#75-249-A
#172

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William H. Callahan III legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 250.3 to permit a rear yard setback of 30 feet in lieu of the required 40 foot setback.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The setback requirements of Section 250.3 are impractical and impose a hardship on the contract purchaser. This is due to the fact that the proposed building is 40 feet from the existing property line, however by virtue of a proposed taking by Baltimore County for the widening of Mylander Lane, the rear of the proposed building will be 30 feet away from property line. The structure cannot be moved due to the site configuration without causing a reduction in the size, depth and configuration of the proposed building and therefore affecting its practical use by potential tenants. A simple reduction in the size of the building is impractical due to layout design and other considerations.

See attached description

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

I, or we, agree to pay expenses of above Variance 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.

ORDER RECEIVED FOR FILING
DATE May 9, 1975

Leroy M. Merritt — Contract purchaser
Address 1940 Ruxton Road
Towson, Maryland 21204

William H. Callahan III — Legal Owner
Address 1907 Rushley Rd
Balto MD 21234

Fedder and Garten P. A.
Joel D. Fedder — Petitioner's Attorney
2100 One Charles Center
Address Baltimore, Maryland 21201

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of March, 1975 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of April, 1975, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

#75-249-A
#172

WILLIAM H. CALLAHAN #75-249-A
Beg. 150' N of Joppa Rd. opp. Danway Rd. and Beg. 160' N of Joppa Rd. on the E/S of Mylander Lane 9th

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

75-249-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William H. Callahan III legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 250.4 to permit a distance of 60 feet from a residential zone boundary in lieu of the required 100 foot distance.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The configuration of the site is such that the front of the building which would house offices properly belongs adjacent to the residential line along Joppa Road. To bring truck traffic around to the Joppa Road side of the site is impractical, would create greater traffic and congestion in rear of property and would impose a great hardship on the contract purchaser. If the variance is granted, all heavy truck traffic and tenant dumpsters will be restricted to the interior of the site, thus shielding the residential area from same. The granting of the variance would permit proper planning for the site and would provide a practical method for the site's development.

See attached description

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

I, or we, agree to pay expenses of above Variance 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.

ORDER RECEIVED FOR FILING
DATE May 9, 1975

Leroy M. Merritt — Contract purchaser
Address 1940 Ruxton Road
Towson, Maryland 21204

William H. Callahan III — Legal Owner
Address 1907 Rushley Rd
Balto MD 21234

Fedder and Garten P. A.
Joel D. Fedder — Petitioner's Attorney
2100 One Charles Center
Address Baltimore, Maryland 21201

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of March, 1975 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of April, 1975, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

10:00 A
4/23/75

(over)

RE: PETITION FOR VARIANCE TO PERMIT A DISTANCE OF 60 FEET FROM A RESIDENTIAL ZONE BOUNDARY INSTEAD OF THE REQUIRED 100 FEET; AND TO PERMIT A REAR YARD OF 30 FEET INSTEAD OF THE REQUIRED 40 FEET. Beginning 150 feet North of Joppa Road opp. Danway Rd. and beginning 160 feet North of Joppa Road on the east side of Mylander Lane 9th District.
William H. Callahan, III

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 75-249-A

ORDER TO ENTER APPEARANCE

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 hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

John W. Hessian, III
People's Counsel

Charles E. Kountz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-3212

APR 9 '75 PM
ZONING DEPARTMENT

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 9th day of April, 1975, to Joel D. Fedder, Esquire, 2100 One Charles Center, Baltimore, Maryland 21201, Attorney for Petitioner.

John W. Hessian, III

I will not attend. JWH.

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition for Variance of Residential Proximity and Rear Yard Setback
9.935 Acres more or less

February 12, 1975

Beginning for the same at a point located N 40° 39' 25" E 248 feet from the intersection of the center line of Joppa Road and the center line of Danway Road and running thence the following seventeen courses, viz: (1) S 81° 11' 24" W 178.79 feet, (2) southeasterly along a curve to the right with a radius of 200.00 feet for a distance of 46.47 feet, said curve being subtended by a chord bearing S 15° 27' 57" E 46.36 feet, (3) S 8° 48' 36" E 80.15 feet to the northwesterly side of Joppa Road, thence binding on said northwesterly side of Joppa Road (4) S 81° 12' 25" W 50.00 feet, thence leaving Joppa Road (5) N 8° 48' 36" W 80.13 feet, (6) northwesterly along a curve to the left with a radius of 150.00 feet for a distance of 46.81 feet, said curve being subtended by a chord bearing N 17° 44' 57" W 46.62 feet, (7) S 81° 11' 24" W 688.99 feet, (8) southerly along a curve to the left with a radius of 160.74 feet for a distance of 41.81 feet, said curve being subtended by a chord bearing S 4° 11' 30" W 41.69 feet, (9) S 3° 15' 36" E 73.30 feet to the northwesterly side of Joppa Road, thence binding on said northwesterly side of Joppa Road (10) westerly along a curve to the right with a radius of 3182.67 feet for a distance of 17.39 feet, said curve being subtended by a chord bearing S 86° 25' 00" West 17.39 feet to a point of compound curvature; thence still binding on said northwesterly side of Joppa Road (11) westerly along a curve to the right with a radius of 3153.66 feet for a distance of 32.61 feet, said curve being subtended by a chord bearing S 86° 52' 06" W 32.61 feet, thence leaving Joppa Road (12) N 3° 15' 36" W 73.33 feet, (13) northerly along a curve to the right with a radius of 210.74 feet for a distance of 31.73 feet, said curve being subtended by a chord bearing N 1° 03' 12" E 31.70 feet, (14) N 83° 21' 28" W 158.36 feet and (15) N 30° 28' 03" E 898.02 feet, (16) S 46° 07' 07" E 209.53 feet and (17) S 46° 03' 35" E 711.22 feet to the point of beginning.

Containing 9.935 acres of land, more or less.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
OFFICE OF ZONING COMMISSIONER

S. ERIC DINENNA, Zoning Commissioner
JAMES E. DYER, Deputy Zoning Commissioner

494-3351
494-3391

May 9, 1975

Joel D. Fedder, Esquire
2100 One Charles Center
Baltimore, Maryland 21201

RE: Petition for Variances
Beginning 150' N of Joppa Road opposite Danway Road and Beginning 160' N of Joppa Road on the east side of Mylander Lane - 9th Election District
William H. Callahan - Petitioner
NO. 75-249-A (Item No. 172)

Dear Mr. Fedder:

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

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

cc: Mr. William A. Feustle
1414 East Joppa Road
Towson, Maryland 21204

Mr. William G. Wood
930 Park Avenue
Baltimore, Maryland 21201

John W. Hessian, III, Esquire
People's Counsel

111 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE

BALTIMORE COUNTY MARYLAND

PETITION AND SITE PLAN
EVALUATION COMMENTS

Joel D. Fedder, Esq.
Re: Item 172
April 22, 1975
Page 2

with loading docks facing away from the existing residential development, and also to permit a rear yard setback of 30 feet from Mylander Lane as it is proposed to be widened.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: James Petrica & Associates, Inc.
409 Jefferson Building
Towson, Maryland 21204

Item 172

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

Joel D. Fedder, Esq.
2100 One Charles Center
Baltimore, Maryland 21201

Your Petition has been received and accepted for filing this 17th day of March 1975

S. Eric DiNenna,
Zoning Commissioner

Petitioner **William H. Callahan, III**

Petitioner's Attorney **Joel D. Fedder**

Reviewed by
Franklin T. Hogans, Jr.
Chairman,
Zoning Plans Advisory Committee

cc: **James Petrica & Associates, Inc.**
409 Jefferson Building
Towson, Md. 21204

JUN 27 1975

RE: PETITION FOR VARIANCES
Beginning 150' N of Joppa Road opposite Danway Road and Beginning 160' N of Joppa Road on the east side of Mylander Lane - 9th Election District
William H. Callahan - Petitioner
NO. 75-249-A (Item No. 172)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
FOR
BALTIMORE COUNTY

::: ::: :::

This Petition represents a request for a Variance from Section 250.4 to permit a structure to be located within 60 feet of a residential zone boundary in lieu of the required 100 feet, and Section 250.3 to permit a rear yard setback of 30 feet in lieu of the required 40 foot setback from the south side of Mylander Lane as proposed to be widen to 40 feet. The property is situated parallel to and 150 feet north of the center line of Joppa Road, binding on the east side of Mylander Lane, in the Ninth Election District of Baltimore County.

Testimony was presented by Mr. Leroy M. Merritt, Contract Purchaser-developer and Mr. Bryon D. Jones, a civil engineer who prepared the Petitioner's site plan. The testimony established that the subject site is zoned M.L.R. (Manufacturing Light, Restricted), contains 9.935 acres, and is proposed to be developed with two warehouses and/or storage buildings; one of which will contain 76,800 square feet, and the other 90,000 square feet.

The property is very irregular in shape, forming a triangular shape and is bisected approximately through the center in a southwestern direction by existing sanitary and storm drain lines that have been constructed within a 20 foot wide utility easment. The elevation of the property was described as being substantially lower than surrounding properties which border Mylander Lane on the west and the rear or southern property line abutting the dwellings that front Joppa Road.

