

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Maryland Properties, Inc. 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. 16 zone to an M.L. zone; for the following reasons:

That the County Council of Baltimore County was in error when it assigned the D.R. 16 classification to the subject property and changes in the neighborhood since the adoption of the Zoning Map by the County Council on March 24, 1971 require the reclassification from D.R. 16 to an M.L. zoning classification for the reasons assigned in the Memorandum of the Petitioner submitted herewith.

see attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

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

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

**Maryland Properties, Inc.**  
 By: Leonard O. Gerber (SEAL)  
 Contract purchaser President  
 Address: 120 Wight Avenue  
Hunt Valley, Maryland 21031

Ernest C. Trimble Attorney  
 Address: 305 W. Pennsylvania Avenue  
Towson, Maryland 21204 (825-5512)

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of October, 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 8th day of March, 1974, at 1:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

**PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Maryland Properties, Inc. 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 No District to a I.M. district; for the following reasons:

The Petitioner is simultaneously herewith seeking a reclassification of the subject property from a D.R. 16 zone to a M.L. zone. Inasmuch as the entire Security Industrial Park, developed by the Petitioner, enjoys an M.L. zoning classification and the entire industrial park has been placed in an I.M. District, it is respectfully submitted that should the zoning authorities agree that the subject property should be reclassified to an M.L. zone, it would be a logical extension of the I.M. District to have it include the subject property.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

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

I, or we, agree to pay expenses of above re-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.

**Maryland Properties, Inc.**  
 By: Leonard O. Gerber  
 Contract purchaser Legal Owner  
 Address: 120 Wight Avenue  
Hunt Valley, Maryland 21031

Ernest C. Trimble Petitioner's Attorney  
 Address: 305 W. Pennsylvania Avenue  
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of October, 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 8th day of March, 1974, at 1:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

sufficient regard to:

- The location and size of the subject property to the balance of the industrial park.
- The extension of utilities made possible by the gradual development of the industrial park.
- The improved road network on all sides of the 11 acres proposed and ready for construction when the subject property would be ready for development.
- The fact that the assignment of M.L. to the subject property would eliminate the introduction of pupil yield from the subject tract.
- The fact that the development of the subject tract would be many years in the future because it would have to wait for the development of the industrial park. An industrial park which started at Dogwood Road in 1967 and had only covered approximately thirty-three (33) acres of the 279 acres by 1971. Even more specifically, the error is evidenced by the fact that the County Council failed to recognize that many prospective purchasers of property in the industrial park would have long range plans covering ten, fifteen or twenty years and these purchasers would have to know the zoning assigned to the land even though the land itself might not be utilized within the next ten years or more.

**MEMORANDUM IN SUPPORT OF THE REQUEST OF MARYLAND PROPERTIES, INC. FOR THE RECLASSIFICATION OF ELEVEN ACRES OF PROPERTY IN THE SECURITY INDUSTRIAL PARK FROM A D.R. 16 ZONE TO AN M.L. ZONE**

The following Memorandum is submitted by Ernest C. Trimble and Whiteford, Taylor, Preston, Trimble & Johnston, attorneys for Maryland Properties, Inc., the Petitioners, in support of the request by Maryland Properties, Inc., (hereinafter referred to as MPI), for the reclassification of a portion of its property located in the Second Election District of Baltimore County and in its industrial park known as the Security Industrial Park from a D.R. 16 zoning classification to an M.L. zoning classification. The Petitioner assigns both error and change in support of its Petition. An effort will be made to discuss the two separately, however, as recognized by the Court of Appeals of Maryland, the two terms are often interchangeable, and this Memorandum is submitted in light of this principle. The Petitioners' claim of error in the adoption of the Zoning Map for the subject area is as follows:

1. At the time of the adoption of the Zoning Map covering the Second Election District of Baltimore County by the County Council on March 24, 1971, MPI owned a total of two hundred and seventy-nine (279) acres in the area between Dogwood Road on the south and Windsor Mill Road on the north, Rolling Road on the west and the Baltimore County Beltway on the east. This acreage had been accumulated by MPI for the development of the Security Industrial Park. All of the acreage owned by MPI was assigned an M.L.-I.M. zoning classification by the 1971 Zoning

Map, except the 11.5071 acres which is the subject of this Petition for reclassification. That property was erroneously assigned a D.R. 16 zoning classification.

2. The subject property is bounded on the west by property in a D.R. 5.5 zoning classification, and the tax map indicates that the D.R. 5.5 property is improved by some residential development. The property across Windsor Mill Road to the north of the subject property is zoned D.R. 5.5 and B.L., except for some land owned by Baltimore County and improved by a police station. The remaining land bordering the subject property on the east and south of the subject property consists of a small piece which has been assigned a D.R. 16 zoning classification, and the balance is owned by MPI and enjoys an M.L. zoning classification. It is submitted that because of the relatively sparse residential development and because the proposed uses are basically office oriented in character (uses which are permitted in a D.R. 16 zone) the reclassification of the subject property to an M.L. zoning classification would not adversely affect the general welfare of the neighborhood involved.

