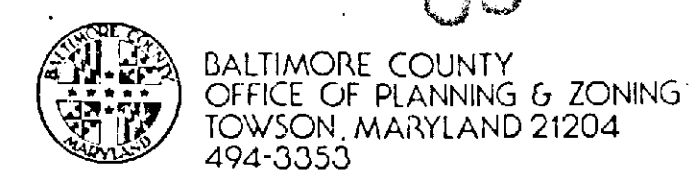


R-87-94 Jon A. Thompson 12-30-86

submitting amended plat
accepted amended site plan



ARNOLD JABLON
ZONING COMMISSIONER
JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 29, 1986

John Grason Turnbull, II, Esquire
706 Washington Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING RECLASSIFICATION
W/S of York Rd., 660' S of c/l of exit ramp from
SE/S I-83 (Baltimore-Harrisburg Expressway)
7th Election District
Jon A. Thompson, et ux - Petitioners
Case No. R-87-94
(Cycle III, Item No. 7)

Dear Mr. Turnbull:

This is to advise you that \$333.21 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 RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE AS SOON AS POSSIBLE OR THE ORDER WILL NOT BE ISSUED BY THE BOARD OF APPEALS.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,
Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ:med

TOWSON TIMES, 9/10/86

John Grason Turnbull, II, Esquire
706 Washington Avenue
Towson, Maryland 21204

August 22, 1986

9/30/86 - PER R. FRANZ - Mr. Thompson appeared at hearing and advised that new plats are to be entered, however, the engineer does not have them ready at this time. Will be submitted later. Case not to be reset until advised to do so.

12/11/86 - Notice of Assignment sent as indicated in file - to advise of open hearing set for Tuesday, 12/30/86, for the purpose of accepting new plats.

NOTICE OF HEARING

RE: PETITION FOR ZONING RECLASSIFICATION
W/S of York Rd., 660' S of c/l of exit ramp
from SE/S I-83 (Baltimore-Harrisburg
Expressway)
7th Election District
Jon A. Thompson, et ux - Petitioners
Case No. R-87-94
(Cycle III, Item No. 7)

TIME: 10:00 a.m.
Tuesday, September 30, 1986

DATE:

PLACE: Room 218, Courthouse, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 0422

T. Hackett
Hackett, Chairman
rd of Appeals

's Counsel for Baltimore County
y furnished 9/29/86]

DATE: 9/29/86 ACCOUNT: 0422

AMOUNT \$ 100.00

RECEIVED FROM: P. L. T.

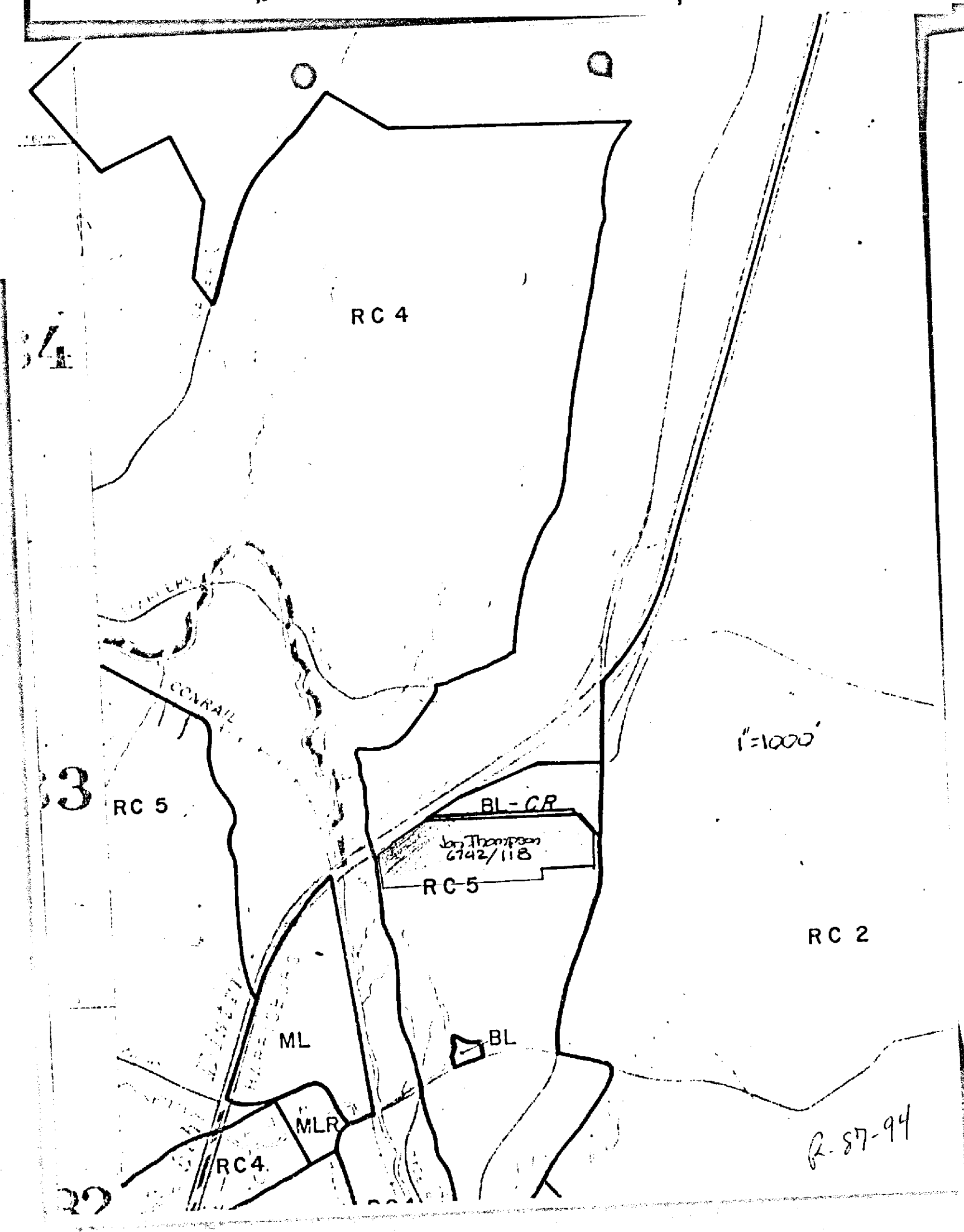
FOR: *Thompson - Thompson & Co.*

VALIDATION OR SIGNATURE OF CASHIER

Y THE ZONING OFFICE FOR
SE APPROXIMATELY A WEEK BEFORE THE
T RETURNED TO THE ZONING
T BE ISSUED.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 7th Date of Posting 9-12-86
Posted for: R-87-94
Petitioner: Jon A. Thompson
Location of prop. y: W/S of York Rd. 660' S of the c/l of exit ramp from SE/S I-83 (Baltimore-Harrisburg Expressway)
Location of Sign: Approx. 750' South of the c/l of exit ramp from SE/S I-83
Remarks:
Posted by: *M. J. Jablon* Date of return: 9-21-86
Number of Signs: 1



- 12/30/86 - Continued in open hearing. Amended site plan to be submitted and forwarded to Hoswell.
- 1/14/87 - see attached note from Hoswell.
- 1/22/87 - T/c from Hoswell. If Planning Board does not meet, he will get in touch with me re when Thompson will be on agenda.
- 1/29/87 - Thompson on Planning Board agenda.
- 2/02/87 - Farmer wants hearing scheduled (per attached note JH)
- 2/04/87 - Can be set for March 3; question: is another ad necessary through Zoning? Bettye du Bois to check with J Dyer and let me know.
- 2/04/87 - Per Bettye - she and J Dyer checked reps. - no ad needed; we can simply schedule as continued hearing.
- 2/05/87 - Following notified of hearing scheduled for Tuesday, March 3, 1987 at 10 a.m.:
James R. Farmer, Esq.
Jon A. Thompson, et ux
John C. Wright
Robert E. Hettchen
John C. Butler
James Earl Kraft
Phyllis Cole Friedman, Esquire
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Margaret E. du Bois
James Thompson, Zoning Enforcement

1/14/87

Mr. H:

Jim Hoswell telephoned re the attached file --

He has had a conversation with Farmer. Farmer is under the impression that the amended plat has been received and is in the works. Jim Hoswell has not seen the amended plat. (Jim was on vacation)

According to note in the file and the absence of a memo to Planning, I can't see where an amended plat has been sent to Jim. If the 9/30/86 plat in the file is the amended one, Jim said he would not be adverse to bypassing the committee and going directly to the Planning Board next Thursday in order to meet the 45-day deadline from submission of the amended plat.

