

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Rockland Bleach and Dye Works Co., Inc., of the property situated 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 D.R.1 zone to an M.L. (Manufacturing Light) zone; for the following reasons:

1. In placing the property in a D.R.1 zone, the County Council committed errors as set out in the attached exhibit, which is incorporated by reference herein; and
2. Since the property was classified D.R.1 by the County Council, the fundamental character of the area has changed, as set out in the attached exhibit, which is incorporated by reference herein.

See attached description

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

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

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

ROCKLAND BLEACH & DYE WORKS CO., INC.

By Alexander J. Leaderman, Legal Owner
Contract purchaser Alexander J. Leaderman, Chairman

Address: Falls Road, Baltimore County, Md. 21212

James D. Nolan, Petitioner's Attorney

204 W. Pennsylvania Avenue

Towson, Md. 21204

823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of April, 1974, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, Maryland, on the 11th day of September, 1974, at 2:00 o'clock

James D. Nolan
Zoning Commissioner of Baltimore County.

(over)

James D. Nolan, Esq.
Item 20 - 7th Zoning Cycle
April 30, 1974

Page 2

property to the north and east.

Development of this property is further aggravated by a very poor roadway system, that is, Falls Road at this particular location. There is a sharp bend in the road creating a serious sight distance problem at this location. For further information concerning this, see the State Highway Administration comments contained in this report.

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, June 3, 1974, 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 September 1, 1974, and October 15, 1974, will be forwarded to you well in advance of the date and time.

Very truly yours,

James B. Byrnes, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: NCA
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

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

Bureau of Engineering
ELLENWORTH H. DIVER, P. E. CHIEF

May 1, 1974

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

Re: Item #20 (Cycle VII - April to October 1974)
Property Owner: Rockland Bleach & Dye Works Co., Inc.
N/E of Falls Rd., 850' S/E of Green Spring Branch
Northern Central Railway
Existing Zoning: D.R.1
Proposed Zoning: M.L.
No. of Acres: 1.1 District: 9th

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:

The subject plan is very vague in many aspects in regard to ownership of property, rights of ingress and egress and status of other rights-of-way shown on the plan. The larger tract of land, labeled "Existing Zoning D.R.-1, Vacant Land" is not owned by the petitioner according to information in our files in regard to Cycle Zoning IV, Item #21. The plan does not indicate the extent of the 26.5 acre tract of land, of which the 1.1 acres is the subject of this item. Also, the plat does not indicate the other property owned by the petitioner along the west side of Falls Road.

The plat should be revised to correct the above mentioned deficiencies and clarify all rights-of-way within and adjacent to the subject property.

The subject property is situated within the boundary of the Baltimore County Metropolitan District and is included with the limits of the Baltimore County Comprehensive Water and Sewerage Plan, amended July 1973.

Falls Road is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Highways:

No existing County roads are involved in the proposed development of this property. Since sufficient information or detail in regard to the overall development of the total property owned by the petitioner is lacking, the need for any other public or private roads should be investigated further by the Office of Planning and Zoning.

Item #20 (Cycle VII - April to October 1974)
Property Owner: Rockland Bleach & Dye Works Co., Inc.
Page 2
May 1, 1974

Storm Drains:

No provisions for accommodating storm water or drainage flows have been indicated on the subject plat; however, a storm drainage study, facilities, easements and 100-year flood plain reservation will be required in connection with the development of this property.

Based upon photogrammetry in our files two distinct water courses traverse this property, one of which exists in the area proposed to be occupied by the warehouse. Since no structures are permitted to be constructed within the limits of a drainage and utility easement, either the proposed warehouse must be diminished in size and/or a closed storm drainage system must be built around the perimeter of the warehouse.

The subject plan does not indicate the manner in which storm water flows are presently conveyed through or under the existing parking lot adjacent to Jones Falls; however, adequate drainage facilities will be required based upon the above required study.

Jones Falls is a water course of considerable magnitude and the petitioner has experienced devastating damage in the past. It appears that the 100-year flood plain of Jones Falls may include or cover the existing macadam drive serving the proposed site and traversing through property owned by the Rockland Holding Corporation. Therefore, due to the complexity, the petitioner must be responsible for acquisition of drainage and flood plain easements prior to issuance of any grading or building permits.

Submittal of the drainage study and associated criteria will determine whether a permit will be required from the Maryland State Department of Natural Resources.

Sediment Control:

The contours on the subject plan reveal that an average grade of 25% exists across the portion of this property to be excavated and graded. Topography in our files indicates that the grades may average as much as 10%. Without a refined grading plan and details, it is not quite conceivable at this time whether the construction of the proposed warehouse can be accomplished without detriment.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

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

Waters:

A public 16-inch water main exists in Falls Road, which is served from the Eastern Third Zone of Baltimore Water Supply. A private water service connection adequate for fire protection requirements must be constructed to serve this site.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 30, 1974

STAFF OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

XXXXXXXXXXXXXX

Chairman

Members

Public Hearing

Public Hearing

Public Hearing

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

RE: Reclassification and
Special Exception Petition
Item 20 - 7th Zoning Cycle
Rockland Bleach and Dye Works
Co., Inc. - Petitioners

Dear Mr. Nolan:

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

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development of the property. The following comments are the result of this review and inspection.

The subject property is located on the northeast side of Falls Road, 850 feet southeast of Greenspring branch of the Northern Central Railroad.

The petitioner is requesting a Reclassification from a D.R.1 zone to an M.L. zone to allow for the construction of a 55,535 square foot warehouse facility. The terrain in which this property is located is extremely steep and would require a large amount of excavating, as well as the construction of a substantial retaining wall.

It should be noted that this property abuts existing residential homes that overlook this

Item #20 (Cycle VII - April to October 1974)
Property Owner: Rockland Bleach & Dye Works Co., Inc.
Page 3
May 1, 1974

Sanitary Sewers:

Although, the Jones Falls Interceptor Sewer traverses through the southwestern corner of the subject site, a public sanitary sewer extension is required through this site to ultimately serve off-site upstream properties. This requires the establishment of a 10-foot utility easement and temporary construction area through this property in a easterly direction towards the 30-foot road (right-of-way) shown on the plat of Huxton Mills, Plat 5.

Recent restrictions imposed by the Maryland State Health Department against increased sewage flows contributing to the Jones Falls Interceptor Sewer prohibits connections to the existing sewer until the long Quarter Pumping Station and diversion is completed.

Very truly yours,

Ellenworth H. Diver, P.E.
Chief, Bureau of Engineering

END/ENH/MD/MS

2-1/2" Key Sheet
36" x 48" Pos. Sheet
N. 1/4 S. 10 C. Topo
60 Tax Map

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

the above Reclassification should be had, and it further appearing that by reason of.....

a Special Exception for a.....should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this.....

day of.....197... that the herein described property or area should be and the same is hereby reclassified, from a.....zone to a.....

zone, and/or a Special Exception for a.....should be and the same is granted, from and after the date of this order.

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.....197... that the above reclassification be and the same is hereby

DENIED and that the above described property or area be and the same is hereby continued as and to remain a.....zone, and/or the Special Exception for.....

be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. DIRECTOR
Wm. T. MELSER DEPUTY TRAFFIC ENGINEER

April 30, 1974

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

Re: Item 20 - Cycle Zoning 7 - April 1974 through October 1974
Property Owner: Rockland Bleach and Dye Works Co., Inc.
NE of Falls Road, 850 feet SE of Green Spring Branch Northern Central Railway
M.L.
District 9

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 1 to M.L. of 4.1 acres. This should increase the trip density from 40 to 400 trips per day. It is hoped that development of these 4 acres will relieve some of the traffic congestion created by the location of the existing plant, so close to Falls Road.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRN/pk



Maryland Department of Transportation
State Highway Administration

Harry B. Hughes
Secretary
Bernard M. Evans
Assistant Secretary

November 2, 1973

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

Att: Mr. John J. Dillon

Gentlemen:

The subject site is served by two entrances from Falls Road. Although the entrances are paved, they are not curbed and are of insufficient width to properly serve the proposed development.

There is virtually no stopping sight distance to the north of the northerly entrance due to vehicles parked along Falls Road. As a result, a serious traffic hazard exists. Falls Road is very narrow in this area and has poor horizontal alignment. The situation is made more hazardous by the parking of vehicles on the east side and the loading of trucks on the west side. At times a lane of Falls Road is completely blocked. Considering the foregoing, it is our opinion that parking along the east side of Falls Road should be eliminated and additional parking should be provided at the subject site.

The southerly entrance must be widened to a minimum of 25 ft. Due to the lack of stopping sight distance to the north, the northerly entrance must be made one-way out, right turn only.

The entrances must be channelized and the frontage of the site, along Falls Road, must be improved with curbing and paving from the bridge to the south, to a point a minimum of 100' north of the northerly entrance. The road-side curb is to be 24' from and parallel to the centerline of Falls Road. The plan should be revised prior to the hearing.

The entrance improvements are subject to permit from the State Highway Administration.

The 1972 average daily traffic on this section of Falls Road is .. 7,500 vehicles.