3. A number of specific assignments of error or change, entirely or partly indicating erroneous action on the part of the County Council at the time of the adoption of the 1971 Zoning Map, and/or entirely or partly indicating a lack of foresight relative to changes which would be occurring in the area and which would make an M.L. use the most logical, and the highest and best use of the subject property, are as follows:

A. The County Council, when considering and adopting the Zoning Map of 1971, did not give proper consideration or

- 2 -

**MCA**  
 MATZ, CHILDS & ASSOCIATES, INC.  
 CONSULTING ENGINEERS  
 102-C Cromwell Bridge Road, Baltimore, Maryland 21204 - Tel. (301) 922-0900

**DESCRIPTION**

11.5071 ACRE PARCEL, PART OF THE LAND OF MARYLAND PROPERTIES, INC., SOUTHWEST SIDE OF WINDSOR MILL ROAD, 1350 FEET, MORE OR LESS, NORTHWEST OF TIMANUS LANE, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

**THIS DESCRIPTION IS FOR "M-L" ZONING WITH I. M. USE DISTRICT**

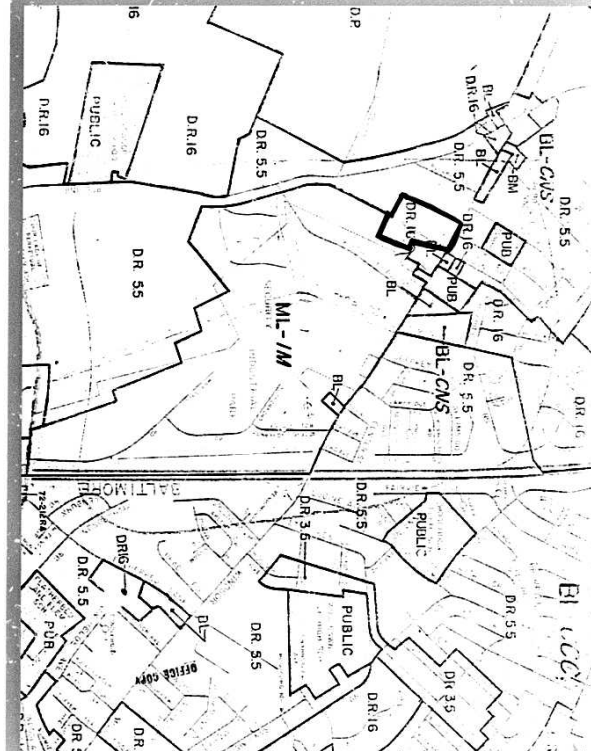
Beginning for the same at a point in the center line of Windsor Mill Road, 1350 feet, more or less, northwesterly from the intersection of Windsor Mill Road with Timanus Lane, said beginning point being the beginning of the third parcel of land described in the deed to Maryland Properties, Inc., recorded among the Land Records of Baltimore County in Liber O. T. C. 4737, page 88, running thence binding on the center line of said Windsor Mill Road and on the first line of said third parcel, (1) N 61° 30' 55" W 436.53 feet, thence still binding on the outlines of said third parcel seven courses: (2) S 27° 08' 10" W 887.66 feet, (3) S 64° 26' 20" E 249.39 feet, (4) S 25° 01' 13" W 161.24 feet, (5) S 66° 40' 08" E 368.46 feet, (6) N 22° 33' 30" E 467.11 feet, (7) N 63° 02' 25" W 110.89 feet, and (8) N 23° 05' 30" E 3.29 feet to the place of beginning.

Containing 11.5071 acres of land.



- The conservation and allocation of land resources, in that it is apparent that the neighborhood, community, district, and Baltimore County will benefit from the tax base created by the inclusion of the subject tract in the industrial park. Also the fact that the allocation of this tract as M.L. at the time of the adoption of the map was more proper than D.R. 16, for the reason that there has been no apartment or concentrated residential development in the immediate area on land zoned for that purpose, while the industrial park has shown great expansion both before and after 1971.
- All of the above, considered together, indicates that the County Council in assigning D.R. 16 to the subject property did not do so on the basis of a comprehensive rationale of the most logical or the highest and best use of the eleven (11) acres in light of all factors cognizable in zoning.

Ernest C. Trimble  
 305 W. Pennsylvania Avenue  
 Towson, Maryland 21204  
 825-5512  
 Attorney for Petitioner



MAY 17 1974

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map, substantial changes in the character of the neighborhood and the health, safety, and general welfare of the community not being adversely affected.

the above Reclassification should be had.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22<sup>nd</sup> day of March, 1974, that the herein described property or area should be and the same is hereby reclassified from a D.R. 16 zone to a M.L. zone from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

*John J. Dillon, Jr.*  
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 1974, that the above re-classification 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 a \_\_\_\_\_ zone; and/or the Special Exception for \_\_\_\_\_ be and the same is hereby DENIED.

