

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Northern Central Land Company, 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 for a Special Hearing Under Section 560.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Parking in DR 3-5 zone

see attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing 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.

Northern Central Land Co.

Contract Purchaser

Address: 1417 Clarkview Rd

Baltimore 21204

Lee Sachs

Protestant's Attorney

Lee Sachs

25 S. Calvert St - 21204

Protestant's Attorney

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Protestant's Attorney

AGREEMENT I

THIS AGREEMENT, Made and entered into this 25 day of November, 1975, by and between Emma G. Bright, of the first part (hereinafter referred to as Bright) and J. Harlan Williams, Jr., Paul F. Coster, and T. Courtenay Jenkins, Jr., trading as Northern Central Land Company, of the second part (hereinafter referred to collectively as the Company).

WHEREAS, the Company is the owner of the tract of land described in the attached survey and description; and

WHEREAS, the Company desires to develop said tract as a parking area which development would require a special permit to permit parking in its present DR 1.5 classification; and

WHEREAS, the Company has undertaken certain proceedings in Baltimore County to obtain said permit and these proceedings are presently before the Baltimore County Board of Appeals (File No. 74-171-SMU); and

WHEREAS, Bright is a resident and property owner in the area to be affected by the use of the above-described property, owning and residing in property adjoining the property of the Company, and she enters into this Agreement for the purpose of implementing and protecting her property rights by furthering the proper use and amenity of the above-described area; and

WHEREAS, the Company desires to use the said tract for parking and that the said use shall become final and effective; and

WHEREAS, the Company and Bright desire to place certain restrictions upon said described parcel; and

WHEREAS, in order to have the covenants, restrictions and conditions contained in this Agreement binding and in full force

Petitioners Exhibit
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the same or any other covenants, restriction or condition in the event of another violation occurring prior or subsequent thereto. Moreover, in the event any one or more of the covenants, restriction, and conditions herein contained should for any reason be declared invalid, the remaining covenants, restrictions and conditions shall continue in full force and effect.

3. This Agreement contains the entire understanding between the parties and each of the parties hereto warrant that it has carefully read and understands this Agreement and is cognizant of the terms thereof and has had ample time to have it fully explained by counsel of their own choosing of their respective rights and obligations with respect to all matters involved in this Agreement.

IN WITNESS WHEREOF, the parties hereto have affixed their hands and seals as of the 25 day of November, 1975.

WITNESS: For the parties of the first part
Emma G. Bright

For the parties of the second part
Paul F. Coster
T. Courtenay Jenkins, Jr.
J. Harlan Williams, Jr.

and effect on the herein described parcel of land upon the present and future owners and occupants thereof, the parties have entered into this Agreement to the end and intent that the Company, its successors, heirs and assigns, will hold, utilize and thereafter convey or foreclose that property subject to the covenants, restrictions and conditions herein contained.

NOW THEREFORE, THIS AGREEMENT WITNESSETH:

That in consideration of the mutual agreements, covenants, restrictions and conditions herein contained, and the sum of Five Dollars (\$5.00) paid by each party to the other, and for other good and valuable considerations, receipt of which is hereby mutually acknowledged, the parties hereby agree to enter into these presents and to have the same recorded among the Land Records of Baltimore County, and that the covenants, restrictions and conditions shall run with and be binding upon the aforesaid tract of land and upon present and all future owners thereof and shall inure to the benefit of each of the parties hereto and also shall inure to the benefit of the residents of those residences described in the seventh provision of which the Company agrees on page three of this Agreement, their successors, heirs and assigns, as follows:

THE COMPANY AGREES AS FOLLOWS:

1. That the herein described property shall be used for parking only and for no other purpose.
2. A chain link fence six feet in height with three strands of barbed wire shall be constructed by the Company enclosing the entire parking lot. Said fence shall be located at the top of the embankment on the south/side and at the top of the embankment on the east/side and north/side.
3. White pine trees four (4) feet in height spaced six

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(6) feet apart shall be planted as a screen around the perimeter of the above-described property by the Company. Said trees shall be planted on the top of existing embankments.

4. Said fence and trees shall be maintained in good condition by the Company.

5. Low intensity parking lot lighting, of such type so shielded and so situated that they do not cause offensive glare to neighbors, shall be installed by the Company.

6. The recording of the instrument and all of the aforesaid covenants, restrictions and conditions shall be at the sole cost and expense of the Company.

7. The Company hereby agrees that these covenants, restrictions and conditions shall run with and be binding upon the land and shall inure to the benefit of and shall be jointly and severally enforceable by those residents of the residences hereinafter described and Emma G. Bright, their heirs, successors and assigns for a period of twenty-five (25) years from the date hereof.

