

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, The Arundel Corporation, 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 above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from... to... and for the following reasons:

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 research laboratory and associated offices.

Indemnity... as prescribed by Zoning Regulations. D.P. 3.5

I, or we, agree to pay expenses of above re-classification 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.

THE ARUNDEL CORPORATION
Contract purchaser
By Henry G. Hoesche, Legal Counsel
Address: 110 West Road
Towson, Maryland 21204
President's Attorney

John B. Howard, Esquire
409 Washington Avenue
Towson, Maryland 21204
Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th day of February, 1978, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of April, 1978, at 10:00 o'clock P.M.

Charles E. Kuntz, Jr.
Zoning Commissioner of Baltimore County.

(OFFER)

May 5, 1978

RE: Petition for Special Exception
W/S of Greenspring Avenue,
120' NW of Lightfoot Drive -
3rd Election District
The Arundel Corporation -
Petitioner
NO. 78-224-X (Item No. 155)

Dear Mr. Howard:

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

Very truly yours,

George J. Hartman
Deputy Zoning Commissioner

GJM/jhm

Attachments

cc: Stanley H. Hellman, Esquire
Suite 103, Chesapeake Building
305 West Chesapeake Avenue
Towson, Maryland 21204

Mr. John P. Greenman, President
Smith Avenue-Greenspring Association
2324 Micarol Road
Baltimore, Maryland 21209

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

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, The Arundel Corporation, legal owner... of the property situate in Baltimore County, the property outline of which is shown to scale, complete with dimensions and bearings on and by street corners, and which is attached hereto, hereby make application to the Zoning Commissioner of Baltimore County for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for conversion of existing dwelling to a research and testing laboratory.

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GRASS SITE AREA 1.8 ACRES DEED REF. 100-100-100
IMPROVEMENTS 0.6% OF OVERALL SITE WILL REQUIRE GRASSLAND 54 1/2%
BUILDING SIZE 2,400 sq. ft. Int. 1st
CHANGING FLOOR 1,800 sq. ft. 2nd
NUMBER OF FLOORS 2 TOTAL HEIGHT 20'
FLOOR AREA DIVIDED BY TOTAL FLOOR AREA DIVIDED BY SITE AREA = 0.000

BUILDING USE Ground Floor Laboratory Other Floors Laboratory and Office
RELATIVE EXPOSURE TO BEHIND FOR STORAGE

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR 10 CARS OTHER FLOORS 3 CARS TOTAL 13 CARS

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 1,680
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 160)

UTILITIES WATER: PUBLIC PRIVATE, TYPE OF SYSTEM

SEWER: PUBLIC PRIVATE, TYPE OF SYSTEM

UTILITIES SECURITY APPROVAL

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE ARUNDEL CORPORATION
Petitioner, Lessor or Owner
Address: 110 West Road
Towson, Maryland 21204
By John B. Howard, Esquire
Attorney

THE PLANNING BOARD HAS DETERMINED ON 5-16-78 THAT THE PROPOSED DEVELOPMENT MEETS THE REQUIREMENTS OF SECTION 22-6(b) OF THE BALTIMORE COUNTY ZONING LAW.

DATE 5-16-78
SIGNED George J. Hartman
Deputy Zoning Commissioner

DATE 5-16-78
SIGNED George J. Hartman
Deputy Zoning Commissioner

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Deputy Zoning Commissioner

DATE 5-16-78
SIGNED George J. Hartman
Deputy Zoning Commissioner

DESCRIPTION OF GREENSPRING LABORATORY TRACT

Beginning for the same on the West side of Greenspring Avenue 80' wide at a point 420' ± Northwest of the North side of Lightfoot Drive 50' wide, and running thence binding on the North side of Section II Valley Stream as shown on a plat recorded among the land records of Baltimore County in Liber GLB 20, folio 85 as now surveyed: South 86° 11' 37" West 1012.89' to the Southeast corner of a parcel of land deeded to G. Dawson Groom recorded among the land records of Baltimore County in Liber GLB 220, folio 513 thence binding on the outline of said Groom property, the 3 following courses and distances as now surveyed viz: (1) North 3° 54' 00" West 230.39', (2) South 76° 29' 55" West 516.65', and (3) South 5° 15' 05" East 338.20' to the North line of Section IV Wellwood, thence binding on the outlines of Section IV Wellwood recorded GLB 25, folio 10, Section II Wellwood recorded GLB 23 folio 51 and Section III Wellwood recorded GLB 24 folio 89 the 2 following courses and distances as now surveyed viz: (1) South 68° 37' 55" West 673.88' and (2) North 2° 47' 27" East 73.08' thence by a line of division North 81° 34' 59" East 2133' to the aforementioned West side of Greenspring Avenue 80' wide, thence binding on the said West side of Greenspring Avenue, the 2 following courses and distances as now surveyed viz: (1) Southeastly along a curve to the left having a radius of 1367.89' for a distance of 285.69' said curve being subtended by a chord bearing South 21° 43' 44" East 285.29, (2) South 26° 56' 56" East 56.35' to the place of beginning. Containing 15.00 acres of land more or less.

Saving and excepting those portions lying within said tract zoned DR-5.5 and M.H. and shown on zoning plat NW 8-D.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
W/S of Greenspring Avenue, 120' NW : DEPUTY
of Lightfoot Drive - 3rd Election :
District : ZONING COMMISSIONER
The Arundel Corporation - Petitioner : NO. 78-224-X (Item No. 155)
: OF
: BALTIMORE COUNTY

Whereas representatives of the Petitioner, The Arundel Corporation, have met with several owners of property immediately South of the subject property for which a Special Exception for a research laboratory was granted subject to eight conditions on May 5, 1978,

And whereas these parties have agreed to additional conditions which supplement the conditions included in the May 5, 1978 order, it is this day of June, 1978,

ORDERED BY the Deputy Zoning Commissioner of Baltimore County that the Special Exception for a research laboratory should be and the same is hereby granted from and after May 5, 1978, subject to the conditions contained in the Order of May 5, 1978, and the additional following conditions:

- The evergreen screening mentioned in condition No. 6 of the May 5, 1978 Order shall be planted in accordance with condition No. 6, but shall be planted approximately along the line which divides the D.R. 5.5 zone from the D.R. 5.5 zone on the subject property, parallel to the southern border of the subject property, approximately 90 feet north of the said southern border, as shown on the plat of the subject property submitted herein.
- The area to be paved for the parking of vehicles shall be strictly in accordance with the area so designated for parking on the plat submitted herein by The Arundel Corporation.

REMARKS: HELLMAN
A. HELLMAN
ATTORNEY AND
COUNSELLOR AT LAW
SUITE 103
CHESAPEAKE BUILDING
305 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204



Deputy Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 10, 1978

FROM: Leslie H. Groat, Director of Planning

SUBJECT: Petition #78-224-X, Petition for Special Exception for a Research Laboratory

West side of Greenspring Avenue 120' East Northwest of Lightfoot Drive.
Petitioner - The Arundel Corporation

3rd District

HEARING: Monday, April 17, 1978 (1:00 P.M.)

