

PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DR-5.5 zone to an M-L zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for See Attachment A - For PROPERTY DESCRIPTION

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

See Attachment B

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
LEONARD KOHLSTEIN
(Type or Print Name)
Signature _____
326 St. Paul Place
Address
Baltimore, Maryland 21202
City and State
Attorney's Telephone No.: 752-1230
1900 Benhill Avenue
Address
355-3111
Phone No.

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

A. V. & E. Industries, Inc.
Case No. R-83-69

The Board recognizes that its decision in this case must be governed by Section 2-58.1 (j) (1) and (2) which in pertinent part states as follows: (j) Before any property is reclassified pursuant to this section, the Board of Appeals must find: (1) that there has occurred a substantial change in the character of the neighborhood in which the property is located since the property was last classified or that the last classification of the property was established in error; and (2) that the prospective reclassification of the property is warranted by that change or error.

Since the Board is of the opinion that error has in fact been shown to exist and that such error warrants a reclassification of the property, the requested reclassification will be granted.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 29th day of December, 1982, by the County Board of Appeals, ORDERED that the Petition for Reclassification from D.R. 5.5 to M.L. is hereby GRANTED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Kathleen Flanz, Acting Chairman

Leroy B. Spurr

Joanne L. Suder

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
from J.R. 5.5 to M.L. Zone
270' from S/S Patapsco Ave., 3817'
E of Potee St., 13th District : OF BALTIMORE COUNTY

A.V.&E. INDUSTRIES, INC., : Case No. R-83-70 (Item 19, Cycle III)
Petitioner:

ORDER TO ENTER APPEARANCE

To the Honorable, Members of Said Board:

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.

Peter Max Zimmerman
Deputy People's Counsel
John W. Heslan, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2133

I HEREBY CERTIFY that on this 6th day of August, 1982, a copy of the foregoing Order was mailed to Leonard Kohlenstein, Esquire, 326 St. Paul Place, Baltimore, Maryland 21202; and Mr. Ian H. Newman, 1900 Benhill Avenue, Baltimore, Maryland 21226.

John W. Heslan, III

RECEIVED
BALTIMORE COUNTY
AUG 12 2 28 PM '82
COUNTY BOARD
OF APPEALS
BY:

HOWARD D. TUSTIN, JR. REGISTERED
RICHARD P. TUSTIN

ROBERT S. BUTTON

ESTABLISHED 1849

S. J. MARTENET & CO.

LAND SURVEYORS

9 E. LEXINGTON STREET
BALTIMORE, MD. 21202
PHONE: 538-4263

HOWARD D. TUSTIN, JR. 1000-1001
RICHARD P. TUSTIN 1001-1002
ROBERT S. BUTTON 1002-1003
J. HOWARD BUTTON 1003-1004
WILLIAM D. STUBBS 1004-1005
GABRIEL A. THOMPSON 1005-1006
EDWARD C. THOMPSON 1006-1007
HOWARD S. TUSTIN 1007-1008
HOWARD C. BUTTON 1008-1009

PARCEL TO BE REZONED FROM DR 5.5 TO ML

BEOTHING on the southwest Boundary Line between Baltimore City and Baltimore County at the intersection of the ML and DR 5.5 Zone Lines as shown on the 1980 Zoning Map SW 6 A (1"-200') at the end of a line drawn S 35° 35' 36" W 270.25' from a point on the south side of Patapsco Avenue distant 3817.6' feet west of the west side of Potee Street and thence on the outline of the first parcel of land described in a deed dated June 19, 1895 from Joseph W. Ament and wife to Joseph Van Huynbeke and recorded among the Land Records of Baltimore County in Liber DB 212 folio 92 and on the ML-DR 5.5 Zoning Line the following courses and distances:

1) S 35° 35' 36" W 91.29' 2) N 70° 24' 34" W 73.65' 3) N 51° 24' 34" W 163.68'
4) S 79° 35' 26" W 98.21' 5) S 46° 25' 06" W 130.94' 6) S 00° 24' 34" E 229.15'
7) S 66° 24' 34" E 81.84' 8) S 14° 24' 34" E 106.39' 9) S 83° 54' 34" E 188.23',
thence leaving said Zoning Line and running S 85° 52' 30" E 488.46' and N 80° 42' E 400.41' and N 60° 39' 50" W 837.89' to the beginning.

CONTAINING 8.225 acres of land, more or less.

June 11, 1982

Richard P. Tustin
R # 3460
JUN 21 1982
JUN 21 1982
JUN 21 1982

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Nicholas B. Commodari
Planning and Zoning
James W. Butler
Dept. of Recreation & Parks
TO: _____
FROM: _____
SUBJECT: RECLASSIFICATION PETITION
A. V. & E. Industries, Inc.

Date: May 6, 1982

This Department feels that a zoning change to M.L. proposed at the above location may not be conducive to meaningful park development. The close proximity of the M.L. zoned property could detract from proposed development of a picnic area, tot lot and playfield in the immediate area of the Southwest Area Park near to this property.

If any building structures are erected on the subject property, it is necessary that landscaping occur on the property in the form of screen trees along the property line contiguous or near to Baltimore County Park property.

Referring to Robert A. Macon's letter of 4/19/82, please be advised that our information states that the 100-year flood elevation in the area for the Patapsco River is 11.7 feet.

James W. Butler
Facilities Planner

JWB:by

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 7, 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

Leonard Kohlenstein, Esquire
326 St. Paul Place
Baltimore, Maryland 21202

Item No. 19 - Cycle No. III
Petitioner - A.V.&E. Industries, Inc.
Reclassification Petition

Dear Mr. Kohlenstein:

Enclosed are comments from the Department of Recreation and Parks on the above referenced property. I personally spoke to Mr. Al Barry of the City Planning Office, and he stated that he had no comment on your client's proposal.