Jim will be in his office until 1:00 p.m. and will be awaiting a call from us as to what he should do.

He mentioned that Farmer is unfamiliar with the steps to be taken in submitting an amended plat; possibly additional copies were to be forthcoming from the engineer???

kathi

Jim has amended plat (date 9-30-86)
Home sent Hoswell to be filed to Planning Board 2/2/87 3:50
Mr. Farmer wants complete hearing now.
2/4 Bettye to call me - no ad needed. 3/03 Jim Dyer



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 491-3180

March 10, 1987

James R. Farmer, Esquire
TURNBULL, MIX & FARMER
706 Washington Avenue
Towson, MD 21204

RE: Case No. R-87-94
Jon A. Thompson, et ux

Dear Mr. Farmer:

Enclosed is a copy of the final Opinion and Order passed today by the County Board of Appeals in the subject matter.

Sincerely,

Kath C. Weidenhammer
Kath C. Weidenhammer
Administrative Secretary

Encl.

cc: Mr. & Mrs. Jon A. Thompson
Mr. John C. Wright
Mr. Robert E. Hettchen
Mr. John C. Butler
Mr. James Earl Kraft
Phyllis Cole Friedman, Esquire
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer
James Thompson
Margaret E. du Bois

IN THE MATTER OF :
THE APPLICATION OF :
JON A. THOMPSON, ET UX :
FOR ZONING RECLASSIFICATION :
FROM R.C. 5 TO B.L. ON :
PROPERTY LOCATED ON THE :
W/S YORK RD., 660' S OF C/L :
OF EXIT RAMP FROM SE/S I-83 :
(BALTO.-HARRISBURG EXPRESSWAY) :
7th ELECTION DISTRICT :
3rd COUNCILMANIC DISTRICT :

BEFORE :
COUNTY BOARD OF APPEALS :
OF :
BALTIMORE COUNTY :
CASE NO. R-87-94 :

OPINION

This matter comes before the Board as a petition for zoning reclassification of a parcel of approximately one acre. The site is located in the northern end of Baltimore County on the west side of York Road, 660 feet south of the center line of the exit ramp from the southeast bound portion of I-83. The petition seeks a reclassification of the parcel from R.C. 5 to B.L. for the purpose of the construction of a new post office building to serve the area. Three witnesses, all in support of the petition, testified.

Mr. Jon Thompson, the owner of the parcel, testified. He stated that he owns the entire tract of nearly 24 acres all of which is zoned R.C. 5. Recently, the United States Post Office contacted him and requested that they purchase or lease the subject parcel to construct a new post office facility. A new post office building is needed for this area because of the dilapidated condition of the old building and that the present site is within the flood plain. Further, the present post office facility has been condemned by Baltimore County and has been ordered razed and the commercial zoning for same rescinded. U.S. Postal Regulations also mandate that the new post office must be located within .8 mile of the existing facility. In view of this condemnation and these requirements, this site was selected. Mr. Thompson also testified that one of the few commercial sites in this district, an Exxon service station, abuts the property. A church also abuts the proposed post office site and its congregation does not oppose the reclassification.

Case No. R-87-94
Jon A. Thompson, et ux

Mr. Roy Snyder also testified in favor of the project. He is the registered surveyor and opined that the building and improvements to the site are within the guidelines of both Baltimore County and the United States Post Office.

Finally, Mr. Terry Dunkin, a real estate appraiser, testified. Mr. Dunkin stated that there does exist an error in the maps in that much of the little commercial zoning in the district has been eliminated due to the flood plain which exists throughout the area and that no new commercial uses have been allowed to replace those which have been deleted. In view of this error, Mr. Dunkin opined that the petition should be granted.

Upon consideration of the testimony and argument offered, it is this Board's belief that the petition as set forth with its documented site plan should be granted. Granting of this petition will not change the character of the general area but instead will provide a needed service to the residents of this community.

ORDER

It is therefore this 10th day of March, 1987, by the County Board of Appeals of Baltimore County ORDERED that the aforesaid petition for reclassification from R.C. 5 to B.L. accompanied by documented site plan be and is hereby GRANTED.

Any appeal from this decision must be made in accordance with Rules 8-1 through 8-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF
BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Lawrence E. Schmidt
Lawrence E. Schmidt

Patricia Palpa
Patricia Palpa

JON A. THOMPSON, ET UX

#R-87-94
Item #7, Cycle III, 1986

W/S York Rd., 660' S. of c/l of exit ramp
from SE/S I-83 (Baltimore-Harrisburg Expy.)
RC-5 to B.L.

7th District
3rd Councilmanic
23,9577 acres

Feb. 26, 1986 Petition filed

John A. Thompson, et ux
John A. Thompson, et ux

19819 York Road
Parkton, MD 21120

James Earl Kraft
Baltimore County Board of Education
440 YORK
Road (21204)