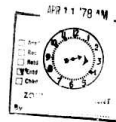
Convention of the existing dwelling for use as a control laboratory for the quarrying operation would be a logical use for the property. Further, a use of this limited size, if properly landscaped, would be appropriate adjacent to the homes along Lightfoot Drive.

It is suggested that the detailed site development plans required by Section 252 of the Baltimore County Zoning Regulations be submitted to the Division of Current Development and Design for their review and approval of the earliest possible time, and that such approved plans be made a part of the order.

The need for a sensitive treatment in developing this site so as not to adversely impact the adjacent residences cannot be overstated.

Leslie H. Groat
Director of Planning

LHG:JGHaw



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
W/S of Greenspring Ave., 120' :
NW of Lightfoot Drive, 3rd District : OF BALTIMORE COUNTY
THE ARUNDEL CORP., Petitioner : Case No. 78-224-X

ORDER TO ENTER APPEARANCE

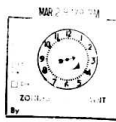
Mr. Commissioner:

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. Kuntz, Jr.
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 29th day of March, 1978, a copy of the foregoing Order was mailed to John B. Howard, Esquire, 409 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioner.



SMITH AVENUE - GREENSPRING ASSOCIATION
2324 MICAROL ROAD
BALTIMORE, MARYLAND 21209

April 17, 1978

Honorable Eric S. Di Nenna
Zoning Commissioner of Baltimore County
111 N. Chesapeake Avenue
Towson, Maryland 21204

Re: Special Exception 78-224X
Research Laboratory on Greenspring Ave.

Dear Mr. Di Nenna:

The Smith Avenue - Greenspring Improvement Association opposes the granting of the above proposed special exception on Greenspring Avenue for a research laboratory. Our members live in that general area and believe that any increased commercialization would add to the overburdened traffic patterns. Should this exception be granted, it may lead to future exceptions. We refer to hold the line and hope that our views will be considered.

Please make this letter part of the record in #78-224X.

Very truly yours,

John P. Greenman
President



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
W/S of Greenspring Avenue, 120' NW : DEPUTY
of Lightfoot Drive - 3rd Election : ZONING COMMISSIONER
District :
The Arundel Corporation - Petitioner :
NO. 78-224-X (Item No. 155) : OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a petition for a Special Exception for a research laboratory on a tract of land located at the west side of Greenspring Avenue, 20 feet northwest of Lightfoot Drive, in the Third Election District of Baltimore County. The subject property is part of a 359 acre parcel of land owned by The Arundel Corporation and is partially zoned D.R. 3.5, D.R. 5.5, and M.H. Improvements consist of a two and one-half story unoccupied dwelling and a garage. A field inspection of the premises found that the buildings are in disrepair and that there was evidence of vandalism.

Testimony on behalf of the Petitioner indicated that the Corporation wishes to refurbish the building and install a physical testing laboratory for use in connection with Arundel's quarrying and building materials business. Specific testimony was offered to show that the Corporation would not operate a "laboratory" in the general sense, in that extensive chemical testing would not take place. The Petitioner stated that the strongest chemical, per se, that would be utilized there would be Sodium Hydroxide, a substance frequently used as a detergent in soap manufacture, in a three per cent solution. About 15 pounds of this material would be on hand at a given time.

Rather detailed descriptions of the testing were offered. These included submitting acid test specimens, such as bricks and concrete billets, to hydraulic pressure, and the sifting of aggregates and the analysis of their compo-

sition. It was further stated that no explosives would be involved in any manner, no gases would be produced, there would be no apparent vibrations, and such noise as would be generated would not be apparent more than 20 feet away. All material storage would be under roof.

Testing operations would take place on the first floor and office use on the second floor. The garage building would be repaired and used for the storage of materials, which would be placed under lock and key.

It was proposed that normally no more than three persons would work in the building, Monday through Friday, from 7:30 a.m. until 4:00 p.m. Vehicular traffic coming onto the property would consist of employees' cars, an occasional visitor, and light panel trucks delivering and picking up materials. The estimated number of trips per day was six. The Department of Traffic Engineering indicated in their comments that "No traffic problems are anticipated..." in the event that the Special Exception would be granted.

Nearby residents testifying at the hearing expressed concern about vandalism of the property, allegedly poor housekeeping of the premises by Arundel, the storage of chemicals, possible danger to neighborhood children coming onto the property, and increased traffic on Greenspring Avenue as a result of the proposed operation.

Without reviewing the evidence further in detail but based upon all of the testimony presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the Petitioner has met the requirements of Section 502.1 of the Baltimore County Zoning Regulations, and the aforesaid Special Exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 5th day of May, 1978, that the Special Exception for a research laboratory should be and the same is hereby GRANTED, from and after the date of this Order, subject to the following:

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Zoning Commissioner for Baltimore County April 17, 1978
Towson, Maryland 21204 Page 2

3. The Arundel Corporation in the past has not been a good neighbor. Ever since the house was boarded up months ago, there has been no supervision by the Arundel Corporation. The Adlers and various of their neighbors have had to call the police on a number of occasions when the property was broken into. The Arundel Corporation has allowed and permitted large amounts of trash and debris to accumulate in and about the property.
4. The health and safety of the many children in the neighborhood would be endangered by the presence of dangerous substances.

In the alternative, should the Zoning Commissioner decide to grant the Special Exception, Dr. and Mrs. Adler request that the Zoning Commissioner in accordance with Section 502.2 of the Baltimore County Zoning Regulations, impose certain conditions upon the Arundel Corporation. These proposed conditions are:

1. That the grounds be properly maintained and kept free of trash and debris and that the grass be kept cut.
2. The screening in the form of bushes or tasteful fencing be placed between the building and the homes on Lightfoot Drive to the south.
3. That proper provision be made for the maintenance of the garage near the main structure and that it be kept clean.
4. That the hours of research be limited to ordinary business hours.
5. That heavy trucks such as those used in Arundel's nearby quarrying operation be barred from the research facility.

Zoning Commissioner for Baltimore County April 17, 1978
Towson, Maryland 21204 Page 3

6. That no volatile chemicals be stored outside the main structure or the garage and that in all cases all chemicals be stored in adequate containers.
7. That no further expansion or construction be permitted in the tract of land.
8. That the Arundel Corporation reveal its intent with respect to the balance of the tract of land including the residence located at the foot of Chippewa Drive.
9. That the Arundel Corporation furnish to its neighbors bordering the property a periodic list of the nature and type of chemical experiments which are taking place within the research facility.
10. That the Arundel Corporation agree to indemnify all the bordering properties on the south for any damage to person or property done by the experiments performed on the premises or from any of the substances maintained or stored on the tract of land.

