

**PETITION FOR ZONING RECLASSIFICATION  
AND/OR SPECIAL EXCEPTION**

77-41-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **LEROY MERRITT**, 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 (1) that the zoning status of the hereto described property be reclassified pursuant to the Zoning Law of Baltimore County from an \_\_\_\_\_ to the following \_\_\_\_\_:

NO. 11-176-LL  
SECTION 9  
R. 40-20-2  
ZONING DEPARTMENT

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 community building

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification 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.

Contract purchaser  
**Leroy Merritt, Legal Owner**  
Address: **1940 Buxton Road, Towson, Maryland 21204**

Thomas L. Hennessey, Esquire, P.A.  
Towson, Maryland 21204  
Petitioner's Attorney  
Address: **407 West Pennsylvania Avenue, Towson, Maryland 21204**

ORDERED by The Zoning Commissioner of Baltimore County, this 25th day of August, 1976, that the subject matter of this petition be advertised, as provided 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 29th day of August, 1976, at 1:00 o'clock

**George J. Martiak**  
Zoning Commissioner of Baltimore County

(over)

August 25, 1976

Thomas L. Hennessey, Esquire  
407 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Petition for Special Exception  
N/S of Joppa Road opposite Danway Road - 9th Election District  
Leroy Merritt - Petitioner  
NO. 77-41-X (Item No. 3)

Dear Mr. Hennessey:

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

Very truly yours,

**George J. Martiak**  
Deputy Zoning Commissioner

GJM/scw

Attachment

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

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
N/S of Joppa Road opp. Danway Road, : OF BALTIMORE COUNTY  
9th District :  
LEROY MERRITT, Petitioner : Case No. 77-41-X

**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.

**Charles E. Keating, Jr.**  
Charles F. Keating, Jr.  
Deputy People's Counsel

**John W. Hessian, III**  
John W. Hessian, III  
People's Counsel  
County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 10th day of August, 1976, a copy of the foregoing Order was mailed to Thomas L. Hennessey, Esquire, 407 West Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

**John W. Hessian, III**  
John W. Hessian, III



August 20, 1976

Thomas L. Hennessey, Esquire  
407 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Petition for Special Exception  
N/S of Joppa Road opposite Danway Road - 9th Election District  
Leroy Merritt - Petitioner  
NO. 77-41-X (Item No. 3)

Dear Mr. Hennessey:

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

Very truly yours,

**George J. Martiak**  
Deputy Zoning Commissioner

GJM/mc

Attachments

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

RE: PETITION FOR SPECIAL EX-: BEFORE THE  
CEPTION : DEPUTY ZONING  
N/S of Joppa Road opposite Danway : COMMISSIONER  
Road - 9th Election District : OF  
Leroy Merritt - Petitioner : BALTIMORE COUNTY  
NO. 77-41-X (Item No. 3) :  
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**AMENDED ORDER**  
**NUNC PRO TUNC**

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 25th day of August, 1976, that the Order, dated August 20, 1976, passed in this matter, should be and the same is hereby AMENDED "Nunc Pro Tunc" or Page 1, Line 4, to read as follows:

"... DISMISSED without prejudice."

**George J. Martiak**  
Deputy Zoning Commissioner of Baltimore County

UNDER RECEIVED FOR THE  
DATE August 25, 1976  
BY **John W. Hessian, III**

ORDER RECEIVED FOR THE LAW  
DATE August 25, 1976  
BY **George J. Martiak**

LAW OFFICES  
**Thomas L. Hennessey, P.C.**

August 10, 1976

Syndicated Enterprises, Inc.  
138 West Pennsylvania Avenue  
Towson, Maryland 21204

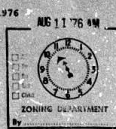
Re: Special Exception

Gentlemen:

This is to advise you that it will be impossible to secure the Special Exception filed for on Blimder Lane. A strict review of the zoning code would indicate that the Zoning Commissioner is powerless to grant this Special Exception in this zone.

Prior to retaining our office, you had secured from the Zoning Commissioner a letter indicating this to be a permissible use. This letter was dated June 4, 1976, in a reply to Mr. Tenczyn to his letter of April 21, 1976. I have personally taken this matter up with Mr. Blimenna, and it is impossible to secure the result desired by your organization. In view of the fact that this mistake was made prior to filing the Petition, we currently are negotiating with Mr. Blimenna for the return of filing costs and possibly the advertisement to accomplish this, we must discontinue or withdraw the Petition for the aforementioned reasons.

I feel it would be inappropriate for this office to accept your last check on our statement of July 27, 1976. However, there is still open the advertising costs and if the county refuses to pay them, you must. We will secure an up-to-date statement and hope to finish working this matter out in the very near future. In the meantime, I recommend to you that you choose another site to complete your venture.



Syndicated Enterprises, Inc.  
Page 2  
August 10, 1976

I am sorry that we can be of no further assistance in this matter other than to wind it up in accordance with the aforesaid letter. I regret my inability for a personal conference on Monday, but my schedule carried me through to 11:30 p.m. and it was impossible.

Yours very truly,

**Thomas L. Hennessey**

Tullish  
Enclosure

cc Eric Blimenna, Zoning Commissioner

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 Special Exception for Community Building  
and Required Parking in an Existing Map Zone  
Known as 1759 thru 18763 Mylander Lane

June 14, 1976

Beginning for the same at the end of the following course, commencing at  
the intersection of the center lines of Joppa Road and Larrow Road and running  
thence north 38° 43' 36" west 243.63 feet to said beginning point, said point  
being on the face of wall of an existing building there situate and running  
thence the seven following courses viz: (1) for part of the distance 210 feet  
through the partition wall, in all North 08° 48' 36" West 280.02 feet, (2)  
North 43° 58' 25" East 47.00 feet, (3) North 46° 03' 35" West 104.00 feet,  
(4) South 41° 56' 24" West 110.00 feet, (5) South 13° 14' 17" West 58.45 feet,  
(6) for part of the distance 145 feet, and for the remainder of the distance  
passing through the partition wall 210 feet, in all South 08° 48' 36" East  
355.00 feet to the face of wall of said building and (7) along said face of  
wall North 01° 11' 24" East 72.00 feet to the place of beginning.  
Containing 0.474 acres more or less within the existing building and  
0.412 acres more or less within the existing parking area thus containing a  
gross area of 0.886 acre more or less.



