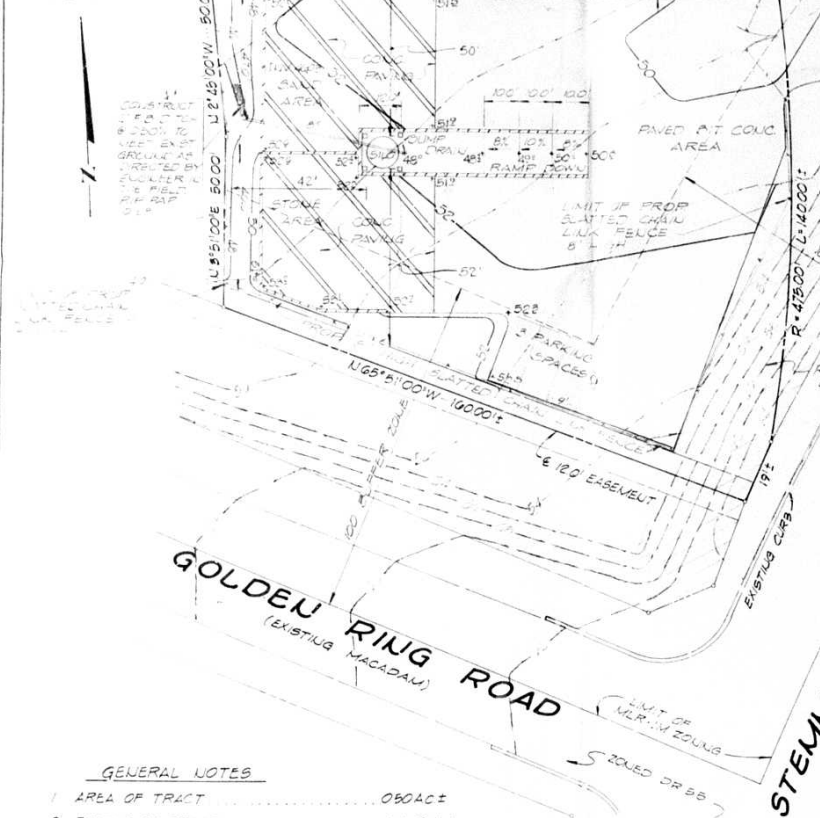


THEODORE M. WILSON
4312-388
MLR-1M

JOHN B. HELGEMAN, ET UX
4312-198
MLR-1M



PLAN
SCALE 1"=20'

STRUCTURAL NOTES

- A. FOUNDATION NOTES:**
1. PRESUMPTIVE SOIL BEARING IS 3000 PSF IN ORIGINAL, UNDISTURBED SOIL OF THIS BEARING VALUE. THIS PRESUMPTIVE BEARING VALUE SHALL BE VERIFIED IN THE FIELD.
 2. MINIMUM DEPTH OF FOOTING NOTIONS TO BE 2'-0" INTO ORIGINAL, UNDISTURBED SOIL EXTERIOR (EXPOSED) WALL FOOTINGS SHALL BE 30" MINIMUM BELOW FINISHED GRADE.
 3. FOOTING REINFORCING TO BE CONTINUOUS AND/OR LAPPED A MINIMUM OF 30 BAR DIAMETERS. AT CORNERS, INTERSECTIONS, ETC.
- B. CAST IN PLACE CONCRETE:**
1. ALL REINFORCED CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE CURRENT ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
 2. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
 3. REINFORCING STEEL SHALL CONFORM TO A.S.T.M. SPEC. A615-GRADE 40, W.W.F. SHALL CONFORM TO A.S.T.M. A-185.
 4. CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS GIVEN IN ACI 318-71/7.14.
 5. UNLESS NOTED OTHERWISE ON THE PLANS AND SPECIFICATIONS, ISOLATION, CONTROL AND CONSTRUCTION JOINTS IN CONCRETE WORK SHALL CONFORM TO THE LATEST RECOMMENDED PRACTICE OF THE ACI STANDARDS.
- C. SILO:**
- SILO SHALL BE AS MANUFACTURED BY STEPHENS MFG. CO. TEMPKINSVILLE, KY. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER, PRIOR TO THE FABRICATION OF THE SILO, FOR APPROVAL.

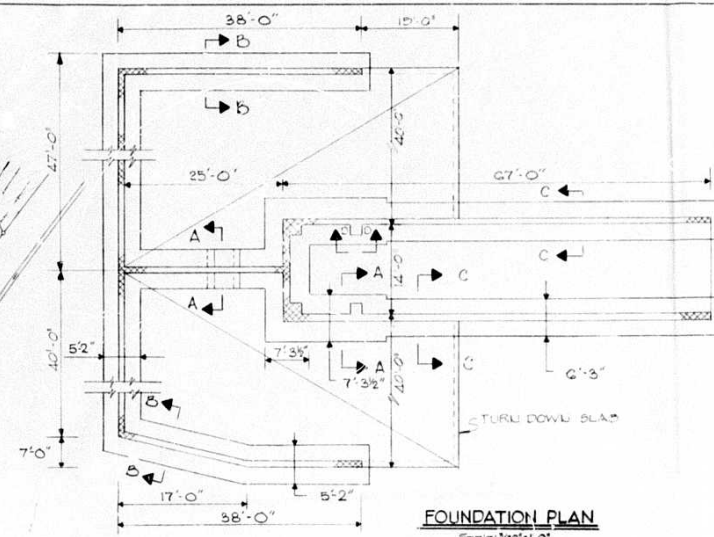
LEGEND

- PROPERTY LINE
- - - PROPOSED CHAIN LINK FENCE
- - - EXISTING CONTOUR LINES
- - - PROPOSED CONTOUR LINES
- ===== RETAINING WALL
- ===== CONCRETE PAVING
- ===== BITUMINOUS CONCRETE PAVING
- ===== REVERTIBLE SLOPE EASEMENT

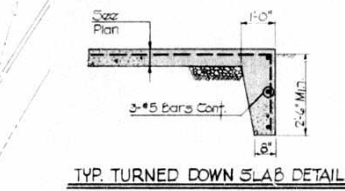
WACE AVENUE

STEMMERS RUN ROAD
(EXISTING MACADAM)

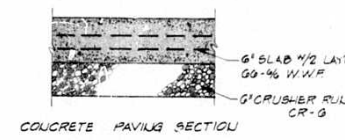
GOLDEN RING ROAD
(EXISTING MACADAM)



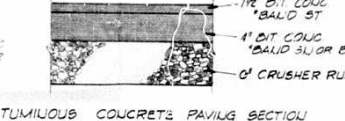
FOUNDATION PLAN
Scale: 3/32"=1'-0"



TYP. TURNED DOWN SLAB DETAIL

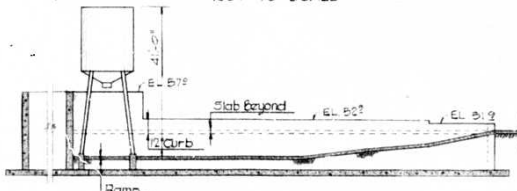


CONCRETE PAVING SECTION



BITUMINOUS CONCRETE PAVING SECTION

TYPICAL PAVING SECTIONS
NOT TO SCALE



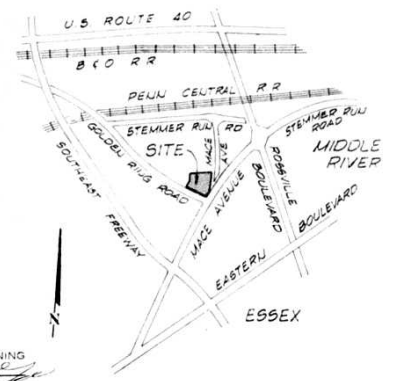
SECTION F-F
Scale: 3/32"=1'-0"

Proposed Use

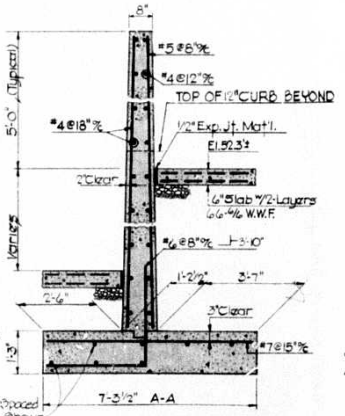
The site will be used for storage of cement, sand and gravel. Trucks will deliver these materials to the site where they will be stored until they are loaded into the concrete mix truck for delivery. There will be one concrete mix truck in operation. Hours of operation shall be 7:30 A.M. to 5:30 P.M. Monday - Saturday. Maximum number of employees - 2.

