

78-261-A #166 PETITION FOR ZONING FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, A. ERIC DOTT, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sections (a), 250.1.1 to permit a front yard setback of thirty-five (35) feet in lieu of the required forty (40) feet from the front property line as required to accommodate the proposed right-of-way of Manor Road. For the existing building, (b) from Section 250.4 to permit the existing building and the proposed addition to be within seventy (70) feet and twenty-two (22) feet of an R.C.4 zone line or to use "recessed" one hundred (100) feet set back from the zone line to permit off-street parking areas both existing and proposed to be within zero (0) feet of an R.C.4 zone line in lieu of the required twenty-five (25) feet.

The subject property is located in the Zoning Regulations of Baltimore County, for the following reasons: under hardship or practical difficulty.

1. That without the requested variances the petitioner cannot upgrade and improve his long existing light industrial site, and the property and the area would then be left in a less modern and less compatible condition, thereby causing the petitioner and the area to continue to sustain practical difficulty and unreasonable hardship.

2. That the requested variances are in harmony with the spirit and intent of the Regulations, because, among other factors, even with the variances the improved and upgraded plant will be at least 70 to 125 feet from the property lines and is allowed to be improved and upgraded, will be made more compatible with the area, with parking in the rear at all points more than twenty-five (25) feet from any property line.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser A. ERIC DOTT Legal Owner
Address 7225 York Road
Towson, Maryland 21204

James D. Nolan
204 West Pennsylvania Avenue
Towson, Maryland 21204-4823-7800

ORDERED BY The Zoning Commissioner of Baltimore County, this 10th day of July, 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 throughout Baltimore County, that property be posted, and 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 10th day of July, 1978, at 10:00 o'clock.

A. ERIC DOTT
Zoning Commissioner of Baltimore County, (over)

RE: PETITION FOR VARIANCES
W/S of Manor Road, approximately 1700' from Long Green Road - 11th Election District
A. ERIC DOTT - Petitioner
NO. 78-261-A (Item No. 166)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for Variances to permit the following:

1. A front yard setback of 35 feet in lieu of the required 40 feet, from the front property line, as revised to accommodate the proposed right-of-way of Manor Road, for an existing building.
2. An existing building and a proposed addition to be within 70 feet and 22 feet, respectively, of an R.C.4 zone line in lieu of the required 100 feet.
3. Off-street parking areas, both existing and proposed, to be within zero feet of an R.C.4 zone line in lieu of the required 25 feet.

The subject property consists of a tract of 5.7 acres, more or less, which is improved with a rambling one story block building used to house a plastics manufacturing company, a two story dwelling in disrepair, and a shed. A field inspection by the Deputy Zoning Commissioner presented the picture of an industrial site lodged in a very rural setting. There is no public water or sewerage available. The general appearance of the plant and its site offers mute testimony to a long period of neglect. The present zoning is M.L.R. and R.C.4. Prior to the adoption of the 1976 Comprehensive Zoning Maps, the entire tract was zoned R.S.C., and the plant enjoyed a nonconforming use.

The instant hearing results from the Petitioner's proposal to expand the existing factory building, within the M.L.R. Zone, to provide accessory parking, and to legitimize certain setbacks. The front setback is based upon the proposed widening of Manor Road.

Testimony on behalf of the Petitioner indicated that the proposed addition to the factory would comprise an area of 8000 square feet. At the same time, the Petitioner proposed to update and repair the building to provide parking at the rear of the building.

Testimony by a real estate appraiser indicated that it is his opinion that nearby residential property values would not be injured by the improvements contemplated, that parking would be "below grade" to the west of the building, and that a wooded area serves as a natural screen to the northeast of the site.

Neighboring residents, in protest, testified that they believe the plant is a detriment to the area. Specific complaints included noise from an air compressor running 24 hours a day, sewage spillage, the possible effect of the plant's expansion upon the water table, traffic on secondary roads serving the area, drainage, possible oil spills, heavy trucks, and the plant's outdoor lighting.

There appears to be little doubt that the granting of M.L.R. zoning to this property was intended to limit the expansion of this plant, although the method of doing so is open to debate. At that time, the Petitioner attempted to have the entire tract zoned M.L.R. The possibility of de facto expansion via the Variance process might not have been contemplated during the mapping process.

The granting of the front yard variance, based upon the existing building and the projected future right-of-way line of Manor Road, does not involve the proposed building expansion. Likewise, the variance to permit the existing building to be within 70 feet of an R.C.4 zone does not constitute expansion. Since both of these variances would legitimize an existing situation, the hardship and practical difficulty can be sustained.

In the opinion of the Deputy Zoning Commissioner, there was insufficient proof of hardship or practical difficulty to substantiate the variance of

22 feet between the building's zoning and the R.C.4 Zone, nor was there adequate support for the variance to permit off-street parking areas to be within zero feet of an R.C.4 Zone. The Courts have held that the probability of a greater return produced by a property, as a result of a variance, is insufficient grounds to justify its granting (Easter v. Mayor and City Council, Baltimore 195 Md. 395, 73A, 2d 491, 1950).

Without reviewing the evidence further in detail but based upon all of the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the pre-requisites of Section 307 of the Baltimore County Zoning Regulations have been met.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10th day of July, 1978, that the Variances to permit a front yard setback of 35 feet in lieu of the required 40 feet, from the front property line, and an existing building to be within 70 feet of an R.C.4 Zone in lieu of the required 100 feet, for the existing building only, should be and the same are hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Further, IT IS ORDERED that the Variances to permit the proposed addition to be within 22 feet of an R.C.4 Zone in lieu of the required 100 feet and off-street parking areas to be within zero feet of an R.C.4 Zone in lieu of the required 25 feet should be and the same are hereby DENIED.

Deputy Zoning Commissioner of Baltimore County

E. F. RAPHAEL & ASSOCIATES
Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE 822-3608

February 27, 1978

REFERENCE 77-4822

Description to accompany petition for Variance
Property of
A. ERIC DOTT

Beginning for the same at a point on the center line of Manor Road at a distance of 1700' southwesterly from Long Green Road at the end of the 3rd line of the 1st parcel of land which by deed dated November 8, 1967 and recorded among the Land Records of Baltimore County in Liber 4822, folio 522 was conveyed by Baltimore Machine and Equipment Incorporated, to A. ERIC DOTT, running thence and binding on the center line of Manor Road and on the outlines as set forth in the aforesaid deed the two following courses and distances: 1) S 25° 30' W 280.5'; 2) S 29° 36' W 322.0' thence leaving the center line of Manor Road and still binding on the outlines as set forth in the aforesaid deed the seven following courses and distances: 1) N 27° 21' W 470.0'; 2) N 67° 15' E 51.4'; 3) N 27° 43' W 290.5'; 4) N 66° 58' E 172.0'; 5) S 59° 29' E 361.0'; 6) N 67° 15' E 46.3' and 7) S 43° 15' E 90.7' to the place of beginning.

Containing 5.7 Acres of land more or less.

Being all of the land which by deed dated November 8, 1967 and recorded among the Land Records of Baltimore County in Liber 4822, folio 522, was conveyed by Baltimore Machine and Equipment Incorporated, to A. ERIC DOTT.

EUGENE F. RAPHAEL
Reg. Prof. Land Surveyor
#2246

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
301-484-3267

S. ERIC DOTT
ZONING COMMISSIONER

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

July 21, 1978

RE: Petition for Variances
W/S of Manor Road, approximately 1700' from Long Green Road - 11th Election District
A. ERIC DOTT - Petitioner
NO. 78-261-A (Item No. 166)

Dear Mr. Nolan:

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

Very truly yours,

GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM/ghm

Attachments

cc: Mr. Peter R. Loercher, President
Windemere Association, Inc.
5 Windemere Parkway
Phoenix, Maryland 21131

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

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

JAMES D. NOLAN
J. EDWARD FICKHOFF
WILLIAM W. WILLIAMS
TOWSON, MARYLAND 21204

AREA CODE 301
TELEPHONE 822-7807

July 12, 1979

Walter A. Reiter, Jr., Chairman
County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

Re: DOTT Manor Road Variances Case No. 78-21, as Scheduled for Hearing Tuesday, August 14, 1979 at 10:00 a.m.

Dear Chairman Reiter:

Our clients, Mr. and Mrs. A. ERIC DOTT, the Petitioners in this case, have decided to abandon their request for several variances to permit an addition to this small light industrial property on Manor Road. Accordingly, we are enclosing a Dismissal of Appeal from the Deputy Zoning Commissioner's Opinion and Order of July 21, 1978.

Thus, so far as our clients are concerned, there is no need for a hearing in this matter to be held on the 14th as scheduled.

The Deputy Zoning Commissioner's Opinion and Order of July 21, 1978 granted two variances to validate the existing building. It was built before zoning rules and regulations became applicable, namely a front yard setback of 35 feet in lieu of the required 40 feet from the front property line and permitting the existing building to be within 70 feet of a R.C.4 zone on the property rather than the required 100 feet.

Since no further plant expansion is proposed and the existing plant is being upgraded and made more attractive from an exterior appearance standpoint, we would expect that the other appellants in this matter, primarily the Windemere Association, Inc., represented by Mr. Blanton and Mr. Burke, may be agreeable to drop their appeals as well and thereby let the variances for the existing building stand. Of course, as a nonconforming structure with or without the variances

Page two - Walter A. Reiter - July 12, 1979

the existing building would be entitled to remain and we believe that the primary concern of the area residents was with any proposed expansion.

Thanking the Board for its attention to this matter and awaiting word from the proponents as outlined, I am

Sincerely,

James D. Nolan

JDM/ghm

Enclosure

cc: Jack Hession, III, Esq.
People's Counsel

Peter Ray Zimmerman, Esq.
Deputy People's Counsel

Edward L. Blanton, Esquire
Norman E. Burke, Esquire

Mr. and Mrs. A. ERIC DOTT

RECEIVED
BALTIMORE COUNTY
JUL 12 2 34 PM '79
COUNTY CLERK
OFFICE

RE: PETITION FOR VARIANCES : BEFORE THE
from Sections 250.1, 250.4 : COUNTY BOARD OF APPEALS
and 250.6 of the Baltimore : OF
County Zoning Regulations : BALTIMORE COUNTY
W/S of Manor Road approximately :
1700' from Long Green Road :
11th District :
A. Eric Dott : File No. 78-269-A
Petitioner : 1

ORDER OF DISMISSAL

Petition of A. Eric Dott for variances from Sections 250.1, 250.4 and 250.6 of the Baltimore County Zoning Regulations, on property located on the west side of Manor Road approximately 1700 feet from Long Green Road, in the 11th District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of Order of Dismissal of Appeal filed July 12, 1979 (a copy of which is attached hereto and made a part hereof), from the attorney representing the Petitioner-Appellant in the above entitled matter.

WHEREAS, the said attorney for the said Petitioner-Appellant requests that the appeal filed on behalf of said Petitioner be dismissed.

It is hereby ORDERED, this 19th day of July, 1979, that said appeal be and the same is Dismissed.

COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

John A. Miller

Leroy B. Spurrier

RE: PETITION FOR VARIANCES : BEFORE THE
West Side of Manor Road, : COUNTY BOARD OF APPEALS
Approximately 1700 feet :
from Long Green Road - :
11th Election District : FOR BALTIMORE COUNTY
A. ERIC DOTT, Petitioner :
No. 78-269-A (Item 166) : 1 1 1 1

DISMISSAL OF APPEAL

MR. CLERK:

On behalf of the Petitioners and Appellants herein,
A. ERIC DOTT and ESTHER J. DOTT, his wife, please dismiss their appeal in these proceedings from the order of the Deputy Zoning Commissioner dated July 21, 1978.