In summary, Dr. and Mrs. Adler do not wish to have the residential neighborhood altered to include a facility which would endanger the health and safety of themselves, their children and their neighbors.

Very truly yours,

Stanley H. Hellman
Stanley H. Hellman

SHH:mek
cc: Dr. & Mrs. Wolf Adler
cc: John B. Howard, Esquire

1. No other construction other than that required to renovate the existing buildings, including the added room to the main building, should be permitted.
2. The outward appearance of the building, including roof lines, shall remain as at present, so as to resemble a residence.
3. Hours of operation shall be from 7:30 a.m. to 4:00 p.m., Monday through Friday.
4. Trucks in excess of three-quarter ton shall not come onto the property.
5. No chemicals of a volatile nature shall be introduced onto the property and only such chemicals as Sodium Hydroxide shall be used there. No explosives or explosive materials may be brought onto the property.
6. Evergreen screening, consisting of pine trees, three to four feet in height on three foot centers, shall be planted between the subject property and Lightfoot Drive to the south.
7. Landscaping shall be installed and maintained, as indicated on an approved site plan.
8. Approval of a site plan by the Department of Public Works, the Department of Health, the Department of Traffic Engineering, and the Office of Planning and Zoning, to include landscaping approval by the Division of Current Planning and Development.

Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE May 5, 1978
BY Stanley H. Hellman

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REINHARDT, HELLMAN & REDMOND
ATTORNEYS AND COUNSELLORS AT LAW
SUITE 103 CHEESAPEAKE BUILDING
308 W. CHEESAPEAKE AVENUE
TOWSON, MARYLAND 21204

June 21, 1978

Honorable George J. Martinek
Deputy Zoning Commissioner
of Baltimore County
111 West Chesapeake Avenue
Towson, MD 21204

Re: Petition of The Arundel Corporation
Case No: 78-224-X

Dear Mr. Martinek:

As you may recall, I represented Dr. and Mrs. Wolf Adler, 2510 Lightfoot Drive, Baltimore, Maryland 21209, who protested the Petition for Special Exception filed by the Arundel Corporation for permission to build a research laboratory on the west side of Greenspring Avenue, north of Lightfoot Drive.

On May 5, 1978, your Order was passed granting the Special Exception subject to eight enumerated conditions.

Both before and after receiving your ruling, discussions were held among officials of the Arundel Corporation, several of the neighboring property owners on Lightfoot Drive, John B. Howard, Esq., as counsel for the Arundel Corporation and myself. As a result of these discussions, an accommodation was reached as to conditions acceptable to all the participants.

The conditions enumerated in the Order cover the accommodation except on two points. By agreement of Mr. Howard and me, it is requested that the attached Supplemental Order be signed and attached to the original. Extra copies are enclosed for return to Mr. Howard and me.

If there is any problem with the enclosed, please advise.

Very truly yours,

Stanley H. Hellman
Stanley H. Hellman



cc: John B. Howard, Esq.
Dr. and Mrs. Wolf Adler

REINHARDT, HELLMAN & REDMOND
ATTORNEYS AND COUNSELLORS AT LAW
SUITE 103 CHEESAPEAKE BUILDING
308 W. CHEESAPEAKE AVENUE
TOWSON, MARYLAND 21204

TELEPHONE
301 - 828-1098

REINHARDT, HELLMAN & REDMOND
ATTORNEYS AND COUNSELLORS AT LAW
SUITE 103 CHEESAPEAKE BUILDING
308 W. CHEESAPEAKE AVENUE
TOWSON, MARYLAND 21204

April 17, 1978

Zoning Commissioner for Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Special Exception Petition of The
Arundel Corporation

Dear Sir:

My clients, Dr. and Mrs. Wolf Adler, reside at 2510 Lightfoot Drive, bordering the tract of land owned by the Arundel Corporation which is the subject of the Special Exception Petition. The northern border of the Adler property is approximately 140' from the building proposed to be altered.

Dr. and Mrs. Adler oppose the grant of the Special Exception. There is virtually no industrial or commercial development in a considerable radius of the land in question. Dr. and Mrs. Adler have several specific reasons for registering their objection. These are as follows:

1. A laboratory deals in scientific experiments which would no doubt involve the use of various chemicals. The laboratory always carries with it the risk of explosion and fire from the scientific experiments being conducted. Dr. and Mrs. Adler do not feel that it is fair to them to have this type of fire hazard exist less than 50 yards from their property.
2. The development of commercial property so close to the Adler's property would devalue residential lots and homes of considerable value.

Stanley H. Hellman, Esquire
Page 2
June 27, 1978

cc: John B. Howard, Esquire
Mercantile-Towson Building
409 Washington Avenue
Towson, Maryland 21204

Mr. James E. Dyer
Zoning Supervisor

June 27, 1978

Stanley H. Hellman, Esquire
Suite 103, Chesapeake Building
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 78-224-X (Item No. 155)
W/S of Greenspring Avenue, 120'
NW of Lightfoot Drive - 3rd
Election District
The Arundel Corporation -
Petitioner

Dear Mr. Hellman:

Regarding your letter of June 21, 1978, with reference to The Arundel Corporation's request for a Special Exception and my Order of May 5, 1978, granting same, it is my opinion that your proposed "supplement" to this Order should not be granted.

The appropriate recourse, on behalf of your client, as protestant, would have been to appeal the subject Order, within the 30 day appeal period, which would have resulted in a de novo hearing before the County Board of Appeals.

However, I would not be adverse to a Special Hearing, petitioned for by The Arundel Corporation, if they wish to do so, to amend the existing Order. You might want to explore this with Mr. John B. Howard, counsel for Arundel.

Please call me if you have any questions.

Very truly yours,

Eric Dinenna
ERIC J. DINENNA
Deputy Zoning Commissioner

GJM/jhm

March 27, 1978

John B. Howard, Esq.
109 Washington Ave.
Towson, Md. 21204

RE: Interim Development Control
Act (IDCA) Application
The Arundel Corp. 778-5-1

Dear Sir:

Please be advised that your IDCA application for a Special Exception hearing was approved by the Planning Board on March 16, 1978, and you may now file your petitions, plans, and maps for said hearing in accordance with the Zoning Commissioner's rules for filing a Special Exception.

In order to assist you, we are enclosing a copy of the Zoning Commissioner's rules for filing and petition forms to be completed by you.

Plans, Petitions, and
Description already filed
with the Zoning Office.

Very truly yours,

Eric Dinenna
ERIC J. DINENNA
Zoning Commissioner

SED/JED/sch

Enclosure

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

March 17, 1978

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 #155, Zoning Advisory Committee Meeting, February 14, 1978, are as follows:

Property Owner: The Arundel Corp.
Location: W/S Greenspring Ave. 120' NW Lightfoot Drive
Existing Zoning: D.R.3.5, D.R.5.5, M.H.
Proposed Zoning: Special Exception for a control testing and research laboratory (IDCA 78-8-X)
Acre: 15.00
District: 3d

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The driveway should be widened to a minimum of 24 feet in width.

