

75-271-RX PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

RAYMOND W. ROCK AND
ANNA D. ROCK
I, or we, legal owner(s) 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-districted, pursuant to the Zoning Law of Baltimore County from Undistricted to a district for the following reasons: In order to comply with Baltimore County zoning regulations pertaining to trade schools.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a RESIDENT TRAINING SCHOOL FOR THE TRAINING OF APPRENTICES IN THE CONSTRUCTION CRAFT OF OPERATING ENGINEERS.

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

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

OPERATING ENGINEERS JOINT APPRENTICESHIP
AND TRAINING FUND OF INTERNATIONAL UNION
OF OPERATING ENGINEERS - LOCAL 437

BY: WILLIAM L. KIRCHHOFF, Contract Purchaser
CHAIRMAN

Address: 5907 HARFORD ROAD
BALTIMORE, MD. 21214

Address: 11TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.

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RE: PETITION FOR REDISTRICTING AND : BEFORE THE
SPECIAL EXCEPTION : DEPUTY ZONING
SW/S of Allender Road, 2133' SE of : COMMISSIONER
Philadelphia Road - 11th Election :
Raymond W. Rock - Petitioner : OF
NO. 75-271-RX (Item No. 173) : BALTIMORE COUNTY

AMENDED ORDER

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of June, 1975, that the Order, dated May 29, 1975, passed in this matter, should be and the same is hereby AMENDED by deleting Sub-paragraph 4, on Page 2 thereof, and substituting therefor this amended Sub-paragraph 4, to read as follows:

4. The maximum number of daytime construction equipment students shall not exceed 20, and the maximum number of evening classroom students shall not exceed 40.

James E. Dyer
Deputy Zoning Commissioner of
Baltimore County

RE: PETITION FOR REDISTRICTING AND : BEFORE THE
SPECIAL EXCEPTION : DEPUTY ZONING
SW/S of Allender Road, 2133' SE of : COMMISSIONER
Philadelphia Road - 11th Election :
Raymond W. Rock - Petitioner : OF
NO. 75-271-RX (Item No. 173) : BALTIMORE COUNTY

This Petition represents a request for a Redistricting from an Undistricted Zone to an I. M. District and a request for a Special Exception for a resident training school for the training of apprentices in the construction craft of operating engineers. The property in question is situated on the southwest side of Allender Road, 2,133 feet southeast of Philadelphia Road, in the Eleventh Election District of Baltimore County.

Testimony and evidence presented during the course of the hearing established that the requirements for the granting of a I. M. District, as established in Section 259.2H, would be met and that the prerequisites for the granting of a Special Exception as set forth in Section 502.1, would also be complied with. Based on these facts, both the Special Exception and Redistricting can, with certain restrictions, be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 29th day of May, 1975, that the herein requested Redistricting from an Undistricted to an I. M. District and a Special Exception for a resident training school for the training of apprentices in the construction craft of operating engineers should be and the same is hereby GRANTED. Said granting shall be subject to the following restrictions:

1. The substantial stand of trees that border the perimeter of the site shall not be disturbed by any of the excavating activities of the school.

- All requirements for sediment and storm drain control shall be complied with at all times.
- The school shall not operate on Sunday, and the hours of operation shall otherwise be between 8:00 a.m. and 8:00 p.m. with the exception of evening classroom hours.
- The maximum number of students shall not exceed 20.
- A site plan shall be approved by the Department of Public Works, the Sediment Control Division of the Department of Permits and Licenses, and the Office of Planning and Zoning. Said site plan shall include the following:
 - The area in which excavating will take place shall be outlined on the site plan.
 - The location and size of the proposed building, parking, equipment storage area, fencing and landscaping shall be indicated on the said plan.
 - The D.R. 3.5 buffer strip paralleling Allender Road shall not be utilized except for landscaping and entrances.

James E. Dyer
Deputy Zoning Commissioner of
Baltimore County

RETCO ENGINEERING » Land Surveyors CO. INC.

Member - M.E., A.C.I.M., N.E.A.M.
313-314 KEYSER BUILDING - BALTIMORE, MD. 21202
TELEPHONE 685-6880

Description for Zoning

25 more or less Acre Parcel, Zoned M.L.R., Southwest 200 feet more or less of Allender Road, 2,133 feet more or less Southeast of Philadelphia Road, 11th Election District, Baltimore County, Maryland.

Beginning for the same at a point on the 3rd line of a parcel of land described in a deed from George Arpin and wife to Raymond W. Rock and wife dated November 30, 1950 and recorded among the Land Records of Baltimore County in Liber 1885 page 481 etc., 275 feet more or less from the beginning of said 3rd line, running thence from said beginning point and binding on the remainder of the aforesaid 3rd, 4th, 5th and part of the 6th lines of the aforesaid Arpin to Rock deed the 4 following courses and distances 1) North 29 degrees 30 minutes East 304 feet more or less to a marked Black Oak tree, 2) North 67 degrees 00 minutes East 1,155 feet more or less to a stone heretofore set, 3) North 67 degrees 00 minutes East 206.2 feet more or less to a point, and 4) North 67 degrees 00 minutes East 640 feet more or less, thence leaving said 6th line 5) Southerly 260 feet more or less, thence 6) Southerly 345 feet more or less 7) Southeasterly 400 feet more or less 8) Southeasterly 153 feet more or less to intersect the northwesternmost side of the Baltimore and Ohio Railroad Right-of-Way, running thence binding on said northwesternmost side 9) South 70 degrees West 630 feet more or less, thence leaving said northwest-

RETCO ENGINEERING » Land Surveyors CO. INC.

Member - M.E., A.C.I.M., N.E.A.M.
313-314 KEYSER BUILDING - BALTIMORE, MD. 21202
TELEPHONE 685-6880

ernmost side of Right-of-Way 10) Northerly 712 feet more or less 11) Southwesterly 1,390 feet more or less and 12) Northwesternly 130 feet more or less to the place of beginning.

