

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

the above reclassification should be had.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of March, 1975, that the herein described property or area should be and the same is hereby reclassified from a R.D.P. zone to a M.L. zone from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

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 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 March, 1975, 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



C&P Telephone

February 21, 1975

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

See Item 21, 75-246-R

In order to anticipate future changes in service requirements, I would appreciate the result of the scheduled zoning reclassification hearing for the October, 1974 - April, 1975 zoning reclassification cycle. Please forward the decision when it becomes available to Mr. Clyde L. Low, Field Engineer, 305 W. Chesapeake Avenue, Towson, Maryland, 21204.

Very truly yours,
C. L. Low
Field Engineer

C.L./rk

SEMMES, BOWEN & SEMMES
ATTORNEYS AT LAW
10 LIGHT STREET
BALTIMORE, MARYLAND 21202
TELEPHONE 531-5040 AREA CODE 301
CABLE ADDRESS: TRECAC
November 12, 1974

Mr. Frank H. Fisher
Baltimore County Office of
Planning and Zoning
Room 301
301 Jefferson Building
Towson, Maryland 21204

Dear Mr. Fisher:

This is a follow-up to our telephone conversation of November 8, 1974, in connection with the Koppers Company, Inc. rezoning request. In response to the questions you raised at that time, I submit the following information.

On May 9, 1967, Koppers entered into a contract for the purchase of a tract of land consisting of 8.4 acres. Settlement for the property occurred on or about July 12, 1967. The purchase was from Anna P. Stick and Gordon M. P. Stick and when originally purchased in 1967, the property was zoned R-6. Since the purchase, 4.3 of the total 8.4 acres have been approved for "off-street parking in a residential zone" by special permit under an Order of the Zoning Commissioner of Baltimore County dated April 4, 1968. An additional 3.63 acres of the purchased property, adjacent to, and northeast of, the special permit parking area is planned as the site of the new proposed plant addition. The remaining area of the purchased property is 0.47 acres in size to the southeast, contiguous to the proposed plant site and the property of Koppers previously zoned ML-CR. That final piece was, according to the Civil Engineer, Mr. Dallas, included in the ML-CR zone when the map was redone in 1971-72, and on the Koppers Zoning Plat appears as a part of the ML-CR zone.

PETITIONER'S
EXHIBIT #1

75-246-R

PETITION FOR RECLASSIFICATION FINDINGS OF FACT AND OF LAW

Petitioner: Koppers Company, Inc.
Location: N/E/S of Glen Arm Road; 1350 feet west of Long Green Road
Election District: Eleven
Acreage: 7.93 more or less
Petition: No. 75-296-R, Item 21

Findings of Fact: The Petitioner submitted testimony demonstrating that the proposed use of Koppers would be beneficial to the County in that it would provide employment for an additional 100 persons in Baltimore County; that the use of the additional acreage as a light manufacturing district will be compatible with the surrounding land uses and will not affect the change in surrounding area. The testimony showed that at the time of the comprehensive zoning in 1971, the area surrounding the subject property was zoned ML-CR and BL-CR and that the existing ML-CR and BL-CR constituted areas of compact development. The Planning Board of Baltimore County recommended that Petitioner's request for ML zoning be granted. Testimony of Petitioner's experts related to traffic, water, sewer and planning indicated no adverse effects on the areas surrounding subject property if this rezoning were allowed.

In dealing with traffic and roads, Petitioner's experts concluded that the increase of employees of the Koppers plant would have no substantial effects on the traffic pattern in the area. The engineer indicated that plans for improvement of the Glen Arm Road were in process with the County. The experts indicated that such plans would reduce or minimize any effects of the increased traffic generated by the new Koppers' employees.

Water and sewer testimony was given to the effect that Koppers already has a private sewer treatment plant listed in the comprehensive plan and a discharge permit has already been approved by the State Water Resources Division.

SEMMES, BOWEN & SEMMES

Mr. Frank H. Fisher
November 12, 1974
Page 2

As noted in our telephone conversation, a part of the approved parking area is not yet developed, but has been utilized since 1965 as a recreational area. I am sure you saw from your onsite inspection that the area to be improved by the proposed plant addition is that area furtherest from Glen Arm Road northeast of the existing parking area.