LAW OFFICES

Thomas L. Hennessey, P.C.

THOMAS L. HENNESSEY  
LEWIS F. HENNINGER  
LEAH W. HENNINGER  
KATHLEEN ANTHONY WELLS  
DORIS E. HENNINGER  
RANDI M. HENNINGER  
JOHN F. HENNINGER

407 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204  
PHONE: 841-8800  
FAX: 841-8800  
MAIL ROOM: 841-8800  
TOWSON, MARYLAND 21204

August 17, 1976

~~HAND DELIVERED~~

S. Eric DiNenna, Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Petition for Special Exception  
for Leroy Merritt No. 77-41-X

Dear Eric:

I am writing on instruction of our clients to  
ask that the above referenced Petition be withdrawn as of  
this date. I would ask that in accordance with our conversation,  
that you refund to me moneys advanced in this matter.

I thank you very much for your prompt attention  
to this matter.

Very truly yours,

Thomas L. Hennessey  
Thomas L. Hennessey

TJH:MP:sln

cc John W. Resnon  
Syndicated Enterprises, Inc.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. S. Eric DiNenna  
TO: Zoning Commissioner Date: August 3, 1976  
Norman E. Geber  
FROM: Acting Director of Planning

SUBJECT: Petition for Special Exception for a community building,  
North side of Joppa Road opposite Danany Road  
Petition 77-41-X

9th District

Hearing: Thursday, August 19, 1976 at 1:00 P.M.

This office is unable to find any entry in the Baltimore County Zoning Regulation  
pertaining the proposed uses in an M.L.R. zone either as of right or by special exception.

Norman E. Geber  
Acting Director of Planning

NEG/JGH/k

AUG 4 1976

Michael P. Tanager, Esq.  
407 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Proposed Community Building  
9750-9750 Mylander Lane  
P.O. Box 6828

Dear Mr. Tanager:

I am in receipt of your letter of April 23, 1976, in which  
you request a Special Exception for the above referenced matter.

The subject property is currently zoned Manufacturing,  
Light, Restricted (M.L.R.). Section 14.3 of the Baltimore  
County Zoning Regulations states the following:

"Uses permitted and as limited in the R-60 (D.N.-1) Zone  
by Section 14.3.11 except that animal boarding places, Class A  
and kennel are prohibited."

As an M.L.R. Zone (D.N.-1) permits a community building by way  
of a Special Exception, an M.L.R. Zone would also allow a  
community building by way of a Special Exception.

If you have any further questions regarding this matter,  
please feel free to contact this office.

Very truly yours,

S. ERIC DINENNA  
Zoning Commissioner

SED:DMJ:JD

cc: George J. Parsianak, Deputy Zoning Commissioner  
James E. Lyster, Zoning Supervisor  
Douglas A. Owen, Zoning Technician II

BALTIMORE COUNTY  
ZONING PLANS  
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

cc L. Hennessey, Esq.  
407 West Pennsylvania Avenue  
Towson, Md. 21204

Item 5

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

Your Petition has been received and accepted for filing  
this 9th day of July 1976.

S. Eric DiNenna  
Zoning Commissioner

Petitioner Leroy M. Merritt

Petitioner's Attorney Thomas L. Hennessey Reviewed by Franklin C. McGinnis, Jr.  
and Associates, Inc. Chairman, Zoning Plans  
P.O. Box 6828 Advisory Committee  
Towson, Md. 21204

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 9, 1976

COUNTY OFFICE BLDG.  
111 W. CHESAPEAKE AVE.  
TOWSON, MD. 21204

cc: Thomas L. Hennessey, Esq.  
407 West Pennsylvania Avenue  
Towson, Maryland 21204

MEMBERS  
BUREAU OF  
ENGINEERING

RE: Special Exception Petition  
Item 3  
Leroy M. Merritt - Petitioner

Dear Mr. Hennessey:

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 will file a written report with  
the Zoning Commissioner with recommendations as to  
the appropriateness of the requested zoning.

The area which is the subject of this petition  
is part of an office-warehouse complex, currently  
zoned M.L.R. This site, which was the subject of a  
previous Variance Hearing, Case No. 75-248-A, is  
currently improved with two large one-story brick buildings  
and accessory parking area, which as yet has not been  
striped. To the west of this site across Mylander  
Lane is the Aeris Aviation Corp., currently zoned  
M.L.-I.M., while to the east are the warehouse and  
storage facilities of the Scotts Garden Center, zoned  
Business Roadside. Directly south of this site fronting  
on Joppa Road are single family dwellings zoned both  
residential and commercial.

The petitioner is requesting a Special Exception  
to permit a community building containing 15 courts  
for handball and racquetball in the existing M.L.R.  
classification.

Thomas L. Hennessey, Esq.  
August 9, 1976  
Page 2

It should be noted at the time of field  
inspection a sign advertising the coming of the proposed  
operation was existing on this site.  
This petition is acceptable 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,  
Nicholas B. Comuden  
NICHOLAS B. COMUDEN,  
Planning & Zoning  
Associate III

NBC:JD

cc: George William Stephens, Jr.  
and Associates, Inc.  
P.O. Box 6828  
Towson, Md. 21204

August 4, 1976

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21284

Re: Item #2 (1976-1977)  
Property Owner: Leroy M. Merritt  
Location: 126' N. Joppa Rd. opposite Danway Rd.  
Existing Zoning: M.C.S.  
Proposed Zoning: Special Exception for community building.  
Acres: 0.846 District: 9th

Dear Mr. DiNenna:  
The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

**General:**  
Baltimore County highway and utility improvements exist or are as set forth by Public Works Agreement #97502 executed in connection with the development of "Joppa Road Redesigning".

