

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a USE PERMIT FOR BUSINESS OR INDUSTRIAL PARKING IN A RESIDENTIAL (R.O.) ZONE

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

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____

Legal Owner(s): BELKO CORP.
% KARL W. STEINITZ, V.P.
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
KARL W. STEINITZ
Name _____
Address _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of February, 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of March, 1982, at 10:15 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

Z.C.O.-No.1 (over)

RE: PETITION FOR SPECIAL HEARING: BEFORE THE ZONING COMMISSIONER
S/S of Maple Dr., 509.59'
N of Linden Terr., 11th District : OF BALTIMORE COUNTY
BELKO CORP., Petitioner : Case No. 82-211-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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 therefor, and of the passage of any preliminary or final Order in connection therewith.

[Signature] Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
[Signature] John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 18th day of March, 1982, a copy of the foregoing Order was mailed to Mr. Karl W. Steinitz, Vice-President, Belko Corp., 11213 Cedar Lane, Kingsville, Maryland 21087, Petitioner.

[Signature]
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 19, 1982

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

ofo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Karl W. Steinitz
Belko Corporation
Kingsville, Maryland 21087

RE: Item No. 231
Petitioner - Belko Corporation
Special Hearing Petition

Dear Mr. Steinitz:

In view of the fact that additional photos and revised plans were submitted that reflected my previous comments of October 26, 1981, the site plan was finally approved by the Planning Board and the petition scheduled for a hearing.

If you have any additional questions, please do not hesitate to contact me at 494-3391.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bac

cc: David A. Rodgers
Benchmark Consultants
8309 Harford Road
Baltimore, Md. 21234

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 26, 1981

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

ofo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Karl W. Steinitz
Belko Corporation
Kingsville, Maryland 21087

RE: Item No. 231
Petitioner - Belko Corporation
Special Hearing Petition

Dear Mr. Steinitz:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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.

Because of your proposal to park on the subject property, which is zoned R. O., this hearing is required.

As you are aware, this proposal must first be approved by the Planning Board before I can schedule the petition for a hearing date. In light of this, the submitted site plan must be revised to incorporate the enclosed comments from the Office of Current Planning and also provide a signature block for approval by the Baltimore County Planning Board. This latter approval will be signed by the Director of Planning. In addition, 8"x10" pictures of the surrounding properties to the south and west and on the north side of Maple Drive must be submitted. These pictures should be keyed to addresses of existing structures, which should be on the revised plans.

Until the above comments are satisfied, I am withholding the scheduling of a hearing date. If you have any questions please don't hesitate to call me at 494-3391.

Very truly yours,
[Signature]
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bac

cc: David A. Rodgers
Benchmark Consultants
8309 Harford Road
Baltimore, Md. 21234



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 10, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #231 (1980-1981)
Property Owner: Belko Corp.
S/S Maple Dr. 509.59' N/E from centerline of Linden Terrace
Acres: 12.395 sq. ft. District: 11th

Dear Mr. Hammond:

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:

Franklinville Road (North Main Street - Maple Drive as shown on the plat "Franklinville", recorded L.M.L.M. 9, Folio 65), an existing public road is proposed to be improved in the future on a 70-foot right-of-way.

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

Sediment Control:

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

Storm Drains:

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #231 (1980-1981)
Property Owner: Belko Corp.
Page 2
July 10, 1981

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is within the Baltimore County Metropolitan District and beyond the Urban-Rural Demarcation Line. The Baltimore County Water and Sewerage Plans W and S-17B, as amended, indicate "No Planned Service" in the area.

Very truly yours,

[Signature]
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbly

QQ-NW Key Sheet
56 NE 44 Pos. Sheet
NE 14 K Topo
55 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

September 9, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #231, Zoning Advisory Committee Meeting, June 9, 1981, are as follows:

Property Owner: Belko Corp.
Location: S/S Maple Drive 509.59' N/E from centerline of Linden Terrace
Acres: 12.395 sq. ft
District: 11th

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

Four copies of the site plan must be submitted to this office for Planning Board approval in accordance with the R.O. zone of the Baltimore County Zoning Regulations.