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 253.2.H. of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the Districting should be had.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22<sup>nd</sup> day of March, 1974, that the herein described property or area should be and the same is hereby Districted from Undistricted to a I.M. District, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

*John J. Dillon, Jr.*  
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Re-districting should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 1974, that the above re-districting 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 \_\_\_\_\_; and/or the Special Exception for \_\_\_\_\_ be and the same is hereby DENIED.

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

WILLIAM D. FROMM  
DIRECTOR  
S. ERIC DINENNA  
ZONING COMMISSIONER



November 29, 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 39, VI Zoning Cycle, October 1973, to April 1974, are as follows:

Property Owner: Maryland Properties, Inc.  
Location: S/W of Windsor Mill Road, 1350 ft. N/W of Timanus Lane  
Existing Zoning: D.R. 16  
Proposed Zoning: M.L.  
No. of Acres: 11.5071 acres  
District: 2

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

Very truly yours,  
*John L. Wimbley*  
John L. Wimbley  
Planning Specialist II  
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
SUITE 301 JEFFERSON BUILDING 108 WEST CHEESAPEAKE AVENUE TOWSON, MARYLAND 21204  
AREA CODE 301 PLANNING 486-3311 ZONING 486-3381

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 27, 1973

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21284

JOHN J. DILLON, JR.  
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNERS

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Ernest C. Trimble, Esq.,  
305 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: Reclassification Petition  
Item 39 - 6th Cycle  
Maryland Properties, Inc. - Petitioner

Dear Mr. Trimble:

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 southwest side of Windsor Mill Road, 1350 feet northwest of Timanus Lane, in the 2nd District of Baltimore County.

This property, which is currently zoned D.R. 16 is requesting a Reclassification for an M.L. zone as an extension to the existing Security Industrial Park. The proposed Reclassification, if granted, would be utilized by the Gas & Electric Company for three operations buildings. These structures would be specialized buildings for offices, warehouses, vehicle dispatch facilities, etc. and parts of these uses are not compatible in a D.R. 16 zone. These facilities would have access to Windsor Mill Road on the north as well as Windsor Boulevard on the south.

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Ernest C. Trimble, Esq.  
Re: Item 39 - 6th Cycle  
November 27, 1973

Water and sewer lines are available to the property and there are existing public works agreements existing between the Department of Public Works and Maryland Properties, Inc.

Because this property falls within the Owynns Falls Drainage Basin, this Committee is requesting calculations indicating maximum day and peak hour water demands and their corresponding sewer conversion factors on a revised site plan.

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 plats, as may have been requested by this Committee, shall be submitted to this office prior to Monday, December 17, 1973 in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1974 and April 15th, 1974 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

JJD:rd

Enclosure

cc: Matz, Childs & Associates,  
1020 Cromwell Bridge Road  
Baltimore, Md. 21204

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

Division of Engineering  
ELLSMITH N. DYER, P. E. CHIEF

October 15, 1973

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

Re: Item #39 (October 1973-April 1974 - Cycle VI)  
Property Owner: Maryland Properties, Inc.  
S/W Windsor Mill Rd., 1350' W/W of Timanus Lane  
Existing Zoning: D.R. 16  
Proposed Zoning: M.L.  
No. of Acres: 11.5071 Acres District: 2nd

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.

General:

Public access roads serving this site, either existing or proposed are currently scheduled for improvements and are covered in the Public Works Agreement with Maryland Properties, Incorporated.

The storm drains, sediment control, water and sewer are also being processed in connection with the same Public Works Agreement, and as this site falls within the coverage of the industrial park, this office has no additional comment.

Very truly yours,  
*Ellsworth N. Dyer, P.E.*  
ELLSMITH N. DYER, P.E.  
Chief, Bureau of Engineering

END:RAN:PKS:es

EN 10 Topo

BALTIMORE COUNTY, MARYLAND  
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING  
EUGENE J. CLIFFORD, P.E. Chief  
Wm. T. Malzer Deputy Traffic Engineer

October 25, 1973

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

Re: Item 39 - October 1973 to April 1974 - Cycle Zoning VI  
Property Owner: Maryland Properties  
Southwest side of Windsor Mill Road, 1350 feet northwest of Timanus Lane  
M.L.  
District: 2

Dear Mr. DiNenna:

A Zoning change for DR 16 to M.L. does not increase the trip density. However, it should be pointed out that any additional industrial or office use in this area can only compound the peak hour problems which occur in this area due to the Industrial Park and the Social Security Administration until the major road systems are developed.