James D. Nolan

Nolan, Plumbhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204
823-7800

I HEREBY CERTIFY that on this 19th day of July, 1979, a copy of the foregoing Dismissal of Appeal was mailed, postage prepaid to:

Jack W. Hession, III, Esquire
People's Counsel
and
Peter Max Zimmerman, Esquire
Deputy People's Counsel
County Office Building
Towson, Maryland 21204

and to: Edward L. Blanton, Esquire
and
Norman F. Burke, Esquire
Suite 210, Bosley Building
210 Allegheny Avenue
Towson, Maryland 21204

James D. Nolan

LAW OFFICE
NOLAN, PLUMHOFF & WILLIAMS
TOWSON, MD

RE: PETITION FOR VARIANCES : BEFORE
from Sections 250.1, 250.4 : COUNTY BOARD OF APPEALS
and 250.6 of the Baltimore : OF
County Zoning Regulations : BALTIMORE COUNTY
W/S of Manor Road approximately :
1700' from Long Green Road :
11th District :
A. Eric Dott : File No. 78-269-A
Petitioner : 1

ORDER OF DISMISSAL

Petition of A. Eric Dott for variances from Sections 250.1, 250.4 and 250.6 of the Baltimore County Zoning Regulations, on property located on the west side of Manor Road approximately 1700 feet from Long Green Road, in the 11th District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of Order of Dismissal of Appeal filed July 12, 1979 (a copy of which is attached hereto and made a part hereof), from the attorney representing the Petitioner-Appellant in the above entitled matter.

WHEREAS, the said attorney for the said Petitioner-Appellant requests that the appeal filed on behalf of said Petitioner be dismissed.

It is hereby ORDERED, this 19th day of July, 1979, that said appeal be and the same is Dismissed.

COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

John A. Miller

Leroy B. Spurrier

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna,
Zoning Commissioner
TO: _____ Date: June 7, 1978
Leslie H. Groat
FROM: Director of Planning
SUBJECT: Petition 78-269-A, Item #166
Petitioner for Variances
West side of Manor Road, 1700 feet, more or less, from Long Green Road
Petitioner - A. Eric Dott

10th District

HEARING: Wednesday, June 14, 1978 (10:30 A.M.)

This office believes that the M.L.R. zoning adopted here by the County Council was delineated so as to provide the appropriate zone for the then non-conforming use; it was not intended to provide for expansion of the existing operation.

This office is opposed to the petitioner's request.

Leslie H. Groat
Director of Planning

LHG:JGH

RE: PETITION FOR VARIANCES : BEFORE THE
West Side of Manor Road, : COUNTY BOARD OF APPEALS
Approximately 1700 feet :
from Long Green Road - :
11th Election District : FOR BALTIMORE COUNTY
A. ERIC DOTT, Petitioner :
No. 78-269-A (Item 166) : 1 1 1 1

DISMISSAL OF APPEAL

MR. CLERK:

On behalf of the Petitioners and Appellants herein,
A. ERIC DOTT and ESTHER J. DOTT, his wife, please dismiss their appeal in these proceedings from the Order of the Deputy Zoning Commissioner dated July 21, 1978.

James D. Nolan

Nolan, Plumbhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204
823-7800

I HEREBY CERTIFY that on this 19th day of July, 1979, a copy of the foregoing Dismissal of Appeal was mailed, postage prepaid to:

Jack W. Hession, III, Esquire
People's Counsel
and
Peter Max Zimmerman, Esquire
Deputy People's Counsel
County Office Building
Towson, Maryland 21204

and to: Edward L. Blanton, Esquire
and
Norman F. Burke, Esquire
Suite 210, Bosley Building
210 Allegheny Avenue
Towson, Maryland 21204

James D. Nolan

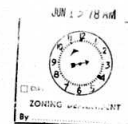
BALTIMORE COUNTY, MARYLAND

IN OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Esquire
Zoning Commissioner
FROM: John W. Hession, III
People's Counsel
SUBJECT: Petition No. 78-269-A - A. Eric Dott

It was called to our attention yesterday that the notes and bounds, courses and distances description given in the newspaper advertisement, as well as the heading of the newspaper advertisement, for this case place the property in the 10th Election District of Baltimore County, whereas our cursory review of the zoning map in your office produces the indication that the property is actually situated in the 11th Election District. We would therefore suggest that the notice is defective and the hearing scheduled before you for 10:30 on tomorrow, June 14, 1978, ought not proceed.

JWH:h



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

AREA CODE 410
TELEPHONE
823-7800

August 10, 1978

The Honorable George J. Martinak
Deputy Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Re: Petition for Variances - W/S of Manor Road,
Approximately 1700' from Long Green Road -
11th Election District. A. Eric Dott -
Petitioner. NO. 78-269-A (Item No. 166).

Dear Commissioner Martinak:

Please note this appeal to the County Board of Appeals from your Opinion and Order of July 21, 1978, in the above entitled matter, and from each and every part thereof.

This office's check in the amount of \$75.00 to cover the cost of this appeal is enclosed.

Thanking you and your Staff and the Board of Appeals Staff for your attention to this appeal, I am

Respectfully,

James D. Nolan

James D. Nolan

JDN/hl-Enclosure
cc: Hon. Walter A. Reiter, Jr., Esq.
Chairman, County Board of Appeals

Mr. Peter R. Loercher, Pres.
Windemere Association, Inc.
53 Windemere Parkway
Phoenix, MA. 21131

Mr. and Mrs. A. Eric Dott

James D. Nolan, Esq.
204 W. Pennsylvania Ave.
Towson, Maryland 21204

Re: File No. 78-269-A
A. Eric Dott

Dear Mr. Nolan:

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,

Muriel E. Budzimeier

Encl.

cc: Mr. A. Eric Dott
Mr. Peter R. Loercher
John W. Hession, III, Esq.
Mr. Karl J. Metzger
Mrs. Elizabeth K. Lebowitz
Mr. M. K. Muzzy
Mr. Ralph C. Hemphrey
Mr. William Hammond
Mr. James E. Dyer
Mr. John Seyffert
Mr. J. Howell

RE: PETITION FOR VARIANCES
W/S of Manor Rd., 1700, more or less,
from Long Green Rd., 10th District
A. ERIC DOTT, Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 78-269-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

Peter Max Zimmerman
Peter Max Zimmerman
Dputy People's Counsel

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

I HEREBY CERTIFY that on this 31st day of May, 1978, a copy of the foregoing Order was mailed to James D. Nolan, Esquire, Nolan, Plunhoff & Williams, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.



COUNTY COUNCIL OF BALTIMORE COUNTY
COUNTY OFFICE BUILDING, TOWSON, MARYLAND 21204

EUGENE L. KIBBE, JR.
COUNCILMAN, FOURTH DISTRICT

June 14, 1978

COUNCIL OFFICE 494-2289
BAL. CO. OFFICE 481-1978
HOME 422-5554

Mr. Peter R. Loercher, Pres.
Windemere Association, Inc.
53 Windemere Parkway
Phoenix, Md. 21131

RE: Zoning Application
Case No. 78-289A

Dear Mr. Loercher:

This is to acknowledge your letter pertaining to the requested expansion of HER usage at the Manor Road location cited in the zoning petition attached to your letter.

As I explained to you in March, I zoned the property enclosed by the building walls in order to prevent future expansion while assuring the business and employees continued employment. This can be borne out by the testimony at the time the maps were presented and corroborated by the planning department personnel who assisted.

While neither I nor the County Executive can interfere or appear at the Zoning Commission's hearing or legally influence his quasi-judicial proceedings, there is no doubt in my mind that he will properly interpret the maps and intent of the zoning.

Since I do not consider my actions as a Councilman a "gift" either by granting zoning or downgrading as in the majority of my decisions, I hope you are successful in presenting your case to Mr. DiNenna, who incidentally is appointed, and also now, as the County Executive.

Very truly yours,

Eugene L. Kibbe Jr.
Eugene L. Kibbe, Jr.
Councilman, Fourth District

ELK:de

Baltimore County
Executive Office
TOWSON, MARYLAND 21204
(301) 484-2450

THEODORE G. VENETOULIS
COUNTY EXECUTIVE

June 9, 1978

Mr. Peter R. Loercher, President
Windemere Association, Inc.
53 Windemere Parkway
Phoenix, Maryland 21131

Dear Mr. Loercher:

In response to your letter of May 31, 1978, I directed the Planning Office to review this matter. Please be advised that the Director of Planning is already on record in this case in opposition to the petitioner's request.

Since I have been informed that many of your detailed questions have been answered by telephone conversations with the Planning staff, let me just add that I share your concerns for the protection of your neighborhood and assure you that our staff will make every effort to assist in defeating this proposal.

If I can be of any further assistance in this matter, please do not hesitate to call upon me.

Sincerely,

Theodore G. Venetoulis
Theodore G. Venetoulis
County Executive

TDV:FGL:de

cc: The Honorable Eugene L. Kibbe, Jr., Councilman, Fourth District
Leslie H. Graef, Director, Office of Planning and Zoning
S. Eric DiNenna, Zoning Commissioner
John W. Hession, III, People's Counsel

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

James D. Nolan, Esquire
Nolan, Plunhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

Item # 146

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 5th day of May 1978.

Eric DiNenna

S. ERIC DINENNA
Zoning Commissioner

Petitioner: Eric Dott

Petitioner's Attorney: J. D. Nolan

Reviewed by

cc: E. F. Raphael & Associates
201 Courtland Avenue
Towson, Maryland 21204

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

cc: Nicholas B. Commodari

Chairman

cc: Eric Dott

Petitioner

cc: Eric Dott

Petitioner

cc: Eric Dott

Petitioner

cc: Eric Dott

Petitioner

cc: Eric Dott

Petitioner

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cc: Eric Dott

Petitioner

cc: Eric Dott

Petitioner

June 1, 1978

James D. Nolan, Esquire
Nolan, Plunhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Variance Petition
Item Number 146
Petitioner - A. Eric Dott

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 suitability of the requested zoning.

The subject property is located on the west side of Manor Road south of Long Green Pike in the 10th Election District and is presently improved with a 1 - story block building, which is utilized as a plastic manufacturing plant, a small dwelling and shed. It is partially zoned M. L. R. and P. C. 4, and prior to the adoption of the 1976 zoning maps was zoned R. S. C. In its entirety. In February of 1973, a request (Case #73-64-R) to rezone this property from R. S. C. to M. L. was denied by the Deputy Zoning Commissioner.

Because of your client's proposal to construct a large addition to the existing building and provide accessory parking, all within the M. L. R. zone, these Variance requests to Section 250 of the Baltimore County Zoning Regulations are required. As indicated in my previous conversation with Mr. Newton Williams, the floor area ratio of the existing/proposed structure is noted on the submitted site plan.

James D. Nolan, Esquire
Page 2
June 1, 1978

By way of his letter of May 5, 1978, indicating that all requirements of Section 250.5 are satisfied and will be indicated on revised site plans, I have proceeded to schedule this petition for a hearing date.

If this petition is granted and at time of application for building permits, Section 252 of the aforementioned regulations must be satisfied.

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

NBC:cmw

cc: E. F. Raphael & Associates
201 Courtland Avenue
Towson, Maryland 21204

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

AREA CODE 301
TOWSON
482-7800

May 5, 1978

Nicholas Commodari, Chairman
Zoning Advisory Committee
Baltimore County Office Building
Towson, Maryland 21204

RE: Dott M.L.R. Property in Manor Road
Variances Case.