Containing 25 Acres of land more or less.

Subject also to all that strip of land used as a Right-of-Way which is fully described in a deed dated the 18th day of March 1931 and recorded among the Land Records of Baltimore County in Liber W.P.C. 859 page 231 from Jacob Yost and wife to the Susquehanna Transmission Company.

Being a part of the parcel of land which was described in a deed from George Arpin and wife to Raymond W. Rock and wife dated November 30, 1950 and recorded among the Land Records of Baltimore County in Liber 1885 page 481 etc.



Job Order No. 750031
February 19, 1975
daz/RMI, SR.

June 16, 1975

Charles E. Brooks, Esquire
610 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Redistricting and Special Exception
SW/S of Allender Road, 2133' SE of
Philadelphia Road - 11th Election
Raymond W. Rock - Petitioner
NO. 75-271-RX (Item No. 173)

Dear Mr. Brooks:

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

Very truly yours,
James E. Dyer
Deputy Zoning Commissioner

JED/me

Attachments

cc: Mr. Charles J. Farr
4605 Powell Avenue
Baltimore, Maryland 21206

Mr. George A. Tochterman
332 Allender Road
White Marsh, Maryland 21162

Hester

May 29, 1975

Charles E. Brooks, Esquire
610 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Redistricting and Special Exception
SW/S of Allender Road, 2133' SE of
Philadelphia Road - 11th Election
Raymond W. Rock - Petitioner
NO. 75-271-RX (Item No. 173)

Dear Mr. Brooks:

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/me

Attachments

cc: Mr. Charles J. Farr
4605 Powell Avenue
Baltimore, Maryland 21206

Mr. George A. Tochterman
332 Allender Road
White Marsh, Maryland 21162

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 19, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
TOWSON, MARYLAND 21204
Franklin T. Hoggans
Chairman

Paul E. Gaeng, Esq.
5913 Harford Road
Baltimore, Maryland 21214

RE: Redistricting and Special Exception
Petition
Item 173
Raymond W. Rock & Anna D. Rock -
Petitioners

Dear Mr. Gaeng:

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 an overall tract of 55 acres, more or less, located on the southwest side of Allender Road, 2133 feet southeast of Philadelphia Road. This property is zoned three different ways, that is, 25 acres of M.L., 25 acres of M.L.R., and 5 acres of D.R. 3.5.

The petitioner is requesting a Special Exception in the M.L.R. portion, and a redistricting to Industrial Major for the M.L. portion, in order that a training school in the handling of earth-moving equipment may be located on this site.

The petitioner is proposing to construct a

Paul E. Gaeng, Esq.
Re: Item 173
May 19, 1975
Page 2

building approximately 325 feet southwest of Allender Road for additional purposes, and proposes an outdoor training area for the aforementioned heavy equipment on the rear of this property, indicated on the plan as area of operations.

This property abuts to the south the Baltimore & Ohio Railroad right-of-way, and abuts residential properties west, north and east. The site plan should be revised to note any possible emanations from the outdoor training operation, as well as any methods of procedures proposed to reduce their effect on adjacent residential premises. The written description submitted must be revised to more accurately locate the beginning points of the two parcels in relation to their distances from the nearest intersecting street.

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. Hoggans
FRANKLIN T. HOGGANS, JR.
Chairman,
Zoning Plans Advisory Committee

PTH:JD

Enclosure

cc: Retco Engineering Co., Inc.
313-314 Keyser Building

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. BROWN, M.D., M.P.H.
DIRECTOR

March 17, 1975

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

Dear Mr. DiNenna:

Comments on Item 173, Zoning Advisory Committee Meeting, March 18, 1975, are as follows:

Property Owner: Raymond W. & Anna D. Rock
Location: 2133' SE of Phila Rd., SPECIAL EXCEPTION
SW 200' of Allender Rd., 2133' SE of
Phila. Rd.

Existing Zoning: REDISTRICTING - M.L.
SPECIAL EXCEPTION - M.L.R.

Proposed Zoning: Redistricting from M.L. to M.L.-I.M.
Special Exception for a resident
training school for the training
of apprentices in the construction
craft of operating engineers.

No. of Acres: 25
District: 11th

Complete soil evaluation required and an approved
water supply must be provided.

Air Pollution Comments: 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, Baltimore County Department of
Health.

Very truly yours,

Thomas R. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVS:ncw

CC--W.L. Phillips

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

Director of Engineering
ELLSWORTH N. DYER, P.E., C.E.P.

April 3, 1975

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

Re: Item #173 (1974-1975)
Property Owner: Raymond W. & Anna D. Rock
Redistricting - SW 780' of Allender Rd., 2133' S/E
of Phila. Rd. Special Exception - SW 200' of
Allender Rd., 2133' S/E of Phila. Rd.
Existing Zoning: Redistricting - M.L.
Special Exception - M.L.R.
Proposed Zoning: Redistricting from M.L. to M.L.-I.M.
Special Exception for a resident training school
for the training of apprentices in the construction craft
of operating engineers.
No. of Acres: 25 District: 11th

Dear Mr. DiNenna:

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

Highways:

Allender Road, an existing public road, is proposed to be realigned, relocated
and improved in this vicinity in the future as a 50-foot closed section roadway on
a 70-foot right-of-way as a continuation of the proposed New Forge Road northwest
of this site. A connection for Allender Road as a 30-foot closed section roadway
on a 50-foot right-of-way, to the New Forge Road apparently would occur within
this site. Highway improvements, including highway right-of-way and any necessary
reversible easements for slopes will be required in connection with any grading or
building permit application. Further information may be obtained from the Baltimore
County Bureau of Engineering, and the submitted plan must be revised accordingly.

The entrance locations are subject to approval by the Department of Traffic
Engineering, and shall be constructed in accordance with Baltimore County Design
Standards.