Very truly yours,

John L. Winkley
John L. Winkley
Planner III
Current Planning and Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 3, 1978

John B. Howard, Esquire
439 Washington Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item Number 155
Petitioner - The Arundel Corp.

Dear Mr. Howard:

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, 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 suitability of the requested zoning.

Located on the west side of Greenspring Avenue north of Lightfoot Drive and adjacent to the Arundel Corporation's Green Spring Avenue operation, the subject property, partially zoned D.R. 3.5, 5.5 and M.H., is improved with a two and one-half story dwelling and garage. Because of your client's proposal to convert this structure into a laboratory, this Special Exception is required. As indicated above, the adjacent property to the north is improved with the existing quarry operation, while properties to the south are improved with single family detached dwellings.

Section 418.d. of the Baltimore County Zoning Regulations states that site plans for the proposed use shall be in accordance with the requirements of Section 25. of said regulations. Prior to scheduling this request for a hearing, it was my feeling that

John B. Howard, Esquire
Page 2
Item Number 155
April 3, 1978

this could be done at the time of application for necessary building permits if the request was granted. However, after further review, I feel that this information should be presented at the time of the scheduled hearing. All future site plans should be revised to indicate the proposed 80 foot right-of-way of Greenspring Avenue, and this site. In addition the comments from the Health Department should also be satisfied. While writing this letter and reviewing the site plan, I noticed that there is an additional dwelling and garage to the rear of this property. At the time of field inspection these structures were overlooked, therefore I suggest that their future status be clearly determined during the course of the hearing.

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

Very truly yours,

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

NBC:rf

March 16, 1978

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

Dear Mr. Dinenna:

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

General:

Comments were supplied for this property for Project IDCA No. 78-8X.

Highways:

Greenspring Avenue, Chippewa Drive, and Lightfoot Drive (southeasterly and northwesterly of this site) are existing public roads. Greenspring Avenue is proposed to be improved in the future as a 50-foot closed section roadway on an 80-foot right-of-way. Chippewa Drive, if extended in the future as a public road, would be as a 30-foot closed section roadway on a 50-foot right-of-way. Lightfoot Drive is proposed to be extended through this site in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Old Plankton Road, an existing public road, is proposed to be relocated and extended, along and through the northerly portion of this property, as a variable width roadway on a right-of-way varying from 60 to 80 feet in width.

Highway rights-of-way including any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through strippling, 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 strippling of top soil.

Item #155 (1977-1978)
Property Owner: The Arundel Corp.
Page 2
March 16, 1978

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem facilities, would be the full responsibility of the Petitioner. Drainage and utility easements are required through this property.

Water:

There is a public 26-inch water main in Greenspring Avenue. The submitted plan does not indicate connection to the public water main, and indicates an existing well on the property.

Sanitary Sewer:

There is an 8-inch public sanitary sewer in Greenspring Avenue. The submitted plan does not indicate connection to public sanitary sewerage, nor does it indicate a private onsite sewage disposal system.

Very truly yours,

William M. Dyer, P.E.
WILLIAM M. DYER, P.E.
Chief, Bureau of Engineering

ENCLOSURE

CO: J. Trenner

R. Morten

D. Glick

O. S. Wiers

O-W-S & W Key Sheets

30 & 31 NW 14 & 15 Pos. Sheets

NW 8 & 9 T-20

78 T-20 Map

March 17, 1978

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

Item No. 155 - ZAC - February 14, 1978
Property Owner: The Arundel Corp.
Location: W/S Greenspring Ave. 120' NW Lightfoot Dr.
Existing Zoning: D.R. 3.5, D.R. 5.5, M.H.
Proposed Zoning: Special Exception for a control testing and research laboratory (IDCA 78-8-X)

Acres: 15.00
District: 3rd

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested special exception for a control testing and research laboratory.

Very truly yours,

Michael S. Planigan
Traffic Engineer Associate

MSF/hms

March 15, 1978

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

Dear Mr. DiNenna:

The following are comments on Item # 155 - Zoning Advisory Committee Meeting of February 14, 1978:

Property Owner: The Arundel Corp.

Location: W/S Greenspring Ave. 120' NW Lightfoot Dr.

Acres: 15.00

District: 3rd

A revised plat must be submitted showing the location and method of sewage disposal and the type of water well.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TBD/KS/ethg

SEC 35 18

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

Attention: Mr. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: The Arundel Corp.

Location: W/S Greenspring Ave. 120' NW Lightfoot Dr.

Item No. 155 Zoning Agenda Meeting of 2/14/78

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "R" are applicable and required 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 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 _____ 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.
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:

Planning Group
Special Inspection Division

Noted and

Approved: _____
Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nicholas B. Commodari, Chairman
Zoning Plans Advisory Committee
Rosellen Plant
Industrial Development Commission

Date: February 24, 1978

SUBJECT: Item # 55... Meeting of 2/14/78

The Arundel Corp. - special exception for control testing and research laboratory

The Industrial Development Commission has no comments on this request for a special exception.

Rosellen Plant
ROSELLEN PLANT

RPlum

February 22, 1978

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

Dear Mr. DiNenna:

Comments on Item #155 Zoning Advisory Committee Meeting, February 14, 1978 are as follows:

Property Owner: The Arundel Corporation.
Location: W/S Greenspring Ave. 120' NW Lightfoot Dr.
Existing Zoning: D.R. 3.5, D.R. 5.5, M.H.
Proposed Zoning: Special Exception for a control testing and research laboratory. (IDCA 78-8-X)

Acres: 15.00
District: 3rd

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes, such as Maryland State Code for the handicapped and Aged, a change of occupancy permit will be required before construction can begin, to upgrade structure to propose ESE Group "B".
- ☐ 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
Plans Review Chief
(301) 484-3610

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 9, 1978

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

Z.A.C. Meeting of: February 14, 1978

RE: Item No. 155
Property Owner: The Arundel Corp.
Location: W/S Greenspring Ave. 120' NW Lightfoot Dr.
Present Zoning: D.R. 3.5, D.R. 5.5, M.H.
Proposed Zoning: Special Exception for a control testing and research laboratory (IDCA 78-8-X)

District: 3rd
No. Acres: 1.016

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH M. MCCORMACK, PRESIDENT
T. BAYLOR WILLIAMS, JR., VICE PRESIDENT
MARCUS M. BOWEN

THOMAS H. BOWEN
WES. LORRAINE P. CHURCH
ROGER S. HAYDEN

ROBERT V. CUSHEL, SUPERINTENDENT

ALVIN LORRICK
MR. MILTON B. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 March 30 19 78

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION. The Arundel Corp. was inserted in the following:

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

weekly newspapers published in Baltimore County, Maryland, once a week for _____ successive weeks before the 31st day of March 1978, that is to say, the same was inserted in the issues of March 30, 1978.

