

474 87-68-A **PETITION FOR ZONING VARIANCE** 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 Variance from Section 255.2 to permit a rear yard of 29 feet and a side yard of 26 feet instead of the required 50 feet respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) Irregular site outlines and extensive portions impacted by the 100 year floodplain create genuine conditions of hardship and practical difficulty in locating needed building expansion in compliance with setback requirements.

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 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

Legal Owner(s):
James C. Beattie
(Type or Print Name)
Signature
Lynn F. Beattie
(Type or Print Name)
Signature
Lynn F. Beattie
(Type or Print Name)
Address
City and State

Attorney for Petitioner:
Lynn F. Beattie
(Type or Print Name)
Signature
6747 Whitestone Road
Address
Baltimore, Maryland 21207
City and State
(201) 298-4343
Attorney's Telephone No.:

MAP 101 36
2B
E. D. 1
DATE 8-6-87
200
1000
JP
N-9885
W-36,280

ORDERED BY The Zoning Commissioner of Baltimore County, this 26th day of August, 1986, 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 26th day of August, 1986, at 10:00 o'clock.

Call John
Zoning Commissioner of Baltimore County.
(over)

IN RE: PETITION FOR ZONING VARIANCE *
S/S of Dogwood Road, 130' E *
of the c/l of I-695 *
1st Election District *
James C. Beattie, et ux *
Petitioners *
Case No. 87-68-A

BEFORE THE *
DEPUTY ZONING COMMISSIONER *
OF BALTIMORE COUNTY *
Case No. 87-68-A

The Petitioners herein request a variance to permit a rear yard setback of 29 feet and a side yard setback of 26 feet, both in lieu of the required 50 feet, to construct an addition.

Testimony by and on behalf of the Petitioners indicated that the site is utilized by a company that produces specialized parts for race cars. The company has outgrown its facilities and found it necessary to rent temporary containers and to store materials and parts outside. The irregular boundaries of the site and the constraints imposed by the limits of the floodplain have determined that the proposed location of the single story addition is the only one available. The elevation of the adjacent portion of the Beltway is approximately 20 feet higher than the roof of the existing building. The demonstration trailer noted on the plan submitted, prepared by Daft-McCune-Walker, Inc. dated June 20, 1986, is taken to racing meets where it is utilized to exhibit parts, provide a lounge area, and provide the services of a mobile transmission shop. Between meets, it is stored on site but not utilized.

There were no Protestants.
After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 29th day of August, 1986, that the herein request for a variance to permit a rear yard setback of 29 feet and a side yard setback of 26 feet, in accordance with the plan submitted, is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

No trailer may be stored or utilized on site except a demonstration trailer such as described above. The demonstration trailer shall be accessory to the manufacturing of specialized parts used by race cars.

John M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

DAFT-MCUNE-WALKER, INC.
200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: 301-298-3333
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

Description to Accompany Petition for Zoning Variance
(2.56 Acre Parcel Situate on the Northwest Side of White Stone Road,
South of Dogwood Road)
First Election District, Baltimore County, Maryland

Beginning for the same on the southeide of Dogwood Road at a point situate South 76 degrees 15 minutes East 130 feet more or less measured from the point formed by the intersection of the centerline of Dogwood Road with the centerline of the Baltimore Beltway as shown on the 1984 Comprehensive Zoning Map for Baltimore County, thence leaving said place of beginning and running and binding on said south side of Dogwood Road, (1) South 86 degrees 23 minutes 06 seconds East 146.22 feet, thence leaving said southside of Dogwood Road and running the three following courses and distances viz: (2) South 05 degrees 52 minutes 32 seconds East 252.00 feet, thence (3) South 52 degrees 28 minutes 40 seconds East 85.22 feet, and thence (4) South 28 degrees 53 minutes 41 seconds East 104.67 feet to intersect the northwesterly right-of-way line of White Stone Road, thence running and binding thereon, the four following courses and distances viz: (5) South 41 degrees 11 minutes 19 seconds West 30.52 feet, thence (6) South 48 degrees 48 minutes 41 seconds East 20.00 feet, thence (7) South 41 degrees 11 minutes 19 seconds West 73.50 feet, and thence (8) Southwesterly by a line curving to the left with a radius of 330.00 for a distance of 60.57 feet (the arc of said

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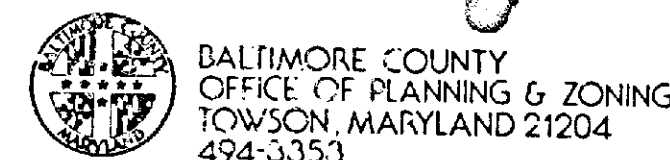
Containing 2.56 Acres of land more or less.

NOTE: THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

Our Job Number: 85099 (ID:185099)
May 22, 1986



Page 2 of 2



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 29, 1986

Lynn F. Beattie, Esquire
6747 Whitestone Road
Baltimore, Maryland 21207

RE: Petition for Zoning Variance
S/S of Dogwood Road, 130' E
of the c/l of I-695
1st Election District
Case No. 87-68-A

Dear Ms. Beattie:

Please be advised that your request for a zoning variance in the above referenced Petition has been granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,
John M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: People's Counsel

PETITION FOR ZONING VARIANCES

1st Election District
Case No. 87-68-A

LOCATION: South Side of Dogwood Road, 130 feet East of the Centerline of I-695

DATE AND TIME: Tuesday, August 26, 1986, at 10:00 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 Zoning Variances to permit a rear yard setback of 29 feet in lieu of the required 50 feet and a side yard setback of 26 feet in lieu of the required 50 feet

Being the property of James C. Beattie, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

June 04, 1987

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this
9th day of July, 1986

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner James C. Beattie, et al Received by: James E. Dyer
Petitioner's Attorney Lynn F. Beattie, Esquire Chairman, Zoning Plans Advisory Committee



Maryland Department of Transportation

State Highway Administration

William K. Hollmann
Secretary
Hal Kassoff
Administrator

August 4, 1986

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attn: Mr. James Dyer

Re: ZAC Meeting of 7-1-86
ITEM: #474.
Property Owner: James C. Beattie
Location: S/S Dogwood Road, 140'
East of I-695
Existing Zoning: M.L. and M.L.-IM
Proposed Zoning: Variance to permit a rear yard of 29 feet and a side yard of 26 feet instead of the required 50 feet respectively
Acre: 2.56 Acres
District: 1st Election District

Dear Mr. Jablon:

The State Highway Administration - Bureau of Project Planning has completed their review of the above property.