Sediment Control:

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

Item #173 (1974-1975)
Property Owner: Raymond W. & Anna D. Rock
Page 2
April 3, 1975

Sediment Control: (Cont'd)

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

All proposed development is subject to the requirements of the Storm Water
Management Program. It shall be the responsibility of the Petitioner's engineer to
obtain and familiarize himself with the requirements and design criteria
available from this office. The preliminary plan must indicate the required
Storm Water Management features before tentative approval can be granted.

A permanent method for retaining storm water runoff in excess of the original
runoff based on a 2-year frequency storm must be provided on the site.

Storm Drainage:

Provisions for accommodating storm water or drainage have not been indicated
on the submitted plan.

In accordance with the drainage policy, the Petitioner is responsible for the
total actual cost of drainage facilities required to carry the storm water run-off
through the property to be developed to a suitable outfall. The Petitioner's cost
responsibilities include the acquiring of easements and rights-of-way - both onsite
and offsite - including the deeding in fee to the County of the rights-of-way.

Open stream drainage requires a drainage reservation or easement of sufficient
width to cover the flood plain of a 100-year design storm. However, a minimum
width of 50 feet is required.

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

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this
property. The Baltimore County Comprehensive Water and Sewerage Plan, amended
July 1973, indicates "Planned Service" in the area in 6 to 10 years.

Very truly yours,

Ellsworth N. Dyer
ELLSWORTH N. DYER, P.E.
Chief, Bureau of Engineering

END:RAM:PM:iss
M-KK Key Sheet
37 - 39 NW 38 - 40 Pos. Sheets
NR 10 J Topo
73 Tax Map
cc: J. Tremmer/D. Grise

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

Property Owner: Raymond W. & Anna D. Rock
Location: Redistricting SW 780' of Allender Road., 2133' SE of Philadelphia Road, Special
Exception SW 200' of Allender Road 2133' SE of Philadelphia Road

Existing Zoning: Redistricting - M.L. Special Exception M.L.R.

Proposed Zoning: Redistricting from M.L. to M.L.-I.M. Special Exception for a resident
training school for the training of apprentices in the construction craft of operating
engineers.

No. of Acres: 25
District: 11th

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.

This site plan must be revised to show full compliance with Section 252c of the Zoning Regulations.

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 108 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-2511 ZONING 484-3511



COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
301-484-3648

H. B. STAAH
DIRECTOR

INDUSTRIAL DEVELOPMENT COMMISSION BALTIMORE COUNTY, MARYLAND

March 19, 1975

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

Dear Mr. DiNenna:

Re: ZAC Agenda of March 18, 1975

Item 173

Prop. Owner: Raymond W. & Anna D. Rock
Location: Redistricting-SW 780' Allender Rd.,
2,133' SE of Philadelphia Road.

Special Exception-SW 200' of Allender Rd.,
2,133' SE of Philadelphia Road.

Existing Zoning: Redistricting--M.L.

Special Exception--M.L.R.

Prop. Zoning: Redistricting from M.L. to
M.L.-I.M. Special Exception for resident
training school for training of apprentices in
construction craft of operating engineers.

No. of Acres: 25 District: 11th

This office has reviewed the petition, visited the site and offers
the following comment--

The proposed use of this land will provide an important adjunct to
the training of construction craft people. The property is in an
area that appears suitably acceptable for the proposed use.

This office feels the project is compatible with the surroundings and
a necessary service that is needed in the area. We believe the peti-
tion deserves favorable consideration by your office.

Sincerely,

H. B. STAAH
Director



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLYFFORD, P.E.
DIRECTOR

Wm. T. MILLER
DEPUTY TRAFFIC ENGINEER

March 21, 1975

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

Re: Item 173 - ZAC - March 18, 1975
Property Owner: Raymond W. & Anna D. Rock
Location: REDISTRICTING - SW 780' of Allender Rd., 2133' SE of Phila. Rd.
SE of Phila. Rd.
Existing Zoning: REDISTRICTING - M.L. SPECIAL EXCEPTION - M.L.R.
Proposed Zoning: Redistricting from M.L. to M.L.-M. Special Exception for a resident training school for the training of apprentices in the construction craft of operating engineers.

No. of Acres: 25
District: 11th

Dear Mr. DiNenna:

The proposed redistricting and special exception is not expected to cause a major increase in trip generation.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate

MSF/USA

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 17, 1975

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

Z.A.C. Meeting of: March 18, 1975

Re: Item 173

Property Owner: Raymond W. & Anna D. Rock

Location: REDISTRICTING-SW 780' of Allender Rd., 2133' SE of Phila. Rd.
Special Exception-SW 200' of Allender Rd., 2133' SE of Phila. Rd.

Present Zoning: REDISTRICTING-M.L. Special Exception-M.L.R.

Proposed Zoning: REDISTRICTING from M.L. to M.L.-M. Special Exception for a resident training school for the training of apprentices in the construction craft of operating engineers.

District: 11th

No. Acres: 25

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative.

WP/ml

ENCLOSURE PARKS, RECREATION
EUGENE J. CLYFFORD, P.E.
DIRECTOR

MANUS M. GUSTAFSON
JOSEPH N. MURPHY
ALVIN LOWERY

RAYMOND W. WILLIAMS, JR.
RICHARD W. TRACY, JR.
WILLIAM R. WILSON, JR.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th
Date of Posting: 5-2-75
Posted for: Hearing Monday, May 26, 1975, 8:00 A.M.
Petitioner: Raymond W. Rock
Location of property: SW 780' of Allender Rd., 2133' SE of Phila. Rd.
Location of Signs: 2 signs at End of Station Rd.
Remarks: None
Posted by: [Signature] Date of return: 5-15-75

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

Being a part of the parcel of land which was described in a deed from George Arpin and wife to Raymond W. Rock and wife, dated November 20, 1960 and recorded among the Land Records of Baltimore County in Liber W.P.C. 800 page 231, from said George Arpin and wife to the Transamerica Transmission Company.