Comments were supplied in connection with the Zoning Advisory Committee review of this property for Item #172 (1974-1975).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #3 (1976-1977).

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

END:KAM:PNR:ms  
cc: K. Morton  
K. Coveahy  
N-106 Key Sheet  
36 x 47 1/2" x 4 9 pos. sheets  
NE 9 & 10 B & C Topo  
70 Tax Map

STEPHIE COLLINS  
DIRECTOR

July 26, 1976

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21284

Re: Item 3 - SAC - July 6, 1976  
Property Owner: Leroy M. Merritt  
Location: 126' N. Joppa Rd. opp. Danway Rd.  
Existing Zoning: M. L. R.  
Proposed Zoning: Special Exception for community building  
Acres: 0.846  
District: 9th

Dear Mr. DiNenna:  
No major traffic engineering problems are anticipated by the requested special exception.

Very truly yours,  
*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Associate

MSF/2sa

WILLIAM D. FROMM  
DIRECTOR

August 2, 1976

Mr. S. Eric DiNenna, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21284

Dear Mr. DiNenna:  
Comments on Item #3, Zoning Advisory Committee Meeting, July 6, 1976, are as follows:

Property Owner: Leroy M. Merritt  
Location: 126' N. Joppa Road opp. Danway Road  
Existing Zoning: M.L.R.  
Proposed Zoning: Special Exception for community building  
Acres: 0.846  
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.

This plan has been reviewed and there are no site-planning factors requiring comment.  
Very truly yours,  
*John L. Winkley*  
John L. Winkley  
Planner III  
Project and Development Planning

TOWSON, MARYLAND 21284  
Date: July 6, 1976

Mr. S. Eric DiNenna  
Zoning Commissioner  
Baltimore County Office Building  
Towson, Maryland 21284

Z.A.C. Meeting of: July 5, 1976

Re: Item 3  
Property Owner: Leroy M. Merritt  
Location: 126' N. Joppa Rd. opp. Danway Rd.  
Present Zoning: M.L.R.  
Proposed Zoning: Special Exception for community building

District: 9th  
No. Acres: 0.846

Dear Mr. DiNenna:  
No bearing on student population.

Very truly yours,  
*W. Dickerson*  
W. Dickerson  
Field Representative.

WNP/rl

Paul H. Heisecke  
Chief

Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21284

Attention: Mr. Frank Hoggans, Chairman  
Zoning Advisory Committee

Re: Property Owner: Leroy M. Merritt  
Location: 126' N. Joppa Rd. opp. Danway Rd.  
Item No. 3

Gentlemen:  
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "a" are applicable and requested to be corrected or incorporated into the final plans for the property.

- (1) Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- (2) A second means of vehicle access is required for the site.
- (3) The vehicle dead-end condition shown at \_\_\_\_\_ to be corrected or incorporated into the final plans for the property.
- (4) The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (5) The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association's Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- (6) Site plans are approved as drawn.
- (7) The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *H. J. Kelly* Noted and Approved: *William Chief*  
Special Inspector Division Fire Prevention Bureau



OFFICE OF THE TIMES  
BALTIMORE SUN  
NEWSPAPERS  
TOWSON, MD. 21204 July 29, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Special Exception-- Merritt was inserted in the following:

- Catonsville Times
- Dundalk Times
- Essex Times
- Suburban Times East
- Towson Times
- Arbutus Times
- Community Times
- Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 17th day of August, 1976, that is to say, the same was inserted in the issues of July 29, 1976.

STROMBERG PUBLICATIONS, INC.  
BY: *John Strunk*

RECEIVED BY A. J. HERRICK  
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21284  
JUL 29 1976

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 29, 1976  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ before me, \_\_\_\_\_ day of August, 1976, the 1st publication appearing on the \_\_\_\_\_ day of July, 1976.

THE JEFFERSONIAN  
*Richard A. Strunk*  
Manager  
Cost of Advertisement, \$ \_\_\_\_\_

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 38943  
DATE: July 26, 1976 ACCOUNT: 01-662  
AMOUNT: \$50.00  
RECEIVED: Thomas L. Enclosure, Inc., 107 V. Penna. Ave., Towson, Md. 21286  
FOR: Advertising and posting of property for Leroy Merritt - 77-11-3

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 38943  
DATE: Aug. 16, 1976 ACCOUNT: 01-662  
AMOUNT: \$52.50  
RECEIVED: Thomas L. Enclosure, Inc., 107 V. Penna. Ave., Towson, Md. 21286  
FOR: Advertising and posting of property for Leroy Merritt - 77-11-3

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9th Date of Posting: 7-29-76  
Posted to: *Henry Merritt, 126' N. Joppa Rd. opp. Danway Rd.*  
Petitioner: *Leroy Merritt*  
Location of property: *126' N. Joppa Rd. opp. Danway Rd.*  
Location of Sign: *126' N. Joppa Rd. opp. Danway Rd.*  
Remarks: *See above*  
Posted by: *Michael H. New* Signature Date of return: *8/5/76*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21284

My Petition has been received \* this 21 day of June 1976 Filing Fee \$ 50.00 Received  Cash  Other  
*S. Eric DiNenna*  
S. Eric DiNenna  
Zoning Commissioner  
Petitioner: *Leroy Merritt* Submitted by: *Michael H. New*  
Petitioner's Attorney: *Michael H. New* Reviewed by: *S. Eric DiNenna*  
\* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



File

LAW OFFICES

*Thomas L. Hennessey, P.S.*

THOMAS L. HENNESSY  
CLEWELL HOWELL JR.  
LAWRENCE ANTHONY MELFA  
MICHAEL P. TANCZYK  
JOHN P. ROWLAND

407 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21284  
RETURN MAIL ADDRESS  
BOX NO. 1473  
TOWSON, MARYLAND 21284

October 7, 1976

S. Eric DiNenna  
Zoning Commissioner for  
Baltimore County  
111 West Chesapeake Avenue  
Towson, Maryland 21284

Re: Petition For Special Exception  
North side of Joppa Road, opposite Darway Road,  
9th Election District, Lexcy Merrit - Petitioner  
No. 77-41-X (Item No. 3)

Dear Mr. DiNenna:

I am writing to ask that my appearance be stricken in the above matter as counsel for the Petitioners. Thank you very much for your attention to this matter.