As of this writing, I still have not received any revised plans and descriptions from your surveyor.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

ENCLOSURE
cc: Richard P. Tustin
9 E. Lexington Street
Baltimore, Md. 21202
Ian H. Newman
1900 Benhill Avenue
Baltimore, Md. 21226

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 3, 1982

Leonard Kohlenstein, Esquire
326 St. Paul Place
Baltimore, Maryland 21202

RE: Item No. 19 - Cycle No. III
Petitioner - A.V. & E. Industries, Inc.
Reclassification Petition

Dear Mr. Kohlenstein:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the April - October '82 reclassification cycle (Cycle III). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before May 31. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

Located at the Baltimore County/City line south of the Patapsco Avenue in the 13th Election District, this currently vacant parcel of land is zoned D.R.5.5 and is proposed to be reclassified to an M.L. zone. This property was part of a larger portion of ground that was denied a reclassification to M.L. zoning as a result of Case #65-256-RX.

In view of the fact that the property borders the city to the north and a proposed county park to the south, by copy of this letter I will request Mr. Al Barry of the City Planning Office and Mr. James W. Butler of the Department of Recreation and Parks to submit comments on your client's proposal prior to May 20, 1982. Upon receipt of these comments, if any are submitted, I will forward them to you.

Mr. Dyer, Zoning Supervisor, and I have spoken with your surveyor, Mr. Tustin, and he will submit revised site plans, descriptions and a copy of the 1"-200' zoning map with the property outline plotted to this office in the near future.

Item No. 19 - Cycle No. III
Petitioner - A.V. & E. Industries, Inc.
Reclassification Petition

In view of the fact that the submitted site plan does not indicate a proposed development of the subject property, the enclosed comments from this Committee are general in nature. If the requested reclassification is granted, a public hearing and/or Planning Board review and approval will be required prior to development. At that time, more specific comments will be provided.

If you have any questions concerning the enclosed comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between September 1 and December 1982, will be forwarded to you in the future.

Very truly yours,

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

NBC:bac

Enclosures

cc: Richard P. Tustin
9 E. Lexington Street
Baltimore, Md. 21202

Ian H. Newman
1900 Benhill Avenue
Baltimore, Md. 21226

Al Barry, Chief Current Planning
8th Floor
222 E. Saratoga Street
Baltimore, Md. 21202

James W. Butler, Department of Recreation & Parks

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

April 7, 1982

Mr. William Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Dear Mr. Hackett:

Comments on Item #19, Cycle III Meeting, March 16, 1982, are as follows:

Property Owner: A.V. & E. Industries, Inc.
Location: 270.25' from S/S Patapsco Avenue 3817.65' E. of Potee Street
Existing Zoning: D.R. 5.5
Proposed Zoning: M.L.
Acres: 8.225
District: 13th

This property may be situated on an old landfill site. Any excavation of soil on the site that will uncover buried refuse will not be permitted. If building structures are proposed, soil boring must be taken to ascertain the presence of or proximity to the fill materials.

The presence of methane gas generated from the landfill poses an explosion and fire hazard to any building structures erected on or near the refuse fill. If building structures are proposed, and soil borings indicate close proximity to fill materials, a safe and efficient method of detecting and removing methane gas may be required to be installed in the structures. Any proposed building structures must utilize metropolitan water and sewer.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/als

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

April 6, 1982

Mr. William Hammond cc: William Hackett
Zoning Commissioner Chairman of Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: A.V. and E. Industries, Inc.

Location: 270.25' from S/S Patapsco Avenue 3817.65' E. of Potee Street

Item No.: 19 Zoning Agenda: Meeting of March 16, 1982

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.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

() 3. The vehicle dead end condition shown at _____

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.

(X) 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.

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

REVIEWED BY: *George M. McGonigle* Noted and Approved: *George M. McGonigle*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK /mb /cm

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

April 19, 1982

Mr. William T. Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Re: Item #19 Zoning Cycle III (April-October 1982)
Property Owner: A. V. & E. Industries, Inc.
270.25' from S/S Patapsco Avenue 3817.65' E. of Potee Street
Existing Zoning: DR 5.5
Proposed Zoning: ML
Acres: 8.225
District: 13th

Dear Mr. Hackett:

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:

This site, which contains fill material, is contiguous to the southwestern Baltimore City-Baltimore County boundary in the area of the Patapsco River, and lies within Baltimore County adjacent to proposed Southwest Area Park (Reliable landfill).

Baltimore County highway and utility improvements are not available, nor are they directly involved.

The Federal Emergency Management Agency F.I.A. Panel 530 (March 2, 1981) indicates this property in the 100-year flood plain.

Baltimore County study has established 44.06 feet as the 100-year flood elevation in this vicinity, based upon Baltimore County Datum.

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

FAM:EAM:FWR:ss

cc: Jack Wimbley
James Markle (John Maple)

C-NE Key Sheet
21 & 22 SW 2 Pos. Sheets
SW 6 A Topo
109 Tax Map

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

March 29, 1982

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle III - 1982, Meeting of March 16, 1982
Item No. 19
Property Owner: A.V. & E. Industries, Inc.
Location: 270.25' from S/S Patapsco Avenue 3817.65' E. of Potee Street
Existing Zoning: D.R. 5.5
Proposed Zoning: M.L.
Acres: 8.225
District: 13th

Dear Mr. Hackett:

The existing D.R. 5.5 zoning can be expected to generate approximately 450 trips per day and the proposed M.L. zoning can be expected to generate approximately 820 trips per day.