I have discussed the question of timing for the reclassification with Mr. McNamara of Koppers Company. He indicated in our conversation that because of the growth foreseen in the container machinery business, the management team of Koppers' Metal Products Division determined early in 1974 that the production capacity in that division, had to be expanded by 30% in the immediate future. After further study, it was determined that this could best be accomplished by expansion of the Glen Arm Plant and the transfer of certain finishing operations presently housed in other locations to the Glen Arm Plant. As you and I discussed last summer, Koppers' original timetable prompted some consideration of a request to have the rezoning petition taken out of the cycle and handled on an emergency basis. Based on your advice and that of others with the county, however, the company decided to defer to the established cycle, even though it delayed their original implementation schedule. An additional delay beyond that cycle, would impose a severe hardship on the company.

The following figures may be helpful in explaining the urgency felt by the Koppers Company in this regard. In 1974, the volume at the Glen Arm Plant is expected to exceed \$25,000,000 in sales; an increase of 50% over 1973. Sales in 1975 are again expected to increase significantly. A continued increase in sales volume is necessary to survival in the container machinery industry; and to meet the projected sales increases, an expanded production capacity is required. A second factor related to the marketing requirements arises from the fact that the Glen Arm Plant production orders have increased steadily in the last two years and are now subject to an approximate six-month lag time; a condition which the company would like to improve.

Because of limited room for expanded production, the Koppers Glen Arm operation is presently forced to subcontract work to outside vendors that would normally be accomplished through in-house production. The high cost of subcontract arrangements and the need to tightly control manufacturing schedules (a condition not always possible under subcontract arrangements) make it imperative that Koppers expand its in-house production.

The plant expansion of the discharge facilities would adequately handle all effluent from the proposed plant.

FINDINGS OF LAW

The existence of the already established ML-CR and BL-CR zoning in the Glen Arm area together with the then existing ownership of the subject property by Koppers at the time of the comprehensive rezoning in 1971 leads to the conclusion that the zoning of the subject parcel as RDP at that time was a mistake. In light of such mistake and in light of the testimony showing that the reclassification will (1) not create a change in the surrounding neighborhood, (2) is comprehensive in nature, and (3) is consistent with the highest and best use of the property, the reclassification may be granted on the basis of mistake as that term is defined under Maryland law.

CONCLUSION

This Commissioner, taking all of the facts in this case into full consideration grants the Petitioner's request for ML zoning.

Zoning Commissioner of Baltimore County

SEMMES, BOWEN & SEMMES

Mr. Frank H. Fisher
November 12, 1974
Page 3

Finally, Frank, Koppers finds that the labor market in the Glen Arm area is most desirable and would prefer to expand their metal products production at this location rather than in their other existing plant locations. The soundness of this decision is, of course, in part dependent on the likelihood that such expansion will be permitted in time to meet the market demands cited above. In the past year, Koppers has added 81 new employees and, with the plant addition, would be able to increase that figure by an additional 80 to 100 employees. It would seem that in this period of increased unemployment, such job opportunities should be an asset to the County.

On behalf of Koppers, I want to express our appreciation for your interest in contacting us for further information. Please feel free to contact me again if you have any further needs in this regard.

Very truly yours,

Robert B. Haldeman

RHB:gjs

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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

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

November 1, 1974

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

Re: Item #21 (Cycle VIII - October 1974 - April 1975)
Property Owner: Koppers Company, Inc.
N/2S of Glen Arm Rd., 1350' W. of Long Green Rd.
Existing Zoning: R.D.P.
Proposed Zoning: M.L.
No. of Acres: 7.93 District: 11th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Glen Arm Road is an existing County road which is proposed to be further improved as a 60-foot minimum closed roadway section within a 60-foot minimum right-of-way with channelization at the entrance to the Koppers plant. The plan correctly depicts minimum requirements under consideration at this time. Highway right-of-way widening must be granted at no cost to the County along the frontage of this property, in accordance with the Public Works Agreement currently being prepared for acceptance.

All entrance locations and private roadways are subject to approval by the Department of Traffic Engineering and the Office of Planning and Zoning. The need for any other public roads through this property would also be determined by those agencies.