KENNEDY-BODE ENGINEERING INC.
CONSULTING ENGINEERS
BALTIMORE, MARYLAND

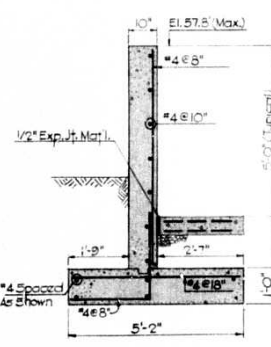
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 7-4-74



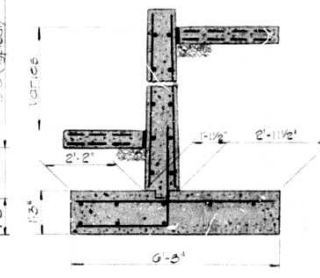
VICINITY MAP
NOT TO SCALE



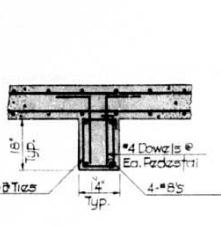
SECTION A-A
Scale: 1/2"=1'-0"



SECTION B-B
Scale: 1/2"=1'-0"

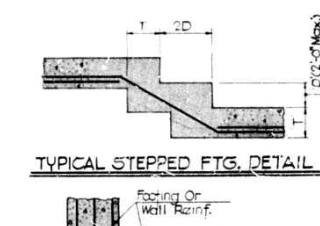


SECTION C-C
Scale: 1/2"=1'-0"

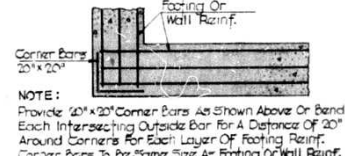


SECTION D-D
Scale: 1/2"=1'-0"

SECTION E-E
Scale: 1/2"=1'-0"



TYPICAL STEPPED FTG. DETAIL



TYPICAL CORNER DETAIL

NOTE:
Provide 20"x20" Corner Bars As Shown Above Or Bend Each Intersecting Outside Bar For A Distance Of 20" Around Corners For Each Layer Of Footing Reinf. Corner Bars To Be Same Size As Footing Or Wall Reinf.

PROPOSED CONCRETE MOBILE FACILITY
FOR
WALSH & CO. INC.
15TH ELECTION DISTRICT
SCALE AS SHOWN

DATE
MARCH 1975
DRAWING
1
OF
1

MAY 12 1975

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Walsh & Co. 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an M.L.-IM zone to an M.L. zone; for the following reasons:

So that the area can be used to store concrete materials for a Mobile Concrete Business.

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 reclassification 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.

None Walsh & Co. Inc.
 Contract purchaser Richard C. Walsh, President
 Legal Owner
 Address 705 Stemmers Run Road
Balto, Md. 21221
 None Theodore C. Mitchell
 Petitioner's Attorney
 Address 912 Fidelity Bldg. Balto, Md.
539-7558

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 100, County Office Building in Towson, Baltimore County, on the 29th day of March, 1974, at 1:00 o'clock p.m.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR RECLASSIFICATION : BEFORE
 from M.L.R. - I.M. District to : COUNTY BOARD OF APPEALS
 M.L. zone : OF
 NW corner of Stemmers Run and :
 Golden Ring Roads :
 15th District :
 Walsh & Company, Incorporated :
 Petitioner : No. 74-221-R

OPINION

This case comes before the Board on an appeal by the Petitioner from an Order of the Deputy Zoning Commissioner of Baltimore County dated April 24, 1974 denying the requested change in the zoning classification from M.L.R. - I.M. District to an M.L. zone.

The property is located on the northwest corner of Stemmers Run Road and Golden Ring Road, in the 15th Election District of Baltimore County.

At the time of this appeal there were no protestants present other than the People's Counsel. At the time of the hearing of this case there were only two Board members available; one of the regular members being unable to sit due to illness, and there being no alternates available due to the expiration of their appointments, and the vacancies created thereby not being filled at the time of the hearing. However, the parties present at the hearing agreed to proceed with a two man Board. It was further agreed by the parties that the hearing would be conducted solely on the issue as to whether a reclassification was required in the instant case, with the reservation of the right to the Petitioner to proceed with the hearing on the reclassification in the event of an adverse finding on the issue presented.

The property in question contains approximately one-half acre at the location indicated above, and is bordered on three sides by heavily traveled highways which have been recently located. The site is a vacant heavily wooded area and is contiguous to the other property of the Petitioner containing his hardware and building supply business, which has operated at that location for many years. The site as evidenced by Petitioner's Exhibit No. 2, which is a series of photographs of the subject property, shows the property itself to be substantially below grade of the roads previously described.

Walsh & Company, Inc. - No. 74-221-R

2.

The question before the Board in this case is twofold; namely (1) whether the proposed use of the subject property would require a reclassification, and (2) if the Petitioner entitled to a reclassification of the subject property from an M.L. zone in an I.M. District to an M.L. zone. Upon agreement of counsel this Board has agreed to hear this case on the first question only at this time, reserving unto the Petitioner the right to proceed on the question of reclassification in the event of an adverse finding on the question presented.

In this regard the Petitioner presented in detail the exact operation which they were seeking to perform on the subject property. This essentially amounted to the storage of quantities of gravel, sand and concrete in storage bins, which are to be loaded onto a solitary truck which will be purchased by the Petitioner, as shown and described in Petitioner's Exhibit No. 3. This truck is designed to mix small amounts of concrete for consumer use and said mixing of the concrete would take place at the location of the ultimate consumer. There would be no mixing of concrete on the subject site of these proceedings. When the truck returns to the subject property, such as at the end of a working day, the sand, gravel and cement that have not been mixed and delivered to a consumer would still be in their original state in the truck; hence, there is no mixing of the concrete on the premises, nor is the truck in question similar to the type that we are normally familiar with as being a cement mixing truck, inasmuch as there is no mixing done on the subject site, nor on the public highways, but only on the site of the ultimate consumer. It is for these reasons that the Petitioner argues that the reclassification is not necessary for its proposed operation, which consists merely of an additional delivery truck and the storage of sand, gravel and cement which are items normally and usually found at a building supply business. The Petitioner cites as authority the case of Purdue, Inc. v. State Tax Department, 264 Md. 228, concerning the definition of manufacturing, which held that manufacturing consists of the application of labor to an article to produce a new article, and the further definition of manufacturing to be a substantial transformation of a product from its original state. These, of course, are inapplicable to the proposed use by the Petitioner inasmuch as the articles, i.e. sand, gravel and cement, would always be in their natural state while

Walsh & Company, Inc. - No. 74-221-R

3.

they were stored on the subject site or while they were loaded into separate compartments of the truck on the subject site. As indicated previously, any manufacturing (mixing of concrete) is performed at the location of the consumer and not at the Petitioner's property, which is the subject of these proceedings, or in transit.