Sincerely,

Michael S. Flanigan
Michael S. Flanigan
Engineering Associate II

MSF/r1j

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: 3/22/82

Mr. Walter Reiter
Chairman, Board of Appeals
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Zoning Cycle #111

RE: Item No: 19
Property Owner: A.V. & E. Industries, Inc.
Location: 270.25' from S/S Patapsco Ave. 3817.65' E. of Potee Street
Present Zoning: D.R. 5.5
Proposed Zoning: M.L.

School Situation

School	Enrollment	Capacity	Over/Under
--------	------------	----------	------------

No effect on student population.

Student Yield With:

Existing Zoning	And	Proposed Zoning
-----------------	-----	-----------------

Elementary
Junior High
Senior High

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/Lp

HOWARD D. USTIN, JR. REGISTERED
RICHARD P. TUSTIN
ROBERT B. BUTTON

ESTABLISHED 1849
S. J. MARTENET & CO.
LAND SURVEYORS
9 E. LEXINGTON STREET
BALTIMORE, MD. 21202
PHONE: 839-4283

STEVEN J. MARTENET 1849-1888
HARRY B. JAMES 1871-1884
ROBERT B. BUTTON 1893-1901
J. HOWARD BUTTON 1894-1900
WILLIAM A. THOMPSON 1897-1901
JAMES A. THOMPSON 1900-1904
GEORGE E. WINNIE 1897-1900
HOWARD D. USTIN 1897-1900
HOWARD B. BUTTON 1894-1900

ZONING DESCRIPTION

BEGINNING on the southwest Boundary Line between Baltimore City and Baltimore County at the end of a line drawn S 35° 35' 26" W 270.25' from a point on the southerly side of Patapsco Avenue, 100 feet wide, said point being 3817.65 feet from the westerly side of Potomac Street, as measured along said south side of Patapsco Ave. thence on said Boundary Line S 60° 39' 50" E 837.89', thence leaving said Boundary by the eleven following courses:

- 1) S 80° 42' 00" W 460.41'
- 2) N 85° 52' 30" W 488.46'
- 3) N 83° 54' 34" W 198.23'
- 4) N 14° 24' 34" W 106.39'
- 5) N 66° 24' 34" W 81.84'
- 6) N 00° 24' 34" W 229.15'
- 7) N 46° 35' 26" E 130.94'
- 8) N 79° 35' 26" E 98.21'
- 9) S 51° 24' 34" E 163.68'
- 10) S 70° 24' 34" E 73.65' and
- 11) N 35° 35' 26" E 91.27' to the place

of beginning.

CONTAINING 8.225 Acres of land, more or less.

February 23 1982

Richard P. Tustin
Reg. PIS #3460
Richard P. Tustin
#3460
STATE OF MARYLAND
RICHARD P. TUSTIN
LAND SURVEYOR

October 28, 1982

John Pico
Leonard Kohlenstein, Esquire
326 St. Paul Place
Baltimore, Maryland 21202

NOTICE OF HEARING

Re: Petition for Reclassification
SW/S Balto. City/County Line, 270' SW of Patapsco Ave., 3,817.65' W of Potomac Street
A. V. & E. Industries, Inc. - Petitioners
Case #R-83-69 Cycle III - Item #19

TIME: 10:00 A.M.

DATE: Tuesday, November 23, 1982

PLACE: Room 218, Courthouse, Towson, Maryland

cc: Ian H. Newman
1900 Benhill Avenue
Baltimore, Maryland 21226

People's Counsel

William T. Hackett
William T. Hackett, Chairman
County Board of Appeals

ATTACHMENT B

REASON FOR CHANGE OF ZONING:

The subject property has multiple zoning classifications. The northern portion within Baltimore City is zoned M-2 while the western portion in Baltimore County is zoned M-L. Both are manufacturing zoning classifications and comprise 75% of the property. The remainder or eastern portion of the property in Baltimore County is zoned DR 5.5.

Keeping the DR 5.5 zoning on 25% of the property will cause unnecessary hardships on the owners. The owners are contemplating several industrial uses for the property that will be in compliance with the existing M-2 and M-L zonings. But because of the DR 5.5 zoning they will be unable to use all of the land as it stands now.

Much of the nearby area is already industrial. The property is serviced by City sewer and water, and has excellent highway accessibility. Additionally, there are no residential areas to be directly impacted on.

If this property is used in accordance with the existing zoning a substantial change in the immediate area of the portion of the land zoned DR 5.5 will occur.

Based upon the physical characteristics of the site, its location, and zoning it is our opinion that the sites highest and best use would be for outdoor storage of such items as containers and steel trailers, as accessory use to manufacturing businesses.

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
December 29, 1982

John Pico, Esq.
326 St. Paul Place
Baltimore, Md. 21202

Dear Mr. Pico:

Re: Case No. R-83-69
A. V. & E. Industries, Inc.

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

Very truly yours,

John Holman, Secretary

Encl.
cc: Ian H. Newman
J. W. Hession, Esq.
W. Hammond
J. Dyer
N. Gerber
J. Hoswell
Bd. of Education

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

R-83-69

District 13th
Posted for: Re-Classification
Petitioner: A.V. & E. INDUSTRIES, INC.
Location of property: SW/S Baltimore City/County Line, 270' SW of Patapsco Ave., 3,817.65' W of Potomac St.
Location of Signs: Signs on SW/S of Patapsco Ave. Opposite 3,817.65' West of Potomac St. Signs on SW/S of Patapsco Ave. Opposite 3,817.65' West of Potomac St.
Remarks: A.V. & E. Industries, Inc.
Posted by: William T. Hackett
Signature: William T. Hackett
Date of return: November 12, 1982
Number of Signs: 2

PETITION FOR RECLASSIFICATION

13th Election District

ZONING:

Petition for Reclassification

LOCATION:

Southwest side Baltimore City/County Line, 270 ft. Southwest of Patapsco Avenue, 3,817.65 ft. West of Potomac Street

DATE & TIME:

Tuesday, November 23, 1982 at 10:00 A.M.