Dear Mr. Commodari:

Pursuant to our discussion of this case on May 4, I am enclosing herewith a copy of the revised Petition for Variances which has been sent to the dots with a copy of this letter for signature. We believe that this revised Petition will be of aid to you and Mrs. Campagna in advertising the case for a public hearing.

As we discussed, it will be greatly appreciated if this case can be scheduled for the middle or latter part of the week beginning Monday, June 12, and we will have long since returned the revised Petitions and Mr. Raphael will have submitted the 200 scale map of the area with the property plotted on it under seal.

By copy of this letter, we are also asking Mr. Raphael to compute the floor area ratio applicable under Section 250.5 of the Regulations, but we know that with 19,332 square feet in the existing plant and the proposed addition, that it is far below 50% of the area of the tract which is zoned M.L.R., and far, far below 50% of the total acreage which is approximately 5.7 acres. Will it be permissible for Mr. Raphael to place this floor area ratio computation on the 200 scale sealed maps which he is preparing?

Thanking you and Mrs. Campagna for your attention to this important case, and looking forward to the receipt of the materials from Mr. Raphael, I am

Sincerely,

Newton A. Williams
Newton A. Williams

NAW/hl

Enclosure

cc: Mr. A. Eric Dott
Eugene F. Raphael
Mrs. Mary Campagna

THORNTON M. MOURING, P.E.
DIRECTOR

March 31, 1978

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

Re: Item #166 (1977-1978)
Property Owner: A. Eric Dott
Location: NW/4 Manor Rd. 1700' S/W Long Green Rd.
Existing Zoning: M.L.R. and R.C. 4
Proposed Zoning: Variance to permit setbacks of 22' and 70' to the R.C. 4 line in lieu of the required 100' and to permit parking within 0' of the zone line in lieu of the required 25' and to permit a front setback of 35' in lieu of the required 40' to the proposed widening line.
Acres: 5.7 District: 10th

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 in connection with the Zoning Advisory Committee review of the property for Item #24, Zoning Cycle III (April-October 1972). Those comments are referred to for your consideration.

The entrances and parking areas pavement which requires improvement, are the full responsibility of the petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #166 (1977-1978).

Very truly yours,

Elizabeth M. Diver, P.E.
ELIZABETH M. DIVER, P.E.
Chief, Bureau of Engineering

END: EAM: FWS: ss

Attachment

0-08 Key Sheet
62 & 63 NE 17 Pos. Sheets
NE 16 E Togo
53 Tax Map

Bureau of Engineering

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
County Office Building
Towson, Maryland 21204

Re: Item #24 (Cycle April - October 1972)
Property Owner: A. Eric Dott
Location: NW/4 Manor Rd. 1700' S/W Long Green Rd.
Existing Zoning: R.C. 4
Proposed Zoning: Reclassification to "M.L.R."
District: 10th No. Acres: 5.7 acres

Dear Mr. Myers:

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

Manor Road is an existing County road which will ultimately be improved with bituminous concrete paving and combination curb and gutter on a 70-foot right-of-way. The petitioner will be fully responsible for any improvements required when the property is developed.

Entrance locations are subject to approval by the Department of Traffic Engineering.

All improvements will be the petitioner's full responsibility, including drives, walks and parking areas.

Storm Drains

In accordance with the drainage policy for this type development, the petitioner is responsible for the total cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent property, 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.

Re: Item #24 (Cycle April - October 1972)

Segment 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 striping of top soil.

Water and Sanitary Sewers

Public water and sewer are not available to serve this site.

Very truly yours,

Elizabeth M. Diver
ELIZABETH M. DIVER, P.E.
Chief, Bureau of Engineering

END: EAM: FWS: ss

NE 16 E Togo Sheet

May 26, 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 #166, Zoning Advisory Committee Meeting, March 7, 1978, are as follows:

Property Owner: A. Eric Dott
Location: NW/4 Manor Road 1700' SW Long Green Road
Existing Zoning: M.L.R. and R.C. 4
Proposed Zoning: Variance to permit setbacks of 22' and 70' to the R.C. 4 line in lieu of the required 100' and to permit parking within 0' of the zone line in lieu of the required 25' and to permit a front setback of 35' in lieu of the required 40' to the proposed widening line.
Acres: 5.7
District: 10th

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

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

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

Donald J. Roof, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

April 13, 1978

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

Dear Mr. DiNenna:

Comments on Item 166, Zoning Advisory Committee Meeting, March 7, 1978, are as follows:

Property Owner: A. Eric Dott
Location: NW/4 Manor Rd. 1700' S/W Long Green Rd.
Existing Zoning: M.L.R. & R.C. 4
Proposed Zoning: Variance to permit setbacks of 22' and 70' to the R.C. 4 line in lieu of the required 100' and to permit parking within 0' of the zone line in lieu of the required 25' and to permit a front setback of 35' in lieu of the required 40' to the proposed widening line.
Acres: 5.7
District: 10th

The sewage disposal system appeared to be functioning and the later well was properly located, therefore no health hazards were anticipated.

Very truly yours,

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

TED/fth/pf

Donald J. Roof, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

June 13, 1978

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

Dear Mr. DiNenna:

Revised comments on Item #166, Zoning Advisory Committee Meeting, of March 7, 1978, are as follows:

Property Owner: A. Eric Dott
Location: NW/4 Manor Rd. 1700' S/W Long Green Rd.
Existing Zoning: M.L.R. & R.C. 4
Proposed Zoning: Variance to permit setbacks of 22' and 70' to the R.C. 4 line in lieu of the required 100' and to permit parking within 0' of the zone line in lieu of the required 25' and to permit a front setback of 35' in lieu of the required 40' to the proposed widening line.
Acres: 5.7
District: 10th

A representative of this office made a field inspection of the subject property on June 12, 1978 and found the septic system to be failing.

Therefore, this department will not approve any building application on the subject property until measures have been undertaken to correct the failing septic system.

Very truly yours,

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

TED/JER/fth

STEPHEN E. COLLINS
DIRECTOR

March 17, 1978

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

Item No. 166 - ZAC - March 7, 1978
Property Owner: A. Eric Dott
Location: NW/4 Manor Rd. 1700' S/W Long Green Rd.
Existing Zoning: M.L.R. & R.C. 4
Proposed Zoning: Variance to permit setbacks of 22' and 70' to the R.C. 4 line in lieu of the required 100' and to permit parking within 0' of the zone line in lieu of the required 25' and to permit a front setback of 35' in lieu of the required 40' to the proposed widening line.
Acres: 5.7
District: 10th

Re: Mr. DiNenna:

No major traffic problems are anticipated by the requested variance to the setbacks from the various zoning lines.

Very truly yours,

Michael U. Flanigan
Michael U. Flanigan
Traffic Engineer Associate

MSF/jms

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodore, Zoning Advisory Committee
FROM: Industries, Development Commission
SUBJECT: Item #166
Property owner: A. Eric Dott
Location: NW/4 Manor Road, 1700' S.W. Long Green Road

The Industrial Development Commission has no comment on this issue.

Gary E. Burt
GARY E. BURT
Director

GE2:mm

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

Attention: H. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: A. Eric Dott

Location: NW/3 Manor Rd. 1700' SW Long Green Rd.

Item No. 166 Zoning Agenda Meeting of 2/7/78

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 of _____ feet along an "improved" 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.

APPROVED: *[Signature]* Special Inspection Division
APPROVED: *[Signature]* Fire Prevention Bureau

JOHN S. EVERTS
DIRECTOR

March 14, 1978

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

Dear Mr. DiMenna:

Comments on Item # 166 Zoning Advisory Committee Meeting, March 7, 1978 are as follows:

Property Owner: A. Eric Dott
Location: NW/3 Manor Rd. 1700' S/W Long Green Road
Zoning: M.L.R. & R.C. 4
Proposed Zoning: Variance to permit setbacks of 22' and 70' to the R.C. 4 line in lieu of the required 100' and to permit parking within 0' of the zone line in lieu of the required 25' and to permit a front setback of 35' in lieu of the required 40' to the proposed widening line.
Acres: 5.7
District: 10th

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.
- ☒ 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 30" of a property line. Contact Building Department if distance is between 30" and 60" of property line.
- ☒ F. Comment: Building shall conform to height and area requirements for type of construction used.
- ☐ G. Requested setback variance complies with the Baltimore County Building Code. See Section _____.

Very truly yours,

[Signature]

Charles E. Burnham
Plans Review Chief
CEB:rvj

JOHN S. EVERTS
DIRECTOR

August 16, 1978

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

Dear Mr. DiMenna:

Comments on Item # 166 Zoning Advisory Committee Meeting, June 27, 1978 are as follows:

Property Owner: A. Eric Dott
Location: NW/3 Manor Rd. 1700' S/W Long Green Road
Zoning: M.L.R. & R.C. 4
Proposed Zoning: Variance to permit setbacks of 22' and 70' to the R.C. 4 line in lieu of the required 100' and to permit parking within 0' of the zone line in lieu of the required 25' and to permit a front setback of 35' in lieu of the required 40' to the proposed widening line.
Acres: 5.7
District: 10th

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, State of Maryland Code for the Building and Code and other applicable codes.
- ☐ B. A building permit shall be required before construction can begin.
- ☐ C. Additional _____ permits shall be required.
- ☐ D. Building shall be upgraded to new use - requires alteration permit.
- ☐ E. Three sets of construction drawings will be required to file an application for a building permit.
- ☐ F. 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.
- ☐ G. Wood frame walls are not permitted within 30" of a property line. Contact Building Department if distance is between 30" and 60" of property line.
- ☐ H. Requested setback variance complies with the Baltimore County Building Code. See Section _____.
- ☐ I. No Comment.
- ☒ J. Comment: Plat plan fails to indicate compliance to State Landscaped Code requirements. All other previous comments are applicable.

Very truly yours,

[Signature]
Charles E. Burnham
Plans Review Chief
CEB:rvj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 2, 1978

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

Z.A.C. Meeting of: March 7, 1978

RE: Item No. 166
Property Owner: A. Eric Dott
Location: NW/3 Manor Rd. 1700' SW Long Green Road
Present Zoning: M.L.R. & R.C. 4
Proposed Zoning: Variance to permit setbacks of 22' and 70' to the R.C. 4 line in lieu of the required 100' and to permit parking within 0' of the zone line in lieu of the required 25' and to permit a front setback of 35' in lieu of the required 40' to the proposed widening line.

District: 10th
No. Acres: 5.7

Dear Mr. DiMenna:

No hearing on student population.

Very truly yours,

[Signature]
W. Nick Petrowski
Field Representative

WDP:dpj

JOSEPH W. HODGSON, PRESIDENT
W. HARRISON MALLIN, JR., VICE-PRESIDENT
MARCUS W. BUTLER

THOMAS H. BUTLER
WILLIAM L. LARSEN, JR., CLERK
ROBERT W. DUNEL, SUPERVISOR

ALVIN LORECK
WILLIAM W. BIRTH, JR.
RICHARD W. TRACY, D.V.M.

WINDEMERE ASSOCIATION, INC.

PHOENIX, MARYLAND 21131

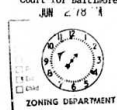
MAY 31 1978

Theodore K. Venetoulis
County Executive

Re: Zoning Case 78-269A - Hearing Date June 14, 1978 - 10:30 a.m.

Your assistance is requested in advising the Zoning Commissioner through the Planning Board, Planning Staffs, Health and other organizations at your disposal of the adverse impact of the granting of the above petition request will have on the nature and character of the neighborhood.