CLJ/ENB:k

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits
John E. Meyers
John E. Meyers

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

BALTIMORE COUNTY, MARYLAND



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 31, 1973

DONALD J. HOOP, 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 Item, Zoning Advisory Committee Meeting, October 30, 1973, are as follows:

Property Owner: Rockland Bleach & Dye Works, Inc.
Location: NE of Falls Rd., 850' SE of Green Spring Branch of Northern Central Railway
Present Zoning: D.R. 1
Proposed Zoning: Reclass from D.R. 1 to M.L.
No. Acres: 4.1
District: 9

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

Very truly yours,

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

HVB:inn

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: November 2, 1973

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

Z.A.C. Meeting of: October 30, 1973

Re: Item
Property Owner: Rockland Bleach & Dye Works Co., Inc.
Location: N.E. of Falls Rd., eight hundred and fifty (850) ft. S.E. of
Present Zoning: D.R. 1 Green Spring Branch Northern Central Railway
Proposed Zoning: Reclass from D.R. 1 to M.L.

District: 9th
No. Acres: 4.1

Dear Mr. DiNenna:

Student loss would be minimal.

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

WNP/ml

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 17, 1974

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

Dear Mr. DiNenna:

Comments on Item #20, Zoning Cycle VII, April, 1974, to October, 1974, are as follows:

Property Owner: Rockland Bleach and Dye Works Co., Inc.
Location: NE of Falls Road, 850' SE of Green Spring Branch Northern Central Railway
Existing Zoning: D.R.1
Proposed Zoning: M.L.
No. of Acres: 4.1
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the Zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The site plan should be to show all buildings and existing parking for the Rockland Bleach and Dye Company in this area.

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3311 ZONING 484-3351

January 26, 1976

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
NE/S of Falls Road, 850' SE of
Green Spring Branch of the
N. C. R. R. - 9th Election District
Rockland Bleach & Dye Works
Company, Incorporated - Petitioner
NO. 75-46-R (Item No. 20)

Dear Mr. Nolan:

I have this date passed my Amended Order in the above referenced matter. Copy of said Amended Order is attached.

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED/scw
Attachment

cc: Richard C. Murray, Esquire
409 Washington Avenue
Towson, Maryland 21204

E. Harrison Stone, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

Douglas N. Sharrocks, Esquire
222 St. Paul Street
Baltimore, Maryland 21202



MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
10201 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel (301) 823-0900

DESCRIPTION

4.1 ACRE PARCEL, NORTHEAST OF FALLS ROAD, NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "ML" ZONING.

Beginning for the same at the center line of the bed of the Green Spring Branch Northern Central Railway, said point of beginning being southeasterly 850 feet, more or less, as measured along said center line of railway from the intersection of Jones Falls Expressway with Falls Road, running thence binding on part of the first line, the second, third, fourth, fifth, and sixth lines of the fifth parcel of land described in the deed to the Rockland Bleach and Dye Works Company of Baltimore County recorded among the Land Records of Baltimore County in Liber J. W. B. 1575 page 313, six courses: (1) N 08° 50' W 120 feet, more or less, (2) N 65° 50' E 182.2 feet, (3) N 84° 43' E 141.2 feet, (4) S 38° 51' E 106.3 feet, (5) S 44° 08' E 317.46 feet, and (6) S 72° 06' W 394.64 feet, thence continuing on said last mentioned course, (7) S 72° 06' W 192.0 feet, more or less, to the said first line of the aforesaid land of said deed, thence binding on part of said first line, (8) N 08° 50' W 255.0 feet, more or less, to the place of beginning.

Containing 4.1 acres of land, more or less.



Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Other ■ Reports

MD:eq

J.O.# 61088

October 15, 1973

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 1 to M.L. :
NE/S of Falls Road 850' : COUNTY BOARD OF APPEALS
SE of Green Spring Branch : OF
of the N.C.R.R. :
9th District : BALTIMORE COUNTY
Rockland Bleach and :
Dye Works Company, Inc. :
Petitioner : No. 75-46-R

ORDER OF DISMISSAL

Petition of Rockland Bleach and Dye Works Company, Inc. for reclassification from D.R. 1 to M.L. on property located on the northeast side of Falls Road 850 feet southeast of Green Spring Branch of the N.C.R.R., in the Ninth Election District of Baltimore County.

WHEREAS, the Board of Appeals notified all parties of record in the above entitled matter that this Board considers said case to be moot (copy of said letter is attached hereto).

THEREFORE, this Board, on its own Motion, will dismiss the within named appeal.

IT IS HEREBY ORDERED, this 24th day of January, 1977, that said petition be and the same is declared moot and the petition DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Kiefer, Jr., Chairman

Robert L. Gilland

Herbert A. Davis

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
NE/S of Falls Road, 850' SE of : ZONING COMMISSIONER
Green Spring Branch of the :
N.C.R.R. - 9th Election District : OF
Rockland Bleach & Dye Works :
Company, Incorporated - Petitioner : BALTIMORE COUNTY
NO. 75-46-R (Item No. 20) :

AMENDED ORDER

It is hereby ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of January, 1976, that the Order, dated January 19, 1976,

passed in this matter, should be and the same is hereby AMENDED by deleting Line 6, Page 4, and in lieu thereof, inserting the following:

... utes West 285 feet to point 1."

Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE January 19, 1976

BY John P. G. [Signature]

the requested M. L. zoning exceeds the needs of the area.

Mr. Gelston's testimony deserves merit in that the subject property is not conducive to residential development, i. e., it is on a severe grade and is directly across Falls Road from an industrial complex. Also, the proposed use would not be detrimental to the health, safety, or general welfare of the community. Reclassifying the property and allowing the company to utilize part of the property for parking spaces for its employees would allow said company to expand the facilities on the subject property as an office building for its office force.

In the opinion of the Zoning Commissioner, the granting of the Reclassification, as requested, would, in fact, have a detrimental effect upon the health, safety, and general welfare of the community; however, the granting of a D. R. 16 Zone, with an additional Special Exception for an office building on approximately half the acreage, namely 2.7 acres of land, could adequately furnish said company sufficient zoning in order to construct an office building as proposed. This granting, as indicated above, would not be detrimental to the health, safety, and general welfare of the community and would afford Rockland Company space for expansion for offices.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of January, 1976, that the herein below described

property, as shown on the attached plat, being Zoning Commissioner's Exhibit "A" and made a part hereof, should be and the same is hereby reclassified from a D. R. 1 Zone to a D. R. 16 Zone.

"Located on the East side of Jones Falls Expressway and Falls Road, 850 feet, more or less, from point 1 (point of beginning); thence North 8 degrees 50 minutes West 120 feet to point 2; thence North 65 degrees 50 minutes East 182.2 feet to point 3; thence North 84 degrees 43

ORDER RECEIVED FOR FILING

DATE January 12, 1976

BY John P. G. [Signature]

minutes East 65 feet, more or less, to point 4; thence South 10 degrees West 384 feet, more or less, to point 5; thence South 72 degrees 06 minutes West 60 feet, more or less, to point 6; thence South 72 degrees 06 minutes West 192 feet to point 7; thence North 08 degrees 50 minutes West 825 feet to point of beginning."

It is further ORDERED that as the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met, a Special Exception for an office building should be and the same is hereby GRANTED, from and after the date of this Order, subject to the following restrictions:

1. Said office building shall not exceed 10,000 square feet nor 36 feet in height.
2. The 33 parking spaces closest to the building, as indicated on the attached plat, shall be used for office use with the remaining space to be used in the nature of a use permit for parking in a residential zone, for those individuals working in the plant directly across Falls Road from the subject property.
3. Any substantial change to develop the property as being granted, other than as shown on the attached plat, would necessitate a Special Hearing to amend said plat and Special Exception as granted.
4. Approval of a site plan by the State Highway Administration, the Department of Public Works and the Office of Planning and Zoning.

It is further ORDERED that the granting of this Reclassification to a D. R. 16 Zone and an additional Special Exception for an office building should not, cannot, and shall not be received by the Zoning Commissioner, in any case now pending or which may come before him in the future, as evidence as a substantial change in the character of the neighborhood.

It is further ORDERED that the Reclassification for the rest and residue of the subject property be and the same is hereby DENIED and that said residential property be and the same is hereby continued as and to remain a D. R. 1 Zone.

It is further ORDERED that the requested M. L. zoning be DENIED.

Zoning Commissioner of
Baltimore County

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
NE/S of Falls Road, 850' SE of : ZONING COMMISSIONER
Green Spring Branch of the :
N.C.R.R. - 9th Election District : OF
Rockland Bleach & Dye Works :
Company, Incorporated - Petitioner : BALTIMORE COUNTY
NO. 75-46-R (Item No. 20) :

This matter comes before the Zoning Commissioner as a result of a Petition filed by Rockland Bleach & Dye Works Company, Incorporated, for a Reclassification from a D. R. 1 Zone to an M. L. Zone, for a parcel of property containing 4.1 acres of land, more or less, located on the northeast side of Falls Road, 850 feet southeast of Green Spring Branch of the N. C. R. R., in the Ninth Election District of Baltimore County.

Testimony indicated that the present plant, located directly across Falls Road from the subject property, is classified M. L. The Rockland Company has been in the business of the dying and finishing of textile products since 1832. The company employs approximately 225 people in three different shifts. It was testified to that said company had originally proposed warehouse use for the subject property, but did not wish to amend its request, via the plats filed with the Petition, for the proposed use to now be that of an office building in conjunction with the plant across Falls Road. It was indicated that the company is in dire need of additional space, and this would solve many of its problems by shifting the present office force of 50 individuals to the proposed office building, in order to make room for warehousing in the present structure. It is anticipated that the proposed building will be two stories, with a basement not to exceed 10,000 square feet.