Phyllis Cole Friedman

Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

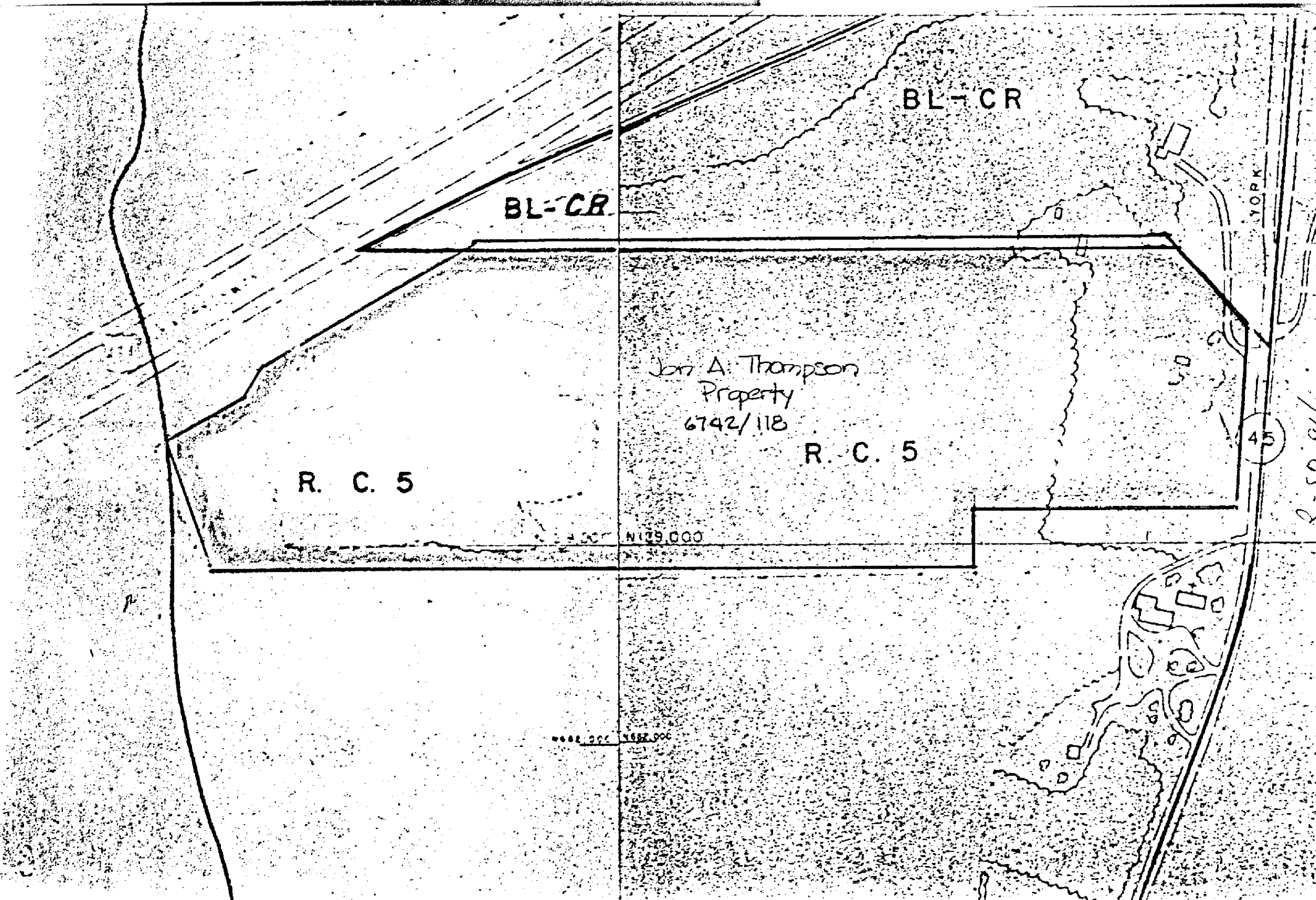
James R. Farmer, Esq.
Turnbull, Mix &
Farmer - 706 Washing
ton Ave. (21204)

John C. Wright
19819 York Rd.
Parkton, MD. 21120

Earl E. Hettchen
19819 York Rd.
Parkton, MD. 21120

John C. Butler
Golden Crest Studio
Parkton, MD. 21120

James Thompson



PETITION FOR
RECLASSIFICATION
Case No. R-87-94

LOCATION: West Side of York
Road, 660 feet South of the Cen-
terline of exit ramp from Southeast
Side of I-83 (Baltimore-
Harrisburg Expressway)

PUBLIC HEARING: Tuesday, Sep-
tember 10, 1986, at 10:00 a.m.
The County Board of Appeals for Bal-
timore County, by authority of the Bal-
timore County Charter, will hold a pub-
lic hearing.

To reclassify the property from R.C. 5 to B.L. Zone.

All that parcel of land in the 7th Elec-
tion District of Baltimore County

Beginning for the same on the west
side of York Road, 660 feet south of the
centerline of the exit ramp from I-83
(The Baltimore-Harrisburg Expre-
ssway) as an intersection with The York
Road and running:

1. S 3° 17' 00" W 344.18 feet, thence
2. N 89° 56' 17" W 492.03 feet,
thence

3. S 19° 21' 41" W 109.94 feet, thence
4. N 89° 56' 17" W 1440.66 feet,
thence

5. N 22° 56' 17" W 260.55 feet,
thence

6. N 59° 59' 16" E 183.00 feet,
thence

7. N 31° 37' 07" E 54.82 feet,
thence

8. N 59° 59' 16" E 406.31 feet,
thence

9. N 89° 14' 30" E 1383.82 feet,
thence

10. S 41° 22' 51" E 200.01 feet, to
the place of beginning.

Containing 23.9577 Acres ±
Being a part of that tract of land
which was conveyed by Joan C. Jones
to Jon Allen Thompson and Wanda J.
Thompson by deed dated May 12, 1984
and recorded among the Land Records
of Baltimore County Maryland in
Liber E.H.R. 10: 6742-118 and
Being the property of Jon A.
Thompson, et ux, as shown on the plat
filed with the Zoning Depart-
ment.

By Order of
WILLIAM T. HACKETT,
Chairman
County Board of Appeals
Baltimore County
9586 Sep. 11.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 11, 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
September 11, 1986.

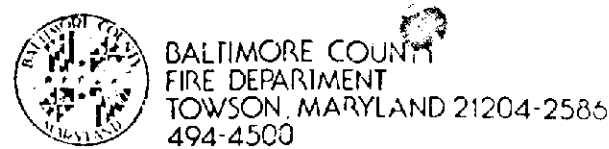
THE JEFFERSONIAN,

Joan C. Jones

Publisher

Cost of Advertising

35.75



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2585
494-4500

PAUL H. REINCKE
CHIEF
May 13, 1986

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

Attention: William Hackett
Chairman, County Board of Appeals

RE: Property Owner: Jon A. Thompson, et ux

Location: W/S York Road, 660' S. of c/1 of exit ramp from SE/S I-83 (Baltimore-Harrisburg Expressway)

Item No.: 7 Zoning Agenda: Cycle III
4/86 - 10/86

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 of _____ 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:
Planning Group
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William F. Hackett - Chairman
Appeals Board
Charles E. "Ted" Burnham
FROM: Planning Chief, Department of Permits & Licenses
Date: June 24, 1986
SUBJECT: April - October 1986 - Zoning Classification - Cycle III

Item # 7 Property Owner: Jon A. Thompson, et ux
Contract Purchaser: W/S York Road, 660' S of c/1 of exit ramp from
Location: SE/S I-83 (Baltimore-Harrisburg Expressway)
Existing Zoning: R.C. 5
Proposed Zoning: B.L.
Acreage: 23.9677 Acres
District: 7th.

As there are no structures or improvements shown on the property, nor any proposed, I have no comments at this time.

CEB/vw

LAW OFFICES TURNBULL, MIX & FARMER 200 WASHINGTON AVENUE TOWSON, MARYLAND 21204

G. WARREN MIX
JAMES R. FARMER
DOUGLAS T. NICHOL

301 928-0700
301 928-1517

JOHN GRASON TURNBULL
301 928-1517

September 22, 1986

William T. Hackett, Chairman
County Board of Appeals
Courthouse
Towson, Maryland 21204

RE: Property of Jon A. Thompson - Zoning Change

Dear Mr. Hackett:

Please be advised that I have taken over the handling of this matter since Mr. Turnbull's appointment to the Circuit Court for Baltimore County.

I am aware of the up-coming hearing for Tuesday, September 30, 1986, and I just followed-up with the engineer, A. L. Snyder, who is preparing the sight plan and other various documents for the hearing and was advised that they are still in the preparation stage and will not be completed by the time of the hearing. As you can well imagine, these plans are of the utmost importance for this hearing, and therefore, I would respectfully request a continuance.

Obviously, I will appear on September 30, 1986, on behalf of Mr. Thompson, and formally request a continuance. But I thought it best to advise in advance of same so that the Board is not unnecessarily inconvenienced for all of them to appear.

Thank you in advance for your help and cooperation, should you have any questions, please do not hesitate in contacting me.

Very truly yours,

TURNBULL, MIX & FARMER

James R. Farmer
James R. Farmer

JRF:cja

cc: Mr. & Mrs. Jon A. Thompson

23 September 1986

Mr. William T. Hackett
Chairman, County Board of Appeals
Room 200, Court House
Towson, Maryland 21204

RE: Case No: R-87-94

Mr. Hackett and Members of the Board,

We, the undersigned, hereby wish to go on record as protesting the zoning change in Case No: R-87-94 of RC-5 to BL, John A. Thompson, et ux.

