## PETITION FOR ZONING RE-CLASSIFICATION April 10 21) AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Koppers Company, Inc. legal owrer of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof hereby petition (1) that the zoning status of the herein described property be re-classified, pursuan R.D.F

to the Zoning Law of Baltimore County, from an ...

\_\_\_\_zone; for the following reasons

There has been a sufficient change in the character of the area reflected in increased industrial and business was adjacent to the present Koppers Facilities.

The original application of the R.D.P. Zone to this portion of the Koppers property was a mistake.

See attached description [See attached memorandum for further detail]

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

Property is to be posted and advertised as prescribed by Zoning Regulations osting, etc., upon filing of this petition, and further agree to and are to be bound by the zonin ons and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

County.		Donald L. Delvier, Vicel
01		Koppers Company, Inc.
37		Container Machinery Division
195	Contract purchaser	Legal Owner
Address	Dass F. NEMAN	Address Glen Arm, Maryland 21057 By:
1	Whit & Hoffin	
Address	Semmes, Bowen & Semmes 10 Light Street (17th Ploor)	Protestant's Attorney

Baltimore, Maryland 21202

17th

Legal Owner Green Co., rm, Maryland 21057 RATIO Protestant's Attorney

NE/S of Long

1350

... 1975 .. at 11:00 o'clock

of October \_\_\_, 197 4, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through [7] pgt Ralitatore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore day of March

WINT OF PLANTING & TORNE

Pres la liencea

March 19, 1975

David Albright, Esquire, and Robert B. Haldeman, Esquire 17th Floor, 10 Light Street Baltimore, Maryland 21202

> RE: Petition for Reclassification NE/S of Glen Arm Road, 1350 W of Long Green Road - 11th Election District Koppers Company, Incorporated

Petitioner NO. 75-206-R (Item No. 21)

Dear Messrs. Albright and Haldem

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

Very truly yours.

S. ERIC DI NENNA

SED/scw Attachments
cc: M's. Helen Kling
Manor Read
Glen Arm, Maryland 21057

#### MEMORANDUM IN SUPPORT OF PETITION FOR RECLASSIFICATION

60

Koppers Company, Inc. (the "Petitioner"), a corporation existing under the 's of the State of Delaware with its headquarters in Pittsburgh, Pa., respectfully requests a change in the zoning of a certain tract of land situated in the Eleventh Election District of Baltimore County, Maryland, as hereinafter more particularly set forth and in support of its Petition says:

- 1. That the Petitioner is the owner of that certain property, containing a total of 22.47 acres of land, more or less, and located in the Eleventh Election District of Baltimore County, Maryland, on which certain plant facilities of Petitioner are located (the total acreage and plant facilities together hereinafter referred to as the "Plant Site"). Within said Plant Site .68 acres are zoned B.L., 13.86 acres are zoned M.L., and 7.93 acres are presently zoned R.D.P. The 7.93 acre portion of the Plant Site is the subject of this Petition for Reclassification from R.D.P. to M.L. zoning. The property presently zoned B.L. and M.L. is already fully developed for light manufacturing uses and parking. The total Plant Site, including the area to be rezoned, is shown on a plat labled "Zoning Plat, Koppers Company, Inc., Eleventh Election Distirct, Glen Arm, Baltimore County, Maryland," attached hereto and incorporated herein and hereinafter referred to as "the Plat". The M.L. and B.L. zoning as aforesaid was established pursuant to the Baltimore County Zoning Regulations, 1955, as amended and presently in force
- 2. That the area within the Plant Site for which rezoning is requested is presently utilized for parking under a special permit granted by the County as described herein below; said parking permit covering 4.3 acres. Petitioner intends, upon obtaining the reclassification herein requested, to finish development of the parking area to which the aforementioned permit applies and to expand its plant facilities as further described hereunder.

Petitioner's plan, will result in the highest and heat use of the property. When completed, the expanded plant operations would be a part of a larger complex of integrated plant facilities with no substantial impact of any nature on the surrounding land uses.