POINTS OF ERROR COMMITTED
BY THE COUNTY COUNCIL IN CLASSIFYING
THE SUBJECT PROPERTY D. R. 1

The Petitioner states that the Baltimore County Council committed at the very least the following errors in classifying the subject property D. R. 1:

1. The Council fundamentally erred in not allowing this old, established Baltimore County industry the opportunity to store its production out of the Gwynns Falls flood plain in a warehouse on the east side of Falls Road, by placing M. L. zoning on the east side of Falls Road, which would have allowed such hazard free storage.
2. That Rockland should have been allowed the opportunity for reasonable expansion and modernization by placing M. L. zoning on the east side of Falls Road, and it was error to fail to provide such opportunity.
3. That Rockland has for many years owned land on the east side of Falls Road across from its plant complex, and this land has been used for various purposes in conjunction with the plant operation; and, accordingly, it was error to fail to recognize such long standing industrial use and influence, and to fail to place the said property in an M. L. zone.
4. For such other and further errors as shall be disclosed during the course of the preparation of this case, which errors shall be brought out at the time of the hearing hereon.

CHANGES IN THE NEIGHBORHOOD

The Petitioner states that since the property was last classified by the County Council, the following changes have occurred in the neighborhood:

1. That the flooding of the plant caused by hurricane Agnes which did over One Million Dollars damage and placed two million yards of goods under flood waters is illustrative of the increasing high water flows caused by development activity in the Jones Falls

Mr. Richard Smith, a qualified engineer, testified that the property is located on grades of up to 25 percent, that the building will be 36 feet in height, and that the property falls approximately 60 feet from top to bottom. The neighborhood was adequately described and it was indicated that the subject property is surrounded by woods. It was further testified that public water and sewer are available to service the properties.

Mr. Hugh Gelston, a qualified real estate appraiser and broker, testifying on behalf of the Petitioner, felt that the present D. R. 1 classification is in error and that the subject property is not feasible for residential development. He indicated that the property has been used by the Rockland Company for the parking of automobiles and that no residential development along Falls Road has occurred in many years. Testimony established that residential development has taken place to the rear of the subject property and on top of the hill. Mr. Gelston further indicated that there are other holdings in the area owned by the company. He felt that the granting of this request would not be detrimental to the health, safety, and general welfare of the community if an office building were constructed and so used. He further testified that the expanding business of said company necessitates an expansion of its facilities in order to adequately service its customers.

Residents of the area, in protest to the subject Petition, indicated that they feared that the granting of this request could be taken as a substantial change in the neighborhood, necessitating other properties to be reclassified nearby. Mr. Edward Cooper indicated that he can see the site from his house and that his property adjoins the subject property.

Without reviewing the evidence further in detail, but based on all the evidence presented at the hearing, it is the opinion of the Zoning Commissioner that a portion of the subject property, as presently classified, is in error; but

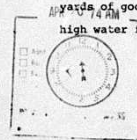
drainage basin; and in view of this increased municipal use of the Jones Falls, Rockland should be accorded the opportunity to store its goods in a modern, well designed one-story warehouse on the east side of Falls Road well out of the flood plain.

2. That more and more traffic is utilizing Falls Road, and the provision of a well designed warehouse on the east side of Falls Road with appropriate parking and loading areas well off the road will alleviate present traffic problems to a large degree by removing a large amount of truck activity from the road.

3. For such other and further changes as shall be disclosed by a minute study of this area, which changes shall be brought out at the time of the hearing hereon.

Respectfully submitted,

James D. Nolan
Attorney for the Petitioner



APPEAL PENDING FROM ORDER
BEFORE THE
RE PETITION FOR RECLASSIFICATION
COUNTY BOARD OF APPEALS
ROCKLAND BLEACH & DYE WORKS COMPANY, INC.,
OF BALTIMORE COUNTY
Petitioner
No. 75-46-R (Item No. 20)

MOTION OF NINETEEN PROPERTY OWNERS TO INTERVENE AS APPELLANTS

William F. Hallstead, III, Jean L. Hallstead, Louise A. Armstrong, Alexander Armstrong, Margaret M. Mills, Richard N. Mills, Alice H. Bosley, Germaine L. Bruns Sharretts, William C. Simmons, Mary Jane Simmons, Frances Silverstein, A. N. Silverstein, Z. D. Richards, Alice M. Richards, Idelle S. Holland, Catherine Smoot, Clauson S. Smoot, Myrna A. Hurd, David A. Hurd, by Douglas N. Sharretts, their attorney, move pursuant to Maryland Rule 208a, for leave to intervene as appellants. The grounds of the motion are as follows:

1. This is an action brought before the Zoning Commissioner of Baltimore County on Petition for Reclassification NE/S of Falls Road, 850' SE of Green Spring branch of the N.C.R.R. - 9th Election District, Rockland Bleach and Dye Works, Incorporated, Petitioner. No. 75-46-R (Item No. 20). Petitioner prayed for reclassification from D.R.1 Zone to M.L. Zone, for a parcel of property containing 4.1 acres of land, more or less, located at the point recited above. The original proposal was for use as a warehouse, but during the hearings before the Zoning Commissioner was altered to suggest use as an office building and parking area to service petitioners' manufacturing plant on the opposite side of Falls Road. The petitioner was opposed by contiguous and nearby property owners (some being those above named in this Motion to Intervene) but the Zoning Commissioner ruled against the protestants (although refusing M.L. classification) and granted D.R.16 Zone classification to 2.7 acres of the 4.1 acres requested. The Order of the Zoning Commissioner was dated January 19, 1976, with an Amended Order filed January 26, 1976, correcting errors in feet as to one

boundary description. By said Orders, the Zoning Commissioner changed D.R.1 Zone to D.R.16 Zone and granted a Special Exception for an office building not to exceed 10,000 square feet, nor more than 36 feet high, and for parking space for an estimated 50 persons working in the office building, and for approximately 225 people in three different shifts in the manufacturing plant across the street.

A timely appeal from those Orders was filed by nine appellants, through other counsel on or about February 17, 1976.

2. Your Movants herein are all property owners contiguous to or close by the property herein described and are all injured by the rezoning granted by the Commissioner.

3. Maryland Rules of Procedure, Rule 208a provides that on timely application persons shall be permitted to intervene in an action when the applicants are or may be bound by a judgment in the action.

Rule 208b permits intervention in an action when applicant's claim has a question of law or fact in common with the action.

To this extent, your Movants qualify under both (a) and (b) above in that they are in some instances property owners on Skyline Road, with their property lines contiguous to or abutting on property owned by the Rockland Bleach & Dye Works, Incorporated; others live on Barnall Road at or near its intersection with Skyline Road; and all have grave interests at stake in endeavoring to maintain D.R. 1 Zone in this area; and all are in opposition to any change in zoning on the involved side of Falls Road for the reason that such change would represent a "change in the zoning of the neighborhood" and encourage and perhaps justify additional changes in zoning of and to the other 28 acres or more of undeveloped land described on the Plat as evidenced in these proceedings and presently zoned D.R.1. Some of said acreage is owned by Rockland Bleach & Dye Works, Incorporated, and some owned by Rockland Holding Company, whose efforts to destroy D.R.1 Zone of that acreage were defeated a few short years ago;

- 2 -

4. Your Movants recite that request to intervene is justified for the following reasons:

A. They will be adversely affected by the disposition of this action unless they are permitted to intervene as appellants in this proceeding. Without such intervention, their interests in the property affected cannot be adequately represented.

B. Their claim of interest as property appellants and/or interveners has questions of law or fact in common with the action pending before this Board.

C. Your Movants have a pecuniary interest in the pending action inasmuch as a change of zoning from existing D.R.1 Zone may adversely affect their property values.

D. Their intervention will in no way prejudice the adjudication of the rights of either the Rockland Bleach and Dye Works, Incorporated, or the adjudication of the rights of appellants of record through other counsel in these proceedings.

E. Their intervention will in no way delay the trial of these proceedings before the Board.

F. The pending "appeal" before the Board must be through hearing and trial de novo on the Petition of Rockland Bleach & Dye Works, Incorporated, and will be the only forum wherein Movants may be heard as interested and affected parties in opposition to the zoning requested by this Petitioner.

WHEREFORE, your Movants pray:

A. That they be given leave to intervene as appellants in these proceedings.

DOUGLAS N. SHARRETT
222 St. Paul Place, Suite 2803
Baltimore, Maryland 21202
539-8766
Attorney for Interveners

- 3 -

APPEAL PENDING FROM ORDER
BEFORE THE
RE PETITION FOR RECLASSIFICATION
COUNTY BOARD OF APPEALS
ROCKLAND BLEACH & DYE WORKS
COMPANY, INC., Petitioner
No. 75-46-R (Item No. 20)

ORDER

Upon the foregoing Motion of Nineteen Property Owners to Intervene as Appellants in these proceedings, it is this ___ day of March, 1976, by the County Board of Appeals of Baltimore County,

ORDERED that the nineteen movants named in the foregoing and attached Motion to Intervene are hereby given leave to intervene as appellants in these proceedings; and that counsel for said movant-appellants serve a copy of the Motion to Intervene and this order upon all other parties or their counsel of record in the manner set forth in Maryland Rule 306.