The Petitioner felt that the unusual physical features of the site represented both hardship and practical difficulty insofar as normal development

ORDER RECEIVED FOR FILING
DATE May 9, 1975
BY [signature]

of the site was concerned. He also felt that the Variance that would permit construction of the 90,000 square foot warehouse within 60 feet of the residential zone line (actually 50 feet from the rear property line of adjoining residents), would in turn make possible truck loading areas at the opposite end of the building. The Petitioner as well as the area residents, who were in attendance, were of the opinion that this would have a lesser degree of impact on the dwellings that back up to the subject property.

Area residents, who appeared and testified with respect to the requested Variances, did express concern with regard to the proposed 30 foot paved roadway within 20 feet of their rear property line. It was their opinion that even though the 30 foot roadway was only intended to provide circulation around the building, it would be conducive to the parking of vehicles including diesel trucks with their motors running at all hours. They felt that the roadway should be entirely eliminated or its width substantially reduced and made one way to eliminate or reduce the possibility of parking at their rear door.

The People's Counsel appeared at the hearing and, while he did not object to the granting of the Variances per se, he did question the need for the number of automobile parking spaces indicated on the plans (125). He also pointed out that the plan erroneously indicated that 15% of the warehouse space would be utilized for retail purposes, i.e., only wholesale sales that are clearly incidental to the warehouse function are permitted in a M.L.R. Zone.

Without reviewing all testimony and evidence in detail, but based on all such testimony and evidence presented, it is the opinion of the Deputy Zoning Commissioner that the subject property's irregular shape and topography as well as the fact that it is bisected by a utility easement, does present problems with regard to its development. The property is classified M.L.R., a zone which requires that the development plans be specifically approved with regard to the placement of the structure, interior roads, parking area, grading, screening, and areas of lawn and planting. Notwithstanding this fact, the

ORDER RECEIVED FOR FILING
DATE May 9, 1975
BY [signature]

positioning of the building, as proposed by the Petitioner, will, with certain restrictions, afford adjoining residential property owners protection that could not otherwise be specifically required. In view of these facts, the requested Variances, with certain restrictions, should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 9th day of May, 1975, that the herein Petition for a Variance from Section 250.4 to permit a structure to be located within 60 feet of a residential zone boundary in lieu of the required 100 feet, and Section 250.3 to permit a rear yard setback of 30 feet in lieu of the required 40 feet setback from the south side of Mylander Lane as proposed to be widened to 40 feet, should be GRANTED, subject to the following restrictions:

1. The site plan submitted with this Petition dated February 2, 1975, must be revised with all reference to retail use being removed from the plan.

2. The paved roadway at the front of the 90,000 square foot building, that adjoins or lies in close proximity to the rear of residential properties fronting Joppa Road, shall be reduced from 30 feet to 20 feet with a 10 foot fire lane clearly indicated on the north side of said 20 foot roadway. Said roadway shall also be clearly posted "No Parking At Any Time".

3. The evergreen screening, proposed in the buffer area adjoining said residential properties, shall be a minimum of five foot high and shall be planted in two rows on staggered five foot centers.

4. The building permit application for the proposed warehouse shall not be approved until such time as the site development plan as required under Section 252, has been approved by the Office of Planning and the Deputy Zoning Commissioner.

James E. Dyer
Deputy Zoning Commissioner for
Baltimore County

N-NW Key Sheet
36 & 37 NE 8 & 9 Pos. Shts.
NE 9 & 10 B & C Topo
70 Tax Map

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

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

April 2, 1975

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

Re: Item #172 (1974-1975)
Property Owner: William H. Callahan III
S/ES of Mylander Lane, 80.13' N. of Joppa Rd.
Existing Zoning: M.L.R.
Proposed Zoning: Variances from Sec. 250.4 to permit a distance of 60' from a residential zone boundary in lieu of the required 100' distance & 250.3 to permit a rear yard setback of 30' in lieu of the required 40' setback.
No. of Acres: 9.935 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:

Formal comments were supplied Mr. Leroy Merritt, August 26, 1974, by the Bureau of Public Services in connection with the preliminary plan "Joppa Road Warehousing" and as supplemented December 12, 1974, January 16, January 29, and March 6, 1975. Those comments are referred to for your consideration.

Baltimore County utilities and utility easements traverse this property.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within County utility easements and rights-of-way.

During the course of grading or construction on this site protection must be afforded by the contractor to protect the existing sanitary sewers and storm drains and prevent any damage thereto. Any damage sustained would be the full responsibility of the Petitioner. It is the responsibility of the Petitioner to initiate such action as may be necessary to abandon, increase, relocate, etc. such utilities and/or utility easements.

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

END:EAM:FWR:ss
cc: G. Reier (File in Joppa Rd. Warehousing)
H. Covahey

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. Hogans, Jr.
Chairman

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDINGS ENGINEER

April 22, 1975

Joel D. Fedder, Esq.
2100 One Charles Center
Baltimore, Maryland 21201

RE: Variance Petition
Item 172
William H. Callahan,III -
Petitioner

Dear Mr. Fedder:

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 on the southeast side of Mylander Lane, 80.13' north of Joppa Road, and is currently in a vacant, graded state. This property abuts across Mylander Lane the existing Bendix Aviation Corporation, and abuts to the south single family dwellings fronting on Joppa Road and to the northeast, properties utilized for warehousing construction storage and a Moose lodge. The current zoning of the property is MLR (Manufacturing Light, Restricted), which permits warehousing and distribution as a matter of right.

The petitioner is requesting setback variances in order that the proposed warehouse may be constructed

Joel D. Fedder, Esq.
Re: Item 172
April 22, 1975
Page 2

with loading docks facing away from the existing residential development, and also to permit a rear yard setback of 30 feet from Mylander Lane as it is proposed to be widened.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: James Petrica & Associates, Inc.
409 Jefferson Building
Towson, Maryland 21204

MICROFILMED

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER

April 8, 1975

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 #172, Zoning Advisory Committee Meeting, March 18, 1975, are as follows:

Property Owner: William H. Callahan III
Location: SE/S of Mylander Lane 80.13' N of Joppa Road
Existing Zoning: M.L.R.
Proposed Zoning: Variances from Sec. 250.4 to permit a distance of 60' from a residential zone boundary in lieu of the required 100 foot distance & 250.3 to permit a rear yard setback of 30' in lieu of the required 40 foot setback
No. of Acres: 9.935
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 floor area ratio must be corrected. No retail uses are permitted.

suggested that the area in the rear of the 90,000 square foot building have no use other than driveway and this area be closed off at night. Compliance with Section 242 b and c has not been shown on the plan.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

March 12, 1975

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

Dear Mr. DiNenna:

Comments on Item 172, Zoning Advisory Committee Meeting, March 18, 1975, are as follows:

Property Owner: William H. Callahan III
Location: SE/S of Mylander Lane 80.13' N of Joppa Rd.
Existing Zoning: M.L.R.
Proposed Zoning: VARIANCES from Sec. 250.4 to permit a distance of 60' from a residential zone boundary in lieu of the required 100 foot distance & 250.3 to permit a rear yard setback of 30' in lieu of the required 40 foot setback.
No. of Acres: 9.935
District: 9th

Metropolitan water and sewer are available.

Very truly yours,
Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:nc

JUN 22 1975

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. — DIRECTOR
WM. T. MELZER — DEPUTY TRAFFIC ENGINEER

March 21, 1975

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

Re: Item 172 - ZAC - March 18, 1975
Property Owner: William H. Callahan III
Location: SE/S of Mylander Lane 80.13' N of Joppa Rd.
Existing Zoning: M. L. R.
Proposed Zoning: VARIANCES from Sec. 250.4 to permit a distance of 60' from a residential zone boundary in lieu of the required 100 foot distance & 250.3 to permit a rear yard setback of 30' in lieu of the required 40 foot setback.
No. of Acres: 9.935
District: 9th

Dear Mr. DiNenna:

The proposed variances to the setbacks are not expected to cause any major traffic problems.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc.

MSF/bza

9th DISTRICT

ZONING: Petition for Variance for Distance from Residential Zone and a Rear yard.
LOCATION: Beginning 150 feet North of Joppa Road opposite Danway Road and beginning 160 feet North of Joppa Road on the East side of Mylander Lane.
DATE & TIME: Wednesday, April 23, 1975 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

Petition for Variance from the Zoning Regulations of Baltimore County to permit a distance of 60 feet from a residential zone boundary instead of the required 100 feet; and to permit a rear yard of 30 feet instead of the required 40 feet.

The Zoning Regulation to be excepted as follows:
Section 250.4—100 feet from residential zone.
Section 250.3—Rear Yard—40 feet.

