point of beginning having coordinates of North 13810.17' East 51883.78, said coordinates referred to the Baltimore County Grid System, thence from said place of beginning, blading on the outlines of the property of the herein named petitioner, the five following lines vizi: (1) North 21° 07' 18" West 77.36 feet, (2) North 31° 35' 07" East 173.25 feet, (3) North 60° 03' 46" East 313.71 feet, (4) North 26° 16' 09" East 680.00 feet and (5) North 42° 00' 00" East 146.00 feet to the existing zoning line between areas zoned D.R. 5.5 and M.L.-I.M., thence blading on said zoning line the two following lines vizi: (6) South 53° 03' 55" East 513.60 feet and (7) South 21° 07' 18" East 767.00 feet to the northernmost right of way line of the Penn Central Railroad, thence blading on said right of way line and on the outline of the property of the herein named petitioner, (8) South 68° 52' 42" West 590.90 feet, thence leaving said railroad and running (9) North 21° 07' 18" West 167.50 feet to the place of beginning.

Containing 10.92 acres of land more or less.

The area within which the Protestants live is located north of Leland Avenue, east and south of Wampler Road, and west of the now discontinued alignment of Wilson Point Boulevard. While there are substandard homes in this area, there are also many homes in the \$25,000 class range with one or two being in the \$50,000 range. Several long time residents of the area were described as being owners of blocks of vacant lots. These owners have no desire to utilize the property for manufacturing purposes, but plan to reserve lots for their children.

The Baltimore County Planning Board in recommending against the Reclassification commented in part as follows:

"The Planning Board was informed that County and State transportation planners had been evaluating proposals to connect this general area more directly to the freeway system; however, the Board notes that the latest correspondence from the State Highways Administration indicates that the Proposed Wilson Point Road Extension (a state highway project) has been eliminated from their "Current Highway Needs Study".

The Planning Board believes that the current zoning of this property is appropriate, that adequate access to this site for higher-intensity use is not available nor is it programmed, and that the comprehensive zoning map is correct."

After reviewing the above testimony, comments and exhibits, and making an on site field inspection of the area, it is the opinion of the Deputy Zoning Commissioner that the Petitioner's request is premature at this time and that his property should remain in a D.R.5.5 classification until such time as adequate access, and need is indicated by the utilization of the many acres of vacant manufacturing property in the area.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of October 1973, that the Reclassification be and the same is hereby DENIED and that the herein described property or area be and the same is hereby continued as and to remain a D.R.5.5 Zone. The request for a Redistrict from an Undistricted Zone to a I.M. (Industrial, Major) District is also DENIED.

James E. Quinn
Deputy Zoning Commissioner of
Baltimore County

POINTS OF ERROR COMMITTED BY THE COUNTY COUNCIL IN CLASSIFYING THE SUBJECT PROPERTY D.R.5.5

The Petitioner states that the Baltimore County Council committed at least the following errors and very probably additional errors in classifying the subject property D.R.5.5:

1.) The subject property is located in a heavily industrialized area near the Martin Complex, which, of course, has been converted to an industrial park and enjoys direct rail access from the Penn Central Railroad, and accordingly, D.R.5.5 or any other residential zoning is completely inappropriate and erroneous.

2.) That the property is located under at least two of the approaches to the runways at Martin Airport and this location of the property renders residential zoning hazardous, and it was error for the Council to so zone the property.

3.) This area, and the bulk of the Petitioner's property in this area, is located directly along the Penn Central mainline, has historically been industrial in character, and it was erroneous and out of step with the realities of the situation for the Council to designate this property, having all the characteristics of prime industrial land, for residential use for which it is totally unsuited.

4.) That due to the industrial character of the area, the presence of the railroad, and the presence of the Airport, this property cannot be developed residentially, and it was error for the Council to fail to recognize this fact in so classifying the property.

5.) For such other and further errors as shall be disclosed during the course of the preparation of this case which shall be brought out at the time of the hearing hereon.

CHANGES IN THE NEIGHBORHOOD

The Petitioner states that a number of changes have occurred in this neighborhood, including at least the following:

- 1.) Industrial uses continue to intensify in the area, particularly, but not only, on the nearby expanding Martin Complex.
- 2.) That both rail and air sites have intensified considerably since the County Council acted in March of 1971.
- 3.) For such other and further changes as shall be disclosed by a minute study of this area, and which shall be brought out at the time of the hearing hereon.