- 9. That Petitioner's request is supported by change in that the types of plant operations proposed (and other aspects of Petitioner's plan for development of property) are consistent with the changes in the industrial and commercial uses within the Glen
- 10. That the change of soning classification requested here is supported on the basis of original mistake in the application of the R.D.P. District to the plant expansion and parking area site. The application of the R.D.P. District to Petitioner's land way a mistake in that Bill No. 100, passed by the Baltimore County Council on July 6, 1970, clearly provides in Section 5, Paragraph 2(d), that "certain distinct existing areas of compact development, such as certain approved subdivisions or the immediate environs of typical rural business centers, are not normally to be classified as R.D.P." It is doubtful that any area of compact development in the county would more clearly and distinctly stand out from the surrounding rural areas than the group of manufacturing industries located in Glen Arm.
- 11. That Petitioner respectfully prays that the zoning classification of the real property described in the Petition attachment titled "Zoning Description, Koppers Company, Inc., R.D.P. zoning to ML-CR" and as shown on the Plat as the area to be rezoned for parking and plant expansion be changed from R.D.P. to M.L.

Respectfully sobmitted,

10 Light Street17th Floor Baltimore, Maryland 21202 Attorneys For Petitioner

was being more restrictively zoned, the area acquired for plant and ME: PETITION FOR RECLASSIFICATION FROM R.D.P. to M.L. Northeast side of Glen Arm Road 1350 feet West of Long Green Acad, 11th District

0

(6)

3. That the total Plant Site (exclusive of the 7.93 acre

4. That the Petitioner seeks a rezoning of the area for

plant expansion and parking area) is part of a total of approxi-

mately 50 acres of land in the Glen Arm area already toned N.L. and

B.L. Approximately 3% of the 50 acres are presently zoned and util-

ized for light manufacturing; the remainder being light business.

parking and plant expansion in order to construct a new facility

which would house certain machine shops necessary for the finishing

of component parts in support of its machinery production facili-

ties already located on the Plant Site. The components supply fa-

cility as contemplated would be of single story concrete block con-

1969-1970. Similar to the earlier addition completed in 1970, the

proposed facility would provide approximately 50,000 square feet

existing facilities of Koppers at the Plant Site. The operations

housed in the proposed facility would be light manufacturing uses

of the same types of machining and finishing operations as are pres-

ently carried on in other portions of the present Koppers' facili-

ties. The new facilities would be to the east of the already exis-

ing was purchased by Koppers in 1968, it was then zoned R-6. On

March 20, 1968, a special purking permit was granted by the County

for a portion of the newly acquired area covering approximately 4.3

acres or 54% of that area. Half of the approved parking area has

been developed and provides parking for approximately 254 cars for

support the expanded component supply facilities as herein proposed.

In 1971, without specific notice to the Petitioner that its property

employees and guests at the Koppers' facilities. The Petitioner

intends to complete the parking areas as originally designed to

5. When the area planned for plant expansion and park-

tent parking areas and Glen Arm Road as shown on the Plat.

floor space and would constitute approximately 20% of the then

struction similar to the one more recently added by Koppers in

Of the total 50 acres, less than 15 are presently owned by Koppers.

ZONING CONTINSIONER OF

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or her-after designated therefore, and of the passage of any preliminary or final Order in connection

I HERENY CERTIFY That a copy of the foregoing Order was coiled this  $B \stackrel{\mathcal{H}}{\longrightarrow} \mathbb{H}_{q}$  day of Marco large. sy of Marca. 1975 to David Albright, Esquire and Robert B. Haldeman, Esquire, emmes, Bowen & Semmes, 10 Light Street (17tt) Ploor), Baltimore, Maryland 21202, Attorneys for Petitioner.



parking expansion was reclassified from R-6 to an R.D.P. District.

6. The Petitioner has a long history of continued production and growth in Baltimore County. Its parent corporation operates in a rumber of diversified production areas. The Glen Arm plant of the Koppers Company, Inc. is a container machinery department responsible for the manufacturing of container printing and corrugating machinery. The present Plant Site at Glen Arm was originally established as the F. X. Hooper Company in 1882 and at that time conducted only the manufacture of container printing machinery. The Hooper Company operations continued until 1954 when they were incorporated into the Koppers Metal Products Division. In 1959, the addition of the George W. Swift, Jr. Company of New Jersey led to expansion of the then existing Glen Arm manufacturing facility by a new addition housing approximately 40,000 square feet of production area. In 1968, the area for plant expansion and parking was purchased from descendants of the original owners of the Hoose plant who still retained an interest in lands adjacent to the presen Plant Site. As indicated above, the County then granted a special permit for an expanded parking area on approximately one-half of the plant expansion and parking area site.