All that parcel of land in the Ninth District of Baltimore County

Beginning for the same at a point located N 40° 39' 25" E 248 feet from the intersection of the center line of Joppa Road and the center line of Danway Road and running thence the following seventeen courses, viz: (1) S 81° 11' 24" W 178.79 feet, (2) southeasterly along a curve to the right with a radius of 200.00 feet for a distance of 46.47 feet, said curve being subtended by a chord bearing S 15° 27' 57" E 46.36 feet, (3) S 8° 48' 36" E 80.15 feet to the northwesterly side of Joppa Road, thence binding on said northwesterly side of Joppa Road (4) S 81° 12' 25" W 50.00 feet, thence leaving Joppa Road (5) N 8° 48' 36" W 80.13 feet, (6) northwesterly along a curve to the left with a radius of 150.00 feet for a distance of 46.81 feet, said curve being subtended by a chord bearing N 17° 44' 57" W 46.62 feet, (7) S 81° 11' 24" W 688.99 feet, (8) southerly along a curve to the left with a radius of 160.74 feet for a distance of 41.81 feet, said curve being subtended by a chord bearing S 4° 11' 30" W 41.69 feet, (9) S 3° 15' 36" E 73.30 feet to the northwesterly side of Joppa Road, thence binding on said northwesterly side of Joppa Road (10) westerly along a curve to the right with a radius of 3182.67 feet for a distance of 17.39 feet, said curve being subtended by a chord bearing S 86° 25' 00" West 17.39 feet to a point of compound curvature; thence still binding on said northwesterly side of Joppa Road (11) westerly along a curve to the right with a radius of 3153.66 feet for a distance of 32.61 feet, said curve being subtended by a chord bearing S 86° 52' 06" W 32.61 feet, thence leaving Joppa Road (12) N 3° 15' 36" W 73.33 feet, (13) northerly along a curve to the right with a radius of 210.74 feet for a distance of 31.73 feet, said curve being subtended by a chord bearing N 1° 03' 12" E 31.70 feet, (14) N 83° 21' 28" W 158.36 feet and (15) N 30° 28' 02" E 898.02 feet, (16) S 46° 07' 07" E 209.53 feet and (17) S 46° 02' 35" E 711.22 feet to the point of beginning.

Containing 9.935 acres of land, more or less.

Being the property of William H. Callahan, 3rd, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, April 23, 1975 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of
S. ERIC DINENNA
Zoning Commissioner of Baltimore County

Apr. 3.

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 3, 19 75

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once in each~~ of one time ~~successive weeks~~ before the 23rd day of April, 19 75, the ~~first~~ publication appearing on the 3rd day of April 19 75.

THE JEFFERSONIAN,
G. Leank Struthers
Manager.

Cost of Advertisement, $

9th DISTRICT

ZONING: Petition for Variance for Distance from Residential zone and a Rear Yard.
LOCATION: Beginning 150 feet North of Joppa Road opposite Danway Road and beginning 160 feet North of Joppa Road of the East side of Mylander Lane.
DATE & TIME: WEDNESDAY, APRIL 23, 1975 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

Petition for Variance from the Zoning Regulations of Baltimore County to permit a distance of 60 feet from a residential zone boundary instead of the required 100 feet; and to permit a rear yard of 30 feet instead of the required 40 feet.

The Zoning Regulation to be excepted as follows:
Section 250.4 - 100 feet from residential zone.
Section 250.3 - Rear Yard - 40 feet.

All that parcel of land in the Ninth District of Baltimore County

Beginning for the same at a point located N 40° 39' 25" E 249 feet from the intersection of the center line of Joppa Road and the center line of Danway Road and running thence the following seventeen courses, viz: (1) S 81° 11' 24" W 178.79 feet, (2) southeasterly along a curve to the right with a radius of 200.00 feet for a distance of 46.47 feet, said curve being subtended by a chord bearing S 15° 27' 57" E 46.36 feet, (3) S 8° 48' 36" E 80.15 feet to the northwesterly side of Joppa Road, thence binding on said northwesterly side of Joppa Road (4) S 81° 12' 25" W 50.00 feet, thence leaving Joppa Road (5) N 8° 48' 36" W 80.13 feet, (6) northwesterly along a curve to the left with a radius of 150.00 feet for a distance of 46.81 feet, said curve being subtended by a chord bearing N 17° 44' 57" W 46.62 feet, (7) S 81° 11' 24" W 688.99 feet, (8) southerly along a curve to the left with a radius of 160.74 feet for a distance of 41.81 feet, said curve being subtended by a chord bearing S 4° 14' 30" W 41.69 feet, (9) S 3° 15' 36" E 73.30 feet to the northwesterly side of Joppa Road, thence binding on said northwesterly side of Joppa Road (10) westerly along a curve to the right with a radius of 3182.67 feet for a distance of 17.39 feet, said curve being subtended by a chord bearing S 86° 25' 00" West 17.39 feet to a point of compound curvature; thence still binding on said northwesterly side of Joppa Road (11) westerly along a curve to the right with a radius of 3153.66 feet for a distance of 32.61 feet, said curve being subtended by a chord bearing S 86° 52' 06" W 32.61 feet, thence leaving Joppa Road (12) N 3° 15' 36" W 73.33 feet, (13) northerly along a curve to the right with a radius of 210.74 feet for a distance of 31.73 feet, said curve being subtended by a chord bearing N 1° 03' 12" E 31.70 feet, (14) N 83° 21' 28" W 158.36 feet and (15) N 30° 28' 02" E 898.02 feet, (16) S 46° 07' 07" E 209.53 feet and (17) S 46° 02' 35" E 711.22 feet to the point of beginning.

Containing 9.935 acres of land, more or less.

Being the property of William H. Callahan, 3rd, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, April 23, 1975 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY

Apr 4. 213

OFFICE OF
THE TOWSON TIMES

TOWSON, MD. 21204 April 4 1975

THIS IS TO CERTIFY, that the annexed advertisement of PETITION- BEGINNING 150 FEET NORTH OF JOPPA ROAD was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~successive~~ weeks before the 23 day of April 1975; that is to say, the same was inserted in the issues of April 4, 1975

STROMBERG PUBLICATIONS, Inc.

By C. Curran

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#75-249-A

District 9th Date of Posting 4-3-75
Posted for: Hearing Wed. April 23rd 1975 @ 10:00 A.M.
Petitioner: William H. Callahan
Location of property: Beg 150' N. of Joppa Rd. opp. Danway Rd. & Beg. 160' N. of Joppa Rd. on the E/S of Mylander Lane
Location of Signs: One Sign Posted E/S of Mylander Lane and one Posted on Joppa Rd. opp. Danway Rd.
Remarks:
Posted by Carl H. Hess (Signature) Date of return: 4-10-75

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 17972

DATE March 31, 1975 ACCOUNT 01-662

AMOUNT $25.00

WHITE - CASHIER | DISTRIBUTION PINK - AGENCY | YELLOW - CUSTOMER

Leroy M. Merritt
1940 Buxton Rd.
Towson, Md. 21204
~~xpetitioner~~ Petition for Variance for William H. Callahan 3rd——#75-249-A
25.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE · REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 20247

DATE April 30, 1975 ACCOUNT 01-662

AMOUNT $90.50

WHITE - CASHIER | DISTRIBUTION PINK - AGENCY | YELLOW - CUSTOMER

Merritt
1940 Buxton Rd.
Towson, Md. 21204
Advertising and posting of property for Wm. H. Callahan, 3rd——#75-249-A
90.50

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map date	Wall Map by	Original date	Original by	Duplicate date	Duplicate by	Tracing date	Tracing by	200 Sheet date	200 Sheet by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: NBC
Previous case:
Revised Plans:
Change in outline or description ____Yes ____No
Map #

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 5 day of MAR 1975 Item #_____.

S. Eric DiNenna
S.Eric DiNenna,
Zoning Commissioner

Petitioner CALLAHAN Submitted by J. FEDDER
Petitioner's Attorney FEDDER Reviewed by NBC