The granting of the additional square footage of land will compound a gross error that was made in 1976 through Councilman Eugene L. Fibbe, Jr. and the County Council in granting a Manufacturing Light (restricted) (M.L.) land use for a parcel of land in the middle of one of the most restricted land use zones on the map - R.C. 4. The subject property then and now still does not conform to the provisions, use and regulations of the Zoning Code regarding R.C. 4 use - (Section 1404.1, Section C, 1, 2, 3, 1401.2, Section A & B and Section 1404.3, Section B, See Exhibit 1). In addition, contrary to all of the good zoning practices in Baltimore County and in spite of County Zoning Regulations 1401 that the R.C. 4 classification may not be reclassified unless a) both public sewage and public water supply systems have been extended thereto prior to the time a petition for such a reclassification is considered, b) such land does not lie within the watershed area of a public water reservoir and c) such land does not lie within an area designated as a regionally significant green space on a duly adopted official Baltimore County master plan. (Emphasis Supplied). Prior to reclassifying the property M.L. or now, neither sewage nor public water supply systems have been extended to the Subject Property or will be in the next six years the Subject Property lies within the watershed area of Loch Raven Reservoir and the Subject Property lies within an area which might be classified as a "regionally significant green space." In disregard to these regulations, the Planning Staff's objection to the petition and prior rejections of the petition (See attached Exhibit 1 - Item No. 24). Councilman Eugene L. Fibbe, Jr. and the other councilmen perhaps through conciliatory courtesy approved the petition request and classified the land from R.C. 4 to M.L. It is this same parcel of land lying in the middle of the most restricted Zoning (Waterfront Protected R.C. 4) which does meet the M.L. Zoning requirements of public water and sewage etc., which the petitioner in Zoning Case 78-269A wishes to expand. The present M.L. classification is currently challenged in the Circuit Court for Baltimore in Equity docket 112 Folio 437 Case No. 30336.



THEODORE K. VENETOULIS

-2-

MAY 31 1978

The character of the neighborhood has changed from farmland to substantially residential in nature since 1972 and 1976 (See Exhibit 1) and as such the granting of the expansion of the restricted manufacturing facilities has and continues to have a detrimental effect on the land values of the neighborhood. The property assessments have been lowered, through the appeals process for surrounding property owners. This erosion of the county tax base has not been by increased land taxes from the M.L. facility. This trend will, in my belief, continue if the petition were granted since the surrounding property does not lend itself for industrial use (See Exhibit 1). It is my understanding that although the petitioner has verbally agreed to beautify the property from time to time no such activity ever occurred (See Exhibit 1). In fact the property has and continues to present a noise and eyesore to area residents.

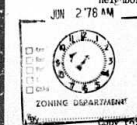
In view of the many vacant Pulaski and Hunt Valley Industrial sites that are available, that have the utilities and transportation facilities to accommodate such an operation, we do not believe the best interests of the County would be served to allow further expansion of this questionable site of 2.7 acres, with its poor topography and limited utility access, that the rural roads of the area and endanger the children who wait on these roads for their school buses by the industrial trucks and traffic that site attracts. We also believe that to expand any M.L. site to within 35 feet of a R.C. 4 Watershed - "no" ad zone invites danger to the system water supply since it eliminates an buffer between these zones and the area the zone seeks to protect. The present site already presents a threat to the water and sewage ecology of the area.

Although Councilman Fibbe, Jr., during a March 19, 1978 Board of Directors meeting of the Windemere Association, intimated that in light of the facts he might have made an error in judgment concerning the granting of the M.L. classification of the Subject Property we do seek your support in this matter to insure that, "Comments are not made concerning this case."

We as pointed out in the past are not opposed to the business as non-conforming use R.C. 4 but wish to prevent its expansion in defense of the surrounding neighborhood and the Association.

Very truly yours,

[Signature]
Peter R. Hoercher
President
Windemere Association Inc.



Copy to:
Eugene Kibbe, Jr.
Leslie H. Grant
S. Eric DiMenna
J. W. Hession III

ITEM NO. 24

PROPERTY OWNER: A. Eric Dott
LOCATION: NW/3 Manor Rd. 1700' S/W Long Green Road
ELECTION DISTRICT: 10
ACREAGE: 5.7
GEOGRAPHICAL GROUP: None
FUNCTIONAL CATEGORY: C
RECOMMENDED DATE OF HEARING: Week of October 2, 1972.
ZONING CODE: 20/24/71: R.C. 4
EXISTING ZONING: R.C. 4
REQUESTED ZONING: M.L.
PLANNING BOARD RECOMMENDATION: Revoke existing zoning (R.C. 4).

This 2.7 acre tract, located on the west side of Manor Road, 1700 feet south of Long Green Pike, contains a small dwelling and a one-story single black building used by a plastics manufacturing company. The petitioner is requesting M.L. zoning, proposing to expand the existing non-conforming industrial use. Manufacturing activity on this site dates back to before the Second World War.

In 1957, a petition was filed to rezone this tract to M.L. (See Zoning Petition No. 4235). The Deputy Zoning Commissioner denied the request on March 13, 1958. The decision was appealed to the County Board of Appeals where the petition was granted. The case was then appealed to the Circuit Court, and on November 20, 1960, the Court affirmed the Deputy Zoning Commissioner's order of March 13, 1958.

The Planning Board believes that M.L. zoning here would be incongruous with the zoning classification and use in the area. Further, the Planning Board is of the opinion that the denial in 1958 of the request for M.L. zoning, the most highly restrictive industrial zone in Baltimore County, cannot be overturned. The Planning Board believes that the existing non-conforming use status is more appropriate.

The provisions of the Baltimore County Zoning Regulations for the R.C. 4 zoning classification state "That the fact that land has been duly classified as R.C. 4 by the County Council through its adoption of a comprehensive zoning map shall be prima facie evidence that there is no interest by the County to pass a public utility review that would make such land inappropriate for classification within another category, and land which has been duly classified as R.C. 4 may not be reclassified unless a) both public sewage and public water supply systems have been extended thereto prior to the time a petition for such a reclassification is considered, b) such land does not lie within the watershed area of a public water reservoir, and c) such land does not lie within an area designated as a regionally significant green space on a duly adopted official Baltimore County master plan."

The Baltimore County Council adopted R.C. 4 zoning on its March 24, 1971. Neither public sewage nor public water supply systems are extended to this tract. It is the opinion of the Planning Board that this property cannot be considered for reclassification until such time as conditions for reclassification stated above are met.

It is therefore recommended that the existing zoning, R.C. 4, be retained.



PAGE 44

A. ERIC DOTT

78-2571

4104 Sherm Blade Road
Phoenix, Maryland 21131
June 2, 1978

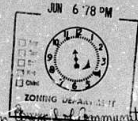
Mr. S. Eric DiNenna
Zoning Commissioner, Baltimore County
111 W. Chesapeake Ave.
Towson, Maryland 21204

Dear Mr. DiNenna:

As President of the Julian Long Green Home Owners Association I write to you regarding case 78-269A a petition for variance by Method Plastics, Inc. located on Manor Road in Long Green. We are firmly against Method Plastics on this issue. This area is strictly a rural residential neighborhood in which this industrial establishment operates in a non-conforming use. Any further expansion would be very detrimental to the surrounding properties. Not only is the existing use an eyesore, but roads and public utilities cannot handle further expansion. Public sewer and water do not exist in this area.

We should also beware of setting a poor precedent in this time of concern over land use in our county.

Yours truly,
(Mrs.) Elizabeth Hachmann,
President



78-2382

June 6, 1978

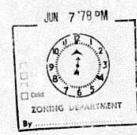
Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Md. 21204

Dear Mr. DiNenna

In regards to Citing Case #78-269A, I am apposed to a decrease in setback lines that are required under the Zoning Regulations.

Very truly yours,

(Mrs.) L.A. Reichart
4814 Long Green Rd.
Clen Arm, Md. 21057



June 5, 1978

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

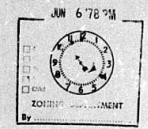
Dear Mr. DiNenna:

Re: Case #78-269A

As a resident of Long Green, I wish to voice my opposition to any decrease in setback lines than what the zoning regulations require. I am opposed to a manufacturing site on Manor Road (between Long Green Fire Hall and Windemere Parkway).

Sincerely,

Palma J. Sutphen
4517 Long Green Road
Long Green, Maryland 21092



PROPOSED HISTORIC CONSERVATION ZONE CLASSIFICATION

2/27/78

Property	E.C.2 (Agricultural)	E.C.3 (Industrial/Professional)	E.C.4 (Residential Medium Density)	E.C.5 (Residential Single-Family)
1. To be used for agricultural purposes	150,000 acres	44,800 acres	55,400 acres	15,000 acres
2. To be used for industrial or professional purposes	27% of total County area	21% of total County area	24% of total County area	7% of total County area
3. To be used for medium density residential purposes	27% of total County area	21% of total County area	24% of total County area	7% of total County area
4. To be used for single-family residential purposes	27% of total County area	21% of total County area	24% of total County area	7% of total County area

78-2583

Dear Mr. DiNenna,
We are writing in regard to case # 78-269A, to which we are very opposed. We feel that it would be very detrimental to the area to have any decrease in setback lines than what the present zoning regulations require.

Very Truly Yours,
Nancy A. Anderson
Paul Anderson



78-2581

BERNARD H. SHERRY
MANOR ROAD
GLENN A. HARTLAND 21097



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

Dear Mr. DiNenna:

We are opposed to petition 78-269-A.

Over the years there has been a continuing effort to "upgrade" the zoning classification of the property on Manor Road, south of Long Green Road, now occupied by Modern Plastics. Several years ago, the property was finally changed from a non-conforming use to manufacturing light restricted.

According to the zoning notice posted on the property, there is now a petition before the Zoning Board to have the Manor waive several of the setback requirements of the present zoning classification.

We personally feel the present zoning classification is an example of "spot" zoning which has been thrust upon one of the finest residential areas in rural Baltimore County. Therefore, we are asking you to deny any variance in the setback requirements of the present zoning classification.

A personal inspection of the property will convince you that the property is unsightly, at times noisy, and puts undue traffic problems on a rural road. Of course, like the rest of us, the project depends on its own water and sewage disposal system -- there are no public facilities.

Sincerely,

Mr. Bernard H. Sherry

78-2588

Dear Sir

I am writing to petition against the granting of a variance permit for the manufacturing light restricted site on Manor Rd. between Long Green Road and Windemere Parkway.

If the sound longer building they should move to other industrial sites. I was not against them staying there when the zoning was set up because there were already there but I am against them enlarging at that site.

I want to see the zoning stay just as it is now.

Yours truly
Palma J. Sutphen
12308 Manor Rd.
Glen Arm, Md. 21057



June 7, 1978

78-2587

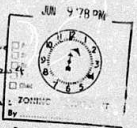
Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson Maryland 21204

Y. Dan M. DiNenna

RE: Case No 78-269A

It is our request that a Variance Permit be not granted in this case. In view of the many vacant lots and Hunt Valley Industrial sites that are available at the present time, a further raising of the utilities & transportation of this area would not be in the public interest. To add the threat to the local economy would only be increased.

As neighbors - the existing manufacturing site that now exists on Manor Road (between Long Green Fire Hall



June 8, 1978

And Windemere Parkway) has done little to enhance our neighborhood (to my knowledge) - Every day I pass this site with their vacant grounds and advertising signs - which fell down over time - it is very upsetting to witness their neighbors - farmers & individual homeowners are striving to keep their homes & business in good repair with proper maintenance.