7. That the proposed expansion of facilities will have direct benefits to the County in the production of additional tax revenues and increased employment opportunities to County residents. The proposed operations would employ an additional 100 people, with 90 of those being production workers. The 100 people would be employed on three shifts with a maximum of 50-55 persons on any one shift. The present plant operations employ 550 persons in three shifts, including 213 managerial-clerical (salaried) workers and approximately 350 production workers. As with other industrial operations, the benefits of increased taxes and employment for county residents will not create additional demands on local school districts or other public facilities.

8. That development of the property in accordance with

(6)

ZONING DESCRIPTION KUPPERS COMPANY INC R.D.P. ZONING TO MI

BECINNIT for the same on the southernment side of Hooper Lane at the intersection between NL-CR Zoning, SL-CR Zoning and K.D.P. Zoning lines said point being the two following courses and distances from the center line intersection of Gleo Arm Road with Long Green Pike north X7 degrees and point the control of Gleo Arm Road with Long Green Pike north X7 degrees to the save the sevent following the control of Gleo Arm Road with Long Green Pike north X7 degrees on the save seed to the save following the State Sta

CONTAINING 7.93 acres of land more or less

BEING the property of Koppers Company Inc. located in Glen Arm, Maryland.

September 5, 1974



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SEMMES, BOWEN & SEMMES ---BALTIHORE, MARYLAND 21202

ELEPHONE 539-5040 AREA CODE 301 CABLE ADDRESS: TREVLAC

November 12, 1974

Mr. Frank H. Fisher Baltimore County Office of Planning and Zoning 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 raired 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 F. Stick and Gordon M. F. Stick and when originally was from Anna F. Stick and Gordon M. F. Stick and when originally was from the contract of the contract contra 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 #75-206R

6 SEMMES BOWEN & SEMME

Mr. Frank H. Fisher November 12, 1974

As noted in our telephone conversation, a part of the approved parking area is not yet developed, but has been utilized since 1968 as a recreational area. I as sure you saw from your onsight inspectable the area to be improved by the proposed plant addition is that of a furtherest from 61cm Arm Road northeast of the existing nameter area.

I have discussed the question of timing for the reclassifi-cation with Mr. McNamara of Koppers Company. He indicated in our conversation that because of the growth forcesen in the continer machinery business, the management team of Koppers' Metal Products Division determined early in 1974 that the production capacity in Street Purchase and the second of the control of the control of accomplished by expansion of the Giena Arm Films could best be of certain finishing operations presently housed in other locations to the Gien Arm Flant. As you and I discussed last summer, Koppers' original timetable prompted some consideration of a request to have been considered by the control of the cycle and handled on an emergency basis. Band the country, however, the company decided to determine the country, however, the company decided to determine the country, however, the company decided to the cycle and presentation enthedule. 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 Glon Arm Flant is expected to exceed \$25,000,000 in sales; an increase of 50% over 1973. Sales in 1975 are again sales and increase of 50% over 1973. Sales in 1975 are again to the sales are sales of 50% over 1974. A continued increase in sales volume is necessary to satisful, a continued increase in sales are sales increases. The sales increases are sales increases are sales increases, and the sales increases of the sales in sales i

Because of limited room for expanded production, the Koppers outsides vendors that would normally be accomplished through in-house troduction. The high cost of subcontract arrangements and the need possible under subcontracturing schedules (a condition not always possible under subcontracturing schedules (a condition not always Koppers expand its in-house production.

SEMMES, BOWEN & SEMMES

Mr. Frank H. Fisher November 12, 1974

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 than in the product of the second state of the second state of the second state of the second state of course, in part dependent on the index of this decision is, of course, in part dependent on the state of the second state of course, in part dependent on the second state of course, in part dependent on the second state of the second s 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 sgain if you have any further needs in this

Very truly yours.

Robert B. Haldeman

RBH:gjs

**C&P** Telephone

February 21, 1975

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

Re: Item 21 - 75 - 206 - R

In order to anticipate future changes in service requirements, I would appreciate the result of the scheduled conting Reclassification (realing for the October, 1974 - April, 1975 coning Reclassification (rich. Ficasi forward decision when it becomes available to XX. Clyde L. Lew, Field Engineer, 375 W. Chespacks Avenue, Towacon, Karyland, 21204.

Very truly yours, Field incineer

C. I. Ink

PETITION FOR RECLASSIFICATION FINDINGS OF FACT AND OF LAW

Petitioner: Koppers Company, Inc.