It is our understanding that due to plat changes the hearing of 30 September will be referred back to planning and a new hearing will be held. We would appreciate at least 7 days notice as to when the open hearing will be held and as to what the changes are so that should we plan to protest such changes our personal attendance will go on public record.

At this time we do not object to the construction and occupancy of a U.C. Postal Office at this site.

Thank you.

John C. Wright

John Charles Butler
Calder Crest Studio
Parkton, Md. 21120
Tele: 343-4668

Robert E. Hettchen

Robert E. Hettchen
19221 York Road
Parkton, Md. 21120
Tele: 357-4446

John C. Wright

John C. Wright
19301 York Road
Parkton, Md. 21120
Tele: 329-2106

Dec'd - 10/1/86 11:49
James R. Farmer

cc: Peter M. Zimmerman, Peoples Counsel

LAW OFFICES TURNBULL, MIX & FARMER 200 WASHINGTON AVENUE TOWSON, MARYLAND 21204

JOHN GRASON TURNBULL, II
G. WARREN MIX
JAMES R. FARMER
DOUGLAS T. NICHOL

301 928-0700
301 928-1517

JOHN GRASON TURNBULL, II
301 928-1517

February 25, 1986

Board of Appeals
Court House
Towson, Maryland 21204

Re: Property of Jon A. Thompson
3rd Councilmanic District
7th Election District

Gentlemen:

The property owner has filed a request that his tract of land, be rezoned from RC 5 to BL.

You will note that the property to the north of the subject tract is in fact zoned BL-CR, and as a matter of fact the zoning line actually lies within the northernmost property line of the subject site, thereby already rendering a portion of this property BL.

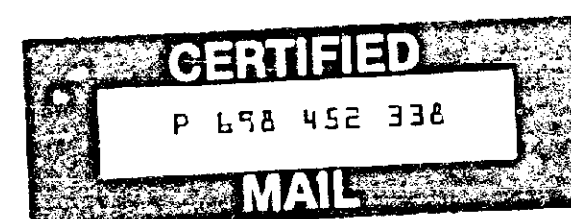
That adjacent to the subject site is property owned by Exxon Corporation and it exists as the Parkton Exxon Service Station. The property directly to the south of the subject site is used as an Episcopal Church, containing a church and accessory buildings. The rapidly changing area wherein this property is located, fronting on York Road 660 feet south of Interstate 83, with access to Interstate 83, is significant and warrants the requested rezoning of this property. It is respectfully suggested that the reclassification to BL be granted.

Respectfully submitted,

John Grason Turnbull, II
John Grason Turnbull, II
Attorney for Jon A. Thompson, et al

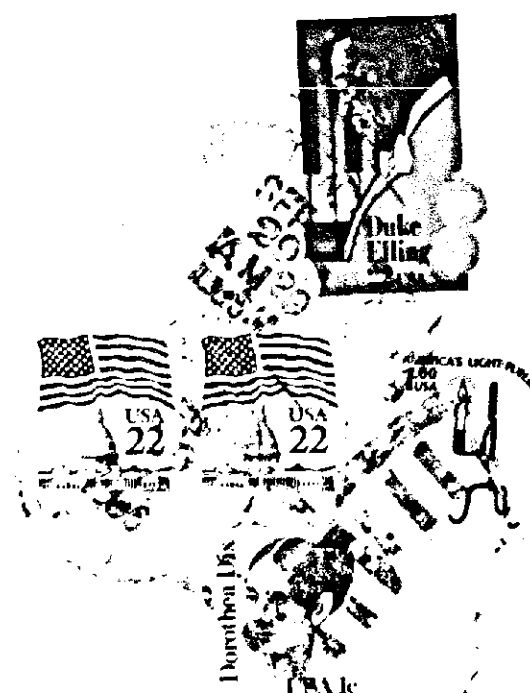
JGT/jh

John Charles Butler
Calder Crest Studio
Parkton, Md. 21120

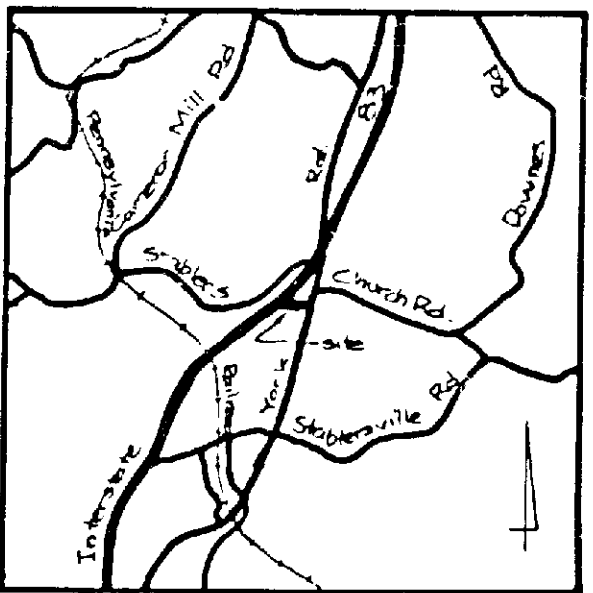


RETURN RECEIPT
REQUESTED

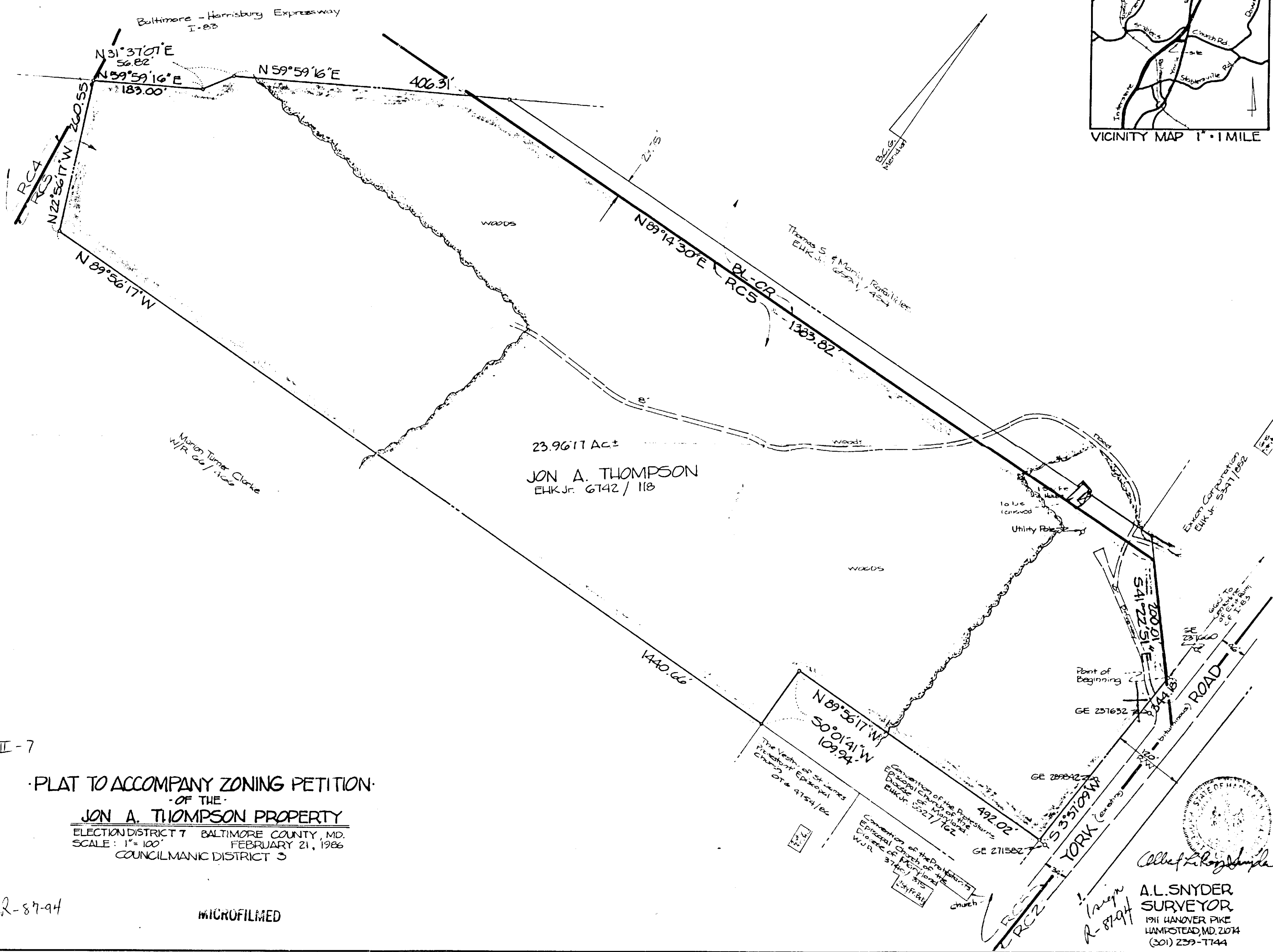
Mr. William T. Hackett
Chairman, County Board of Appeals
Room 200, Court House
Towson, Maryland 21204