Storm Drains:

The plat does not fully indicate the extent of all proposed storm drainage facilities required in conjunction with the proposed development of this property; however, the Petitioner's engineer is currently preparing storm drain contract drawings for additional facilities. Simultaneously, a Public Works Agreement is being prepared for acceptance and the Petitioner will be required to grant, at no cost to the County, necessary drainage and utility easements.

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 #21 (Cycle VIII - October 1974 - April 1975)
Property Owner: Koppers Company, Inc.
Page 2
November 1, 1974

Sediment Control:

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

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

Development of this property will be subject to the regulations and requirements of the Storm Water Management Policy, effective December 1, 1974.

Water and Sanitary Sewers:

The subject property is situated outside the boundary of the Baltimore County Metropolitan District and is not included within the limits of the Comprehensive Water and Sewerage Plan, as amended July 1974.

Since public water supply and sanitary sewerage are not available to serve this property, adequate private water supply and sewage disposal systems must be provided in accordance with Department of Health requirements and regulations. A permit is required from the Maryland Department of Natural Resources for discharge of any treated or untreated effluents emanating from this property.

Very truly yours,

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

ENDE:RAM:RMD:iss

Q-MW Key Sheet
57 & 58 NE 23 Pos. Sheets
VE 15 P Topo
53 Tax Map

cc: J. Trenner
G. Reiser
File

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

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

October 28, 1974

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

Re: Item 21 - Cycle Zoning 8 - October 1974 through April 1975
Property Owner - Koppers Company, Inc.
NE/5 of Glen Arm Road, 1350 ft. W of Long Green Road
M.L.
District 11

Dear Mr. DiNenna:

The subject petition is requesting a change from R.D.P. to M.L. of 7.9 acres. This change should increase the trip density from 80 to 900 trips per day. This expansion will compound the problems which presently exist when Koppers terminate their work day, unless some provisions for staggered work hours is developed.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/rmg

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 25, 1974

Messrs. Albright and Haldeman
Semmes, Bowen & Semmes
10 Light Street (17th Floor)
Baltimore, Maryland 21202

RE: Reclassification Petition
Item 21 - 8th Zoning Cycle
Koppers Company, Inc.
Petitioners

Dear Sirs:

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

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

The subject property is located approximately 250 feet northeast of the intersection of Hooper Lane and Glen Arm Road, in the 11th Election District of Baltimore County. This 7.93 acre tract represents a portion of the entire holdings of the Koppers Company. A portion of the subject site presently exists as off street parking for the existing adjacent facilities of the Koppers Company, and also contains two existing dwellings.

Properties immediately adjoining the site to the southwest are improved with a store directly abutting Glen Arm Road and a dwelling to the rear of that site. Large acreage parcels abut the site to the north and northeast. The existing Koppers facilities abut the southeasterly side.

Messrs. Albright and Haldeman
Semmes, Bowen & Semmes
October 25, 1974

Item 21 - 8th Zoning Cycle
Page 2

The petitioner is requesting a Reclassification from the existing RDP zone to an ML zone and proposes to erect a 50,000 square foot building. Off street parking is indicated for an additional 195 spaces over and above the existing 254 spaces.

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 December 1, 1975, 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, 1975 and April 15, 1975, will be forwarded to you well in advance of the date and time.

Very truly yours,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure

cc: David W. Dallas, Jr.
Civil Engineer
8713 Old Harford Road
Baltimore, Maryland 21234

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204
823-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Koppers Company, Inc.

Location: NE/5 of Glen Arm Rd. 1,350' W. of Long Green

Item No. 21 Zoning Agenda Cycle 8 - October 1, 1974

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's dead-end condition shown at _____ EXCEEDS 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", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *H. B. Staab* Noted and Approved: *Paul H. Reincke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

INDUSTRIAL DEVELOPMENT COMMISSION
BALTIMORE COUNTY, MARYLAND

October 21, 1974

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

Dear Mr. DiNenna:

Re: Reclassifications - Zoning Cycle VIII
Item 21 - Prop. Owner: Koppers Company, Inc.
Location: NW/5 Glen Arm Road, 1350 ft. West
of Long Green Road
Existing Zoning: RDP
Proposed Zoning: ML
Acreage: 7.93
District: 11th