CERTIFICATION OF MAILING

I HEREBY CERTIFY that a copy of the above Motion to Intervene and proposed Order was mailed this 1st day of March, 1976, to Richard C. Murray, Esquire, 409 Washington Avenue, Towson, Maryland 21204, E. Harrison Stone, Esquire, 102 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorneys for Appellants, James D. Nolan, Esquire, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner, and S. Eric DiNenna, Esquire, Zoning Commissioner, County Office Building, Towson, Maryland 21204.

DOUGLAS N. SHARRETT

PETITION FOR RECLASSIFICATION
ROCKLAND BLEACH & DYE WORKS
COMPANY, INC., Petitioner
NO. 75-46-R (Item No. 20)

BEFORE THE ZONING COMMISSIONER
OF
BALTIMORE COUNTY

ORDER FOR APPEAL

MR. COMMISSIONER:

Please enter an appeal in the above entitled matter to the County Board of Appeals on behalf of the following:
Mr. and Mrs. Robert J. Doub, 3009 Ridgcrest Court, Ruxton, Md.
Mr. and Mrs. Edward Cooper, 2010 Ridgcrest Court, Ruxton, Md.
Mr. and Mrs. Richard W. Harper, 1800 Indian Head Road, Ruxton, Md.
Mr. and Mrs. Arthur Vreeland, Jr., 1302 Indian Head Road, Ruxton, Md.
Mrs. Barbara C. Stone, 1805 Indian Head Road, Ruxton, Md.

RICHARD C. MURRAY
409 Washington Avenue
Towson, Maryland 21204
Phone: 823-4111

E. HARRISON STONE
102 W. Pennsylvania Avenue
Towson, Maryland 21204
823-6180

Attorneys for Appellants

I HEREBY CERTIFY that on this 17th day of February, 1976, a copy of the foregoing Order for Appeal was mailed to James D. Nolan, Esquire, 204 W. Pennsylvania Avenue, Towson, Maryland 21204.

RICHARD C. MURRAY

DOUGLAS N. SHARRETT
ATTORNEY AT LAW
SUITE 2803
222 ST. PAUL STREET
BALTIMORE, MARYLAND 21202
March 1, 1976

TELEPHONE
539-8766

County Board of Appeals
Second Floor
Court House
Towson, Maryland 21204

Re: Appeal re Petition for Reclassification
Rockland Bleach & Dye Works, Inc.
No. 75-46-R (Item 20); from Order January 19, 1976

Dear Sirs:

Please enter the attached Appeal from the Order of the Zoning Commissioner, and enter my name as counsel and docket the names of the 19 appellants as parties to the above cause now on appeal from the Zoning Commissioner. Check for \$70.00 is enclosed.

The attached appeal and check for filing fee of \$70.00 was presented to the Zoning Commissioner, S. Eric DiNenna, Esquire, on February 27, 1976, and rejected and both were returned to me by Mr. DiNenna upon presentation to him. See letter attached.

Maryland Rules 8 (Administrative Agencies - Appeals From) authorize my clients' status in the above appeal for the following reasons:

1. One or more of these appellants were "parties" in the hearings before Mr. DiNenna.

2. An appeal from the Order (January 19, 1976), and the Amended Order (January 26, 1976) of Mr. DiNenna, was filed by other "interested parties," through Messrs. Richard C. Murray and E. Harrison Stone, on February 17, 1976.

3. The Appeal enclosed on behalf of my clients is presented and filed herewith within 14 days of the date on which said first Order for appeal was filed by other appellants; and is filed directly with the Board for the simple reason that Zoning Commissioner refused to accept it.

County Board of Appeals
Page Two
March 1, 1976

4. My clients are all property owners of land contiguous to or nearby that which is involved in these proceedings.

5. Maryland Rules of Procedure, 81 reads:

(a) Actions to which applicable. This subtitle shall apply to the review of any final action of an administrative agency by a court where such review is specially authorized by statute, regardless of the form of such review, xxx. An application for a review is hereinafter referred to as an appeal.

(b) Administrative Agency Defined. The term "administrative agency" as used in this subtitle, shall mean any board, department, commission, authority, commissioner, or other officer of the State or of a county or local government, whether appointed or elected, whether legislative, administrative, executive, ministerial or quasi-judicial, whose action or decision is specifically subject to court review, except by way of mandamus, by any provision now or hereafter set forth in any general or local statute, ordinance or regulation now or hereafter in effect; xx" (emphasis added)

6. Rule 84(g) reads:

(c) Appeal by Other Party - Within Fourteen Days. If a timely order of appeal is filed by a party, any other party may file an order of appeal within 14 days of the date on which the first order for appeal was filed, or within the 30 day period set forth in subsection (a) whichever is later. (Added July 1, 1974) (emphasis added)

Fourteen days from the date of an appeal filed by other interested appellants have not yet expired. This requested appeal will in no way prejudice the rights of the original appellants, nor will this requested appeal in any way unduly delay the de novo hearing of these proceedings by the County Board of Appeals.

For the above reasons, the enclosed appeal is filed herewith on behalf of the named nineteen contiguous property owner appellants.

Respectfully submitted,

DOUGLAS N. SHARRETT
Attorney for Nineteen
Named Appellants

DNS:lds
enc.

Count, Board of Appeals
Page Three
March 1, 1976

CC: Richard C. Murray, Esquire
409 Washington Avenue
Towson, Maryland 21204

E. Harrison Stone, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204

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

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

RE: PETITION FOR RECLASSIFICATION
NE/S of Falls Road, 850' SE of
Green Spring Branch of the
N.C.R.R. - 9th Election District
Rockland Bleach & Dye Works
Company, Incorporated - Petitioner
No. 75-46-R (Item No. 20)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

Mr. Commissioner:

Please enter an appeal to the Baltimore County Board of Appeals from the decision and Orders of January 19, 1976 and January 26, 1976 in the above entitled cause on behalf of the appellants whose names and addresses are signed and written below.

Appellants:

2027 Skyline Road
Ruxton, Maryland 21204

2027 Skyline Road
Baltimore, Maryland 21204

2019 Skyline Road
Ruxton, Maryland 21204

2019 Skyline Road
Ruxton, Maryland 21204

2000 Skyline Road
Ruxton, Maryland 21204

2000 Skyline Road
Ruxton, Maryland 21204

2025 Skyline Road
Ruxton, Maryland 21204

2015 Skyline Road
Ruxton, Maryland 21204

Douglas N. Sharretts
Suite 2803
222 St. Paul Street
Baltimore, Md. 21202
Phone: 539-8766

APPEAL PENDING FROM ORDER * BEFORE THE
RE PETITION FOR RECLASSIFICATION * COUNTY BOARD OF APPEALS
ROCKLAND BLEACH & DYE WORKS COMPANY, INC., * OF BALTIMORE COUNTY
Petitioner *
(No. 75-46-R (Item No. 20)) *

MOTION OF NINETEEN PROPERTY OWNERS TO INTERVENE AS APPELLANTS

William F. Hallstead, III, Jean L. Hallstead, Louise A. Armstrong, Alexander Armstrong, Margaret M. Wills, Richard N. Wills, Alice H. Busley, Germaine L. Bruns Sharretts, William C. Simmons, Mary Jane Simmons, Frances Silverstein, A. M. Silverstein, R. D. Richards, Alice M. Richards, Idelle S. Holland, Catheline Smoot, Clauson S. Smoot, Myrna A. Hurd, David A. Hurd, by Douglas N. Sharretts, their attorney, move pursuant to Maryland Rule 208a, for leave to intervene as appellants. The grounds of the motion are as follows:

1. This is an action brought before the Zoning Commissioner of Baltimore County on Petition for Reclassification NE/S of Falls Road, 850' SE of Green Spring Branch of the N.C.R.R. - 9th Election District, Rockland Bleach and Dye Works, Incorporated, Petitioner. No. 75-46-R (Item No. 20). Petitioner prayed for reclassification from D.R.1 Zone to M.L. Zone, for a parcel of property containing 4.1 acres of land, more or less, located at the point recited above. The original proposal was for use as a warehouse, but during the hearings before the Zoning Commissioner was altered to suggest use as an office building and parking area to service petitioners' manufacturing plant on the opposite side of Falls Road. The petitioner was opposed by contiguous and nearby property owners (some being those above named in this Motion to Intervene) but the Zoning Commissioner ruled against the protestants (although refusing M.L. classification) and granted D.R.16 Zone classification to 2.7 acres of the 4.1 acres requested. The Order of the Zoning Commissioner was dated January 19, 1976, with an Amended Order filed January 26, 1976, correcting errors in fee as to one

boundary description. By said Orders, the Zoning Commissioner changed D.R.1 Zone to D.R.16 Zone and granted a Special Exception for an office building not to exceed 10,000 square feet, nor more than 36 feet high, and for parking space for an estimated 50 persons working in the office building, and for approximately 225 people in three different shifts in the manufacturing plant across the street.

A timely appeal from those Orders was filed by nine appellants, through other counsel on or about February 17, 1976.

2. Your Movants herein are all property owners contiguous to or close by the property herein described and are all injured by the rezoning granted by the Commissioner.

3. Maryland Rules of Procedure, Rule 208a provides that on timely application persons shall be permitted to intervene in an action when the applicants are or may be bound by a judgment in the action.

Rule 208b permits intervention in an action when applicant's claim has a question of law or fact in common with the action.