Very truly yours,

*Thomas L. Hennessey*  
Thomas L. Hennessey

TLH:MPT:dm

cc: John W. Hessian, III, Esquire  
Syndicated Enterprises, Inc.



Case 77-41-X  
A.D. 10/14/76



Baltimore County  
Department of Health  
TOWSON, MARYLAND 21284

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

October 6, 1976

Mr. S. Eric DiNenna, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item #3, Zoning Advisory Committee Meeting, July 6, 1976, are as follows:

Property Owner:	Lexcy M. Merritt
Location:	126' E. Joppa Road opposite Darway Road
Existing Zoning:	M.L.R.
Proposed Zoning:	Special Exception for community building
Area:	0.846
District:	9th

Metropolitan water and sewer are available; no health hazards are anticipated.

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

Very truly yours,

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

TED:HEB/DBG

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
 N/S of Joppa Road opposite : OF BALTIMORE COUNTY  
 Danway Road, 9th District  
 LEROY MERRITT, Petitioner : Case No. 77-41-X

**ORDER TO ENTER APPEARANCE**

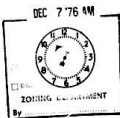
Mr. Commissioner:  
 Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary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

*Charles E. Kowitz, Jr.*  
 Charles E. Kowitz, Jr.  
 Deputy People's Counsel

*John W. Hession, III*  
 John W. Hession, III  
 People's Counsel  
 County Office Building  
 Towson, Maryland 21204  
 494-2188

I HEREBY CERTIFY that on this 7th day of December, 1976, a copy of the aforesaid Order was mailed to W. Lee Harrison, Esquire, Suite 601, 401 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioner.

*John W. Hession, III*  
 John W. Hession, III



BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE, REVENUE & ADMINISTRATION  
 MISCELLANEOUS CASH RECEIPT  
 No. 42819  
 DATE: December 16, 1976 ACCOUNT: 01-669  
 AMOUNT: \$40.00  
 RECEIVED BY: *Michael P. Tanczyn*  
 FOR: Cash of parking & administrative Special Exception Leroy Merritt 77-41 X  
 494-2188  
 VALIDATION OR SIGNATURE OF CASHIER

Baltimore County  
 Office of Planning and Zoning  
 TOWSON, MARYLAND 21204  
 (301) 424-3351  
 S. ERIC DINENNA  
 ZONING COMMISSIONER

77-41-X  
 June 4, 1976

Michael P. Tanczyn, Esq.  
 407 West Pennsylvania Avenue  
 Towson, Maryland 21204

RE: Proposed Community Building  
 8753-8759 Mylander Lane  
 9th Election District

Dear Mr. Tanczyn:

I am in receipt of your letter of April 23, 1976, in which you request information concerning the above referenced matter.

The subject property is currently zoned Manufacturing Light, Restricted (M.L.R.). Section 248.2 of the Baltimore County Zoning Regulations states the following:  
 "Uses permitted and as limited in the R-40 (D.R.-1) zone by Section 200.11 except that animal boarding place, Class A and kennel are prohibited."

As an R-40 zone (D.R.-1) permits a community building by way of a Special Exception, an M.L.R. Zone would also allow a community building by way of a Special Exception.

If you have any further questions regarding this matter, please feel free to contact this office.

Very truly yours,

*S. Eric Dinenna*  
 S. ERIC DINENNA,  
 Zoning Commissioner

SED:DAS:JD

cc: George J. Martink, Deputy Zoning Commissioner  
 James H. Iyer, Zoning Supervisor  
 Douglas A. Swan, Zoning Technician II

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: S. Eric Dinenna, Zoning Commissioner Date: December 8, 1976  
 FROM: Norman E. Gerber, Acting Director of Planning  
 SUBJECT: Petition #77-41-X. Petition for Special Exception for a Community Building  
 North side of Joppa Road opposite Danway Road  
 Petitioner - Leroy Merritt

9th District

REAR:ING: Wednesday, December 15, 1976 (1:00 P.M.)

This office is unable to find any entry in the Baltimore County Zoning Regulations permitting the proposed use in an M.L.R. zone either as of right or by special exception.

NEG:JG:rw

*Norman E. Gerber*  
 Norman E. Gerber  
 Acting Director of Planning

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE  
 N/S of Joppa Road, opposite Danway Road - : DEPUTY ZONING  
 9th Election District : COMMISSIONER  
 Leroy Merritt - Petitioner : COMMISSIONER  
 NO. 77-41-X (Item No. 3) : OF  
 : BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for a Special Exception for a community building. The subject property is located on the north side of Joppa Road, opposite Danway Road, in the Ninth Election District, and comprises 9.935 acres, more or less. The subject property is improved by a masonry building approximately 90' by 240'.

Testimony on behalf of the Petitioners indicated that they propose to convert the existing building to a recreational facilities community building, offering handball and racquet ball.

More than a dozen nearby residents indicated by signed Petition that they favored the proposed facility and that, in their opinions, it would be a benefit to their neighborhood.

Without reviewing the evidence further in detail, but based on all the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met, the existing M.L.R. Zone does allow a Special Exception for a community building as indicated in Section 248.2 of the Baltimore County Zoning Regulations, and this Special Exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of December, 1976, that a Special Exception for a community building should be and the same is hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by

the Department of Public Works and the Office of Planning and Zoning.