PUBLIC HEARING:

Room 218, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:

Present Zoning: D.R. 5.5
Proposed Zoning: M.L.

All that parcel of land in the Thirteenth District of Baltimore County

Being the property of A.V. & E. Industries, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, November 23, 1982 at 10:00 A.M.
Public Hearing: Room 218, Courthouse, Towson, Maryland

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 4, 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., on one time before the 23rd day of November, 1982, the date of publication appearing on the 4th day of November, 1982.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$.

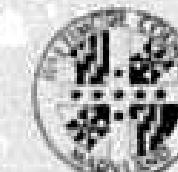
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 104581

DATE: 2/24/82 ACCOUNT: 01-662
AMOUNT: 50.00

RECEIVED FROM: Victor Nutter
FOR: Check for reclassification petition of A.V. & E. Industries, Inc.
812 0413 23 500.00

VALIDATION OR SIGNATURE OF CASHIER



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 17, 1982

Leonard Kohlenstein, Esquire
326 St. Paul Place
Baltimore, Maryland 21202

Re: Petition for Reclassification
SW/S Balto. City/County Line, 270' SW of Patapsco Ave., 3,817.65' W of Potomac St.
A.V. & E. Industries, Inc. - Petitioner
Case #R-83-69 Cycle III - Item #19

Dear Mr. Kohlenstein:

This is to advise you that \$204.83 is due for advertising and posting of the above property.

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEHaj BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 13007
DATE: 11/23/82 ACCOUNT: R-01-615-000
AMOUNT: \$204.83
RECEIVED FROM: A.V. & E. Industries, Inc.
FOR: \$204.83 Advertising & Posting Case
No. R-83-69
8 084*****2048310 748A
VALIDATION OR SIGNATURE OF CASHIER

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

November 4 19 82

THIS IS TO CERTIFY, that the annexed advertisement of

Petition Reclassification

was inserted in the following:

☐ Catonsville Times
☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 6 day of November 19 82, that is to say, the same was inserted in the issues of