Being a part of the parcel of land which was described in a deed from George Arpin and wife to Raymond W. Rock and wife, dated November 20, 1960 and recorded among the Land Records of Baltimore County in Liber W.P.C. 800 page 231, from said George Arpin and wife to the Transamerica Transmission Company.

Being a part of the parcel of land which was described in a deed from George Arpin and wife to Raymond W. Rock and wife, dated November 20, 1960 and recorded among the Land Records of Baltimore County in Liber W.P.C. 800 page 231, from said George Arpin and wife to the Transamerica Transmission Company.

CERTIFICATE OF PUBLICATION

ROSEDALE, MD., May 8, 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., one time before the 26th day of May, 1975, the publication appearing on the 8th day of May, 1975.

THE OBSERVER,
Robert A. Lipp
Advertising Mgr.

Cost of Advertisement \$20.16

PETITION FOR REDISTRICTING AND SPECIAL EXCEPTION
11TH DISTRICT
ZONING: From Undistricted to I.M. District.
Petition for Special Exception for a Resident Training School for the training of apprentices in the construction craft of operating engineers.
LOCATION: Southwest side of Allender Road 2133 feet more or less, Southeast of Philadelphia Road.
DATE & TIME: MONDAY, MAY 26, 1975 at 1:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed District I.M. District.
Petition for Special Exception for a Resident Training School for the training of apprentices in the construction craft of operating engineers.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed District I.M. District.
Petition for Special Exception for a Resident Training School for the training of apprentices in the construction craft of operating engineers.

11th Day of March 1975 and record among the Land Records of Baltimore County in Liber W.P.C. 800 page 231 from said George Arpin and wife to Raymond W. Rock and wife, dated November 20, 1960 and recorded among the Land Records of Baltimore County in Liber W.P.C. 800 page 231, from said George Arpin and wife to the Transamerica Transmission Company.

Being a part of the parcel of land which was described in a deed from George Arpin and wife to Raymond W. Rock and wife, dated November 20, 1960 and recorded among the Land Records of Baltimore County in Liber W.P.C. 800 page 231, from said George Arpin and wife to the Transamerica Transmission Company.

Being a part of the parcel of land which was described in a deed from George Arpin and wife to Raymond W. Rock and wife, dated November 20, 1960 and recorded among the Land Records of Baltimore County in Liber W.P.C. 800 page 231, from said George Arpin and wife to the Transamerica Transmission Company.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 8, 1975

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 each of 200,000 circulation weeks before the 26th day of May, 1975, the first publication appearing on the 8th day of May, 1975.

THE JEFFERSONIAN,
Robert A. Lipp
Manager

Cost of Advertisement \$20.16



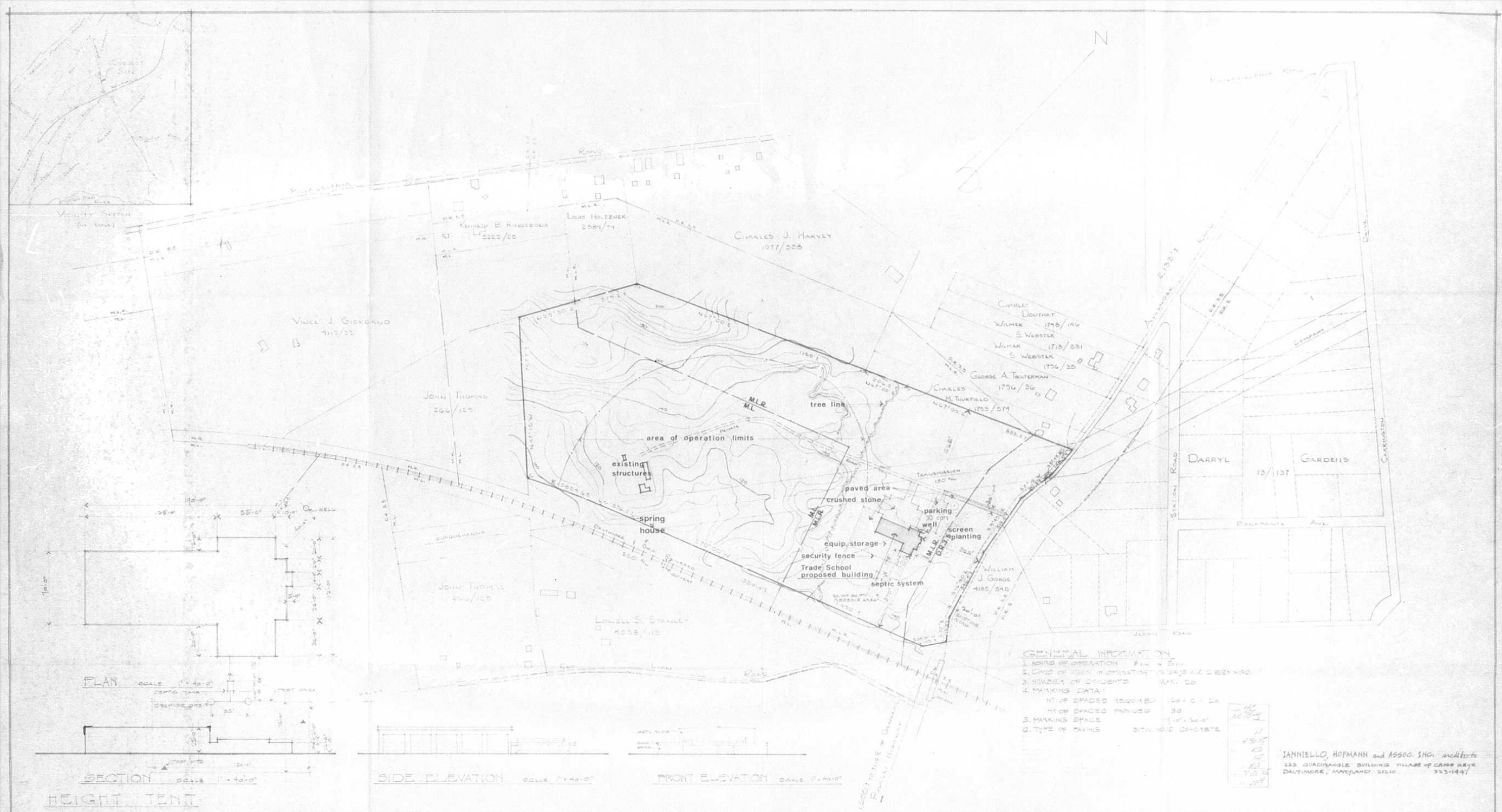
JANNIELLO, HOFMANN and ASSOC. INC. architects
225 QUADRANGLE BUILDING VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210 323-1441