All free standing light standards should be of the cut-off type luminous and an elevation view of the standards shown on the site plan.

All parking areas, fencing and screening should be located out of the proposed road widening.

Very truly yours,

[Signature]
John L. Wimbly
Planner III
Current Planning and Development

JLW:rh

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts:

1. The petitioner herein seeks to secure a use permit for business or industrial parking in a R-O (Residential-Office) Zone, as provided for in Section 409.4 of the Baltimore County Zoning Regulations, in order to meet the parking requirements set forth in Section 409.2.b.
2. A review of the site plan prepared by Benchmark Consultants, revised January 20, 1982, and marked Petitioner's Exhibit 1, disclosed that the subject property has a frontage on Maple Drive of 87.87 feet and a depth of 140.14 feet, lies adjacent to the petitioner's existing factory, and is within 500 feet of the building(s) it is intended to serve.
3. Mr. Karl W. Steinitz, Vice President of the petitioning body corporate, testified that the subject site contained a residential improvement when it was purchased, but it was destroyed by fire in January, 1980. Since that date, the site has remained unimproved and the petitioner now desires to pave the lot and use it for visitor and employee parking. Although the corporation's operations are conducted on two shifts, the parking lot is proposed to be limited to automobile parking between the hours of 7:30 a.m. and 5:30 p.m. and will be screened by six-foot evergreens planted along the property lines bordering the adjacent R.C. 5 (Resource Conservation-rural-residential) properties.
4. No one appeared at the hearing in opposition to the petition.
5. To approve the use permit for business or industrial parking in a R-O Zone would be in strict harmony with the spirit and intent of the zoning regulations and would not adversely affect the health, safety, and general welfare of the community.

and, therefore,
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of April, 1982, that a use permit for business or industrial parking in a R-O Zone, in accordance with Petitioner's Exhibit 1, is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Department of Health, dated August 20, 1981, and the Office of Planning and Zoning, dated September 9, 1981.
2. Compliance with Sections 409.2.c(1), (2), (3), and (4) and 409.4 of the Baltimore County Zoning Regulations.
3. Parking of employees' and visitors' automobiles shall be limited to between 7:30 a.m. and 5:30 p.m.
4. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
(301) 454-3550

STEPHEN E. COLLINS
DIRECTOR

August 26, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment regarding items number 230, 231, 232, 233, 235, 236, 237, and 238 of ZAC meeting on June 9, 1981.

[Signature]
Michael S. Flanigan
Traffic Engineering Associate II

MSF/jem



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

August 20, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 231, Zoning Advisory Committee Meeting of June 9, 1981, are as follows:

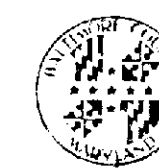
Property Owner: Belco Corp.
Location: S/S Maple Drive 509.59' N/E from center line of Linden Terrace.
Existing Zoning: R.O.
Proposed Zoning: Special Hearing to approve a use permit for business or industrial parking in a residential zone (R.O.).
Acres: 12.395 sq. ft.
District: 11th

The water well that presently serves the site is located in the proposed parking area and has been upgraded to meet Health Department requirements. Parking of vehicles over top or directly adjacent to the well will not be permitted. The recently installed barriers must remain in good repair to protect the well from vehicles.

Very truly yours,

[Signature]
Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Belco Corp.

Location: S/S Maple Drive 509.49' N/E from centerline of Linden Terrace

Item No.: 231 Zoning Agenda: June 9, 1981

Gentlemen:

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

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

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

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

() 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", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

ORDER RECEIVED FOR FILING

DATE *April 24, 1982*

BY *[Signature]*
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: July 2, 1981
FROM: Charles E. (Ted) Burnham
SUBJECT: Zoning Advisory Committee Meeting of June 9, 1981

ITEM #229	See Comments
ITEM #230	See Comments
ITEM #231	Standard Comments
ITEM #232	Standard Comments
ITEM #233	Standard Comments
ITEM #234	See Comments
ITEM #235	Standard Comments
ITEM #236	See Comments
ITEM #237	Standard Comment
ITEM #238	Standard Comment