November 4, 1982

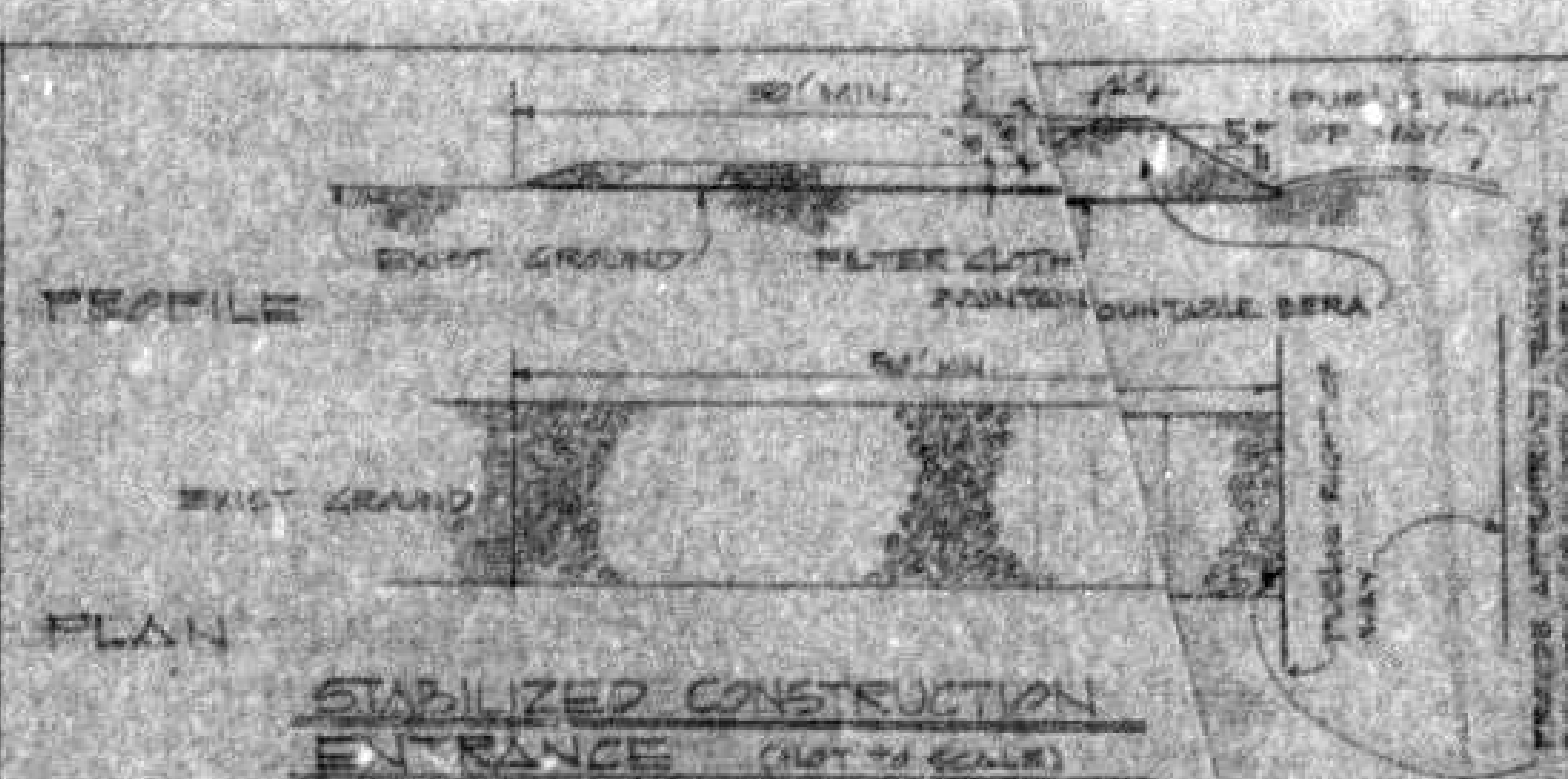
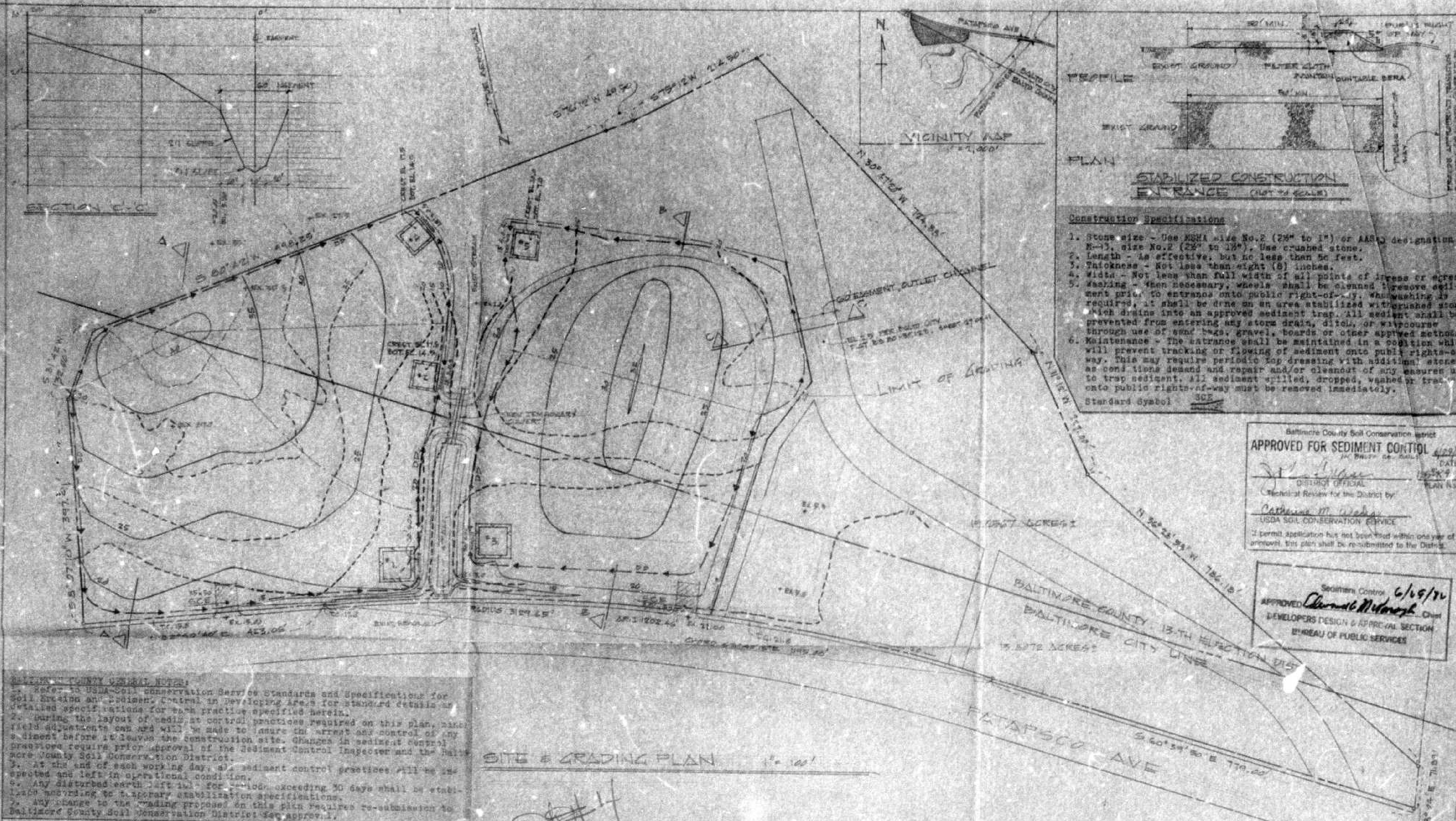
PATUXENT PUBLISHING CORP.
By: [Signature]

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaint

Defendant

CERTIFICATE OF PUBLICATION OF



Construction Specifications

1. Stone size - Use MSHA size No. 2 (2 1/2" to 1") or AASHTO designation M-13, size No. 2 (2 1/2" to 1"). Use crushed stone.
2. Length - As effective, but no less than 50 feet.
3. Thickness - Not less than eight (8) inches.
4. Width - Not less than full width of all points of access or egress.
5. Sealing - When necessary, wheels shall be cleaned to remove debris prior to entrance onto public right-of-way. When washing is required, it shall be done in an area stabilized with crushed stone which drains into an approved sediment trap. All sediment shall be prevented from entering any storm drain, ditch, or watercourse through use of sand bags, gravel, boards or other approved methods.
6. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleaning of any measures used to trap sediment. All sediment collected, dropped, washed or tracked onto public rights-of-way must be removed immediately.