OFFICE COPY

PLAN TO ACCOMPANY ZONING PETITION
FOR
55 : ACRE PARCEL, SW SIDE OF ALLENDER RD.
2,125 : SOUTHEAST OF PHILADELPHIA RD.
11TH ELECTION DISTRICT
BALTIMORE CO. MARYLAND
SCALE: 1"=200' DATE: 2-10-75

OPERATING ENGINEERS TRAINING SCHOOL

THIS PROPOSED FACILITY WILL PROVIDE TRAINING OF YOUNG MEN IN THE HANDLING OF EARTH MOVING EQUIPMENT. THE PROGRAM IS SPONSORED BY THE OPERATING ENGINEERS JOINT APPRENTICESHIP AND TRAINING FUND OF INTERNATIONAL UNION OF OPERATING ENGINEERS LOCAL #37.



LEGEND PROPERTY LINE TRANSMISSION LINE ZONING LINE RAILROAD TRACK PAVING LINE 20' CONTOUR LINE 5' CONTOUR LINE SUBDIVISION INTERIOR LOT LINES & ALLEYS ROAD & LINES	ZONING NOTICE 1. OWNER: RAYMOND W. BOLD, TRS. 1955/191 et al., Nov. 30, 1950. 2. TOTAL ACREAGE: 55 ACRES, MORE OR LESS. 3. PRESENT ZONING: A. OR. 25 - 15 ACRES, MORE OR LESS B. M.L.R. - 25 ACRES, MORE OR LESS C. M.L. - 25 ACRES, MORE OR LESS	NOTES 1. TOPOGRAPHY TAKEN FROM TOPOGRAPHIC MAP OF BALTIMORE COUNTY, TRANSMITTAL AREA, SHEET N.E. 10N. 2. BOUNDARY TAKEN FROM DEEDS ONLY. 3. ZONING LINES TAKEN FROM THE OFFICIAL ZONING MAP ADOPTED BY THE BALTIMORE COUNTY COUNCIL, MARCH 24, 1971, BY BILLS NOS. 26, 27, 30, 31, 32, 33. OPERATING ENGINEERS TRAINING SCHOOL THIS PROPOSED FACILITY WILL PROVIDE TRAINING OF YOUNG MEN IN THE HANDLING OF EARTH MOVING EQUIPMENT. THE PROGRAM IS SPONSORED BY THE OPERATING ENGINEERS JOINT APPRENTICESHIP & TRAINING FUND OF INTERNATIONAL UNION OF OPERATING ENGINEERS LOCAL #37.	PLAT TO ACCOMPANY ZONING PETITION FOR 55 ACRE PARCEL, 1/4 SIDE OF ALLENDER RD. 2,133' SOUTHEAST OF PHILADELPHIA RD. 11TH ELECTION DISTRICT BALTIMORE CO. MARYLAND SCALE: 1"=200' DATE: 2-10-75	ARCHITECTS: JANNIELLO, HOFMANN and ASSOC. INC. architects 225 QUADRANGLE BUILDING, VILLAGE OF CANNON KEYS BALTIMORE, MARYLAND 21210 333-1447
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AUG 12 1975



IANNIELLO, HOFMANN and ASSOC., INC.
ARCHITECTS

223 QUADRANGLE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210 (301) 323-1447



October 21, 1975

Mr. Nicholas B. Commodari
Department of Planning and Zoning
Room 121
Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Operating Engineers Training School
S/W/S Allender Road
11th Election District
Permit No. 74774/C-1060-75

Dear Mr. Commodari:

Pursuant to our recent discussion regarding an expansion of the proposed plan of use on the referenced project, please note the following:

- 1.) Maximum number of employees and times of operation are outlined in approved zoning case No. 75-271-RX (item 173) and also shown on revised plot plan.
- 2.) There will be no movement of raw materials to or from the completed building.

3.) Potential emanations shall be handled as follows:

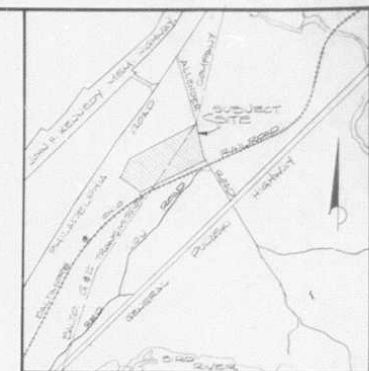
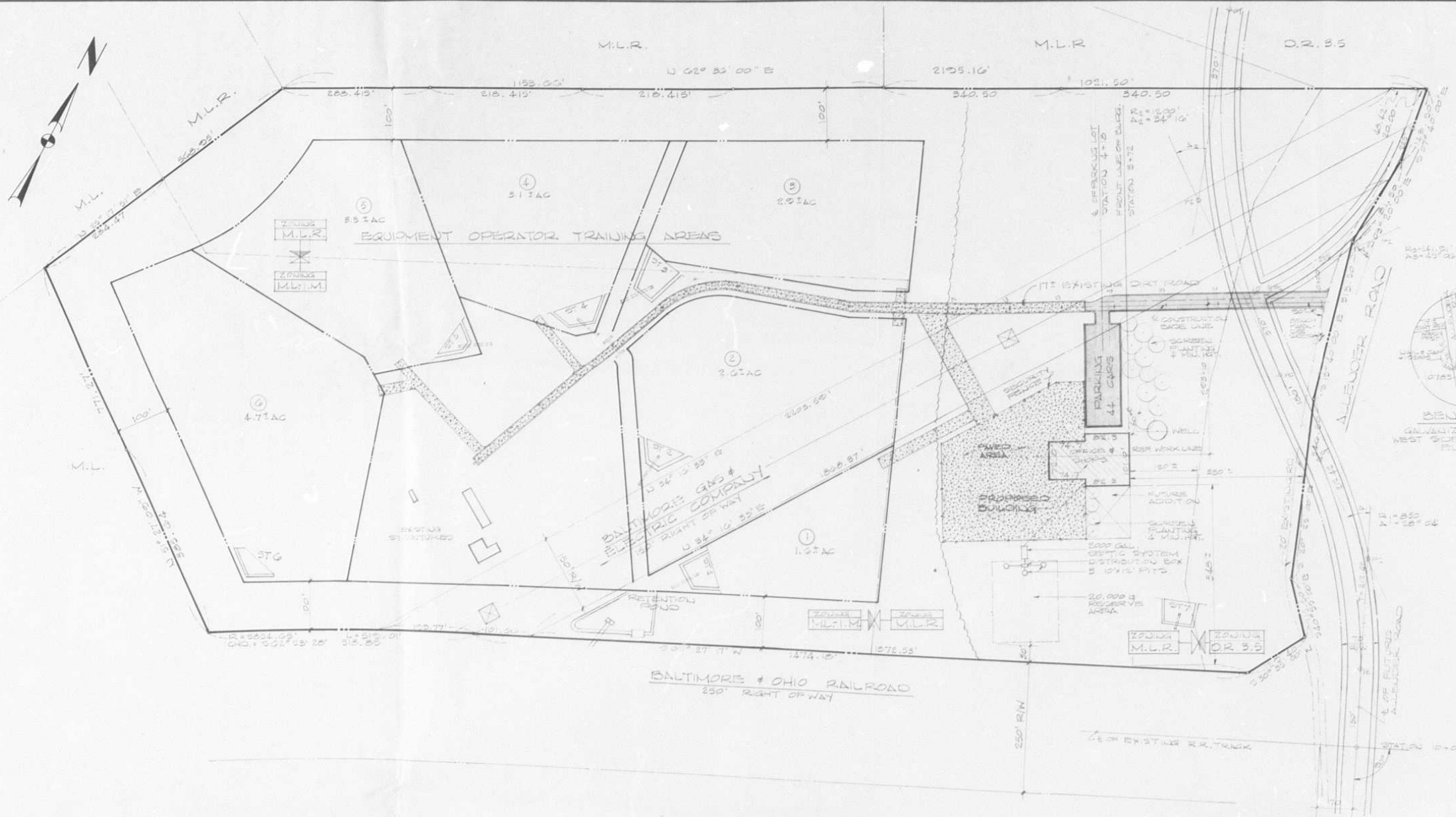
- a.) Noise - The proposed building site was selected because of its isolation from other populated areas of the county. In addition to this factor, the Area designated for outdoor training is behind the proposed building and more than 800 feet from Allender Road.
- b.) Dust - It has been a standard practice for the training school individuals to sprinkle or otherwise wet down an area prior to using, in addition to its remote location as mentioned above.
- c.) Vibration, odors, glare and heat are not anticipated during the operation of the training school.

I hope this information satisfies your requirements.

Very truly yours,

Paul M. Vasold
Ianniello, Hofmann & Assoc., Inc.

cc: Fred Mott
Charles Farr



- DATA**
1. ELECTION DISTRICT - 112 BALTIMORE COUNTY, MARYLAND.
 2. EXISTING ZONING: REDISTRICTING FROM M.L. TO M.L.M. SPECIAL EXCEPTION FOR A RESIDENT TRAINING SCHOOL FOR THE TRAINING OF APPRENTICES IN THE CONSTRUCTION CRAFT OF OPERATING ENGINEERS. (SEE APPROVED ZONING CASE NO. 75-271-R, ITEM # 178, MAY 29, 1975)
 3. PROPOSED ZONING - NO CHANGE
 4. AREA OF PROPERTY:
 S.D.R. 3.5 = 5 ACRES MORE OR LESS
 M.L.R. = 25 ACRES MORE OR LESS
 M.L.M. = 25 ACRES MORE OR LESS
 5. FLOOR AREA OF BUILDING:
 OFFICE AREA = 9234 S.F.
 SHOP + STORAGE AREA = 6205 S.F.
 6. PARKING REQUIREMENTS:
 OFFICE AREA 9234 + 300 = 31 SPACES
 SHOP + STORAGE AREA 6205 + 300 = 3 SPACES
 TOTAL SPACES REQUIRED = 34 SPACES
 PARKING SPACES SHOWN = 42 (24x20)
 PARKING FOR HANDICAPPED = 2 (12x20)
 TOTAL PARKING SPACES SHOWN = 44 SPACES
 7. PROPERTY DATA TAKEN FROM PLAT BY RETCO ENGINEERING CO.
 8. FOR GRADING & DRAIN LAYOUT, SEE DRAWING C-2.
 9. FOR STORM MANAGEMENT & SEDIMENT CONTROL, SEE DRAWING C-3.