To this extent, your Movants qualify under both (a) and (b) above in that they are in some instances property owners on Skyline Road, with their property lines contiguous to or abutting on property owned by the Rockland Bleach & Dye Works, Incorporated; others live on Darnall Road at or near its intersection with Skyline Road; and all have grave interests at stake in endeavoring to maintain D.R. 1 Zone in this area; and all are in opposition to any change in zoning on the involved side of Falls Road for the reason that such change would represent a "change in the zoning of the neighborhood" and encourage and perhaps justify additional changes in zoning of and to the other 28 acres or more of undeveloped land described on the Plat as evidenced in these proceedings and presently zoned D.R.1. Some of said acreage is owned by Rockland Bleach & Dye Works, Incorporated, and some owned by Rockland Holding Company, whose efforts to destroy D.R.1 Zone of that acreage were defeated a few short years ago.

Appellants: (cont.)

6525 Darnall Road
Ruxton, Maryland 21204

6525 Darnall Road
Ruxton, Maryland 21204

2011 Skyline Road
Ruxton, Maryland 21204

2011 Skyline Road
Ruxton, Maryland 21204

2006 Skyline Road
Ruxton, Maryland 21204

2006 Skyline Road, Ruxton, Md. 2204

2004 Skyline Road
Ruxton, Maryland 21204

2005 Skyline Road
Ruxton, Maryland 21204

2005 Skyline Road
Ruxton, Maryland 21204

6520 Darnall Road
Ruxton, Maryland 21204

6520 Darnall Road
Ruxton, Maryland 21204

6520 Darnall Road
Ruxton, Maryland 21204

Douglas N. Sharretts
Attorney for Appellants

4. Your Movants recite that request to intervene is justified for the following reasons:

A. They will be adversely affected by the disposition of this action unless they are permitted to intervene as appellants in this proceeding. Without such intervention, their interests in the property affected cannot be adequately represented.

B. Their claim of interest as property appellants and/or intervenors has questions of law or fact in common with the action pending before this Board.

C. Your Movants have a pecuniary interest in the pending action inasmuch as a change of zoning from existing D.R.1 Zone may adversely affect their property values.

D. Their intervention will in no way prejudice the adjudication of the rights of either the Rockland Bleach and Dye Works, Incorporated, or the adjudication of the rights of appellants of record through other counsel in these proceedings.

E. Their intervention will in no way delay the trial of these proceedings before the Board.

F. The pending "appeal" before the Board must be through hearing and trial de novo on the Petition of Rockland Bleach & Dye Works, Incorporated, and will be the only forum wherein Movants may be heard as interested and affected parties in opposition to the zoning requested by this Petitioner.

WHEREFORE, your Movants pray:

A. That they be given leave to intervene as appellants in these proceedings.

Douglas N. Sharretts
222 St. Paul Place, Suite 2803
Baltimore, Maryland 21202 539-8766
Attorney for Intervenor

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
3011 GSA 1251

S. ERIC DINENNA
ZONING COMMISSIONER

February 27, 1976

Douglas N. Sharretts, Esquire
Suite 2803
222 St. Paul Street
Baltimore, Maryland 21202

RE: Petition for Reclassification
NE/S of Falls Road, 850' SE of
Green Spring Branch of the N.C.R.R.
9th Election District
Rockland Bleach & Dye Works Co.,
Inc. - Petitioner
No. 75-46-R (Item No. 20)

Dear Mr. Sharretts:

This is to acknowledge receipt of your appeal and check in the above captioned matter on behalf of nineteen (19) property owners. I am herewith returning said appeal and check inasmuch as your appeal was filed beyond the thirty (30) day appeal period as provided for in Section 22-27 of the Baltimore County Code.

As per our conversation you indicated that you were filing the appeal pursuant to Sub-Title B of the Maryland Rules of Practice and Procedure and, more specifically, Rule B1 Sub-Section b and Rule B4 Sub-Section g.

This is to advise you that the zoning procedure in Baltimore County is controlled by the Baltimore County Charter and Code in accordance with Article 21A of the Annotated Code of Maryland.

Very truly yours,
S. ERIC DINENNA
Zoning Commissioner

SED/me

Enclosure

APPEAL PENDING FROM ORDER * BEFORE THE
RE PETITION FOR RECLASSIFICATION * COUNTY BOARD OF APPEALS
ROCKLAND BLEACH & DYE WORKS * OF BALTIMORE COUNTY
COMPANY, INC., Petitioner *
No. 75-46-R (Item No. 20) *

ORDER

Upon the foregoing Motion of Nineteen Property Owners to Intervene as Appellants in these proceedings, it is this ___ day of March, 1976, by the County Board of Appeals of Baltimore County.

ORDERED that the nineteen movants named in the foregoing and attached Motion to Intervene are hereby given leave to intervene as appellants in these proceedings; and that counsel for said movant-appellants serve a copy of the Motion to Intervene and this Order upon all other parties or their counsel of record in the manner set forth in Maryland Rule 376.

CERTIFICATION OF MAILING

I HEREBY CERTIFY that a copy of the above Motion to Intervene and proposed Order was mailed this 1st day of March, 1976, to Richard C. Murray, Esquire, 409 Washington Avenue, Towson, Maryland 21204, E. Harrison Stone, Esquire, 102 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorneys for Appellants, James D. Nolan, Esquire, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner, and S. Eric DiNenna, Esquire, Zoning Commissioner, County Office Building, Towson, Maryland 21204.

Douglas N. Sharretts
DOUGLAS N. SHARRETTS

- 4 -

**PETITION FOR RECLASSIFICATION
ROCKLAND BLEACH & DYE WORKS
COMPANY, INC. - Petitioner
NO. 75-46-R (Item No. 20)**

BEFORE THE ZONING COMMISSIONER

OF

BALTIMORE COUNTY

ORDER FOR APPEAL

MR. COMMISSIONER:

Please enter an appeal in the above entitled matter to the County Board of Appeals on behalf of the following:

Mr. and Mrs. Robert J. Doub, 2009 Ridgcrest Court, Ruxton, Md.
Mr. and Mrs. Edward Cooper, 2010 Ridgcrest Court, Ruxton, Md.
Mr. and Mrs. Richard W. Harper, 1800 Indian Head Road, Ruxton, Md.
Mr. and Mrs. Arthur Vreeland, Jr., 1802 Indian Head Road, Ruxton, Md.
Mrs. Barbara C. Stone, 1805 Indian Head Road, Ruxton, Md.

RICHARD C. MURRAY
409 Washington Avenue
Towson, Maryland 21204
Phone: 823-4111

E. HARRISON STONE
102 W. Pennsylvania Avenue
Towson, Maryland 21204
823-4180

Attorneys for Appellants

I HEREBY CERTIFY that on this 17th day of February, 1976, a copy of the foregoing Order for Appeal was mailed to James D. Nolan, Esquire, 204 W. Pennsylvania Avenue, Towson, Maryland 21204.

RICHARD C. MURRAY

Located at the East side of Jones Falls Expressway and Falls Road, 850 feet, more or less from point 1 (point of beginning); thence North 8 degrees 50 minutes West 120 feet to point 2; thence North 65 degrees 50 minutes East 182.2 feet to point 3; thence North 84 degrees 43 minutes East 65 feet, more or less, to point 4; thence South 10 degrees West 384 feet, more or less, to point 5; thence South 72 degrees 06 minutes West 40 feet, more or less, to point 6; thence South 72 degrees 06 minutes West 192 feet to point 7; thence North 08 degrees 50 minutes West 825 feet to point of beginning.

850 feet, more or less East of Jones Falls Expressway and Falls Road to point of beginning.

1. North 08 degrees 50 minutes West 120 feet.
2. North 65 degrees 50 minutes East 182.2 feet.
3. North 84 degrees 43 minutes East 65 feet, more or less.
4. South 10 degrees West 384 feet, more or less.
5. South 72 degrees 06 minutes West 40 feet, more or less.
6. South 72 degrees 06 minutes West 192 feet.
7. North 08 degrees 50 minutes West 825 feet.

DOUGLAS N. SHARRETTS
ATTORNEY AT LAW
SUITE 200
222 ST. PAUL STREET
BALTIMORE, MARYLAND 21204

TELEPHONE
823-6756

March 4, 1976

Walter A. Reiter, Jr., Esq., Chairman,
County Board of Appeals
2nd Floor
Court House
Towson, Maryland 21204

Dear Mr. Chairman:

Re: Petition for Reclassification
Rockland Bleach & Dye Works, Inc.
No. 75-46-R (Item 20)

On March 1, 1976, I left with your secretary the enclosed Motion to Intervene "As Appellants" in the above matter and proposed Order to that end.

May I now advise that my Motion and proposed Order went beyond what I intended.

I now advise that my nineteen clients wish to be made "parties" in the de novo hearing on the above proceeding.

Will you please enter their names and addresses and my name as their counsel as parties in the above proceeding. Let's forget I ever mentioned the word appellants.

Do I get my \$70. back, or not?

Respectfully yours,

Douglas N. Sharretts
Douglas N. Sharretts

DNS/mc
Enc.

COCK, MURRAY, HOWARD & TRACY
MERCANTILE TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

TELEPHONE 823-4111
AREA CODE 301

February 17, 1976

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

Re: Petition for Reclassification
Rockland Bleach and Dye Works
Company, Inc.
No. 75-46-R (Item No. 20)

Dear Mr. DiNenna:

Enclosed you will find an Order for Appeal in the above together with a check in the amount of \$70 payable to "Baltimore County, Maryland".