STROMBERG PUBLICATIONS, INC.
BY: _____

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 30 19 78

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. _____ day of _____ 1978, the _____ day of _____ 1978, appearing on the _____ day of _____ 1978.

THE JEFFERSONIAN
Manager

Cost of Advertisement \$ _____

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting APRIL 1, 1978
 Posted for PETITION FOR SPECIAL EXCEPTION
 Petitioner L.H. ARMBRIST, CORP.
 Location of property W/S. E. GREENSPRING AVE. 120' N.W. of LIGHTFOOT DR.
 Location of Signs W/S. E. GREENSPRING AVE. 120' N.W. of LIGHTFOOT DR. (N.W. 1st) N.W. of LIGHTFOOT DR. (N.W. 2nd) 385' E. of W.C.F.
 Remarks GREENSPRING DB
 Posted by Signature: [Signature] Date of return APRIL 7, 1978

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, GC, CA										
Reviewed by: <u>[Signature]</u>	Revised Plans: Change in outline or description <u>Yes</u> _____ No									
Previous case: <u>562</u>	Map # <u>713</u>									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 1 day of Feb 1978. Filing Fee \$ 50. Received check
 _____ Cash
 _____ Other

[Signature]
S. Eric DiNenna,
Zoning Commissioner

Petitioner L.H. Armbrit, Corp. Submitted by [Signature]
 Petitioner's Attorney [Signature] Reviewed by [Signature]

* 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 Mar. 27, 1978 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED Messrs. Cook, Howard, Downes & Tracy, 109
Washington Ave., P.O. Box 5917, Towson, Md. 21204
FOR Petition for Special Exception for The Arundel Corp. #78-221-X

VALIDATION OR SIGNATURE OF CASHIER

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

DATE April 17, 1978 ACCOUNT 01662

AMOUNT \$71.38

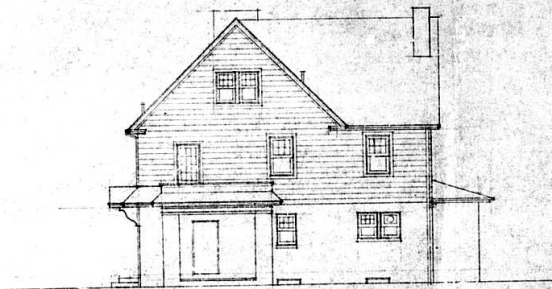
RECEIVED FROM John Howard, Esq., W/S Greenspring Ave. 120' SW of Lightfoot Dr.
FOR Posting and Advertising of Property
Case No. 78-221-X

387 022N 18

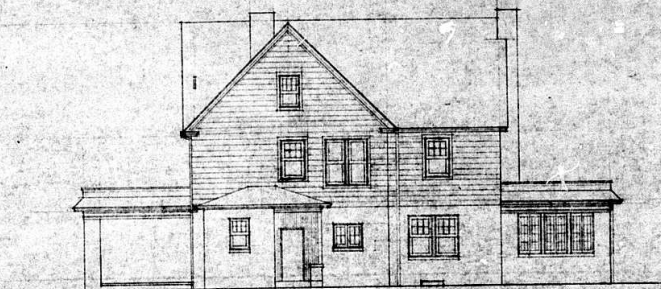
713866

VALIDATION OR SIGNATURE OF CASHIER

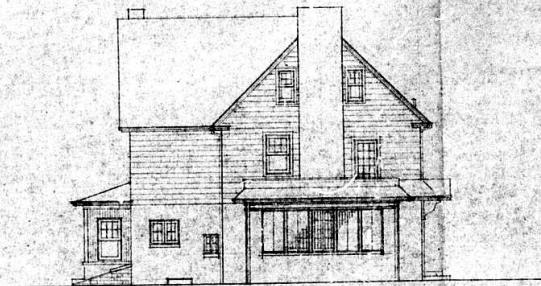




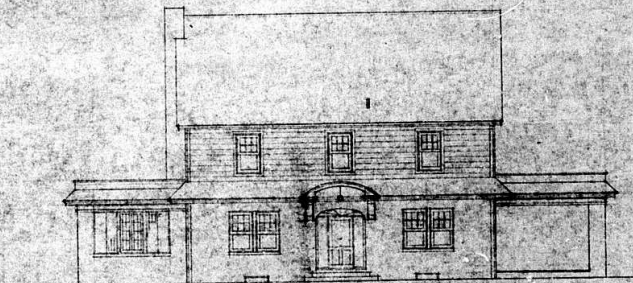
NORTH ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

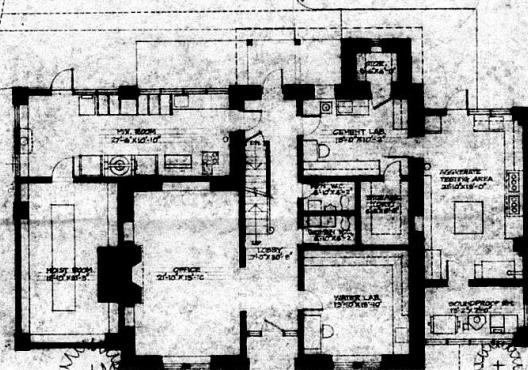
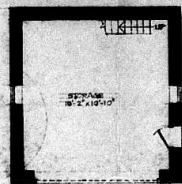


EAST ELEVATION
SCALE 1/8" = 1'-0"

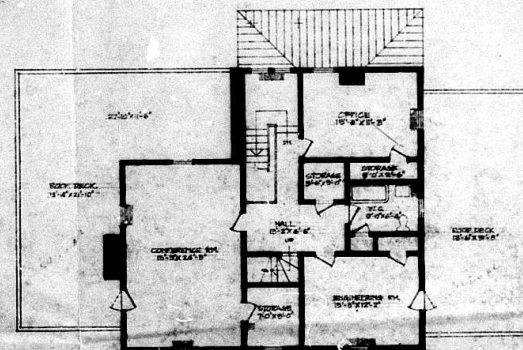


PETITIONER'S
EXHIBIT 21
76-2241

ARUNDEL LAB ■ GREEN SPRING
ROGER E. HOOTMAN & ASSOCIATES, LTD.
INTERIOR ARCHITECTS - SITE PLANNING
2015 W. HUNTERS CIRCLE, SUITE 200
BETHESDA, MD 20814
FOUNDED 1977



LAYOUT & 1st FLOOR PLAN
SCALE 1/8" = 1'-0"