At the conclusion of this case, People's Counsel had requested seven days in order to submit a memorandum in this case, and the Board allowed an additional seven days to the Petitioner's counsel to submit a memorandum in response. The time for the submission of these memorandums has expired, and not having received any, the Board will proceed with its decision.

After a review of all of the testimony, and considering all of the facts as indicated previously, it is the opinion of this Board that the proposed use of the subject property by the Petitioner does not constitute manufacturing, and is therefore a permitted use within the present zoning classification, and does not require a reclassification. Hence a decision concerning the petitioned for reclassification becomes unnecessary, as the question is moot.

FINDING OF FACT

For the reasons set forth in the foregoing Opinion, the County Board of Appeals FINDS, this 27th day of February, 1975, that the specific use as described by the Petitioner in this case is an allowable use within the existing zoning classification of the subject property; and therefore the question concerning the reclassification is moot.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
 OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman
 Robert L. Gilland

"A" Zoning Description Walsh & Co. Inc.

Beginning for the same at the intersection of Kace Avenue and Stemmers Run Road, running thence South Westerly 19' more or less along Stemmers Run Road to a point in the center of a 12' right of way thence N 65° 51' E - 160.00' more or less, thence N 03° 51' E - 50', thence N 02° 45' W 50', and thence S 86° 41' 10" E - 157.12' to the West side of Kace Ave., thence along Kace Avenue Southerly with a radius to the right of 475' and a distance of 140' more or less to the place of beginning.

Containing 0.5 acres of land more or less.



Points of Error committed by the Council in classifying The Subject Property
 M.L.-IM (should be M.L. & S.L.)

"A" The property in question was and is still an existing business before any zoning had been adopted (business existed since 1962)
 It was split in half when zoning was adopted by the Council, one half was zoned B.L. and the other M.L.-I.M.

The new roads in the area around the property also have had a change on the properties and the zoning should be adjusted to meet the needs. Two new roads are the reclassified Golden Ring Road, Kace Ave. and the new Stemmers Run Road.

"B" The zoning on this parcel is not in line with the business of the Hardware Store and building materials, it should be zoned so that the business can use this property in connection with our business.

WALSH & CO., INC.

Walsh & Co. Inc. Richard C. Walsh, Pres.
 9-27-1973

LAW OFFICES
 BLADES & ROSENFELD, P.A.
 A PROFESSIONAL CORPORATION
 912 FIDELITY BUILDING
 BALTIMORE, MARYLAND 21201
 (302) 539-7558

May 13, 1974

Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Petition for Reclassification
 No. 74-221-R (Item No. 3 A)

Dear Mr. Commissioner:

Enclosed is an Order for Appeal by Walsh & Company, Inc. to be filed in the above captioned matter. Also enclosed is our check covering the cost of filing same. Thank you.

Sincerely,

Theodore C. Mitchell

encl.

P.S. Please mark the extra copy, enclosed, received and return in the enclosed envelope. Thank you.

April 24, 1974

Theodore C. Mitchell, Esquire
 912 Fidelity Building
 Baltimore, Maryland 21201

RE: Petition for Reclassification
 NW corner of Stemmers Run and
 Golden Ring Road - 15th District
 Walsh & Company, Incorporated -
 Petitioner
 NO. 74-221-R (Item No. 3 A)

Dear Mr. Mitchell:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JAMES E. JYER
 JAMES E. JYER
 Deputy Zoning Commissioner

JED/mc

Attachments

RE: PETITION FOR RECLASSIFICATION
NW/corner of Stemmers Run and
Golden Ring Road - 15th District
Walsh & Company, Incorporated -
Petitioner
No. 74-221-R (Item No. 3 A)
BALTIMORE COUNTY

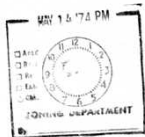
ORDER FOR APPEAL BY
WALSH & COMPANY, INCORPORATED

Mr. Commissioner:

Please enter an Appeal to the County Board of Appeals from the
Order entered in this action on April 24, 1974 by the Deputy Zoning
Commissioner of Baltimore County.

Richard E. Walsh, President
Walsh & Company, Inc.

Theodore C. Mitchell
Blades & Rosenfeld, P.A.
312 Fidelity Building
Baltimore, Maryland 21201



RE: PETITION FOR RECLASSIFICATION : BEFORE THE
NW/corner of Stemmers Run and Golden :
Ring Road - 15th District : DEPUTY ZONING
Walsh & Company, Incorporated - :
Petitioner : COMMISSIONER
No. 74-221-R (Item No. 3 A) :
OF
BALTIMORE COUNTY

This Petition represents a request for a Reclassification from a M.L.R. -
I.M. Zone and District to a M.L. Zone. The property in question contains
one-half of an acre and is situated at the northwest intersection of Golden Ring
Road and Myce Avenue, in the Fifteenth Election District of Baltimore County.

Testimony and evidence was presented by the Petitioner, Mr. R. E.
Walsh, President of Walsh & Company, Incorporated.

The site is presently vacant, heavily wooded and is proposed to be im-
proved with a concrete batching plant. The proposed plant is of a type that
would dispatch concrete mix, sand, gravel and water by truck to be mixed in
small amounts as required at the construction site. The improvements would
consist of two bins or storage areas capable of holding one hundred yards of
stone and sand each with connecting loading ramps and a 32 foot high cement
storage tank.

The site location is at the intersection of two heavily traveled roads and
is bounded on the opposite side of Stemmers Run Road by D.R. 5.5 zoned prop-
erty improved with church and on the opposite side of Golden Ring Road by a
vacant D.R. 5.5 zoned lot and a proposed school site. The properties imme-
diately adjoining to the north and west are improved and zoned similar to that
of the Petitioner's (M.L.R. - I.M.).

The Petitioner presented pictures depicting the site to be below the
grade of Stemmers Run Road and, therefore, not visible to the church property.
He felt that the proposed use would be compatible with his lumber yard which is
located in close proximity to the subject site.

The County and State agencies, who reviewed the Petitioner's proposed
development plans, had no adverse comments with regard to the Petitioner's
proposed use of the property.

After reviewing the testimony and evidence presented in this case, it
is the opinion of the Deputy Zoning Commissioner that while the use per se
may not be of a nature that would create traffic or other problems, the use is
not compatible with the surrounding zoning (M.L.R.) and general use potential
within that zoning classification. The Deputy Zoning Commissioner agrees
with the Planning Board's rationale that the site has a high degree of visibility
from surrounding roads and that the proposed use as well as other uses per-
mitted within the M.L. Zone per se would not be in the best interest of the
area's future development. Under these circumstances, the Map must be
considered to be correct, and as such, the Petitioner has not met his burden
of proof.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of
Baltimore County, this 24th day of April, 1974, that the above Reclassi-
fication be and the same is hereby DENIED, and that the above described prop-
erty or area be and the same is hereby continued as and to remain a M.L.R. -
I.M. Zone.

Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 20, 1973

Mr. Richard E. Walsh, President
Walsh & Co., Inc.
705 Stemmers Run Road
Baltimore, Maryland 21221

RE: Reclassification Petition
Item 3
6th Zoning Cycle
Walsh & Co., Inc. - Petitioner

Dear Mr. Walsh:

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.

