

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **KNOTT INDUSTRIES, INC.**, 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 herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from as, D.R. 5.5... zone to an D.R. 16... zone, for the following reasons:

1. The 1976 zoning maps for this area erroneously downgraded the subject property from a D.R. 16 to a D.R. 5.5 residential zone, despite the fact that this property has long enjoyed and continues to enjoy excellent access to Security Boulevard, and it is located directly opposite the expanding Social Security Complex which has displaced the majority of the former residential area of Colonial Park.
2. That it was error for the 1976 maps to fail to recognize the continuing changing nature of the Security Boulevard corridor in this area which has been greatly changed by the expansion of the Social Security Complex into former residential areas on the south side of Security Boulevard, directly opposite the subject property. The 1976 maps erroneously overlooked those major changes in the area, which changes would justify either light commercial or light industrial zoning and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... offices and office buildings.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expense 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.

KNOTT INDUSTRIES, INC.

By: *James D. Nolan*
 Charles A. Knott, Pres. - Legal Owner
 Address: Knott Industries, Inc.
 1726 Whitehead Road
 Baltimore, Maryland 21207

James D. Nolan
 Petitioner's Attorney
 Nolan, Plumbhoff & Williams
 Address: 204 N. Pennsylvania Avenue
 Towson, Maryland 21284 (823-7800)

Protestant's Attorney

ORDERED BY THE Zoning Commissioner of Baltimore County, this... day of October, 1977, 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... day of March, 1978, at 10:00 o'clock.

Zoning Commissioner of Baltimore County

(over)

James D. Nolan, Esquire
 Page 2
 Item Number 12
 October 31, 1977

Exception for a high-rise elevator apartment building was granted in the then existing R.A. zoning classification.

As indicated through conversation with the Bureau of Engineering, the majority of the proposed development falls within the Flood plain for Dead Run. Since this is the case, the flood plain must be plotted on the submitted site plan in order to determine how the proposed development will be affected.

Since this Special Exception is in a residential zone, it has been submitted to the Planning Board for processing under the applicable requirements of the Interim Development Control Act (Bill 12-77). It should be noted that most of this property falls within an Environmental Protection Area, and the aforementioned Bill states that no Special Exception should be granted in any such area during its duration. This has been brought to your attention in order that you may proceed accordingly and resolve this matter prior to the scheduled hearing date.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to November 28, 1977 in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1978 and April 15, 1978 will be forwarded to you well in advance.

2. (continued from previous page) at the very least, and overwhelmingly justify the retention of the established D.R. 16 zoning at the very least.

3. That the subject property and the character of the neighborhood in which it is set have undergone and are undergoing numerous fundamental changes or light commercial or industrial zoning were and more correct for the property, and the Petitioner reserves the right to raise the issue of changes in the character of the neighborhood when ground for reclassification shall be available by statute or otherwise.

**BALTIMORE COUNTY
 ZONING PLANS
 ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
 EVALUATION COMMENTS**

Baltimore County
 department of public works
 TOWSON, MARYLAND 21284

THORNTON M. MOURING, P.E.
 DIRECTOR
 October 25, 1977

Mr. E. Eric DiStefano
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21284

Re: Item #12 (Cycle II) October 1977 - April 1978
 Property Owner: Knott Industries, Inc.
 803 Security Blvd., 285-30' W. Colonial Rd.
 Existing Zoning: D.R. 5.5
 Proposed Zoning: D.R. 16 with a Special Exception for offices.
 Acres: 28.1 District: 1st

Dear Mr. DiStefano:

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

Security Boulevard is a County road, improved as a divided or dual highway with closed section roadways on a 150-foot right-of-way.

Dopwood Road, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes will be required in connection with any grading or building permit applications.

Lafayette and Colonial Roads are existing public roads. No further improvements are proposed at this time.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards. The construction or reconstruction of concrete sidewalks, curbs and gutters, entrances, aprons, etc. will be the full responsibility of the petitioner.

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.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 31, 1977

COUNTY OFFICE BLDG.
 111 W. Chesapeake St.
 Towson, Maryland 21284

000
 Nicholas B. Commodari
 Chairman

MEMBERS
 Bureau of Engineering
 Department of Traffic Engineering
 State Roads Commission

Public Works
 Health Department
 Project Planning
 Building Department
 Board of Education
 Zoning Administration
 Industrial Development

James D. Nolan, Esquire
 Nolan, Plumbhoff & Williams
 204 N. Pennsylvania Avenue
 Towson, Maryland 21284

RE: Reclassification and Special Exception Petition
 Item Number 12 - Cycle II
 Petitioner - Knott Industries, Inc.

Dear Mr. Nolan:

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.

This currently vacant wooded site, zoned D.R. 5.5 is located on the north side of Security Boulevard, east and west of Kernan Drive in the 1st Election District. Single family dwellings exist to the north across Dead Run, which traverses the majority of this site, while mostly wooded unimproved land exists to the south across Security Boulevard.

Prior to the adoption of the recent countywide zoning maps, the majority of this property was zoned residential (D.R. 16). This combination Reclassification/Special Exception is now being requested in order to restore the original zoning and construct an office complex. This property was the subject of a previous zoning hearing (Case #87-85 & 86-X) in which a Special

Item #12 (Cycle II) October 1977 - April 1978
 Property Owner: Knott Industries, Inc.
 Page 2
 October 25, 1977

Storm Drainage

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

The greater portion of this overall tract of land lies within the Dead Run 100-year design storm flood plain, within which grading or structures is undesirable, and may not be permitted.

In accordance with the drainage policy, the Developer 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.

There are existing drainage and utility easements through this property. Additional drainage and utility easements or reservations will be required.

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 damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water

There are public water mains (16 and 24-inch) in Security Boulevard, 8-inch in Colonial Road, and 12-inch in Dopwood Road (Park Place to Kernan Drive).

Additional fire hydrant protection may be required in conjunction with development in this vicinity.

Sanitary Sewers

There are public sanitary sewers (27 and 30-inch) in Dopwood Road, 8-inch in Colonial Road and in Security Boulevard, easterly thereof, and the 12-inch Colonial Park Mansd Interceptor Sewer exists within a 10-foot right-of-way at the westerly edge of this tract (Drawing #57-840, File 1).

This property is tributary to the Dead Run - Owens Falls Sanitary Sewer System, subject to State Health Department regulations.

Very truly yours,

Thornton M. Mouring
 THORNTON M. MOURING, P.E.
 Chief, Bureau of Engineering

END:EAH:PRW:ms

1-SE Key Sheet
 1, 4, 5 & 6 NW 19 - 5 & 6 NW 20 - 6 NW 21 Post. Sheets
 NW 1 & 2 E & F Twp
 95 Tax Map

James D. Nolan, Esquire
 Page 3
 Item Number 12
 October 31, 1977

Very truly yours,

Nicholas B. Commodari
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

NBC:rf

cc: Evans, Hagan & Holdefer, Inc.
 Surveyors and Civil Engineers
 8013 Belair Road
 Baltimore, Maryland 21236

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21284
(301) 436-2511

October 14, 1977

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

Dear Mr. DiNenna:

Comments on Item #12, Zoning Cycle II, October, 1977, are as follows:

Property Owner: Knott Industries, Inc.
Location: N/S Security Blvd 2345.30' W. Colonial Road
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16 with Special Exception for offices
Acres: 28.1
District: 1st

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.

If the petition is granted, the developer must comply with the Subdivision Regulations; additional screening, landscaping and storm water management must be clearly indicated on the site plan.

The height of the buildings must be indicated on the site plan.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 436-2500

STEPHENE COLLINS
DIRECTOR

October 24, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 12 - SAC - October 13, 1977
Property Owner: Knott Industries, Inc.
Location: N/S Security Blvd. 2345.30' W. Colonial Road
Existing Zoning: D. R. 5.5
Proposed Zoning: D. R. 16 with a Special Exception for offices
Acres: 28.1
District: 1st

Dear Mr. DiNenna:

The subject petition is requesting a change from D. R. 5.5 to D. R. 16 of 28.1 acres. This should change the trip density from 1400 to 3400 for D. R. 16. The special exception for offices will create a trip generation of 6300 vehicles per day.

At present, the intersections of Security Boulevard at Woodlawn Drive and Ingleside Avenue are both operating at a Level of Service F.

Very truly yours,
C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CEM/baa

Baltimore County
Department of Health
TOWSON, MARYLAND 21204
(301) 436-2500

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

October 13, 1977

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

Dear Mr. DiNenna:

Comments on Item #12, Zoning Advisory Committee Meeting for Cycle II, October 5, 1977, are as follows:

Property Owner: Knott Industries, Inc.
Location: N/S Security Blvd. 2345.30' W Colonial Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16 with a Special Exception for offices
Acres: 28.1
District: 1st

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

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

TED/KS/rth

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
(301) 625-7310

Paul H. Reinecke
Chief

October 26, 1977

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Knott Industries, Inc.
Location: N/S Security Blvd. 2345.30' W Colonial Rd.
Item No. 12 Zoning Agenda Cycle II

Comments:

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

(m) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle load-condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(m) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "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. [Signature]* Planning Group
Special Inspection Division
Noted and Approved: *George M. Woodruff* Deputy Chief
Fire Prevention Bureau

Baltimore County
Department of Permits and Inspections
TOWSON, MARYLAND 21204
(301) 436-3010

JOHN D. SEVIERT
DIRECTOR

October 10, 1977

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

Dear Mr. DiNenna:

Comments on Item #12 Zoning Advisory Committee Meeting, Cycle II are as follows:

Property Owner: Knott Industries, Inc.
Location: N/S Security Blvd. - 2345.30' W. Colonial Road
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16 with a special Exception for offices

Acres: 28.1
District: 1st

The items checked below are applicable:

A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.

B. A building permit shall be required before construction can begin.

C. Three sets of construction drawings will be required to file an application for a building permit.

D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

F. No comment.

G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____

Very truly yours,
Charles E. Barnham
Charles E. Barnham, Chief
Plans Review Chief
CBH:rv

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 17, 1977

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

RE: Item No: 12
Property Owner: Knott Industries, Inc.
Location: N/S Security Blvd. 2345.30' W Colonial Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: D.R. 16 with a Special Exception for offices

Z.A.C. Meeting of: Cycle II

District: 1st
No. Acres: 28.1

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

MNP/bp

JOSEPH H. MCGOWAN, PRESIDENT
Y. BARBARO WILLIAMS, JR., VICE-PRESIDENT
BARCUD H. ROTARIUS

THOMAS H. ROYER
MRS. LOURNAINE F. CONRUCUS
RODGER B. HAYTER

ALVIN LORECK
MRS. MELTON H. SMITH, JR.
RICHARD W. TRACY, D.V.M.

ROBERT V. DUBEL, SUPERVISOR

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 5.5 to D.R. 16 and SPECIAL EXCEPTION FOR OFFICES : COUNTY BOARD OF APPEALS
N/S Security Boulevard 2345.30' W. of Colonial Road : OF
1st District : BALTIMORE COUNTY

Knott Industries, Inc.,
Petitioner : No. 78-186-RX

ORDER OF DISMISSAL

Petition of Knott Industries, Inc. for reclassification from D.R. 5.5 to D.R. 16 and special exception for offices, on property located on the north side of Security Boulevard 2345.30 feet west of Colonial Road, in the First Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of withdrawal of petition filed December 21, 1979 (a copy of which letter is attached hereto and made part hereof) from the attorney representing the Petitioner in the above entitled case.

WHEREAS, the said attorney for the said Petitioner requests that the petition filed on behalf of said Petitioner be "Dismissed Without Prejudice" on or December 21, 1979.

IT IS HEREBY ORDERED this 6th day of January, 1982, that said petition be DISMISSED WITHOUT PREJUDICE.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hadden
William T. Hadden, Chairman

John A. Miller
John A. Miller

Keith S. Fink
Keith S. Fink

RE: PETITION FOR RECLASSIFICATION: BEFORE THE
AND SPECIAL EXCEPTION FOR : ZONING COMMISSIONER
KNOTT INDUSTRIES, INC. : FOR
Case No. 78-186-RX : BALTIMORE COUNTY
Item No. 12

REQUEST FOR DISMISSAL WITHOUT PREJUDICE

MR. COMMISSIONER:

On behalf of the property owner, Knott Industries, Inc., in the above entitled matter, please dismiss this Petition for Reclassification and for Special Exception for Offices "Without Prejudice", at the request of the Petitioner and property owner.

James D. Nolan
James D. Nolan
Nolan, Plumbhoff & Williams
Nolan, Plumbhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204
823-7800
Attorneys for the Petitioner,
Knott Industries, Inc.