[Signature]
Charles E. (Ted) Burnham
Plans Review Chief

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: June 8, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: June 9, 1981

RE: Item No: 229, 230, 231, 232, 233, 234, 235, 236, 237, 238
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
[Signature]
Nick Petrovich, Assistant
Department of Planning

KNP/bp



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 23, 1982

Belco Corp.
c/o Karl W. Steinitz, V.P.
Fingerville, MD 21037

RE: Petition for Special Hearing
S/S Maple Dr., 509.59' N of Linden Terrace
Case #82-211-SPH

Dear Mr. Steinitz:

This is to advise you that \$40.37 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 26, 1982

Mr. Karl W. Steinitz
Vice President
Belco Corporation
Kingsville, Maryland 21087

RE: Petition for Special Hearing
S/S of Maple Drive, 509.59' N of
Linden Terrace - 11th Election
District
Belco Corporation - Petitioner
NO. 82-211-SPH (Item No. 231)

Dear Mr. Steinitz:

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

Very truly yours,

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:eri

Attachments

cc: David A. Rodgers, Esquire
10900 Harford Road
Glen Arm, Maryland 21057

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning

TO: _____ Date: March 23, 1982

FROM: _____

SUBJECT: Zoning Petition No. 82-211 SPH

Plans for this proposal were approved by the Baltimore County

Planning Board on February 4, 1982.

Norman E. Gerber per [Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:mc

PROTOTYPED
SUBMIT 5

Belko Corp.
c/o Karl W. Steinitz, V.P.
Kingsville, MD 21067

March 2, 1982

NOTICE OF HEARING

PRE: Petition for Special Hearing
s/a Maple Drive, 509.59' N of Linden Terrace
Case #82-211-SPH

TIME: 10:15 A.M.

DATE: Tuesday, March 30, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

PETITION FOR SPECIAL HEARING

11th DISTRICT

ZONING: Petition for Special Hearing

LOCATION: South side of Maple Drive, 509.59 ft. North of Linden Terrace

DATE & TIME: Tuesday, March 30, 1982, at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a use permit for business or industrial parking in residential (R.O.) Zone

All that parcel of land in the Eleventh District of Baltimore County.

Being the property of Belko Corp. as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, March 30, 1982 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ZONING DESCRIPTION

THE BELKO CORPORATION PROPERTY
LOCATED IN THE 11th ELECTION DISTRICT
KNOWN AS LOTS NO. 13 AND NO. 15
MAPLE DRIVE AS RECORDED AMONG THE
LAND RECORDS OF BALTIMORE COUNTY, MD.
"FRANKLINVILLE" PLAT BOOK 9, FOLIO 65

BEGINNING FOR THE SAME AT A POINT ON THE SOUTH SIDE OF MAPLE DRIVE
(ALSO KNOWN AS FRANKLINVILLE ROAD). SAID POINT BEING 509.59 FEET NORTHEASTERLY
FROM THE CENTERLINE INTERSECTION OF LINDEN TERRACE AND FRANKLINVILLE ROAD.
THENCE RUNNING ALONG THE SOUTHEAST SIDE OF MAPLE DRIVE:
NORTH 61 DEGREES 57 MINUTES EAST 87.87 FEET. THENCE LEAVING THE OUTLINE OF
MAPLE DRIVE AND RUNNING THE FOLLOWING COURSES AND DISTANCES:
SOUTH 22 DEGREES 53 MINUTES EAST 145.17 FEET,
SOUTH 65 DEGREES 09 MINUTES WEST 85.91 FEET AND
NORTH 23 DEGREES 35 MINUTES WEST 140.14 FEET TO THE PLACE OF BEGINNING
AND CONTAINING 12,395 SQUARE FEET OF LAND MORE OR LESS.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11 Date of Posting: 3/14/82

Posted for: Belko Corp. Special Hearing

Petitioner: Belko Corp.

Location of property: 509.59' N of Linden Terrace

Location of Signs: Facing Maple Dr.

Remarks: See 2.01a

Posted by: [Signature] Date of return: 3/14/82

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 11, 1982

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once one time successive weeks before the 30th day of March, 1982, the 8th publication appearing on the 11th day of March, 1982.