This petition for a Reclassification involves
two (2) parcels of land. Parcel A is located
on the northwest corner of Golden Ring Road and
Stemmers Run Road, in the 15th District of Baltimore
County.

The petitioner is requesting a Reclassification
from an M.L.R. zone to an M.L. zone, on an area
of land that equals 9,375 square feet. The proposed
use of this property would be for two storage bins
and a mixing area wherein small batches of
concrete can be made to order.

There is no particular problem insofar as
the proposed use is concerned. However, Section 253.4

Mr. Richard E. Walsh, President
Re: Item 3
6th Zoning Cycle
November 20, 1973

and 255.2 will require any portion of this use to be
located outside of a 100 foot buffer area from the
nearest residential zone boundary with a right-of-
way of any street abutting such a boundary. Therefore,
a revised site plan indicating the existing zone
lines in this 100 foot strip will be required. It
appears that this will necessitate the relocation of
these two storage bins and mixing area on this site.

Parcel B is located on the north side of
Golden Ring Road, approximately 350 feet west of
the intersection of Stemmers Run Road, and also opposite
the Eastern Vocational School property. This land, which
is also zoned M.L.R. currently enjoys a non-conforming
use for a lumber storage yard. The petitioner is
requesting a Reclassification from M.L.R. to Business
Roadside so that he may conform to the proper zoning
for this use. However, revised site plans indicating
the correct zoning will be required.

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 15, 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

JJDjr:JD
Enclosure
cc: Spillman, Larson & Associates, Inc.
Suite 303, Investment Bldg.,
Towson, Md. 21204

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

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

October 30, 1973

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

Re: Item #3 A & B (October 1973-April 1974 - Cycle VI)
Property Owner: Walsh & Co., Inc.
Parcel A: 5/8 cor. of Stemmers Run Rd. & Mace Ave.
Parcel B: S/S of Stemmers Run Rd., 1/2 S/W of Mace Ave.
Existing Zoning: M.L.R.-I.M.
Proposed Zoning: M.L.
No. of Acres: Parcel A: 0.5 Acre
Parcel B: 1.173 Acres
District: 15th

Dear Mr. DiMenna:

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:

Golden Ring Road is an existing County road which shall ultimately be improved
as a 10-foot curbed paving cross-section on the existing 60-foot right-of-way.
Although no improvements are required at this time, future construction of curb
and gutter and additional paving may be required if Golden Ring Road is used for
access.

Stemmers Run Road and Mace Avenue are existing County roads, which will not
require any further improvements.

Storm Drainage:

Provisions for the accommodation of storm drainage have not been shown on the
plan; however, surface improvements resulting in increased storm water run-off,
particularly the paving of parking areas, grading thereof or other surface improve-
ments, may necessitate the Petitioner to provide facilities for this drainage.
Before these surface improvements are made, drainage provisions must be submitted
to the Department of Public Works for approval prior to any construction.

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 #3 A & B (October 1973-April 1974 - Cycle VI)
Property Owner: Walsh & Co., Inc.
Page 2
October 30, 1973

Sediment Control:

Drainage studies and sediment control drawings will be necessary to be reviewed
and approved prior to the recording of any record plat or the issuance of any grading
or building permits.

Water:

There is an existing 10-inch water main in Stemmers Run Road, as shown on
Drawing #31-066.

Sanitary Sewer:

Public sanitary sewerage can be made available to this property by constructing
a public sanitary sewer extension, approximately 200 feet in length, from the existing
8-inch public sanitary sewer in Stemmers Run Road.

Very truly yours,

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

END/ENH/END:SS

1-10 Key Sheet
11 & 12 NE 28 Pos. Sheet
NE 30 Topo
90 Tax Map



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Director
WM. T. MELZER Deputy Traffic Engineer

October 24, 1973

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

Re: Item 3A - October 1973 to April 1974 - Cycle Zoning VI
Property Owner: Walsh and Co., Inc.
Northwest corner of Stemmers Run and Golden Ring Roads
M.L. District 15

Dear Mr. DiNenna:

The subject petition should create no major change in trip density.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/pk



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Director
WM. T. MELZER Deputy Traffic Engineer

October 24, 1973

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

Re: Item 3B - October 1973 to April 1974 - Cycle Zoning VI
Property Owner: Walsh and Co., Inc.
Southside of Stemmers Run Road, 148.50 feet southwest of Mace Avenue
B.R. District 15

Dear Mr. DiNenna:

The subject petition is a request for a change from M.L.R. to B.R. This change should increase the trip density from 150 trips to 700 trips per day. This in itself should not create any major traffic problems at the intersection of Old Stemmers Run Road and relocated Golden Ring Road. However, should this entire triangle be developed commercially, some traffic problems may occur at the above mentioned intersection.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/pk

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
812-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Walsh & Company, Inc.
Location: Parcel A: SE/C of Stemmers Run Rd. & Mace Ave.
Parcel B: S/S of Stemmers Run Rd., 148 ft. SW of Mace Ave.
Item No. 3A & 3B 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 _____ ~~is within~~ 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.

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

mls
4/16/73

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 19, 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, October 2, 1973, are as follows:

Property Owner: Walsh & Co., Inc.
Location: Parcel A: SE Cor. Stemmers Run Rd. & Mace Ave.
Parcel B: S/S Stemmers Run Rd., 148' SW of Mace Ave.
Present Zoning: M.L.R.-I.N.
Proposed Zoning: M.L.
No. Acres: Parcel A: 0.5
Parcel B: 1.473

Metropolitan water is available to the site.

Revised plot plan must be submitted showing location of sewage disposal systems.

Very truly yours,

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

HVB:mgp

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: Walsh & Co., Inc.
Location: Parcel A: SE/C of Stemmers Run Rd & Mace Ave.
Parcel B: S/S of Stemmers Run Rd, 148 ft. S.W. of Mace Avenue
Present Zoning: M.L.R. - I.M.
Proposed Zoning: M.L.

District: 15th
No. Acres: Parcel A: 0.5
Parcel B: 1.473

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Mark Petrovich
W. Mark Petrovich
Field Representative

WMP/ml

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:

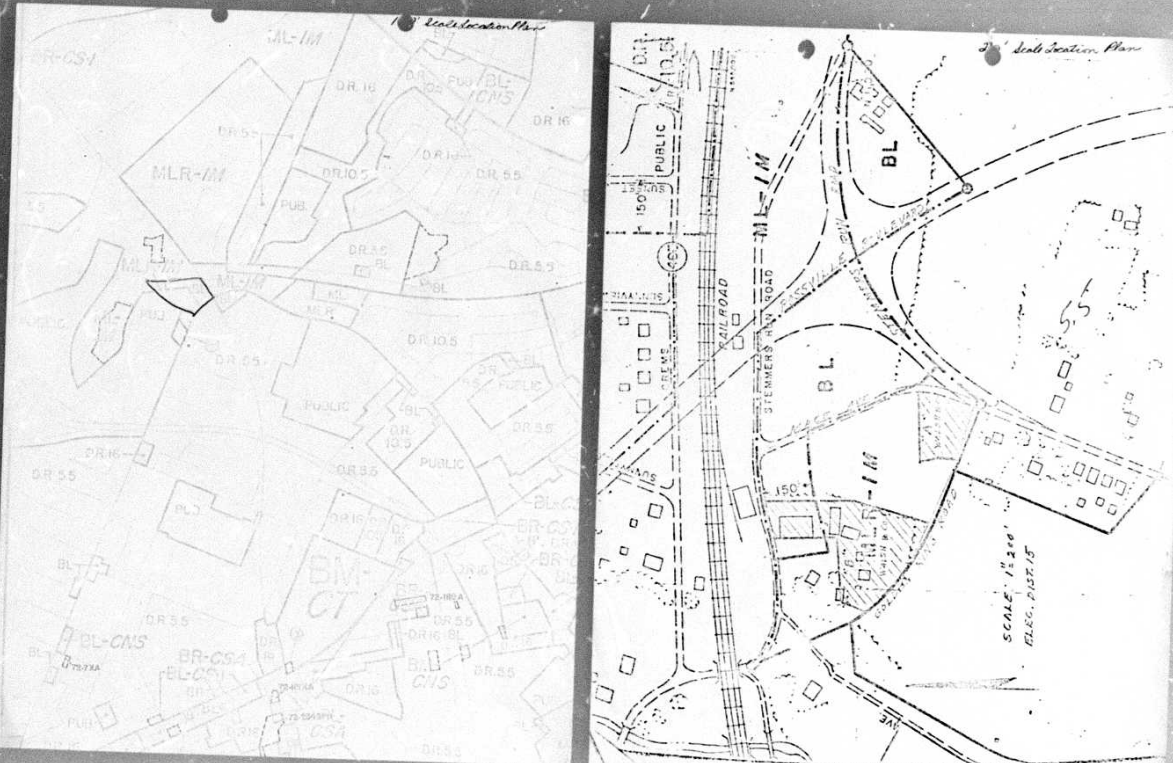
Comments of Item #3A & #3B, VI Zoning Cycle, October 1973, to April 1974 are as follows:

Property Owner: Walsh & Co., Inc.
Location: Northwest corner of Stemmers Run and Golden Ring Road
Location: South side of Stemmers Run Road 148.50 feet Southwest of Mace Avenue
Present Zoning: M.L.R. - I.M. District
Proposed Zoning: M.L.
District: 15th
No. Acres: 0.5 and 1.473

This office concurs with the comments of the Chairman of the Zoning Advisory Committee.

Very truly yours,

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





Completely new, thoroughly tested, proven method for quickly producing concrete at the job site...any quantity...without waste. Combination materials transporter and complete, mobile system for simultaneously proportioning concrete materials, mixing and delivering specification concrete. On arrival at job site, driver-operator adjusts Dial-A-Mix® materials proportioning controls to produce concrete with required mix design, slump. Production starts immediately...may be continuous or intermittent...is stopped when forms are filled...no waste or overrun. All production is metered. *Unmixed* materials remaining on board do not deteriorate...can be used later, even the next day. CONCRETE-MOBILE can be loaded the night before to be ready to go at a moment's notice. Ideal for remote work with materials stockpiled at job site. A one-man operation. As efficient for big pours as for one cubic yard. Truck or trailer mounted...specially modified units available for special applications. Models with capacities for 4, 6, 8 and 10 cubic yards.

Manufactured by
NATIONAL CONCRETE MACHINERY COMPANY
Division of
IRL DAFFIN ASSOCIATES INCORPORATED
Manufacturers of the National Concrete Pump and the CURBmobile
Kellor Avenue & Fruitville Pike Lancaster, Pennsylvania 17604

concrete production
goes modern.....

Ref. Exh #3

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *15th* Date of Posting: *May 30, 74*

Posted for: *Walsh & Co., Inc.*

Petitioner: *Walsh & Co., Inc.*

Location of property: *111 W. Chesapeake Avenue, Towson, Md. 21204*

Location of Signs: *1 sign posted on NW corner of Stemmers Run & Golden Ring Rd.*

Remarks: *None*

Posted by: *David H. Nease* Signature Date of return: *June 6, 74*

Mr. Richard N. Walsh, President
Walsh & Co., Inc.
705 Stemmers Run Road
Baltimore, Md. 21221

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Item 3
6th Soning Cycle

Your Petition has been received and accepted for filing
this 15th day of October 1973.

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner Walsh & Co., Inc.

Petitioner's Attorney
Cosgriff, Lamm & Associates, Inc.
Suite 303, Investment Bldg., Towson, Md. 21204

Reviewed by *[Signature]*
Chairman
Zoning Advisory Committee

PETITION FOR RECLASSIFICATION
15th DISTRICT

ZONING: From M.L.R. - L.M. District to M.L. Zone.

LOCATION: Northeast corner of Stemmers Run and Golden Ring Roads.

DATE & TIME: Friday, March 23, 1974 at 1:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Present Zoning: M.L.R.-L.M. District.

Proposed Zoning: M.L. Zone.

All that parcel of land in the 15th District of Baltimore County, Maryland, known as the "A" Zoning Description, bounded by the line at the intersection of Stemmers Run Road and Golden Ring Road, thence South Westerly 12 more or less along Stemmers Run Road to a point in the center of a 12' right of way there N 63° 51' W - 16.84' more or less, thence N 67° 17' E - 16.75' more or less, thence S 64° 41' 30" E - 14.12' to the West side of Rose Ave., thence along Rose Avenue Southerly with a radius in the right of way of a distance of 140' more or less to the place of beginning.

Being the property of Walsh & Company, Inc., as shown on plat filed with the Zoning Department on March 15, 1974 at 1:00 P.M.

By Order of
S. ERIC DINENNA,
Zoning Commissioner of Baltimore County.

Mar. 7.

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 7, 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 March 23, 1974, at 1:00 P.M., successive days before the 29th day of March, 1974, the first publication appearing on the 7th day of March, 1974.

THE JEFFERSONIAN,
Manager

Cost of Advertisement, \$

PETITION FOR RECLASSIFICATION
15th DISTRICT

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By Order of
S. ERIC DINENNA,
Zoning Commissioner of Baltimore County.

Mar. 7.

OFFICE OF THE ESSEX TIMES
ESSEX, MD. 21221 March 11 - 1974

THIS IS TO CERTIFY, that the annexed advertisement of S. ERIC DINENNA, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 15th day of March 1974, that is to say, the same was inserted in the issue of March 7, 1974.

STROMBERG PUBLICATIONS, Inc.
By *Bob Morgan*

Paul A.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *15th* Date of Posting: *3-7-74*

Posted for: *Walsh & Co., Inc.*

Petitioner: *Walsh & Co., Inc.*

Location of property: *111 W. Chesapeake Avenue, Towson, Md. 21204*

Location of Signs: *1 sign posted on NW corner of Stemmers Run & Golden Ring Rd.*

Remarks: *None*

Posted by: *David H. Nease* Signature Date of return: *3-14-74*

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

No. **15061**

DATE June 12, 1974 ACCOUNT 01-662

AMOUNT \$5.00

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
FINE AGENCY
Theodore C. Mitchell, Esquire
Cost of Posting Property of Walsh & Company, Incorporated, for an Appeal Hearing NW corner of Stemmers Run and Golden Ring Roads - 15th Election District Case No. 74-221-R

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

No. **15013**

DATE May 15, 1974 ACCOUNT 01-662

AMOUNT \$70.00

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
FINE AGENCY
Theodore C. Mitchell, Esquire
Cost of Filing of an Appeal on Cas* No. 74-221-R NW corner of Stemmers Run and Golden Ring Roads - 15th District Case No. 74-221-R Walsh & Company, Incorporated - Petitioner

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

No. **12791**

DATE May 29, 1973 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
FINE AGENCY
Walsh & Co., Inc.
705 Stemmers Run Rd.
Baltimore, Md. 21221
Petition for Reclassification