*George J. Martink*  
 Deputy Zoning Commissioner of Baltimore County

December 20, 1976

W. Lee Harrison, Esquire  
 401 Washington Avenue  
 Towson, Maryland 21204

RE: Petition for Special Exception  
 N/S of Joppa Road opposite Danway  
 Road - 9th Election District  
 Leroy Merritt - Petitioner  
 NO. 77-41-X (Item No. 3)

Dear Mr. Harrison:

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

Very truly yours,

*George J. Martink*  
 GEORGE J. MARTINK  
 Deputy Zoning Commissioner

GJM/mc

Attachments

cc: John W. Hession, III, Esquire  
 People's Counsel

ORDER RECEIVED FOR FILING

DATE: December 20, 1976  
 BY: *Leah R. Harvey*  
 ASSISTANT CLERK

ORDER RECEIVED FOR FILING

DATE: December 20, 1976  
 BY: *Leah R. Harvey*  
 ASSISTANT CLERK

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

Project: 94 Date of Posting: 11-24-76  
 Posted by: *Harvey W. Harrison*  
 Petitioner: *Leroy Merritt*  
 Location of property: *N/S of Joppa Rd. off Danway Rd.*  
 Location of Sign: *1 sign posted on Joppa Rd. off Danway Rd.*  
 Remarks:  
 Posted by: *Mark H. Shaw* Date of return: 12-27-76  
 Signature

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., November 25, 1976

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., since 1911, at one time successive weeks before the 15th day of December, 1976, the first publication appearing on the 25th day of November, 1976.

THE JEFFERSONIAN  
S. Leah Smith  
Manager

Cost of Advertisement, \$.....

77-41-X

77-41-X

OFFICE OF  
**THE TOWSON TIMES**

TOWSON, MD. 21286 Nov. 25, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Special Exception-- Merrit was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 15th day of Dec. 1976 that is to say, the same was inserted in the issues of November 25, 1976.

STROMBERG PUBLICATIONS, Inc.

By: Pete Smink

The Zoning Commissioner of Baltimore County

Dear Sir:

I am a resident of Baltimore County, and I live within a block of the intersection of Mylander Lane and Joppa Road. I have no objection to the plans to build a Racquetball and Handball Club inside an existing warehouse on Mylander Lane, because I would rather have that kind of facility in my neighborhood than a manufacturing or industrial plant.

I am in favor of The Towson Court Club, because it will benefit my community in many ways. My family can play there, it will not harm the environment, and it will enhance the value of my property.

Signature: James P. Lindeman  
Printed Name: James P. Lindeman  
Address: 1526 E. Joppa Rd  
Towson, Md 21284  
Date: \_\_\_\_\_  
Additional Comments: \_\_\_\_\_

The Zoning Commissioner of Baltimore County

Dear Sir:

I am a resident of Baltimore County, and I live within a block of the intersection of Mylander Lane and Joppa Road. I have no objection to the plans to build a Racquetball and Handball Club inside an existing warehouse on Mylander Lane, because I would rather have that kind of facility in my neighborhood than a manufacturing or industrial plant.

I am in favor of The Towson Court Club, because it will benefit my community in many ways. My family can play there, it will not harm the environment, and it will enhance the value of my property.

Signature: Walter H. Hinesley  
Printed Name: \_\_\_\_\_  
Address: 1412 E. Joppa  
Date: \_\_\_\_\_  
Additional Comments: \_\_\_\_\_

The Zoning Commissioner of Baltimore County

Dear Sir:

I am a resident of Baltimore County, and I live within a block of the intersection of Mylander Lane and Joppa Road. I have no objection to the plans to build a Racquetball and Handball Club inside an existing warehouse on Mylander Lane, because I would rather have that kind of facility in my neighborhood than a manufacturing or industrial plant.

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Signature: Virginia DeMunnal  
Printed Name: VIRGINIA DEMUNNAL  
Address: 1403 E. Joppa Rd.

Date: \_\_\_\_\_  
Additional Comments: \_\_\_\_\_

The Zoning Commissioner of Baltimore County

Dear Sir:

I am a resident of Baltimore County, and I live within a block of the intersection of Mylander Lane and Joppa Road. I have no objection to the plans to build a Racquetball and Handball Club inside an existing warehouse on Mylander Lane, because I would rather have that kind of facility in my neighborhood than a manufacturing or industrial plant.

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Signature: Allen N. Rasmussen  
Printed Name: ALLEN N. RASMUSSEN  
Address: 1406 E. Joppa Rd

Date: \_\_\_\_\_  
Additional Comments: \_\_\_\_\_

The Zoning Commissioner of Baltimore County

Dear Sir:

I am a resident of Baltimore County, and I live within a block of the intersection of Mylander Lane and Joppa Road. I have no objection to the plans to build a Racquetball and Handball Club inside an existing warehouse on Mylander Lane, because I would rather have that kind of facility in my neighborhood than a manufacturing or industrial plant.

I am in favor of The Towson Court Club, because it will benefit my community in many ways. My family can play there, it will not harm the environment, and it will enhance the value of my property.

Signature: Eugene B. Dutton  
Printed Name: \_\_\_\_\_  
Address: 1408 E. Joppa Rd  
Towson, Md 21284

Date: \_\_\_\_\_  
Additional Comments: \_\_\_\_\_

The Zoning Commissioner of Baltimore County

Dear Sir:

I am a resident of Baltimore County, and I live within a block of the intersection of Mylander Lane and Joppa Road. I have no objection to the plans to build a Racquetball and Handball Club inside an existing warehouse on Mylander Lane, because I would rather have that kind of facility in my neighborhood than a manufacturing or industrial plant.

I am in favor of The Towson Court Club, because it will benefit my community in many ways. My family can play there, it will not harm the environment, and it will enhance the value of my property.