Your consideration of our request in this matter would be very much appreciated -

Sincerely,
George J. Stone Gray
12501 Windemere
Glen Arm Md.
21057

12710 Manor Rd
Long Green, Md. 21092
June 7, 1978



Mr. S. Eric Dinenna
Zoning Commissioner
County Office Bldg
111 W. Chesapeake Ave
Towson, Md. 21204

RE: Case #78-269A

Gentlemen:

We strongly protest any decrease in the setback line of 100 ft. required by Zoning Regulations in the case of the manufacturing site located on Manor Road.

We do not believe it is in the best interests of our community to further expand this 5.7 acres as proposed in Case #78-269A - hearing date June 14, 1978 at 10:30 AM. We have long tried to keep this a residential area, free of spot commercialism and any further expansion of manufacturing as there are sites now set aside for this purpose with the necessary facilities available and where it will not encroach upon residential neighborhoods.

We strongly urge that you do not grant a variance permit in this case. If you need to be further convinced, we suggest that you ride out into this area and see the homes and gardens in this beautiful countryside.

Yours very truly,
James A. Siegan
Elizabeth A. Siegan
James A. Siegan

4200 Manorview Road
Glenarm, MD 21057
June 7, 1978

Mr. S. Eric Dinenna
Zoning Commissioner

Reference "a" - Case #78-268A

Sir:

My property is in near proximity to the property for which a variance to the "setback line" requirement is requested by reference "a".

I strongly protest any action which will allow or facilitate any increase in the size of this manufacturing facility.

The site or facility: in question is poorly maintained, runoff is a problem, hazardous materials are used in its manufacturing processes and the water/sewage capability in this area is already marginal. Employee traffic also presents a hazard to the residents and their children.

If exception to the setback requirement is granted, the residents will appeal the exception and the expansion of the facility made possible by the exception will be used as grounds for requesting reductions in the property assessments in the area.

Sincerely,

Earl Wagner
Mr. E. L. Wagner



TRINITY EPISCOPAL CHURCH
13405 RANCH ROAD
LONG GREEN, MARYLAND 21092

June 12, 1978

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

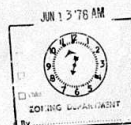
Dear Sir,

Re: Case #78-269A

Our Church is located approximately one-half mile from Nichols Plastic Inc. which has asked for a variance from the Zoning Regulations to decrease setback lines.

We are firmly opposed to such a variance and do believe that if you will study the case carefully and without bias, that you will certainly agree.

Yours very truly,
Frank K. Sandifer
Frank K. Sandifer



F. Howe Price Associates, Inc.
INVESTMENT RESEARCH AND COUNSEL
NEW YORK - BALTIMORE - WASHINGTON, D.C.

DOUGLAS L. BROWN
Vice President
301 - 547-2025

June 12, 1978

100 EAST PRATT STREET
BALTIMORE, MARYLAND 21202
301 - 547-2000

Mr. S. Eric Dinenna
Zoning Commissioner for
Baltimore County
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Dinenna:

Re: Case #78-269A

The purpose of this letter is to formally register the Manor Woods Association's protest against further expansion of existing facilities at the referenced site (Nichols Plastic on Manor Road). We feel that the facility currently does not meet water and public sewer requirements under the existing zoning laws. Moreover, the industrial activities carried on at the site produce a detrimental effect on the area by increasing truck traffic on a rural road.

As President of Manor Woods Association, I request that you register our protest against the expansion of Nichols Plastic when Case #78-269A comes before the Court.

Thank you for your consideration.

Sincerely,
Richard L. Brown
Richard L. Brown

RLD/lam

cc: Mr. Peter Locher
33 Windemere Parkway
Phoenix, Pa./land 21131

CASE No: 78-269A
Mr. MARTINAK
I wish to Appeal & Request
That You Vote NO to the Expansion
of the Methods Plastics Inc. Prop.
on Manor Road. This Residential
Area Must Not Be Allowed to
Become an Indust. Park.
MANY THANKS,
RALPH C. BENTLEY JR.

MAR 1 C. 78-269A
RALPH C. BENTLEY
12116 MANDY ROAD

WE NEED YOUR HELP !!
HEARING RESCHEDULED TO JULY 10

As you probably already know, the owner of the land and buildings currently leased by Method Plastics Incorporated (MPI) has petitioned for a variance to allow him to build an addition to the existing building and to put in still another parking lot. We do not know at this time whether MPI wishes to expand or whether another company will replace them at the site.

When the County Council adopted the Comprehensive Zoning Map in 1976, they partially granted the land-owner's request to change the zoning of the site from Rural, Suburban, Conservation to Light Manufacturing-Restricted (MLR). The land-owner wished to have the entire parcel of 5.7 acres zoned MLR, however the Council zoned part of the land for Resource Conservation-Watershed Protection (RC-4) and part for MLR. The lines were drawn in such a way that the present facilities could not be expanded without a variance to the zoning regulations. In fact, Councilman Eugene R. Kibbe has stated to us that they (the Council) had "zoned his (RC-4) to the wall". I personally believe that the Council's action in zoning any part of that 5.7 acre site for manufacturing was very ill advised. Consequently, some of our neighbors and I, financed by the Windemere Association, have filed suit in an effort to have the Courts reverse the Council's action and zone the entire tract RC-4. The matter has not yet been decided and probably won't be for some time.

In the meantime, however, it appears as if our fight will have to be conducted at the public hearing on the land-owner's request for a variance. If that variance is granted, expansion of the factory will occur. I believe that the existence of a manufacturing zone in our midst poses a serious threat to the character of the entire rural and suburban area. One only has to look at Glen Arm with its factories and businesses to see what can happen once commercial or manufacturing interests gain a foothold in areas which are not zoned to support them. You should also be aware that the owner of the 5.7 tract in question owns many properties in the county and has several hundred more acres of land elsewhere on Manor Road!

Many of you received a letter from another neighbor, Pete Loercher, telling you of the variance hearing on June 14 and asking you to write the Zoning Commissioner expressing your views on the proposed expansion. This hearing at which I was present, was postponed due to a legal technicality and is now scheduled for July 10, 1978, at 1:00 p.m. If you feel as I do that this expansion should not be permitted to take place, please appear at the hearing in person to register your objections. If you cannot be there, please write to:

George J. Martinak
Deputy Zoning Commissioner of Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The Zoning Commissioner has said he will be out of town and the case will be heard by his deputy. If you write, please refer to case number 78-269A.

I've only touched on the highlights of this long and involved fight so if you wish more information and history of what has gone on for the last two years, please feel free to stop by between 6:00 p.m. and 8:00 p.m. on Sunday, July 9.

Conly W. Register, Jr.
F. 1042
ERNEST & ERNEST
One North Charles
Baltimore, Maryland 21201
301/639-7940

39 Glen Alpine Road
Long Green, Maryland 21092
June 13, 1978

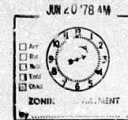
Mr. S. Eric Dinenna
Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case #78-269A

Because of business I am unable to attend your Wednesday, June 14, 1978 10:30 A.M. hearing concerning the Dett property on Manor Road. I live a short distance from this property at 39 Glen Alpine Road and strongly believe that this variance should not be passed. We do not want expanded commercial development or anything that would permit it in this residential community.

The County has correctly provided and encouraged commercial development in numerous areas but this should not be one of them. On behalf of the people of Baltimore County and particularly those living in Windemere please do not approve this variance.

Sincerely,
Conly W. Register, Jr.
Conly W. Register, Jr.



Mr. S. Eric Dinenna
Zoning Commissioner
Baltimore County
County Office Bldg
111 W. Chesapeake Ave
Towson, Md. 21204
Dear Sir,
My express vigorous opposition
regarding petition for zoning variance
Case # 78-269A. Eric Dett property.
We hope you will vote against
this.
Sincerely,
Mr & Mrs O J Kout

78-269
To Council
78-269A
Bh

BERNARD H. SHERRY
13115 MANOR ROAD
GLENHAR, MARYLAND 21093

June 30, 1978

Mr. George J. Martinak
Deputy Zoning Commissioner of
Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

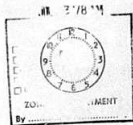
Dear Mr. Martinak:

Earlier this month we wrote to Mr. Dinenna expressing our opposition to Petition 78-269-A. Since Mr. Dinenna will be out of town when this case comes up for hearing on July 10, 1978, we wish to register our opposition with you as we understand you will be hearing this case.

We personally feel the present zoning classification is an example of "spot" zoning which has been thrust upon one of the finest residential areas in rural Baltimore County. We are inclined to believe that the County Council recognized the character of the neighborhood when they limited their rezoning of this property to accommodate the present facilities but to restrict further expansion of an unsightly property.

Sincerely,

B. H. Sherry



Mr. S. Eric Dinenna
Re: Zoning Application
Case No. 78-269A
Page 2
June 10, 1978

If this is the case, how can a variance be granted to build within 72 ft. of the property line? Would you please clarify this?

4. It is my understanding that the Councilman for this district opposes this variance, but has been told that a County Councilman cannot testify at a zoning hearing. Would you please clarify this point?

Thank you for your assistance in this matter.

Sincerely yours,

John J. McCormick, Jr.
John J. McCormick, Jr.
Kathleen H. McCormick

JJM:kkm
cc: E.L. Kibbe, Jr.
P.R. Loesch
J.E. Matthews

78-269
To Council
78-269A
Bh

13531 Manor Rd.
Bryn Mawr, Md. 21092
June 30, 1978

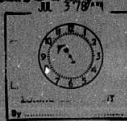
George J. Martinak
Deputy Zoning Commissioner of Baltimore County
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

Dear Mr. Martinak:

Regarding Zoning Case number 78-269-A, we wish to lodge a protest against any variance. We will be unable to attend the hearing July 10, 1978, although we were at the one June 10, 1978, which was postponed because of a legal technicality.

There are several valid reasons for our protest:

1. The roads are too narrow to accommodate the heavier traffic, especially the large trucks. One that came out of there just yesterday, had gotten so



from Manor Road to Glen Arm Rd. even though we are travelling at the posted speed limit.

2. Manufacturing companies use quantities of water that seep from pithead to our water table and cause serious problems for many families.
3. In the past, sewage drained down on Manor Road. Any expansion of the plant would cause this to happen again.
4. This is a lovely residential and farming area. Let's keep it that way.

We hope you will give this matter your most serious consideration.

Yours truly,
Joseph E. Demick
Richard E. Demick



PETITION

MR. S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Baltimore, Maryland 21204

RE: Case No. 78-269A

DEAR MR. DINENNA:

We the undersigned request you to deny a Variance permit on the above case unless or until public water and sewage is made available to this site as required by zoning regulations. In addition, we are concerned about the increase in vehicular traffic if expansion is allowed.

NAME	ADDRESS	NAME	ADDRESS
Bill Kupper	55 Glen Home Rd.	L. Buey	42 Windemere Hwy
G. Spallitta	20 Glen Alpine	Bette Mahoney	2 Homelye Road
Con Regan	37 Glen Alpine	Robert P. Schen	24 Windemere Hwy
Ellen Horak	57 Windemere Hwy	Ann Charbonnet	24 Windemere Hwy
Shirley Connell	46 Glen Alpine Rd.	James Sullivan	46 Windemere
William Winkler	47 Glen Alpine Rd.	Don McElroy	24 Glen Home Rd.
Martin Horak	57 Windemere Hwy	Bernard H. Pall	2 Greenleaf Court
Ralph C. Ramsey	1258 Manor Road	John J. Smith	47 Windemere Hwy
Robert A. Brown	59 Windemere Hwy	John L. Smith	2 Nantuxet Garden
Erby G. Murphy	12518 Manor Rd.	Philip J. Smith	77 Glen Alpine Rd.
Don Regan	39 Glen Alpine	D. Cyran	6 Collingwood Rd.
W. H. Furr	54 WINDEMERE PARKWAY	William M. White	12444 Manor Rd

78-269
A. ERIC DOTT

41 Windemere Parkway, Phoenix, Maryland 21181

C-25-76

Mr. Geo. J. Martinak,
Re: Case 78-269-A

Dear Sir,

I am a resident of Windemere. I strongly urge you to deny the request for a zoning variance in the above case. This is an ideal residential area & any enlargement of the existing industrial plant will have an adverse effect on the neighborhood.