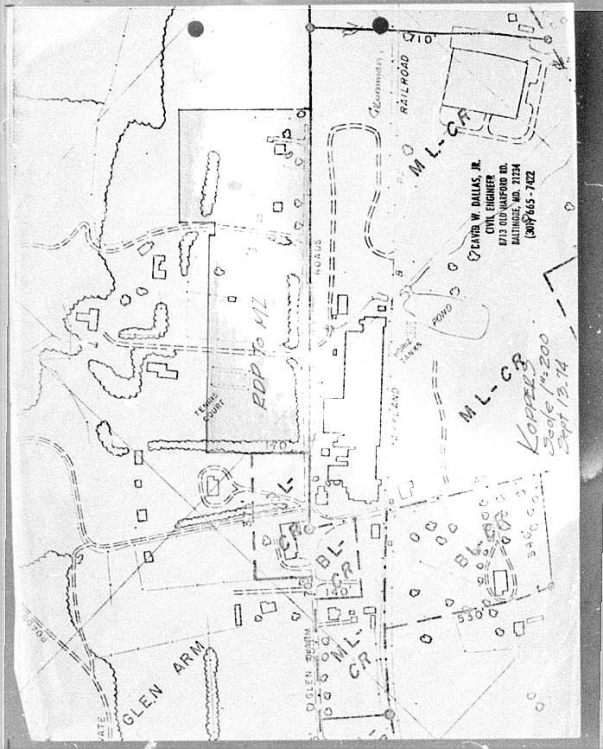
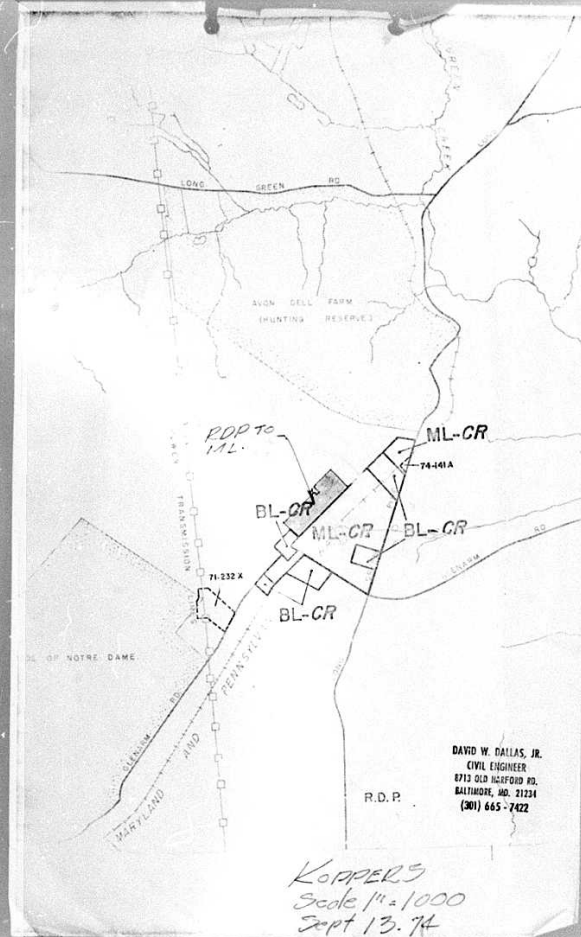
The staff of the Industrial Development Commission has reviewed the subject petition, visited the site, and offers the following comments.

The original plant at this location was built in 1918 and has continued to operate and expand since that time. Since that time, the present occupant, acquired the property in 1956 and has continued to expand the operation. The property, which is presently zoned for industrial use, is being fully utilized and additional industrially-zoned land is needed to permit the company to expand at this location.

The Industrial Development Commission recommends that this petition be given favorable consideration to permit the company's expansion so that it may continue operating in Glen Arm. According to the Office of Planning, the population of the area has increased by 10 per cent since the present zoning maps were adopted. However, no provisions have been made to allow industries to expand and provide employment for this increase in the population of the area.