N/E/S of Glen Arm Road; 1350 feet west

Election District:

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; 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 the area surrounding the surrounding district and the area surrounding the surrounding district and the area surrounding the surrounding district and ML-CR and BL-CR and that the existent ML-CR and BL-CR and that the existent ML-CR and that the result of compact development. The Flamming Board of Baltimore County recommended that Festitabees' request for ML soring be granted. Testimony of Festitomers' expersa related to traffic, where, sever and planning indicated no adverse affects on the areas surrounding subject property if this rezoning were allowed.

In dealing with traffic and roads, Petitioners' experts concluded that the increase of employees of the Koppers plant would have no substantial affects the appears plant would have no substantial affects on the traffic pattern in the area. The engineer me Road were in process with the County. The experts indicated that such plans would reduce or ministic 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

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

FINDINGS OF LAW

The existence of the already established ML-CR and The existence of the already established ML-CR and BL-CR soning in the Glon Arm area together with the them existing ownership of the subject property Mth the them existing ownership of the subject property Mth suppers at the conclusion that the zoning of the subject parcel as RDP at the conclusion that the zoning of the subject parcel as RDP at the theoretic as mistake. In light of such mistake and in light of the tentiony showing that the reclassification will (1) not create a change in the aurrounding meighborhood, (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.

This Commissioner, taking all of the factors in this case into full consideration grants the Petitioners' request for M-L

Zoning Commissioner of Baltimore

BALTIMORE COUNTY

**ZONING PLANS** 

ADVISORY COMMITTEE



PETITION AND SITE PLAN

**EVALUATION COMMENTS** 

Item 21 - 8th Soning Cycle BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Messre, Albright and Baldeman County Office Building Semmes, Bowen & Summes 111 W. Chesapeake Avenu 10 Light Street Towson, Maryland 21204 Sommes, Bowen & Sommes 10 Light Street 17th Floor Baltimore, Maryland 21202

four Petition has been received and accepted For filing this 25th

> Veni la Mensea RRIC DINENNA

Petitioner Koppara Company, Inc.

Potitioner's Attorney Messrs. Albright and Reviewed by Games E. Byrras, M. Anairman. Anairman, Zoning Advisory Committee

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

Baltimore County, Maryland Benartment Of Unblie Marks

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bureau of Engineering

November 1, 197h

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

> Re: Item #21 (Cycle VIII - October 1974 - April 1975) Property Owner: Koppers Company, Inc.
> N/ES of Clen Arm Rd., 1350 W. of Long Green Rd.
> Existing Coning: R.D.
> 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.

Olen Arm Road is an existing County road which is proposed to be further improved as a h8-foot minimum closed roadway section within a 60-foot minimum right-of-way with channelisation at the entrance to the Koppers plant. For 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 readways are subject to approval by the Deguitems of Traffic Engineering and the Office of Planning and Zoning. The need for any other public reads through this property would also be determined by those agencies.

The plat does not fully indicate the extent of all proposed storm drainage facilities required in compusation with the proposed dwwelepasent of this property; however, the Patitioner's Simulaneously, a Public Worm drain contract drawings for additional facilities. Simulaneously, a Public Worm of the Country of the Count

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nulsances 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.

The petitioner is requesting a Reclassification

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

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 schoduled for a hearing. Notice of the hearing date and time, while will be bettern Marcl 1, 1975 and April 15, 1975, all carvarded to you well in advance of the date and time.

Very truly yours,

JAMES B. BYRNES, III

General Experient

Chairman, Zoning Plans Advisory Committee

Item 21 - 8th Zoning Cycle

Page 2

Messrs. Albright and Haldeman

Semmes, Bowen & Semmes

the existing 254 spaces.

cc: David W. Dallas, Jr.

Civil Engineer 8713 Old Harford Road

Baltimore, Maryland 21234

October 25, 1974

Item #21 (Cycle VIII - October 1974 - April 1975) Property Owner: Koppers Company, Inc. Page 2 November 1, 197h

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a suddment pollution problem, cascipping private and public holdings downstream of the property. A grading permit is, therefore, momentary 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 Sewer:

The subject property is situated outside the boundary of the Baltimore County Metropolitan District and is not included within the limits of the Comprehensive Meter and Sewerage Plan, as amended Jul 1976.

Since public water supply and sanitary sowerage are not available to serve this property, adequate private water supply and savage disposal systems must be provided in interest and the provided of field in requirements and regulations. A permit is required from the Maryland Department of Natural Resources for discharge of any treated or unbreaked of minoria semanting from this property.