THE JEFFERSONIAN
[Signature]
Manager.

Cost of Advertisement, \$ _____

PETITION FOR SPECIAL HEARING—11th DISTRICT
ZONING: Petition for Special Hearing
LOCATION: South side of Maple Drive, 509.59 ft. North of Linden Terrace.
DATE & TIME: Tuesday, March 30, 1982, at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a use permit for business or industrial parking in residential (R.O.) Zone

All that parcel of land in the Eleventh District of Baltimore County.
ZONING DESCRIPTION
The Belko Corporation property located in the 11th Election District known as Lots No. 13 and No. 15 Maple Drive as recorded among the Land Records of Baltimore County, Md. "Franklinville" Plat Book 9, Folio 65
Beginning for the same at a point on the south side of Maple Drive (also known as Franklinville Road). Said point being 509.59 feet north-easterly from the centerline intersection of Linden Terrace and Franklinville Road. Thence running along the southeast side of Maple Drive North 61 degrees 57 minutes East 87.87 feet. Thence leaving the outline of Maple Drive and running the following courses and distances: South 22 degrees 53 minutes East 145.17 feet, South 65 degrees 09 minutes West 85.91 feet and North 23 degrees 35 minutes West 140.14 feet to the place of beginning and containing 12,395 square feet of land more or less.

Being the property of Belko Corp. as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, March 30, 1982 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Mar. 11.

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

No. 105725

DATE: 3/2/82 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: The Belko Corp.
FOR: Filing Fee for Case #82-211-SPH (Belko)

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 20 day of May, 1982.

Filing Fee \$ 25 Received: [Signature] Check [Signature]
Cash [Signature]
Other [Signature]

Petitioner: Belko Corp. Submitted by: [Signature]
Petitioner's Attorney: [Signature] Reviewed by: [Signature]

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

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

No. 106837

DATE: 3-30-82 ACCOUNT: 01-662

AMOUNT: 60.37

RECEIVED FROM: Belko Corp.
FOR: 11th Election District 82-211 SPH
Belko Corp.

30303030

60.37

VALIDATION OR SIGNATURE OF CASHIER

Petition for
Special Hearing
11TH DISTRICT

ZONING: Petition for Special Hearing
LOCATION: South side of Maple Drive, 509.59 ft. North of Linden Terrace
DATE & TIME: Tuesday, March 30, 1982 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Md.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a use permit for business or industrial parking in residential (R.O.) Zone

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Zoning Description
The Belko Corporation property, located in the 11th election district known as lots no. 13 and no. 15 Maple Drive as recorded among the land records of Baltimore County, Md. "Franklinville" plat book 9, folio 65.

Beginning for the same at a point on the south side of Maple Drive (also known as Franklinville Road). Said point being 509.59 feet north-easterly from the centerline intersection of Linden Terrace and Franklinville Road. Thence running along the southeast side of Maple Drive North 61 degrees 57 minutes East 87.87 feet. Thence leaving the outline of Maple Drive and running the following courses and distances: South 22 degrees 53 minutes East 145.17 feet, South 65 degrees 09 minutes West 85.91 feet and North 23 degrees 35 minutes West 140.14 feet to the place of beginning and containing 12,395 square feet of land more or less.

Being the property of Belko Corp. as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, March 30, 1982 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
William E. Hammond
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., March 10 1982