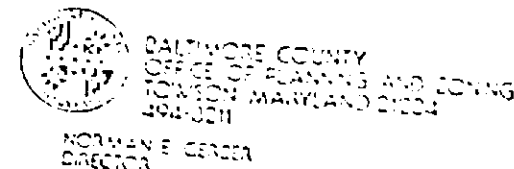
With the referenced property located north of the Bureau's project limits, we find no effects to this property at the present time.

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

cc: Mr. J. Ogle
Daft, McCune & Walker

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

JULY 22, 1986

Re: Zoning Advisory Meeting of July 1, 1986
Item # 474
Property Owner: JAMES C. BEATTIE
Locations: S/S DOGWOOD RD. 140' E. OF I-695

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangements are not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on or alteration of the floodplain is prohibited under the provisions of Section 22-93 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on .
- (X) Landscaping: Must comply with Baltimore County Landscape Manual, Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is .
- (X) The property is located in a traffic area controlled by a "non level" intersection as defined by Bill 173-79, and as conditions change are re-evaluated annually by the County Council.

**SECTION 3.3. OF THE LANDSCAPE MANUAL
STREET IN COMMERCIAL OFFICE & INDUSTRIAL
ZONES, AN INCREASE OF 50% OR GREATER OF THE
FLOOR AREA SHALL REQUIRE THAT THE ENTIRE
SITE CONFORM TO THE STANDARDS IN THIS MANUAL.**

cc: James Howell

Eugene A. Boher
Chief, Current Planning and Development



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

STEPHEN E. COLLINS
DIRECTOR

July 22, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 468, 470, 471, 473, 474 and 475.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

July 17, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: James C. Beattie
Location: S/S Dogwood Rd., 140 ft. E. of I-695
Item No.: 474
Zoning Agenda: Meeting of July 1, 1986
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 or 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.

REVIEWER: *John F. O'Neill* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

July 30, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 474 Zoning Advisory Committee Meeting are as follows:

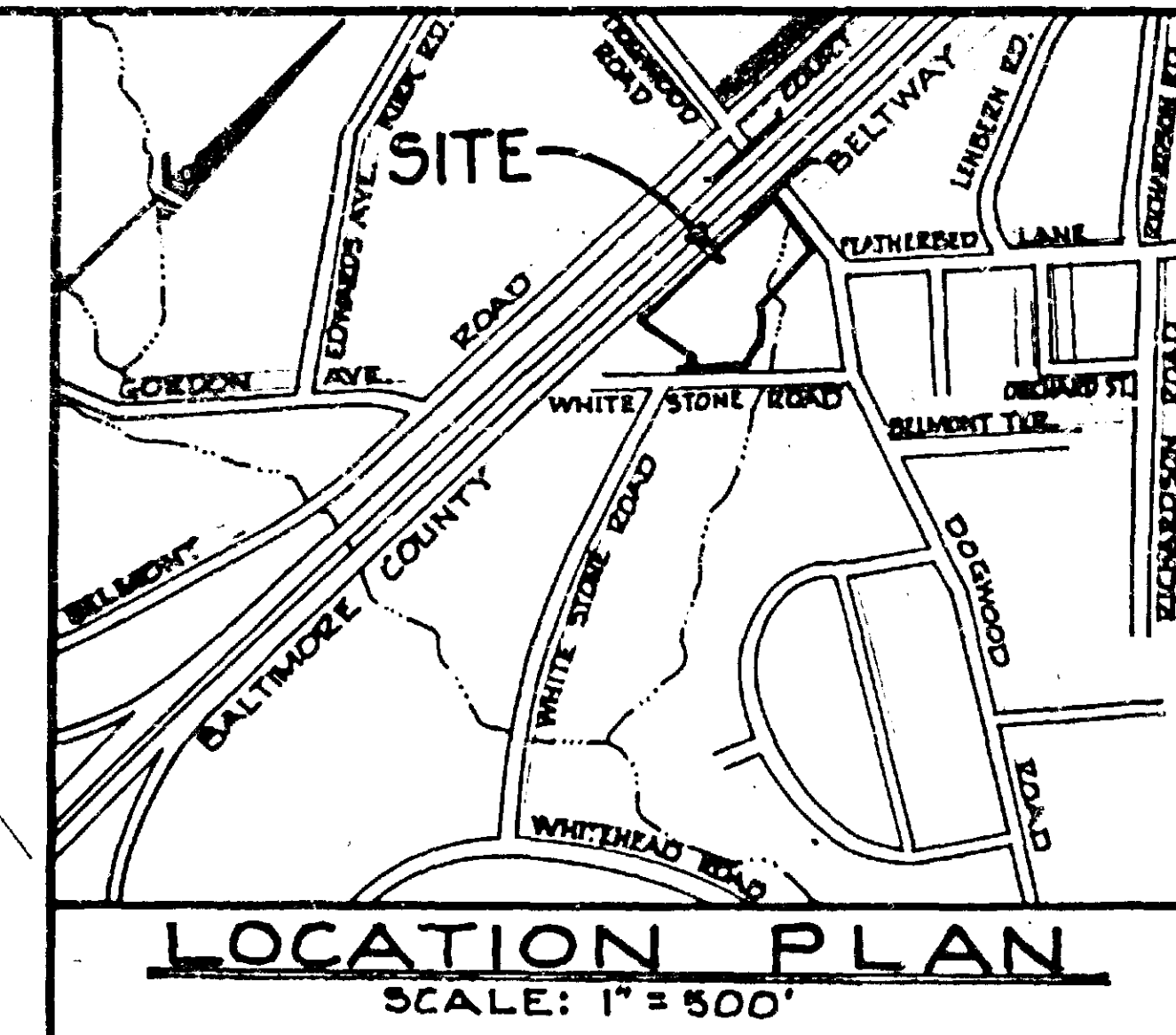
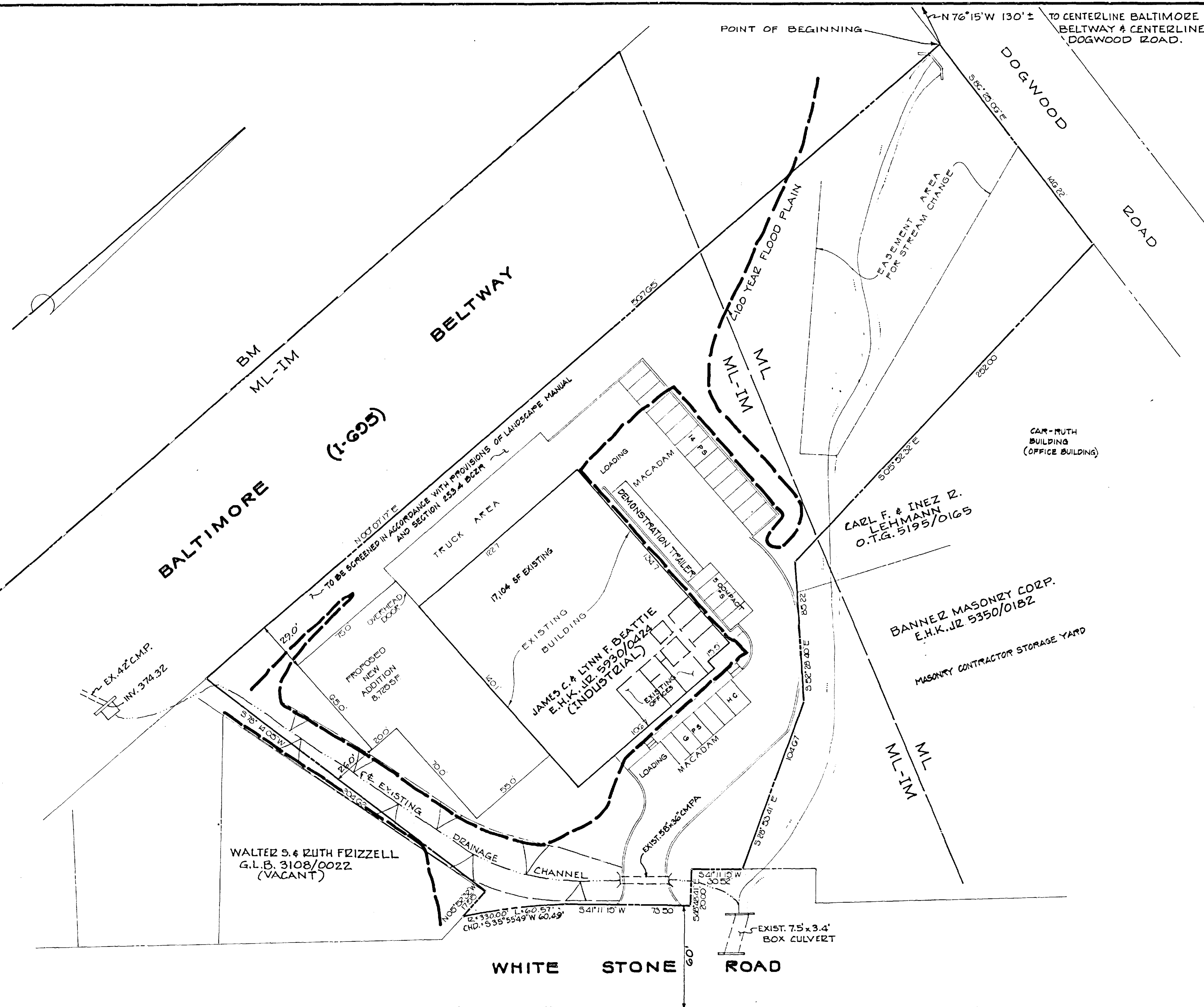
Property Owner: James C. Beattie
Location: S/S Dogwood Road, 140 feet E of I-695
District: 1st.

APPLICABLE ITEMS ARE CIRCLED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- (B) A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- (D) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- K. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 1401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 1401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) , of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use to Use or to Mixed Use . See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Estuarine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- (J) Comments: See Section 505.2 for existing buildings. The twenty six foot set back could affect the over all building construction. See Section 501.2 and 502.2. See also Section 1702.9, Use Group "F" for sprinkler requirements.
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: *C. E. Burman*
C. E. Burman, Chief
Building Plans Review

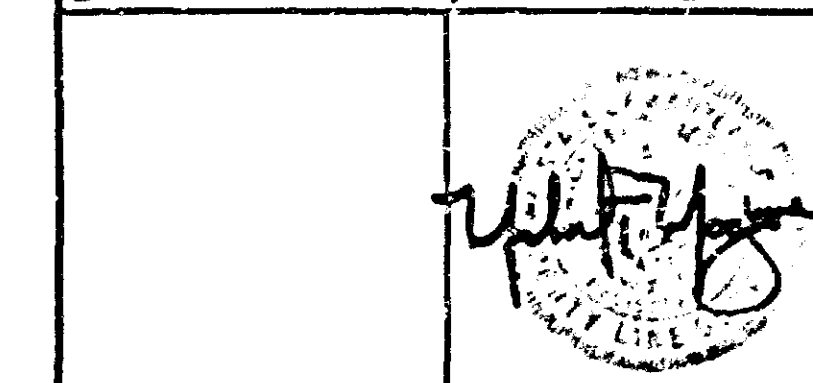
L/22/86



- NOTES:
1. AREA OF PROPERTY 2.56 ACRES ±
 2. BUILDING AREA
EXISTING 17,104 sq ft
(957 sq ft OFFICE, 16,147 sq ft MANUFACTURING)
EXPANSION AREA 8,725 sq ft
TOTAL AREA 25,829 sq ft
 3. EMPLOYEE DATA
32 PRESENT EMPLOYEES WORKING 1 SHIFT
15 ARE OFFICE AND CLERICAL
17 ARE MANUFACTURING
6 ADDITIONAL JOBS TO BE CREATED
BY EXPANSION, MANUFACTURING
38 TOTAL FUTURE EMPLOYEES
 4. PARKING DATA
PARKING REQUIRED 19 SPACES
(3081 SPACE/3 EMPLOYEES)
PARKING PROVIDED 25 SPACES
 5. PRESENT USE - MANUFACTURE TRANSMISSIONS
AND TORQUE CONVERTERS
 6. ZONING - ML AND ML/IM