Respectfully submitted,

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

TO: Mr. Edward D. Hardesty, Zoning Commissioner
 FROM: Mr. George E. Cavellis, Director of Planning
 DATE: October 6, 1970
 SUBJECT: Petition #71-120-R, West side of Wampler Road, 425 feet south of Bird River Road
 Petition for Reclassification from M.L.R. and R-40 to R.A. Security Management Corporation - Petitioners

15th District

HEARING: Wednesday, October 7, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from M.L.R. and R-40 to R.A. zoning and has the following advisory comments to make:

The Eastern Area Master Plan and Comprehensive Zoning Map approved by the Baltimore County Council on September 6, 1966, recommended M.L.R. and low density residential (R-40) because the property lies directly beneath the flight approach pattern of the Martin Airport's main runway. This zoning was prompted by the James Doolittle Commission Report of 1952 which recommended that these areas be kept clear of high density housing or places of public assembly because of the danger factors encountered by airplanes as they approach and leave the runway. Today as in 1966, the Maryland Air National Guard still uses the airport however, since 1966 the Martin-Marietta Corporation has announced the re-use of the airport by the Chesapeake Airport, an industrial park and freight distribution center, which makes extensive use of the airport. Air traffic is expected to increase in the near future from this air terminal.

Glenn Elementary School student enrollment is now over desirable capacity with most of the students coming from its immediate normal service area, and there is vacant residential land within the school service. Because of the flight pattern and existing development, it is not feasible to build an additional elementary school near to this property.

We, therefore, strongly recommend against rezoning this property from its present status.

PETITIONER'S
 EXHIBIT 3

GEGINGH

RE: PETITION FOR RECLASSIFICATION
 W/S Wampler Road, 425' S of Bird
 River Road - 15th District
 Security Management Corporation -
 Petitioner
 NO. 71-120-R (Item No. 333)

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF

BALTIMORE COUNTY

The Petitioner seeks a Reclassification from an M.L.R. zone and an R-40 zone to an RA zone on two (2) parcels of land containing 1.822 acres, more or less, and 5.125 acres, more or less, presently zoned M.L.R., said properties contiguous to one another and located on the west side of Wampler Road, 425 feet south of Bird River Road in the Fifteenth Election District, of Baltimore County.

Testimony on behalf of the Petitioner indicated that the zoning on these parcels of property were in error due to the fact that the M.L.R. zone is sandwiched between an R-40 zone, now under consideration, and an adjoining RA zone. Further, that the adjoining RA zone had been developed and was being developed at present. The subject property is to be used for town houses and/or garden type apartments.

Mr. George E. Cavellis, Director of Planning, indicated in his comments of October 6, 1970, concerning this reclassification, that the reason for the present zoning was that, "the property lies directly beneath the flight approach pattern of the Martin Airport's main runway. This zoning was prompted by the James Doolittle Commission Report of 1952 which recommended that those areas be kept clear of high density housing or places of public assembly because of the danger factors encountered by airplanes as they approach and/or leave the runway."

Without reviewing the evidence further in detail, it is the Deputy Zoning Commissioner's opinion that there is no error in the Comprehensive Zoning Map due to the guidelines indicated in the Planning comments for the protection of the health, safety and general welfare of the individuals who might reside on the property if established as a high density zone. I concur in this recommendation; therefore, changes in the area as testified to, cannot be considered.

PETITIONER'S
 EXHIBIT 3

For the foregoing reasons, it is ORDERED by the Deputy Zoning Commissioner of Baltimore County this 11th day of October, 1970, 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 M.L.R. and R-40 zones.

Deputy Zoning Commissioner of
 Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN
 EVALUATION COMMENTS

PETITIONER'S
 EXHIBIT 3

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 13, 1973

James D. Nolan, Esq.,
 204 W. Pennsylvania Avenue
 Towson, Maryland 21204

RE: Reclassification Petition
 Item 38
 Robert L. Quinn - Petitioner

Dear Mr. Nolan:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the north and south sides of Leland Avenue, 720 feet east of Hawthorne Street, in the 15th District of Baltimore County. This residential (D.R. 5.5) property is currently unimproved. The property north of Leland Avenue and west of the subject site is also unimproved residential land. The property on the south side of Leland Avenue and west of this site is improved with residential one family dwellings. The adjacent property to the east is also unimproved and is zoned M.L.R.

The proposed Wilson Point Boulevard, located along the east property line of this site, has been eliminated from the Baltimore County 1980 Motorways Guide Plan, and will not affect this property. The subject property also lies within the flight path of airplanes landing and taking off from Martin Airport, which is located to the southeast of the site.

Since the proposed use for this property, as an industrial park, will generate mostly truck traffic, the Committee feels that a possible second means of access should be considered, possibly from the northeast by way of Hillpine Road. There is no curb and gutter existing at this location.