I HEREBY CERTIFY that on this 5th day of April, 1979, a copy of the foregoing REQUEST FOR DISMISSAL WITHOUT PREJUDICE was mailed, postage prepaid, to JOHN HESSIAN, III, PEOPLE'S COUNSEL and PETER MAX ZIMMERMAN, DEPUTY PEOPLE'S COUNSEL, both at the Baltimore County Office Building, Towson, Maryland 21204.

James D. Nolan
James D. Nolan

SEE OFFICE
NO. 100, PLUMBHOFF
& WILLIAMS
TOWSON, MD.

MEMORANDUM IN SUPPORT
OF REQUEST FOR RESTORATION OF WRONGFULLY DOWNSHIFTED
D.R. 16 ZONING ON THE KNOTT INDUSTRIES PROPERTY
ON THE NORTH SIDE OF SECURITY BOULEVARD
OPPOSITE THE EXPANDING SOCIAL SECURITY COMPLEX

The Petitioner and landowner, Knott Industries, Inc., a body corporate of the State of Maryland, states that the 1976 zoning maps which arbitrarily, erroneously and improperly downshifted the former D.R. 16 zoning which this property formerly enjoyed was and is an erroneous, arbitrary and improper downshift of established zoning, for at least the following reasons:

1. It was and is error to downshift the property from its former D.R. 16 zoning, in view of the fact that D.R. 16 zoning is the least intensive zoning which this property deserves, and indeed it deserves and is appropriate for either light industrial or light commercial zoning and usage.
2. That it was and is error to deprive the property of its former D.R. 16 zoning, and this wrongful downshift of established zoning amounts to a confiscation, as a practical matter, of the use of the property in view of the topography, location, road exposure and other characteristics, and indeed D.R. 5.5 zoning is unusable.
3. That it was and is erroneous to downshift the established D.R. 16 zoning on the subject property in view of the fact that the entire character of the Security Boulevard corridor in this area has been changed, and is being further changed by the establishment, expansion and utilization of the property on the opposite side of Security Boulevard, that is, on the south side, for an expanded and enlarged Social Security Complex.

MEMORANDUM IN SUPPORT
OF REQUEST FOR RESTORATION OF WRONGFULLY DOWNSHIFTED
D.R. 16 ZONING ON THE KNOTT INDUSTRIES PROPERTY
ON THE NORTH SIDE OF SECURITY BOULEVARD
OPPOSITE THE EXPANDING SOCIAL SECURITY COMPLEX

The Petitioner and landowner, Knott Industries, Inc., a body corporate of the State of Maryland, states that the 1976 zoning maps which arbitrarily, erroneously and improperly downshifted the former D.R. 16 zoning which this property formerly enjoyed was and is an erroneous, arbitrary and improper downshift of established zoning, for at least the following reasons:

1. It was and is error to downshift the property from its former D.R. 16 zoning, in view of the fact that D.R. 16 zoning is the least intensive zoning which this property deserves, and indeed it deserves and is appropriate for either light industrial or light commercial zoning and usage.
2. That it was and is error to deprive the property of its former D.R. 16 zoning, and this wrongful downshift of established zoning amounts to a confiscation, as a practical matter, of the use of the property in view of the topography, location, road exposure and other characteristics, and indeed D.R. 5.5 zoning is unusable.
3. That it was and is erroneous to downshift the established D.R. 16 zoning on the subject property in view of the fact that the entire character of the Security Boulevard corridor in this area has been changed, and is being further changed by the establishment, expansion and utilization of the property on the opposite side of Security Boulevard, that is, on the south side, for an expanded and enlarged Social Security Complex.

4. That the wrongful and erroneous downshift from D.R. 16 zoning runs completely contrary to the developing and unfolding character of the area, which suits the property for either office use as proposed and/or for light industrial and light commercial usages as well.
5. That the wrongful and erroneous downshift completely ignored the excellent office site characteristics of the subject property and completely ignored the fact that very large and extensive office areas are to be established and are being established on the Social Security Complex opposite the subject property.
6. That the erroneous downshift of the established D.R. 16 zoning of the subject property completely ignores the excellent access and exposure along the north side of Security Boulevard which this property enjoys, which renders it an excellent site for office, light industrial or light commercial usages; which exposure to heavily travelled Security Boulevard renders the property inappropriate for any type of D.R. 5.5 residential use, whether it be individual homes, clustered homes, townhouses, or apartments, due to the relatively shallow nature of the property and the exposure of the property to traffic noise, traffic hazards, and continual traffic, all of which completely deprives the property of residential suitability.
7. The wrongful and erroneous downshift of the established D.R. 16 zoning completely ignores the fact that the Security Industrial Park is largely filled; and the erroneous downshift is compounded by the fact that due to the numerous industrial, commercial and governmental operations in the area, coupled with the excellent access to Baltimore City and to Baltimore County and other points via the Baltimore

4. That the wrongful and erroneous downshift from D.R. 16 zoning runs completely contrary to the developing and unfolding character of the area, which suits the property for either office use as proposed and/or for light industrial and light commercial usages as well.
5. That the wrongful and erroneous downshift completely ignored the excellent office site characteristics of the subject property and completely ignored the fact that very large and extensive office areas are to be established and are being established on the Social Security Complex opposite the subject property.
6. That the erroneous downshift of the established D.R. 16 zoning of the subject property completely ignores the excellent access and exposure along the north side of Security Boulevard which this property enjoys, which renders it an excellent site for office, light industrial or light commercial usages; which exposure to heavily travelled Security Boulevard renders the property inappropriate for any type of D.R. 5.5 residential use, whether it be individual homes, clustered homes, townhouses, or apartments, due to the relatively shallow nature of the property and the exposure of the property to traffic noise, traffic hazards, and continual traffic, all of which completely deprives the property of residential suitability.
7. The wrongful and erroneous downshift of the established D.R. 16 zoning completely ignores the fact that the Security Industrial Park is largely filled; and the erroneous downshift is compounded by the fact that due to the numerous industrial, commercial and governmental operations in the area, coupled with the excellent access to Baltimore City and to Baltimore County and other points via the Baltimore

County Beltway, all tend to create an additional need for offices and office space, and indeed a need for further light industrial and light commercial zoning.

8. The wrongful and erroneous downshift of the established D.R. 16 zoning also erroneously ignores the fact that office uses installed pursuant to a special exception in a D.R. 16 zone insure a high quality type of use and a high quality type of construction and site development with continuing control assured to Baltimore County by means of the various conditions which can be imposed as a part of a special exception under the Baltimore County Zoning Regulations.

9. And for such other and further errors as may be disclosed by a closer analysis of this property and this area, as this zoning petition case continues, many of which errors shall be brought out at the time of the hearing hereon.

10. And for such other and further changes as have occurred, are occurring and will occur in this changing Social Security corridor as this petition case continues; which changes the Petitioner specifically reserves the right to raise at such time as such changes in the character of the neighborhood shall be available as a ground for reclassification, either by statute or otherwise.

Respectfully submitted,
NOLAN, PLUMHOFF & WILLIAMS
James D. Nolan
By James D. Nolan

County Beltway, all tend to create an additional need for offices and office space, and indeed a need for further light industrial and light commercial zoning.

8. The wrongful and erroneous downshift of the established D.R. 16 zoning also erroneously ignores the fact that office uses installed pursuant to a special exception in a D.R. 16 zone insure a high quality type of use and a high quality type of construction and site development with continuing control assured to Baltimore County by means of the various conditions which can be imposed as a part of a special exception under the Baltimore County Zoning Regulations.

9. And for such other and further errors as may be disclosed by a closer analysis of this property and this area, as this zoning petition case continues, many of which errors shall be brought out at the time of the hearing hereon.

10. And for such other and further changes as have occurred, are occurring and will occur in this changing Social Security corridor as this petition case continues; which changes the Petitioner specifically reserves the right to raise at such time as such changes in the character of the neighborhood shall be available as a ground for reclassification, either by statute or otherwise.

Respectfully submitted,
NOLAN, PLUMHOFF & WILLIAMS
James D. Nolan
By James D. Nolan

RE: PETITION FOR RECLASSIFICATION
PETITION FOR SPECIAL EXCEPTION
N/S of Security Blvd. 2345.30'
W of Colonial Rd., 1st District

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

KNOTT INDUSTRIES, INC., Petitioner Case No. 78-186-RX

ORDER TO ENTER APPEARANCE

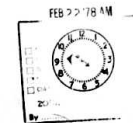
Mr. Commissioner:

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. Koutz, Jr.
Deputy People's Counsel

John W. Heslan, III
People's Counsel
County Office Building
Towson, Maryland 21284
494-2188

I HEREBY CERTIFY that on this 21st day of February, 1978, a copy of the foregoing Order was mailed to James D. Nolan, Esquire, Nolan, Plumhoff & Williams, 204 W. Pennsylvania Ave., Towson, Maryland 21284, Attorney for Petitioners.



Law Offices of
NOLAN, PLUMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21284

January 10, 1978

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

Re: Second Cycle Case Involving Knott Industries, Inc. Property on the North Side of Security Boulevard, I.D.C.A. Application No. 77-51-R.

Dear Commissioner DiNenna:

Recently Zoning Advisory Committee Chairman Mr. Nicholas Comodari made an inquiry regarding our plans for the above entitled case.

First of all, the Interim Development Control Application has been temporarily denied on the basis of incomplete traffic information, rather than being completely denied based upon firm traffic information. At the present time, the Deputy Traffic Engineer Mr. Moore indicates that he is not certain what effect the new Social Security Access road which parallels Interstate 70-S from IngleSide Avenue to Social Security will have upon the intersection of IngleSide Avenue and Security Boulevard.

As we have told Mr. Comodari, we definitely want to proceed with the reclassification aspects of this case, and we hope that by March we may be able to rectify the special exception portion of the case and that it can be heard as well.

We will continue to keep you and your Staff informed, and we appreciate the attention of you and your Staff to this important zoning case. With best regards of the New Year, I am

Sincerely,
James D. Nolan

JDN/bl
See next page for cc's

cc: Nicholas Commodari, Chairman
Zoning Advisory Committee

Mr. Charles Knott, President
Knott Industries, Inc.

Mr. Al Evans
Evans, Hagan & Holdefer

Robert L. Morris, P.E.
Robert L. Morris, Inc.

JOHN D. SEVERT
DIRECTOR

December 8, 1977

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

Dear Mr. DiIenna:

Comments on Item # 12 Zoning Advisory Committee Meeting, November 15, 1977
are as follows:

Property Owner: Knott Industries, Inc.
Location: N/S Security Blvd. - 2345.30' W. Colonial Road
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16 with A special Exception for offices

Acres: 28.1
District: 1st

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes. Maryland State Code - Handicapped and Aged.
- B. A building permit shall be required before construction can begin.
- C. Three sets of construction drawings will be required to file an application for a building permit.
- D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- F. No comment.
- G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham

Charles E. Burnham
Plans Review Chief
CB3117

JOHN D. SEVERT
DIRECTOR

December 8, 1977

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

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- G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham

Charles E. Burnham
Plans Review Chief
CB3117



County Board of Appeals

Room 219, Court House
Towson, Maryland 21204
January 6, 1982

Newton A. Williams, Esq.
204 W. Pennsylvania Ave.
Towson, Md. 21204

Re: Case No. 78-186-RX
Knott Industries, Inc.

Dear Mr. Williams:

Enclosed herewith is a copy of the Order of Dismissal
passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

End.

cc: Knott Industries, Inc.
John W. Hession, III, Esq.
Mr. W. E. Homewood
Mr. J. E. Dyer
Mr. J. C. Howsell
Board of Education
Larry T. Stewart
Charles C. Kreis
Mary E. Peckworth
Mrs. George H. Dent
Mrs. Edwin Appel



IDCA APPLICATION FOR
SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
IN AN OFFICE BUILDING, INC. LEGAL OWNER OF THE PROPERTY SHOWN IN BALTIMORE
COUNTY, THE PROPERTY OUTLINE OF WHICH IS SHOWN TO SCALE, COMPLETE WITH REVISIONS AND DISTANCES ON
200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL
EXCEPTION IN A D.R. 16 ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR
OFFICES AND OFFICE BUILDINGS

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:
GROSS SITE AREA 32.1 ACRES +/- DEED REF. MJE 388L/405; OTG 4998/079
CREATING 31.5 % OF OVERALL SITE WILL REMAIN UNCHANGED.