PLAT TO ACCOMPANY
PETITION FOR ZONING
VARIANCE
A.T.I. CORPORATION
1ST ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

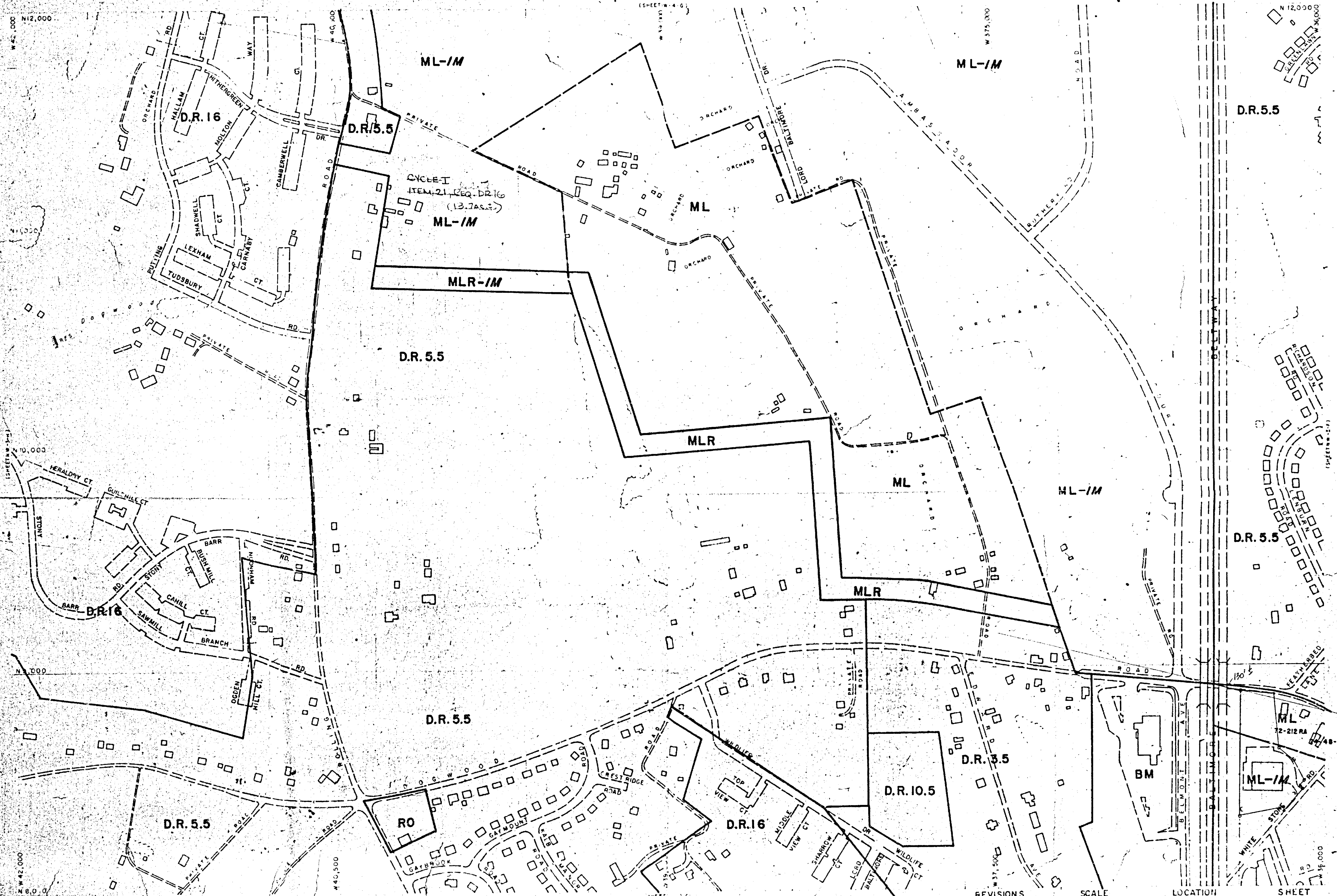


DATE	REVISIONS

SCALE: 1" = 30'	
JOB ORDER NO. 85099	
ISSUE DATE 5-22-86	

PRINTED
JUN 20 1986
DAFT-MCCUNE-WALKER, INC.

474
5-22-86



4-89-48
p. 17

1984 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
NOV. 13, 1984
EFFECTIVE 1-1-85
CHAIRMAN, COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS
BY DATE
Planimetric Maps, 4-11-70
Inc
DATE OF PHOTOGRAPHY
APRIL 1953
Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION - LACEY, PA.

SCALE
1" = 200'
LOCATION
BELMONT
AREA
CYCLE I - 1991
ITEM 21
SHEET
N.W.
3-G
OFFICE FILE

474 87-68-A **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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City and State

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(Type or Print Name)
Address
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Attorney for Petitioner:
Lynn F. Beattie
(Type or Print Name)
Signature
6747 Whitestone Road
Address
Baltimore, Maryland 21207
City and State
(201) 298-4343
Attorney's Telephone No.:

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200 East Pennsylvania Avenue
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Telephone: 301-298-3333
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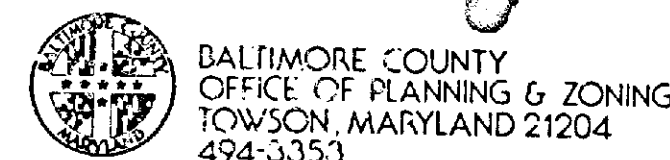
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Our Job Number: 85099 (ID:185099)
May 22, 1986



Page 2 of 2



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 29, 1986

Lynn F. Beattie, Esquire
6747 Whitestone Road
Baltimore, Maryland 21207

RE: Petition for Zoning Variance
S/S of Dogwood Road, 130' E
of the c/l of I-695
1st Election District
Case No. 87-68-A