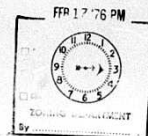
Very truly yours,

Richard C. Murray
Richard C. Murray

RCM/njm

Enclosures

cc: James D. Nolan, Esquire



COCK, MURRAY, HOWARD & TRACY
MERCANTILE TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

TELEPHONE 823-4111
AREA CODE 301

February 19, 1976

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

Re: Our File: 1677-D
Petition for Reclassification
Rockland Bleach & Dye
No. 75-46-R (Item No. 20)

Dear Mr. DiNenna:

By inadvertence, the name of S. James Campbell, 1904 Indian Head Road, Towson was omitted from my Order for Appeal. I would appreciate your adding his name as one of the Appellants whom I represent.

Sincerely,

Richard C. Murray
Richard C. Murray

RCM/njm

cc: James D. Nolan, Esquire



January 19, 1976

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
NE/S of Falls Road, 850' SE of
Green Spring Branch of the
N. C. R. R. - 9th Election District
Rockland Bleach & Dye Works
Company, Incorporated - Petitioner
NO. 75-46-R (Item No. 20)

Dear Mr. Nolan:

I have this date passed my Order in the above reference matter. Copy of said Order is attached.

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED/scw
Attachments
cc: Richard C. Murray, Esquire
409 Washington Avenue
Towson, Maryland 21204

E. Harrison Stone, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

Douglas N. Sharretts, Esquire
222 St. Paul Street
Baltimore, Maryland 21202

RE: PETITION FOR RECLASSIFICATION
NE/S of Falls Road, 850' SE of
Green Spring Branch of the N.C.R.R.,
9th District
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

ROCKLAND BLEACH & DYE WORKS
COMPANY, INCORPORATED, Petitioner : Case No. 75-46-R

ORDER FOR APPEAL

Mr. Commissioner:

Please note an Appeal from your decision in the above entitled matter under
date of January 19, 1976, to the County Board of Appeals and forward all papers in
connection therewith to said Board for hearing.

John W. Hession, III
John W. Hession, III
People's Counsel

Charles E. Kuntz, Jr.
Charles E. Kuntz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 17th day of February, 1976, a copy of the foregoing
Order was mailed to James D. Nolan, Esquire, 204 W. Pennsylvania Avenue, Towson,
Maryland 21204, Attorney for Petitioner.

John W. Hession, III

PETITION FOR RECLASSIFICATION
ROCKLAND BLEACH & DYE WORKS
COMPANY, INC. Petitioner
NO. 75-46-R (Item No. 20)
BEFORE THE ZONING COMMISSIONER
OF
BALTIMORE COUNTY

ORDER FOR APPEAL

MR. COMMISSIONER:

Please enter an appeal in the above entitled matter to
the County Board of Appeals on behalf of the following:

Mr. and Mrs. Robert J. Doub, 2009 Ridgecrest Court, Ruxton, Md.
Mr. and Mrs. Edward Cooper, 2010 Ridgecrest Court, Ruxton, Md.
Mr. and Mrs. Richard W. Harper, 1800 Indian Head Road,
Ruxton, Md.
Mr. and Mrs. Arthur Vreeland, Jr., 1802 Indian Head Road,
Ruxton, Md.
Mrs. Barbara C. Stone, 1805 Indian Head Road, Ruxton, Md.

Richard C. Murray
RICHARD C. MURRAY
409 Washington Avenue
Towson, Maryland 21204
Phone: 823-4111

E. Harrison Stone
E. HARRISON STONE
102 W. Pennsylvania Avenue
Towson, Maryland 21204
823-4180

Attorneys for Appellants

I HEREBY CERTIFY that on this 17th day of February, 1976,
a copy of the foregoing Order for Appeal was mailed to James
D. Nolan, Esquire, 204 W. Pennsylvania Avenue, Towson, Maryland 21204.

Richard C. Murray
RICHARD C. MURRAY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: MARCH 29, 1976
Posted for: APPEAL
Petitioner: Rockland Bleach & Dye Works Co., Inc.
Location of property: NE/S of Falls Rd. 850' SE of Green Spring
Branch of the N.C.R.R.
Location of Sign: #1 NE/S of Falls Rd. 850' SE of Green Spring
Branch of the N.C.R.R. #2 NE/S of Falls Rd. opposite SLEAD
Remarks: Older Dye Works Bldg.
Posted by: Thomas L. Roland Signature Date of return: MARCH 26, 1976

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 15th day of

October 1972. Item # 15

Petitioner: Rockland Bleach & Dye Works Co., Inc. Submitted by N. Williams
Petitioner's Attorney: J. D. Nolan Reviewed by MD

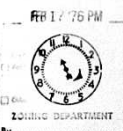
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: AUG. 24, 1974
Posted for: PETITION FOR RECLASSIFICATION
Petitioner: Rockland Bleach & Dye Works Co., Inc.
Location of property: NE/S of Falls Rd. 850' SE of Green
Spring Branch of the N.C.R.R.
Location of Sign: #1 NE/S of Falls Rd. 850' SE of Green
Spring Branch of the N.C.R.R. #2 NE/S of Falls Rd.
Remarks: Opposite Rockland Bleach & Dye Works Co., Inc.
Posted by: Thomas L. Roland Signature Date of return: AUGUST 30, 1974

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map date by	Original date by	Duplicate date by	Tracing date by	200 Sheet date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by: <u>MD</u>					
Previous cases: <u>MD</u>					
Revised Plans: Change in outline or description					
Map #					



OFFICE OF
THE TOWSON TIMES
TOWSON, MD. 21204 August 26, 1974

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Dineanna, Zoning Commissioner
of Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper printed
in Baltimore County, Maryland, once a week for One successive
week before the 26th day of August, 1974 that is to say, the same
was inserted in the issue of August 23, 1974.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

PETITION FOR RECLASSIFICATION
ROCKLAND BLEACH & DYE WORKS
COMPANY, INC. Petitioner
NO. 75-46-R (Item No. 20)
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 22, 1974
THIS IS TO CERTIFY, that the annexed advertisement
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once a week
for one successive week before the 11th
day of September, 1974, that is to say, the same
was inserted in the issue of August 23, 1974.

THE JEFFERSONIAN
Richard C. Murray
Manager

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 12495

DATE: October 24, 1973 ACCOUNT: 01-662
AMOUNT: \$20.00
WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER
Messrs. Nolan, Plumbhoff and Williams
204 W. Penna. Ave.
Towson, Md. 21204
Petition for Reclassification for Rockland Bleach & Dye

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 15168

DATE: Sept. 16, 1974 ACCOUNT: 01-662
AMOUNT: \$132.20
WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER
Rockland Bleach & Dye Works Co., Inc.
Rockland Village, Md. 21202
Advertising and posting of property
15-46-R 16042 15 13202

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 1625

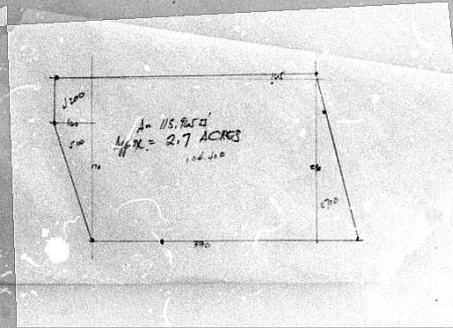
DATE: February 23, 1976 ACCOUNT: 01-662
AMOUNT: \$80.00
RECEIVED FROM: John W. Hession, III, Esquire, People's Counsel
FOR: Cost of Filing of an Appeal and Posting of Property
ON Case No. 75-46-R (Item No. 20)
NE/S of Falls Road, 850' SE of the Green Spring Branch
of the Northern Central Railroad - 9th Election District
Rockland Bleach & Dye Works Company, Inc. Petitioner