12/30/86 - Accepted amended site plan. James Hoswell to submit amended plat in 45 days. (per Mr. Hackett)



VICINITY MAP 1" = 1 MILE

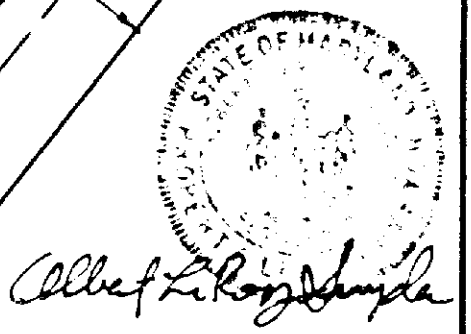


III-7

PLAT TO ACCOMPANY ZONING PETITION
OF THE
JON A. THOMPSON PROPERTY
ELECTION DISTRICT 7 BALTIMORE COUNTY, MD.
SCALE: 1" = 100' FEBRUARY 21, 1986
COUNCILMANIC DISTRICT 3

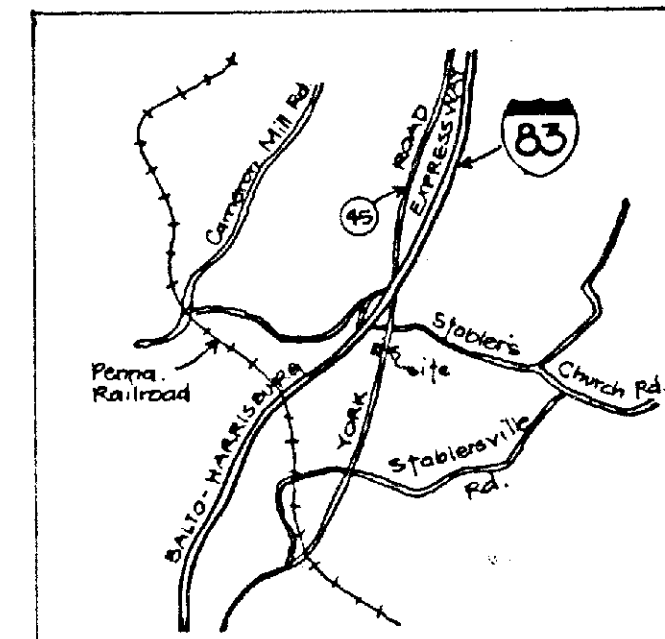
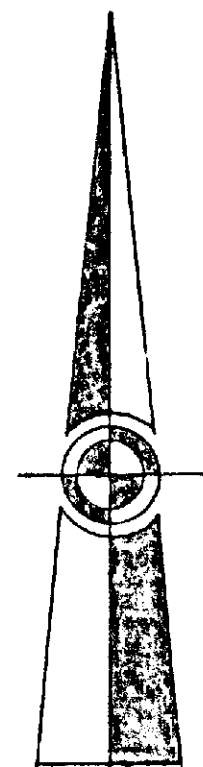
2-87-94

MICROFILMED



A.L. SNYDER
SURVEYOR
1911 HANOVER PIKE
HAMPSTEAD, MD. 21074
(301) 239-7144

156-84023
26012



VICINITY MAP 1" = 1 MILE

- NOTES:
1. AREA OF LOT: 1.0000 AC±
 2. CURRENT ZONING: RC-5
 3. SOILS MAP: 5 SOIL TYPE: GcB2
 4. WATERSHED: LITTLE FALLS SUBWATERSHED: N/A
 5. PARKING DATA: (NON-RETAIL)
 - 1 SPACE PER 300 ft²
 - BLDG: 4,144 ft²
 - SPACES REQ'D: 14
 - SPACES PROVIDED: 30 INCLUDING 2 HANDICAPPED SPACES
 - SPACES: 9x20' TYPICAL
 - HC SPACES: 12x20' TYPICAL
 6. PLANTING REQUIREMENTS:
 - YORK RD: 1 TREE PER 40 L.F. = 5 TREES
 - PROP. ST.: 1 TREE PER 20 L.F. = 11 TREES
 - 1 TREE PER 12 PARKING SP. = 3 TREES
 - TREES REQUIRED: 19 TREES
 - TREES PROVIDED: 19 TREES
 - SCREEN PARKING & DUMPSTER FROM NEIGHBORING CHURCH.
 - A: NORWAY MAPLE (ACER PLATANOIDES)
 - B: NORWAY SPRUCE (PICEA ABIES)
 - C: FLOWERING DOGWOOD (CORNUS FLORIDA)
 7. TOPOGRAPHY SHOWN HEREON IS FIELD RUN AND BASED ON BALTIMORE COUNTY BUREAU OF ENGINEERING DATUM.
 8. EXTERIOR MATERIALS ON PROP. BUILDING: BRICK
 9. MAXIMUM LEVELS OF EMANATION WILL BE WELL WITHIN THE ACCEPTABLE RANGES.
 10. NUMBER OF EMPLOYEES: 5
 11. HOURS OF OPERATION: 8:00 AM - 5:00 PM WEEKDAYS 8:00 AM TO 12:00 AM SATURDAYS.
 12. NO FREESTANDING SIGNAGE

Final Amended Plan.

SITE PLAN

OF PART OF

JON A. THOMPSON PROP.

7TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
COUNCILMANIC DISTRICT 3 CENSUS TRACT 4071
SCALE: 1" = 20' DATE: SEPTEMBER 30, 1986

APPLICANT: JON A. & WILMA J. THOMPSON
19819 YORK RD.
PARKTON, MD. 21120

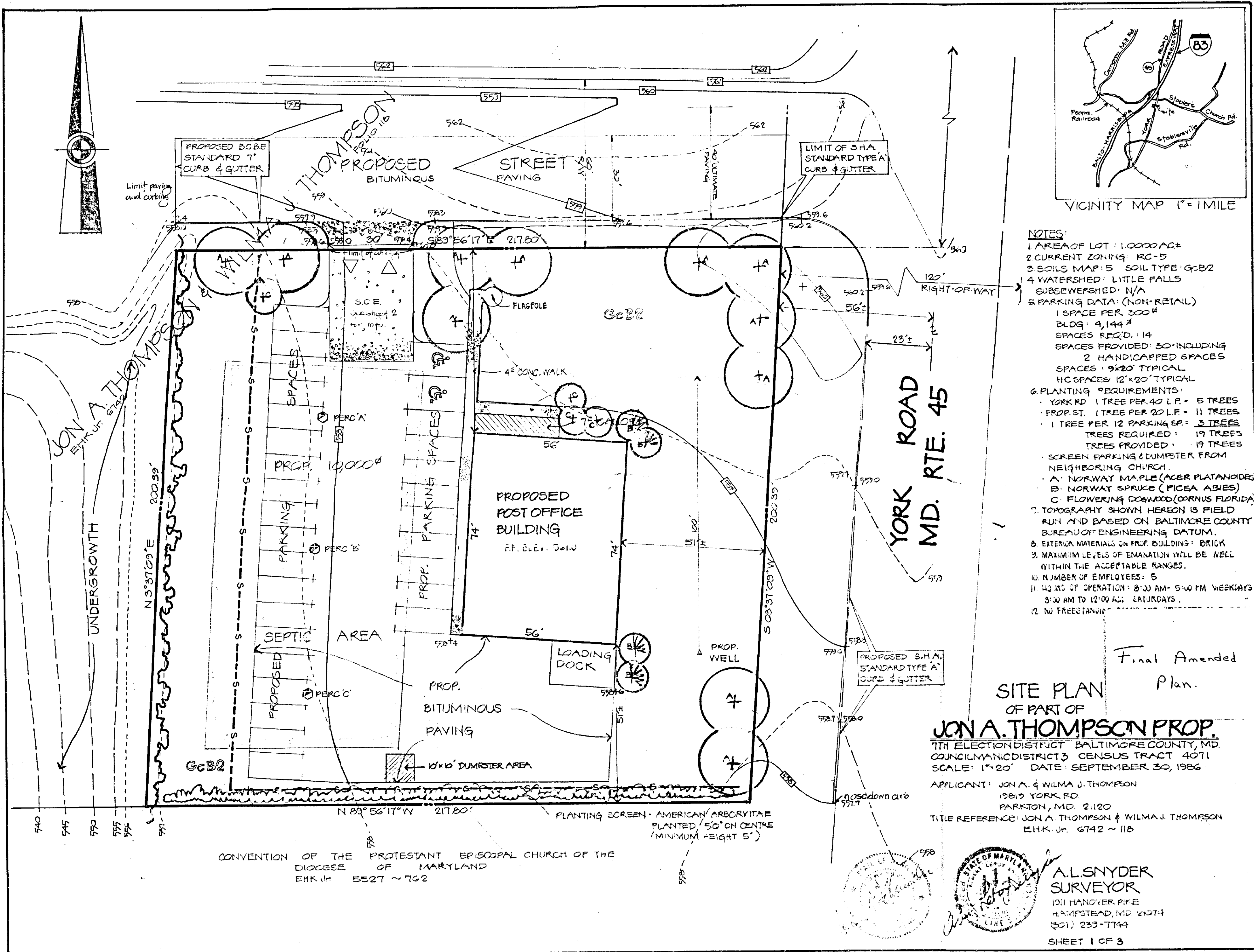
TITLE REFERENCE: JON A. THOMPSON & WILMA J. THOMPSON
E.H.K. 6742 ~ 118

A.L. SNYDER
SURVEYOR

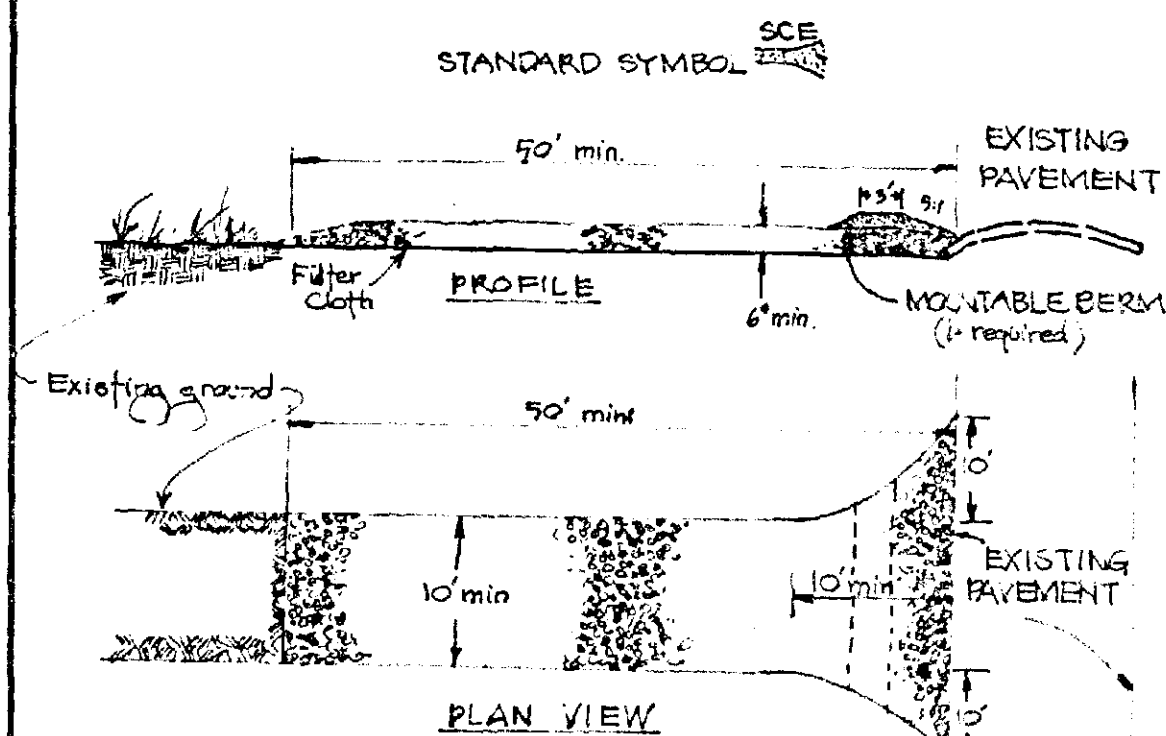
1011 HANOVER PIKE
HAMPSTEAD, MD. 21074
(301) 239-7744

SHEET 1 OF 3

JOB NO. 8207



STABILIZED CONSTRUCTION ENTRANCE (not to scale)