Signature: Eugene H. Wicken  
Printed Name: EUGENE H. WICKEN  
Address: 1402 E. Joppa Rd

Date: \_\_\_\_\_  
Additional Comments: \_\_\_\_\_

The Zoning Commissioner of Baltimore County

Dear Sir:

I am a resident of Baltimore County, and I live within a block of the intersection of Mylander Lane and Joppa Road. I have no objection to the plans to build a Racquetball and Handball Club inside an existing warehouse on Mylander Lane, because I would rather have that kind of facility in my neighborhood than a manufacturing or industrial plant.

I am in favor of The Towson Court Club, because it will benefit my community in many ways. My family can play there, it will not harm the environment, and it will enhance the value of my property.

Signature Melvin H. Duncan  
Printed Name \_\_\_\_\_  
Address 440 E. Joppa Road  
Towson, Md 21284  
Date \_\_\_\_\_  
Additional Comments \_\_\_\_\_

The Zoning Commissioner of Baltimore County

Dear Sir:

I am a resident of Baltimore County, and I live within a block of the intersection of Mylander Lane and Joppa Road. I have no objection to the plans to build a Racquetball and Handball Club inside an existing warehouse on Mylander Lane, because I would rather have that kind of facility in my neighborhood than a manufacturing or industrial plant.

I am in favor of The Towson Court Club, because it will benefit my community in many ways. My family can play there, it will not harm the environment, and it will enhance the value of my property.

Signature Margie Grant  
Printed Name MARGIE GRANT  
Address 151 E. Joppa Rd.  
Towson, MD 21284  
Date 9/2/76  
Additional Comments \_\_\_\_\_

The Zoning Commissioner of Baltimore County

Dear Sir:

I am a resident of Baltimore County, and I live within a block of the intersection of Mylander Lane and Joppa Road. I have no objection to the plans to build a Racquetball and Handball Club inside an existing warehouse on Mylander Lane, because I would rather have that kind of facility in my neighborhood than a manufacturing or industrial plant.

I am in favor of The Towson Court Club, because it will benefit my community in many ways. My family can play there, it will not harm the environment, and it will enhance the value of my property.

Signature Warren Beaman  
Printed Name WARREN BEAMAN  
Address 1409 EAST JOPPA RD  
TOWSON 21284  
Date \_\_\_\_\_  
Additional Comments \_\_\_\_\_

The Zoning Commissioner of Baltimore County

Dear Sir:

I am a resident of Baltimore County, and I live within a block of the intersection of Mylander Lane and Joppa Road. I have no objection to the plans to build a Racquetball and Handball Club inside an existing warehouse on Mylander Lane, because I would rather have that kind of facility in my neighborhood than a manufacturing or industrial plant.

I am in favor of The Towson Court Club, because it will benefit my community in many ways. My family can play there, it will not harm the environment, and it will enhance the value of my property.

Signature Dorothy E. Schmitt  
Printed Name DOROTHY E. SCHMITT  
Address 1435E JOPPA RD  
Date 9-2-76  
Additional Comments \_\_\_\_\_

The Zoning Commissioner of Baltimore Co.

Dear Sir:

I am a resident of Baltimore County, and I live within a block of the intersection of Mylander Lane and Joppa Road. I have no objection to the plans to build a Racquetball and Handball Club inside an existing warehouse on Mylander Lane, because I would rather have that kind of facility in my neighborhood than a manufacturing or industrial plant.

I am in favor of The Towson Court Club, because it will benefit my community in many ways. My family can play there, it will not harm the environment, and it will enhance the value of my property.

Signature Frances Frutcher  
Printed Name Frances Frutcher  
Address 1422 E. Joppa Rd  
Date 9/1/76  
Additional Comments \_\_\_\_\_

The Zoning Commissioner of Baltimore County

Dear Sir:

I am a resident of Baltimore County, and I live within a block of the intersection of Mylander Lane and Joppa Road. I have no objection to the plans to build a Racquetball and Handball Club inside an existing warehouse on Mylander Lane, because I would rather have that kind of facility in my neighborhood than a manufacturing or industrial plant.

I am in favor of The Towson Court Club, because it will benefit my community in many ways. My family can play there, it will not harm the environment, and it will enhance the value of my property.

Signature \_\_\_\_\_  
Printed Name Betty Lee Hawkins  
Address 1418 E Joppa Rd.  
Date \_\_\_\_\_  
Additional Comments \_\_\_\_\_

The Zoning Commissioner of Baltimore County

Dear Sir:

I am a resident of Baltimore County, and I live within a block of the intersection of Mylander Lane and Joppa Road. I have no objection to the plans to build a Racquetball and Handball Club inside an existing warehouse on Mylander Lane, because I would rather have that kind of facility in my neighborhood than a manufacturing or industrial plant.

I am in favor of The Towson Court Club, because it will benefit my community in many ways. My family can play there, it will not harm the environment, and it will enhance the value of my property.

Signature Edward F. Bowman  
Printed Name Edward F. Bowman  
Address 1424 E. Joppa Rd.  
Towson, MD 21284  
Date SEP 1, 1976  
Additional Comments \_\_\_\_\_

The Zoning Commissioner of Baltimore County

Dear Sir:

I am a resident of Baltimore County, and I live within a block of the intersection of Mylander Lane and Joppa Road. I have no objection to the plans to build a Racquetball and Handball Club inside an existing warehouse on Mylander Lane, because I would rather have that kind of facility in my neighborhood than a manufacturing or industrial plant.

I am in favor of The Towson Court Club, because it will benefit my community in many ways. My family can play there, it will not harm the environment, and it will enhance the value of my property.

Signature Anna G. Zacharias  
Printed Name Anna G. Zacharias  
Address 1425 E Joppa Rd  
Towson, Md 21284  
Date Sept 1, 1976  
Additional Comments \_\_\_\_\_

MICROFILMED

MICROFILMED

The Zoning Commissioner of Baltimore County

Dear Sir:

I am a resident of Baltimore County, and I live within a block of the intersection of Mylander Lane and Joppa Road. I have no objection to the plans to build a Racquetball and Handball Club inside an existing warehouse on Mylander Lane, because I would rather have that kind of facility in my neighborhood than a manufacturing or industrial plant.