CALCULATED SIZE
GROUND FLOOR 160 x 100 AREA 10,000 sq ft 7 bldg=70,000 square feet
NUMBER OF FLOORS 5 TOTAL HEIGHT 60 feet
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 0.30

BUILDING USE OFFICES OTHER FLOORS OFFICES
GROUND FLOOR OFFICES OTHER FLOORS OFFICES
OCT 5 1977

REQUIRED NUMBER OF PARKING SPACES 350,000 divided
GROUND FLOOR 300-234 OTHER FLOORS BY 500=700 TOTAL 934

UTILITIES
AREA OF SITE TO BE IMPROVED TO ACCOMMODATE REQUIRED NUMBER SPACES 7.72 ACRES
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 100)

UTILITIES
SEWER: PUBLIC PROVIDE, TYPE OF SYSTEM
WATER: PUBLIC PROVIDE, TYPE OF SYSTEM
UTILITIES SECURITY BY

RECEIVED

OFFICE OF
PLANNING & ZONING

OCT 5 1977

PLANNING & ZONING

TOTAL 934

TOTAL 934

TOTAL 934

TOTAL 934

TOTAL 934

TOTAL 934

TOTAL 934

TOTAL 934

TOTAL 934

TOTAL 934

TOTAL 934

TOTAL 934

TOTAL 934

TOTAL 934

PROJECT: SUBMITTAL REVIEW COMMENTS
DATE: November 22, 1977

BY: Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

PROJECT NAME: Knott Industries, Inc.
PROJECT NUMBER: IDCA No. 77-51X
LOCATION: Security Blvd.
DISTRICT: 101

ICDA PLAN
PRELIMINARY PLAN
TENTATIVE PLAN
DEVELOPMENT PLAN
FINAL PLAN

This application for special exception (No. 77-51X) was received by the Developer
Design and Approval Section on October 11, 1977 and we comment as follows:

Water: (Western Third Zone) Urban Area
There are public water mains (16 and 24-inch) in Security Boulevard, 8-inch in
Colonial Road, and 12-inch in Dogwood Road (Park Place to Norman Drive). There are
no problems with water service reported in the area. This property is within the
Urban-Rural Demarcation Line and in an area designated "Existing Service" on Baltimore
County Water Plans 8-22B and 22-C, as amended. The requested change in use will
not adversely affect the system; therefore, this project may be approved.

Sanitary Sewer: (Dead Run - Goyons Falls Interceptors - Back River Waste Water
Treatment Plant)
There are public sanitary sewers (27 and 30-inch) in Dogwood Road, 8-inch in
Colonial Road and in Security Boulevard, easterly thereof, and the 12-inch Colonial
Park Manor Interceptor Sewer at the westerly edge of this tract of land. No dry
weather flow problems are reported in the area. This property is within the Urban-Rural
Demarcation Line and in an area designated "Existing Service" on Baltimore County
Sewerage Plans 8-22B and 22-C, as amended. The requested change in use will
not adversely affect the system; therefore, this project may be approved. Estimated average
daily flow: .042 mgd.

Storm Drainage: (Dead Run - Goyons Falls - Patapsco River)
The greater portion of this overall tract of land lies within the Dead Run 100-year
design storm flood plain, within which grading or structures is undesirable, and may not
be permitted.

Drainage from this property is tributary to Dead Run and Goyons Falls, along which
areas are subject to severe flooding. Flooding and damage of homes and commercial
properties have been experienced. The onsite impervious area is indicated to be an
increase of approximately 9 acres. The Baltimore County Storm Water Management Policy
requires that storm water management facilities be provided to control runoff from a 2-year
through a 100-year design storm. This project may be approved subject to conformance with
the Baltimore County Storm Water Management Policy. The estimated 100-year design storm
runoff increase is 66.94 cfs.

END/ENM:PW:es

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

DEPARTMENT OF TRAFFIC ENGINEERING

IDCA No. 77-51X

LOCATION: Security Blvd

IDCA Analysis

- 1) Nearest Arterial Intersection Security Blvd + Increasing Ave
- a) Level of Service F 9/21/77
- 2) Trip Generation from Site 420,000' x 15 TRIP/mile/hr = 2,800 TRIP/hr/day
- a) Proposed Level of Service F
- 3) Proposed Road Improvements Programmed for Construction Within Next Two Years. None

Recommendation

Approval: _____

Dential: *C. J. [Signature]*

Remarks: (Dead Run - Goyons Falls - Patapsco River)

RECEIVED

OCT 28 1977

OFFICE OF

PLANNING & ZONING

100-100
File to B/A

LAW OFFICES OF
HOLAN, PATENOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21284
APR 5 1979

APR 5 1979

APR 5 1979

ZONING DEPARTMENT

JAMES D. HOLAN
JAMES D. HOLAN
WILLIAM A. PATENOFF
WILLIAM A. WILLIAMS
WILLIAM A. WILLIAMS
WILLIAM A. WILLIAMS
WILLIAM A. WILLIAMS
WILLIAM A. WILLIAMS
WILLIAM A. WILLIAMS
WILLIAM A. WILLIAMS
WILLIAM A. WILLIAMS
WILLIAM A. WILLIAMS

APR 5 1979

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

Re: Dismissal Without Prejudice of the Knott
Zoning Reclassification Case.
Case No. 78-186-SX.

Dear Commissioner DiNenna:

It is our understanding from your Staff, that you either wish to set the above entitled case for a hearing, or in the alternative that your Office will dismiss it.

As you will recall, and as your records will reveal, for a time there was a problem with the Interim Development Control Act, due to the nearby intersection between Security Boulevard and Ingleisle Avenue.

According to a letter dated December 28, 1978, from Mr. C. Richard Moore, the Assistant Traffic Engineer, a re-study of this intersection on September 20, 1978, indicated that it was now operating at level of service "D", and that this improvement was attributable in part to the opening of a parallel drive giving access to the Social Security Complex.

Although this IDCA barrier has now been removed insofar as the special exception is concerned, the property owner has been notified by the Bureau of Land Acquisition that the great majority of the property is presently being appraised for use as a stream valley park.

Accordingly, due to this announced intention on the part of Baltimore County to acquire this property, the property owner, Knott Industries, Inc., does not wish to pursue the reclassification case at this time. We are enclosing herewith an Order of Dismissal Without Prejudice in the above entitled matter, and the attention of you and your

Page two - Commissioner DiNenna - April 5, 1979

Staff to this Order of Dismissal Without Prejudice is greatly appreciated.

Thanking you and your Staff, I am

Respectfully,

James D. Holan
James D. Holan

JDS/hl
Enclosure
cc: Charles Knott, President
Knott Industries, Inc.
6645 Security Boulevard
Baltimore, Md. 21207

Frank J. McGuinness,
Executive Vice President
Knott Industries, Inc.
Mr. L. Alan Evans
Evans, Haran & Holderfer
8013 Belair Road
Baltimore, Md. 21236

HOLAN & WILLIAMS, INC.
SURVEYORS AND CIVIL ENGINEERS
6015 DELAWARE ROAD / BALTIMORE, MD. 21208 (301) 828-7000
111 JOHN STREET / WESTMINSTER, MD. 21157 (301) 848-1790
71 E. WASHINGTON STREET / EASTON, MD. 21601 (301) 822-9433

DESCRIPTION TO ACCOMPANY PETITION FOR ZONING RECLASSIFICATION FROM DR 5.5 TO DR 16 WITH A SPECIAL EXCEPTION FOR OFFICE BUILDINGS IN A DR 16 ZONE

RECOMMENDATION FOR THE FIRST thereof on the North side of Security Blvd., 120 feet wide, at a point distant 2348.30 feet, more or less, measured Westerly on said North side of Security Blvd. from its intersection with the centerline of Colonial Road, 50 feet wide, thence leaving said place of beginning and said North side of Security Blvd. and running the 3 following courses and distances viz: (1) North 0 degrees 38 minutes 44 seconds West 275.00 feet, thence (2) North 72 degrees 31 minutes 12 seconds West 71.91 feet, thence (3) North 41 degrees 38 minutes 28 seconds East 287.90 feet to Dogwood Road, thence running and binding thereon the 4 following courses and distances, viz: (4) South 56 degrees 41 minutes 00 seconds East 82.16 feet, thence (5) South 69 degrees 03 minutes 00 seconds East 87.00 feet thence (6) South 87 degrees 57 minutes 00 seconds East 78.16 feet, thence (7) North 85 degrees 00 minutes 00 seconds East 15.03 feet, to the centerline of Lafayette Road, 40 feet wide, thence running and binding thereon (8) South 10 degrees 03 minutes 30 seconds West 330.00 feet to the centerline of Mt. Vernon Drive, thence running and binding thereon (9) North 78 degrees 44 minutes 50 seconds East 236.16 feet, thence leaving the centerline of Mt. Vernon Drive, (10) South 10 degrees 03 minutes 30 seconds West 126.68 feet to intersect the aforesaid North side of Security Blvd., thence running and binding thereon the 6 following courses and distances, viz: (11) South 86 degrees 07 minutes 51 seconds West 361.27 feet to a point of curve, thence (12) Southwesterly by a line curving to the right with a radius of 2740.00 feet for a distance of 80.23 feet (the arc of said curve being subtended by a chord bearing South 86 degrees 58 minutes 15 seconds West 80.23 feet) thence (13) North 02 degrees 11 minutes 29 seconds West 20.00 feet, thence (14) Southwesterly by a line curving to the right with a radius of 2720.00 feet for a distance of 48.57 feet (the arc of said curve being subtended by a chord bearing South 88 degrees 19 minutes 29 seconds West 48.57 feet) thence (15) South 01 degrees 10 minutes 06 seconds East 20.00 feet and thence (16) Southwesterly by a line curving to the right with a radius of 2740.00 feet for a distance of 25.00 feet (the arc of said curve being subtended by a chord bearing North 89 degrees 06 minutes 22 seconds

J. WALTER PATENOFF, P.E., L.L.C.
WILLIAM A. WILLIAMS, P.E.
WILLIAM A. WILLIAMS, P.E.
WILLIAM A. WILLIAMS, P.E.

CANNONWOOD AVENUE
JESSE W. HURLEY

WESTMINSTER
RONALD L. HOLL, P.L.S.

PAGE II

West 25.00 feet) to the place of beginning.

Containing 4.0 acres of land, more or less.

This description has been prepared for zoning purposes only, and is not intended to be used for conveyance.

RECOMMENDATION FOR THE second thereof on the North side of Security Blvd., 120 feet wide, at a point distant 1657.06 feet, more or less, measured Westerly on said North side of Security Blvd. from its intersection with the centerline of Colonial Road, 50 feet wide, thence leaving said place of beginning and said North side of Security Blvd. and running the 3 following courses and distances, viz: (1) North 03 degrees 52 minutes 09 seconds West 150.00 feet, thence (2) North 86 degrees 07 minutes 51 seconds West 179.86 feet and thence (3) South 10 degrees 03 minutes 13 seconds West 27.85 feet, more or less to the centerline of Mt. Vernon Drive thence running and binding thereon, (4) South 86 degrees 08 minutes 08 seconds West 155.78 feet, more or less, thence leaving the centerline of Mt. Vernon Drive and running the 17 following courses and distances, viz: (5) North 10 degrees 03 minutes 30 seconds East 65.25 feet, more or less, thence (6) North 79 degrees 01 minute 42 seconds East 148.10 feet, more or less, thence (7) North 85 degrees 57 minutes 02 seconds East 549.10 feet, thence (8) North 73 degrees 43 minutes 42 seconds East 607.74 feet, thence (9) North 81 degree 36 minutes 33 seconds East 78.60 feet, thence (10) South 76 degrees 48 minutes 00 seconds East 65.30 feet, thence (11) South 59 degrees 27 minutes 57 seconds East 69.97 feet, thence (12) North 41 degrees 48 minutes 08 seconds East 58.06 feet, thence (13) South 14 degrees 36 minutes 47 seconds East 44.08 feet, thence (14) South 07 degrees 06 minutes 34 seconds East 90.74 feet, thence (15) South 22 degrees 27 minutes 20 seconds East 64.09 feet, thence (16) South 49 degrees 02 minutes 44 seconds East 86.86 feet, thence (17) Northwesterly by a line curving to the right with a radius of 759.00 feet for a distance of 25.98 feet (the arc of said curve being subtended by a chord bearing North 27 degrees 29 minutes 03 seconds East 25.91 feet), thence (18) South 53 degrees 39 minutes 22 seconds East 413.87 feet, thence (19) North 27 degrees 13 minutes 54 seconds East 49.98 feet, thence (20) North 32 degrees 58 minutes 32 seconds East 49.99 feet, and thence (21) North 36 degrees 20 minutes 16 seconds East 59.86 feet to the South side of Dogwood Road, thence across the bed of Dogwood Road, (22) North 36 degrees 23 minutes 30 seconds East 45.00 feet to the centerline of Dogwood Road, thence running and binding thereon, (23) South 53 degrees 36 minutes 30 seconds East 60.00 feet, thence leaving the centerline of Dogwood Road and running across the bed thereof, (24)