Standard Symbol:

Construction Specifications

1. All dikes shall be well compacted.
2. All diversion dikes shall have positive drainage to an outlet.
3. A. Diverted runoff from a protected or stabilized area shall be directed to an undisturbed stabilized area or into a small spreader or grade stabilization structure.
4. B. Diverted runoff from a disturbed or exposed upland area shall be conveyed to a sediment trapping device such as a sediment trap or a sediment basin or to an area protected by any of these practices.
5. Stabilization, as specified by the plan, shall be (1) in accordance with Standard Specifications for Graded Waterways, and the area to be stabilized shall be the channel (flow area); or (2) the flow area shall be lined with stone that meets MSHA size No. 2 or AASHTO M-13 size No. 2 or 2 1/2 which is placed in a three inch thick layer and pressed into the soil. The area covered by the stone shall be as shown on the drawing above.
6. Periodic inspection and required maintenance shall be provided.

Standard Symbol:

Baltimore County Soil Conservation District
APPROVED FOR SEDIMENT CONTROL
 DISTRICT OFFICIAL: *[Signature]* DATE: 6/19/70
 Technical Review for the District by: *[Signature]*
 USDA SOIL CONSERVATION SERVICE

Sediment Control
APPROVED *[Signature]* 6/19/70
 DEVELOPERS DESIGN & APPROVAL SECTION
 BUREAU OF PUBLIC SERVICES



Construction Specifications

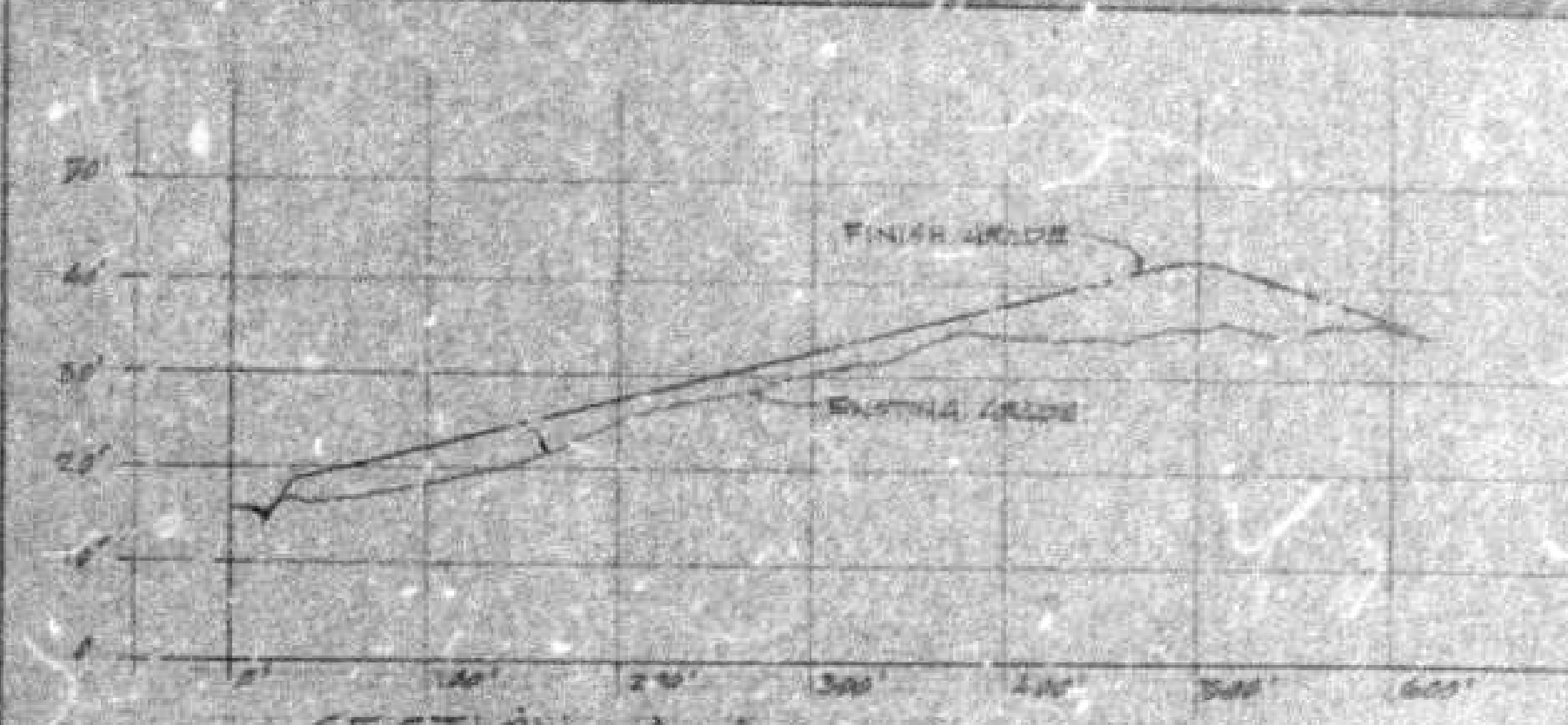
1. The stone shall be crushed stone. Gravel may be used if crushed stone is not available. The stone shall meet MSHA size No. 2 or AASHTO designation M-13 size No. 2 or 2 1/2.
2. The crest of the stone dike shall be at least six inches lower than the lowest elevation of the top of the base earth, and shall be level.
3. The stone outlet structure shall be embedded into the soil a minimum of four inches.
4. The minimum length, in feet, of the crest of the stone outlet structure shall be equal to six times the number of acres of contributing drainage area.
5. The stone outlet structure shall be inspected after each rain, and the stone shall be replaced when the structure ceases to function as intended due to soil accumulation under the stone, washout, construction traffic damage, etc.
6. Sediment shall be removed a trap restored to its original dimensions when the sediment has accumulated to half the design depth of the trap. Removed sediment shall be disposed in a suitable area, and in such a manner that it will not erode.