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

LEGEND

Existing Contours ---------- 462 ----------

Proposed Contours 463

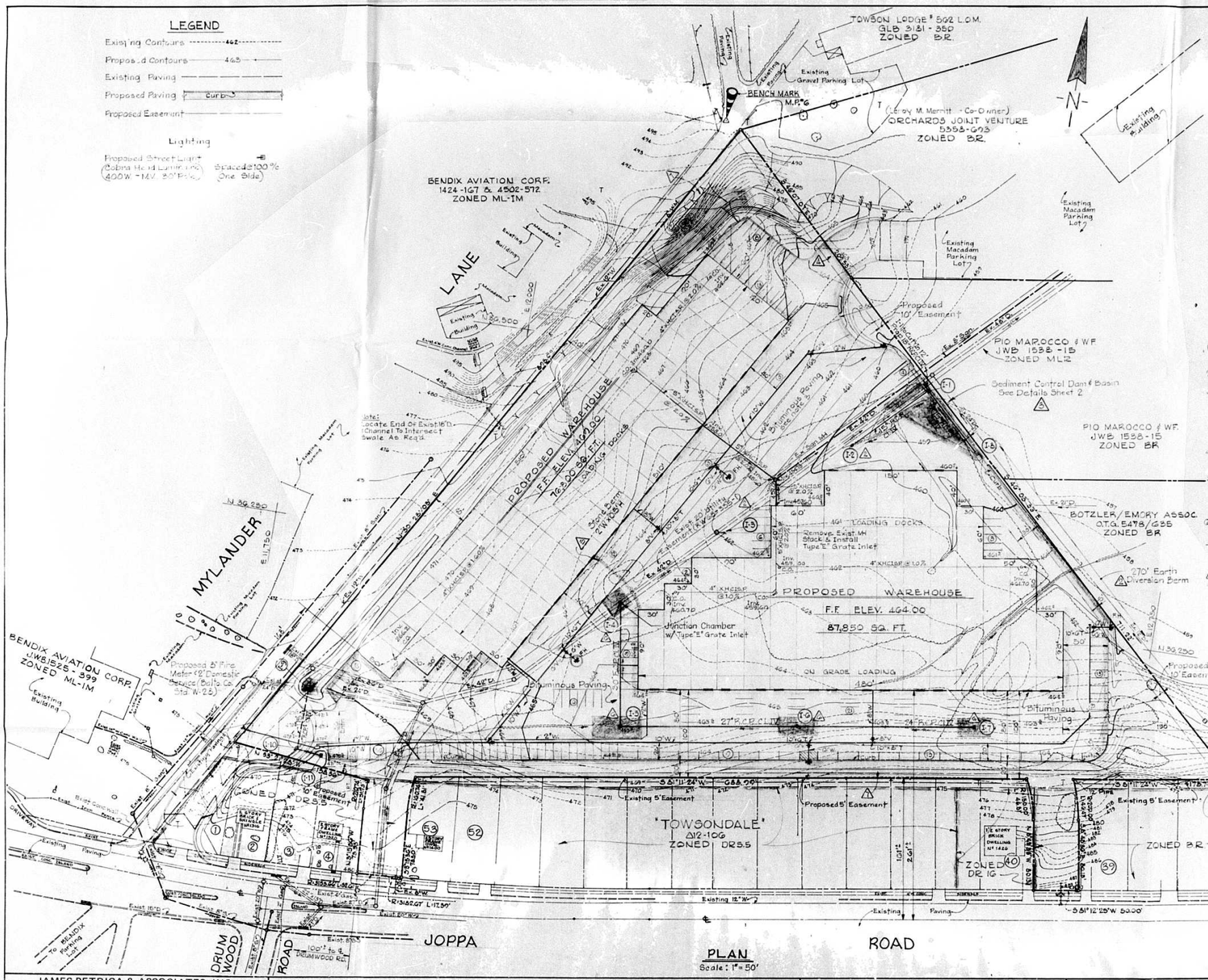
Existing Paving

Proposed Paving — Curb

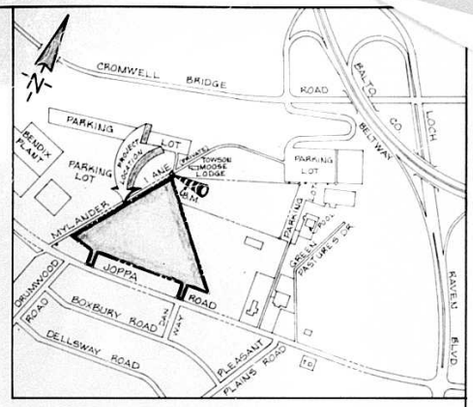
Proposed Easement

Lighting

Proposed Street Light (Cobra Head Luminaire 400W - MV. 30' Pole) Spaced @ 100% (One Side)



PLAN
Scale: 1" = 50'



VICINITY MAP
Scale: 1" = 800'

GENERAL NOTES

1. Bench Mark for Construction
   M.P. #6 — 1/2" Pipe in Macadam Elev. 494.45
2. Existing Zoning - M.L.R.
3. Bituminous Paving shall consist of:
   1. Bituminous Concrete Surface Course "ST"
   2. Bituminous Concrete Base Course "BN"
   3. Stone Sub Base Course CR6 or CR2-G7
   (Course Designations refer to Maryland State Highway Administration Specifications)
4. Curb shall be Baltimore County Standard Type "A" Curb. See Standard Detail R-22.
5. Perpendicular Parking Spaces shall have a minimum dimension of 9' × 20'. Parallel Parking Spaces shall have a minimum dimension of 9' × 23'.
6. All Existing Utility Manhole Frames and Covers shall be adjusted to meet the proposed finished grade.
7. Present Property Owner: William H. Callahan 3rd
   Deed Ref. W.J.R. 5336, 552
   Dated Dec. 2, 1960
8. For Storm Drain Structures See Sheet 2 of 2.
9. For Sedimentation Control Details & Certifications See Sheet 2 of 2.

ESTIMATED SEWAGE FLOWS

24,098 S.F. Retail Use @ 0.160 gpd/S.F.	3952
130,250 S.F. Warehouse Use @ 1 employee per 1,000 S.F. = 130 employees @ 25 gpcd =	3250
	~7202 gpd.

Total estimated sewage flow to Minebank Run System.

SUMMARY INFORMATION

GROSS AREA OF TRACT	7.085 Ac.
NET AREA OF TRACT	6.709 Ac.
TOTAL PROPOSED BUILDING AREA	104,350 SF
FLOOR AREA RATIO ALLOWED	0.60
FLOOR AREA RATIO PROPOSED	0.360
LOADING SPACES REQUIRED	5
LOADING SPACES PROVIDED	45
* TOTAL PARKING SPACES REQUIRED	171
TOTAL PARKING SPACES PROVIDED	172

* PARKING SPACES REQUIRED

(35%) 130,252 S.F.	Warehousing @ 1 Space/3,000 S.F. =	47
(65%) 24,098 S.F.	Retail @ 1 Space/200 S.F.	124
TOTAL (100%) 104,350 S.F.		171

JAMES PETRICA & ASSOCIATES, INC. CONSULTING ENGINEERS 409 JEFFERSON BUILDING TOWSON, MARYLAND	SITE PLAN	OWNER: LEROY M. MERRITT 1240 BUXTON RD. TOWSON, MARYLAND 21204	JOPPA ROAD WAREHOUSING BALTIMORE COUNTY MARYLAND BAYNESVILLE	DATE: OCT. 31, 1974 ELECTION DISTRICT Nº 9	SCALE: AS SHOWN	DRAWING NO. 1 OF 2	B.D.J. K.R.S. R.J.H.

P.N. 7403

Print Date: 4-21-75

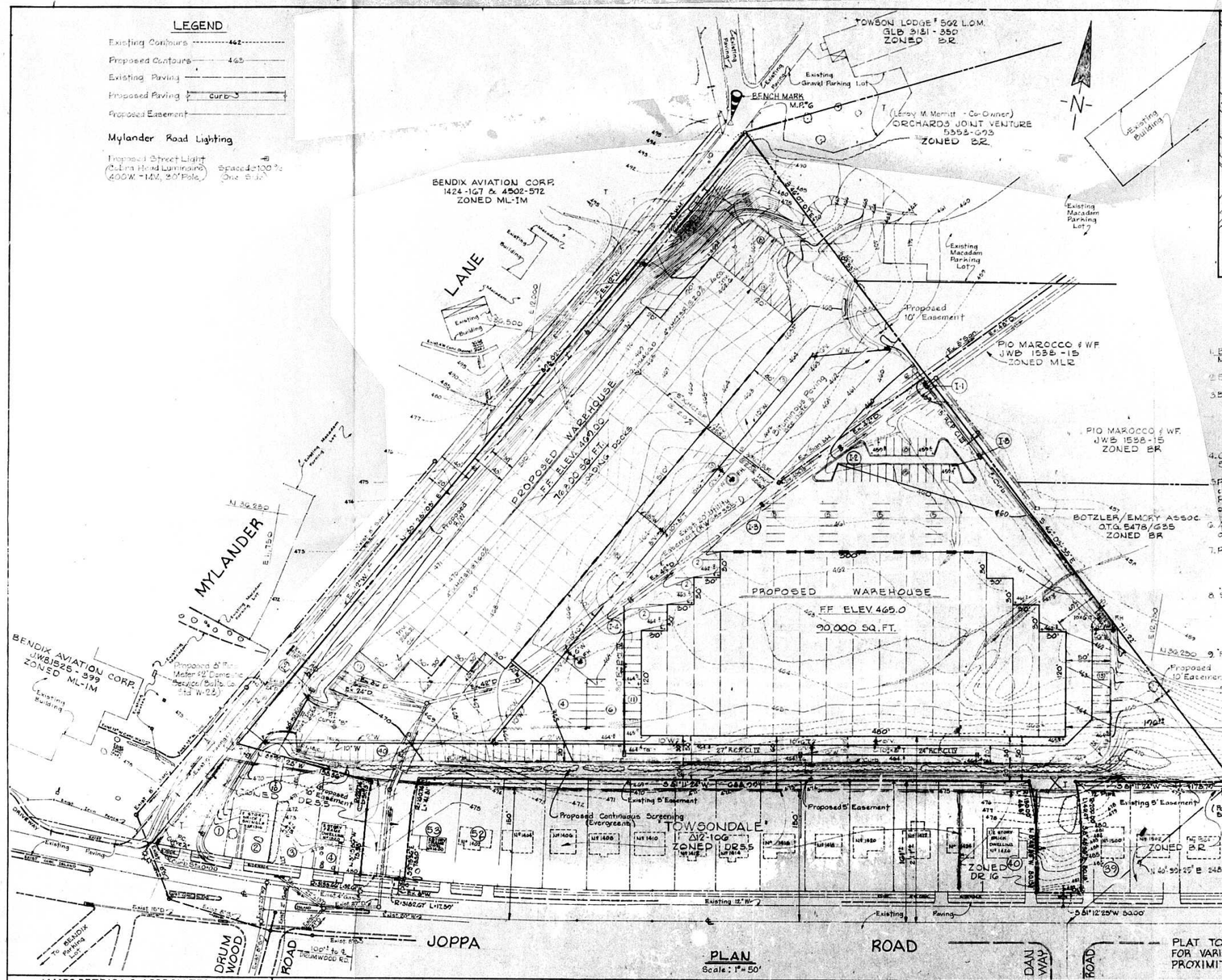
JUN 27 1975

LEGEND

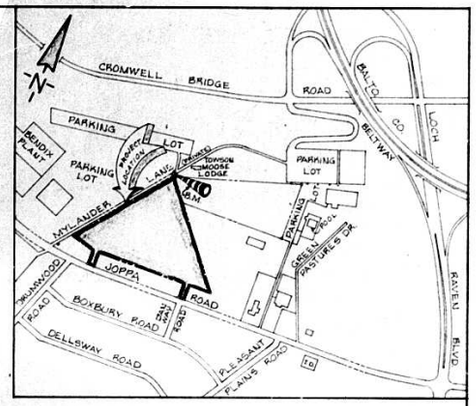
Existing Contours ---------- 462 ----------
Proposed Contours ---------- 463 ----------
Existing Paving
Proposed Paving — curb —
Proposed Easement