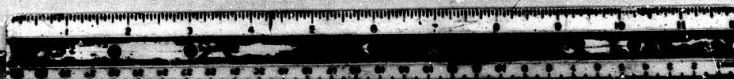


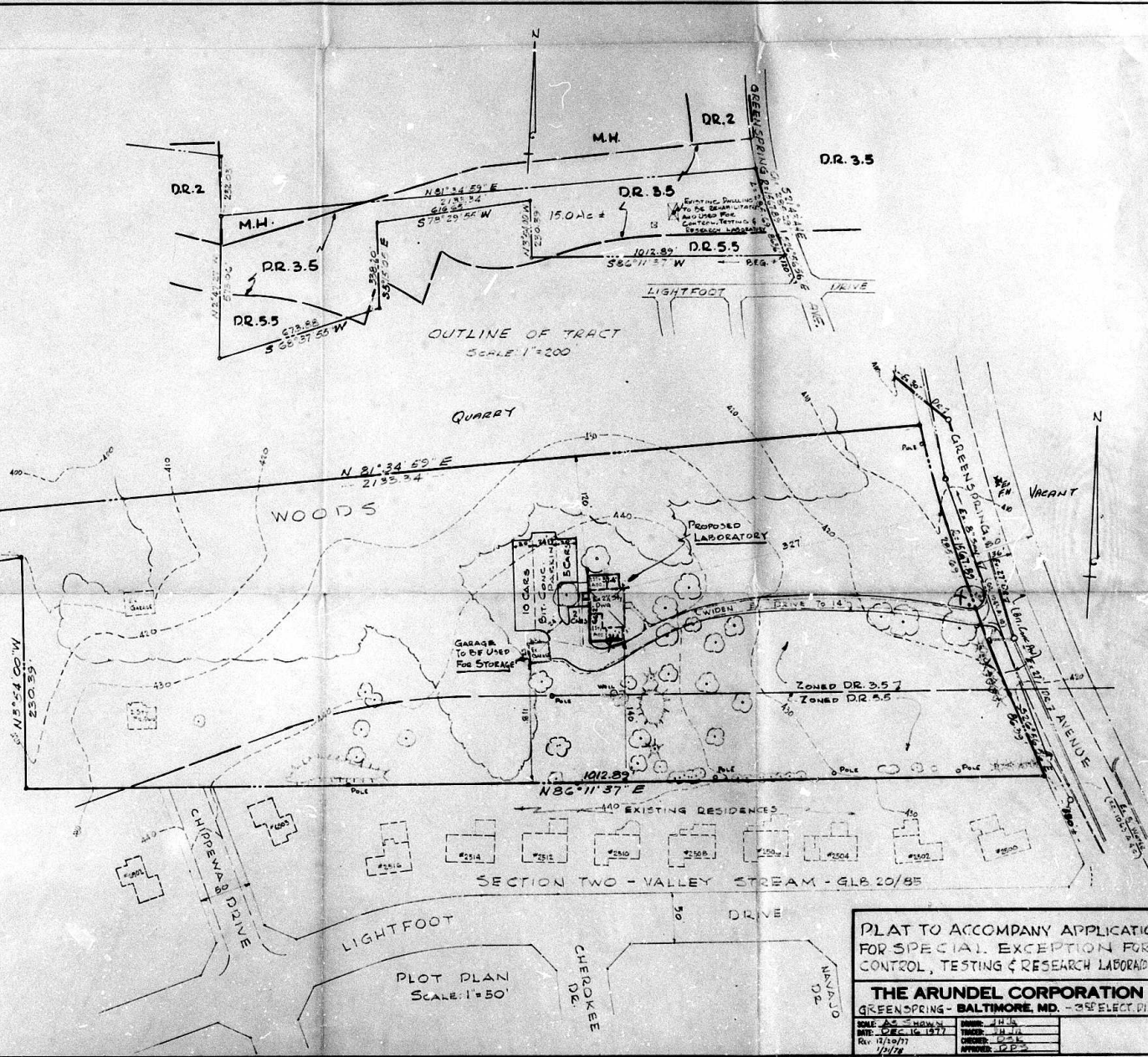
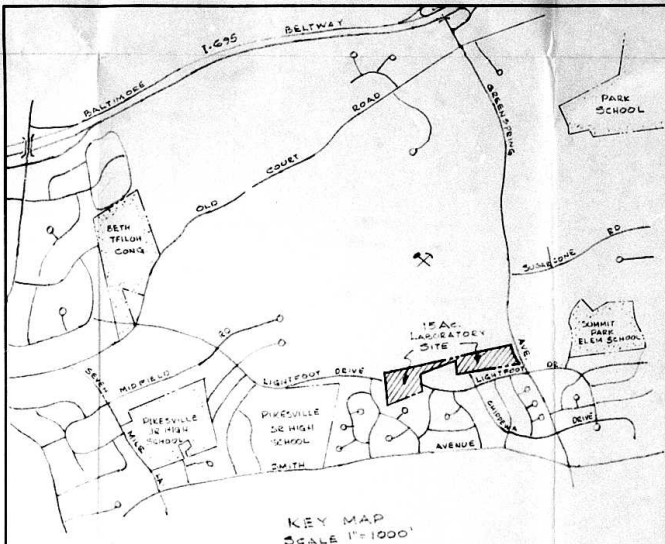
2nd FLOOR PLAN
SCALE 1/8" = 1'-0"

PETITIONER'S
EXHIBIT #2

78-224X

ARUNDEL LAB. ■ GREEN SPRING
ROGER E. HOLTMAN & ASSOCIATES LTD.
LANDSCAPE ARCHITECTS: GOLF PLANNERS
304 E. LOMBARD ST. BALTIMORE, MD 21202
NOVEMBER 1977





DENSITY TABULATION & NOTES.

EXISTING ZONING DR 3.5-1086 AC ±
 DR 5.5- 3.33 AC ±
 M.H. — 0.81 AC ±

AREA OF SITE — 15.00 AC ±

BUILDING AREA AFTER CONVERSION
 FROM EXISTING 2 1/2 STORY STONE & FRAME
 DWELLING TO CONTROL TESTING & RESEARCH
 LABORATORY: FIRST FLOOR- 2402 SQ. FT.
 GARAGE — 506 SQ. FT.
 2ND FLOOR — 1295 SQ. FT.
 TOTAL BLDG: — 4,203 SQ. FT.

MAXIMUM COVERAGE ALLOWED 12% OR 78,400 SQ. FT.
 ACTUAL % COVERAGE 0.6 %

PARKING REQUIRED:

FIRST FLOOR & GARAGE: 2908 SQ. FT. @ 300 = 10 CARS
 SECOND FLOOR — 1295 SQ. FT. @ 500 = 3 CARS
 PARKING PROVIDED FOR 17 CARS - 9'X20' SPACES
 SPECIAL EXCEPTION REQUESTED PER
 SECTION 418.4 OF BALTIMORE COUNTY ZONING
 REGULATIONS 1975 EDITION, TO PERMIT A
 LABORATORY IN A DR 3.5 ZONE ON A SITE
 OF 10 ACRES OR MORE.