Very truly yours, Conswort of liver Chief, Bureau of Engineering

END:EAM:RMD:ss

Q-NW Key Sheet 57 & 58 NE 23 Pos. Sheets NE 15 F Topo 53 Tax Map

G. Reier

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Messrs. Albright and Haldeman

COUNTY OFFICE BUILDING 111 W. Chesspeake Avenue Traccon, Maryland 2120 .....

HERMING

ZONING ADMINISTRATION

SHALTS DEPARTMENT

BUREAU OF PIRE PREVENTION

STATE HIGHWAY

BUREAU OF ESGINEERING

BOARD OF EDUCATION

OFFICE OF THE BUILDINGS ENGINEER

Semmes, Bowen & Semmes 10 Light Street (17th Floor) Baltimore, Maryland 21202

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

October 25, 1974

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 roview 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 for 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 lith 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 the existing adjacent facilities of the Oppers Company, and also contains two existing dwellings.

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

Baltimore County Fire Department

J. Austin Deitz



Towson, Maryland 21204

825-2310

Office of Flanning and Zoning Baltimore County Office Building Towson, Naryland 21204 Attention: Mr. Jack Dillon, Chairma

Zoning Advisory Conmittee

Re: Property Owner: Koppers Company, Inc.

Location: NE/S of Olen Arm Rd. 1,350 ft. W/ of Long Green

Item No.21

Zoning Agenda Cycle #8 - October 1, 197h

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

- Pire hydrants for the referenced property are required and shall be located at intervals of feet along so approved read in accordance with Baltimore County Standards as published by the Department of Public Morks.
- 1 second means of vehicle access is required for the site.
   The vehicle dead-end condition shown at
- EXCEEDS the maximum allowed by the Fire Department
- EXCESSIVE the maximum allowed by the Fire Department.

  () In the state shall be made to compy with all applicable parts of the Fire Prevention Code prior to o manay or beginning of operations.

  (X) 5, the buildings and structure or ... mg or proposed on the date or the buildings and structure or ... mg or proposed on the date or the comply with all applicable requirements of the Hadional Fire Froteetian Association Standard To. 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. Noted and

Planning Group Special Inspection Division Laul It Reinche Deputy Chief Fire Prevention Bureau

CRM/rma

INDUSTRIAL DEVELOPMENT COMMISSION BALTIMORE COUNTY, MARYLAND

1-494-3648

H. B. STAAC

October 21, 1974

C. Richard Moore Assistant Traffic Engineer

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

Dear Mr. DiNenna

BALTIMORE COUNTY, MARYLAND

Mr. S. Eric DiNenna

Towson, Maryland 21204

District 11

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

The subject petition is requesting a change from R.O.P. to M.L of 7.9 acres. This change should increase the trip density from 80 to 800 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.

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

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

The original plant at this location was built in 1918 and has continued to operate and expand since that time. Coppers Company, Inc., the present occupant, acquired the property in 1956 and has continued present occupant, acquired the property in 1750 and has continued to expand the operation. The property, which is presently zened for industrial use, is being fully utilized and additional industriallyzoned 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 expansiton 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 seen made to allow industries to expand and provide employment for this increase in the population of the area.

Sincerely,

H B STAAD



EUGENE J. CLIFFORD P.E.

October 28, 1974

# -BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

\* W

Dear Mr. DiNenna:

October 17, 1974

Mr. S. Eric DiNenna, Zoning Commissioner

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

Comments on Item  $\ensuremath{\mathcal{J}}\xspace$  , Zoning Reclassification, Cycle #8, are as follows:

Property Owner: Koppers Company, Inc. Location: NE/S of Clen Arm Rd. 1,350 ft. N/ of Long Green Existing Zoning: R.O.P. Froposed Zoning: R.D.P. No. of Acres: 7,93 District: 11th

plans and specifications of the addition to the existing sewage treatment plant must be approved by County and State agencies. Also, a point of discharge perait must be obtained from the State. An additional vater veil vull be drilled to supplement the two existing wells.

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

Prod Protection Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of reed Protection, Baltimore County Department of Health, for review and approval.

Very truly yours.