Yours truly,
L. W. Hunsbatt
12607 W. HUNSBATT

78-269
A. ERIC DOTT

13427 Fork Road
Baldwin, Maryland 21013
June 6, 1978

Mr. S. Eric Dinenna
Zoning Commissioner
Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Room 109
Towson, Maryland 21204

Dear Mr. Dinenna:

I am writing in behalf of the Baldwin Civic Association to register our opposition to your granting a variance to the Methods Plastics Corporation for a thirty-five (35) foot setback. Methods Plastics, which is located on Manor Road in a Loch Raven Watershed area, should not be allowed to expand or continue in operation on a permanent basis as it is not conducive with the surrounding area. Manufacturing plants should be located in areas where there is public water and sewer and not in rural areas where the residents do not want them located near to their homes.

A legal restraint should be kept on Methods Plastics to keep their operation at a minimum. There is also the question that has never been adequately resolved concerning the environmental damage which may occur as a result of polyvinyl chloride in our community.

Please do not grant any variance to this manufacturing plant. The property owner in this neighborhood pay top dollar for residential homes, and their interest should be paramount and not that of a spot zoning eye-sore in the community.

Very truly yours,
Robert L. Casey

cc: Mr. Peter Loesch

JUN 28 1978

77-269A
 1350 Manor Road
 Glen Arm, Md. 21057
 JUN 12 78 PM
 Dear Zoning Commissioner,

In view of the petitioning for the granting of a variance permit to allow a set back line of 22 feet instead of the required 10 feet for a manufacturing light restricted site, i.e. a manufacturing site on Manor Road between Long Green Fire Hall and Woodmore Parkway.

In view of the many vacant Polaski and Hunt Valley Industrial sites that are available that have the utilities and transportation facilities to accommodate such an operation, we do not believe the best interests of the county would be served to allow further expansion of this questionable site of 5.7 acres, with its poor topography and limited utility access, that top the road of the area and endanger the children who swim on these ponds for their school buses by the industrial tracks and traffic that site attracts. We also believe that to expand any manufacturing light restricted site to within 35 feet of a body of water is a hazardous danger to that system water supply since it eliminates any buffer between these zones and the area the zone seeks to protect. The present site already presents a threat to the water and sewage ecology of the area.

We wish to prevent its expansion because we live on the west side of Manor Road on the north side of the site in question. We have

had problems with that site since they been there. They have been blocking the drive way by pulling cars across the drive way and blocking driveway trucks delivery, had and uncountable black the drive way that we can not get in or out the drive way for at least 20-30 minutes at a time. One day that work time came in the drive way ran into my husband's truck. My husband had saw the coming and was stopped when she hit truck. She hit truck bending the bumper so bad it had to get another truck to pull the bumper out away from the line before she could move the truck. The lady told the police that she didn't even see the big truck. One evening our son was coming in the drive way with our pickup and a deer backed out into the drive way and hit the pickup. On May 11, 78 the man that runs the manufacturing shop in question came on our property and grumbled only son who is only 17 for no reason. At times we go by there and see sewage running over the lawn and running out into the drive way. There is also a big swimming pool filled with water out back of the building and the water gets stagnated. They have a big light on building which shines on our house every night. We also get the odor of plastic which gets in my clothes when I hang them out to dry. The drive way is the right way to the old Long Green School House. Thank you
 George Hanger Jr. June 9, 78
 Ida Kautzer

June 8, 1978
 Mr. S. Eric Dinenna
 Zoning Commissioner
 County Office Building
 111 W. Chesapeake Ave.
 Towson, Maryland 21204
 Mr. Dan H. Dorman:
 RE: Case No 78-269A
 It is our request that a Variance Permit be not granted in this case. In view of the many vacant Polaski and Hunt Valley Industrial sites that are available at the present time, a further variation on the utilities & transportation of this area would not be in the public interest. In addition the threat to the local Manor watershed would only be increased.
 As neighbors - the existing manufacturing site that now exists on Manor Road (between Long Green Fire Hall

And Woodmore Parkway) has done little to enhance our neighborhood (to my knowledge) - Every day I pass this site with their unkept grounds and advertising signs - which fell down some ago - it is very upsetting. In contrast their neighbors - farmers & individual homeowners are striving to keep their homes & business in good repair with proper maintenance.
 Your consideration of our request in this matter would be very much appreciated -

Sincerely,
 George Hanger Jr.
 13507 Woodmore Lane
 Glen Arm Md.
 21057

Blind copy to:
 PK Recorder

BERNARD H. HERRY
 MANOR ROAD
 GLENARM, MARYLAND 21057
 June 6, 1978
 Mr. Eric S. Dinenna
 Zoning Commissioner
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204
 Dear Mr. Dinenna:
 We are opposed to petition 78-269A.
 Over the years there has been a continuing effort to "upgrade" the zoning classification of the property on Manor Road, south of Long Green Road, now occupied by Modern Plastics. Several years ago, the property was finally changed from a non-conforming use to manufacturing light restricted.
 According to the zoning notice posted on the property, there is now a petition before the zoning board to have the board waive several of the setback requirements of the present zoning classification.
 We personally feel the present zoning classification is an example of "spot" zoning which has been thrust upon one of the finest residential areas in rural Baltimore County. Therefore, we are asking you to deny any variance in the setback requirements of the present zoning classification.
 A personal inspection of the property will convince you that the property is unsightly, at times noisy, and puts undue traffic problems on a rural road. Of course, like the rest of us, the property depends on its own water and sewage disposal system -- there are no public facilities.
 Sincerely,
 Mr. & Mrs. Bernard H. Herry

77-269A
 A. KIRK DOTT
 13203 Manor
 Glen Arm, Md. 21057
 Mr. S. Eric Dinenna
 Zoning Commissioner
 County Office Building
 111 W. Chesapeake Ave.
 Towson, Md. 21204
 Dear Sir:
 We have become aware of and are disturbed by the prospects of further expansion of Manufacturing on the west side of Manor Rd. south of Long Green Rd. This is a fairly narrow strip of land between the Loch Haven watershed and a main artery of travel for many homes in this and farther out areas.
 Also, continued expansion in this area demanding more water and sewerage sources will eventually present a crisis situation to an uncontaminated watershed and perhaps jeopardize the well water supply for residential structures in the surrounding areas. Manor Rd. is presently restricted to 30 miles per hour travel (which is ridiculous of course since most travel is at 35 to 45 miles per hour and controlled to 30 miles maximum only during an extended radar police attention) and would probably be further restricted with increased traffic of manufacturing production.
 There are other areas of Manufacturing Expansion in Baltimore County with better travel, water and sewer facilities than this area. Why should we continue to add increased burdens on home owners (who pay the biggest share of the taxes) when other areas are more readily adaptable to this type of operation.
 In the interests of better zoning in Baltimore County please vote "NO" to Case #78-269A on June 18, 1978.

Your Respectful Baltimore Co. Res.
 Leonard (Signed)
 Margaret L. Arneson
 Leonard and Margaret L. Arneson



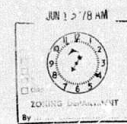
77-269A
 JUN 6 78 PM
 Mr. S. Eric Dinenna
 Zoning Commissioner
 County Office Building
 111 W. Chesapeake Ave.
 Towson, Maryland
 Dear Commissioner,
 This is a very definite statement of our active opposition to the "granting of a variance permit that will allow a setback line of 22 feet instead of the required 10 feet for a manufacturing light restricted zoning specification."
 The zoning regulations for this long time residential community should be a very good consideration and with special coverage in the relationship to transportation, water supply, and sewerage, school buses and the general character and the values of this area.
 We hope you will make a careful review of this proposed change prior to the zoning regulations hearing which is scheduled for June 14, 1978 so we can maintain the appropriate zoning for our community for now and for the future.
 Most sincerely, Mrs. Cleveland Williams
 12622 Manor Road,

77-269A
 June 5, 1978
 Mr. S. Eric Dinenna
 Zoning Commissioner
 County Office Bldg.
 Towson, Md. 21204
 Re: Case #269A
 Dear Sir:
 Along Case #78-269A, we are voting opposition to any expansion of setback lines where what the zoning regulations require for the site for Manor Rd. between Long Green Rd. & Hunt Valley Parkway.
 Donald E. Edna, Glen Arm
 13507 Manor Road
 Glen Arm, Md. 21057



77-269A
 June 7, 1978
 Mr. Eric S. Dinenna
 Zoning Commissioner
 County Office Bldg.
 111 W. Chesapeake Ave.
 Towson, Md. 21204
 Dear Mr. Dinenna:
 I notice a "going" sign on the property of Modern Plastics on Manor Rd., south of Long Green Rd. Since I will not be able to attend the hearing in person I would like to go on record as opposing this petition #78-269A.
 At the present time the property in question is very unsightly and allowing them to move closer to the road will only increase the ugliness.
 Sincerely,
 William C. Burch
 13507 Manor Rd.
 Glen Arm, Md. 21057

77-269A
 June 7, 1978
 Dear Mr. Dinenna,
 My husband and I are both opposed to any expansion of the set back lines. Also what the zoning regulations require must be applied to Case #78-269A. There has been tremendous residential growth in the area and industrial.
 Yours truly,
 Dorothy H. Herry
 Edward H. Herry
 Peter C. Herry
 Long Green Rd.
 21057



7/26/78
 77-269-A
 A. ERIC DOTT
 55 Whitman Pkwy
 Phoenix, Md. 21131
 June 5, 1978

Mr. S. Eric Dimsna
 Zoning Commissioner
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Md. 21204

Dear Sir,

I am writing you to state my objection to the request of Method Plastics on Manor Road.

How can such blatant disregard of a beautiful country area be allowed? This is in complete opposition to the lovely rural area that once abounded out here. A highway 20' from Manor Road, which is basically a country road, had cannot handle anyone's traffic. Now traffic there is a lovely residential area.

77-269
 JUN 12 1978 AM
 6003 Langshire Road
 Baltimore, Maryland 21013
 June 8, 1978

Mr. S. Eric Dimsna
 Zoning Commissioner
 Baltimore County
 Towson, Maryland 21204

Dear Mr. Dimsna:

"It has come to the attention of the Carroll Manor Improvement Association that the Method Plastics Company has requested a zoning variance to reduce present improvement set back from 100 feet to 35 feet under zoning case 78-269A.

The present structure is out of place in a residential area and is at best poorly kept. This protected watershed area is all residential or agricultural without public water or sewage. An expansion of this renege manufacturer would increase traffic on a rural county road.

We respectfully request the zoning variance be denied.

Very truly yours,
 Karl J. Matzdorf, Jr.
 Karl J. Matzdorf
 President
 Carroll Manor Improvement Association

EJM/em
 cc: Mr. P. R. Locher
 53 Windemere Parkway
 Phoenix, Maryland 21131

77-267
 JUN 14 78 AM
 12111 Manor Road
 Glen Arm, Maryland 21057
 June 12, 1978

Mr. S. Eric Dimsna
 Zoning Commissioner
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

RE: Case #78-269A

Dear Sir:

I wish to register my opposition to the proposed change in zoning regulations which would decrease the setback lines on Manor Road. I further oppose any zoning changes that would, in effect, encourage the introduction or expansion of any industries in what is primarily a residential and farming area.