PLAT TO ACCOMPANY APPLICATION
 FOR SPECIAL EXCEPTION FOR
 CONTROL, TESTING & RESEARCH LABORATORY

THE ARUNDEL CORPORATION
 GREENSPRING - BALTIMORE, MD. - 35 ELECT. DIST.

SCALE: AS SHOWN	DRAWN: J.H.A.
DATE: OCTOBER 1977	CHECKED: J.H.A.
REV: 11/10/77	APPROVED: J.P.S.
1/1/78	

K. H. H. H.



PLAT TO ACCORD WITH SPECIAL EXCEPTION
FOR LABORATORY IN DR 35 ZONE
THE ARUNDEL CORPORATION

GREENSPRING AVENUE 300' W. OF 217' CORNER ROAD

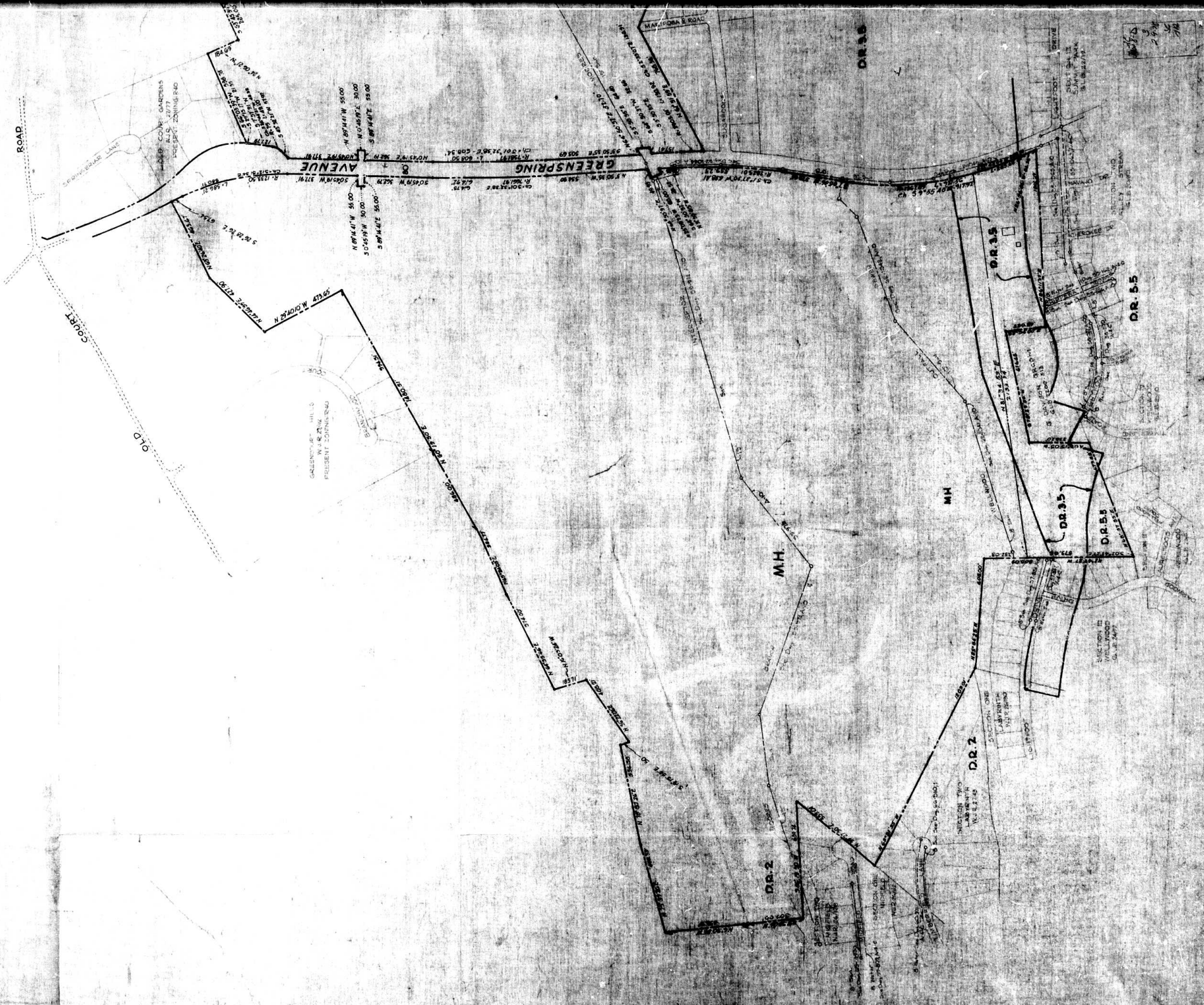
THE ARUNDEL CORPORATION
BALTIMORE, MARYLAND

BALTIMORE COUNTY, MD
SCALE 1" = 100'