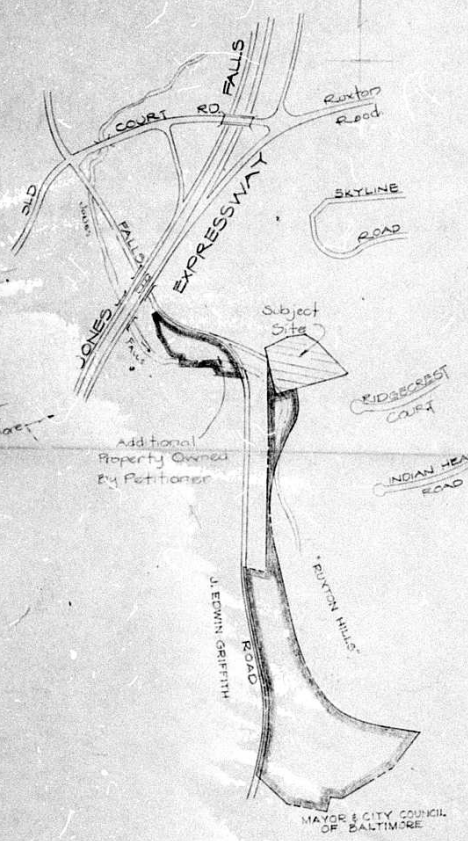
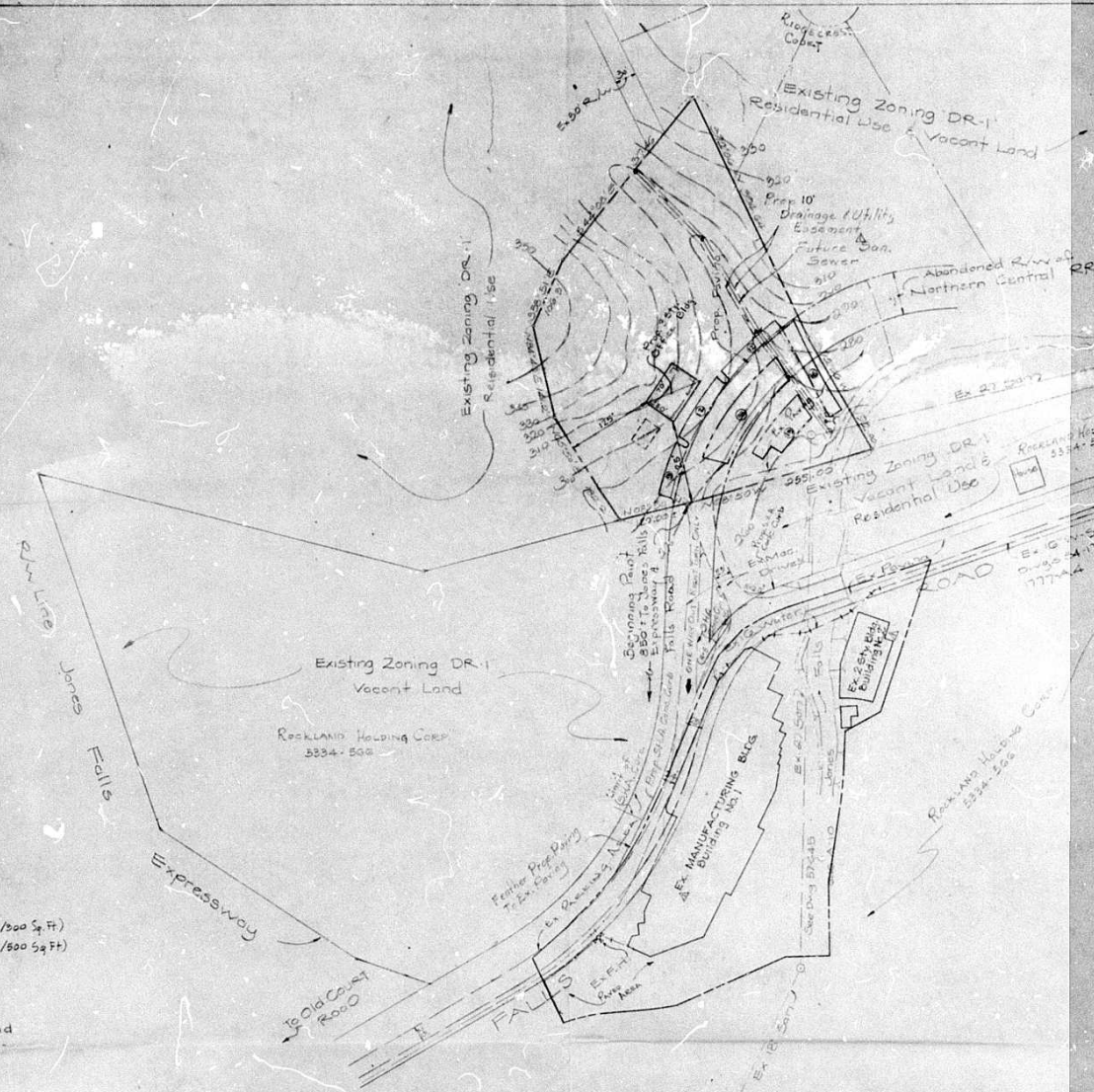
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 3636

DATE: February 26, 1976 ACCOUNT: 01-662
AMOUNT: \$70.00
RECEIVED FROM: Richard C. Murray, Esquire
FOR: Cost of Filing of an Appeal on Case No. 75-46-R
(Item No. 20)
NE/S of Falls Road, 850' SE of the Green Spring Branch
of the Northern Central Railroad - 9th Election District
Rockland Bleach & Dye Works Company, Inc. Petitioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 31661

DATE: March 9, 1976 ACCOUNT: 01-662
AMOUNT: \$10.00
RECEIVED FROM: Richard C. Murray, Esquire
FOR: Cost of Posting Property of Rockland Bleach & Dye
Works Company, Inc., for an Appeal Hearing
NE/S of Falls Road, 850' SE of the Green Spring Branch
of the Northern Central Railroad - 9th Election District
Case No. 75-46-R (Item No. 20)





VICINITY MAP
SCALE: 1"=500'

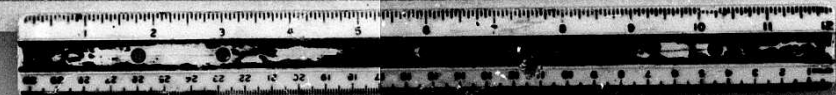
- GENERAL NOTES**
1. Total area of Tract = 25.5 Acres
 2. Area of Tract requesting Reclassification = 4.1 Acres
 3. Existing zoning of Tract "DR-1"
 4. Existing use of Tract "Vacant Land" & "Parking Area"
 5. Proposed zoning of Tract "ML" "Residential Use"
 6. Proposed Use of Tract "Corporate & Sales Offices Use"
 7. Off-Street Parking Data:
 - A. Area of Ground Floor = 3500 Square Ft. requiring 1 spaces (1/500 Sq. Ft.)
 - B. Area of Upper Floors = 7000 Square Ft. requiring 1 spaces (1/500 Sq. Ft.)
 - C. Total number Office Employees = 50
 - D. Total parking required = 26 Spaces
 - E. Total parking proposed = 100 Spaces
 8. Office use will be solely for the Petitioner. Present Offices are in the Mill Building on the opposite side of Falls Road
 9. Existing Macadam Parking Area To Be Retained & Used For Off-Street Parking

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
IN VICINITY

JONES FALLS EXPRESSWAY & FALLS RD.
Election District 9 Baltimore Co., Md.
Scale: 1"=100' October 12, 1973
Revised: June 18, 1974
Revised: August 7, 1974

MATZ, CHILDS & ASSOCIATES
1420 GORMAN ST. BALTIMORE, MD. 21201
J.G. GIORA J.D.C. R.L.S.

Rev'd Plan to Show Office Bldg. in Lieu of Warehouse - Rev'd General Note	8-7-74
Rev'd Plan Per SAG Comments	10-18-74
REVISION	DATE
No.	



1. Total area of Tract = 28.9 Acres
2. Area of Tract requesting Reclassification = 4.1 Acres
3. Existing zoning of Tract "DR-1"
4. Existing use of Tract "Vacant Land"/"Parking Area"
5. Proposed zoning of Tract "ML" "Residential Use"
6. Proposed Use of Tract "Warehouse Use"
7. Off-Street Parking Data:
 - A. Area of Warehouse = 59,335 Sq.Ft.
 - B. Number of Employees = 6
 - C. Required Parking = 2 Spaces (1car/3Employees)
 - D. Proposed Parking = 7 Spaces (3"x16")

Rev'd Plan Per ZAC Comments	6-18-74
REVISION	DATE

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY

Revised June 18, 1974
REVISED PLANS

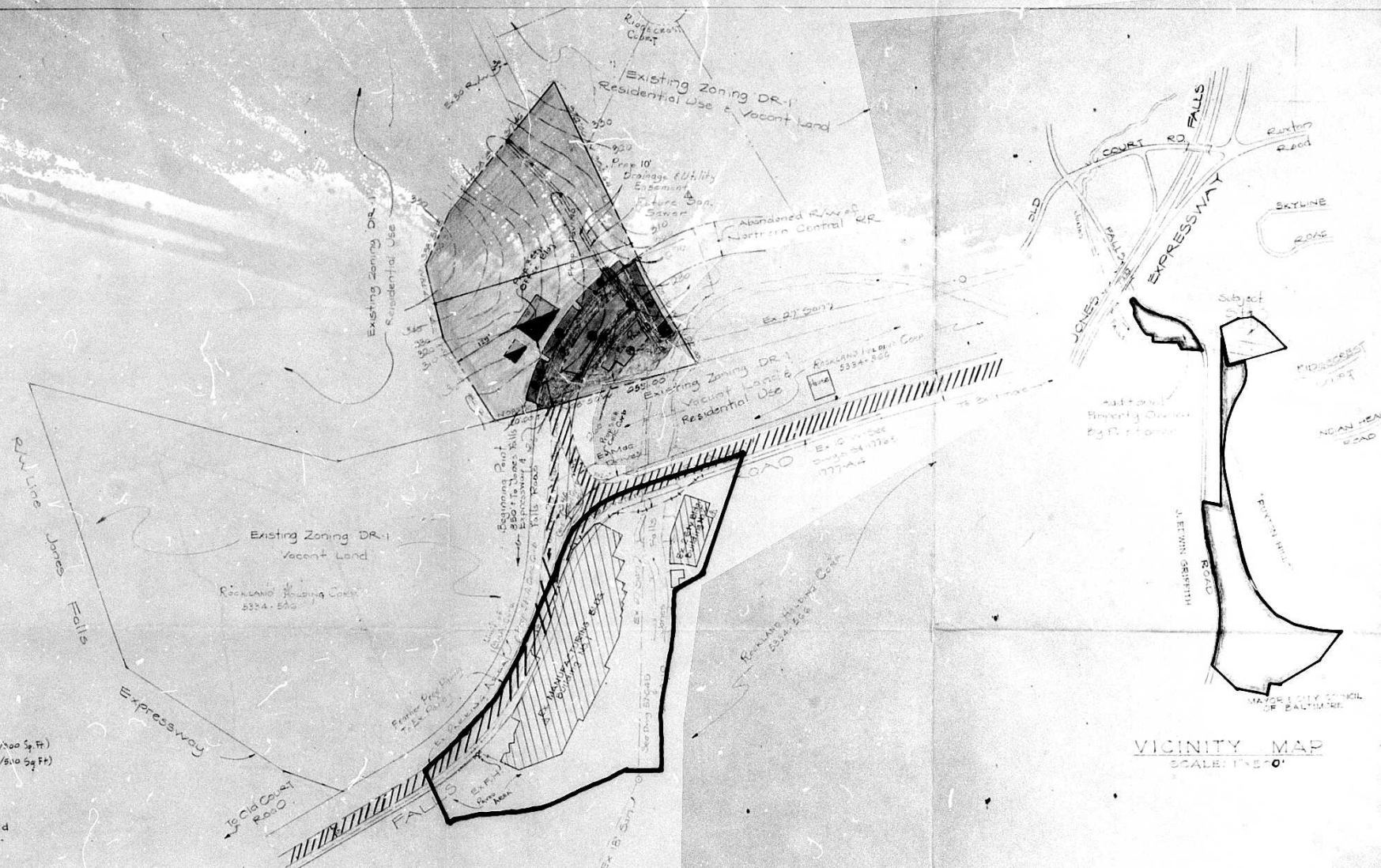
Item # 28 Cyls # 7
 Oakland Blackst Lys W