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

CW/p:

Baltimore County Fire Department

J. Austin Deitz  
Chief



Towson, Maryland 21204  
822-7310

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

Attention: Mr. Jack Dillon, Chairman  
Zoning Advisory Committee

Re: Property Owner: Maryland Properties, Inc.

Location: SW/S Windsor Mill Road, 1350 ft. NW of Timanus Lane

Item No. 39 Zoning Agenda Tuesday, October 2, 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 \_\_\_\_\_ EXCEEDED 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.
- (xx) 4. 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. Site plans are approved as drawn.
- ( ) 5. The Fire Prevention Bureau has no comments at this time.

Reviewer: *HT Thomas Kelly* Noted and Approved:  
Planning Group Deputy Chief  
Special Inspection Division Fire Prevention Bureau

mls  
4/16/73

**PETITIONER'S  
EXHIBIT #1**

SECURITY INDUSTRIAL PARK  
PROTECTIVE COVENANTS  
AND  
BUILDING STANDARDS

Developer:  
Maryland Properties, Inc.  
120 Wight Avenue  
Hunt Valley, Maryland 21031

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF HEALTH



JEFFERSON BUILDING  
TOWSON, MARYLAND 21284

October 23, 1973

DONALD J. ROSE, M.D., M.P.H.  
DEPUTY CHIEF 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, October 2, 1973, are as follows:

Property Owner: Maryland Properties, Inc.  
Location: SW/S Windsor Mill Rd., 1350' NW Timanus Lane  
Present Zoning: D.R. 16  
Proposed Zoning: M.L.  
No. Acres: 11.5071  
District: 2

Metropolitan water and sewer must be extended to the site.

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

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

A moratorium was placed on new sewer connections in the Gwynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene on Sept. 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:mnd

cc: M.L. Phillips

BOARD OF EDUCATION  
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 18, 1973

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

Z.A.C. Meeting of: "Cycle 6"

Re: Item  
Property Owner: Maryland Properties, Inc.  
Location: S.W./S. Windsor Mill Rd., 1350 ft. N.W. of Timanus Lane  
Present Zoning: D.R. 16  
Proposed Zoning: M.L.

District: 2nd  
No. Acres: 11.5071

Dear Mr. DiNenna:

The existing zoning could yield up to 46 elementary pupils, up to 27 junior high pupils, and up to 14 senior high pupils while a change to ML would result in a loss of these potential students.

Very truly yours,  
*W. Nick Futrovich*  
W. Nick Futrovich  
Field Representative

WNP/ml

H. EMILIE PARKS, PRESIDENT  
EUGENE C. HESS, VICE PRESIDENT  
MR. ROBERT L. DENNEY  
MARCEL M. BOZJANIC  
JOSEPH N. MCGOWAN  
RALPH GREGG  
JOSHUA M. WHEELER, SECRETARY  
T. RAYMOND WILLIAMS, JR.  
RICHARD W. TRADY, V.M.D.  
MRS. RICHARD A. GIBBERT



COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204  
494-3648  
- 3 - STAIR  
ELEVATOR

INDUSTRIAL DEVELOPMENT COMMISSION  
BALTIMORE COUNTY, MARYLAND

October 15, 1973

Mr. S. Eric DiNenna  
Zoning Commissioner - Baltimore County  
Towson, Maryland 21204

Dear Sir:

Re: ZAC Agenda October 2, 1973  
Property Owner: Maryland Properties, Inc.  
Loc: SW/S Windsor Mill Rd., 1350 ft. NW  
of Timanus Lane  
Existing Zoning: DR 16  
Proposed Zoning: ML  
No. of Acres: 11.5071  
District: 2d

This office has reviewed the application for the subject petition. The Industrial Development Commission endorses the requested reclassification from DR-16 to ML to permit the expansion of Security Industrial Park into this contiguous property.

Industrially zoned land in this area is rapidly being depleted and additional industrial acreage is desirable to enable persons in the area to be employed near their homes.

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

ARTICLE II  
Plans and Specifications

A. No building, fence, wall, sign, advertising device, roadway, loading facility, outside storage facility, parking area, site grading, planting, landscaping, facility for industrial waste or sewage disposal, nor any other improvement shall be commenced, erected or constructed, nor shall any addition thereto or change or alteration therein be made (except to the interior of a building), nor shall any change in the use of any premises be made, until the plans and specifications therefor, showing the nature, kind, shape, heights, materials, color scheme, lighting and location on the lot of the proposed improvements, grading, landscaping or alterations and the proposed use or change in the use of the premises, shall have been submitted to and approved in writing by the Developer and a copy of such plans and specifications as finally approved lodged permanently with the Developer. The Developer shall have the right to refuse to approve any such plans or specifications or proposed use of the premises for any reason which the Developer, in its sole discretion, may deem in the best interests of the Park and the owners or lessees or prospective owners or lessees of other properties therein.