- LEGEND**
- STONE PAVEMENT
 - BITUMINOUS PAVEMENT
 - PROPOSED BLDG.
 - NEW CONTOUR
 - EXIST. CONTOUR
 - EMBANKMENT LINE

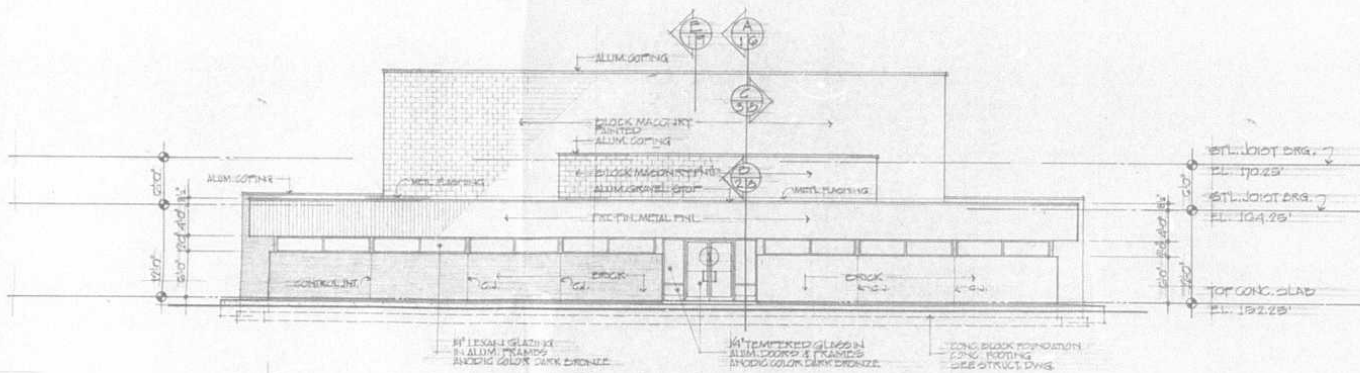
PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *John A. Winkler*
 DATE: 10-30-75
 75-271-RX

PLOT PLAN

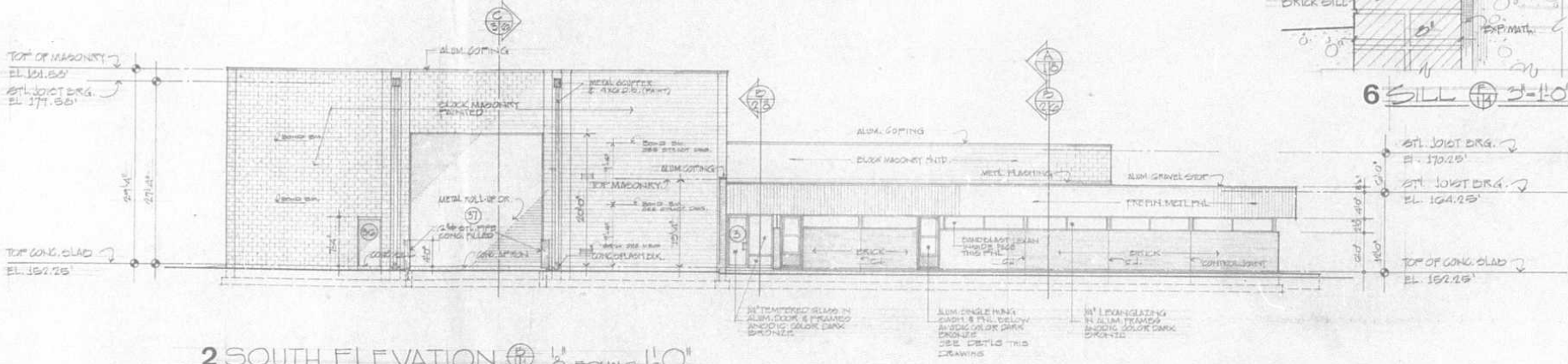


REQUIREMENTS OF THE ZONING ORDER

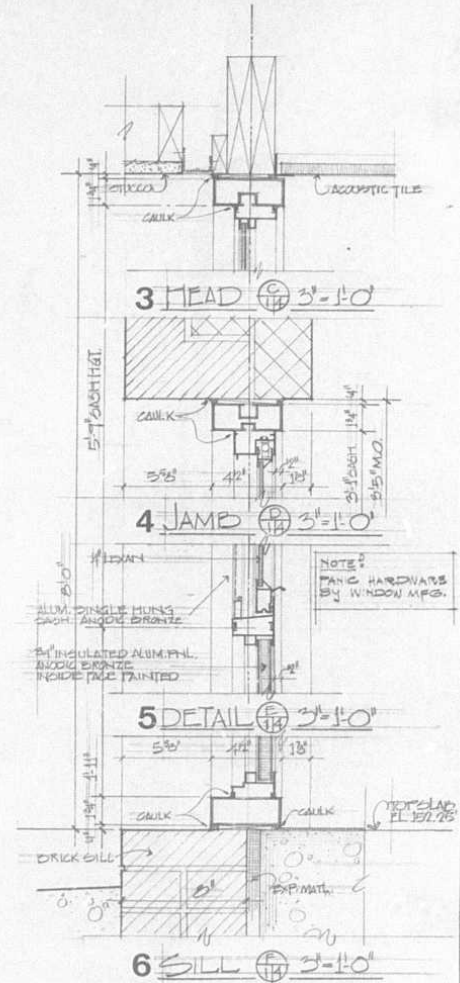
1. THE SUBSTANTIAL STAND OF TREES THAT BORDER THE PERIMETER OF THIS SITE SHALL NOT BE DISTURBED BY ANY OF THE EXCAVATING ACTIVITIES OF THE SCHOOL.
2. ALL REQUIREMENTS FOR SEDIMENT AND STORM DRAIN CONTROL SHALL BE COMPLIED WITH AT ALL TIMES.
3. THE SCHOOL SHALL NOT OPERATE ON SUNDAYS, AND THE HOURS OF OPERATION SHALL OTHERWISE BE BETWEEN 8:00 AM. & 5:00 PM. WITH THE EXCEPTION OF EVENING CLASSROOM HOURS.
4. THE MAXIMUM NUMBER OF DAYTIME CONSTRUCTION EQUIPMENT STUDENTS SHALL NOT EXCEED 20, AND THE MAXIMUM NUMBER OF EVENING CLASSROOM STUDENTS SHALL NOT EXCEED 40.
5. A SITE PLAN SHALL BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS, THE SEDIMENT CONTROL DIVISION OF THE DEPARTMENT OF PERMITS & LICENSES AND THE OFFICE OF PLANNING & ZONING. SAID SITE PLAN SHALL INCLUDE THE FOLLOWING:
 A. THE AREA IN WHICH EXCAVATING WILL TAKE PLACE SHALL BE OUTLINED ON THE SITE PLAN.
 B. THE LOCATION & SIZE OF THE PROPOSED BUILDING, PARKING, EQUIPMENT STORAGE AREA, FENCING AND LANDSCAPING SHALL BE LOCATED ON SAID PLAN.
 C. THE DR. 3.5 BUFFER STRIP PARALLEL TO ALLEGHENY ROAD SHALL NOT BE UTILIZED EXCEPT FOR LANDSCAPING AND ENTRANCES