The restrictions, conditions, and covenants set forth in this Agreement may be terminated, altered, or amended by an agreement signed by the Company, its heirs, successors and assigns and the owners of record according to the Baltimore County Land Records of at least fifty-one percent (51%) of the following residences:

All those residences fronting on either side of the following streets West of Falls Road: Pleasant View Road, Gardman Avenue, Valley Crest Road, and Hill-Meck Road.

For purposes of this paragraph, a residence shall be defined as any separately owned parcel of real estate upon which a single-family dwelling unit is situated and is occupied as such. Should any of the above residences be owned by more than one person or entity, jointly or otherwise, the signature of any one of the owners of record shall bind all other owners of that residence.

Upon a change in the residential character of the neighbor-

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hood in accordance with Baltimore County Zoning Regulations then in effect, the restrictions, covenants, and conditions herein shall be null and void. For purposes of this paragraph, "neighborhood" shall be defined as the area composed of those residences described in this paragraph No. 7.

BRIGHT AGREES AS FOLLOWS:

1. That she agrees to the granting of the aforesaid permit for parking by the County Board of Appeals and will cooperate with the Company to obtain said permit.

2. That this Agreement in its entirety may be declared null and void at the option of the Company should the permit for parking, File No. 74-171-SMU, not be granted by the County Board of Appeals or should an appeal from the granting of the said permit be taken so that the use of said property for parking does not become final and effective. Provided, however, that, any provision in this Agreement to the contrary notwithstanding, should the order of the Baltimore County Board of Appeals granting a permit for parking in File #74-171-SMU become final and non-appealable, this Agreement, and each and every covenant, condition and restriction therein (minus the option given the Company in this paragraph) shall be in full force and effect.

ALL PARTIES AGREE AS FOLLOWS:

1. All the agreements, covenants, restrictions and conditions contained in this instrument shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto and all persons claiming by or through them or any of them, shall run with the land and be binding upon the property hereinabove described.

2. The failure to enforce any of the covenants, restrictions and conditions herein contained, in any instance, shall in no event constitute a waiver or estoppel of the right to enforce

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STATE OF MARYLAND)
COUNTY OF BALTIMORE) SS:
I HEREBY CERTIFY that on this 25 day of November, 1975, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Emma G. Bright, individually and acknowledged the foregoing Agreement to be her act.

Subscribed and sworn to before me on the day and year first above written.

My Commission Expires: 7/1/76

STATE OF MARYLAND)
COUNTY OF BALTIMORE) SS:

I HEREBY CERTIFY that on this 24 day of November, 1975, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Paul F. Coster, J. Harlan Williams, Jr., and T. Courtenay Jenkins, Jr., individually, and acknowledged the foregoing Agreement to be their act.

Subscribed and sworn to before me on the day and year first above written.

My Commission Expires: July 1, 1976

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
Phone 730-8060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 East Joppa Road
Room 101, Towson, Maryland 21204
TOWSON, MARYLAND 21204
PHONE: 628-8080

DEL. AIR
L. CHALMERS WOLFE
Landscape Architect
Phone 628-8080

November 24, 1975

DESCRIPTION - PROPERTY TO BE USED AS OFFSTREET PARKING AREA:
Beginning for the same at a point in the center of Walnut Avenue (formerly Allamont Avenue) 20 feet wide, said point being at the beginning of the first line described in a deed dated August 10, 1967 recorded among the land records of Baltimore County in Liber 4791 folio 691 was conveyed by William Callahan, III and Mildred F. Callahan, his wife to T. Courtney Jenkins, Jr., J. Harlan Williams, Jr. and Paul F. Coster thence binding along said first line and along the center of said Walnut Avenue North 46° 47' 20" East 24.99 feet thence leaving the center of said Walnut Avenue and binding along the second and third lines and part of the fourth lines of the above described parcel the three following courses and distances viz: (1) South 45° 01' 40" East 160.00 feet (2) North 46° 47' 20" East 50 feet and (3) North 46° 47' 20" East 10 feet to an iron pipe now set, thence for new lines of division through the lands of the above mentioned grantees the three following courses and distances viz: (1) South 60° 11' 57" East 280.50 feet to a pipe now set (2) South 45° 03' 20" West 88.48 feet to a pipe now set (3) South 45° 01' 40" East 50.00 feet to an iron pipe previously planted at the beginning of the seventh line of the above described parcel thence binding along said seventh line and along the last line of the above described parcel the two following courses and distances viz: (1) South 81° 06' West 426.55 feet and (2) North 04° 56' East 358.68 feet to the place of beginning.

Page 2
Containing 2.251 Acres of land more or less.

Being part of that parcel of land described in a deed dated August 10, 1967 recorded among the land records of Baltimore County, in Liber 4791 folio 691 was conveyed by William Callahan, III and Mildred Callahan, his wife to T. Courtney Jenkins, Jr., J. Harlan Williams, Jr. and Paul F. Coster.