PAGE III

South 36 degrees 20 minutes 38 seconds West 12.48 feet, thence running and binding on said Dogwood Road the 8 following courses and distances, viz: (25) South 53 degrees 24 minutes 20 seconds East 69.77 feet, thence (26) South 37 degrees 53 minutes 20 seconds East 420.67 feet, thence (27) South 30 degrees 40 minutes 20 seconds East 65.33 feet, thence (28) South 14 degrees 36 minutes 20 seconds East 84.00 feet, thence (29) South 8 degrees 36 minutes 20 seconds East 486.84 feet, thence (30) South 22 degrees 27 minutes 20 seconds East 98.00 feet, thence (31) South 35 degrees 52 minutes 20 seconds East 98.75 feet and thence (32) South 41 degrees 04 minutes 20 seconds East 128.25 feet, thence leaving said Dogwood Road and running the 5 following courses and distances, viz: (33) South 60 degrees 25 minutes 40 seconds West 165.00 feet, thence (34) South 17 degrees 18 minutes 20 seconds East 184.84 feet, thence (35) South 82 degrees 44 minutes 20 seconds East 239.67 feet, thence (36) South 02 degrees 36 minutes 40 seconds East 55.00 feet, and thence (37) South 86 degrees 09 minutes 20 seconds East 76.99 feet to the aforesaid Dogwood Road and thence running and binding thereon (38) South 14 degrees 45 minutes 20 seconds East 776.00 feet to the Southermost outline of the whole tract thence leaving said Dogwood Road and running and binding on said southermost outline the 9 following courses and distances viz: (39) South 73 degrees 40 minutes 30 seconds West 74.63 feet, thence, (40) North 89 degrees 57 minutes 40 seconds West 33.00 feet, thence (41) North 81 degrees 27 minutes 00 seconds West 42.64 feet, thence (42) North 37 degrees 24 minutes 00 seconds West 58.55 feet, thence (43) North 20 degrees 13 minutes 40 seconds West 47.03 feet, thence (44) North 48 degrees 21 minutes 30 seconds West 50.59 feet, thence (45) North 59 degrees 16 minutes 30 seconds West 51.93 feet, thence (46) North 70 degrees 46 minutes 30 seconds West 40.54 feet and thence (47) North 06 degrees 00 minutes 00 seconds West 86.89 feet to intersect the Northeast side of Security Blvd. thence running and binding thereon the 4 following courses and distances, viz: (48) North 15 degrees 41 minutes 39 seconds West 14.23 feet to a point of curve thence (49) Northwesterly by a line curving to the left with a radius of 3060.00 feet for a distance of 471.01 feet (the arc of said curve being subtended by a chord bearing North 20 degrees 06 minutes 47.5 seconds West 471.49 feet) to the end of said curve, thence (50) North 26 degrees 31 minutes 56 seconds West 1197.00 feet to a point of curve thence (51) Northwesterly by a line curving to the left with a radius of 860.00 feet for a distance of 444.29 feet (the arc of said curve being subtended by a chord bearing North 39 degrees 23 minutes 58 seconds West 439.34 feet to the East side of Colonial Road, 50 feet wide, thence running and binding on said East side of Colonial Road the 2 following courses and distances, viz: (52) North 19 degrees 28 minutes 25 seconds West 28.43 feet and thence (53) North 15 degrees 10 minutes 02 seconds East 22.26 feet thence leaving the East side of Colonial Road and running across the bed thereof (54) North 55 degrees 24 minutes 20 seconds West 53.02 feet to the

PAGE IV

West side of Colonial Road, thence running and binding thereon the 2 following courses and distances, viz: (55) South 15 degrees 10 minutes 02 seconds West 8.74 feet and thence (56) South 67 degrees 07 minutes 16 seconds West 39.38 feet to the aforesaid North side of Security Blvd., thence running and binding thereon, (57) Northwesterly by a line curving to the left with a radius of 860 feet for a distance of 209.32 feet (the arc of said curve being subtended by a chord bearing North 67 degrees 54 minutes 37 seconds West 208.80 feet) thence leaving said Northeast side of Security Blvd. and running the 3 following courses and distances, viz: (58) North 36 degrees 59 minutes 22 seconds West 112.75 feet thence (59) North 66 degrees 19 minutes 00 seconds West 144.25 feet and thence (60) South 59 degrees 58 minutes 36 seconds West 144.66 feet to the North side of Security Blvd. thence running and binding thereon the 2 following courses and distances viz: (61) Northwesterly by a line curving to the left with a radius of 3460.00 feet for a distance of 944.94 feet (the arc of said curve being subtended by a chord bearing North 86 degrees 02 minutes 42 seconds West 942.01 feet) to the end of said curve and thence, (62) South 86 degrees 07 minutes 51 seconds West 41.75 feet to the place of beginning.

Containing 28.1 acres of land, more or less.

This description has been prepared for zoning purposes only, and is not intended to be used for conveyance.



S. Eric DiNenna

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21284
(301) 696-2801

S. ERIC DINENNA
ZONING COMMISSIONER

June 10, 1978

James D. Holan, Esq.
204 W. Penna. Ave.
Towson, Md. 21284

Re: Petition for Reclassification for Knott Industries, Inc.
Case #12-Cycle 2

Dear Sir:

You are attorney of record in the above captioned case. In order to assist in scheduling your case and allowing sufficient time for its hearing, it is requested that you furnish us, by return mail, the information asked on the questionnaire, listed below:

1. Number of witnesses you anticipate calling Four plus
2. How many of these witnesses will be "expert witnesses"? Two plus
3. Fields to be covered by experts you intend to call - please check:

Land Planner	_____
Real Estate	<u>X</u>
Engineer	<u>X</u>
Traffic	_____
Other	_____
4. Total time required (in hours) for presentation of your side of the case three to four

Please return the above information by
February 11, 1978

Attorney for Protestants ()
James D. Holan
Attorney for Petitioners (X)

Very truly yours,
S. Eric DiNenna
S. ERIC DINENNA, Zoning Commissioner

SED:maw

February 14, 1978

James D. Holan, Esq.
204 W. Penna. Ave.
Towson, Md. 21284

NOTICE OF HEARING

Re: Petition for Reclassification Special Exception for Knott Industries, Inc.
Case #12-Cycle 2

DATE: February 28, 1978

PLACE: Room 106 County Office Building, 111 W. Cambridge Avenue, Towson, Maryland

PUBLIC HEARING

S. Eric DiNenna
S. ERIC DINENNA, ZONING COMMISSIONER OF BALTIMORE COUNTY

Baltimore County
 Office of Planning and Zoning
 TOWSON, MARYLAND 21286
 (301) 484-3351

Nov. 21, 1977

James B. Nelson, Esq.
 224 N. Pennsylvania Avenue
 Towson, Md. 21286

The ZBA Application #77-24-2
 North Baltimore, Md.

Dear Sir:

The Planning Board has determined on November 15, 1977 that the proposed development case and sections to the requirements of Subchapter 20-15.1(f) of the Baltimore County Code, 1976.

Very truly yours,
 Eric DiNenna
 Zoning Commissioner

Baltimore County
 Office of Planning and Zoning
 TOWSON, MARYLAND 21286
 (301) 484-3351

November 27, 1978

James B. Nelson, Esq.
 224 N. Penna. Ave.
 Towson, Md. 21286

by Public Law for Reclassification and Special Exception for Knott Industries, Inc.
 77-24-2

Dear Sir:
 This is to advise you that \$447.00 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Md. and remit to Mrs. Anderson
 Room 113 County Office Building, before the hearing.

Yours very truly,
 Eric DiNenna
 Zoning Commissioner

Law Offices of
 NOLAN, PATRICKOFF & WILLIAMS
 204 WEST PENNSYLVANIA AVENUE
 TOWSON, MARYLAND 21286

November 21, 1977

C. Richard Moore, Assistant Traffic Engineer
 Bureau of Planning & Design
 Department of Traffic Engineering
 Courts Building, Fourth Floor
 Towson, Maryland 21204

Re: Knott Reclassification and Special Exception Case on the North Side of Security Boulevard Second Cycle (Item No. 12), ICA No. 77-21-X.

Dear Mr. Moore:
 While we are aware that there may be some difficulties presently being experienced at the intersection of Security Boulevard and Ingleside Avenue, we are also aware that the State, the County and the Social Security Administration are taking steps to alleviate the situation.

More specifically, at the present time there is under construction an alternate route paralleling Route 70N, leading from the rear of the Social Security Complex to Ingleside Avenue and to Interstate 70N, just to the southeast of Interstate 70N's present overpass over Ingleside Avenue.

It is our understanding that this major access road for the Social Security Complex is being constructed by the A. V. Williams Construction Company and that it is scheduled to open in June of 1978.

There can be little doubt that this new road, which we understand is to be a County road, will do a great deal to relieve both Security Boulevard and Ingleside Avenue and will disperse traffic without the necessity of the present volume of traffic passing through the present intersection of Security Boulevard at Ingleside Avenue.

Section 22-15.1(d)D, provides in part for "road or road intersection improvements to relieve traffic congestion, either in the 3-year State Highway Administration Improvement Program or the Baltimore County Budget or program for construction within 3 years. Of course, this new

Page two

access road is actually under construction and is in part physically present on the ground and observable at the present time.

Based upon this major road improvement, we would respectfully ask that the Traffic Engineering Department comment be changed to A, to indicate approval, in view of the facts brought out in this letter. Thanking your Department, the Planning Board, and the Zoning Commissioner's Office and the Planning Staff for your attention to this point, I am

Sincerely yours,
 James D. Nolan

JDN/hl
 cc: Arnold Fleischmann, Esq. Chairman, Planning Board
 Baltimore County
 County Office Building
 Courts Building 21204
 Mr. Leslie Graef
 Director of Planning
 Courts Building 21204
 Norman E. Gerber, Deputy
 Director, Office of
 Planning & Zoning
 County Office Building
 Mr. Ray Potter
 Southwest Area Planner and
 ICA Special Exception
 Planner, Office of
 Planning & Zoning
 County Office Building

The Hon. S. Eric DiNenna
 Zoning Commissioner
 County Office Building
 County Office Building
 The Hon. George J. Martinak
 Deputy Zoning Commissioner
 County Office Building
 Nicholas Commodari, Chairman
 Zoning Advisory Committee
 County Office Building
 Mr. Charles Knott
 Knott Industries, Inc.
 1726 Whitehead Road
 Baltimore, Md. 21207
 L. Alan Evans, P.E., Pres.
 Evans, Hagen & Holderfer
 8013 Belair Road
 Balt., Md. 21236

Law Offices of
 NOLAN, PATRICKOFF & WILLIAMS
 204 WEST PENNSYLVANIA AVENUE
 TOWSON, MARYLAND 21204

January 27, 1978

Mrs. Beatrice Anderson
 Zoning Commissioner's Office
 County Office Building
 Towson, Maryland 21204

Re: Second Cycle Cases: Ellis A. Rawls (Golden Ring Savings & Loan, Contract Purchaser), Item No. 3 - Cycle 2;
 Knott Industries, Inc., Item No. 12 - Cycle 2;
 Mario Manarelli, Item No. 13 - Cycle 2.

Dear Mrs. Anderson:
 Please find enclosed herewith the completed case information sheets in the above three matters.

It is our understanding that Commissioner DiNenna will start with the eastern end of the County and work toward the western end, and, of course, with only 14 cases involved, in all probability you may well finish by March 17 or so.

It would be our expectation that the Golden Ring Case (Rawls, Item 3) will take one-half day or less, perhaps two to three hours.

As for Knott Industries, it will take at least one-half day and we may be presenting additional expert testimony.

Finally, as for the Manarelli Case, it would be our expectation that the case would take two to three hours at the very most.

In scheduling these cases, it will be appreciated if the afternoon of Wednesday, March 15 could be left available for a Board of Directors meeting which I am scheduled to attend. Similarly, my partner Newton Williams is scheduled to appear in a zoning matter in another County on

Page two

Wednesday, March 22, and it will be appreciated if this date can be avoided and hopefully all of the cases will have already been finished during the first three weeks of March in any case.

Thanking you and the Commissioner and Deputy Commissioner for your consideration in these matters, I am, with best regards to you all,

Sincerely,
 James D. Nolan

JDN/hl
 Enclosures

Gwynn Oak IMPROVEMENT ASSOCIATION, INC.