B. No parking shall be permitted on the streets in the Park and each lot owner shall provide on his property necessary and adequate parking facilities and private driveways as approved by the Developer under Paragraph A of this Article II.

C. Construction and alteration of all improvements in the Park shall be in accordance with the requirements of all applicable Building, Zoning and other Codes and Regulations.

ARTICLE III  
Maintenance

A. Each lot owner shall at all times keep his premises, buildings, improvements and appurtenances in a safe, clean, neat and sanitary condition and shall comply with all laws, ordinances and regulations pertaining to health and safety. Each lot owner shall provide for the removal of trash and rubbish from his premises.

B. During construction it shall be the responsibility of each lot owner to insure that construction sites are kept free of unsightly accumulations of rubbish and scrap materials, and that construction materials, trailers, shacks and the like are kept in a neat and orderly manner.

C. The Developer agrees to maintain all undeveloped land owned by it within the Park in a manner compatible with the provisions of this Article III.

ARTICLE IV  
Amendment, Terminations, Extension

Each condition, restriction, and covenant as herein provided shall terminate and be of no effect on January 1, in the year 2000, provided that at any time prior to that date, the owners (excluding mortgagees and the holders of other security devices who are not in possession, lessees and tenants) of a majority of the acreage in the Park (excluding highways) may by written declaration signed and acknowledged by them and recorded among the Land Records of Baltimore County alter, amend, revoke or extend indefinitely, or for a limited duration, any or all of said conditions, restrictions and covenants and such declaration may provide for further amendment, alteration, revocation or extension as herein provided or in any other manner; provided, however, that no such alteration or amendment shall affect any plans, specifications or use theretofore approved by Developer under Article II hereof or any improvements theretofore or thereafter made pursuant to such approval.

ARTICLE V  
Waiver or Invalidation

Any waiver of failure to enforce any provision of these covenants and restrictions in a particular situation shall not be deemed a waiver or abandonment of such provision as it may apply in any other situation or to the same or a similar situation at any other location in the Park or of any other provision of these covenants and restrictions. Invalidation by Court adjudication of any provision of these covenants and restrictions shall not affect the validity of any other provision, and all other provisions thereof shall remain in full force and effect.

ARTICLE VI  
Covenants Run with Land; Enforceability

A. The foregoing covenants and restrictions shall run with, bind and inure to the benefit of the parcel hereby conveyed and the land in the Park retained by the Developer, and the Developer covenants and agrees to hold such land retained by it subject to all the terms, provisions and conditions of these covenants and restrictions and that any and all sales,

leases, mortgages or other dispositions of such remaining land or any part thereof shall be subject to these covenants and restrictions. The Developer reserves the right however from time to time hereafter to delineate, plat, grant or reserve within the remainder of the Park not hereby conveyed such public streets, roads, sidewalks, ways and appurtenances thereto, and such easements for drainage and public utilities, as it may deem necessary or desirable for the development of the Park (and from time to time to change the location of the same) free and clear of the se restrictions and covenants, and to dedicate the same to public use or to grant the same to Baltimore County and/or to appropriate public utility corporations.

B. Said covenants and restrictions shall be jointly and severally enforceable by the Developer and its successors and assigns and by the Grantee, and its successors and assigns, provided however that only the Developer or its assignees, under Article VII hereof, shall have the right to exercise the discretionary powers herein reserved to the Developer.

C. Violation of any of said restrictions or conditions, or breach of any covenant or agreement herein contained shall give the Developer or its assignees under Article VII in addition to all other remedies, the rights (but not the obligation) to enter upon the land as to which such violation or breach exists and summarily to abate and remove any erection or thing or correct any condition that may constitute such violation or breach at the expense of the then owner of such land, which expense shall be a lien on such land enforceable in Equity; provided however that no such entry shall be made unless the violation or breach has not been remedied and corrected within thirty days after delivery of notice of such violation or breach from the Developer or its said assignees to the occupant of the premises on which the violation or breach has occurred or in the alternative within thirty days after mailing such notice, by first class mail, postage prepaid, to the record owner of such premises at his or its last known address.

ARTICLE VII

Nominees and Successors of Developer

The Developer may from time to time delegate any or all of its rights, powers, discretion and duties hereunder to such agent or agents as it may nominate. It may also permanently assign any or all of its powers and duties (including discretionary powers and duties) obligations, rights, title, easements and estates reserved to it by this deed to any one or more corporations, associations or persons that will accept the same. Any such assignment

shall be in writing recorded among the Land Records of Baltimore County and the assignee shall join therein for the purpose of evidencing its acceptance of the same, and such assignee shall thereupon have the same rights, title, powers, obligations, discretion and duties as are herein reserved to the Developer, and the Developer shall thereupon be released therefrom.