Malcolm E. Hudkins
Registered Surveyor #5095

April 30, 1974

Case No. 74-171-SPH (Item No. 113) - Northern Central Land Company

SW/S of Walnut Avenue, 670' SW
of Falls Road - 3rd District

- ✓ Petition for Special Hearing
- ✓ Description of Property
- ✓ Revised Plat, dated February 19, 1974, with Attached Housing Elevation Plan
- ✓ Zoning Advisory Committee Comments, dated January 31, 1974
- ✓ Certificates of Publication
- ✓ Certificate of Posting (One (1) Sign)
- ✓ Comments from William D. Fromm, Director of Planning, dated February 14, 1974
- ✓ Six (6) Page Signed Petition in Protest of Special Hearing
- ✓ Petitioner's Exhibit 1 - Letter from Frederick Tepper, General Manager, Catalyst Research Corporation, to Mr. Bea Williams, dated February 15, 1974
- ✓ Petitioner's Exhibits 2 through 8 - Photographs
- ✓ Petitioner's Exhibits 9A through 9C - Lighting Brochures
- ✓ Petitioner's Exhibit 10 - Revised Plat, dated February 19, 1974, with Attached Housing Elevation Plan
- ✓ Order of the Deputy Zoning Commissioner, dated March 19, 1974 - DENIED
- ✓ Order of Appeal from Austin W. Brizendine, Esquire, on Behalf of the Petitioner, received April 17, 1974

Austin W. Brizendine, Esquire
607 Bosley Avenue
Towson, Maryland 21204

Counsel for Petitioner

Lee N. Sachs, Esquire
25 South Calvert Street
Baltimore, Maryland 21202

Counsel for Protestants

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: February 14, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #74-171-SPH. Southwest side of Walnut Avenue 670 feet, more or less, southwest of Falls Road.
Petition for Special Hearing for Off-Street Parking in a residential zone.
Petitioner - Northern Central Land Company

3rd District

HEARING: Wednesday, February 20, 1974 (10:15 A.M.)

The staff of the Office of Planning has reviewed the subject petition and has the following comment to offer.

If granted the lighting standards should be limited to 8' in height.

William D. Fromm
William D. Fromm, Director of
Planning

WDF:NEG:rv

RE: PETITION FOR SPECIAL HEARING : BEFORE THE
SW/S of Walnut Avenue, 670' SW of :
Falls Road - 3rd District : DEPUTY ZONING
Northern Central Land Company - :
Petitioners : COMMISSIONER
NO. 74-171-SPH (Item No. 113) :
OF
BALTIMORE COUNTY

This Petition represents a request to permit parking in a residential zone. The parking area would serve one hundred employees of a manufacturing firm located at the southern terminus of Clarkview Road, in the Bare Hills Industrial Park.

Testimony was offered by Mr. John A. Williams, Jr., the Petitioner, Mr. Malcolm E. Harkins, a consulting engineer who prepared the Petitioner's plans, and several area residents who protested the granting of the use permit.

The one hundred space parking lot would be located at the rear of the industrial park on an undeveloped residential area that lies between the park and a well established residential development of thirty-two homes, known as Pleasant View.

The need for the parking area is brought about by the Petitioner's plans to construct an additional tennis barn on the now existing employee parking area that lies within the M.L. zoned area of the Bare Hills Industrial Park.

The Petitioner made a similar request in 1968, which was withdrawn after adjoining property owners objected to the proposed use. However, a companion request for a Reclassification was granted at that time.

The area in which the parking area is proposed to be located has been graded out and bermed along the sides to form a basin that lies below the natural surrounding terrain. The Petitioners contend that adjoining residents cannot see the parking area from the windows of their homes and would not be adversely affected by the granting of the request. The Petitioners' engineer

gave extensive testimony with regard to this specific point and presented plans indicating the location and elevation of many of the surrounding dwellings.

Petitions were presented indicating that the large majority of all residents objected to the parking area and approximately one-half of all the residents attended the hearing to protest the granting of the Petitioners' request. They contend that to permit a parking area, as proposed, would have the effect of extending the industrial park to a point opposite the boundary of their development. They feel that this would have an adverse affect on their residential area which was established in 1924, prior to the establishment of the industrial park. They indicated that they protested the exact request in 1968 and that the Petitioners agreed to withdraw the parking request provided that they did not object to the then requested extension of the industrial park.

After reviewing the above testimony and evidence it is the opinion of the Deputy Zoning Commissioner that the granting of the Petitioners' request would have the effect of extending the industrial park and would represent an intrusion upon the adjoining residential development. Such an extension would be detrimental to the health, safety and general welfare of the community of Pleasant View.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 19th day of March 1974, that the herein requested permission to park in a residential zone is hereby DENIED.