James D. Nolan, Esq.,
 Item 38
 Page 2
 April 13, 1973

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plans, as may have been requested by this Committee, shall be submitted to this office prior to Friday, June 1, 1973 in order to allow time for final Committee review and advertisement. Failure to comply will result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1973 and October 15, 1973 will be forwarded to you well in advance of the date and time.

Very truly yours,

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

JJDjr:GAE:JD

(Enclosure)

cc: George William Stephens, Jr. and
 Associates, Inc.
 303 Allegheny Avenue
 Towson, Maryland 21204

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

Branch of Engineering
 ELLSWORTH N. DIVER, P.E. CHIEF

23 April 1973

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

Re: Item #38 (April to October 1973 - Cycle V)
 Leland Industrial Park
 Property Owner: Robert L. Quinn
 Leland Avenue, 720' N/E of Hawthorne St.
 Present Zoning: D.R. 5.5
 Proposed Zoning: Reclassification to M.L. and from undistricted to I-6.
 District: 15 No. Acres: 10.92 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.

Highway Comments

The proposed Wilson Point Boulevard has been eliminated from the Baltimore County 1980 Motorways Guide Plan; therefore, this road will not affect the subject site.

Leland Avenue is an existing road which shall be improved as a 60-foot curb-paving section on a 50-foot right-of-way. Highway improvements and the dedication of the right-of-way will be required in connection with the development of this site.

Sediment Control

A grading permit and/or sediment control drawings will be required in connection with any grading on this site.

Storm Drains

Storm drain improvements will be required in connection with road improvements to Leland Avenue.

Mr. S. Eric DiNenna
 23 April 1973
 Page 2

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 grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sewer Comments

Public water and sanitary sewerage can be made available by the extension of water and sewer service mains along the frontage of the property. Individual water services or sanitary house connections will not be permitted into the existing 36" water main or the 48" sanitary sewer.

Very truly yours,

Ellsworth N. Diver
 ELLSWORTH N. DIVER, P.E.
 Chief, Bureau of Engineering

EID:GAE:DPH:MM

1-NE Key Sheet
 14 x 15' W335 Pos. Sheet
 NE 1-1 200 Topo



DEPARTMENT OF TRAFFIC ENGINEERING

CUDENE J. CLIFFORD, P.E. DIRECTOR
WM. T. MELSER DEPUTY TRAFFIC ENGINEER

April 27, 1973

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

Re: Item 38 - Cycle Zoning V - April to Oct. 1973
Property Owner: Robert L. Quinn
Leland Avenue E. of Hawthorne St.
Reclass to M.L. - District 15

Dear Mr. DiNenna:

The subject petition is requesting a change from DR 5.5 to ML of 10.0 acres. The subject proposal should not increase trip density greatly. However, due to the intersection of Leland, Riverton & Martin Blvd., it is undesirable to allow truck traffic in this area.

Very truly yours,
C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:nc



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Secretary
James J. O'Donnell
Deputy Secretary

April 6, 1973

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

ITEM -RECLASSIFICATION
Re: Z.A.C. Meeting
April 3, 1973
Owner: Robert L. Quinn
Location: Leland Ave.,
720' N/E of Hawthorne St.
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass to
M.L. and from undistrict
to I.M. - District 15
No. Acres: 10.92 acres
Wilson Point Road Extended
(Route 587)

Dear Sir:

The proposed State Highway indicated on the subject plat has been eliminated from the State Highway Needs Study. Therefore, it can be removed from the plan.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
Charles Lee
by: John E. Rogers
Asst. Development Engineer

CLJ:JHBK

cc: Mr. Roland H. Thompson
Mr. J.L. White

P.O. Box 717 / 301 West Preston Street, Baltimore, Maryland 21203

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204

822-7318

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

Attention: Mr. ~~Eric DiNenna~~ Chairman
Zoning Advisory Committee

Re: Property Owner: Robert L. Quinn

Location: Leland Avenue, 720' N/E of Hawthorne Street

Item No. RECLASSIFICATIONS Zoning Agenda Tuesday, April 3, 1973

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.

- (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.
- (X) 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.
- (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.

Reviewer: *William D. Fromm* Noted and Approved
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

nl:
4/25/72

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 9, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND 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 reclassification, Zoning Advisory Committee Meeting, April 3, 1973, are as follows:

Property Owner: Robert L. Quinn
Location: Leland Ave., 720' N/E of Hawthorne St.
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass to M.L. and from undistrict to I.M.
District: 15
No. Acres: 10.92

Since metropolitan water and sewer are available, no health hazard is anticipated.