It is my understanding that the property involved in this case has already been the beneficiary of some favorable exception rulings. To continue making similar exceptions to the general zoning guidelines is, in my opinion, a questionable practice and cannot be considered in the best interests of the overall area.

Sincerely,
 Sean C. James

SCJ:emh

77-266
 JUN 14 78 AM
 12111 Manor Road
 Glen Arm, Maryland 21057
 June 12, 1978

Mr. S. Eric Dimsna
 Zoning Commissioner
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

RE: Case #78-269A

Dear Sir:

I wish to register my opposition to the proposed change in zoning regulations which would decrease the setback lines on Manor Road. I further oppose any zoning changes that would, in effect, encourage the introduction or expansion of any industries in what is primarily a residential and farming area.

It is my understanding that the property involved in this case has already been the beneficiary of some favorable exception rulings. To continue making similar exceptions to the general zoning guidelines is, in my opinion, a questionable practice and cannot be considered in the best interests of the overall area.

Sincerely,
 Sean C. James

SCJ:emh

77-264
 JUN 14 78 AM
 12111 Manor Road
 Glen Arm, Maryland 21057
 June 12, 1978

Mr. S. Eric Dimsna
 Zoning Commissioner for
 Baltimore County
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

Dear Mr. Dimsna

RE: Case 78-269A

The purpose of this letter is to formally register the Manor Woods Association's protest against further expansion of an existing facility at the referenced site (Method Plastics on Manor Road). We feel that the facility currently does not meet water and public sewer requirements under the existing zoning laws. Moreover, the industrial activities carried on at the site produce a detrimental effect on the area by increasing truck traffic on a rural road.

As President of Manor Woods Association, I request that you register a protest against the expansion of Method Plastics when Case 78-269A comes before the Council.

Thank you for your consideration.

Sincerely,
 Richard L. Dunn

RLD/lm
 cc: Mr. Peter Locher
 53 Windemere Parkway
 Phoenix, Maryland 21131

77-267
 77-269
 JUN 8 78 AM
 DR. REX A. FROST
 PRACTICE LIMITED TO INDIVIDUAL
 PSYCHOTHERAPY AND DIAGNOSTIC
 CONSULTATION
 84 WINDEMERE PARKWAY
 PHOENIX, MD. 21131

June 6, 1978

Mr. S. Eric Dimsna
 Zoning Commissioner
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Dear Mr. Dimsna:

I would like to express my vigorous opposition to the requested setback variance on the above captioned property. This property has been in extremely poor physical condition for many years and presents a real eyesore to the residents and neighbors of this otherwise well maintained neighborhood. The owner has promised the neighborhood and myself in particular that he would rehabilitate the building and provide natural tree screening to shield the view from the plant. However, we have been listening to these promises for over two years and the owner has not made even the slightest effort to fulfill his promises.

The operation of the plant and some equipment emits a continuous droning high decibel noise, which has continued unabated, 24 hours a day, for the 25 years I have lived here. I am afraid that a variance would allow an increase in the size of the operation and exacerbate the noise problem. Outside spotlights are on all night long. Quite often the employees, while leaving the plant after work, race up Manor Road appealing their tires in a speed contest from the plant to some destination up the road. There are many little children who live in the neighborhood and the parents in the area are deeply concerned for their safety. Earlier this year the tenant, Method Plastics Inc., deposited a huge industrial type dumpster just 15 feet from my property line. We have been most tolerant up to this point but the situation is getting worse. I am afraid that effectively a variance would multiply the considerable noise and traffic problems we have already as well as overtax the available watershed facilities in the area. I really think the residents of this area would have the right to live here in relative peace and quiet without expansion of an industrial operation. If a variance were granted, nothing would stop them from bringing in an even more noxious operation at a later date or an operation that could pollute and contaminate the air, water table, or land.

77-267
 77-269
 JUN 8 78 AM
 DR. REX A. FROST
 PRACTICE LIMITED TO INDIVIDUAL
 PSYCHOTHERAPY AND DIAGNOSTIC
 CONSULTATION
 84 WINDEMERE PARKWAY
 PHOENIX, MD. 21131

June 6, 1978

Mr. S. Eric Dimsna
 Zoning Commissioner
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Dear Mr. Dimsna:

I would like to express my vigorous opposition to the requested setback variance on the above captioned property. This property has been in extremely poor physical condition for many years and presents a real eyesore to the residents and neighbors of this otherwise well maintained neighborhood. The owner has promised the neighborhood and myself in particular that he would rehabilitate the building and provide natural tree screening to shield the view from the plant. However, we have been listening to these promises for over two years and the owner has not made even the slightest effort to fulfill his promises.

The operation of the plant and some equipment emits a continuous droning high decibel noise, which has continued unabated, 24 hours a day, for the 25 years I have lived here. I am afraid that a variance would allow an increase in the size of the operation and exacerbate the noise problem. Outside spotlights are on all night long. Quite often the employees, while leaving the plant after work, race up Manor Road appealing their tires in a speed contest from the plant to some destination up the road. There are many little children who live in the neighborhood and the parents in the area are deeply concerned for their safety. Earlier this year the tenant, Method Plastics Inc., deposited a huge industrial type dumpster just 15 feet from my property line. We have been most tolerant up to this point but the situation is getting worse. I am afraid that effectively a variance would multiply the considerable noise and traffic problems we have already as well as overtax the available watershed facilities in the area. I really think the residents of this area would have the right to live here in relative peace and quiet without expansion of an industrial operation. If a variance were granted, nothing would stop them from bringing in an even more noxious operation at a later date or an operation that could pollute and contaminate the air, water table, or land.

July 9, 1978

The George Martinak
 County Office Building
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

Dear Mr. Martinak,

I am writing in reference to case number 78-269-A.

My family live in the Manor Hill sub division of Baltimore County. From the front of our house we have a view of the Method Plastics Company. The company was here before we bought our land and we have followed the zoning issues regarding Mr. Bott's property very closely. In the current instance, Mr. Bott has petitioned for a variance. He hopes to expand both his building and his

77-264
 77-269
 JUN 8 78 AM
 DR. REX A. FROST
 PRACTICE LIMITED TO INDIVIDUAL
 PSYCHOTHERAPY AND DIAGNOSTIC
 CONSULTATION
 84 WINDEMERE PARKWAY
 PHOENIX, MD. 21131

June 6, 1978

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with some ranging around
40000. To some as public
enter! How can this
happen? Something is very
amiss if this is allowed
to happen when there are
many industrial parks in
the Cockeville area. I
am for manufacturing plants
such as this, made clear
to 83 and the beltway,
as well. When are all the
ecologists on the zoning com-
mission? Have them come
out and see what a factory
really smells like. It is a
beautiful area. This is
only the beginning, for I
understand the device
also runs many farms
nearby. Will they be next?
I am seeking your assistance
in opposing this petition.
Thank you. Sincerely,
Eugene Tarr

77-2017

Mr. S. Eric Dinenna
Zoning Commissioner
County Office Building
111 West Chesapeake
Towson, MD 21204



Re: Zoning Application
Case No. 78-269A

Dear Mr. Dinenna:

This letter is to advise you that we oppose the variance requested in the above application.
We recognize that the manufacturing plant has been on Mano. Road for sometime, and until 1978, was a non-conforming use. Our reasons for opposing the increase in the 5.7 acres being used for manufacturing purposes are as follows:

1. This extension of zoning is detrimental to the health, welfare, and safety of the community. The roads are not wide enough for additional traffic that new jobs would create, nor were they designed to carry manufacturing type vehicles that would use this facility. None of the roads in the area have sidewalks or even safety areas for children who are waiting for school buses. Windemere Pkwy, Manor Rd, Long Green Rd, Glen Arm Rd., and Dulany Valley Rd. are narrow, winding, and hilly roads designed for residential and farm use, not manufacturing use.
2. The site is surrounded by RC-4 watershed protected property. The property is not served by public water or sewerage. This expansion cannot benefit the watershed.

In analyzing this request with the information on hand, it is difficult to find any community benefits; every consequence of granting this set back can only be described as detrimental to the health, welfare, and safety of the community.

So that we can determine what further action to take in this matter, would you please supply answers to the following questions:

1. How long has the present owner or lessee used the site for manufacturing purposes?
2. What is the history of the zoning of this site? Is it correct that the site was rezoned on the last maps from RDC to MLC?
3. How much of the site is actually zoned MLC? It is our understanding that only the property on which the improvements are located is currently zoned MLC.

Mr. & Mrs. John J. McCormick, Jr.
Manor Road
Long Green, MD 21093
June 10, 1978

Mr. S. Eric Dinenna
Not Zoning Application
Case No. 78-269A
Page 2
June 10, 1978

If this is the case, how can a variance be granted to build within 22 ft. of the property line? Would you please clarify this?

4. It is my understanding that the Councilman for this district opposes this variance, but has been told that a County Councilman cannot testify at a zoning hearing. Would you please clarify this point?

Thank you for your assistance in this matter.

Sincerely yours,

John J. McCormick, Jr.
John J. McCormick, Jr.
Kathleen H. McCormick

JJM:kmm
cc: E.L. Kibbe, Jr.
P.R. Loewer
J.E. Matthews

77-270
File 78-269A

July 1978
William C. Shantz
19 Collegeville Rd
Phoenix, Mo 21131

Mr. George J. Martin
Deputy Zoning Commissioner of Baltimore County
County Office Building
111 W. Chesapeake Ave
Towson, Maryland 21204

Dear Sir:

In response to zoning case number 78-269-A, I am opposed to the zoning of any portion of the site as MLC. This is a residential area and the zoning should reflect this. A zoning of RC-4 would be appropriate.

Sincerely,
William C. Shantz



CERTIFICATE OF PUBLICATION

TOWSON, MD. June 22, 1978

"THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time successive weeks before the 11th day of June, 1978, the last publication appearing on the 25th day of May, 1978.

THE JEFFERSONIAN
S. L. Shantz, Jr.
Manager

Cost of Advertisement, \$.



TOWSON, MD. 21204 May 25 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - A. Eric Dott 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 one successive weeks before the 26th day of May 1978, that is to say, the same was inserted in the issues of May 25, 1978

STROMBERG PUBLICATIONS, INC.

By Estelle Bunge

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THE JEFFERSONIAN
S. L. Shantz, Jr.
Manager

Cost of Advertisement, \$.



TOWSON, MD. 21204 June 22 1978

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| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 26th day of May, 1978, that is to say, the same was inserted in the issues of June 22, 1978

STROMBERG PUBLICATIONS, INC.

By Estelle Bunge

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 27th day of FEB. 1978. Filing Fee \$ 25.00. Received ☒ Check ☐ Cash ☐ Other

Eric D. Noland
S. ERIC DINENAA
Zoning Commissioner

Petitioner: A. ERIC DOTT Submitted by V. NOLAN

Petitioner's Attorney _____ Reviewed by LDJ/ps

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 10-13 Date of Posting: 5-25-78

Posted for: Varian, Inc.