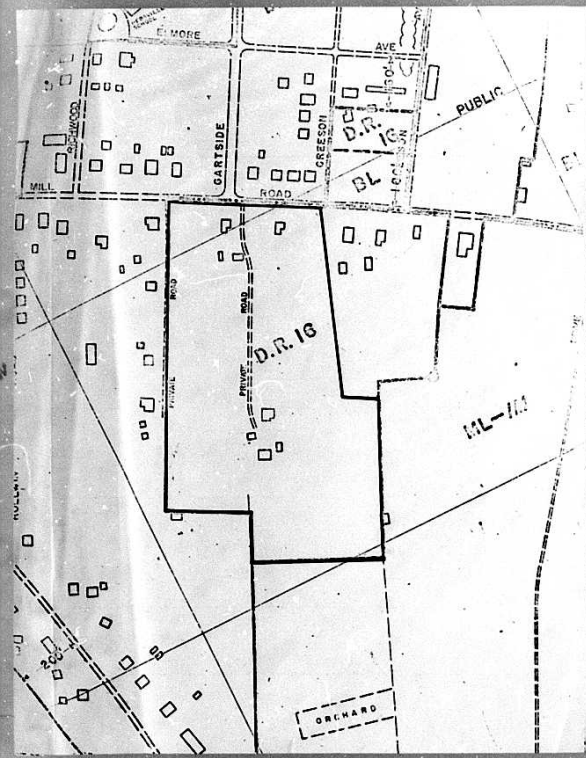
MARYLAND PROPERTIES, INC.

GENERAL PLANNING STANDARDS AND REGULATIONS FOR

SECURITY INDUSTRIAL PARK

1. Generally, the use of concrete block or cinder block for outside facing of exterior walls will not be permitted nor will any frame structures be permitted.
2. A scale drawing in color of any sign, bill-board, trademark or advertising device to be used on any lot or the exterior of any building or structure will be submitted to Maryland Properties, Inc., in triplicate for the written approval by Maryland Properties, Inc. Normally the occupant's trademark and/or trade name may be displayed on the building in the manner in which they are generally used by the occupant.
3. Not more than fifty per cent (50%) of any lot area shall be covered by buildings.
4. All present and future vehicle parking, including trucks, trailers, employee and visitor parking, shall be provided on the premises and shall comply with all provisions of the applicable Baltimore County Zoning Regulations. All parking areas are to be paved to provide dust free all-weather surfaces with macadam, concrete or any approved material other than gravel. No parking area will be permitted within building set back lines except that lots bounded by more than one road may have parking areas within the set back lines along roads other than the one on which the building fronts if, in the judgment of the Developer, the parking area is set back a reasonable distance and is properly screened from both front and side roads.
5. No loading docks shall be permitted on the front of any building and, except where a lot is bounded by three or more roads, no loading docks shall be permitted on the side of any building facing a road.
6. No materials, supplies, or products shall be stored or permitted to remain on the premises outside a permanent structure without the prior written consent of Maryland Properties, Inc. Approval of outside storage will be granted only where storage is screened from view by a masonry wall, or other appropriate screen, six (6) feet in height or rising two (2) feet above the stored material, whichever is higher.
7. No building shall be painted, repainted, stuccoed or be surfaced with any material unless and until Maryland Properties, Inc., approves the color and/or material in writing.
8. All set back areas facing roads between the front building line and the curb, with the exception of driveways, sidewalks, and other walkways shall be used exclusively for the planting and growing of trees, shrubs, lawns and other ground covering or material as approved by Maryland Properties, Inc. If developed lots are not properly maintained, Maryland Properties, Inc. may undertake such maintenance as may be necessary, at the expense of the occupant.

9. Occupants of the Park shall not cause or make any excessive noise, odors, harmful sewage or vibration that could be deemed objectionable to other occupants and that would conflict with the purposes or restrictions of the Park, and shall not create or maintain a nuisance. Each occupant must provide for trash disposal from his building.
10. All unused land area that is planned for future building expansion or other purposes shall be maintained and kept free of unsightly plant growth, stored material, rubbish and debris.
11. These general planning standards and regulations are subject to amendment, modification or termination by Maryland Properties, Inc. at any time.



**PETITION FOR RECLASSIFICATION AND REZONING**  
 Township of Towson, Baltimore County, Maryland  
 Proposed From D.R. 16 to M.L. Zone  
 (The subject property is located on the west side of GARDEN ROAD, between GARTSIDE ROAD and D.R. 16, and is bounded by GARDEN ROAD to the north, GARTSIDE ROAD to the east, and D.R. 16 to the south.)  
 The zoning Commission of Baltimore County, Maryland, is hereby petitioned to reclassify and rezone the above described property from D.R. 16 to M.L. Zone.