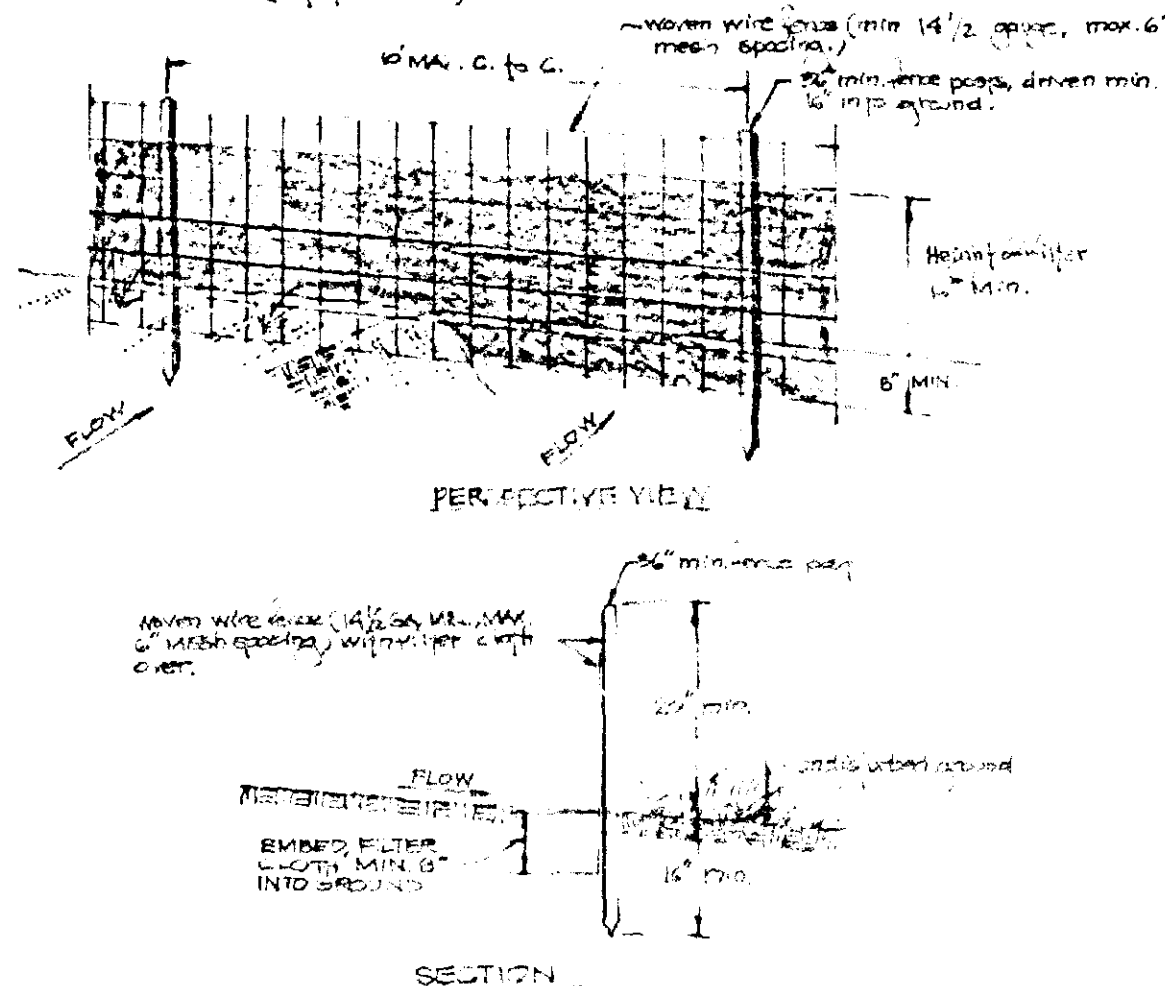


CONSTRUCTION SPECIFICATIONS

1. Stone size - use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length - as required, but not less than 50 feet (except on a single residence lot where a 30' minimum length would apply).
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) foot minimum, but not less than the full width of points where ingress or egress occurs.
5. Filter cloth - will be placed over the entire area prior to placing of stone. Filter cloth will not be required on a single family residence lot.
6. Surface water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mounable berm with 5:1 slopes will be permitted.
7. 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 cleanup of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing - wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall become an on area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided on a regular basis.

Standard Drawing SCE-1

SILT FENCE (not to scale)



Standard Symbol SCE-2

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. Woven wire fence to be fastened securely to stakes with wire ties or staples.
2. Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section.
3. When 2 sections of filter cloth are used, each other shall be overlapped by six inches and sealed.
4. Maintenance shall be performed as needed and material removed when "bush" occurs in or off fence.

HOUSTON Steel, Copper (and) Tube Steel Hardware
FENCE: Woven wire, 14 1/2, 6" Max. mesh spacing
FILTER CLOTH: Filter X, Miraf 100X, or equivalent
PREFABRICATED UNIT: none, homemade, or Approved eq.

Standard Drawing SCE-2

GENERAL NOTES:

1. Refer to "1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control" for standards details and detailed specifications of each practice specified herein.
2. With the approval of the sediment control inspector, minor field adjustments can and will be made to insure the control of any sediment. 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 will be inspected and left in operational condition.
4. Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be achieved within: A) seven calendar days as to the surface of all perimeter controls dikes, ditches, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1) B) fourteen days as to all other disturbed operational areas on the project site.
5. Any change to the grading proposed on this plan requires re-submission to Baltimore County Soil Conservation District for approval.
6. Dust control will be provided for all disturbed areas. Refer to "1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control", pp. 62.01 and 62.02 for acceptable methods and specifications for dust control.
7. Any variation from the sequence of operations stated on this plan requires the approval of the sediment control inspector and the Baltimore County Soil Conservation District prior to the initiation of the change.
8. Excavator or borrow material shall go to or come from, respectively, a site with an approved sediment control plan.

PERMANENT SEEDING NOTES:

- Seedbed Preparation: Loosen upper 3 inches of soil by raking, disking or other acceptable means before seeding.
- Soil Amendments: See 1 of the following schedules:
1. Preferred - apply 2 tons per acre dolomite (limestone) (92 lbs./1000^{ft}) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000^{ft}) before seeding. Harrow or disc into upper three inches of soil. At time of seedling, apply 400 lbs. per acre 30-30-30 re-form fertilizer (91 lbs./1000^{ft}) and 1000 lbs. per acre dolomite (limestone) (92 lbs./1000^{ft}) before seeding. Harrow or disc into upper three inches of soil.
2. Acceptable - apply 2 tons per acre dolomite (limestone) (92 lbs./1000^{ft}) before seeding. Harrow or disc into upper three inches of soil.
- Seeding: For the periods March 1 - April 30, and August 15 - October 15, seed with 60 lbs. per acre (14 lbs./1000^{ft}) of Kentucky 31 tall fescue. For the period May 1 - July 31, seed with 60 lbs. per acre and 2 lbs. per acre (.05 lbs./1000^{ft}) of creeping lovegrass. During the period of October 16 - February 28, project site by applying 2 tons per acre of well-analyzed straw mulch and seed as soon as possible in the spring.
Option (2) Use seed.
Option (3) Seed with 60 lbs./acre Kentucky 31 tall fescue and mulch with 2 tons/acre well-analyzed straw.
- Mulching: Apply 1 1/2 to 2 tons per acre (10 to 30 lbs./1000^{ft}) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 2 lbs. per acre (5 gal./1000^{ft}) of emulsified asphalt on flat areas. On slopes 8:1 or higher, use 348 gal./acre (8 gal./1000^{ft}) for anchoring.
- Maintenance: Inspect all seeded areas and make needed repairs, replacements and seedings.

TEMPERARY SEEDING NOTES:

- Seedbed Preparation: Loosen upper 3 inches of soil by raking, disking or other acceptable means before seeding.
- Soil Amendments: Apply 600 lbs./acre 10-10-10 fertilizer (14 lbs./1000^{ft}).
- Seeding: For periods March 1 - April 30 and August 15 - November 15, seed with 2 1/2 lbs./acre of annual rye (3.2 lbs./1000^{ft}). For the period May 1 - August 14, seed with 2 lbs. per acre of creeping lovegrass (.05 lbs./1000^{ft}). For the period November 16 - February 28, project site by applying 2 tons per acre of well-analyzed straw mulch and seed as soon as possible in the spring, or use seed.
- Mulching: Apply 1 1/2 to 2 tons per acre (10 to 30 lbs./1000^{ft}) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 2 lbs. per acre (5 gal./1000^{ft}) of emulsified asphalt on flat areas. On slopes 8:1 or higher, use 348 gal./acre (8 gal./1000^{ft}) for anchoring.