MAP	100-96
SECTION	
DISTANCE	7
DATE	7-27-74
TYPE	
MEASURE	20
	974

U.O. 61088A

MAR 23 1977

1. Total area of Tract = 28.5 Acres
2. Area of Tract requesting Reclassification = 4.1A rest
3. Existing zoning of Tract "DR-1"
4. Existing use of Tract "Vacant Land" & "Parking Area"
5. Proposed zoning of Tract "ML" Residential Use
6. Proposed Use of Tract "Corporate & Sales Offices Use"
7. Off-Street Parking Data:
 - A. Area of Ground Floor = 3500 Square Ft. requiring 12 Spaces (1/300 sq ft)
 - B. Area of Upper Floors = 7000 Square Ft. requiring 14 Spaces (1/500 sq ft)
 - C. Total number Office Employees = 50
 - D. Total parking required = 26 Spaces
 - E. Total parking proposed = 106 Spaces
8. Office use will be solely for the Petitioner. Present Offices are in the Mill Building on the opposite side of Falls Road
9. Existing Macadam Parking Area To Be Retained & Used For Off-street Parking



PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY

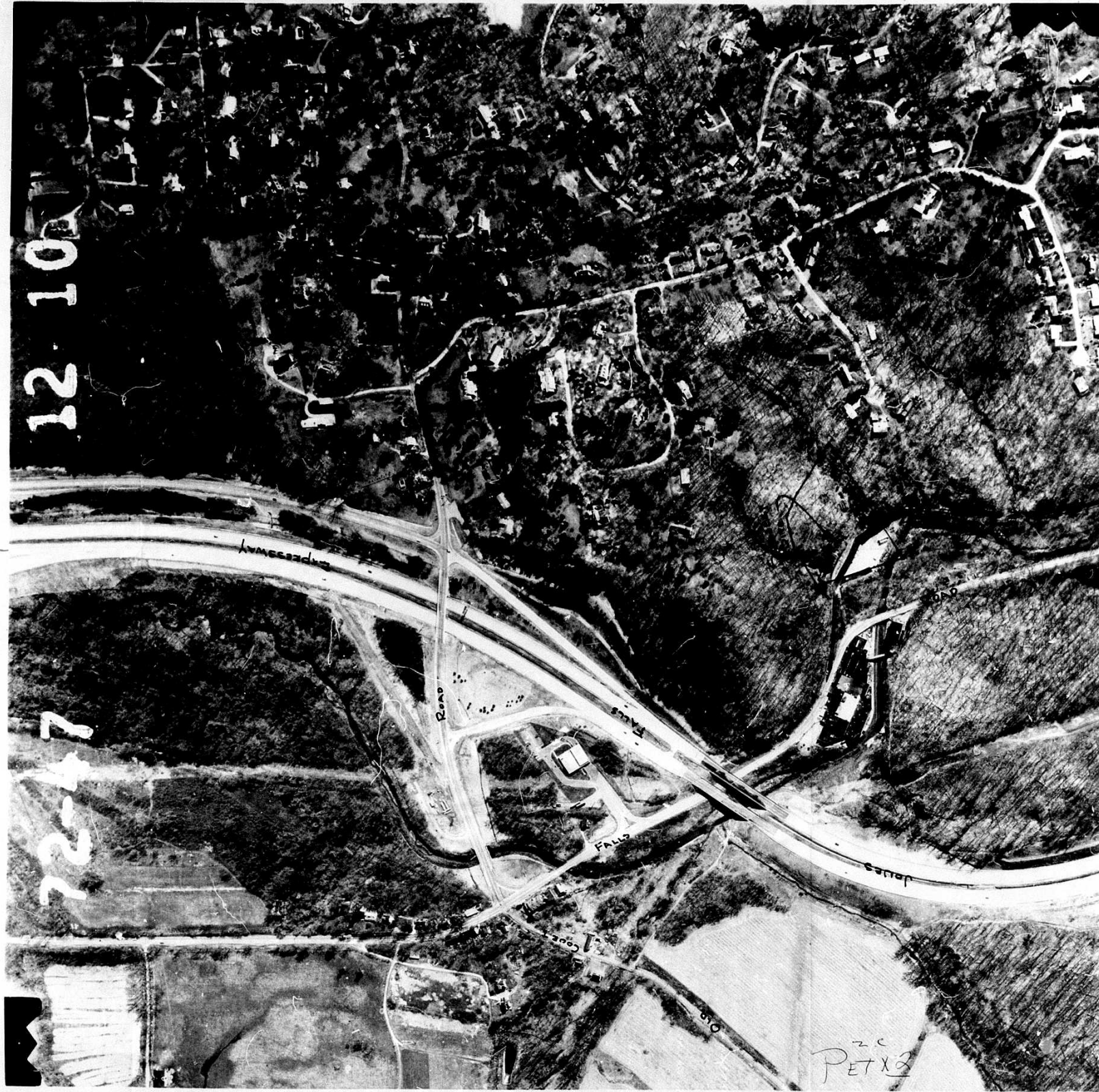
Election District 9 Baltimore Co., Md.
Scale: 1"=150' October 19, 1973

Revised: June 18, 1974
Revised: August 7, 1974

2c. PETX I

△	Rev'd. Plan to Show Office Bldg. in Lieu of Warehouse - Rev'd. General Notes	8-7-74
△	Rev'd Plan Per SAC Comments	8-8-74
	REVISION	DATE





72-47

12-10

SCALE: 1" = 200'

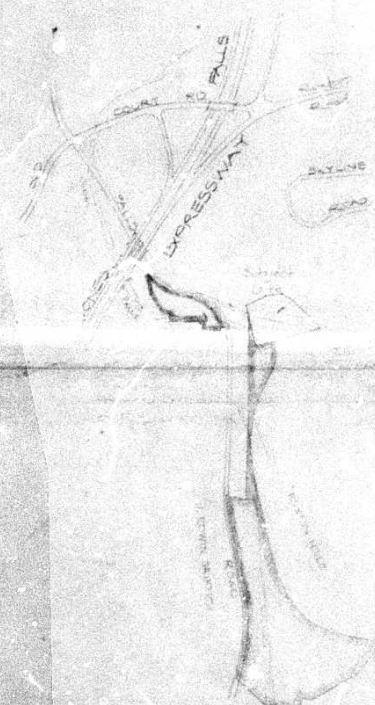
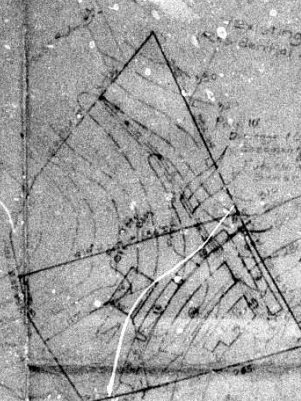


12-10 NE

4

PETX3

- GENERAL NOTES**
1. Total Area of Tract: 1.44 Acres
 2. Area of Tract requesting Reclassification: 1.4 Acres
 3. Existing zoning of Tract: DR-1
 4. Existing use of Tract: Vacant land ("Parking Area")
 5. Proposed zoning of Tract: "M-1" Residential Use
 6. Proposed Use of Tract: "Corporate and Office Use"
 7. See Street Parking Data:
 - A. Area of Ground Floor: 13,500 Square Ft. requiring 125 spaces (1/1000 S.F.)
 - B. Area of Upper Floors: 7,000 Square Ft. requiring 14 spaces (1/500 S.F.)
 - C. Total number Office Employees: 150
 - D. Total parking required: 139 spaces
 - E. Total parking proposed: 105 spaces
 8. Office use will be solely for the retention of present Office use in the Mill Building on the opposite side of Falls Road
 9. Existing Maximum Parking Area To Be Retained: 105 Spaces street parking



VICINITY MAP
SCALE 1/2" = 100'

JAN 19 1976

Zone Commission's Ex. A.
PER TELEPHONE CALL 3/16/76
with Susan Whaley