6214 Pembroke Avenue
 Baltimore, Maryland - 21207
 March 8, 1978

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

Dear Mr. DiNenna:
 I cannot see how the Bureauary can on one hand condemn and on the other permit. This site (Item 12) being considered for rezoning lays completely in or surrounds the flood plain which for years have created problems. No amount of reconstruction could correct enough to warrant any decision but condemning this property.

We trust you will rule in favor of the residents sentiments and stop this overreaching conditions which has existed ever since Social Security wred into our neighborhood and is still eating at us both in expansion and added traffic, pollution etc.

Sincerely yours,
 Mrs. Margaret K. Das
 Past President and
 Board of Director

WACC

Western Alliance
 of Concerned Communities

Item No. 12
 Property Owner: Knott Industries, Inc.
 Location: M/S and E/S of Security Boulevard;
 both sides of Colonial Road

The extensive building permitted by a D.R. 16 zoning would necessitate the destruction of a Godly stand of trees, and undergrowth, which now is an extremely important natural flood control factor. To replace this large root system with parking lots, driveways, and large roof surfaces, could only be a tragic mistake. Because of unprincipled building up-stream, meadows and fields are now black-top, (or other hard surfaces) and the run-off contributes so dramatically to the flooding of this and immediate areas, the county has seen fit to buy property and remove houses that are constantly being inundated by Dead Run.

Across the Blvd., S.S.A. is plundering about 100 acres of prime woodland, putting in access roads, parking lots, and enormous roof surfaces. In the impact study it was admitted that the planned retention pond would not take care of all the run-off from that source.

Without a doubt, the County Council took into consideration the multiple S.S.A. buildings, the apartments, garages, hamburger stands, and extensive shopping centers when we were classified "high density" and zoned D.R. 5.5. Until the many neighborhoods, the history of this area has been traced back to the 1600's. To lose a noteworthy past to cement is a sad commentary.

We implore a consideration of the ecology, our heritage, as well as the people living in the boundaries of this alliance.

Submitted by
 Catherine Engel
 Secretary

2-8-78

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21286
(301) 884-3800

STEPHEN E. COLLINS
DIRECTOR

December 12, 1977

DEC 14 77 PM
ZONING

Mr. James D. Nolan
Nolan, Plimhoff & Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204

SUBJECT: Knott Reclassification and Special Exception Case on the North side of Security Boulevard Second Cycle (Item No. 17), IDCA No. 77-51-X.

Dear Mr. Nolan:

In reference to your letter of November 21, 1977 concerning the subject IDCA petition, we offer the following information:

Baltimore County is aware of the access road now being constructed by the State Highway Administration and the Social Security Administration. It is difficult, however, to determine what effect this access road will have on improving the Level of Service at Security and Ingleside. It is my understanding that the Social Security Administration will attempt to open the access road in June, 1978. This access road is not being considered at this time as a County road and for that reason, is being constructed jointly by the State Highway Administration and the Social Security Administration.

It is anticipated that this access road will improve the traffic somewhat at the intersection of Security Boulevard and Ingleside Avenue. However, the degree of improvement cannot be determined without a detailed origin and destination study of the Social Security Administration employees. This access road was neither an element of the five year State Highway Administration highway program nor was it in the Baltimore County budget for construction within two years. Therefore, based on the above information, the Department of Traffic Engineering indicated a denial of IDCA Permit No. 77-51-X.

If we can provide you with further information, it will be available at the December 15th Planning Board meeting or at your convenience.

Very truly yours,
C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

SEC/CRH/bza

- 2 -

cc - Arnold Fleischmann, Esq.
Chairman, Planning Board
Baltimore County
Courts Building 21204

Mr. Leslie Graef
Director of Planning
Courts Building, 21204

Norman E. Gerber, Deputy Director
Office of Planning & Zoning
Courts Building, 21204

Mr. Ray Potter
Southwest Area Planner and IDCA Special Exception Planner
Office of Planning & Zoning
County Office Building

The Hon. S. Eric DiBenna
Zoning Commissioner
County Office Building

The Hon. George J. Martink
Deputy Zoning Commissioner
County Office Building

Nicholas Commodari, Chairman
Zoning Advisory Committee
County Office Building

Mr. Charles Knott
Knott Industries, Inc.
1726 Whitehead Road
Baltimore, Maryland 21207

L. Alan Evans, P. E., Pres.
Evans, Hagan & Holdefer
8013 Belair Road
Baltimore, Maryland 21236

Very truly yours,

LAW OFFICES OF
NOLAN, PLIMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

JAMES D. NOLAN
J. LINDA PLIMHOFF
WENTON A. WILLIAMS
WILLIAM A. WILSON, JR.
HEATHER H. WASTINE
TOMAS J. RUSSELL

November 21, 1977

Re: Reclassification and Special Exception Petition Item Number 12 - Cycle II Petitioner: Knott Industries, Inc.

Dear Mr. Commodari:

Pursuant to your Zoning Advisory Committee Comments dated October 31, 1977, we are herewith submitting 10 revised plats dated November 18, 1977.

We believe that Mr. Evans or a member of his Staff has already conferred with you regarding the requested changes and your attention is also directed to our letter of November 21st directed to Mr. Moore in Traffic Engineering regarding road improvements in the area which will do a great deal to relieve the traffic passing through the intersection at Ingleside and Security Boulevard.

Thanking you and your Staff for your attention to these revised plats, I am

Sincerely,
James D. Nolan

JDN/hl
cc: Mr. Charles Knott
Knott Industries, Inc.
1726 Whitehead Road
Baltimore, Md. 21207

L. Alan Evans, P.E., Pres.
Evans, Hagan & Holdefer
8013 Belair Road
Baltimore, Md. 21236

James D. Nolan, Esquire
Nolan, Plimhoff & Williams
204 West Pennsylvania Ave.
Towson, MD 21204

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

Your Petition has been received and accepted for filing this 31st day of October 1977.

S. Eric DiBenna
S. ERIC DI BENNA
Zoning Commissioner

Petitioner Knott Industries, Inc.
Petitioner's Attorney James B. Nolan reviewed by Nicholas V. Commodari
Nicholas V. Commodari
Chairman, Zoning Plans Advisory Committee

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Rd.
Baltimore, Md. 21236

2-SIG 78-186-RX

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting Feb. 18, 1978

Posted for: PETITION FOR A RECLASSIFICATION & SPECIAL EXCEPTION

Petitioner: KNOTT INDUSTRIES, INC.

Location of property: N/S. OF SECURITY BLVD. 2345' 30" W. OF CELENAH RD.

Location of Sign: N/S. OF SECURITY BLVD. 2345' 30" W. OF CELENAH RD.

Remarks: Annual F. Rollout

Posted by: Thomas F. Boland
Signature Date of return: FEB. 24, 1978

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

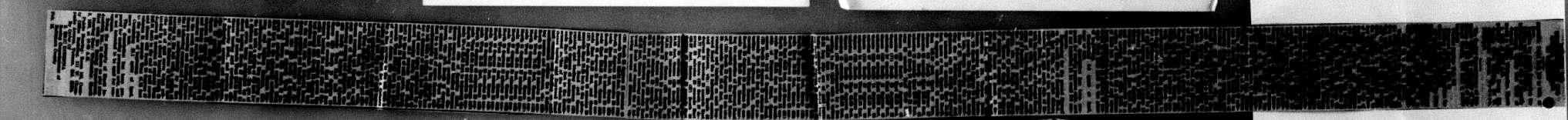
Your Petition has been received * this 30 day of Oct 1977. Filing Fee \$5. Received Cash Other

S. Eric DiBenna
S. ERIC DI BENNA
Zoning Commissioner

Petitioner 4421127 Submitted by 4421127

Petitioner's Attorney 36 Reviewed by 36

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



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Oct. 18, 1977 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED: James D. Nolan, Plimhoff & Williams 204 W. Penna.
FROM: Robert - Knott - 1726 Whitehead Rd.
FOR: Petition For Reclassification and Special Exception For Knott Industries, Inc.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: March 6, 1978 ACCOUNT: 01-662

AMOUNT: \$447.00

RECEIVED: Charles A. Knott, Inc. 666 Security Blvd.
FROM: Knott Industries, Inc. 1726 Whitehead Rd.
FOR: Acquisition and posting of property

447000

CERTIFICATE OF PUBLICATION

TOWSON, MD. - November 16, 1977

THIS IS TO CERTIFY that the master development was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., according to the laws of the State of Maryland, on the 16th day of November, 1977, the last publication appearing on the 16th day of November, 1977.

THE JEFFERSONIAN
111 W. Chesapeake Ave.
Towson, Md. 21204

Doc of Advertisement: 1



THE TIMES
NEWS-PAPERS

OFFICE OF

NEWSPAPERS

TOWSON, MD. 21284

FEBRUARY 15,

19 78

THIS IS TO CERTIFY that the annexed advertisement of
Patricia F. Feltner, et al., was registered on **SPECIAL EXECUTION**
was inserted in the following issue of **The Times News-Papers**

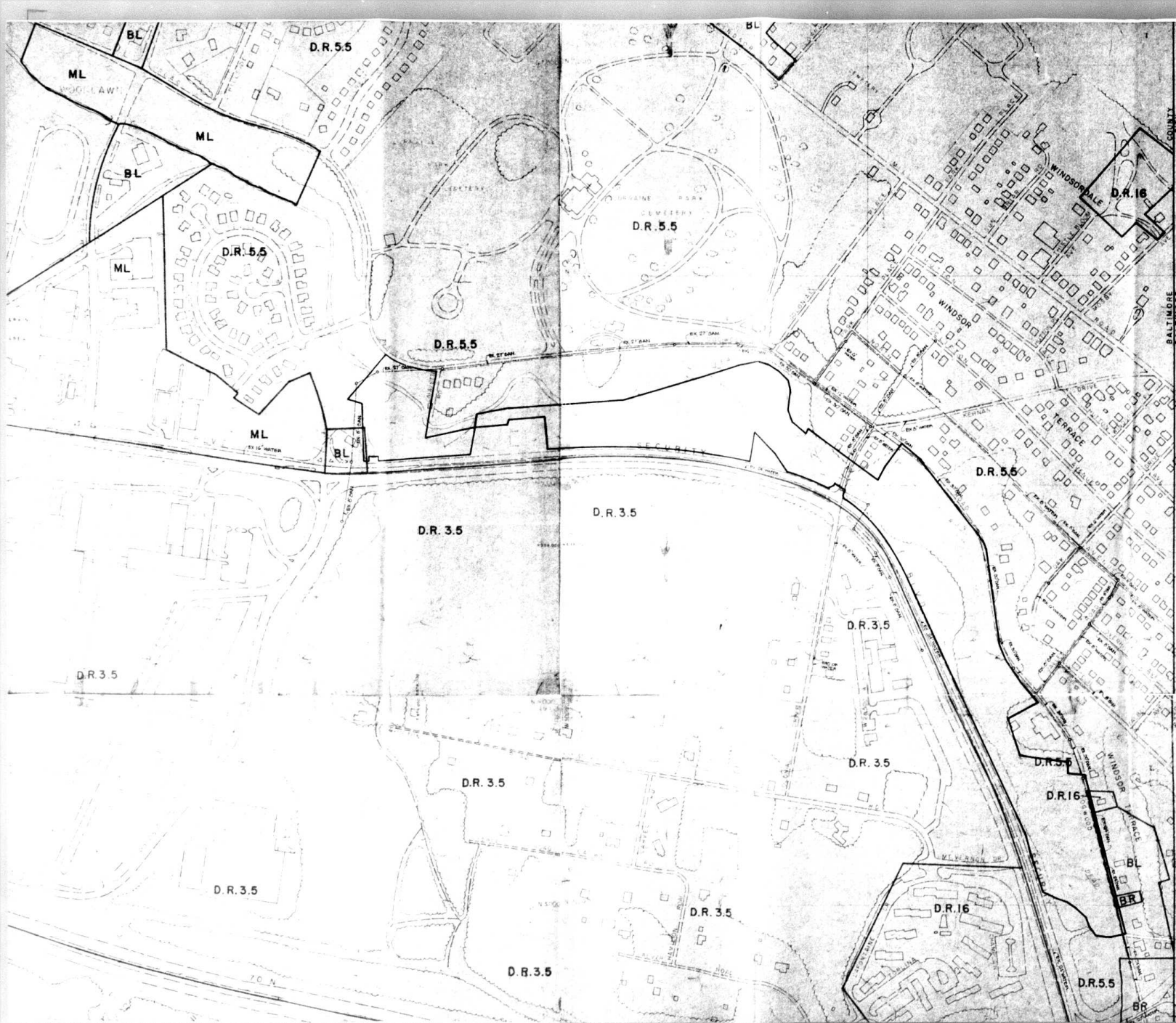
- | | |
|-----------------------------------------------------|----------------------------------------------|
| <input checked="" type="checkbox"/> Baltimore Times | <input type="checkbox"/> Towson Times |
| <input type="checkbox"/> Essex Times | <input type="checkbox"/> Abingdon Times |
| <input type="checkbox"/> Suburban Times East | <input type="checkbox"/> Suburban Times West |

weekly newspaper published in Baltimore County, Maryland,
on a week for and successive weeks before the
17 day of Feb. 19 78, that is to say, the same
was inserted in the issues of Feb. 14, 1978.