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

HVB:mn#

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 11, 1973

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

Z.A.C. Meeting of: Tuesday April 3, 1973

Re: Item 38
Property Owner: Robert L. Quinn
Location: Leland Avenue, 720' N/E of Hawthorne Street
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass to M.L. and from undistrict to I.M.

District: 15
No. Acres: 10.92 acres

Dear Mr. DiNenna:

The existing zoning could ultimately yield 18 elementary, 14 junior high, and 7 senior high pupils while a rezoning to the proposed M.L. and I.M. would not yield any students.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/al



INDUSTRIAL DEVELOPMENT COMMISSION
BALTIMORE COUNTY, MARYLAND

April 10, 1973

Mr. S. Eric DiNenna
Zoning Commissioner, Baltimore County
Towson, Maryland

Dear Sir:

Re: ZAC Meeting 4/3/73 - 5th Cycle
Property Owner: Robert L. Quinn
Location: Leland Ave., 720' N/E of Hawthorne St.
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass to M.L. and from undistrict to I.M.
District 15 Acres: 10.92

The Industrial Development Commission has reviewed the subject petition and inspected the property.

The subject property is contiguous to an existing M.L. - I.M. Zone. The Industrial Development Commission feels that this property is a logical location for industrial development and recommends that the request for reclassification be given favorable consideration.

Sincerely,
H. B. Staab
H. B. STAAB
Director

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 23, 1973

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

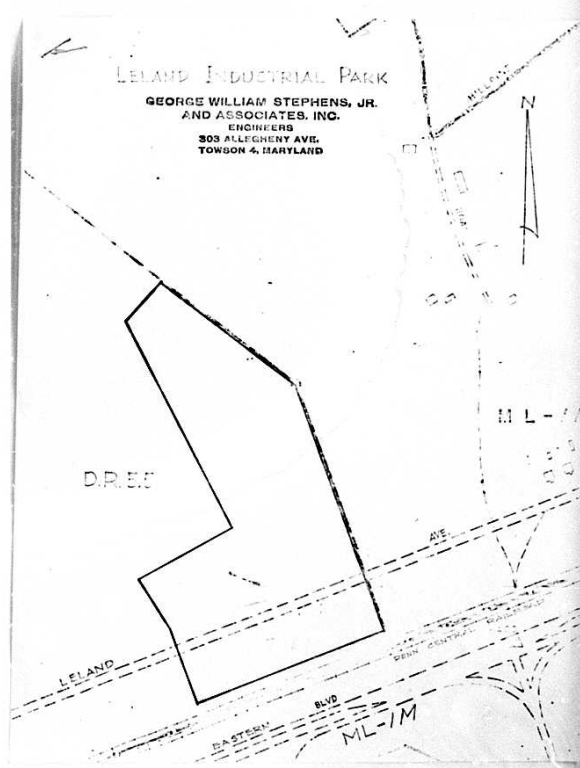
Dear Mr. DiNenna:

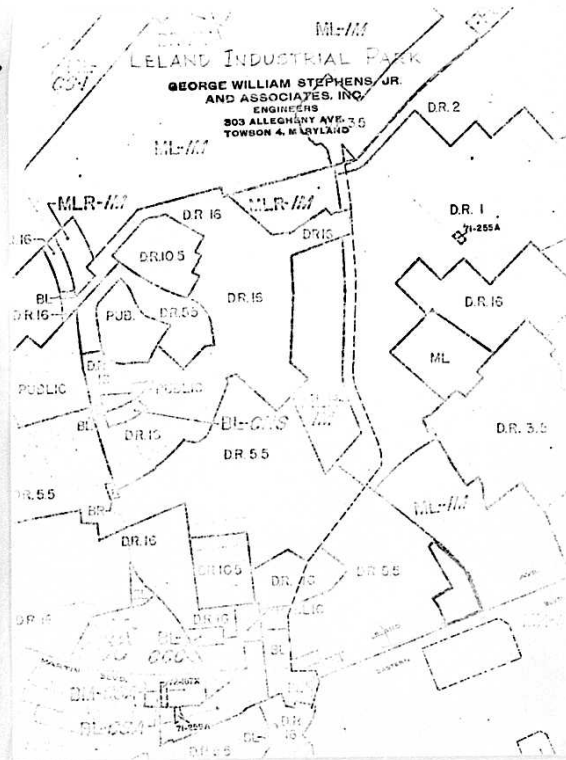
Comments on Item #38, V Zoning Cycle, April to October 1973, are as follows:

Property Owner: Robert L. Quinn
Location: N/S of Leland Avenue, 720' E of Hawthorne Street
Present Zoning: D.R. 5.5
Proposed Zoning: Reclassification to M.L. Redistricting to I.M.
District 15
No. Acres: 10.92

Since the proposed Wilson Point Boulevard has been removed from the Baltimore County Motorways Plan, the site plan should be revised showing the petitioners entire property along with the proposed road and lotting. The property will be subject to further review by the Joint Subdivision Planning Committee before any subdivision may take place.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning





BALTIMORE COUNTY, MARY. D. No. 8357
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE May 3, 1973 ACCOUNT 97-662

AMOUNT \$50.00

RESTRICTIONS
FOR: CASH FUEL - CUSTOMER

WHITE - CASHIER

Memo. Nolan, Flinnhoff & Williams
204 W. Penna. Ave.
Towson, Md. 21204

Petition for Reclamation for Robert L. Galt

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

No. 12459

DATE Oct. 3, 1973 ACCOUNT# 662

A MOUNT \$17.52

WHICH - CASHIER DOLAN, TIM PER. AGENCY WELLS - CUSTOMER

James L. Holman, Rep.
504 W. Puma. Ave.
Baltimore, Md.
Deed of Conveyance of property for Robert
L. Quinn - 44-3082

13582 cc

ORIGINAL



THE TIMES
NEWSPAPERS

RANDALLSTOWN, MD. 21133 September 17, 1973

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Simons, Zoning Commissioner
of Baltimore County
was inserted in the following

☐ Catonsville Times	☐ Towson Times
☐ Dundalk Times	☐ Arbutus Times
☒ Essex Times	☐ Community Times

weekly newspapers published in Baltimore County, Maryland, once a
week for one ~~X~~ X ~~XXXXXXX~~ week(s) before the 17th day
of September, 1973, that it to say, the same was inserted in
the issue of September 13, 1973.

STROMBERG PUBLICATIONS, INC.

BY Ruth Morgan

PETITION FOR DECLARATION OF
 PUBLIC UTILITY
 AND
 EMINENT DOMAIN
 IN
 THE
 CITY OF BALTIMORE
 COUNTY, MARYLAND
 IN
 THE
 COURT OF COMMON PLEAS
 FOR BALTIMORE COUNTY, MARYLAND
 BETWEEN
 THE
 BALTIMORE & ANNE ARUNDEL
 LIGHT RAILROAD COMPANY
 PLAINTIFF
 AND
 THE
 PEOPLE OF BALTIMORE COUNTY, MARYLAND
 DEFENDANTS
 FILED FOR RECORD
 IN
 THE
 COURT OF COMMON PLEAS
 FOR BALTIMORE COUNTY, MARYLAND
 THIS
 15TH
 DAY OF
 SEPTEMBER
 1913
 AT
 BALTIMORE, MARYLAND
 BY
 THE
 ATTORNEY AT LAW
 FOR THE
 PLAINTIFFS
 JAMES M. HARRIS
 AND
 JAMES M. HARRIS
 ATTORNEYS AT LAW
 FOR THE
 DEFENDANTS
 JAMES M. HARRIS
 ATTORNEY AT LAW
 FOR THE
 PLAINTIFFS
 JAMES M. HARRIS
 ATTORNEY AT LAW
 FOR THE
 DEFENDANTS

74-80-R
 DUN

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 13, 1913

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 at one time successive weeks before the 3rd day of October, 1913, the last publication appearing on the 13th day of September 1913.

THE JEFFERSONIAN,
Edw. L. Smith
 Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#74-80-R

District: 15th Date of Posting: Sept. 13 - 1973

Posted for: Hilary W. Oct. 3, 1973 @ 11:22 A.M.

Petitioner: Robert L. Green

Location of property: N.W. 1/4 of Section one, T20N, Cont. of
Newtown St.

Location of Sign: 4 signs, 2 on N.W. 1/4, 2 on S.W. 1/4, 2 on S.W. 1/4, 2 on S.W. 1/4
Sub. Island Rd. 7700, 310th West of Exeter, Dorchester.