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

No. **13180**

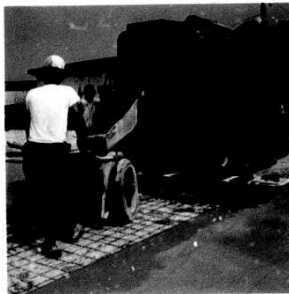
DATE March 29, 1974 ACCOUNT 01-662

AMOUNT \$114.71

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
FINE AGENCY
Walsh & Co., Inc.
705 Stemmers Run Rd.
Baltimore, Md. 21221
Advertising and posting of property #74-221-R

first new method
for producing concrete
in 50 years

CONCRETE-MOBILE



building supply dealers

most profitable department in your
store . . . attracts new customers!



specialized equipment

exceptional adaptability helps you
solve tough problems . . . cut costs

contractors—builders

by a control delivery time—quality
cost . . . no waiting time



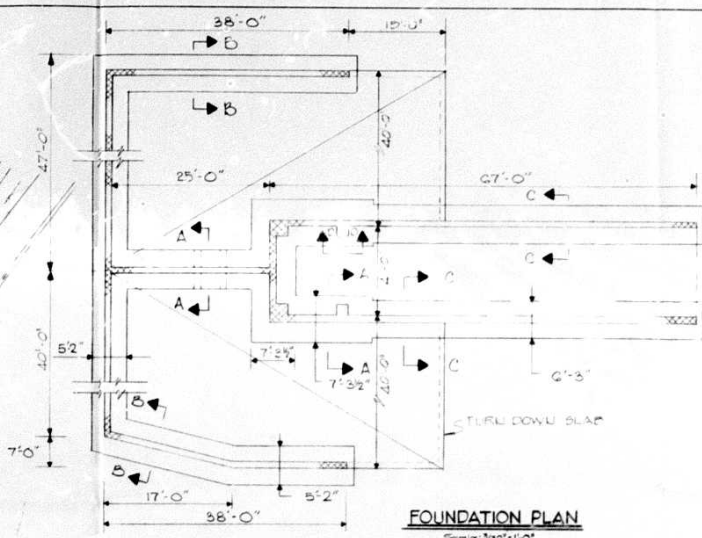
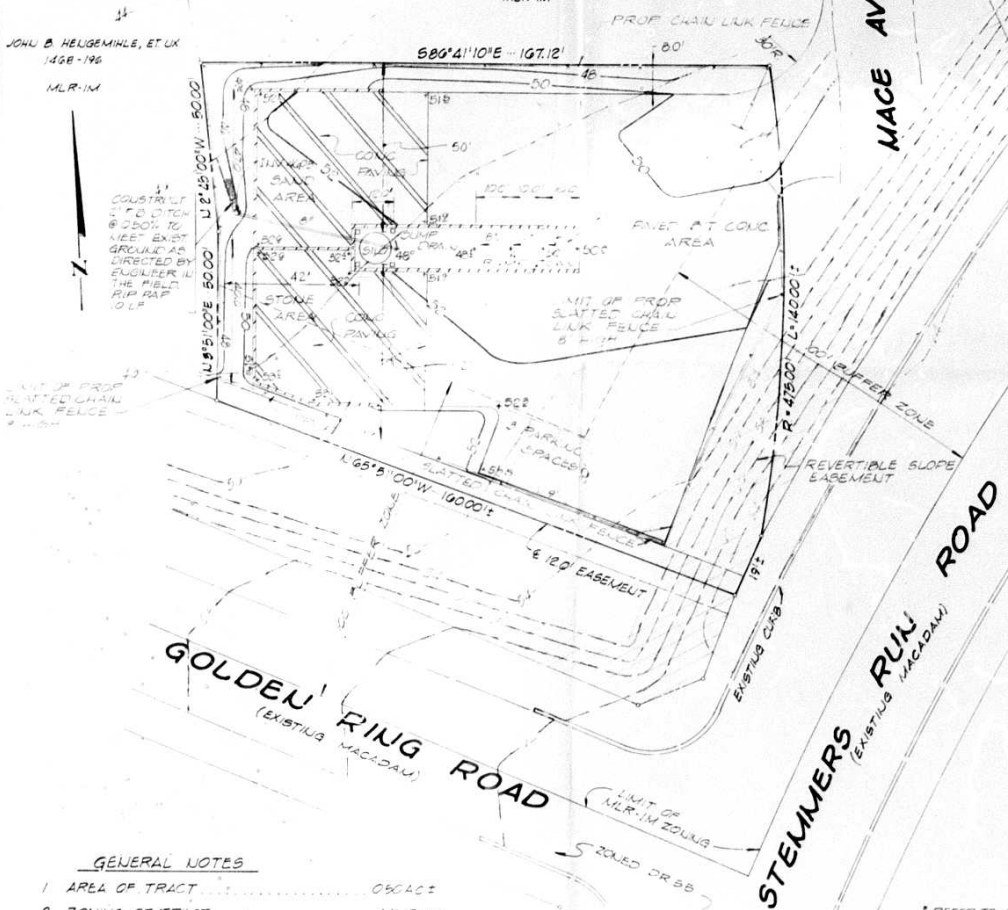
concrete products

save on cost of concrete in forms . . .
have positive quality control!

54,500 SQ. FT. AREA OF SITE
 5,300 SQ. FT. AREA OF PROPERTY (41% FLOOR AREA RATIO)
 54,500 SQ. FT. AREA OF SITE
 5,300 SQ. FT. AREA OF PROPERTY (41% FLOOR AREA RATIO)

THEODORE M. WILBOU
 4512 - 388
 MLR-1M

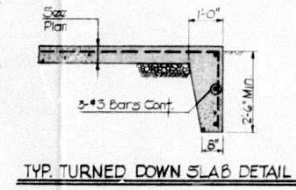
JOHN B. HELGEMUELE, ET AL
 1428 - 196
 MLR-1M



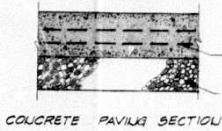
PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 7-2-71

VICINITY MAP
 NOT TO SCALE

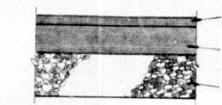
FOUNDATION PLAN
 Scale: 1/32" = 1'-0"



TYP. TURNED DOWN SLAB DETAIL

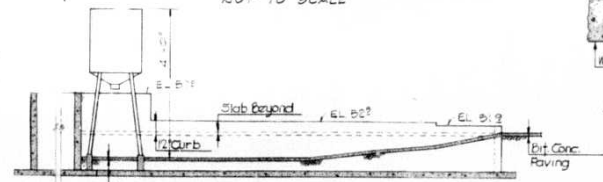


CONCRETE PAVING SECTION

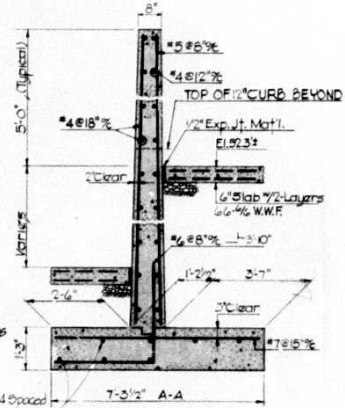


BITUMINOUS CONCRETE PAVING SECTION

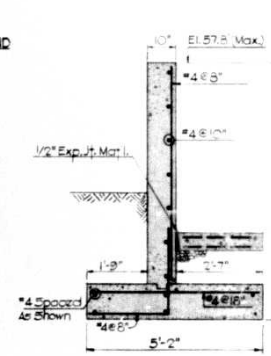
TYPICAL PAVING SECTIONS
 NOT TO SCALE



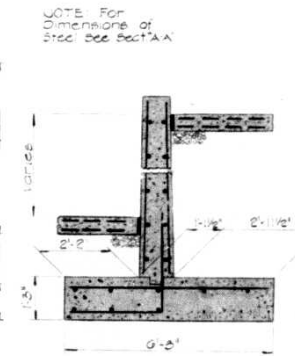
SECTION F-F
 Scale: 1/32" = 1'-0"