I am in favor of The Towson Court Club, because it will benefit my community in many ways. My family can play there, it will not harm the environment, and it will enhance the value of my property.

Signature

Printed Name

Address

Date

Additional Comments

*Emilia Lindeman*

EMILIA LINDEMAN

1506 E Joppa Rd  
TOWSON, MARYLAND

September 1, 1970

MICROFILMED



**LEGEND**

- Existing Contours  1/2"
- Proposed Contours  1/2"
- Existing Paving
- Proposed Paving
- Proposed Easement

- Lighting
- Utility Lines
- Other Notes

**REVISIONS**

- Rev. 1-10-78 Residential setback
- Rev. 1-10-78 Detention walls
- Rev. 1-17-78 Occupancy Added
- Rev. 2-17-78 Occupancy Added
- Rev. 2-22-78 Occupancy Added
- Rev. 3-16-78 Occupancy Added
- Rev. 3-20-78 Additional Parking (Storage) Mill Added
- Rev. 3-20-78 Occupancy Added
- Rev. 4-8-78 Occupancy Added
- Rev. 4-11-78 Occupancy Added
- Rev. 5-14-78 Occupancy Added
- Rev. 5-14-78 Occupancy Added

**PARKING REQUIREMENTS**

- PARKING REQUIRED FOR RESIDENTIAL (100 SQ FT) 1/2 SPACE/5000 SQ FT 1/40 SPACES
- PARKING REQUIRED FOR OFFICE (25000 SQ FT) 1/2 SPACE/3000 SQ FT 1/44 SPACES
- PARKING REQUIRED FOR PROPOSED OFFICE (25000 SQ FT) 1/2 SPACE/3000 SQ FT 1/44 SPACES
- TOTAL PARKING SPACES 100 SPACES
- TOTAL PARKING SPACES PROVIDED 100 SPACES

NOTE: Parking for Commercial and Office based on 2000 sq ft per car. 1000 sq ft per car. 2000 sq ft per car. 1000 sq ft per car.

**NOTES**

1. Location of signs at entrance shall be placed adjacent to existing paving if proposed and work not yet completed.
2. Water Service connection and meter shall be in place prior to final construction.

**ESTIMATED SEWAGE FLOWS**

25,020 SF Office Use @ 0.166 gpd/SF 4,063  
 141,780 SF Warehouse Use @ 1 employee per 1,000 SF @ 142 employees @ 25 gpd 3,550  
 Total estimated sewage flow to Minebank Run System 7,553 gpd

BENDIX AVIATION CORP.  
 1424-147 & 1502-972  
 ZONED ML-1M

TOWSON LODGE 1/2 AC LOM  
 OLD 3141 590  
 ZONED BR

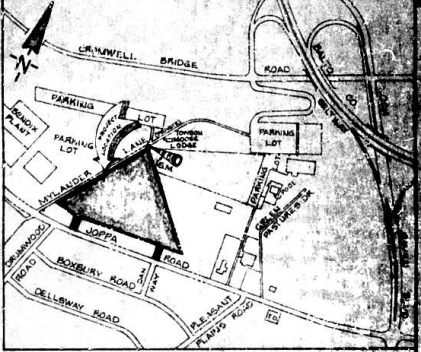
ORCHARDS JOINT VENTURE  
 5590-693  
 ZONED BR

SOUTHEASTERN INSURANCE AGENCY, INC.  
 5503/486  
 ZONED BR

BOTZLER/EMORY 46500  
 076-5478/633  
 ZONED BR

PROPOSED WAREHOUSE  
 70,000 SQ. FT.

**VICINITY MAP**



**GENERAL NOTES**

1. Bench Mark for Construction: M.P.# 1/2 Pipe in Macadam Elev. 494.45
2. Existing Zoning - M.L.R.
3. Illuminated Paving shall consist of:
  - a. Illuminated Concrete Surface Course "OT"
  - b. Illuminated Concrete Base Course "SU"
  - c. Stone Sub Base Course "G26 or G240"
  - (Course Designations refer to Maryland and 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 25'.
6. All Existing Utility Manholes, Frames and Covers shall be adjusted to meet the proposed finished grade.
7. Present Property Owner: William H. Callahan, Jr.  
 Deal Rd. #18 U.S. 574/7852  
 Dated Dec. 2, 1962
8. For Storm Drain Structures See Sheet 2-179.
9. For Sedimentation Control Details & Specifications See Sheet 2-180.
10. Outside lighting attached to building walls shall have a maximum of 14 ft while lighting standards shall not exceed a height of 14 ft. All lighting shall be reflected away from the adjacent residential areas.
11. Proposed evergreen screening shall have a total height of 5 ft and shall be planted in two rows 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, in the side or rear yards unless effectively screened from adjacent residential land.

**SUMMARY INFORMATION**

GROSS AREA OF TRACT	9,735 AC.
NET AREA OF TRACT	9,824 AC.
TOTAL PROPOSED BUILDING AREA	106,800 SQ. FT.
PERCENT OF LAND COVERED BY BLDG.	34.5%
FLOOR AREA RATIO ALLOWED	0.60
FLOOR AREA RATIO PROPOSED	0.58
LOADING SPACES REQUIRED	5
LOADING SPACES PROVIDED	20

**PLAN**

Scale: 1"=50'

OWNER: LEROY M. MERRITT  
 1940 RUXTON ROAD  
 TOWSON, MARYLAND 21284

**JOPPA ROAD WAREHOUSING**  
 BALTIMORE COUNTY MARYLAND  
 DATE: APRIL 25, 1975

SCALE:	DRAWING	NO.	602
AS SHOWN	OF 1	R.M.	