**CERTIFICATE OF PUBLICATION**  
 P. O. 7756 C 2967  
 Pikesville, Md., Feb. 14, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of one time before the 8th day of March, 1974, the first publication appearing on the 14th day of Feb., 1974.

THE NORTHWEST STAR  
*David L. Linder*  
 Manager  
 Cost of Advertisement, \$ 19.25

**PETITION FOR RECLASSIFICATION AND REZONING**  
 Township of Towson, Baltimore County, Maryland  
 Proposed From D.R. 16 to M.L. Zone  
 (The subject property is located on the west side of GARDEN ROAD, between GARTSIDE ROAD and D.R. 16, and is bounded by GARDEN ROAD to the north, GARTSIDE ROAD to the east, and D.R. 16 to the south.)  
 The zoning Commission of Baltimore County, Maryland, is hereby petitioned to reclassify and rezone the above described property from D.R. 16 to M.L. Zone.

**CERTIFICATE OF PUBLICATION**  
 Towson, Md., February 14, 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., once in each of one time before the 15th day of March, 1974, the first publication appearing on the 11th day of February, 1974.

THE JEFFERSONIAN  
*P. L. Linder*  
 Manager  
 Cost of Advertisement, \$

2-Signs 74-192-R

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

District 2  
 Date of Posting Feb. 15, 1974  
 Posted for C. Petition For Reclassification and Rezoning  
 Petitioner: MARYLAND PROPERTIES, INC.  
 Location of property: S.W. 1/4 of Windsor Mill Rd. 1350' NW of E. TOWSON LAWS  
 Location of Signs: S.W. 1/4 of Windsor Mill Rd. at GARTSIDE AVE.  
 Remarks: Thomas L. Boland  
 Posted by Thomas L. Boland  
 Date of return: Feb. 21, 1974

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: <u>J.B.</u>	Revised Plans:		Change in outline or description		Yes		No			
Previous case:	Map #									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
 Ernest C. Trinkle, Esq.,  
 305 W. Pennsylvania Avenue  
 Towson, Md. 21286  
 County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204  
 Item 20  
 6th Meeting Cycle

Your Petition has been received and accepted for filing

this 15th day of April 1973.

S. Eric DiNanna  
 S. Eric DiNanna  
 Zoning Commissioner

Petitioner Maryland Properties, Inc.

Petitioner's Attorney Maryland Properties, Inc.  
 c/o: Holt, Childs & Associates,  
1430 Connell Bridge Road  
Baltimore, Md. 21204

John J. Patton Jr.  
 Chairman  
 Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received\* this 20th day of

April 1973. Item # \_\_\_\_\_

S. Eric DiNanna  
 S. Eric DiNanna  
 Zoning Commissioner

Petitioner John Patton Submitted by Trinkle

Petitioner's Attorney Trinkle Reviewed by J.B.

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

BALTIMORE COUNTY, MARYLAND No. 13136  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

DATE March 8, 1974 ACCOUNT 01-662  
 AMOUNT \$118.71

WHITE - CASHIER      DISTRIBUTION      YELLOW - CUSTOMER  
 PINK - AGENCY

Ernest C. Trinkle, Esq.  
 305 W. Penna. Ave.  
 Towson, Md. 21286  
 Advertising and zoning of property for Maryland  
 Properties, Inc. 674-198-2      118.71 MSC

BALTIMORE COUNTY, MARYLAND No. 12767  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

DATE Nov. 27, 1973 ACCOUNT 01-662  
 AMOUNT \$50.00

WHITE - CASHIER      DISTRIBUTION      YELLOW - CUSTOMER  
 PINK - AGENCY

Mr Ernest C. Trinkle, Esq.  
 305 W. Pennsylvania Ave.  
 Towson, Md. 21204  
 Petition for Reclassification for Maryland Properties, Inc.  
 484 9 0 RMV 27      50.00 MSC





ADDITIONAL PROPERTY OWNED  
BY PETITIONER  
MARYLAND PROP INC  
SECURITY INN PARK  
200 AC±

SUBJECT SITE 11.507 AC  
PROPERTY OWNED BY THE  
BALTIMORE GAS & ELECTRIC CO. 45AC.

**PROPOSED BUILDINGS**

A. DISTRIBUTION HDQTS & SERVICE CENTER (OFFICE & WAREHOUSE)

HT= 1 STORY  
AREA = 28,000 SF  
REQUIRED PARKING =  $\frac{28000}{200} = 140$  SPACES = 94  
(PER SECTION 409.26(B))

B. CENTRAL TRANSPORTATION FACILITY (OFFICE)

HT= 1 STORY  
AREA = 25,000 SF  
REQUIRED PARKING =  $\frac{25000}{200} = 125$  SPACES = 83  
(PER SECTION 409.26(B))

C. ELECTRIC SYSTEM OPERATIONS (OFFICES)

HT= 2 STORIES  
AREA = 20,500 SF / FLOOR  
REQUIRED PARKING =  $\frac{20500}{200} = 102.5$  SPACES = 67  
1ST FLOOR = 67 SPACES  
2ND FLOOR =  $\frac{20500}{500} = 41$  SPACES  
(PER SECTION 409.26(B))

TOTAL PARKING REQ'D = 285 SPACES  
ACTUAL PARKING PROVIDED = 302  
SPACE SIZE 9 X 10.