Mylander Road Lighting

Proposed Street Light (Cobra Head Luminaire 400W - 14M, 30' Pole) Spaced at 100' ± (One Side)



PLAN
Scale: 1" = 50'



VICINITY MAP
Scale: 1" = 800'

GENERAL NOTES

1. Bench Mark for Construction
M.P.#6 ——— 1/2" Pipe in Macadam Elev. 494.45
2. Existing Zoning - MLR
3. Bituminous Paving shall consist of:
1. Bituminous Concrete Surface Course 'ST'
2. Bituminous Concrete Base Course 'BL'
3. Stone Sub Base Course CR6 or CR4GT
(Course Designations refer to Maryland State Highway Administration Specifications)
4. Curb shall be Baltimore County Standard Type 'A' Curb See Standard Detail R-22.
5. Perpendicular Parking Spaces shall have a minimum dimension of 9' x 20'.
Parallel Parking Spaces shall have a minimum dimension of 9' x 23'.
6. All Existing Utility Manhole Frames and Covers shall be adjusted to meet the proposed finished grade.
7. Present Property Owner: William H. Callahan 3rd
Deed Ref. W.J.R. 5788/332
Dated Dec. 2, 1960
8. Section Reference from Baltimore County Zoning Regulations
Residential Proximity Variance (60' in lieu of 100') Sec. 250.4
Rear Yard Variance (30' in lieu of 40') Sec. 250.3
9. Proposed use to be Warehouse & Storage

SUMMARY INFORMATION

GROSS AREA OF TRACT	10.055 Ac.
NET AREA OF TRACT	± 9.705 Ac.
TOTAL PROPOSED BUILDING AREA	166,800 S.F.
FLOOR AREA RATIO ALLOWED	2.0
FLOOR AREA RATIO PROPOSED	0.385
LOADING SPACES REQUIRED	5
LOADING SPACES PROVIDED	30
* TOTAL PARKING SPACES REQUIRED	175
TOTAL PARKING SPACES PROVIDED	175

* PARKING SPACES REQUIRED

(85%)	141,780 S.F.	Warehousing @ 1 Space/3,000 S.F. =	48
(15%)	25,020 S.F.	Retail @ 1 Space/200 S.F. =	125
TOTAL (100%)	166,800 S.F.		173

PLAT TO ACCOMPANY ZONING PETITION FOR VARIANCE OF RESIDENTIAL PROXIMITY & REAR YARD SETBACK

JAMES PETRICA & ASSOCIATES, INC. CONSULTING ENGINEERS 409 JEFFERSON BUILDING TOWSON, MARYLAND	SITE PLAN	DEVELOPER: LEROY M. MERRITT 1930 BUXTON ROAD TOWSON, MARYLAND 21204	JOPPA ROAD WAREHOUSING BALTIMORE COUNTY MARYLAND BAYNESVILLE	DATE: FEB. 14, 1975 ELECTION DISTRICT No. 9	SCALE: AS SHOWN	DRAWING NO. 1 OF 2	B.D.J. K.R.S. R.J.H.

P.N. 7403

Print Date: 2-17-75

JUN 27 1975

LEGEND

Existing Contours ---------- 462 ----------
Proposed Contours ---------- 462 ----------
Existing Paving
Proposed Paving — Curb
Proposed Easement

Mylander Road Lighting

Proposed Street Light (1-Line Head Luminaire 400W - 14M, 30' Pole) — Spacing 100' ± (One Side)

TOWSON LODGE # 502 L.O.M.
GLB 3181 - 380
ZONED B.R.

FILE

75-249-A

Existing Gravel Parking Lot

BENCH MARK
M.P. #6

(Leroy M. Merritt - Co-Owner)
ORCHARDS JOINT VENTURE
5353-073
ZONED B.R.

BENDIX AVIATION CORP.
1424-167 & 4502-572
ZONED ML-IM

Existing Macadam Parking Lot

Existing Building

Proposed 10' Easement

PIO MAROCCO & W.F.
JWB 1538-15
ZONED MLR

PIO MAROCCO & W.F.
JWB 1538-15
ZONED BR

BOTZLER/EMORY ASSOC.
O.T.G. 5478/638
ZONED BR

LANE

MYLANDER

PROPOSED WAREHOUSE
F.F. ELEV. 469.00
166,800 SQ. FT.
LOADING DOCKS

PROPOSED WAREHOUSE
F.F. ELEV. 469.0
90,000 SQ. FT.

BENDIX AVIATION CORP.
JWB 1525-399
ZONED ML-IM

Proposed 8" Fire Meter & 2" Domestic Service (Balto. Co. Std. M-25)

Proposed Continuous Screening (Evergreens)

"TOWSONDALE"
ZONED DR 5.5

ZONED DR 10.5

ZONED B.R.

Existing 5' Easement

Proposed 5' Easement

Existing 12" W

Existing Paving

S 51°12'25" W 530.0'

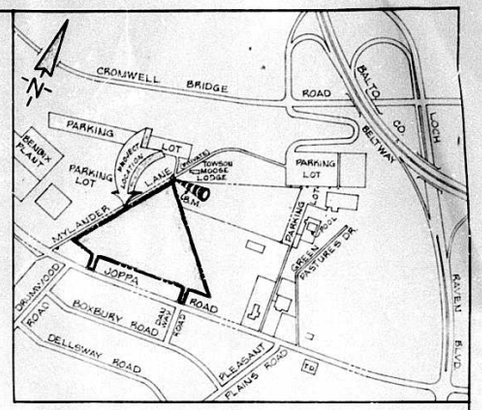
JOPPA ROAD

DRUMWOOD ROAD

DAN WAY

PLAN

Scale: 1" = 50'



VICINITY MAP

Scale: 1" = 500'

GENERAL NOTES

1. Bench Mark for Construction
M.P. #6 — 1/2" Pipe in Macadam. Elev. 494.45
2. Existing Zoning - MLR
3. Bituminous Paving shall consist of:
1 Bituminous Concrete Surface Course "ST"
2 Bituminous Concrete Base Course "BL"
3 Stone Sub Base Course CR6 or CR 4G7
(Course Designations refer to Maryland State Highway Administration Specifications)
4. Curb shall be Baltimore County Standard Type "A" Curb. See Standard Detail R-22.
5. Perpendicular Parking Spaces shall have a minimum dimension of 9' x 20'.
Parallel Parking Spaces shall have a minimum dimension of 7' x 23'.
6. All Existing Utility Manhole Frames and Covers shall be adjusted to meet the proposed finished grade.
7. Present Property Owner: William H. Callahan 3rd
Deed Ref. W.J.R. 5788/332
Dated Dec. 2, 1960
8. Section Reference from Baltimore County Zoning Regulations
Residential Proximity Variance (60' in lieu of 100') Sec. 250.4
Rear Yard Variance (30' in lieu of 40') Sec. 250.3
9. Proposed use to be Warehouse & Storage.

SUMMARY INFORMATION

GROSS AREA OF TRACT	7.755 Ac.
NET AREA OF TRACT	7.705 Ac.
TOTAL PROPOSED BUILDING AREA	166,800 S.F.
FLOOR AREA RATIO ALLOWED	~~1.0~~ 0.60
FLOOR AREA RATIO PROPOSED	0.555
LOADING SPACES REQUIRED	5
LOADING SPACES PROVIDED	30
* TOTAL PARKING SPACES REQUIRED	173
TOTAL PARKING SPACES PROVIDED	173

* PARKING SPACES REQUIRED

(85%)	141,780 S.F.	Warehousing @ 1 Space/3,000 S.F. =	48
(15%)	25,020 S.F.	Retail @ 1 Space/200 S.F. =	125
TOTAL (100%)	166,800 S.F.		173

PLAT TO ACCOMPANY ZONING PETITION
FOR VARIANCE OF RESIDENTIAL
PROXIMITY & REAR YARD SETBACK

75-249-A

JAMES PETRICA & ASSOCIATES, INC. CONSULTING ENGINEERS 409 JEFFERSON BUILDING TOWSON, MARYLAND	SITE PLAN	DEVELOPER: LEROY M. MERRITT 1940 BUXTON ROAD TOWSON, MARYLAND 21204	JOPPA ROAD WAREHOUSING BALTIMORE COUNTY MARYLAND BAYNESVILLE	DATE: FEB. 14, 1975 ELECTION DISTRICT Nº 9	SCALE: AS SHOWN	DRAWING NO. 1 OF 2	B.D.J. K.R.S. R.J.H.