Dear Ms. Beattie:

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If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,
John M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbs

Attachments

cc: People's Counsel

PETITION FOR ZONING VARIANCES

1st Election District
Case No. 87-68-A

LOCATION: South Side of Dogwood Road, 130 feet East of the Centerline of I-695

DATE AND TIME: Tuesday, August 26, 1986, at 10:00 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 Zoning Variances to permit a rear yard setback of 29 feet in lieu of the required 50 feet and a side yard setback of 26 feet in lieu of the required 50 feet

Being the property of James C. Beattie, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

June 04, 1987

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
S/S of Dogwood Rd., 130' E : OF BALTIMORE COUNTY
of C/L of I-695, 1st Dist.
JAMES C. BEATTIE, et ux, : Case No. 87-68-A
Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 31st day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. James C. Beattie, 6747 Whitestone Rd., Baltimore, MD 21207, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *1st* Date of Posting: *8-1-86*
Posted for: *Various*
Petitioner: *James C. Beattie, et ux*
Location of property: *S/S of Dogwood Rd., 130' E of the C/L of I-695*
Location of signs: *Signs on both sides of Dogwood Rd. approx. 200' east of the 4th of I-695 and 1 sign on west side of Whitestone Rd. west of the 4th of I-695*
Remarks: *Contract property*
Posted by: *P. J. [Signature]* Signature
Number of Signs: *2* Date of return: *8-8-86*

CERTIFICATE OF PUBLICATION

PETITION FOR ZONING VARIANCES
1st Election District
Case No. 87-68-A
LOCATION: South Side of Dogwood Road, 130 feet East of the Centerline of I-695
DATE AND TIME: Tuesday, August 26, 1986, at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, the authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit a rear yard setback of 29 feet in lieu of the required 50 feet and a side yard setback of 26 feet in lieu of the required 50 feet.
Being the property of James C. Beattie, et ux, as shown on plat filed with the Zoning Office.
In the event that this Petitioner is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing on above or made at the hearing.
By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
1011 Aug. 2.

TOWSON, MD. August 7 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 7 1986

THE JEFFERSONIAN,

Publisher
Cost of Advertising

24.75

Lynn F. Beattie, Esquire
Mr. James C. Beattie
6747 Whitestone Road
Baltimore, Maryland 21207
July 18, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
S/S of Dogwood Rd., 130' E of the c/l of I-695
1st Election District
James C. Beattie, et ux - Petitioners
Case No. 87-68-A

TIME: 10:00 a.m.
DATE: Tuesday, August 26, 1986
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 015351
DATE: *8/26/86* ACCOUNT: *1-1-85-100*
AMOUNT: *\$ 110.00*
RECEIVED FROM: *ATI Corp*
FOR: *Variance # 479*
B 8015*****100 (10) 1000
VALIDATION OR SIGNATURE OF CASHIER

Key of record in this matter, the date of the hearing and copies in triplicate. Thanks.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 1, 1986

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

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

Lynn F. Beattie, Esquire
6747 Whitestone Road
Baltimore, Maryland 21207

RE: Item No. 474 - Case No. 87-68-A
Petitioner: James C. Beattie, et ux
Petition for Variance

Dear Ms. Beattie:

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.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21204

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 20, 1986

Lynn F. Beattie, Esquire
6747 Whitestone Road
Baltimore, Maryland 21207

RE: PETITION FOR ZONING VARIANCES
S/S of Dogwood Rd., 130' E of the c/l of I-695
1st Election District
James C. Beattie, et ux - Petitioners
Case No. 87-68-A

Dear Mrs. Beattie:

This is to advise you that \$76.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to the County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 021846
DATE: *8/26/86* ACCOUNT: *R-01-615-000*
SIGN & POST RETURNED
AMOUNT: *\$ 76.75*
Lynn Beattie, ATI, 6747 Whitestone Rd.,
Balto., Md. 21207
RECEIVED FROM: *ATI*
ADVERTISING & POSTING COSTS RE CASE #87-68-A
B 8031*****705 50 \$20.00
VALIDATION OR SIGNATURE OF CASHIER

LEGAL NOTICE

PETITION FOR ZONING VARIANCES
1st Election District
Case No. 87-68-A
LOCATION: South Side of Dogwood Road, 130 feet East of the Centerline of I-695
DATE AND TIME: Tuesday, August 26, 1986, at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, the authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit a rear yard setback of 29 feet in lieu of the required 50 feet and a side yard setback of 26 feet in lieu of the required 50 feet.
Being the property of James C. Beattie, et ux, as shown on plat filed with the Zoning Office.
In the event that this Petitioner is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing on above or made at the hearing.
By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION
78998

Pikesville, Md., Aug. 6, 1986
TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore Maryland before the 26th day of Aug. 1986

at publication appearing on the 6th day of Aug., 1986
at publication appearing on the 6th day of Aug., 1986
the third publication appearing on the 6th day of Aug., 1986

THE NORTHWEST STAR

Phyllis M. Bellway
manager

Cost of Advertisement \$22.00

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-68-A

Date: *July 23, 1986*
[Stamp]

Assuming compliance with the comments of the zoning plans advisory committee, this office offers no comment.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sim



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kasloff
Administrator

June 30, 1986

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Attn: Mr. James Dyer

Re: ZAC Meeting of 7-1-86
ITEM: #474.
Property Owner: James C. Beattie
Location: S/S Dogwood Road, 140 feet E. of I-695
Existing Zoning: M.L. and M.L.-IM
Proposed Zoning: Variance to permit a rear yard of 29 feet and a side yard of 26 feet instead of the required 50 feet respectively
Acres: 2.56 Acres
District: 1st Election District

Dear Mr. Jablon:

The State Highway Administration - Bureau of Engineering Access Permits has forwarded the submittal of 5-22-86 "Beattie Property" to State Highway Administration - Bureau of Project Planning for review and comment on any Beltway Improvements.