James S. Harkins
Deputy Zoning Commissioner of
Baltimore County

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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 31, 1974

Northern Central Land Co.,
1417 Clarkview Road
Baltimore, Maryland 21209

RE: Special Hearing Petition
Item 113
Northern Central Land Co. - Petitioner

Gentlemen:

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 made 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 east side of Clarkview Road, 740 feet southwest of Falls Road, in the 3rd District of Baltimore County. The property in question lies behind an existing manufacturing plant that fronts on Clarkview Road at the end of Clarkview Road.

The property in question is zoned D.R. 3.5 and is requesting a Special Hearing for off street parking in a residential zone. This property is unimproved and does lie adjacent to a few existing dwellings immediately to the east of this site. There does appear to be a need for additional parking in this industrial park, and the site plan as submitted appears to meet the requirements of Section 409.4.

Northern Central Land Co.
Re: Item 113
January 31, 1974

Should this petition be granted, I recommend that it be restricted in such a manner as to require the petitioner to maintain this property in a clean, orderly manner, and that the paving consist of brick top over a suitably compounded base material.

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

JULjr:JD

Enclosure

cc: Hudkins Associates, Inc.
101 Shell Bldg.
200 E. Joppa Road
Towson, Md. 21204

RE: PETITION FOR SPECIAL HEARING : BEFORE THE
SW/S of Walnut Avenue, 670' SW of :
Falls Road - 3rd District : DEPUTY ZONING
Northern Central Land Company : COMMISSIONER
Petitioners :
NO. 74-171-SPH (Item No. 113) :
OF
BALTIMORE COUNTY

APPEAL

ZONING COMMISSIONER
County Office Building
Towson, Maryland 21204

Mr. Commissioner:

Please enter an appeal by Petitioners, Northern Central Land Company, to the County Board of Appeals, from the order of the Deputy Zoning Commissioner filed herein dated March 19, 1974.

Austin W. Brizendine
Austin W. Brizendine
607 Bosley Avenue
Towson, Maryland 21204
823-1414

Attorney for Northern Central
Land Company, Petitioners

I HEREBY CERTIFY That on this 17th day of April, 1974, a copy of the foregoing Appeal was mailed to Lee Sachs, Esquire, 25 South Calvert Street, Baltimore, Maryland, 21202, attorney for Protestants.

Austin W. Brizendine
Austin W. Brizendine



Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204
873-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Northern Central Land Co.

Location: E/S of Clarkview Road, seven hundred and twenty (720) ft. SW of Falls Road
Item No. 113 Zoning Agenda December 18, 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.

- () 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 _____ shall be 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.
- () 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", 1973 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *H. J. Kelly* Noted and Approved: *John J. Dillon, Jr.*
Special Inspection Division Fire Prevention Bureau

mls
4/16/74

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

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

January 26, 1974

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

Re: Item #113 (1973-1974)
Property Owner: Northern Central Land Co.
E/S of Clarkview Rd., 740' S/W of Falls Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Hearing for Offstreet Parking
No. of Acres: 2.695 District: 3rd

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

Clarkview Road, an existing improved County road in the vicinity of this property, is proposed to be extended southeasterly and improved in the future as a 36-foot closed-type roadway cross-section on a 60-foot right-of-way. It is proposed that ultimately this road will be similarly improved through its entire length. No additional highway improvements are required at this time.

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 Drainage

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.

Item #113 (1973-1974)
Property Owner: Northern Central Land Co.
Page 2
January 26, 1974

Water and Sanitary Sewer

Public water supply and sanitary sewerage are serving this property. It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours,

Elsworth N. Diver
Elsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:ELN:FWH:ms

C-W-E Key Sheet
31 NW 8 Pos. Sheet
NW 8 8 Topo
79 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

ELLSWORTH N. DIVER, P.E.
DIRECTOR

WILLIAM T. NELSON
DEPUTY TRAFFIC ENGINEER

January 28, 1974

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

Re: Item 113 - ZAC - December 18, 1973
Property Owner: Northern Central Land Company
E/S Clarkview Road, 740 feet SW of Falls Road
Special Hearing for Offstreet parking
District 3

Dear Mr. DiNenna:

No traffic problems are anticipated by the proposed parking lot.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

January 21, 1974

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 Item 113, Zoning Advisory Committee Meeting
January 15, 1974, are as follows:

Property Owner: Northern Central Land Co.
Location: E/S Clarkview Rd., 740' SW of Falls Rd.
Present Zoning: D.R. 3.5
Proposed Zoning: Special Hearing for Offstreet Parking
No. Acres: 2.695
District: 3

Metropolitan water and Sewer are available.

A moratorium was placed on new sewer connections in the
Jones Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health
and Mental Hygiene, on Nov. 13, 1973; therefore approval may be
withheld for this connection.