P.N. 7403

Print Date: 2-17-75

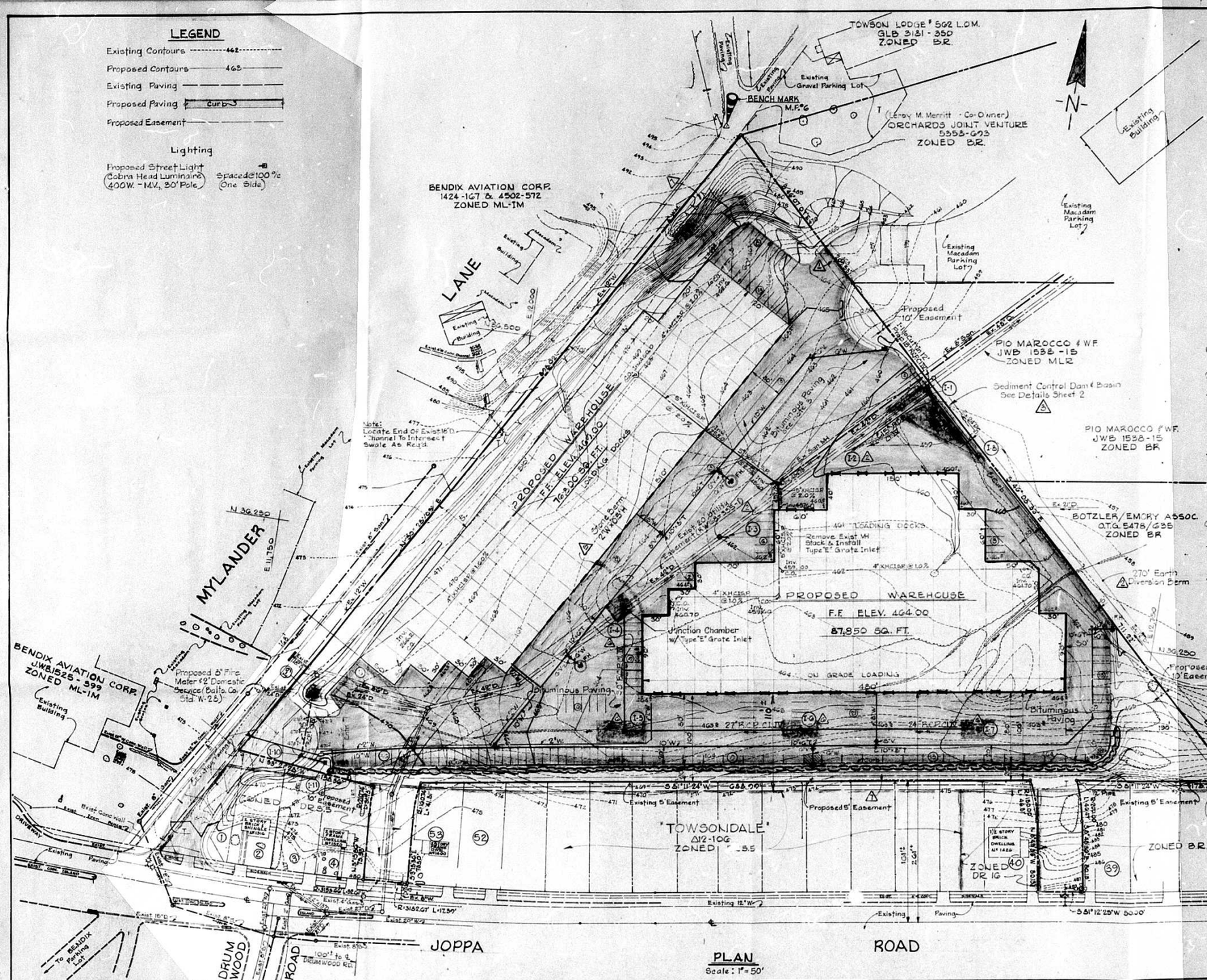
JUN 17 1975

LEGEND

Existing Contours ---------462---------
Proposed Contours ———— 463 ————
Existing Paving — — — — — — — —
Proposed Paving ——— Curb ———
Proposed Easement ————————

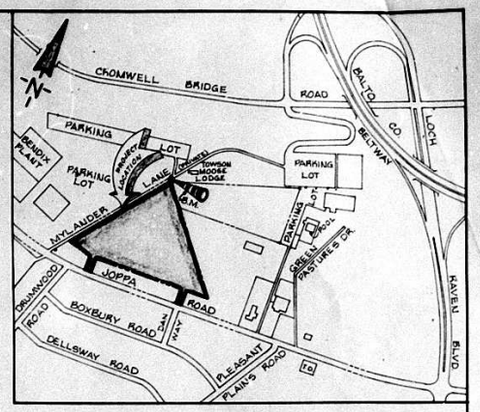
Lighting

Proposed Street Light (Cobra Head Luminaire 400W. - M.V., 30' Pole) Spaced @ 100% (One Side)



PLAN

Scale: 1" = 50'



VICINITY MAP

Scale: 1" = 500'

GENERAL NOTES

1. Bench Mark for Construction
   M.F.#6 —— ½" Pipe In Macadam Elev. 494.45
2. Existing Zoning - M.L.R.
3. Bituminous Paving shall consist of:
   1. Bituminous Concrete Surface Course "ST"
   2. Bituminous Concrete Base Course "BA"
   3. Stone Sub Base Course CR6 or CR 4G7
   (Course Designations refer to Maryland State Highway Administration Specifications)
4. Curb shall be Baltimore County Standard Type "A" Curb See Standard Detail R-22.
5. Perpendicular Parking Spaces shall have a minimum dimension of 9' × 20'.
   Parallel Parking Spaces shall have a minimum dimension of 9' × 23'.
6. All Existing Utility Manhole Frames and Covers shall be adjusted to meet the proposed finished grade.
7. Present Property Owner: William H. Callahan 3rd
   Deed Ref. W.J.R. 5788/332
   Date 1 Dec. 2, 1960
8. For Storm Drain Structures See Sheet 2 of 2.
9. For Sedimentation Control Details & Certifications, See Sheet 2 of 2.

ESTIMATED SEWAGE FLOWS

24,698 S.F. Retail Use @ 0.160 gpd/S.F.	3952
139,852 S.F. Warehouse Use @ 1 employee per 1,000 S.F. = 140 employees @ 25 gpcd =	3500
	7452 gpd.

Total estimated sewage flow to Minebank Run System.

SUMMARY INFORMATION

GROSS AREA OF TRACT	9.985 Ac.
NET AREA OF TRACT	9.709 Ac.
TOTAL PROPOSED BUILDING AREA	164,550.50 FT
FLOOR AREA RATIO ALLOWED	0.50
FLOOR AREA RATIO PROPOSED	0.380
LOADING SPACES REQUIRED	5
LOADING SPACES PROVIDED	45
* TOTAL PARKING SPACES REQUIRED	171
TOTAL PARKING SPACES PROVIDED	173

* PARKING SPACES REQUIRED

(85%)	139,852 S.F.	Warehousing @ 1 Space/3,000 S.F. =	47
(15%)	24,698 S.F.	Retail @ 1 Space/200 S.F. =	124
TOTAL (100%)	164,550 S.F.		171

75-249-A

JAMES PETRICA & ASSOCIATES, INC. CONSULTING ENGINEERS 409 JEFFERSON BUILDING TOWSON, MARYLAND	SITE PLAN	OWNER: LEROY M. MERRITT 1240 BUXTON ROAD TOWSON, MARYLAND 21204	JOPPA ROAD WAREHOUSING BALTIMORE COUNTY MARYLAND BAYNESVILLE	DATE: OCT. 31, 1974 ELECTION DISTRICT No. 9	SCALE: AS SHOWN	DRAWING NO. 1 OF 2	B.D.J. K.R. R.J.J.

P.N. 7403

Print Date: 4-- -75

MICROFILMED

JUN 17 1975

LEGEND

Existing Contours ---------462---------
Proposed Contours ---------463---------
Existing Paving
Proposed Paving — curb
Proposed Easement