Standard Symbol of Stone Outlet Structure:

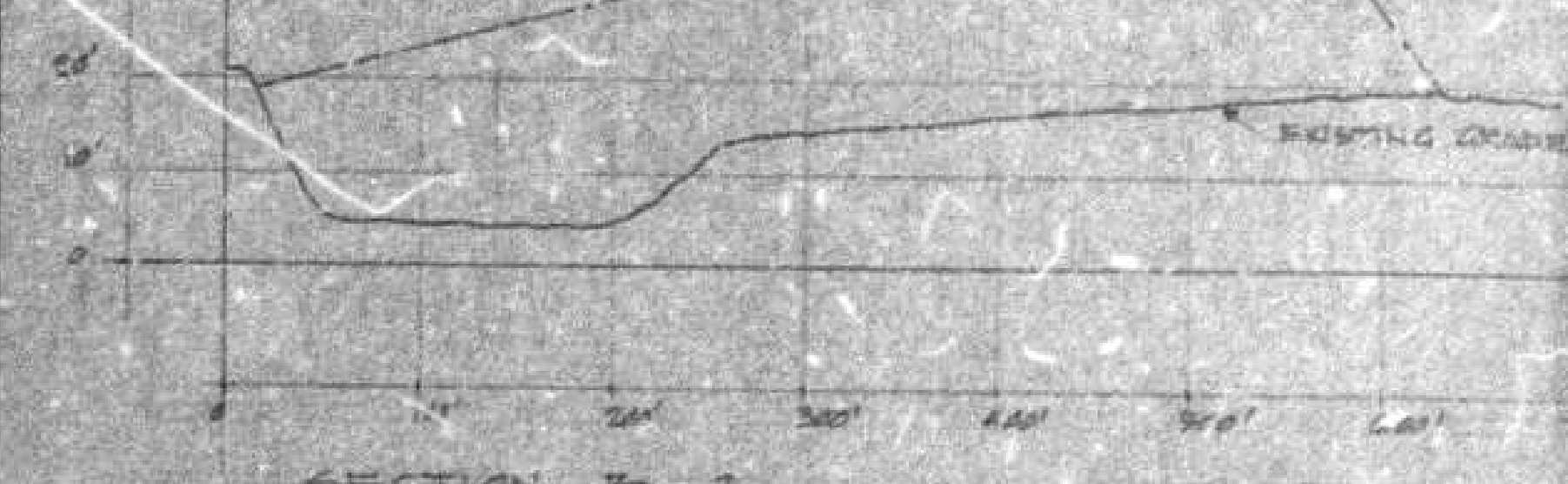
BALTIMORE COUNTY GENERAL NOTES:

1. Refer to Baltimore County Conservation Service Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas for standard details and detailed specifications for each practice specified herein.
2. During the layout of work at control practices required on this plan, make field adjustments and will be made to assure the correct and control of any element before it leaves the construction site. Changes in sediment control practices require prior approval of the Sediment Control Inspector and the Baltimore County Soil Conservation District.
3. At the end of each working day, all sediment control practices shall be inspected and left in satisfactory condition.
4. Any disturbed earth left in place for a period exceeding 30 days shall be stabilized according to temporary stabilization specifications.
5. Any change to the grading proposed on this plan requires re-submission to Baltimore County Soil Conservation District for approval.