Very truly yours,

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

HVB:mg

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



January 18, 1974

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 #113, Zoning Advisory Committee Meeting, December 18, 1973, are as follows:

Property Owner: Northern Central Land Co.
Location: E/S of Clarkview Road, seven hundred and forty (740) feet SW of Falls Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Hearing for offstreet parking
No. of Acres: 2.695
District: 3rd

The type of paving must be shown on the site plan.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 10, 1973

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

Z.A.C. Meeting of: December 18, 1973

Re: Item 113
Property Owner: Northern Central Land Co.
Location: E/S of Clarkview Rd, seven hundred and forty (740) ft. SW of Falls Road
Present Zoning: D.R. 3.5
Proposed Zoning: Special Hearing for Offstreet parking

District: 3rd
No. Acres: 2.695

Dear Mr. DiNenna:

No effect on student population.

WNP/ml

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

CERTIFICATE OF PUBLICATION

TOWSON, MD., JANUARY 31, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 31st day of JANUARY, 1974, the first publication appearing on the 31st day of JANUARY, 1974.

THE JEFFERSONIAN

L. Frank Strubbe
L. Frank Strubbe
Manager

Cost of Advertisement, \$.....

PETITION FOR SPECIAL HEARING
AND ADJUDICATION
S. ERIC DINENNA, Zoning Commissioner of Baltimore County, by authority of the Board of Zoning Appeals of Baltimore County, will hold a public hearing on the following:

LOCATION: Southwest side of Clarkview Road, 740 feet SW of Falls Road.
DATE & TIME: WEDNESDAY, FEBRUARY 14, 1974 at 10:00 A.M.
PLACE: County Office Building, 113, V. Chesapeake Avenue, Towson, Maryland.

The Board of Zoning Appeals of Baltimore County, by authority of the Board of Zoning Appeals of Baltimore County, will hold a public hearing on the following:

LOCATION: Southwest side of Clarkview Road, 740 feet SW of Falls Road.
DATE & TIME: WEDNESDAY, FEBRUARY 14, 1974 at 10:00 A.M.
PLACE: County Office Building, 113, V. Chesapeake Avenue, Towson, Maryland.

Consisting of 2.695 Acres of land located on the Southwest side of Clarkview Road, 740 feet SW of Falls Road, in the City of Towson, Baltimore County, Maryland.

Being the property of Northern Central Land Company, Inc., a corporation organized under the laws of the State of Maryland.

HEARING DATE: Wednesday, February 14, 1974 at 10:00 A.M.
Public Hearing: Room 100, County Office Building, 113, V. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY
Jan. 31

ORIGINAL

OFFICE OF

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 February 4, 1974

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna, Zoning Commissioner of Baltimore County

was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 4th day of February 1974, that is to say, the same was inserted in the issue of January 31, 1974.

STROMBERG PUBLICATIONS, INC.

By *L. Frank Strubbe*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3-24 Date of Posting FEB. 1, 1974
Posted for: PETITION FOR SPECIAL HEARING
Petitioner: NORTHERN CENTRAL LAND CO.
Location of property: S.W. 1/4 OF WALNUT AVE. 670' SW OF FALLS RD.
Location of Signs: S.W. 1/4 WALNUT AVE. 700' SW OF FALLS RD.
Remarks: Thomas D. Deland
Posted by: Signature Date of return: FEB. 8, 1974

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3-24 Date of Posting MAY 5, 1974
Posted for: APPEAL
Petitioner: NORTHERN CENTRAL LAND COMPANY
Location of property: S.W. 1/4 OF WALNUT AVE. 670' SW OF FALLS RD.
Location of Signs: S.W. 1/4 WALNUT AVE. 700' SW OF FALLS RD.
Remarks: Thomas D. Deland
Posted by: Signature Date of return: MAY 10, 1974

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		20% 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: <u>[Signature]</u>	Revised Plans: Change in outline or description <u>Yes</u> Previous case: <u>_____</u> Map # <u>_____</u>									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 15th day of

Jan. 1973 - 1972: Item # _____

[Signature]
S. Eric DiNenna
Zoning Commissioner

Petitioner NORTHERN CENTRAL LAND CO. Submitted by _____

Petitioner's Attorney _____ Reviewed by [Signature]

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Item 113

Northern Central Land Co.,
1417 Clarkview Road
Baltimore, Maryland 21209

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

Your Petition has been received and accepted for filing

this 15th day of January 1973.

[Signature]
S. Eric DiNenna
Zoning Commissioner

Petitioner Northern Central Land Co.