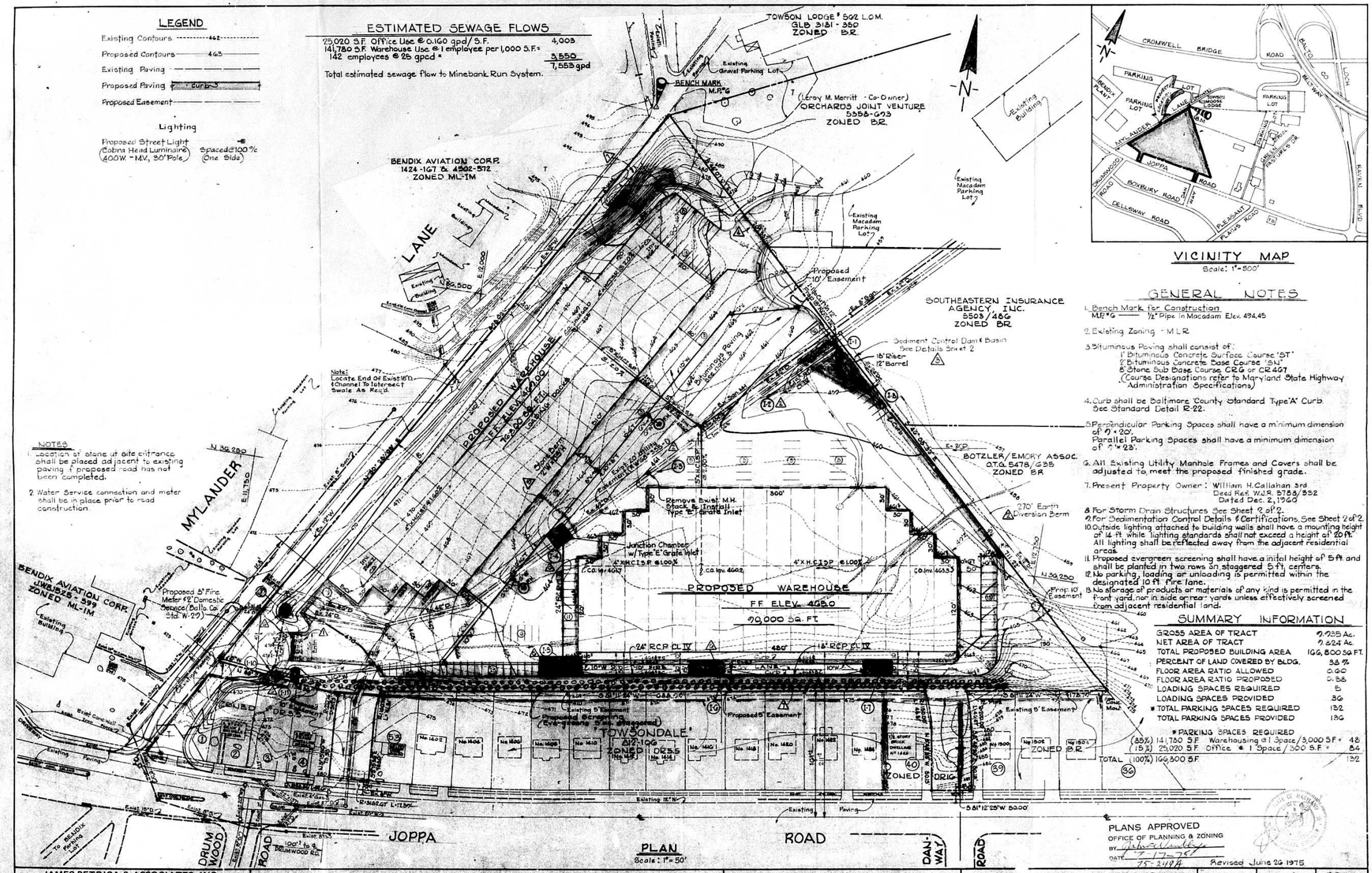
Lighting

Proposed Street Light (Cobra Head Luminaire 400W. - M.V., 30' Pole) Spaced @ 100% (One Side)

ESTIMATED SEWAGE FLOWS

25,020 S.F. Office Use @ 0.160 gpd/S.F. 4,003
141,780 S.F. Warehouse Use @ 1 employee per 1,000 S.F. = 142 employees @ 25 gpcd = 3,550
7,553 gpd

Total estimated sewage flow to Minebank Run System.



PLAN
Scale: 1" = 50'

VICINITY MAP
Scale: 1" = 500'

GENERAL NOTES

1. Bench Mark for Construction
M.P.#6 — 1/2" Pipe in Macadam Elev. 494.45
2. Existing Zoning - M.L.R.
3. Bituminous Paving shall consist of:
1" Bituminous Concrete Surface Course "ST"
2" Bituminous Concrete Base Course "BM"
8" Stone Sub Base Course, CR6 or CR 4G7
(Course Designations refer to Maryland State Highway Administration Specifications)
4. Curb shall be Baltimore County Standard Type "A" Curb. See Standard Detail R-22.
5. Perpendicular Parking Spaces shall have a minimum dimension of 9' x 20'.
Parallel Parking Spaces shall have a minimum dimension of 9' x 23'.
6. All Existing Utility Manhole Frames and Covers shall be adjusted to meet the proposed finished grade.
7. Present Property Owner: William H. Callahan 3rd
Deed Ref. W.J.R. 3788/352
Dated Dec. 2, 1960
8. For Storm Drain Structures See Sheet 2 of 2.
9. For Sedimentation Control Details & Certifications, See Sheet 2 of 2.
10. Outside lighting attached to building walls shall have a mounting height of 14 ft. while lighting standards shall not exceed a height of 20 ft. All lighting shall be reflected away from the adjacent residential areas.
11. Proposed evergreen screening shall have a inital height of 5 ft. and shall be planted in two rows on staggered 5 ft. centers.
12. No parking, loading or unloading is permitted within the designated 10 ft. fire lane.
13. No storage of products or materials of any kind is permitted in the front yard, nor in side or rear yards unless effectively screened from adjacent residential land.

SUMMARY INFORMATION

GROSS AREA OF TRACT	9.935 Ac.
NET AREA OF TRACT	9.624 Ac.
TOTAL PROPOSED BUILDING AREA	166,800 SQ. FT.
PERCENT OF LAND COVERED BY BLDG.	38 %
FLOOR AREA RATIO ALLOWED	0.60
FLOOR AREA RATIO PROPOSED	0.38
LOADING SPACES REQUIRED	5
LOADING SPACES PROVIDED	36
* TOTAL PARKING SPACES REQUIRED	132
TOTAL PARKING SPACES PROVIDED	136

* PARKING SPACES REQUIRED

(85%)	141,780 S.F.	Warehousing @ 1 Space/3,000 S.F. =	48
(15%)	25,020 S.F.	Office @ 1 Space/300 S.F. =	84
TOTAL (100%)	166,800 S.F.		132

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY
DATE 7-17-75
75-249A

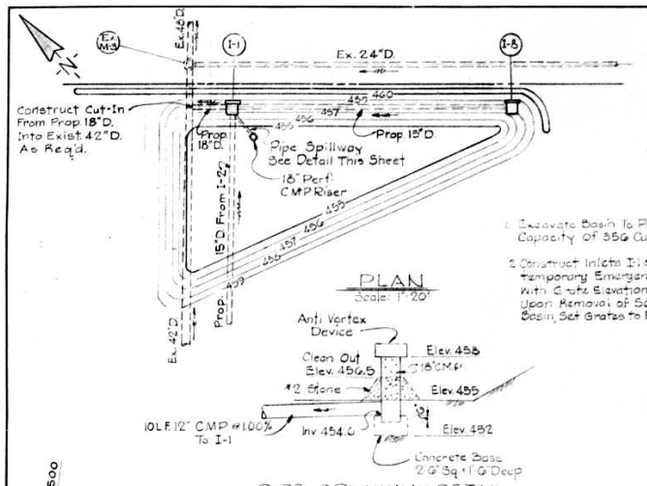
Revised June 26 1975

JAMES PETRICA & ASSOCIATES, INC. CONSULTING ENGINEERS 409 JEFFERSON BUILDING TOWSON, MARYLAND	SITE PLAN	OWNER: LEROY M. MERRITT 1940 RUXTON ROAD TOWSON, MARYLAND 21204	JOPPA ROAD WAREHOUSING BALTIMORE COUNTY MARYLAND DAYNESVILLE	DATE: APRIL 25, 1975 ELECTION DISTRICT No. 9	SCALE: AS SHOWN	DRAWING NO. 1 OF 2	B.D.J. R.B.S. R.J.H.

P.N. 7403

Print Date: 6-26-75

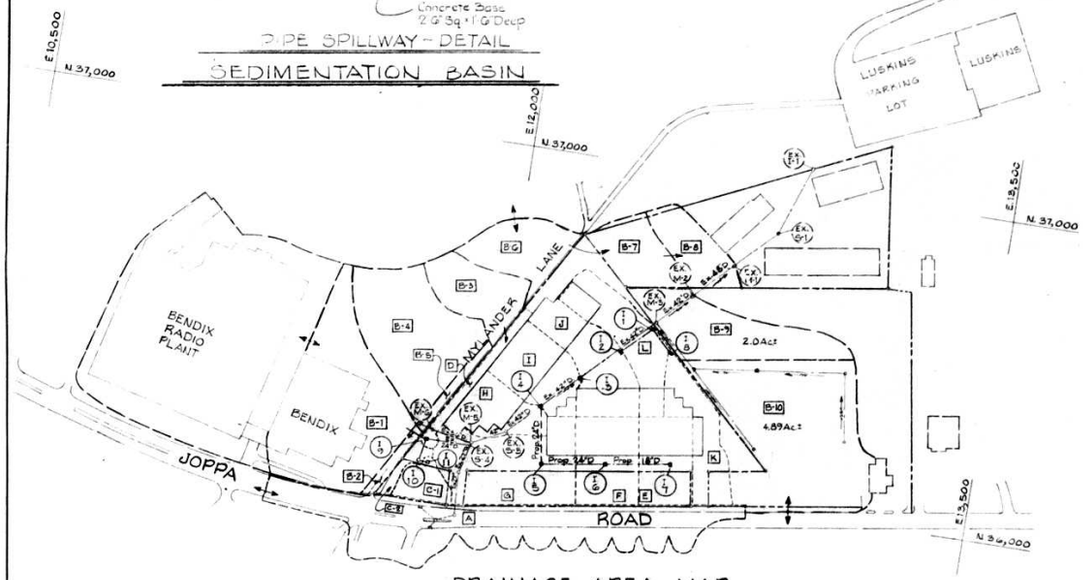
AUG 05 1975



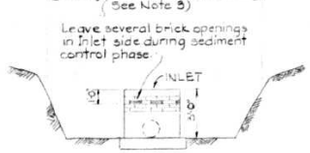
PLAN
Scale: 1" = 20'

PIPE SPILLWAY - DETAIL

SEDIMENTATION BASIN



DRAINAGE AREA MAP
Scale: 1" = 200'