1 EAST ELEVATION 1/8" EQUALS 1'-0"



2 SOUTH ELEVATION 1/8" EQUALS 1'-0"



NOTE: SEE DWG. CD-1 FOR FOOTING DESIGN.



**operating engineers
training school**

allender road
baltimore county, md.

IAN NIELLO, HOFMANN and ASSOCIATES INC.
QUADRANGLE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210

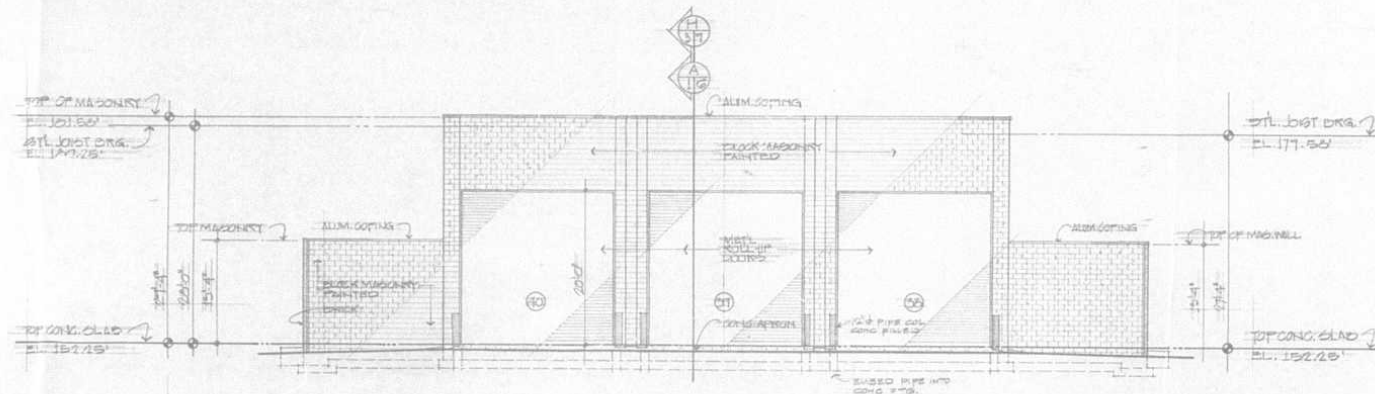
ARCHITECTS 323.1447

DRAWING TITLE
ELEVATIONS

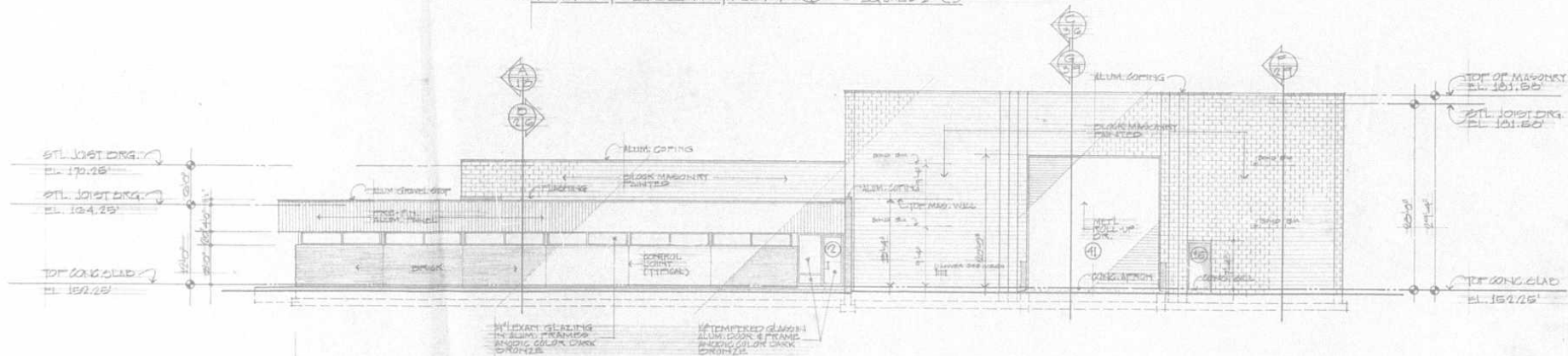
SCALE 1/8" EQUALS 1'-0"

CONV. NO. 7513

DATE OCT 6, 1975 DWG NO. **A-4**



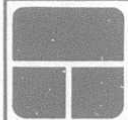
1 WEST ELEVATION $\frac{1}{8}" = 1' - 0"$



2 NORTH ELEVATION $\frac{1}{8}" = 1' - 0"$



NOTE: SEE DWG CD-1 FOR FOOTING DESIGN.



operating engineers
training school
allender road
baltimore county, md.

IANLIELLO, HOFMANN and ASSOCIATES INC.
QUADRANGLE VILLAGE OF CROSS KEYS
SALTIMORE, MARYLAND 21210

ARCHITECTS 323 1447

GRADES & T&E, INC.
CONSTRUCTION MATERIALS

DRAWING TITLE
ELEVATIONS

SCALE: $\frac{1}{8}" = 1' - 0"$
COMM NO. 7513
DATE: OCT. 6, 1975
DWG NO. A-5