Petitioner's Attorney
4401 1/2 Associates, Inc.
1615 Hill
2nd E. Jopp Road (21204)

Reviewed by [Signature]
Chairman
Zoning Advisory Committee

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

No. 13094

DATE Feb. 19, 1974 ACCOUNT 01-662

AMOUNT \$18.75

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Northern Central Land Co.
1417 Clarkview Road
Baltimore, Md. 21209
Advertising and posting of property
#74-171-SPH

48.75

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

No. 15322

DATE 4/15/75 ACCOUNT 01-712

Austin W. Brizandine, Esq.
607 Basley Ave.
Towson, Md. 21204

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Copies of documents from File #74-171-SPH
Northern Central Land Co.
Walnut Sw of Falls Rd.
3rd District

60.00
3.20
56.80

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

No. 147306

DATE April 18, 1974 ACCOUNT 01-662

AMOUNT \$40.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Austin W. Brizandine, Esquire
Cost of Filing of an Appeal and Posting of Property on
Case No. 74-171-SPH
SW 1/4 of Walnut Avenue, 670' SW of Falls Road - 3rd
District
Northern Central Land Company - Petitioner

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

No. 13069

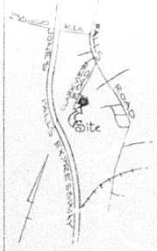
DATE JAN. 25, 1974 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Harc Hill's Tavern's Club
1417 Clarkview Road
Baltimore, Md. 21209
Petitioner for Special Hearing for Northern Central Land Co.
#74-171-SPH

25.00



VICINITY MAP 1"=2000'

- OFFSTREET PARKING**
- THE LAND USED ADJACENT TO THE INDUSTRY INVOLVED.
 - ONLY PASSENGER VEHICLES EXCLUDING BUSES, MAY USE THE PARKING AREA.
 - NO LOADING OR UNLOADING OF ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
 - LOW ILLUMINATION IS PROPOSED FOR SCREENING TO BE PROVIDED BY AN EXISTING 12 FT. HIGH STOCK PILE AND A 8 FT. HIGH EARTH BANK.
 - A PAVED SURFACE PROPERLY DRAINED SHALL BE PROSECUTED.
 - GAP LANE SHOWING PARKING ARRANGEMENT AND VEHICULAR ACCESS IS PROVIDED.
 - HOLDING PROVIDED TO BE USED BY THE TENANT AND VISITORS TO THE LIGHT MANUFACTURING BUILDING.
 - PARKING AREA TO BE DURING THE DAY.
 - PARKING LOT TO BE MAINTAINED BY THE TENANT.



REVISED PLANS
Item #113

VOID.

Northern Central Land Co.

PLAT FOR
SPECIAL HEARING
FOR OFFSTREET PARKING
IN A RESIDENTIAL ZONE
CLARKVIEW ROAD
BALTIMORE, MD.

NOTES:
EXISTING ZONING: DR 3.5
PROPOSED ZONING: DR 3.5 WITH
SPECIAL HEARING FOR OFFSTREET
PARKING IN A RESIDENTIAL ZONE.

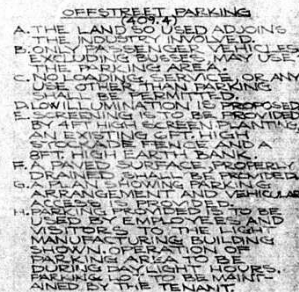
PARKING:
PROPOSED PARKING 103 SPACES
REQUIRED PARKING 100 EMPLOYEES / 3 = 34 SPACES
AREA OF TRACT: 2.695 ± AC.

Walter E. Hudkins
STATE OF MARYLAND
REGISTERED PROFESSIONAL SURVEYOR
No. 10000

RECEIVED - 774
RECEIVED JAN. 17, 1974
REV. DEC. 3, 1973
HUDKINS ASSOCIATES INC.
ENGINEERS AND SURVEYORS
10111 BLDG. 200E JOPPA RD.
TOWSON, MD. NOV. 29, 1973
SCALE: 1"=50'

OWNER:
NORTHERN CENTRAL LAND COMPANY
1417 CLARKVIEW ROAD
BALTIMORE, MD.
21209





DZ.C. ~~POT~~ EX #10

PLAT FOR
SPECIAL HEARING
FOR OFFSTREET PARKING
IN A RESIDENTIAL ZONE
3RD DISTRICT
BALTIMORE CO.,MD.