Upon receipt of this information additional comments will be forthcoming.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - J717

June 24, 1987

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this
9th day of July, 1986

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner James C. Beattie, et al Received by: James E. Dyer
Petitioner's Attorney Lynn F. Beattie, Esquire Chairman, Zoning Plans
Advisory Committee



Maryland Department of Transportation

State Highway Administration

William K. Hollmann
Secretary
Hal Kassoff
Administrator

August 4, 1986

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Attn: Mr. James Dyer

Re: ZAC Meeting of 7-1-86
ITEM: #474.
Property Owner: James C. Beattie
Location: S/S Dogwood Road, 140'
East of I-695
Existing Zoning: M.L. and M.L.-
IM
Proposed Zoning: Variance to
permit a rear yard of 29 feet
and a side yard of 26 feet instead
of the required 50 feet respect-
ively
Acre: 2.56 Acres
District: 1st Election District

Dear Mr. Jablon:

The State Highway Administration - Bureau of Project
Planning has completed their review of the above property.

With the referenced property located north of the
Bureau's project limits, we find no effects to this property
at the present time.

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

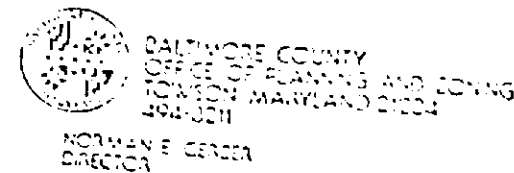
CL:GW:maw

By: George Wittman

cc: Mr. J. Ogle
Daft, McCune & Walker

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

JULY 22, 1986

Re: Zoning Advisory Meeting of July 1, 1986
Item # 474
Property Owner: JAMES C. BEATTIE
Locations: S/S DOGWOOD RD. 140' E.
OF I-695

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject
petition and offers the following comments. The items checked below are
applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be
forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a
subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior
to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangements are not satisfactory.
- () The parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and
development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited
under the provisions of Section 22-93 of the Development
Regulations.
- () Development of this site may constitute a potential conflict with
the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board
on _____.
- (X) Landscaping: Must comply with Baltimore County Landscape Manual,
Bill 173-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service
is _____.
- (X) The property is located in a traffic area controlled by a "non level
intersection as defined by Bill 173-79, and as conditions change
are re-evaluated annually by the County Council.

SECTION 3.3 OF THE LANDSCAPE MANUAL
STATEST IN COMMERCIAL OFFICE & INDUSTRIAL
ZONES AN INCREASE OF 50% OR GREATER OF THE
FLOOR AREA SHALL REQUIRE THAT THE ENTIRE
SITE CONFORM TO THE STANDARDS IN THIS MANUAL.

cc: James Howell

Eugene A. Boher
Chief, Current Planning and Development



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

STEPHEN E. COLLINS
DIRECTOR

July 22, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for
items number 468, 470, 471, 473, 474 and 475.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

July 17, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: James C. Beattie
Location: S/S Dogwood Rd., 140 ft. E. of I-695
Item No.: 474 Zoning Agenda: Meeting of July 1, 1986
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 or 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.

REVIEWER: *John F. O'Neill* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

July 30, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 474 Zoning Advisory Committee Meeting are as follows:

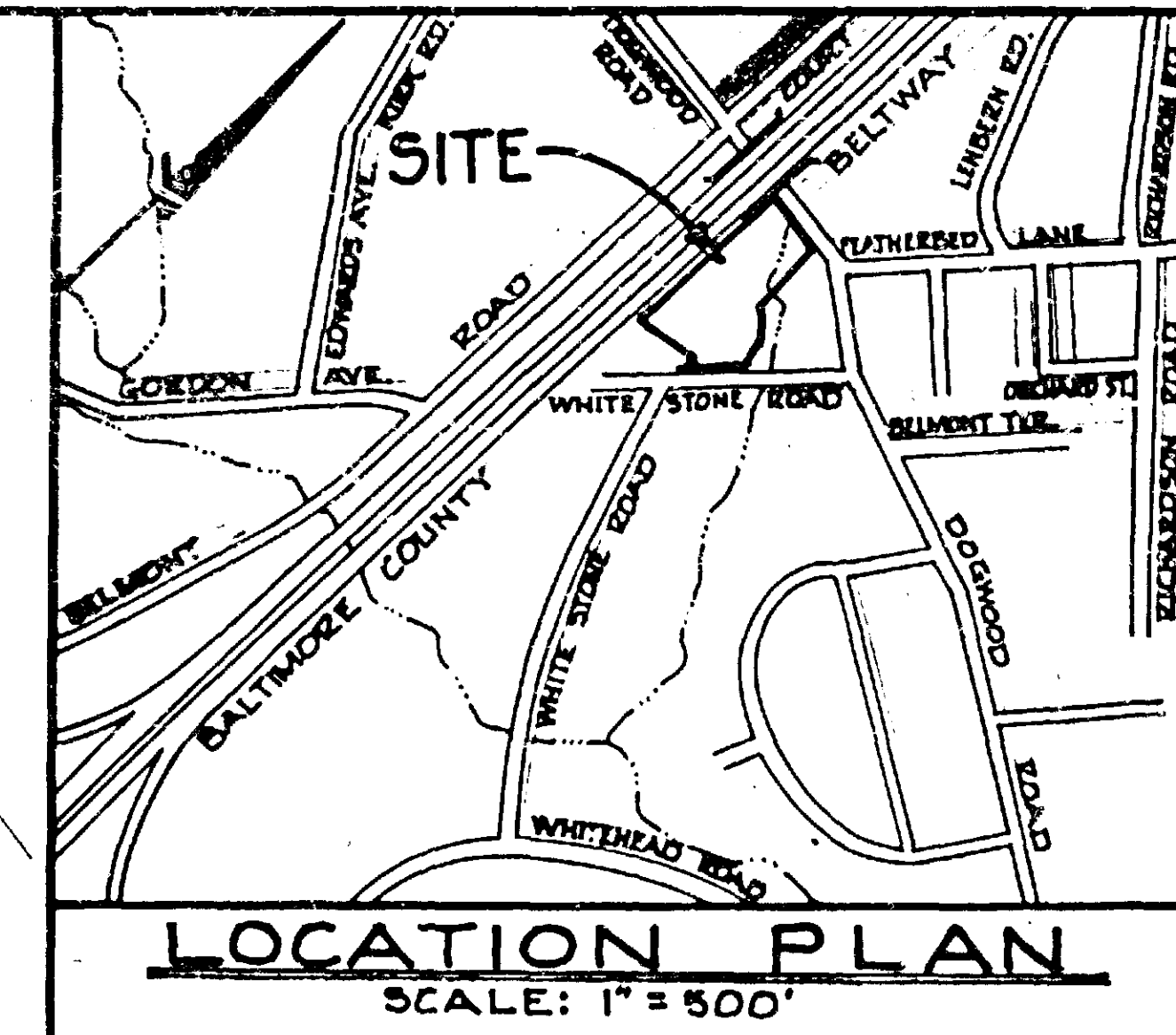
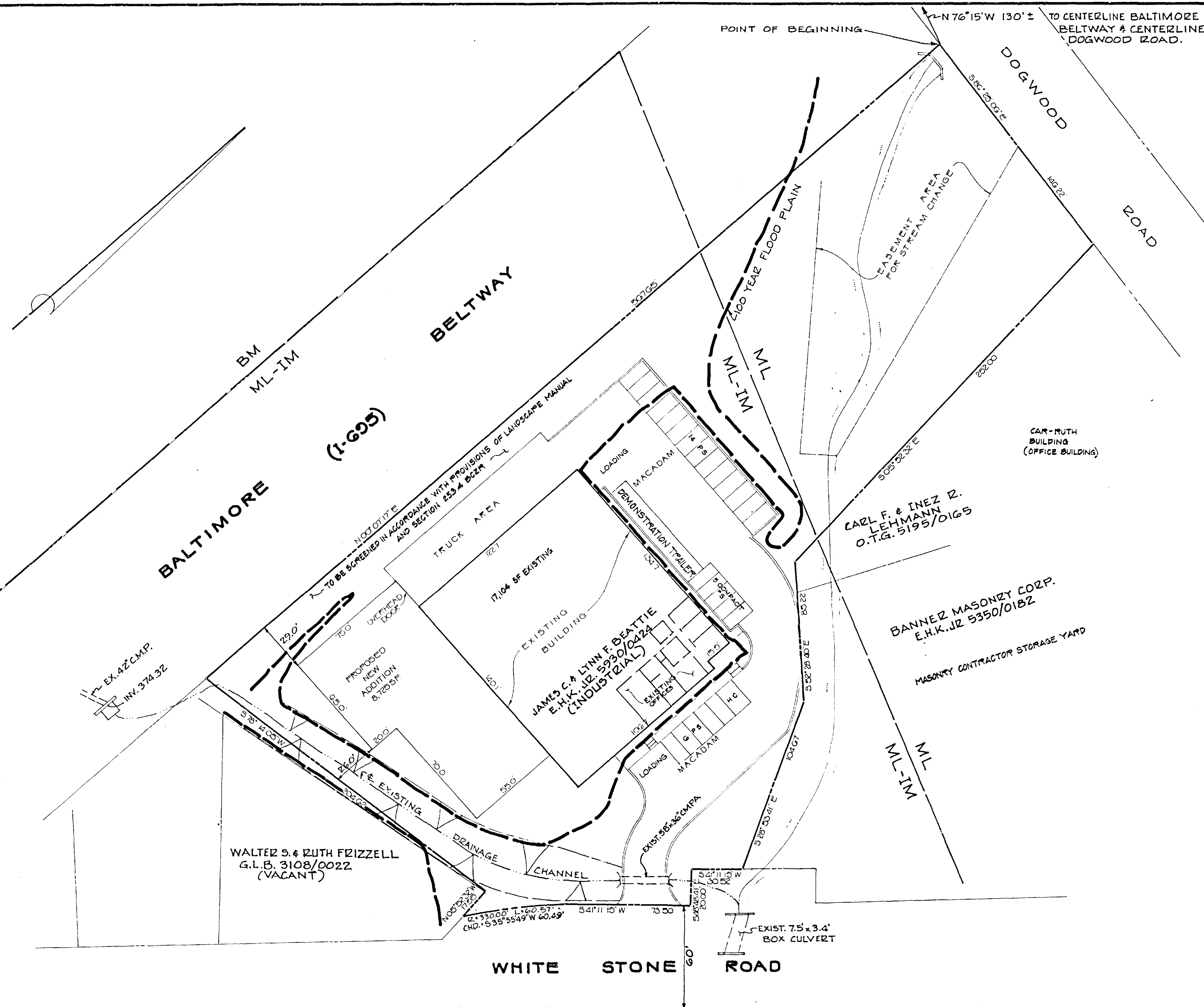
Property Owner: James C. Beattie
Location: S/S Dogwood Road, 140 feet E of I-695
District: 1st.

APPLICABLE ITEMS ARE CIRCLED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85,
the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- (B) A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a
registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- (D) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect
or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- K. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for
exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer
than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party
wall. See Table 1401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an
exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested
variance by this office cannot be considered until the necessary data pertaining to height/area and
construction type is provided. See Table 1401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____, of the Baltimore
County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also
be filed along with three sets of acceptable construction plans indicating how the existing structure is
to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or
Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or
to Mixed Use. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached
copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct
elevations above sea level for the lot and the finish floor levels including basement.
- (J) Comments: See Section 505.2 for existing buildings. The twenty six foot
set back could affect the over all building construction. See Section
501.2 and 502.2. See also Section 1702.9, Use Group "F" for sprinkler
requirements.
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office
of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired
the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