This is to Certify, That the annexed

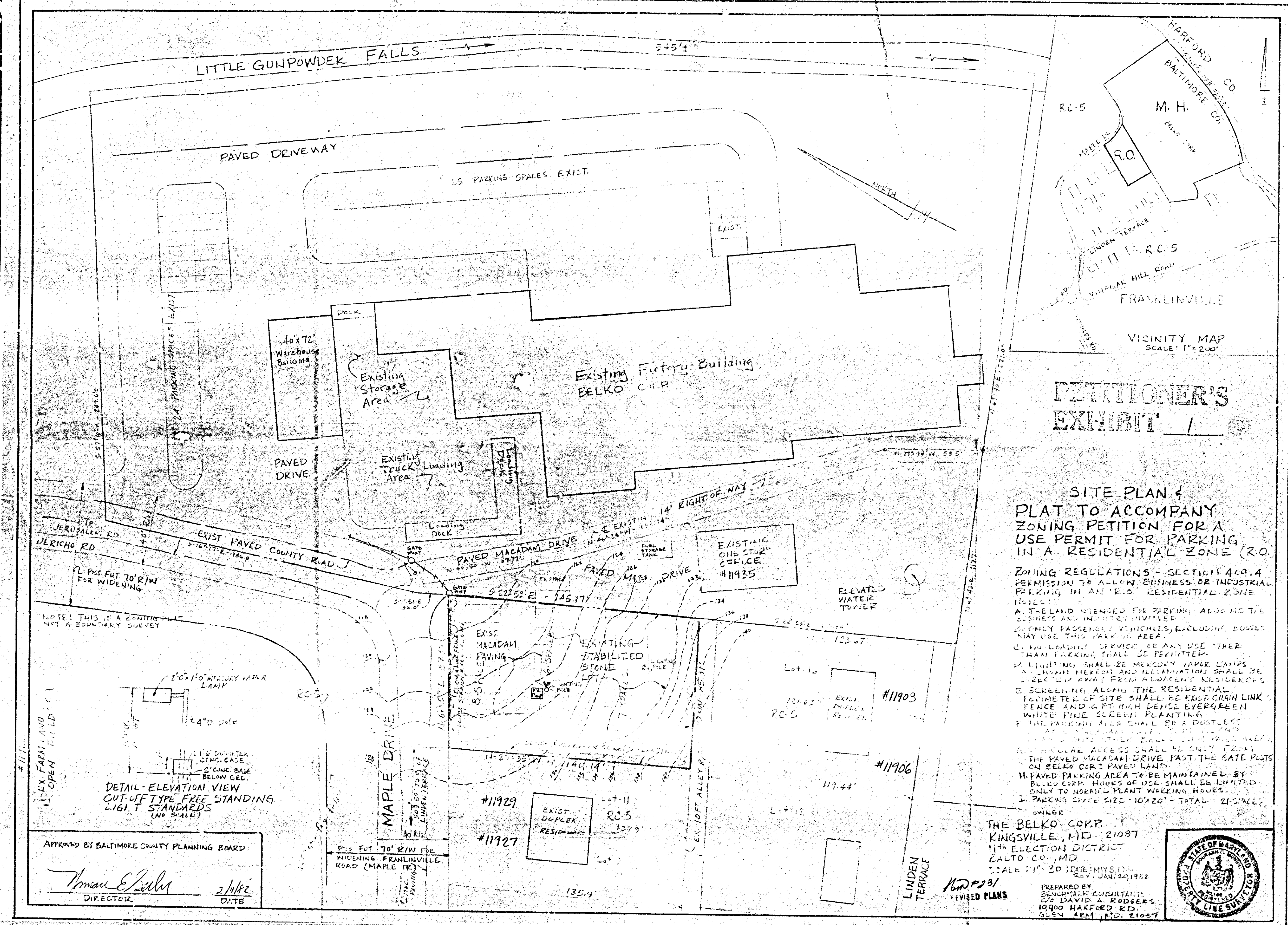
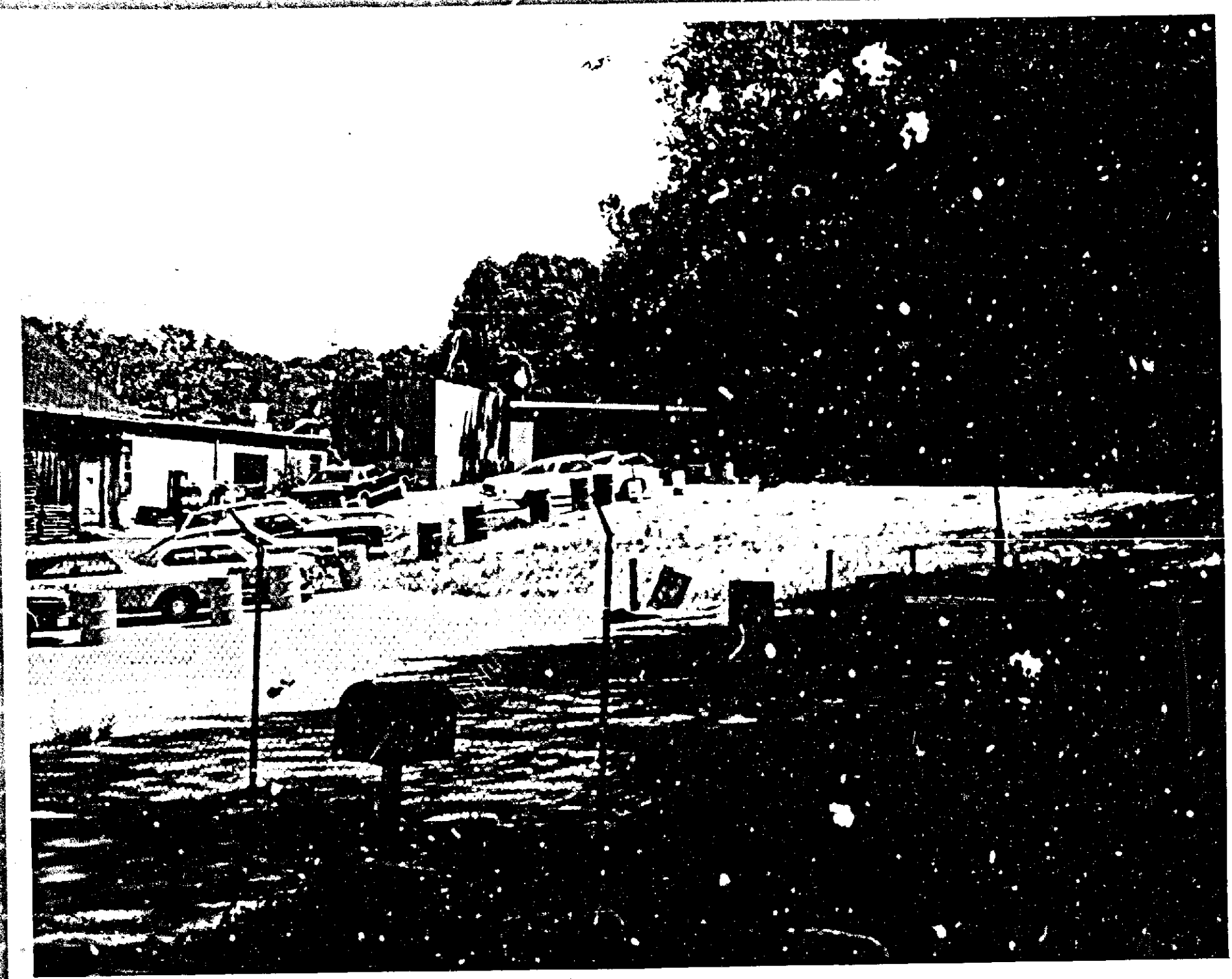
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 10th day of March, 1982
[Signature] Publisher.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>[Signature]</u>										
Previous case: <u>—</u>										