Remarks: _____

Posted by: Paul H. Hise Date of return: Sept. 20 - 73

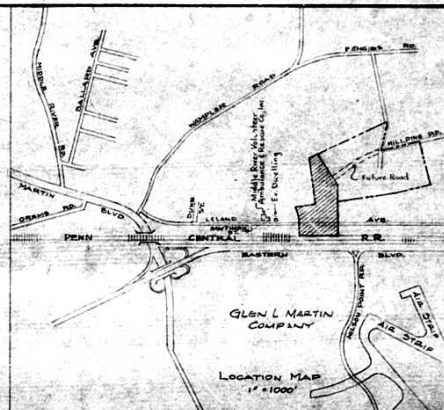


72-47 23 17

72-47 23 17

PETITIONER'S
EXHIBIT 4





PARKING TABULATION

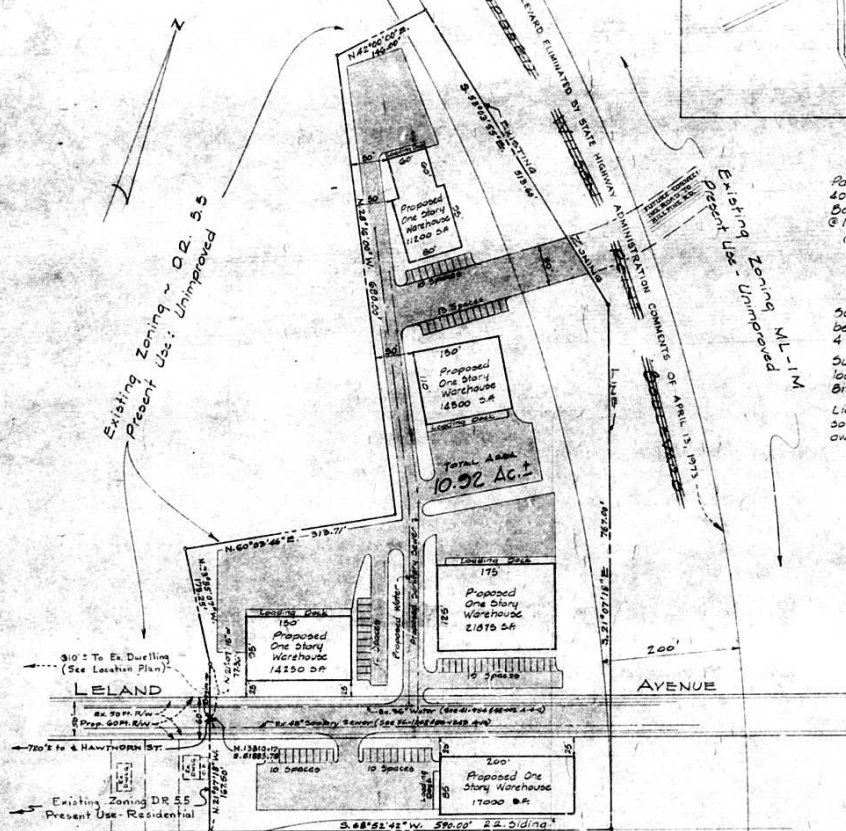
Parking Required based on Section 4002, subparagraph 5-7 of The Baltimore County Zoning Regulations
 @ 1 Space for each 5 employees
 (Anticipated No. Employees 100) = 64 spaces
 Parking Proposed = 74 spaces

GENERAL NOTES

Screening - Proposed screening shall be dense Arborvitae (Minimum Height 4 Feet).

Surface - All drives, parking, and loading areas shown hereon will be Bituminous and shall be properly drained.

Lighting - Proposed lights shall be so arranged as to reflect the light away from the Residential Areas.



PENN CENTRAL RAILROAD

Existing Zoning ML-1M
 Present Use - Glen L. Martin Co.
 (South of Eastern Ave.)

PETITIONER'S EXHIBIT 1

PLAT TO ACCOMPANY ZONING PETITION
 FOR RECLASSIFICATION
 FROM EXISTING S-5 ZONE TO ML-ZONE
 AND
 REQUEST FROM NO-DISTRICT TO 1M DISTRICT
LELAND INDUSTRIAL PARK

Baltimore Co. Md
 Scale: 1" = 100'

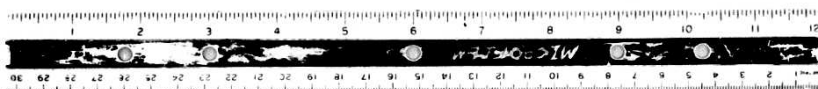
Elect. Dist. # 15
 March 15, 1978

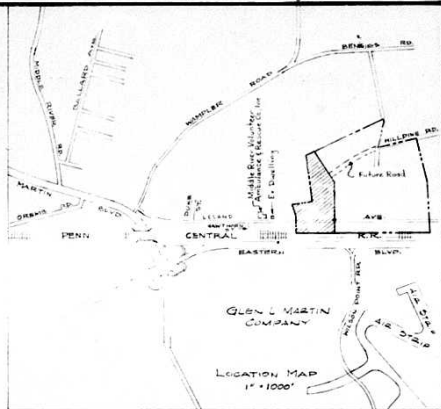
GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 ENGINEERS
 303 ALLEGHENY AVE.
 TOWSON 4, BALTIMORE