STRONBERG PUBLICATIONS, INC.

BY *Patricia Feltner*

[The rest of the page is a long, narrow strip of text, likely a continuation of the newspaper page from which this was scanned. It contains dense, illegible text.]

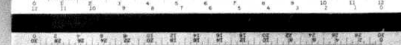


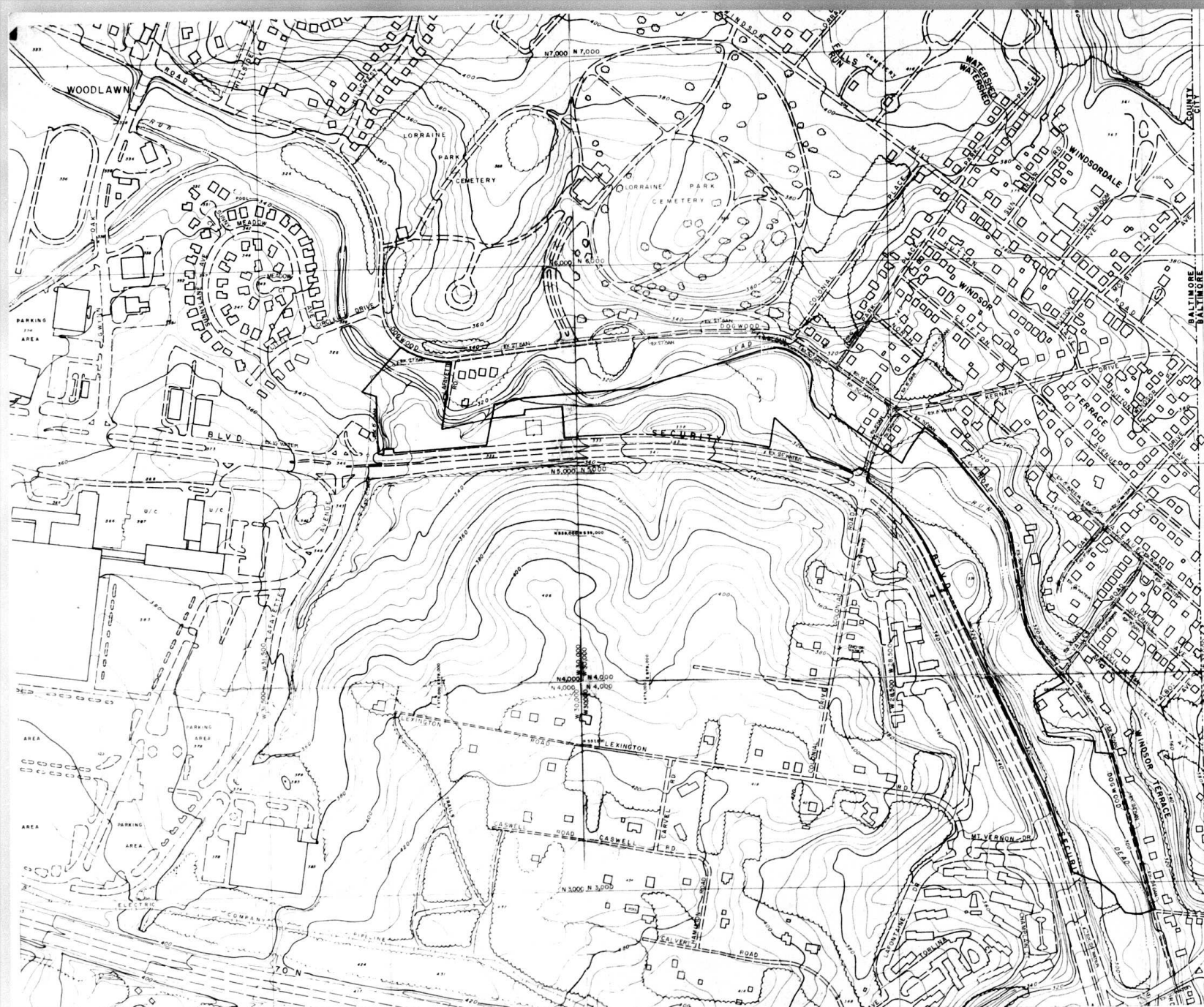
GENERAL NOTES

1. AREA OF TRACT: 52.10 AC ±
2. ZONED D.R. 5.5 CHANGE TO: D.P. 10
3. EXISTING LAND USE: VACANT WITH NO EX. BUILDINGS
4. PROPOSED USE: OFFICE BUILDINGS
5. GROUND FLOOR BUILDING DIMENSIONS (ALL 7 BUILDINGS): 100' X 100' TO 100' X 100' SQUARE FEET
6. 7. SIX STORY BUILDINGS AT 10,000 SQ. FT. EACH FLOOR.
7. TOTAL SQUARE FOOT AREA OF ALL 7 BUILDINGS: 420,000 SQ. FT.
8. FLOOR AREA RATIO: SQ. FT. AREA OF BUILDINGS: 420,000 ÷ 4 = 105,000
9. PROPOSED NO. OF PARKING SPACES: 1,000 + 250 = 1,250 SPACES
10. PROVIDED NO. OF PARKING SPACES: 1,000 SPACES
11. ESTIMATED PAVED AREA REQUIRED: 850,000 SQ. FT.
12. PERCENT OF SITE TO BE GRADED: 31.5 %
13. APPLICANT & OWNER: KNOTT INDUSTRIES, INC.
6225 SECURITY BOULEVARD
BALTIMORE, MARYLAND 21207

PROPERTY ALONG SECURITY BLVD
AT COLONIAL ROAD
FOR ZONING RECLASSIFICATION
FROM D.R. 5.5 TO D.R. 16 AND A SPECIAL
EXCEPTION FOR OFFICE BUILDINGS IN
A D.R. 16 ZONE.
1ST ELECTION DISTRICT, BALTIMORE CO, MARYLAND

N.W.	N.W.		EVANS, HAGAN & HOLDFER, INC. SURVEYORS AND CIVIL ENGINEERS 8810 BELT ROAD, BALTIMORE, MD 21236 (410) 488-1011
2-F	2-E		
N.W.	N.W.		
1-F	1-F	DATE: 9-28-07 SCALE: 1" = 200'	





GENERAL NOTES

- 1. AREA OF TRACT ZONED DR-55.
- 2. EXISTING LAND USE: OFFICE BUILDINGS.
- 3. PROPOSED USE: OFFICE BUILDINGS.
- 4. GROUND FLOOR BUILDING DIMENSIONS (ALL BUILDINGS): 100' x 100' - 10,000 SQ. FT.
- 5. 2-3 STORY BUILDINGS AT 10,000 SQ. FT. EACH FLOOR.
- 6. TOTAL SQUARE FOOT AREA OF ALL PROPOSED BUILDINGS: 40,000 SQ. FT.
- 7. FLOOR AREA RATIO (FAR) OF ALL PROPOSED BUILDINGS: 4.00.
- 8. HEIGHT OF PROPOSED BUILDINGS: 35 FT. MAX.
- 9. PROPOSED MAX. STRENGTH OF FLOOR SLABS: 150 PSI.
- 10. PROPOSED MAX. STRENGTH OF WALLS: 1,500 PSF.
- 11. ESTIMATED GRAVED AREA REQUIRED: 28,250 SQ. FT.
- 12. PERCENT OF SITE TO BE GRAVED: 70.6%.
- 13. APPROXIMATE.

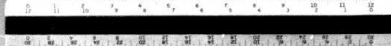
KNOTT INDUSTRIES AND
6088 SECURITY BOULEVARD
BALTIMORE, MARYLAND 21201

**PROPERTY ALONG SECURITY BLVD
AT COLONIAL ROAD
FOR ZONING RECLASSIFICATION
FROM DR-55 TO DR-1G AND A SPECIAL
EXCEPTION FOR OFFICE BUILDINGS IN
A DR-1G ZONE.
1ST ELECTION DISTRICT BALTIMORE CO, MARYLAND**

NW	NW
2F	2E
NW	NW
1F	1E

EVANS, HAGAN & HOLDEFER, INC
SURVEYORS AND CIVIL ENGINEERS
8019 BELAIR ROAD BALTIMORE MD 21284
(410) 484-1500

[Signature]
DATE: 11/1/77 SCALE: 1" = 250'





BALTIMORE COUNTY
BALTIMORE

GENERAL NOTES

1. AREA OF TRACT 10,821.0 AC ±
2. ZONED DR. 5.5 CHANGE TO DR. 16
3. EXISTING LAND USE VACANT WITH NO EX. BUILDINGS
4. PROPOSED USE OFFICE BUILDINGS
5. GROUND FLOOR BUILDING DIMENSIONS (ALL 7 BUILDINGS): 100' x 100' = 10,000 SQUARE FEET
6. 7, SIX STORY BUILDINGS AT 10,000 SQ. FT. EACH FLOOR
7. TOTAL SQUARE FOOT AREA OF ALL 7 BUILDINGS 420,000 SQ. FT.
8. FLOOR AREA RATIO: 50 FT. AREA OF BUILDINGS 420,000 ÷ 10,821.0 = 38.82
9. DESCRIBED NO. OF PARKING SPACES 1,200 + 200 = 1,400 SPACES
10. PROVIDED NO. OF PARKING SPACES 1,000 SPACES
11. ESTIMATED PAVED AREA REQUIRED 55% OF 2.5 AC ±
12. PERCENT OF SITE TO BE GRADED 31.5 %
13. APPLICANT & OWNER: KNOTT INDUSTRIES, INC.
2225 SECURITY BOULEVARD
BALTIMORE, MARYLAND 21207

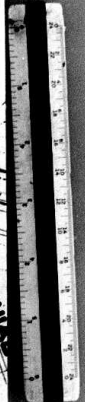
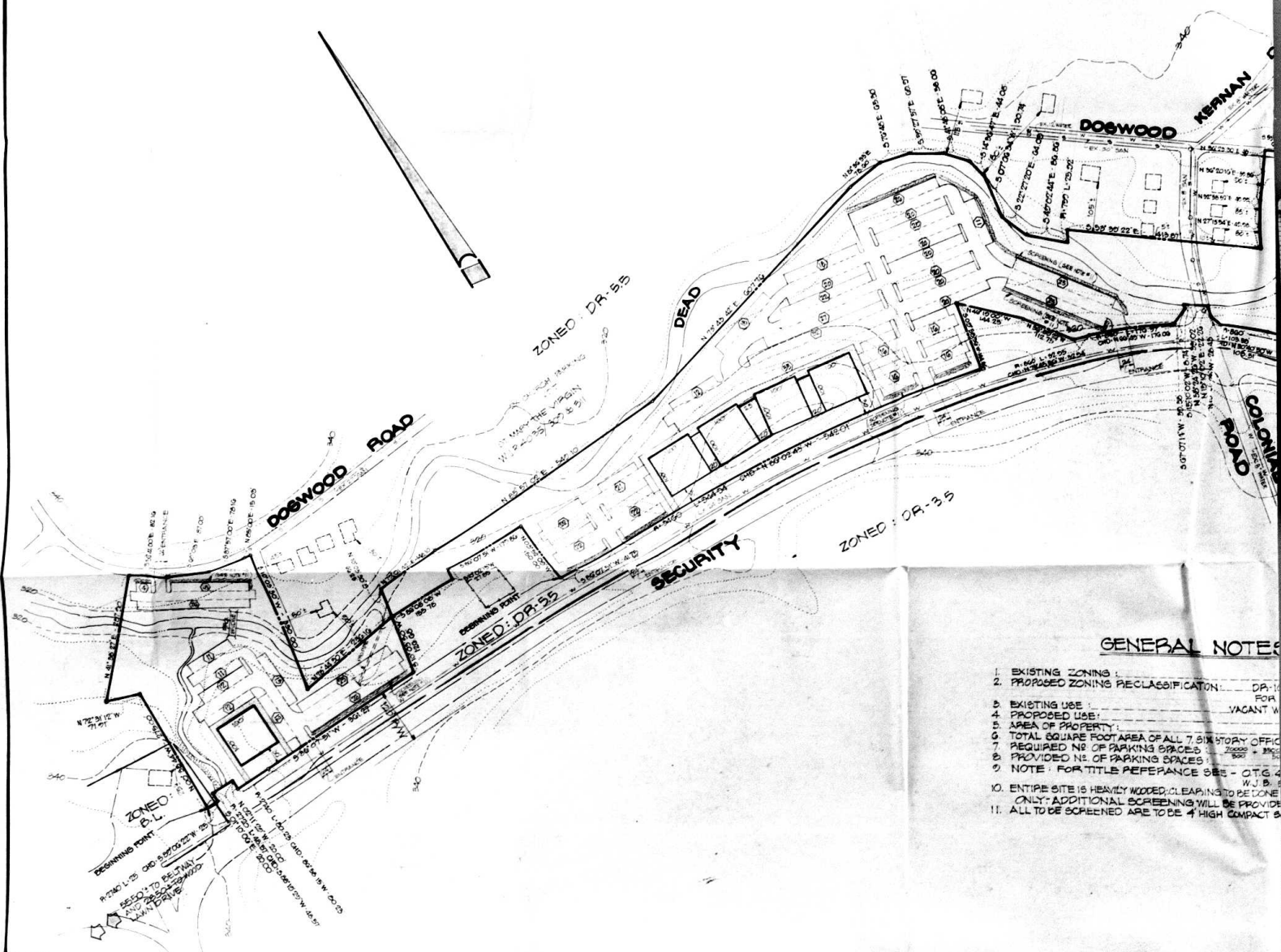
PROPERTY ALONG SECURITY BLVD.
AT COLONIAL ROAD
FOR ZONING RECLASSIFICATION
FROM DR. 5.5 TO DR. 16 AND A SPECIAL
EXCEPTION FOR OFFICE BUILDINGS IN
A DR. 16 ZONE.
1ST ELECTION DISTRICT BALTIMORE CO. MARYLAND