Michael S. Flanigan
By: C. E. Burman, Chief
Building Plans Review

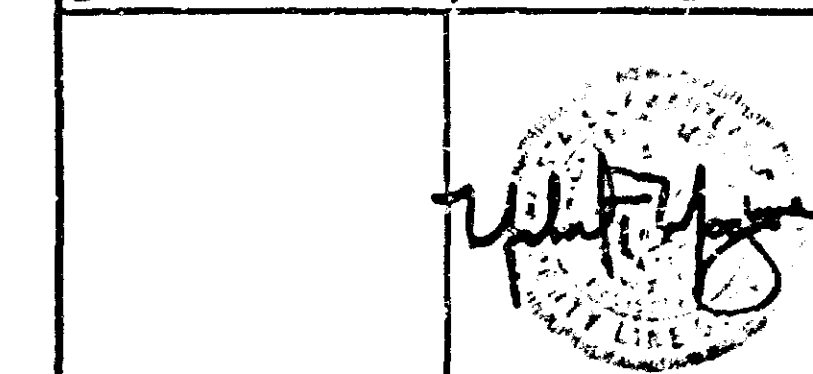
L/22/86



- NOTES:
1. AREA OF PROPERTY 2.56 ACRES ±
 2. BUILDING AREA
EXISTING 17,104 sq ft
(957 sq ft OFFICE, 16,147 sq ft MANUFACTURING)
EXPANSION AREA 8,725 sq ft
TOTAL AREA 25,829 sq ft
 3. EMPLOYEE DATA
32 PRESENT EMPLOYEES WORKING 1 SHIFT
15 ARE OFFICE AND CLERICAL
17 ARE MANUFACTURING
6 ADDITIONAL JOBS TO BE CREATED
BY EXPANSION, MANUFACTURING
38 TOTAL FUTURE EMPLOYEES
 4. PARKING DATA
PARKING REQUIRED 19 SPACES
(3081 SPACE/3 EMPLOYEES)
PARKING PROVIDED 25 SPACES
 5. PRESENT USE - MANUFACTURE TRANSMISSIONS
AND TORQUE CONVERTERS
 6. ZONING - ML AND ML/IM



PLAT TO ACCOMPANY
PETITION FOR ZONING
VARIANCE
A.T.I. CORPORATION
1ST ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

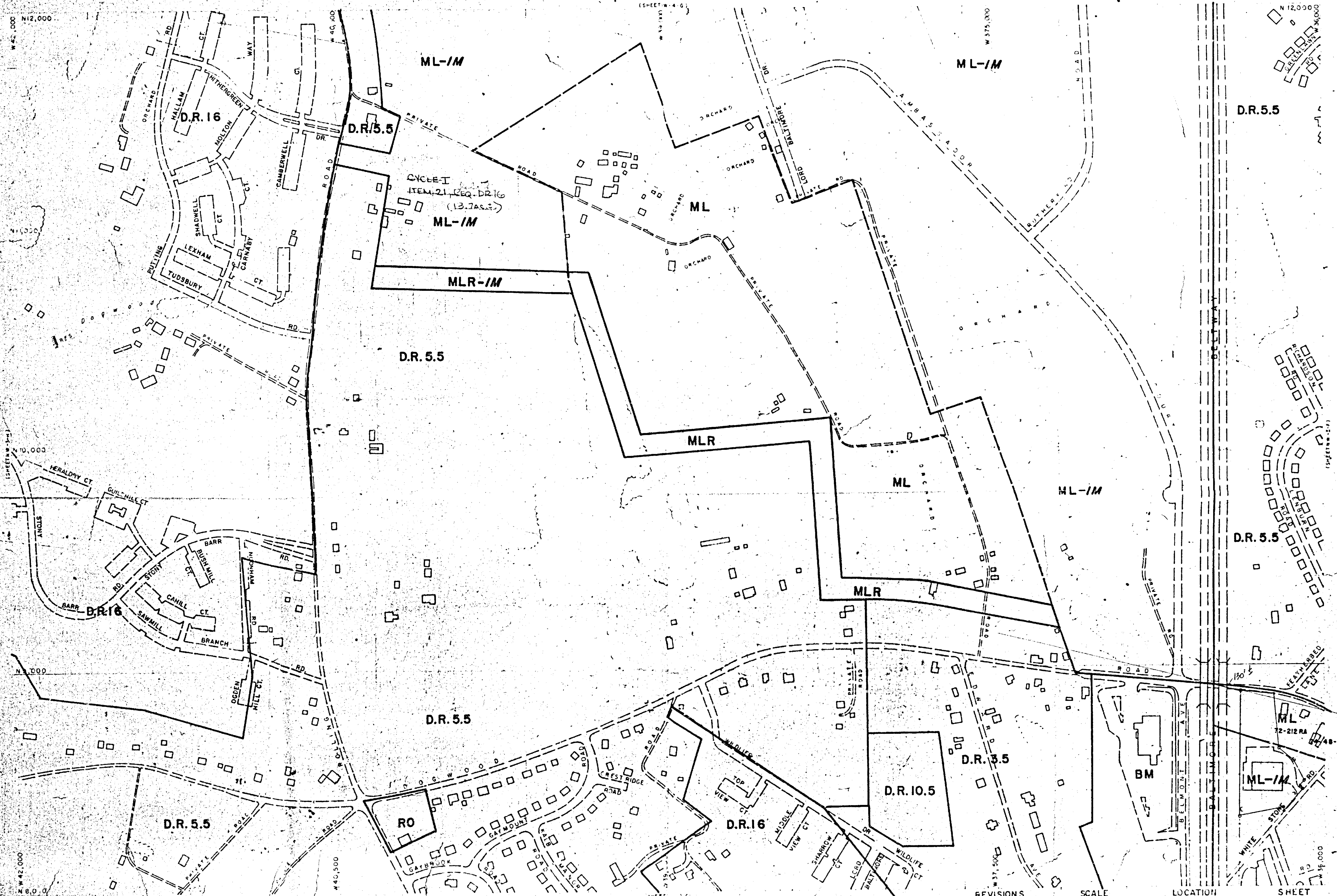


DATE	REVISIONS

SCALE: 1" = 30'	JOB ORDER NO. 85099
ISSUE DATE 5-22-86	

PRINTED
JUN 20 1986
DAFT-MCCUNE-WALKER, INC.

474
5-22-86



4-89-48
p. 17

1984 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
NOV. 13, 1984
EFFECTIVE DATE: 1-1-85
CHAIRMAN, COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	BELMONT	N.W.
Planimetric	Maps, 4-11-70	DATE OF PHOTOGRAPHY	AREA	3-G
	Inc	APRIL 1953	CYCLE I - 1951	
Compiled By Photogrammetric Methods		ITEM 21		
AERO SERVICE CORPORATION - LACEY, WA, PA				