REVISED APRIL 10, 1978
 REVISED MAY 29, 1978

PN 2852





PARKING TROUBLATION

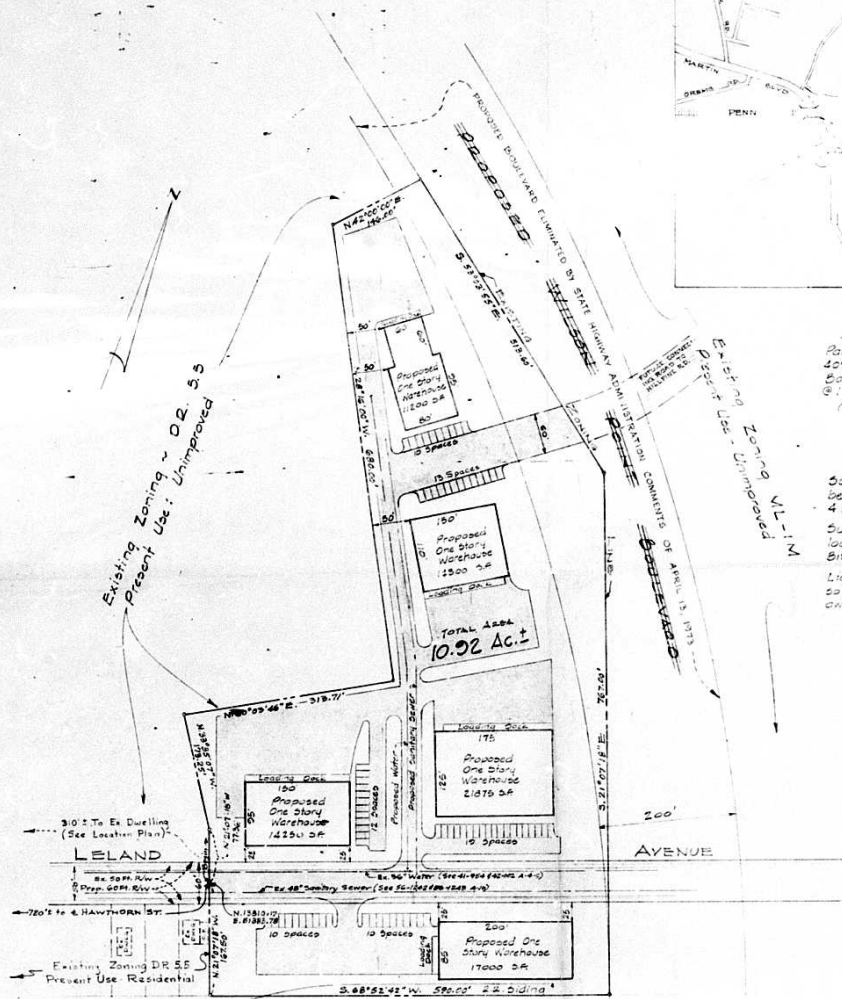
Parking Required based on Section
400.2, subparagraph 5.7 of The
Baltimore County Zoning Regulations
@ 1 space for each 3 employees
(Anticipated N^o Employees 100) = 64 spaces
Parking Proposed = 74 spaces

GENERAL NOTES

Screening - Proposed Screening shall be dense Arborvitae (Minimum Height 4 Feet).

Surface - All drives, parking, and loading areas shown hereon will be Bituminous and shall be properly drained.

Lighting - Proposed Lights shall be so arranged as to reflect the light away from the Residential Areas.



PENN CENTRAL RAILROAD

Existing Zoning ML-1M
Present Use - Glen L. Martin Co.
(South of Eastern Ave.)

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
INCORPORATED
303 ALLEGANY AVE
TOWSON 4, MARYLAND

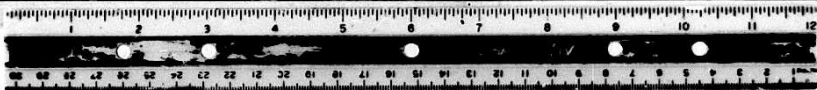
PLAT TO ACCOMPANY ZONING PETITION
FOR RECLASSIFICATION
FROM EXISTING S.B. ZONE TO M.L. ZONE
AND
REQUEST FROM NO DISTRICT TO MM DISTRICT
LELAND INDUSTRIAL PARK