N.W. 2-F
N.E. 2-E
N.W. 1-F
N.E. 1-F



EVANS, HAGAN & HOLDREGE, INC.
SURVEYORS AND CIVIL ENGINEERS
8155 REAR ROAD, BALTIMORE, MD. 21286
(410) 486-1801
L. C. Evans
DATE: 3-27-27





GENERAL NOTES

1. EXISTING ZONING : _____
2. PROPOSED ZONING RECLASSIFICATION : DR-35 FOR _____
3. EXISTING USE : _____
4. PROPOSED USE : _____ VACANT LAND
5. AREA OF PROPERTY : _____
6. TOTAL SQUARE FOOT AREA OF ALL 7.5 STORY OFFICE BUILDINGS : _____
7. REQUIRED NO. OF PARKING SPACES : $\frac{75000}{500} + 350 = 1500$
8. PROVIDED NO. OF PARKING SPACES : _____
9. NOTE : FOR TITLE PERFORMANCE SEE - C.T.G. 4 W.J.B.
10. ENTIRE SITE IS HEAVILY WOODED. CLEARING TO BE DONE ONLY. ADDITIONAL SCREENING WILL BE PROVIDED.
11. ALL TO BE SCREENED ARE TO BE 4' HIGH COMPACT BARRIER.

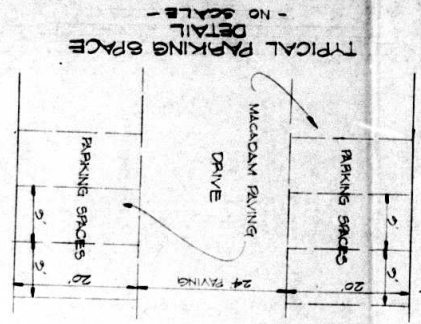
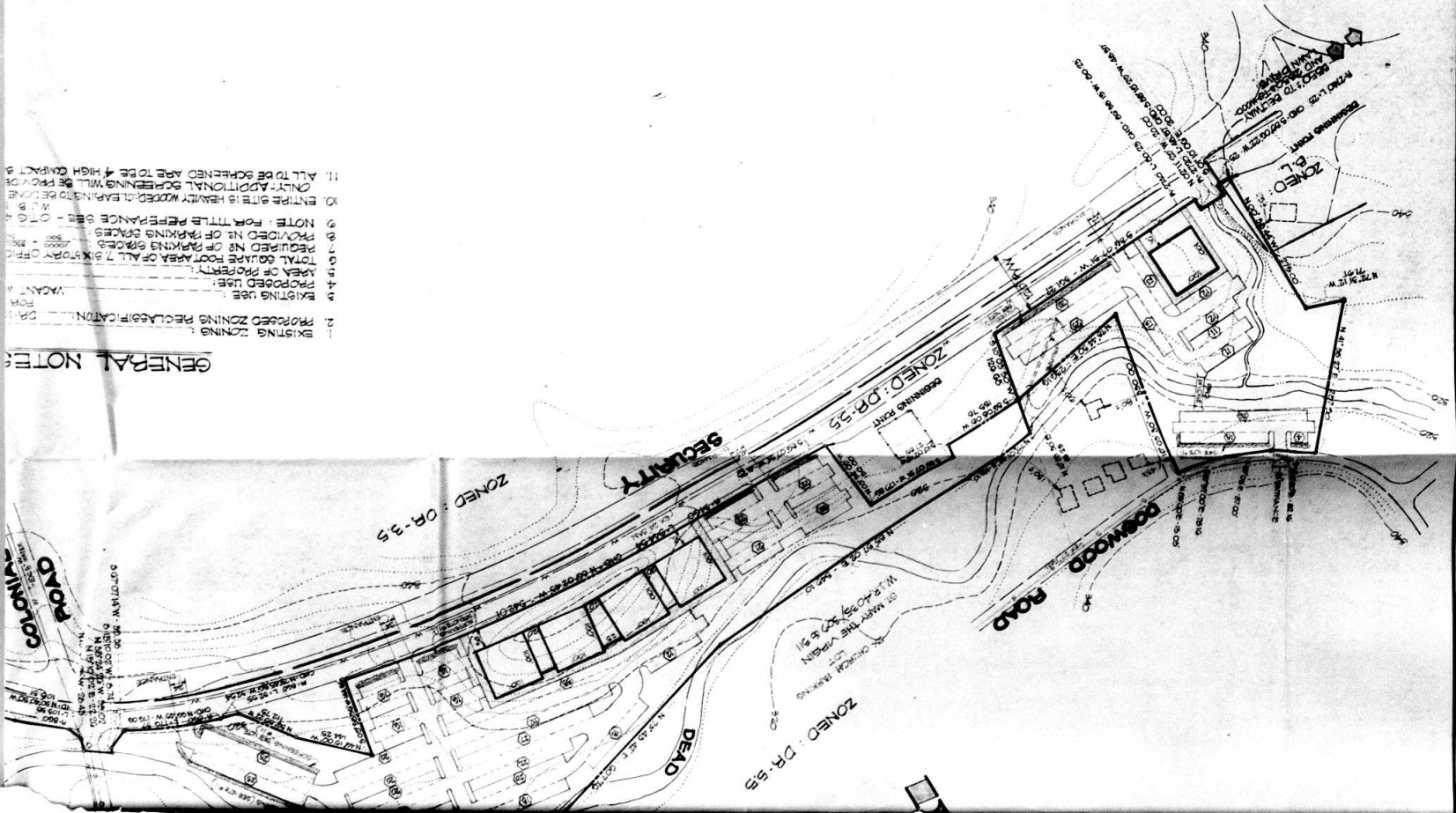
KNOTT INDUSTRIAL
 6005 SECURITY
 BALTIMORE, MARYLAND

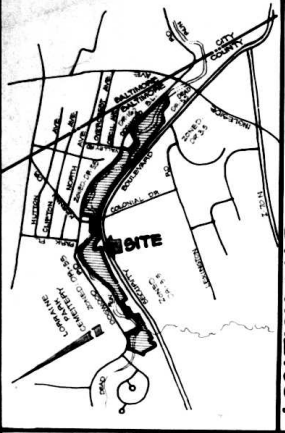
FOR

51 ELECTION DISTRICT

PROPERTY ALONG SECURITY
 AT COLONIAL
 FOR ZONING RECLASSIFICATION
 TO DR-IG AND A SPECIAL E
 BUILDINGS IN A

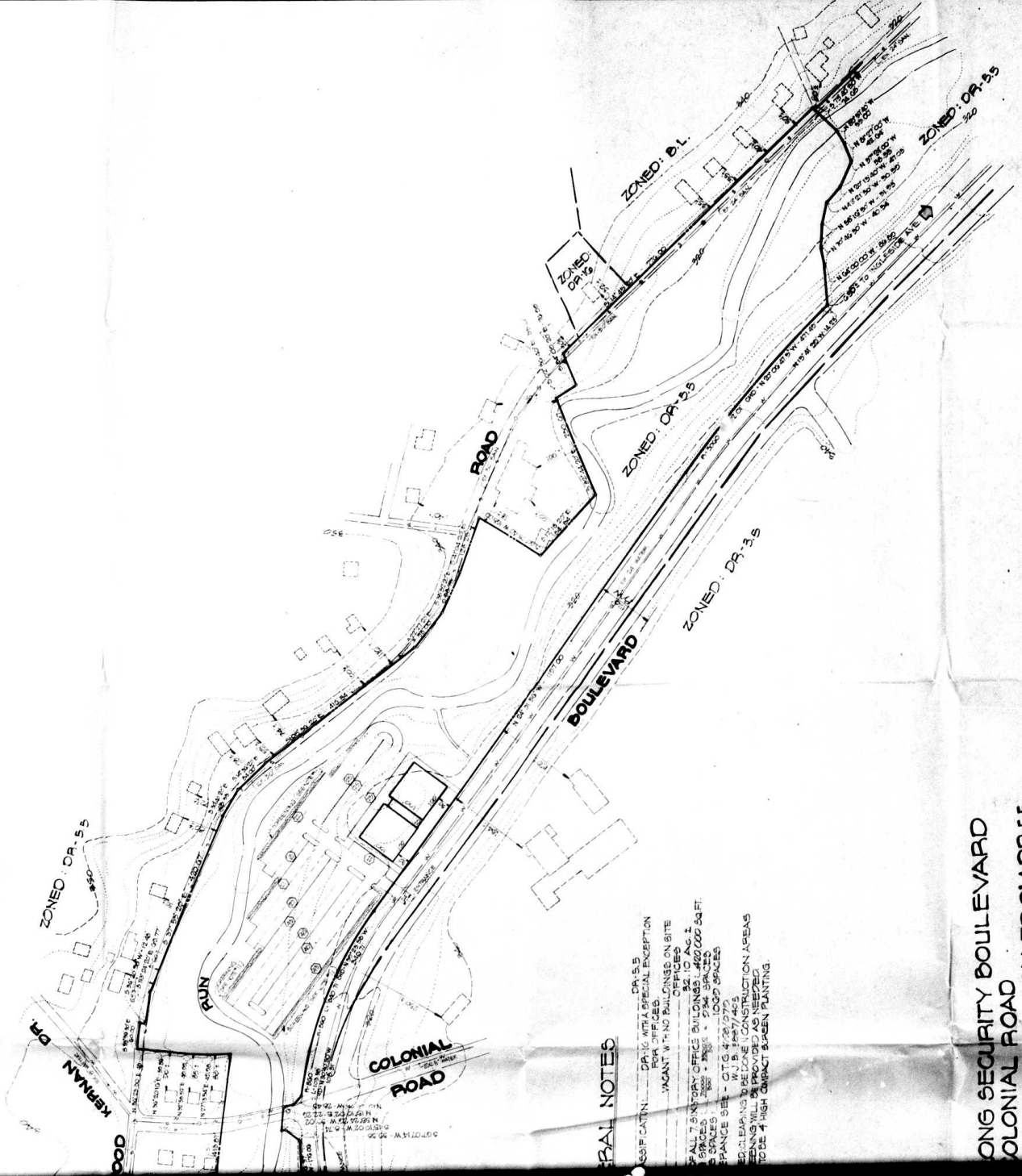
- GENERAL NOTES
1. EXISTING ZONING RECLASSIFICATION DR-IG
 2. PROPOSED ZONING RECLASSIFICATION DR-IG
 3. EXISTING USE
 4. PROPOSED USE
 5. AREA OF PROPERTY
 6. TOTAL SQUARE FOOT AREA OF ALL 7.5 STORY OFFICE BUILDINGS
 7. PROVIDED NO. OF PARKING SPACES
 8. NOTE: FOR TITLE REFERENCE SEE - 010 & 015
 9. ENTIRE SITE IS HEAVILY WOODED. CLEARING TO BE DONE
 10. ONLY ADDITIONAL SCREENERING WILL BE PROVIDED
 11. ALL TO BE SCREENED ARE TO BE 4' HIGH COMPACT





LOCATION MAP

SCALE: 1" = 1000'



SPECIAL NOTES

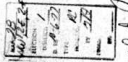
ASSISTANT: DR-16 WITH SPECIAL EXCEPTION FOR OFFICES
 VACANT WITH NO BUILDINGS ON SITE
 OFFICES
 \$2.10 AC. ±
 SPECIAL EXCEPTION FOR OFFICE BUILDINGS - 400,000 SQ. FT.
 3 SPACES: 100' x 100' x 100' SPACES
 SPANCE BEL - OTG 4/28/07
 ED. CLEARANCE TO W.J.B. 10/17/05
 SIGNING WILL BE PROVIDED AS NECESSARY TO BE A HIGH CONTACT GREEN PLANTING

LONG SECURITY BOULEVARD
COLONIAL ROAD
DECLASSIFICATION FROM DR-155
SPECIAL EXCEPTION FOR OFFICE
BUILDINGS IN A DR-16 ZONE.