Revised Plans:
Change in outline or description Yes No

Map # _____



HARFORD COUNTY

LITTLE GUNPOWDER FALLS

545'±

PAVED DRIVEWAY

25 PARKING SPACES EXIST.

M.H. ZONING LINE

24 PARKING SPACES EXIST.

40'x72' Warehouse Building

Existing Storage Area

Existing Factory Building
BELKO CORP.

PAVED DRIVE

Existing Truck Loading Area

Loading Dock

PAVED MACADAM DRIVE

EXISTING ONE STORY OFFICE
2,500 S.F.

EXIST. ONE STORY OFFICE
ADDITION (600 S.F.)
12/3/80

ELEVATED WATER TOWER

M.H. ZONING LINE

M.H. ZONING LINE

R.C.5

M.H.

R.O.

R.C.5

VINEGAR HILL ROAD

FRANKLINVILLE

VICINITY MAP
SCALE: 1" = 200'

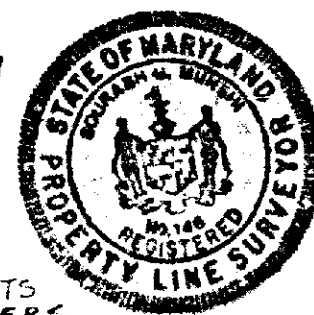
MAP: 11-12-81
ELECTION DISTRICT: 11
DATE: 11/11/81
TYPE: SH
HEARING: BY
FINAL: BY

SITE PLAN &
PLAT TO ACCOMPANY
ZONING PETITION FOR A
USE PERMIT FOR PARKING
IN A RESIDENTIAL ZONE (R.O.)

ZONING REGULATIONS - SECTION 409.4
PERMISSION TO ALLOW BUSINESS OR INDUSTRIAL
PARKING IN AN 'R.O.' RESIDENTIAL ZONE
NOTES:

- THE LAND INTENDED FOR PARKING ADDS THE BUSINESS AND INDUSTRY INVOLVED.
- ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THIS PARKING AREA.
- NO LOADING SERVICE AT ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
- LIGHTING SHALL BE MERCURY VAPOR LAMPS 10' HIGH AS SHOWN HEREON AND ILLUMINATION SHALL BE DIRECTED AWAY FROM ADJACENT RESIDENCES.
- SCREENING ALONG THE RESIDENTIAL PERIMETER OF SITE SHALL BE EXIST. CHAIN LINK FENCE AND 6 FT. HIGH DENSE EVERGREEN WHITE PINE SCREEN PLANTING.
- THE PARKING AREA SHALL BE A DUSTLESS DURABLE MACADAM PAVED SURFACE AND DRAINAGE INTO OTHER BELKO CORP. PAVED AREAS.
- VEHICULAR ACCESS SHALL BE ONLY FROM THE PAVED MACADAM DRIVE EAST THE GATE POSTS ON BELKO CORP. PAVED LAND.
- PAVED PARKING AREA TO BE MAINTAINED BY BELKO CORP., HOURS OF USE SHALL BE LIMITED ONLY TO NORMAL PLANT WORKING HOURS.
- PARKING SPACE SIZE = 9'x18' - TOTAL = 21 SPACES IN R.O. ZONE

OWNER
THE BELKO CORP.
KINGVILLE, MD. 21087
11th ELECTION DISTRICT
BALTO. CO. MD.
SCALE: 1" = 30' DATE: MAY 8, 1981



PREPARED BY
BENCHMARK CONSULTANTS
C/O DAVID A. RODGERS
8309 HARFORD RD.
BALTO., MD 21234

NOTE: THIS IS A ZONING PLAT
NOT A BOUNDARY SURVEY
LOTS NO. 13 AND NO. 15
MAPLE DRIVE AS RECORDED
AMONG THE LAND RECORDS
OF BALTIMORE COUNTY, MD.
FRANKLINVILLE
PLAT BOOK 9, FOLIO 65

PARKING DATA:

NO. EMPLOYEES PER SHIFT - 97
TOTAL SPACES REQUIRED - 33
TOTAL SPACES PROVIDED (PLANT) - 53
PARKING SPACE = 9'x18' MIN.
PAVING - MACADAM
EXISTING OFFICES
1) 2450 S.F. ÷ 300 = 9 SPACES REQUIRED
2) 600 S.F. ÷ 300 = 2 SPACES REQUIRED
TOT. OFFICE SPACES = 11
TOT. PLANT SPACES = 33
TOTAL PARKING REQ'D = 44 SPACES REQUIRED
TOTAL PARKING PROVIDED = 74 SPACES PROVIDED
(21 OF WHICH ARE IN R.O. ZONE)

VACANT LAND
R.C.5

MAPLE DRIVE

EXIST. DUPLEX RESIDENCES

EXIST. DUPLEX RESIDENCES

Lot-11

RC-5

Lot-9

Lot-16

RC-5

Lot-14

Lot-12

EXIST. DUPLEX RESID.

119.44'

LINDEN TERRACE

135.9'