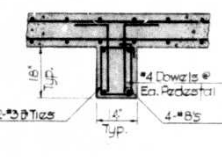
SECTION A-A
 Scale: 1/2" = 1'-0"



SECTION B-B
 Scale: 1/2" = 1'-0"



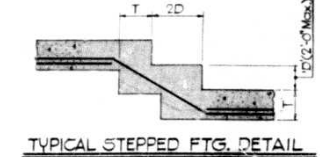
SECTION C-C
 Scale: 1/2" = 1'-0"



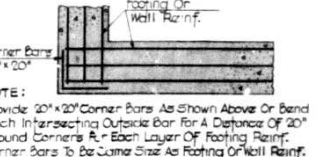
SECTION D-D
 Scale: 1/2" = 1'-0"



SECTION E-E
 Scale: 1/2" = 1'-0"



TYPICAL STEPPED FTG. DETAIL



TYPICAL CORNER DETAIL

- GENERAL NOTES**
1. AREA OF TRACT: 050ACE
 2. ZONING OF TRACT: MLR-1M
 3. EXISTING USAGE: VACANT LOT
 4. PROPOSED USAGE: CONCRETE PLANT
 5. REQUIRED PARKING: 1 PS (3 EMPLOYEES) 1 PS
 6. PARKING SHOWN: 0RS

- LEGEND**
- PROPERTY LINE
 - PROPOSED CHAIN LINK FENCE
 - EXISTING CONTOUR LINES
 - PROPOSED CONTOUR LINES
 - RETAINING WALL
 - CONCRETE PAVING
 - BITUMINOUS CONCRETE PAVING
 - REVERTIBLE SLOPE EASEMENT

- STRUCTURAL NOTES**
1. PRESUMPTIVE SOIL BEARING IS 3000 SF IN ORIGINAL, UNDISTURBED SOIL OF THIS BEARING VALUE. THIS PRESUMPTIVE BEARING VALUE SHALL BE VERIFIED IN THE FIELD.
 2. MINIMUM DEPTH OF FOOTING BOTTOMS TO BE 2'-0" INTO ORIGINAL, UNDISTURBED SOIL EXTERIOR (EXPOSED) WALL FOOTINGS SHALL BE 30" MINIMUM BELOW FINISHED GRADE.
 3. FOOTING REINFORCING TO BE CONTINUOUS AND/OR LAPPED A MINIMUM OF 30 BAR DIAMETERS. AT CORNERS, INTERSECTIONS, ETC.
 4. CAST IN PLACE CONCRETE:
 5. ALL REINFORCED CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE CURRENT ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
 6. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
 7. REINFORCING STEEL SHALL CONFORM TO A.S.T.M. SPEC. A615-GRADE 40, WWP SHALL CONFORM TO A.S.T.M. A-185.
 8. CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS GIVEN IN ACI 318-71/7.14.
 9. UNLESS NOTED OTHERWISE ON THE PLANS AND SPECIFICATIONS, ISOLATION, CONTROL AND CONSTRUCTION JOINTS IN CONCRETE WORK SHALL CONFORM TO THE LATEST RECOMMENDED PRACTICE OF THE ACI STANDARDS.
 10. SILO:
- SILO SHALL BE AS MANUFACTURED BY STEPHENS MFG. CO. TEMPKINSVILLE, KY. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER, PRIOR TO THE FABRICATION OF THE SILO, FOR APPROVAL.

Proposed Use

The site will be used for storage of cement, sand and gravel. Trucks will deliver these materials to the site where they will be stored until they are loaded into the concrete mix truck for delivery. There will be one concrete mix truck in operation. Hours of operation shall be 7:30 A.M. to 5:30 P.M. Monday - Saturday. Maximum number of employees - 2.

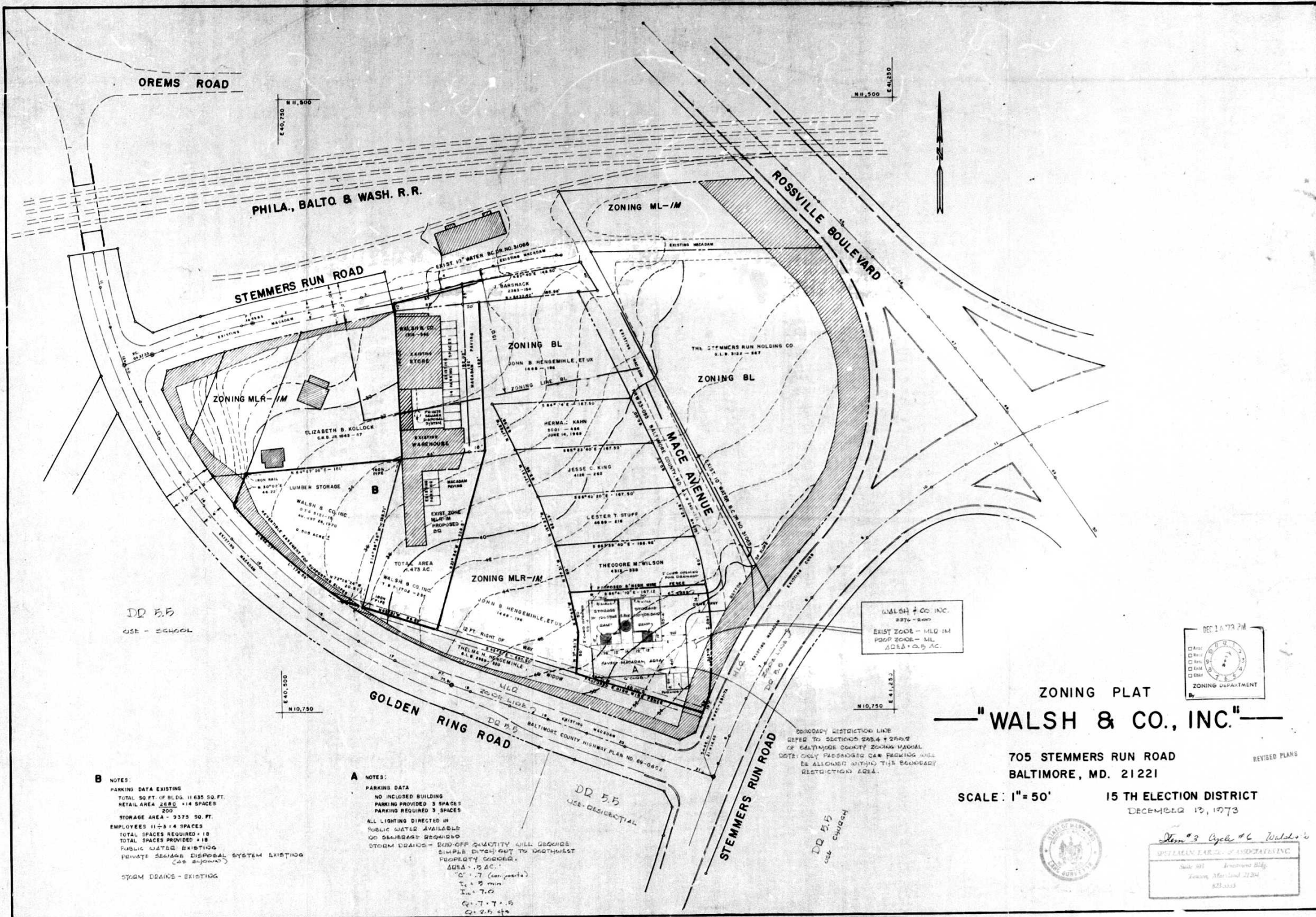
KENNEDY-BODE ENGINEERING INC.
 CONSULTING ENGINEERS
 BALTIMORE, MARYLAND

PROPOSED CONCRETE MOBILE FACILITY
 FOR
 WALSH & CO. INC.