DT BALTIMORE CO. MARYLAND

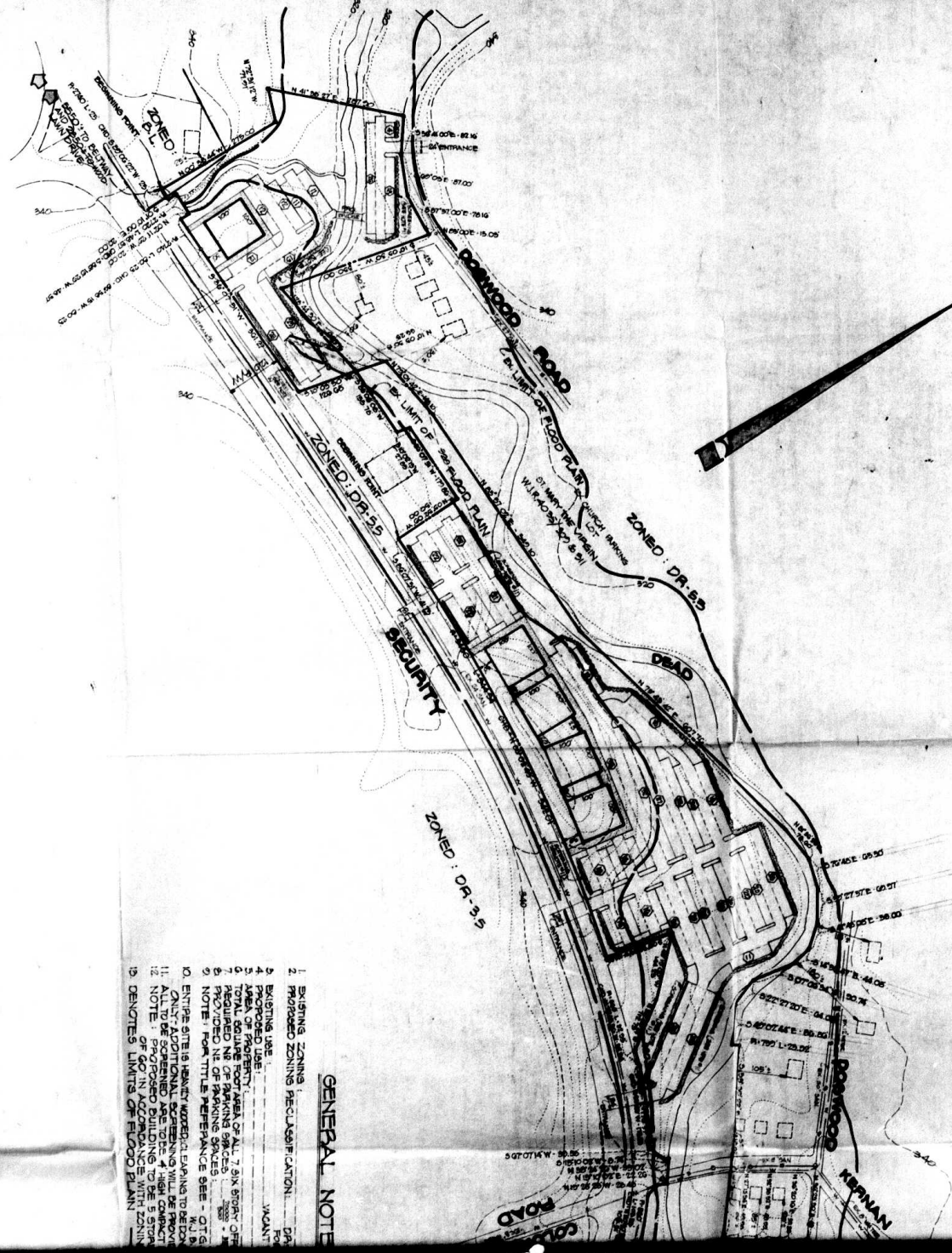
FOR

OTT INDUSTRIES INC.
 2005 SECURITY BLVD.
 BALTIMORE, MARYLAND 21207



Walter
2/22

IRVING MCGAN & HOLDERS, INC.
 SURVEYORS AND CIVIL ENGINEERS
 8115 WEAVER ROAD / BALTIMORE, MD 21286
 (410) 481-1200
Irving McGan
 2/22/07



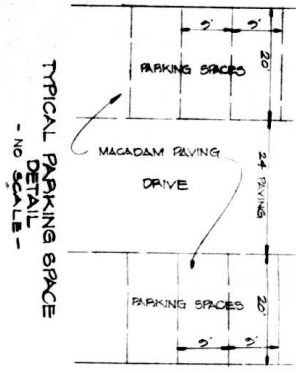
GENERAL NOTE

1. EXISTING ZONING: DR-3.5
2. PROPOSED ZONING RECLASSIFICATION: DR-3.5
3. EXISTING USE: INDUSTRIAL
4. PROPOSED USE: INDUSTRIAL
5. TOTAL SQUARE FOOT AREA OF ALL 7 SIX STORY OFFICE BUILDINGS: 1,100,000 SQ. FT.
6. REQUIRED NO. OF PARKING SPACES: 1,100
7. PROVIDED NO. OF PARKING SPACES: 1,100
8. NOTE: FOR TITLE PERFORMANCE SEE - DTG
9. ENTIRE SITE IS HEAVILY WOODED. PLANNING TO BE DONE TO CLEAR AND DEVELOP THE SITE.
10. ONLY ADDITIONAL SCREENING WILL BE PROVIDED TO PROTECT ADJACENT PROPERTIES FROM THE PROPOSED BUILDING TO BE CONSTRUCTED.
11. NOTE: THE PROPOSED BUILDING TO BE CONSTRUCTED IS IN ACCORDANCE WITH ZONING OF 60 IN ACCORDANCE WITH ZONING.
12. NOTE: THE PROPOSED BUILDING TO BE CONSTRUCTED IS IN ACCORDANCE WITH ZONING OF 60 IN ACCORDANCE WITH ZONING.
13. DENOTES LIMITS OF FLOOD PLAN

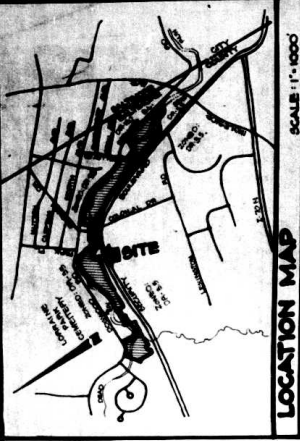
PROPERTY ALONG SECURITY ROAD
 AT COLONIAL
 FOR ZONING RECLASSIFICATION
 TO DR-10 AND A SPECIAL
 BUILDINGS IN A
 1ST ELECTION DISTRICT

FOR

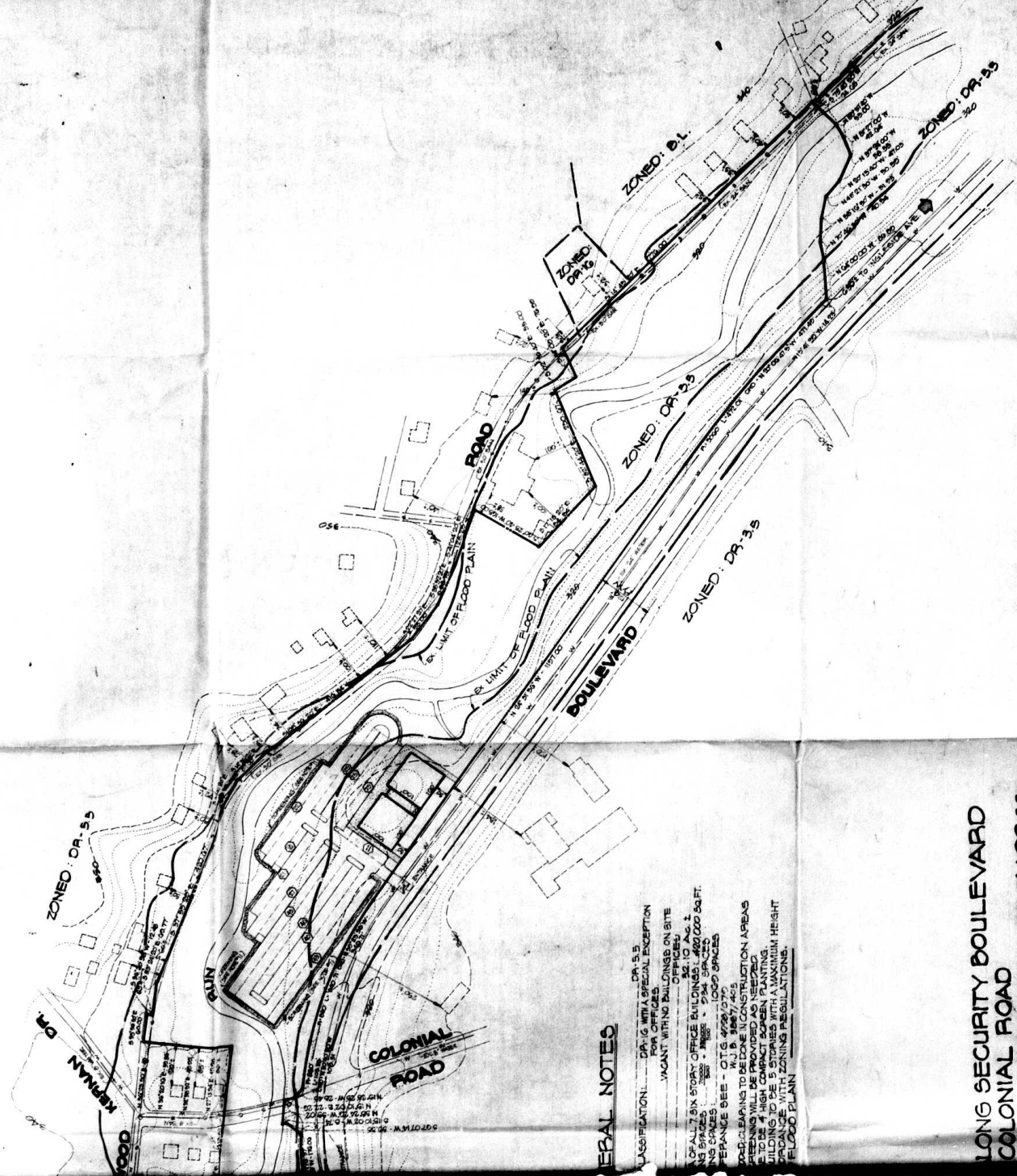
KNOTT INDUSTRIES
 2205 SECURITY ROAD
 BALTIMORE, MARYLAND



TYPICAL PARKING SPACE
 DETAIL
 - NO SCALE -



LOCATION MAP
SCALE 1" = 1000'



GENERAL NOTES

CLASSIFICATION: DR-16 WITH A SPECIAL EXCEPTION FOR OFFICES.
 VACANT WITH NO BUILDINGS ON SITE.
 LOT 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

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 COLONIAL ROAD
 RECLASSIFICATION FROM DR-5S
 A SPECIAL EXCEPTION FOR OFFICE
 BUILDINGS IN A DR-1G ZONE.
 BALTIMORE CO., MARYLAND

FOR
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