NOTES:
EXISTING ZONING: DR 3.5
PROPOSED ZONING: DR 3.5 WITH
SPECIAL HEARING FOR OFFSTREET
PARKING IN A RESIDENTIAL ZONE

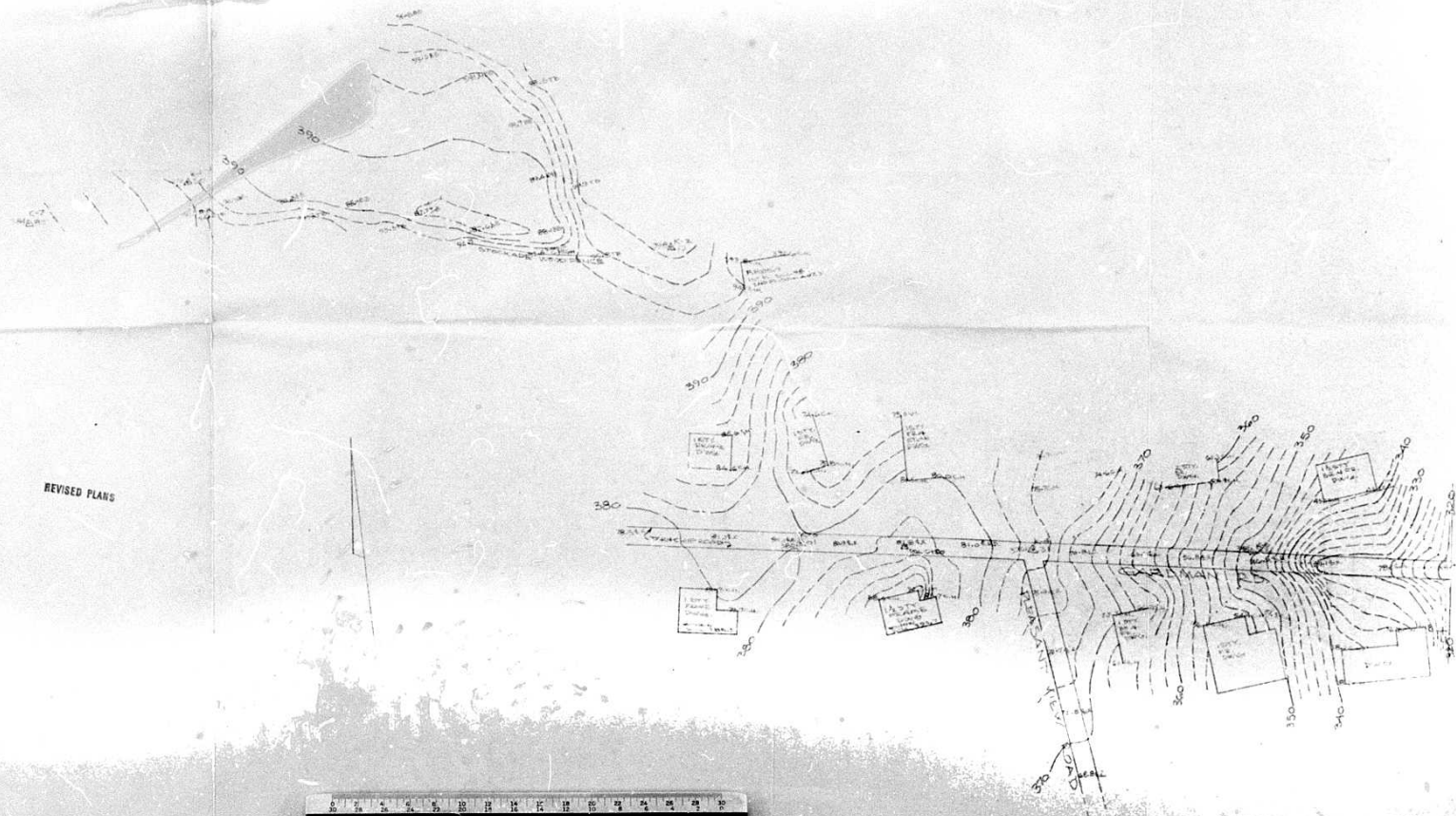
~~PARKING:~~
~~PROPOSED PARKING: 100 SPACES~~
~~REQUIRED PARKING: 100 EMPLOYEES / 3 = 34 SPACES~~
AREA OF TRACT: 2.695 ± AC.

OWNER:
NORTHERN CENTRAL LAND COMPANY
1417 CLARK VIEW ROAD
BALTIMORE, MD.
21209.

HUDKINS ASSOCIATES INC.
ENGINEERS AND SURVEYORS
101 SHELL BLDG. 200E. WOFFA RD.
TOWSON, MD. NOV. 29, 1973.
SCALE: 1"=50'



LOCATED
KINDERGARTEN



REVISED PLANS

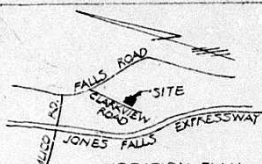


NORTHERN CENTRAL

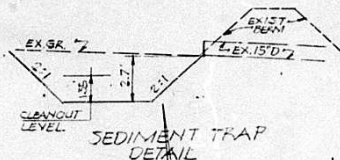
SCALE: 1"=50

OCT. 31, 1973





LOCATION PLAN
SCALE 1"=2000'



TRAP DESIGN DATA
DRAIN AREA: 1.4 AC.
DISTURBED AREA: 1.10 AC.
VOL. RES. 1.45 CU YD 37.5 CY
VOL. PROD. 100 CY
SIZE 40' X 25' X 2.7'



ENGINEER'S CERTIFICATE:
I CERTIFY THAT THE PLAN FOR EROSION & SEDIMENT CONTROL REPRESENTS A PRACTICAL WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT.