Sincerely,

H. B. Staab
H. B. STAAB
Director

[illegible][illegible]

District 114 Date of Posting 2-22-75
 Posted by Henry Manly Ward 12-2-1875 Q. 11-20-64
 Petitioner Hoffman
 Location of property 4 1/2 S. of Main Corner Bl 13.50' W. of Hwy
Green Bl.
 Location of Sign 1 Sign. Road to entrance to Main Ave. Rtd
250 ft. North of 7th Ave.
 Remarks
 Posted by Mark V. Shea Signature Date of return 3-6-75

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Demon										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>N. B. C.</u>	Revised Plans: Change in outline or description ☐ Yes ☐ No									
Previous sheet: _____	Map # _____									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 25th day of
SEPT. 1974. Item # _____.

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner KOPPERS Co. Submitted by MR. THOMAS P. McMANUS

Petitioner's Attorney MR. DAVID ALLEN Reviewed by NBC

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

BALTIMORE COUNTY, MARYLAND No. 17140

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 20, 1974 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

Thomas P. McManus
Brookline Ed.
Baldwin, Md. 21013

Petition for Reclassification for Koppers Co., Inc.
300 G. 2nd St. 21

BALTIMORE COUNTY, MARYLAND No. 17930

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

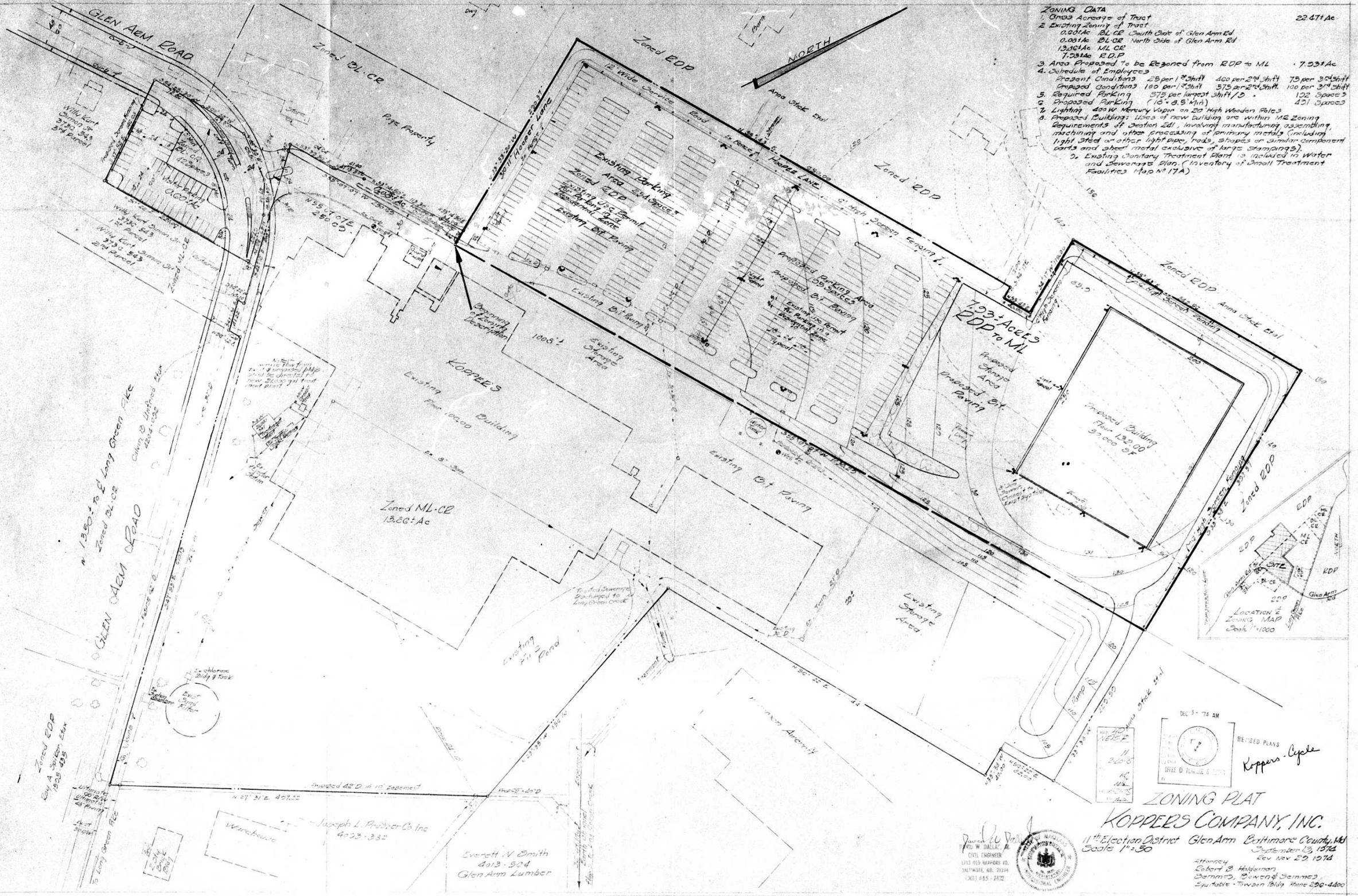
DATE March 12, 1975 ACCOUNT 01-662

AMOUNT \$138.83

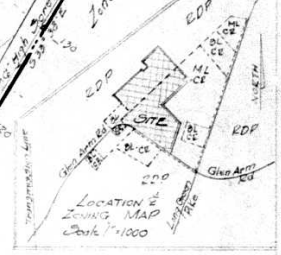
WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

Messrs. Semmes, Bowen & Semmes
10 Light Street
Baltimore, Md. 21202
Advertising and posting of property for
Koppers Co., Inc. 75-206-R 138.83





- ZONING DATA**
1. Gross Acreage of Tract 22.47±Ac
 2. Existing Zoning of Tract
 0.00±Ac BL-CE South Side of Glen Arm Rd
 0.00±Ac BL-CE North Side of Glen Arm Rd
 13.00±Ac ML-CE
 1.00±Ac RDP
 3. Area Proposed to be Rezone from RDP to ML 7.03±Ac
 4. Schedule of Employees
 Present Conditions 25 per 1st shift 400 per 2nd shift 75 per 3rd shift
 Proposed Conditions 100 per 1st shift 575 per 2nd shift 100 per 3rd shift
 5. Required Parking 575 per largest shift / 3 122 Spaces
 6. Proposed Parking (16' x 9.5' Min) 431 Spaces
 7. Lighting 400W Mercury Vapor on 20' High Wooden Poles
 8. Proposed Buildings: Uses of new building are within M2 Zoning Requirements of Section 221, involving manufacturing, assembling, machining and other processing of primary metals (including light steel or other light pipe, rods, shapes or similar component parts and sheet metal exclusive of large stampings).
 9. Existing Sanitary Treatment Plant is included in Water and Sewerage Plan, (Inventory of Small Treatment Facilities Map # 17A)



ZONING PLAT
KOPPER'S COMPANY, INC.
 11th Election District Glen Arm, Baltimore County, Md.
 September 13, 1974
 Scale 1"=50'
 Rev Nov 29, 1974

Attorney
 Robert B. Halderman
 2000 E. 12th St., Suite 200
 Baltimore, Md. 21204
 Phone 200-4400