Petitioner: Eric Vott

Location of property: 415 S. of Maner Road 1700' E. of main
Long Green Road

Location of Sign: Front of P. property

Remarks: _____

Posted by: G. Frawley Date of return: 5-25-78
Signature

1 sign

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

No. **65620**

DATE **May 18, 1974** ACCOUNT **01-662**

AMOUNT **\$25.00**

RECEIVED **Horton A. Williams, 204 W. Pa. Ave. Towson, Md.**
FROM: STICK, PAULING FOR THE A. HELO BOTT, Case No. 74-369

PO#

2559 MAY 19 1974 **2500X**

VALIDATION OR SIGNATURE OF CASHIER

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

No. 73475

DATE August 22, 1978 ACCOUNT 01-662

AMOUNT \$75.00

RECEIVED BY James D. Molen, Receiver
FROM Cost of Appeal for Case No. 78-269-A, A. White Durr
FOR

AUG 29 1978

VALIDATION OR SIGNATURE OF CASHER 75.00 MBK

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

No. 73388

DATE July 13, 1978 ACCOUNT 01-662
 AMOUNT \$61.82

RECEIVED James B. Nolan, Engr., 204 W. Pennsylvania Ave
 FROM Towson, Md. 21204, Cost of Advertisement and Posting
 FOR Case No. 70-269-A

158057 JUL 14 6482 ME

VALIDATION OR SIGNATURE OF CARRIER

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

No. 73331

DATE June 15, '97 ACCOUNT 01-662

AMOUNT \$67.79

RECEIVED James P. Holman, Esq.
FROM Cost of Advertising and Printing
FOR A. Ritz Dett Case No. 70-269-A

JUN 14 1997

66299X

VALIDATION OR SIGNATURE OF CASHIER

Appeal Number	11379
Tax On	Real Estate
Appellant	Ralph C. Hempey & Evelyn A.
Property No.	15-00-004912 District 11
Description	Lot 2 "Manor Hill"
	NJS Manor Road

TO 10 Ralph C. Hempey & Evelyn A.

I HEREBY CERTIFY that the PROPERTY TAX ASSESSMENT APPEAL BOARD OF BALTIMORE COUNTY has entered an order affecting the above property, as follows:

ORDERED, by the PROPERTY TAX ASSESSMENT APPEAL BOARD OF BALTIMORE COUNTY, this 16th day of January, 1978, that the actor of the SUPERVISOR OF ASSESSMENTS FOR BALTIMORE COUNTY in assessing the property described in the above appeal is hereby REVERSED and a reduction of \$5,300.00 has been made on the improvement for the taxable year of 1977-1978. The assessment will be as follows:

Land -	\$ 5,940.00
Improvements -	<u>25,400.00</u>
	\$32,340.00

Memorandum of Grounds for Decision - Reduction granted for zoning change on adjacent property to commercial.

F. M. Cox
Clerk

NOTICE: Under Article 81, Section 254, of the Laws of Maryland, you have a right to appeal this assessment to the Maryland Tax Court, 501 St. Paul Street, Baltimore, Maryland 21202. Your appeal must be received by the Maryland Tax Court within thirty (30) days of the date contained on this notice or your appeal will be subject to dismissal.

cc: James M. Barry, Supervisor of
Assessments for Baltimore County

62 "A" Photo

STATE OF MARYLAND
OFFICE OF THE
PROPERTY TAX ASSESSMENT APPEAL BOARD OF BALTIMORE COUNTY
TOWSON, MARYLAND 21204

PAUL G. MILES
MAMIEL M. NICOLAIDES
Assessors

LEROY B. SPURRIER
Chairman

EXHIBITS
A

Appeal Number 1109
Tax On Real Estate
Appellant Ralph C. Hoopes & Evelyn A.
Property No. 16-00-000912 District 11
Description Lot 2 "Honor Hill"
1125 Honor Road

TO: Ralph C. Hoopes & Evelyn A.

I HEREBY CERTIFY that the PROPERTY TAX ASSESSMENT APPEAL BOARD OF BALTIMORE COUNTY has entered an order affecting the above property, as follows:
ORDERED, by the PROPERTY TAX ASSESSMENT APPEAL BOARD OF BALTIMORE COUNTY, this 18th day of January, 1978, that the action of the SUPERVISOR OF ASSESSMENTS FOR BALTIMORE COUNTY in assessing the property described in the above appeal is hereby REVERSED and a reduction of \$5,940. has been made on the improvements for the taxable year of 1977-1978. The assessment will be as follows:

Land - \$ 5,940.00
Improvements - 26,000.00
\$31,940.00

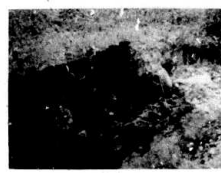
Memoranda of Grants for Decision - Reduction granted for zoning change on adjacent property to commercial.

F. M. Cox
Clerk

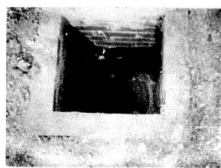
NOTICE: Under Article 61, Section 256, of the Laws of Maryland, you have a right to appeal this assessment to the Maryland Tax Court, 501 St. Paul Street, Baltimore, Maryland 21202. Your appeal must be received by the Maryland Tax Court within thirty (30) days of the date contained on this notice or your appeal will be subject to dismissal.

cc: James M. Barry, Supervisor of Assessments for Baltimore County

Raw Sewer - June 1977 Low mill



Handwritten notes and a stamp "B1" are visible above the photographs.

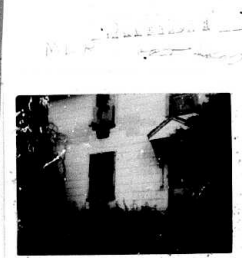


Handwritten notes and a stamp "B1" are visible above the photographs.



EXHIBITS
B-1

Handwritten notes and a stamp "B1" are visible above the photographs.



PARKING DATA
100 EMPLOYEES 150
15 SPACES X EMPLOYEES = 50 SPACES REQ
RESIDENCE - 63 SPACES PROVIDED
1 SPACE REQUIRED
2 SPACES PROVIDED
PARKING SPACE TO BE 10' X 20'
ALL PARKING AREAS TO BE CURBED
WITH 6" X 8" BIT CURB

INSTEAD OF THE REQUIRED 25'
3. VARIANCE REQUESTED FROM SECTION 250.1
TO PERMIT A FRONT YARD OF 35' IN LIEU
OF THE REQUIRED 40' FROM THE
PROPOSED FUTURE RIGHT OF WAY
LINE OF MANOR RD.



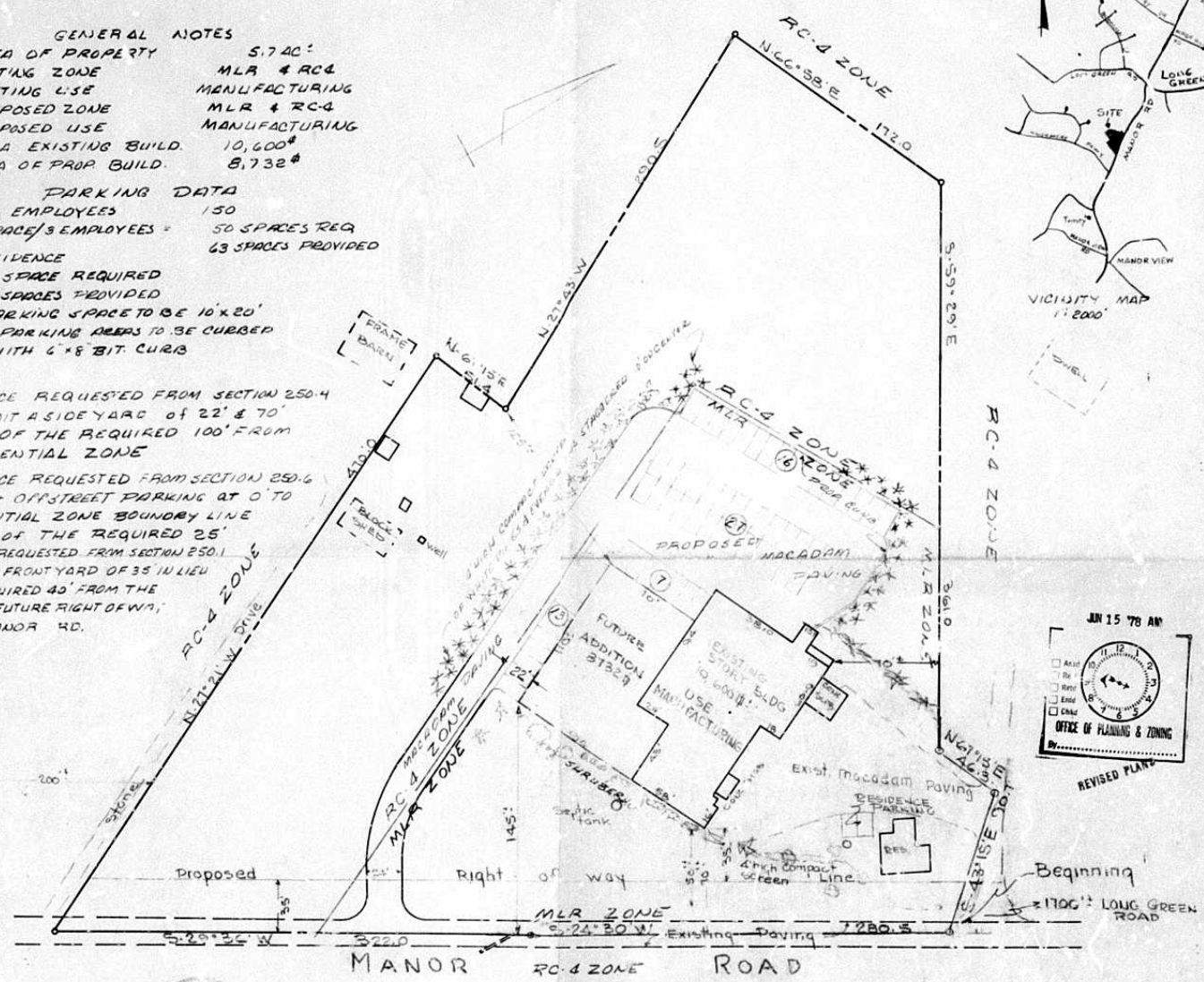
486

987

GENERAL NOTES
AREA OF PROPERTY 5,740'
EXISTING ZONE MLR & RC-4
EXISTING USE MANUFACTURING
PROPOSED ZONE MLR & RC-4
PROPOSED USE MANUFACTURING
AREA EXISTING BUILD. 10,600'
AREA OF PROP. BUILD. 8,732'

PARKING DATA
NO. EMPLOYEES 150
1 SPACE/3 EMPLOYEES = 50 SPACES REQ
63 SPACES PROVIDED
RESIDENCE
1 SPACE REQUIRED
2 SPACES PROVIDED
PARKING SPACE TO BE 10'x20'
ALL PARKING AREAS TO BE CURBED
WITH 6"x8" BIT CURB

- 1. VARIANCE REQUESTED FROM SECTION 250.4 TO PERMIT A SIDEYARD OF 22' & 70' IN LIEU OF THE REQUIRED 100' FROM A RESIDENTIAL ZONE
- 2. VARIANCE REQUESTED FROM SECTION 250.6 TO PERMIT OFFSTREET PARKING AT 0' TO A RESIDENTIAL ZONE BOUNDARY LINE INSTEAD OF THE REQUIRED 25'
- 3. VARIANCE REQUESTED FROM SECTION 250.1 TO PERMIT A FRONTYARD OF 35' IN LIEU OF THE REQUIRED 40' FROM THE PROPOSED FUTURE RIGHT-OF-WAY LINE OF MANOR RD.



887

NOTE: OUTLINE AS SHOWN PLOTTED FROM DEEDS ONLY

PLAT TO ACCOMPANY
PETITION FOR VARIANCE
11TH ELECT. DIST.
SCALE 1"=50'

BALTO. CO. MD.
MARCH 30, 1972
AMENDED FEB 13, 1978
VICINITY MAP - DISTRICT - JUNE 14, 75

486