Thomas H. Deli 25 Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB/nc

CC--W.L. Phillips L.A. Schuppert

WILLIAM D. FROMM

DONALD I BOOK MD. MRH



October 21, 1974

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

Dear Mr. Di Nenna

Comments on Item #21, Zoning Cycle VIII, October, 1974, are as follows:

Property Owner: Koppers Company, Inc. Location: NE/s of Glen Arm Road 1,350 ft. W. of Long Green Existing Zoning: R.D.P. Proposed Zoning: M.L. No. of Acres: 7.93

This office has reviewed the subject petition and offers the following comments. These comments are not intended to in indicate the appropriateness of the zoning in question, but are to assure that all parties are made a

The previous zoning hearing for parking in a residential zone had a site plan, which was approved, indicating light standards of 10 feet in height not the existing 20 feet.

The site plan must be revised to indicate the use of the proposed building and be in compliance with Section 253.4 of the Zoning Regulations.

> Very truly yours, John Lew whles John L. Wimbley Planning Specialist II

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

AREA CODE 301 PLANNING 494-3211 ZONING 494-3351

### BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 21204

Date: October 8, 1974

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

Z.A.C. Meeting of: October 1, 1974 (Cycle #8)

Re: Item 21 Property Owner: Koppers Company Inc. Location: NE/S of Gien Arm Rd. 1,350 ft., K. of Long Green Present Zoning: R.D.P. Proposed Zoning: M.L.

District

No adverse effect on student population.

Very truly yours. W. Wick Felious

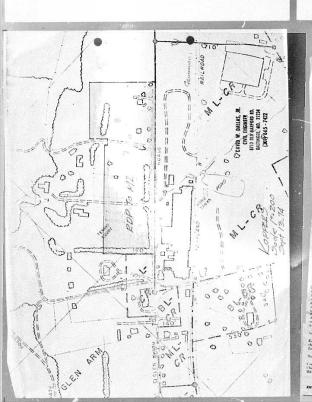
W. Nick Petrovich., Field Representative

H. EMSLIE PARKS, PARAGENT CUBENE C HESS ....

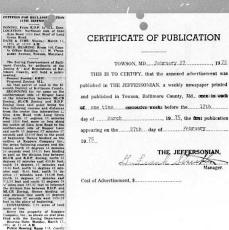
WNP/m1

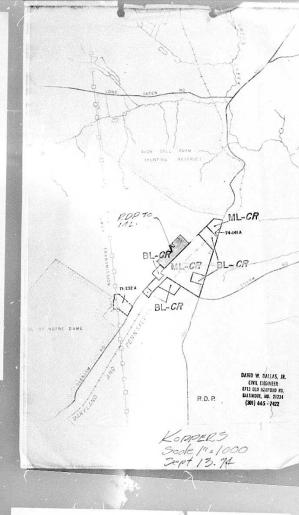
MANCUS M. BOTSANIS JOSEPH N. MISOWAN ALVIN LUBECK

RICHARD W. TRACEY, V.M.D.



# CERTIFICATE OF PUBLICATION ROSEDALE, MD., February 27, 19 75 ZONING: From R.D.P. to M.I. LOCATION: Northeast side of Glen Arm Road 1350 feet West of Long Green Road THIS IS TO CERTIFY, that the annexed advertisement was DATE 4 TIME: MONDAY MARCH 17, 1975 at 11:00 A M published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., one time before the 17th day of March 19 75, the publication appearing on the 27th day of February 19 75 that parcel of land in the Cost of Advertisement \$22,80







PETITION	M	APPI	NG	PRC	OGRE	SS	SHEE	ET			
FUNCTION		Walt Map		Original		Duplicate		Tracing		200 Sheet	
FUNCTION	date	by	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map											
Petition number added to outline											
Derive											
Granted by ZC, BA, GC, CA											

Previous case:

BA	LTIMORE	COUNTY	OFFICE O	P PLANNING	AND Z	ONING	
		111 W.	Office Chesape , Maryla	ake Avenue			
	Your F	etition	has been	received	this_	25 th da	y of
oT.		1974	Item #				

SEPT	1974	. Item #_		
		/s.	He Di.	Venn-
Petitioner_9	KOPPERS C	) O, Sub	ning Commissi mitted by <u>M</u>	R. THOMAS P. McNAMA
Petitioner's A	ttorney MR. J	ano ALBRICA	V/ Reviewed h	y NBC
* This is not assignment o	to be interpre	ted as acc	eptance of th	ne Petition for

BALIMORE COUNTY, MARYLAND OFFICE OF FINANCE MERCED OF THE STATE OF THE