Everett N. Smith
 4013-304
 Glen Arm Lumber

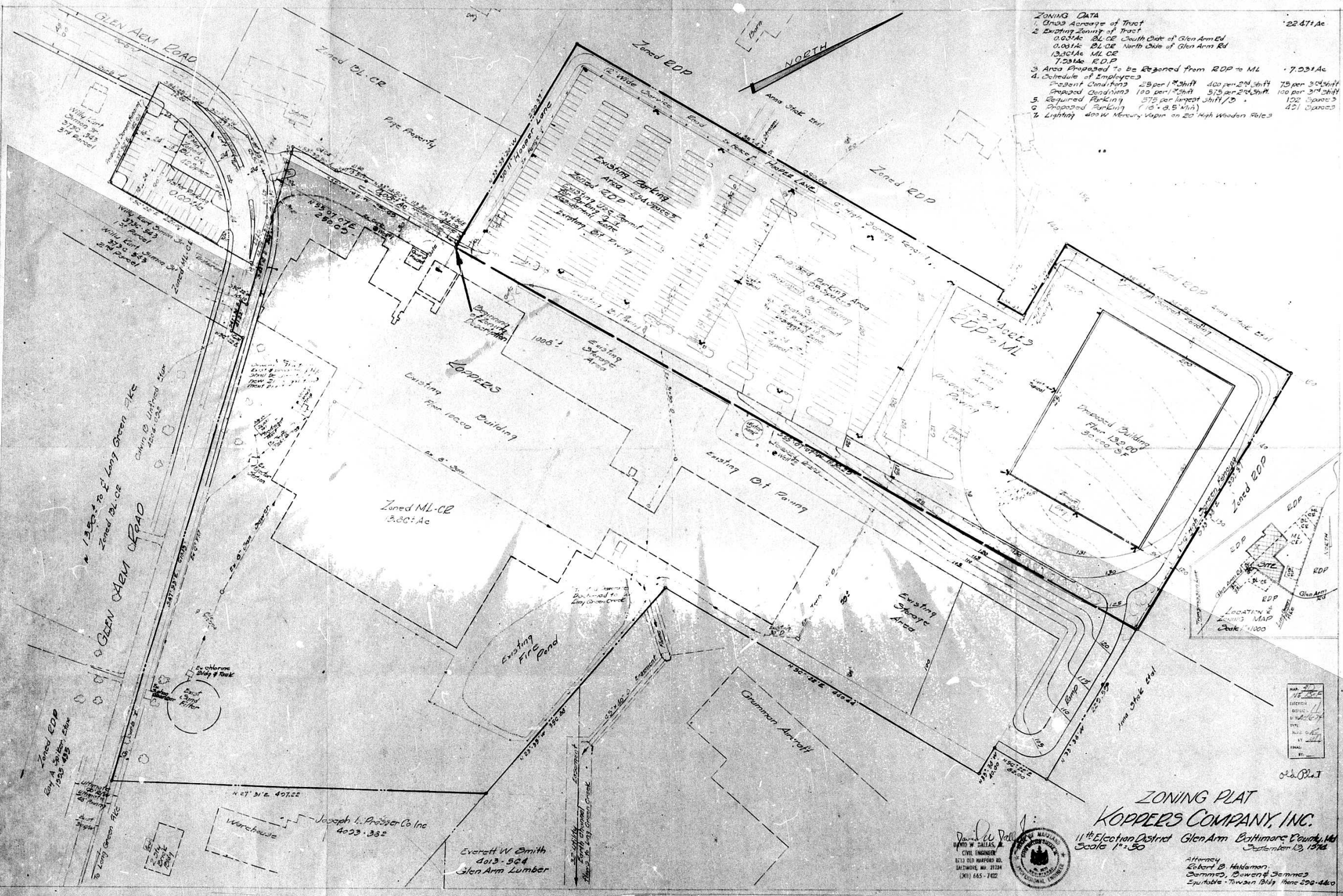
Joseph L. Prosser Co. Inc.
 4023-332



APR 28 1975

- ZONING DATA**
1. Gross Acreage of Tract 22.471 Ac
 2. Existing Zoning of Tract
 - 0.031Ac BL-CE South Side of Glen Arm Rd
 - 0.031Ac BL-CE North Side of Glen Arm Rd
 - 13.301Ac ML-CE
 - 7.231Ac RDP
 3. Area Proposed to be Rezone from RDP to ML 7.231Ac
 4. Schedule of Employees

Present Conditions	23 per 1st Shift	400 per 2nd Shift	75 per 3rd Shift
Proposed Conditions	100 per 1st Shift	575 per 2nd Shift	100 per 3rd Shift
 5. Required Parking 575 per largest shift / 3 = 192 Spaces
 6. Proposed Parking (16 x 8.5' Min) 421 Spaces
 7. Lighting 400W Mercury Vapor on 20' High Wooden Poles



ZONING PLAT
KOPERS COMPANY, INC.
 11th Election District Glen Arm Baltimore County, Md
 Scale 1"=50'
 Prepared by: *David R. Pelt*
 CIVIL ENGINEER
 6713 OLD HANFORD RD.
 BALTIMORE, MD 21234
 (301) 665-7422

APPROVED
 PROFESSIONAL ENGINEER

Attorney:
 Robert B. Haldeman
 Samuels, Bowen & Samuels
 800 North Towson Blvd. Suite 200-4400



APR 28 1975