SEDIMENTATION TRAP DETAIL
No Scale

STORM DRAIN DESIGN DATA

STORM FREQUENCY 10 YEARS

LOCATION From	LOCATION To	AREA	ACRES Sub	ACRES Total	"C"	"CA"	ΣCA	TIME CONC. MIN. Inlet	T.T. Pipe	Total	I In/Hr.	Q=CIA (c.f.s.)	PIPE Size	SLOPE Min.	SLOPE Act.	Vel. Prov.	REMARKS
Bendix	System	B-1	3.95		0.80	3.16		10.0		10.0	6.1	19.3	Ex. 24"				
Mylander Lane	Inlet	B-2	0.16		0.90	0.14		5.0		5.0	7.0	1.0					
Ex. Inlet	I-9	B1&B2		4.11			3.30	10.0		10.0	6.1	20.1	Ex. 24"	0.49	1.05	6.4	
	I-11	C-1	0.40		0.40	0.16		5.0		5.0	7.0	1.1					
Mylander Lane	I-10	C-2	0.24		0.90	0.22		5.0		5.0	7.0	1.5					
I-11	I-9	C1&C2		0.64			0.38	5.5		5.5	6.9	2.6	15"	0.20	2.12	2.1	70'
Bendix	System	B-3	1.04		0.60	0.62		10.0		10.0	6.1	3.8	Ex. 18"	0.18		2.2	
	I-9	D	0.40		0.40	0.16		5.0		5.0	7.0	1.1					
	I-9	B-3 & D		1.44			0.78	10.0		10.0	6.1	4.8					
I-9	B-4	All Above		6.19			4.46	10.0	1.0	11.0	5.9	26.31	Ex. 24"	1.5	1.05	8.2	130'
Ex. System	B-4	A	4.3		0.70	3.01		7.15		7.15	6.6	19.9	Ex. 27"	0.48	3.83	5.0	
B-4	M-5		All Above	10.49			7.47			11.0	5.9	44.07	Ex. 27"	2.2	3.83	11.0	
Bendix	Ex. Inlet	B-4	2.79		0.80	2.23		10.0		10.0	6.1	13.6					
Mylander Lane	Inlet	B-5	0.40		0.90	0.36				5.0	7.0	2.5					
Ex. Inlet	M-6	B-4 & B5		3.19			2.59			10.0	6.1	15.8	Ex. 18"	2.6	6.1	8.8	
M-6	M-5	B-4 & B-5	3.19			2.59				10.0	6.1	15.8	Ex. 36"	.066	1.91	2.3	
M-5	S-3	All Above		3.68			10.06			11.0	5.9	59.4	Ex. 42"	0.39	3.11	6.2	106'
S-3	I-4			13.68			10.06	11.0	0.5	11.5	5.9	59.4	Ex. 42"	0.39	1.51	6.2	145'
I-7	I-6	E	1.15		0.65	0.75		7.0	1.2	8.2	6.4	4.8	18"	0.24	0.24	2.7	200'
	I-6	F	1.29		0.65	0.84		7.0		7.0	6.6	5.5					
I-6	I-5	E+F		2.44			1.59	8.2	1.0	9.2	6.2	9.9	24"	0.22	0.28	3.2	200'
	I-5	G	2.23		0.60	1.34		7.0		7.0	6.6	8.8					
I-5	I-4	E+F+G		4.67			2.93	9.2	0.5	9.7	6.1	17.9	24"	0.72	0.96	5.6	150'
	I-4	H	1.03		0.90	0.93		7.0		7.0	6.6	6.12					
I-4	I-3	E,F,G,H + All Above		10.38			13.92	11.5	0.5	12.0	5.8	80.74	Ex. 42"	0.76	1.51	8.5	135
	I-3	I	0.82		0.90	0.74		7.0		7.0	6.6	4.9					
I-3	M-3 Cut In	All Above		20.20			14.66	12.0	0.5	12.5	5.7	83.56	Ex. 42"	0.78	2.39	8.6	302'
I-2	I-1	J	1.64		0.90	1.48		7.0		7.0	6.6	9.74	15"	2.6	5.2	8.0	106'
I-8	I-1	K	1.06		0.70	0.74		10.0		10.0	6.1	4.53	15"	0.56	7.6	3.5	88'
		L	1.22		0.90	1.10		7.0		7.0	6.6	7.3					
I-1	M-3 Cut In	J,K & L		3.92			3.32	10.0	0.5	10.5	6.0	19.92	18"	4.0	4.0	11.0	12'
M-3 Cut In	M-3	All Above		24.12			17.98			12.5	5.7	102.5	Ex. 42"	1.16	2.39	10.5	12'
Scotts		B-10	4.89		0.90	4.40		10.0		10.0	6.0	26.4	Ex. 24"	1.5	2.16	8.3	
S.E. Ins.	M-3	B-9	2.0		0.60	1.20				10.0	6.0	7.2					
M-3	M-2	All Inlets Above		51.01			23.58	12.5	0.2	12.7	5.65	133.2	Ex. 42"	2.0	2.8	14.0	150'

Note: Old Drainage Areas B-6, B-7 & B-8 now go to Existing M-1 Structure

INLET SCHEDULE

INLET No.	TYPE	GRATE ELEV.	INV. IN	INV. OUT	REMARKS
I-1	"S" Comb. (Depressed)	** 458.8	15" (S.E. & S.W.) 449.50	18" to Outlet 447.72	Balto. Co. Std. D-34
I-2	Double "S"	459.4	——	455.00	Balto. Co. Std. D-35
I-3	"E" Inlet	460.9	——	——	Remove Exist. M.H. As Req'd To Construct Inlet 2.1
I-4	Junction Chamber & "E" Inlet	463.0	456.39	Ex. 42" 455.24±	Construct Junction Chamber & Inlet Over Exist. Drain. D-14
I-5	"S" Comb. (Depressed)	463.3	458.32	458.12	Balto. Co. Std. D-34
I-6	"S" Combination	463.8	459.38	458.88	Balto. Co. Std. D-34
I-7	"S" Combination	463.8		459.86	Balto. Co. Std. D-34
I-8	"S" Combination	** 459.3	——	456.20	Balto. Co. Std. D-34
*I-9	"K" Inlet	Elev. @ Openings 467.8	15" (S.W.) 464.80	Ex. 24" 463.8±	Build Inlet Over Existing Pipe. D-32 & 43
*I-10	"S" Combination	470.5	466.50	466.30	Balto. Co. Std. D-34
I-11	"S" Inlet	469.5	——	466.70	Balto. Co. Std. C-15

* (By Others) ** Note: Set Temp. Top Grate Elev. 458.0 Until Sedimentation Control Measures are Removed - Adjust Grates To Elev. Shown In Schedule

SEDIMENTATION & EROSION CONTROL MEASURES
(IN SEQUENCE OF OPERATIONS)

1. Place and maintain crusher run stone stabilizer (SHA #1 or #2) at entrances (36'x30') to site until paving operations commence.
2. Construct proposed storm drain structures and system, prior to starting grading operations.
3. Construct earth diversion berm 2' wide x 1'6" high along East Property Line.
4. Construct sedimentation basin along East Property Line at Inlets I-1 and I-8 as detailed on this sheet.
5. Construct and maintain 2' wide x 1'6" high stone berm along East Property Line, vicinity existing parking lot, until grading operations commence.
6. Construct 2' wide x 0'6" high stone berm east of Inlet I-4 to seperate drainage areas between proposed buildings.
7. Provide sedimentation traps with minimum depth of 5' at Inlets as listed below and detailed on this sheet.
   (24) 20'x25' (25) 15'x55' (26) 20'x43' (27) 20'x37' (28) 15'x17' (29) 12'x20'
8. Provide 2 inches topsoil and sod on all slopes 2:1 or greater immediately after subgrade operation is completed. All other areas not to be paved shall receive 2 inches topsoil, seed and mulch.
9. Construct stone base course in paved areas immediately after grading operations.
10. Maintain sediment traps throughout grading operations.
11. Remove sediment control measures only upon approval of Baltimore County Sediment Control Officer.

Approved For B.C.S.C.D. In Accordance With Article 96A, Section 105 Through 110, Annotated Code, State Of Md. As Amended

APPROVED BY _____ DATE _____

OWNER CERTIFICATION
Land Clearing And Construction Of Development Will Be Completed Pursuant To These Plans.

Leroy M. Merritt 4/25/75
OWNER DATE

ENGINEERS CERTIFICATION
I Certify That The Plan Of Development And Plan Of Silt And Erosion Control Meet The Requirements, Standards And Specifications Of The Soil Conservation District

ENGINEER 2/17/75 DATE

Revised June 10, 1975

JAMES PETRICA & ASSOCIATES, INC. CONSULTING ENGINEERS 409 JEFFERSON BUILDING TOWSON, MARYLAND	STORM DRAINS JOPPA ROAD	OWNER: LEROY M. MERRITT 1940 RUXTON ROAD TOWSON, MARYLAND 21204	JOPPA ROAD WAREHOUSING BALTIMORE COUNTY MARYLAND BAYNESVILLE DATE: APRIL 25, 1975 ELECTION DISTRICT No 9	SCALE: AS SHOWN	DRAWING NO. 2 OF 2 — B.D.J. / R.R.S. / R.R.S.

P.N. 7403

Print Date: 6-18-75

AUG 0 5 1975