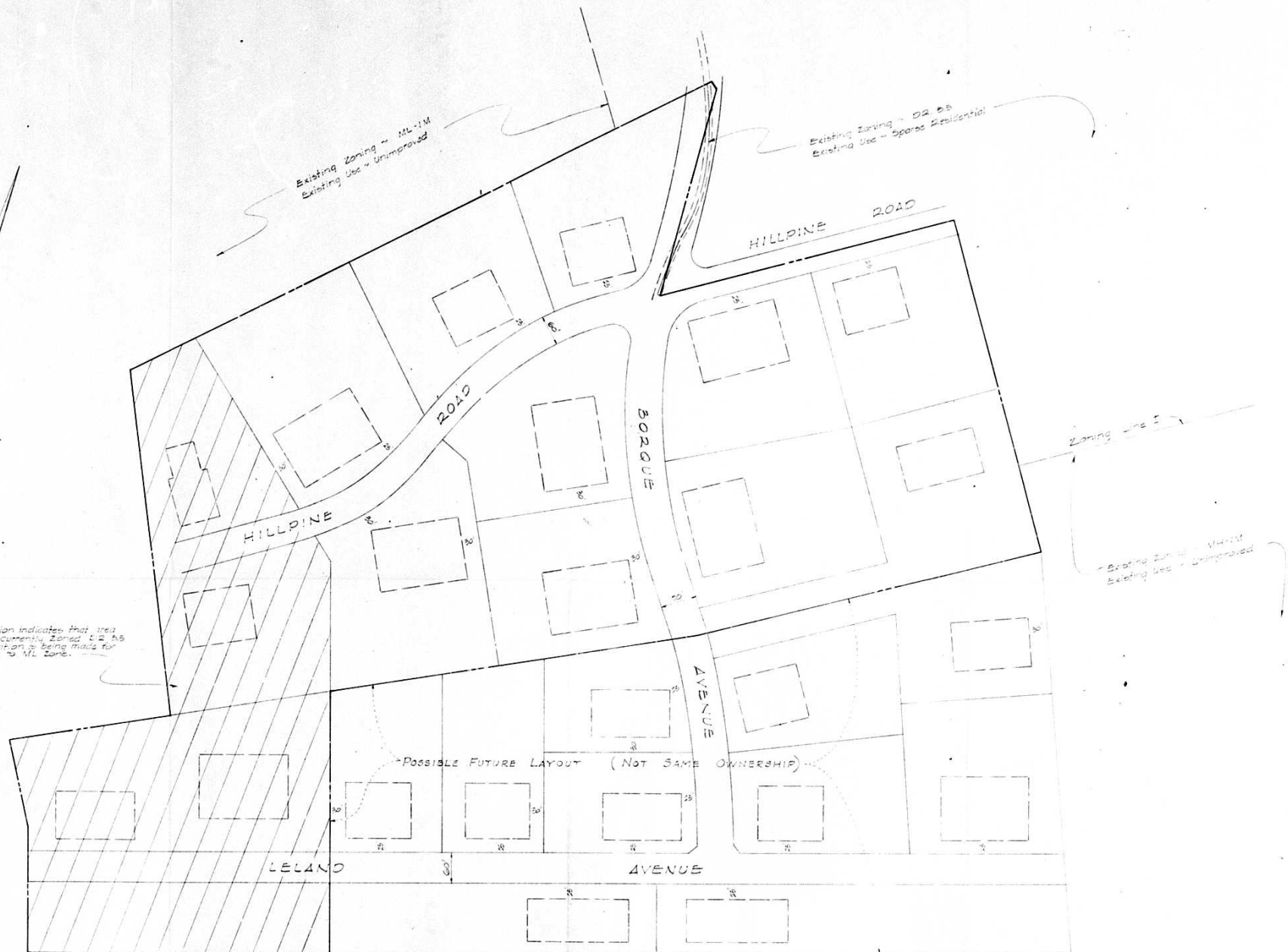
Baltimore Co. Md
Scale: 1" = 100'

Elect. Dist. # 15
March 15, 1973

REVISED APRIL 10, 1973
REVISED MAY 30, 1973

PN 2822





GEORGE WILLIAM STEPHENSON
AND ASSOCIATES, INC.
ENGINEERS
200 ALLEGHENY AVE.
TOWSON, MARYLAND



PRELIMINARY LAYOUT
TO ACCOMPANY ZONING PETITION
FOR RECLASSIFICATION
FROM EXISTING R-2 ZONE TO ML ZONE
AND
REQUEST FROM NO DISTRICT TO IM DISTRICT
LELAND INDUSTRIAL PARK

Baltimore Co., Md.
Scale: 1" = 100'

Sheet No. 1-B
June 20, 1970

Revised 8-29-72 changed outline to show other ownership

PN 2022