**GENERAL NOTES:**

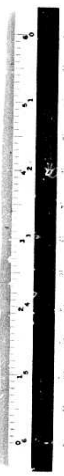
1. AREA PETITIONED FOR REZONING = 11.507 AC.
2. EXISTING ZONING - DR16
3. PROPOSED ZONING - ML-1M
4. LOCATION - WINDSOR MILL RD. 2ND EXECUTIVE DISTRICT
5. PROPOSED PAVING - 2" BITUMINOUS CONC.  
6" CRUSHER RUN BASE
6. ALL PAVED AREAS TO BUILT UP TO 1% GRADE AWAY FROM
7. ALL DRIVE DRILL
8. PARKING LIGHTS TO 4' 11" W FINE MT 20'S  
TO BE INSTALLED AND DIRECTED AWAY FROM

**NOTE:**

1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN FEET AND DECIMALS THEREOF. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.  
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8. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

WINDSOR BOULEVARD  
(UNDER CONSTRUCTION)

ZONING ML-1M  
EXISTING 45A  
OWNED BY BALTO GAS







ADDITIONAL PROPERTY OWNED  
BY PETITIONER  
MARYLAND PROP INC  
SECURITY INV PARK  
202 AC ±

SUBJECT SITE 11.50 AC  
PROPERTY OWNED BY THE  
BALTIMORE GAS & ELECTRIC CO. 45AC.

**PROPOSED BUILDINGS**

A. DISTRIBUTION HQ/TE & SERVICE CENTER. ( OFFICE & WAREHOUSE )

HT=1 STORY  
AREA = 28,000 SF  
REQUIRED PARKING =  $\frac{28,000}{400} = 70$  SPACES = 94  
(PER SECTION 409.26(B))

B. CENTRAL TRANSPORTATION FACILITY (OFFICE)

HT = 1 STORY  
AREA = 25,000 SF  
REQUIRED PARKING =  $\frac{25,000}{400} = 62.5$  SPACES = 83  
(PER SECTION 409.26(B))

C. ELECTRIC SYSTEM OPERATIONS (OFFICES)

HT = 2 STORIES  
AREA = 20,500 SF / FLOOR  
REQUIRED PARKING =  $\frac{20,500}{400} = 51.25$  SPACES = 67  
1ST FLOOR = 20,500 SF = 41 SPACES  
2ND FLOOR = 20,500 SF = 41 SPACES  
(PER SECTION 409.26(B))

TOTAL PARKING REQ'D = 285 SPACES  
ACTUAL PARKING PROVIDED = 302  
SPACE SIZE 8X10.

**GENERAL NOTES:**

1. AREA PETITIONED FOR REZONING = 11.50 AC.
2. EXISTING ZONING = DR16
3. PROPOSED ZONING = ML-1M
4. LOCATION - WINDSOR MILL RD. 2ND ELECTIVE DISTRICT
5. PROPOSED PAVING - 2" BITUMINOUS CONC.  
6" CRUSHER RUN BASE
6. ALL PAVED AREAS TO BALTO CO. STD CONC. CURB & GUTTERS
7. ALL SPACES 8X10
8. PARKING LOT LIGHTS 0-400W POLE MT 22'-  
TO BE SHIELDED AND DIRECTED AWAY FROM  
RESIDENTIAL PREMISES.

**NOTE:**

1. ROAD INFORMATION TAKEN FROM REQUIRED SUBDIVISION PLAT. STREETS SHOWN IN PLAT ARE SUBJECT TO REVISIONS.
2. SECURITY, INDUSTRIAL PARK, BY MARYLAND, POSSIBLY RECALLED. SETBACKS TO BE (PER SUBDIVISION PLAT)
3. UTILITY & ROAD INFORMATION, BASED ON DRAWINGS PROVIDED. THIS DRAWING IS PREPARED BY MARYLAND PROP INC.

ENTITLED SECURITY INDUSTRIAL PARK SECTION II.





8-



Scale: 1"=200'



PETITIONERS EXHIBIT 4

8-13

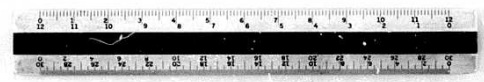
SE



Danville

SECURITY INDOOR

4



8 -

4

SCALE: 1"=200'

PETITIONERS