DATE: MAR 27, 1973

35.5
3
2.5
1/8



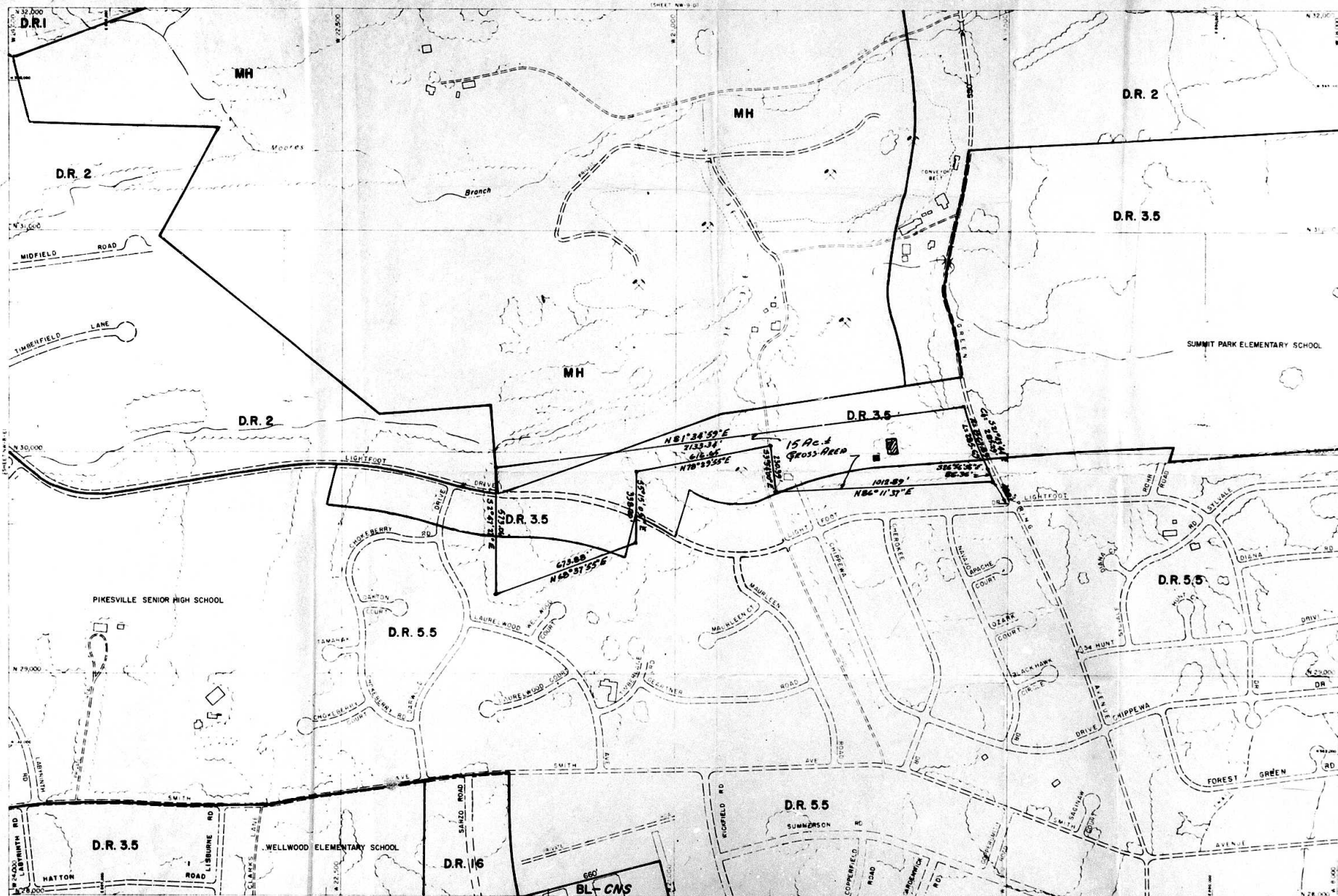


11-10 SE



4



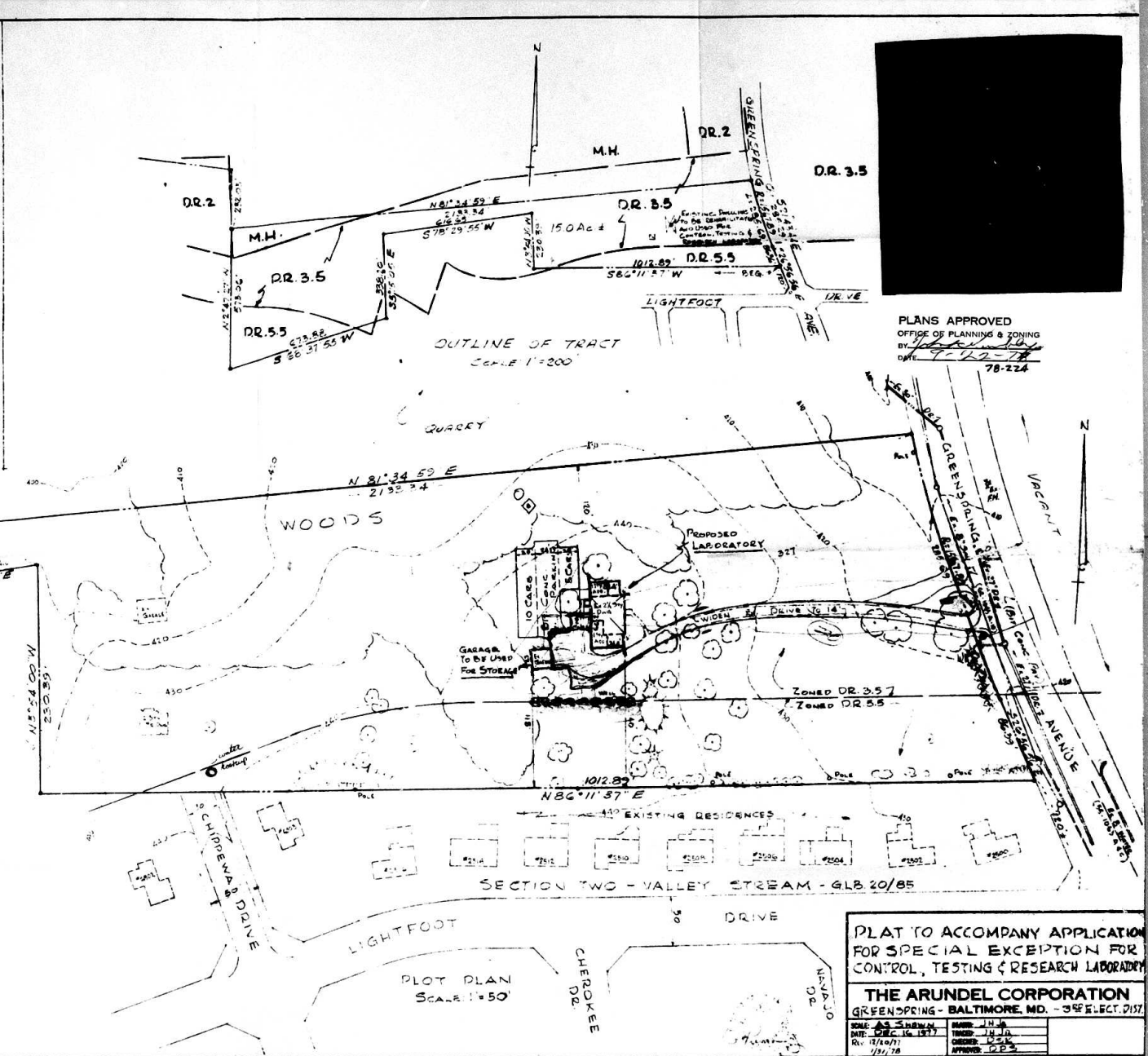


O-SW 1976 COMPREHENSIVE ZONING MAP
O-NW ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7, 1976 & OCT. 8, 1976
BILL NOS. 108-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76

CHAIRMAN COTTELL V. COTTELL

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	PIKEVILLE AREA	N. W.
		DATE OF PHOTOGRAPHY APRIL, 1953		S. D.
Prepared by: <u>PHILIP H. PHILLIPS</u> AERO SERVICE CORPORATION - PHILADELPHIA, PA.				



PLANS APPROVED:

767

14. STATE ACCOMPANY APPLICATION
FIVE HUNDRED FIFTY DOLLARS
NATIONAL TECHNICAL RESEARCH LABORATORY

THE ARUNDEL CORPORATION
GREENBELT BALTIMORE MD 21040

DATE: 10/1/80	NAME: J. A.
BY: J. A.	INDEX: 10-1
	CLASS: 10-1
	APPROVED: 10-1