JAMES PETRICA & ASSOCIATES, INC.  
 CONSULTING ENGINEERS  
 409 JEFFERSON BUILDING  
 TOWSON, MARYLAND



**LEGEND**

- Existing Contours ----- 1' = 100'
- Proposed Contours ----- 1' = 100'
- Existing Paving ----- 1" = 100'
- Proposed Paving ----- 1" = 100'
- Proposed Easement ----- 1" = 100'

Lighting  
 Street Light Spaced @ 100'  
 One Side  
 400W MV, 30' Pole

**ESTIMATED SEWAGE FLOWS**

25,020 SF Office Use @ 0.160 gpd/SF = 4,008  
 141,780 SF Warehouse Use @ 1 employee per 1,000 SF @ 142 employees @ 25 gpd = 3,545  
 Total estimated sewage flow to Minebank Run System = 7,553 gpd

**REVISIONS**

- Rev 4-26-78 Residential setback variance
- Rev 4-27-78 Occupancy Added
- Rev 11-17-78 Occupancy Added
- Rev 12-11-78 Retaining Wall Added (not to be high)
- Rev 1-22-78 Occupancy Added
- Rev 1-18-78 Occupancy Added
- Rev 1-20-78 Occupancy Added
- Rev 3-15-78 Additional Parking & Retaining Wall Added
- Rev 3-29-78 Occupancy Added
- Rev 4-8-78 Occupancy Added
- Rev 4-11-78 Occupancy Added
- Rev 5-14-78 Occupancy Added
- Rev 5-29-78 Occupancy Added

**PARKING TABULATION**

PARKING REQUIRED FOR WAREHOUSING  
 (125,880 SQ FT) @ 1 SPACE/3000 SQ FT = 42 SPACES  
 PARKING REQUIRED FOR OFFICES  
 (25,020 SQ FT) @ 1 SPACE/300 SQ FT = 84 SPACES  
 PARKING REQUIRED FOR PROPOSED  
 COMMUNITY BLDG @ 3 SPACES/1000 SQ FT (10 COUNTS) = 45 SPACES  
 TOTAL PARKING REQUIRED = 171 SPACES  
 TOTAL PARKING PROVIDED = 238 SPACES

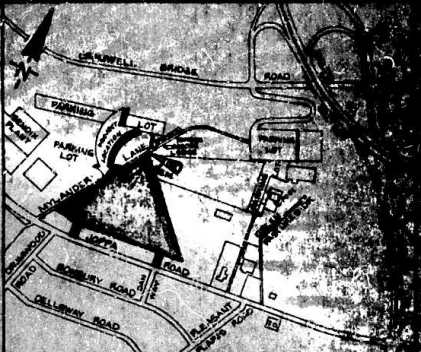
**NOTE:** Parking for Community Building based on Section 400.9 Subparagraph b(3-a) of the Baltimore Zoning Regulations.

**NOTES**

- 1. Location of signs at site entrance shall be placed adjacent to existing paving if proposed road has not been completed.
- 2. Water Service connection and meter shall be in place prior to road construction.

DENDIX AVIATION CORR  
 1424-147 & 1432-912  
 ZONED ML-TM

SOUTHEASTERN INSURANCE  
 AGENCY, INC.  
 8903 486  
 ZONED BR



**VICINITY MAP**  
 Scale: 1" = 500'

**GENERAL NOTES**

1. Bench Mark for Construction: 142.76 1/2" Pipe in Macadam Elev. 494.65
2. Existing Zoning - M.L.R.
3. Illuminous Paving shall consist of:  
 1. Bituminous Concrete Surface Course 1.5"  
 2. Bituminous Concrete Base Course 6.0"  
 3. Stone Sub Base Course 6.0" or 6.5"  
 (Course Designations refer to Maryland State Administration Specifications)
4. curb shall be Baltimore County Standard Type 10 See Standards Detail E-22.
5. Perpendicular Parking Spaces shall have a minimum width of 9'-0".
6. All parking spaces shall have a minimum length of 18'-0".
7. Present Property Owner: Wilhelms, Calverton, Inc. 270' North Dimension B'cm
8. For Storm Drain Structures See Detail E-23
9. For Sanitation/Control Details Refer to Detail E-24
10. Signs lighting attached to building shall use Type A or Type B of 18" wide lighting standards. All lighting shall be shielded away from the street and areas thereabout.
11. Proposed driveway screening shall have a minimum height of 10'-0" and shall be constructed of 1/2" pipe frame.
12. All proposed structures shall be constructed in accordance with the Baltimore County Zoning Regulations.

**SUMMARY INFORMATION**

GROSS AREA OF TRACT	4,985 SQ FT
NET AREA OF TRACT	4,822 SQ FT
TOTAL PROPOSED BUILDING AREA	154,800 SQ FT
PERCENT OF LOT COVERED BY BLDG.	32.1%
FLOOR AREA RATIO ALLOWED	3.20
FLOOR AREA RATIO PROPOSED	3.20
LOADING SPACES REQUIRED	0
LOADING SPACES PROVIDED	0

**PLAN**  
 Scale: 1" = 50'

JAMES PETRICA & ASSOCIATES, INC. CONSULTING ENGINEERS 400 GREENBERRY BUILDING THUNDERBOLT, MARYLAND

PLANNING & DESIGNING PETITION FOR SPECIAL EXCEPTION FOR COMMUNITY BUILDING 2222 JOPPA RD. IN AN EXIST. M.L.R. ZONE - KNOWN AS 270' NORTH DIMENSION B'CM DISTRICT 10, BALTIMORE COUNTY, MARYLAND SCALE 1" = 50' DATE: JUNE 14, 1978

OWNER: LEADY, M. MERRITT 1424-147 & 1432-912 DENDIX AVIATION CORR BALTIMORE COUNTY, MARYLAND

JOPPA ROAD WAREHOUSE 154,800 SQ FT DATE: APRIL 25, 1978

SCALE DRAWING SHEET 1 OF 1