10TH ELECTION DISTRICT
 SCALE AS SHOWN

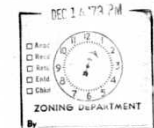
BALTIMORE COUNTY, MD

DATE
 MARCH 1978
 DRAWING
 1
 OF
 1



DD 5.5
USE - SCHOOL

WALSH & CO. INC.
2376 - 2000
EXIST ZONE - MLR 1M
PROP ZONE - ML
AREA - 0.5 AC.



ZONING PLAT — "WALSH & CO., INC." —

705 STEMMERS RUN ROAD
BALTIMORE, MD. 21221

SCALE: 1" = 50'

15 TH ELECTION DISTRICT
DECEMBER 13, 1973

REVISED PLANS



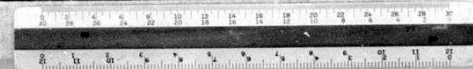
Item #3 Cycle #6 Walsh & Co.
SPECIAL LAND-USE ZONING
Scale 1" = 50' Location 705 Stemmers Run Rd.
Baltimore, Maryland 21221
823-3333

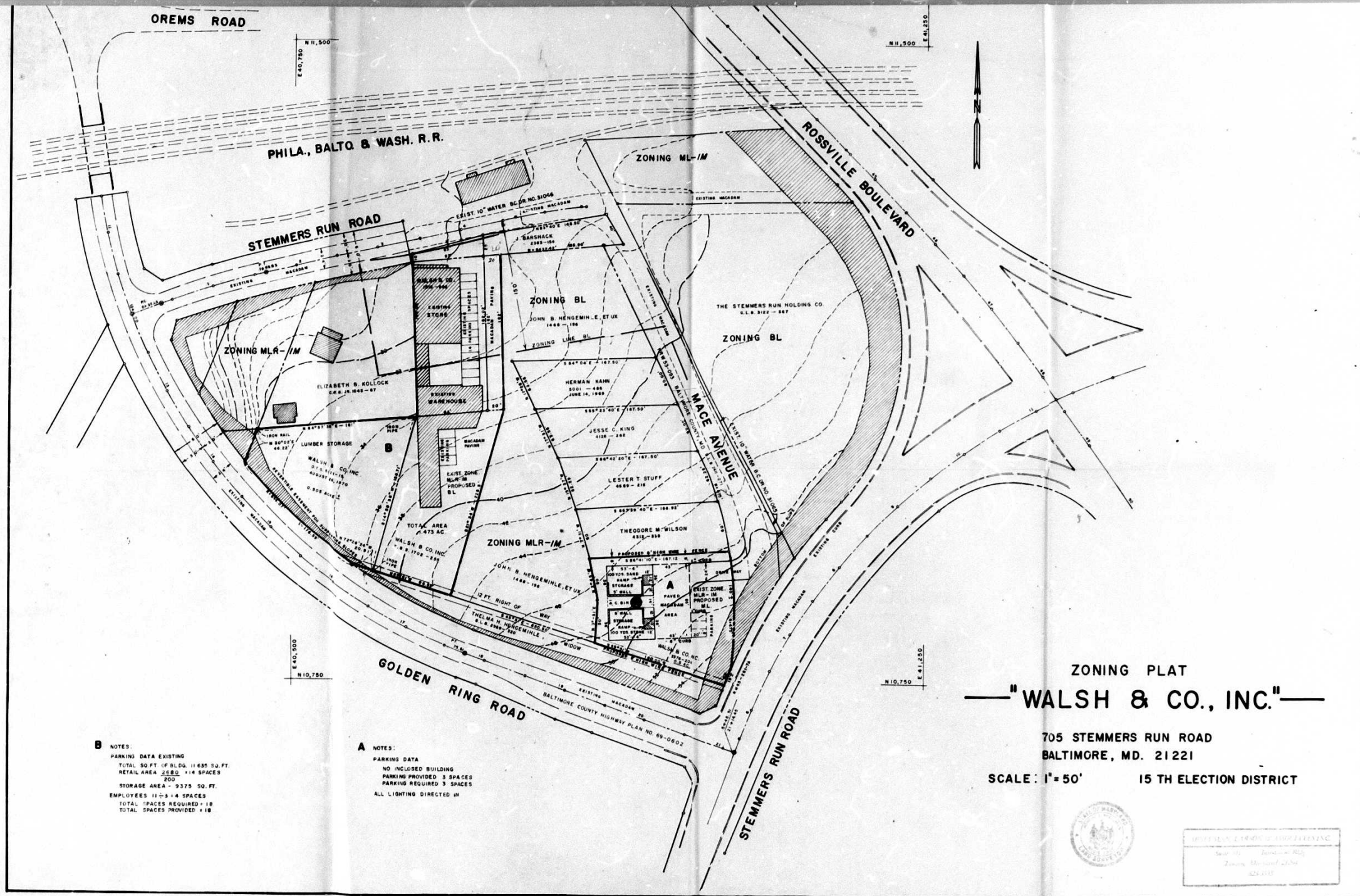
B NOTES:
PARKING DATA EXISTING
TOTAL 50 FT. OF BLDG. 11,635 SQ. FT.
RETAIL AREA 2,850 SQ. FT. SPACES
200
STORAGE AREA - 9,575 SQ. FT.
EMPLOYEES 11-14 SPACES
TOTAL SPACES REQUIRED - 18
TOTAL SPACES PROVIDED - 18
PUBLIC WATER EXISTING
PRIVATE SEWAGE DISPOSAL SYSTEM EXISTING
(See Survey)
STORM DRAIN - EXISTING

A NOTES:
PARKING DATA
NO INCLUDED BUILDING
PARKING PROVIDED 3 SPACES
PARKING REQUIRED 3 SPACES
ALL LIGHTING DIRECTED IN
PUBLIC WATER AVAILABLE
NO SEWAGE REQUIRED
STORM DRAIN - DUMP-OFF SANITARY WILL BE DONE
PROPERTY CORRECTED
AREA - 0.5 AC.
C - 7' (concrete)
T - 15' min
I - 7.0
C - 7.7 + .5
C - 2.5 ft

DD 5.5
USE - RESIDENTIAL

DD 5.5
USE - CHURCH





B NOTES:
 PARKING DATA EXISTING
 TOTAL SQ. FT. OF BLDG. 11,635 SQ. FT.
 RETAIL AREA 2,680 SQ. FT. 14 SPACES
 STORAGE AREA - 9,375 SQ. FT.
 EMPLOYEES 11-14 SPACES
 TOTAL SPACES REQUIRED - 18
 TOTAL SPACES PROVIDED - 18

A NOTES:
 PARKING DATA
 NO INCLOSED BUILDING
 PARKING PROVIDED 3 SPACES
 PARKING REQUIRED 3 SPACES
 ALL LIGHTING DIRECTED IN

ZONING PLAT —"WALSH & CO., INC."—

705 STEMMERS RUN ROAD
 BALTIMORE, MD. 21221

SCALE: 1"=50' 15 TH ELECTION DISTRICT



OFFICIAL RECORDING
 Date: 11/1/75
 Book: 111, Page: 111
 111-111