SIGNATURE: *James L. Gentry* DATE: 11-19-76

DEVELOPER'S CERTIFICATE:
I CERTIFY THAT ALL DEVELOPMENT & OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT & PLAN FOR EROSION CONTROL & SEDIMENT CONTROL. I AUTHORIZE PERSONS ON THE SITE BY THE BALTO. CO. DEPT. PERMITS & LICENSES. SEDIMENT CONTROL INSPECTOR. IF THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE BALTIMORE CO. SOIL CONSERVATION DISTRICT.

SIGNATURE: *John W. Winkley* DATE: 11-22-76

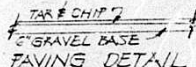
NOTES (403.4)

- A THIS LAND ADJOINING THE INDUSTRY INVOLVED
- B. SOUT EAST HIGH VEHICLES & EXHAUSTS SUITED MAY USE THIS PARKING AREA.
- C. NO LOADING SERVICE. GRANT USE OTHER THAN PAVING SHALL BE PERMITTED.
- D. LIGHTING SHALL BE INSTALLED AS SHOWN. & SHALL BE DIRECTED AWAY FROM NEIGHBORING AREAS.
- E. SCREENING AS SHOWN SHALL BE MAINTAINED IN GOOD CONDITION.
- F. A TYPED SURFACE MATERIAL PLAN SHOWING PARKING ARRANGEMENTS & VEHICULAR ACCESS MUST BE PROVIDED.
- G. HOURS OF OPERATION SHALL BE PROPERLY BY OWNER.
- H. HOURS OF OPERATION SHALL BE PROPERLY BY OWNER.

- NOTES:
1. EX. ZONING - D.R. 3.5, W/ SPECIAL EXCEPTION FOR OFF-STREET PARKING (CASE #74-171-SPH)
 2. PARKING PROVIDED IS TO BE USED BY EMPLOYEES & VISITORS. PARKING IS TO BE USED BY EMPLOYEES ONLY. REG. PARKING - 100 EMPLOYEES / 15 - 34 SPACES. PARKING PROVIDED 100 SPACES. ALL SPACES TO BE 5' X 20' MIN.
 3. LIGHT STANDARDS TO BE MAX. 10' HIGH, LOW INTENSITY LAMP SHALL BE USED. I SHALL NOT BE DIRECTED TOWARD EXISTING RESIDENCES. HOURS OF ILLUMINATION - DUSK TO DAWN

NOTES FOR SEDIMENT CONTROL

1. NOTIFY THE SEDIMENT CONTROL INSPECTOR, DEPT. OF PERMITS & LICENSES, TEL # 403-3882, AT LEAST 2 WORKING DAYS IN ADVANCE OF BEGINNING ANY GRADING, CONSTRUCTION.
2. ALL STABILIZATION IS TO BE DONE IN ACCORDANCE WITH PERMANENT & TEMPORARY SEEDING PROCEDURES AS OUTLINED IN STANDARDS & SPECIFICATIONS FOR SOIL EROSION & SEDIMENT CONTROL IN DEVELOPING AREAS.
3. ON-SITE INSPECTION & MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES & PROPER ESTABLISHMENT OF ALL PLANNED VEGETATIVE MEASURES WILL BE THE RESPONSIBILITY OF THE DEVELOPER ON THE SITE DURING CONTINUING DAY TO DAY BASIS.
4. ALL REFERENCES TO BALTO. CO. S.C.S. MANUAL APPLY TO STANDARDS & SPECIFICATIONS FOR SOIL EROSION & SEDIMENT CONTROL IN DEVELOPING AREAS - JULY, 1975.



ZONED M.L.

NOTE:
THIS PLAN DOES NOT REQUIRE APPROVAL BY THE BALTO. CO. SOIL CONSERVATION DISTRICT AS PER J. HANLEY RAY.

SEQUENCE OF CONSTRUCTION

1. NOTIFY SED. CONTROL INSPECTOR. (SEE NOTE 1) DEC. 1
2. INSTALL SEDIMENT CONTROL MEASURES DEC. 3
3. FINISH GRADE SITE DEC. 5
4. PLACE SURFACE ON PARKING LOT DEC. 5
5. FINE GRADE SITE & STABILIZE DISTURBED AREAS DEC. 12
6. REMOVE SEDIMENT CONTROL DEVICE AFTER OBTAINING APPROVAL OF SEDIMENT CONTROL INSPECTOR.

LIGHT DETAIL

PROPOSED OFFSTREET PARKING
NORTHERN CENTRAL DISTRIBUTION CENTER
ELECTION DISTRICT 3
BALTIMORE COUNTY, MARYLAND
SCALE 1"=50' OCTOBER 27, 1976

REV: 11-10-76
11-22-76