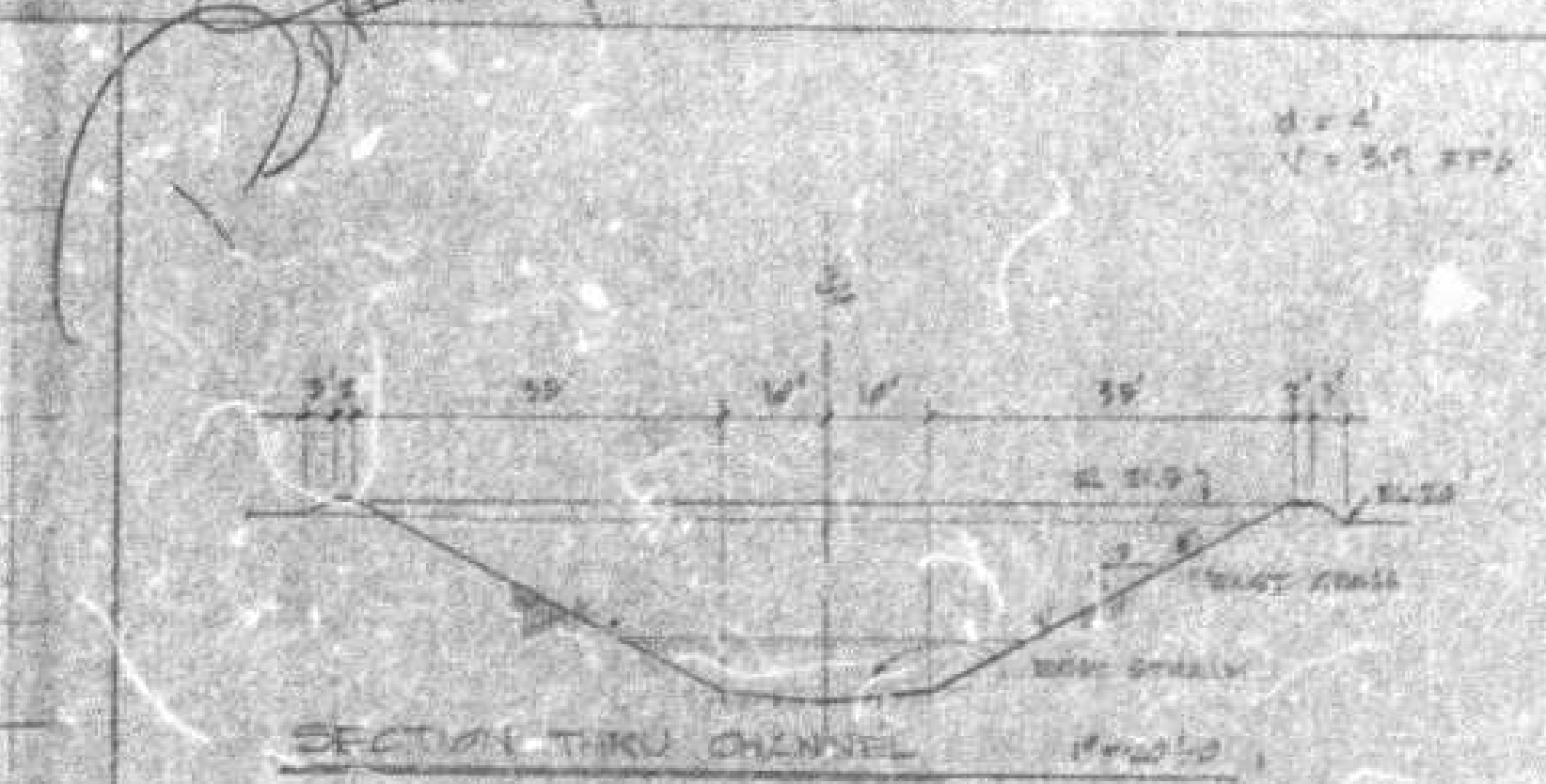
SITE & GRADING PLAN



SECTION A-A



SECTION B-B



SECTION THRU CHANNEL

CHANNEL AND CULVERT DESIGN DATA

DRAINAGE AREA FROM BALTAPSCO AVE 45.0 AC (BA 20-1126)
 ADDITIONAL ON-SITE DRAINAGE AREA 10.1 AC
 TOTAL DRAINAGE AREA 55.1 AC
 C = 0.30
 I₁₀ = 6.45
 Q = 0.60 x 6.45 x 55.1 = 21.0 CFS
 USE 12" D.C.C.M.P., TYPE 'A', 44" I.D., INVERT ELEV. 21.2



CHANNEL PROFILE

DISTURBED AREA IN BALTIMORE COUNTY = 513,200 AC.

SEQUENCE OF OPERATION

1. Contractor shall notify Baltimore County Department of Permits and Licenses, Sediment Control Division, and City of Baltimore Division of Sediment Control at least 3 working days prior to the start of any construction, in writing.
2. Perform limit of grading and grubbing and grading for installation of sediment control measures specified herein.
3. Install all erosion and sediment control measures shown on this plan.
4. Stabilize erosion control measures with temporary seed mixture, as indicated.
5. Grubbing and grading as per proposed grades.
6. Stabilize all disturbed areas with crusher run, 6" max. stone size and seed.
7. Remove all temporary sediment control measures with permission of the Sediment Control Inspector and the Baltimore County Department of Permits and Licenses.

SEDIMENT TRAPS DATA

	1. CFS	2. 4" x 4"
DRAINAGE AREA	5.0 AC	5.0 AC
STORAGE VOL. REQUIRED	4,054 FT ³	5,400 FT ³
STORAGE VOLUME PROVIDED	4,054 FT ³	5,400 FT ³
SIZE (NOT DIMENSION)	50' x 50' x 2' DE	37' x 57' x 2' DE
CLEAR CUT DEPTH	1.5'	1.5'
5% SLOPE LENGTH	50'	10'

EROSION & SEDIMENT CONTROL NOTES

1. The Contractor will comply with all requirements of Sediment and Erosion Control as set forth in the Baltimore City Sediment Control Manual.
2. All work to be constructed prior to any construction on the site.
3. All excavated material shall be placed on the high side whenever possible and confined to an area where it will not obstruct the normal flow of drainage courses.
4. Continue inspection and maintenance of all Sediment Control devices until required.
5. Baltimore City Sediment Control Section must be notified in writing about where any excess material will be disposed or where any corrected material will come from.

ALL MATERIAL: Broken up concrete, bluestone, masonry, sand & clay.

SEDIMENT CONTROL: 1. Erosion control. 2. Apply 10-20-10 fertilizer at the rate of 15 lbs. per 1000 sq. ft. 3. Seed with Italian or Perennial Ryegrass at the rate of 30 lbs. per acre. 4. Mulch with weathered small grain straw at the rate of 10 to 2 tons per acre, or with mulch/straw at the rate of 5 gal per 1000 sq. ft.

DEVELOPER'S CERTIFICATION

I hereby certify that any clearing, grading, construction and/or development will be done pursuant to this plan and that any responsible personnel involved in the construction project will have a certificate of attendance at a Department of Natural Resources approved training program for the control of sediment and erosion before beginning the project.

[Signature] *[Name]* June 23, 1970

ARCHITECT'S CERTIFICATE

I certify that this plan for Erosion and Sediment Control has been prepared by or under my supervision in accordance with the "Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas" and meets the minimum standards of the Baltimore County Soil Conservation District and the Baltimore City Erosion and Sediment Control Section. This plan is workable and practical based on personal knowledge of the site conditions.

George Rabinek, Architect, INC. 247-148

DATE 6/24/70	PROJECT NO. 421
REVISIONS NONE	SHEET NO. 5-1
A.V. & E. INDUSTRIES, INC. 220 N. BALTAPSCO AVE., BALTIMORE, MD. GRADING & SEDIMENT CONTROL PLAN GEORGE RABINEK, AIA, ARCHITECT BALTIMORE, MARYLAND	