CONSULTANT'S CERTIFICATION

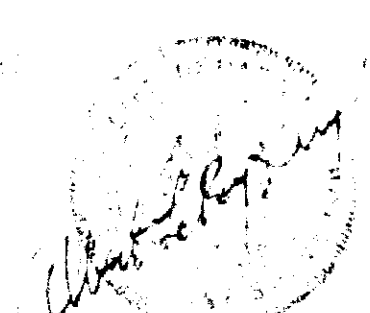
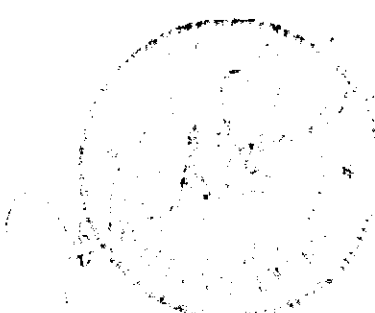
"I certify that this plan of erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site, and that this plan was prepared in accordance with the requirements of the Baltimore County Soil Conservation District and Specifications for Soil Erosion and Sediment Control. I have reviewed this erosion and sediment control plan with the owner/developer."

Signature: John L. Thompson Md. License No. 777 Date 12-3-86
Print Name: John L. Thompson

OWNER/DEVELOPER CERTIFICATION

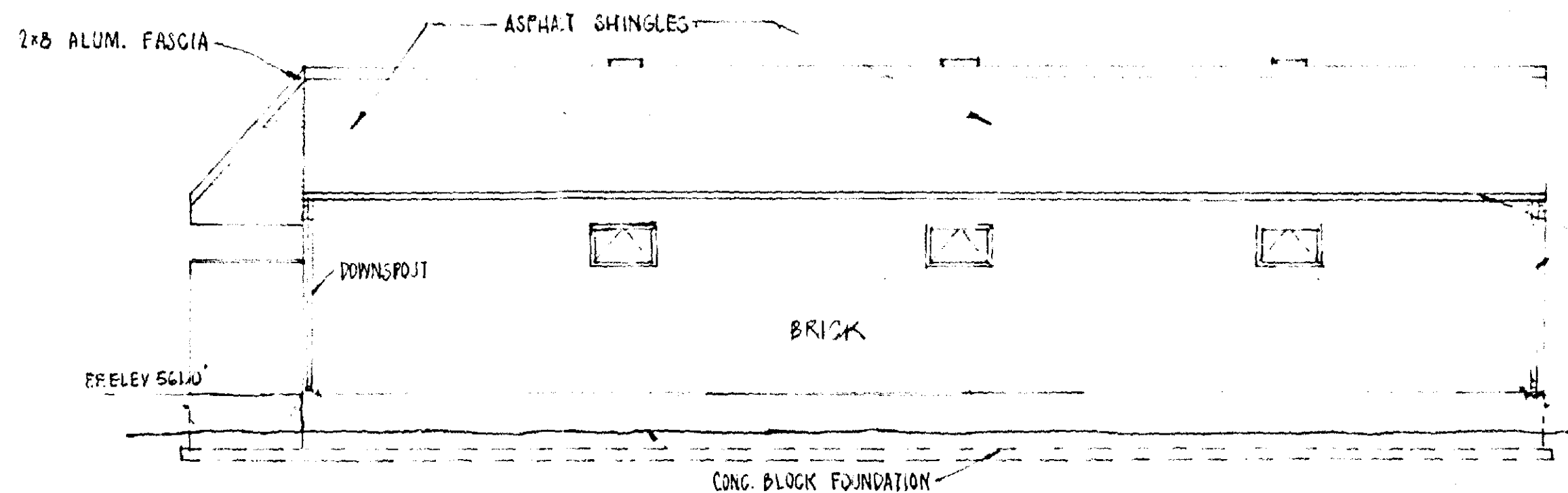
"I/We hereby certify that any clearing, grading, construction and/or development will be done pursuant to this plan and that any responsible personnel involved in this construction project will have a Certificate of Attendance at a Department of Natural Resources approved training program for the control of sediment and erosion before beginning the project. I/We also certify that the site will be inspected at the end of each working day, and that any needed maintenance will be completed so as to insure that all sediment control practices are left in operational condition. I/We authorize the right of entry for periodic on-site evaluation by the Baltimore County Soil Conservation District Board of Supervisors or their authorized agents."

Owner/Developer (Name & Title): Jon A. Thompson - Owner Date 12-3-86



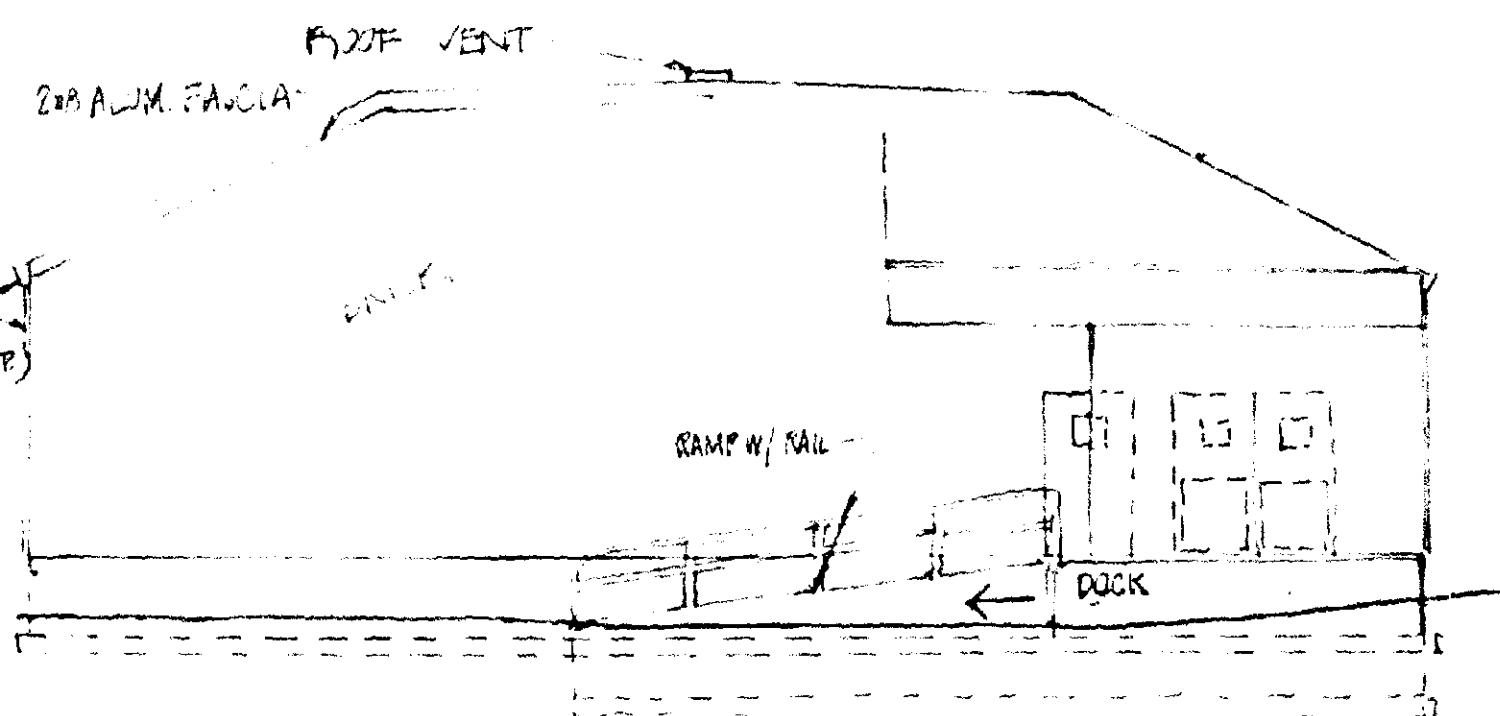
A.L. SNYDER
SURVEYOR
1911 HANOVER PIKE
HAMPSTEAD, MD 21074
(301) 239-1144

SITE PLAN
OF PART OF
JON A. THOMPSON PROP.
(SEDIMENT CONTROL)
SHEET 2 OF 3



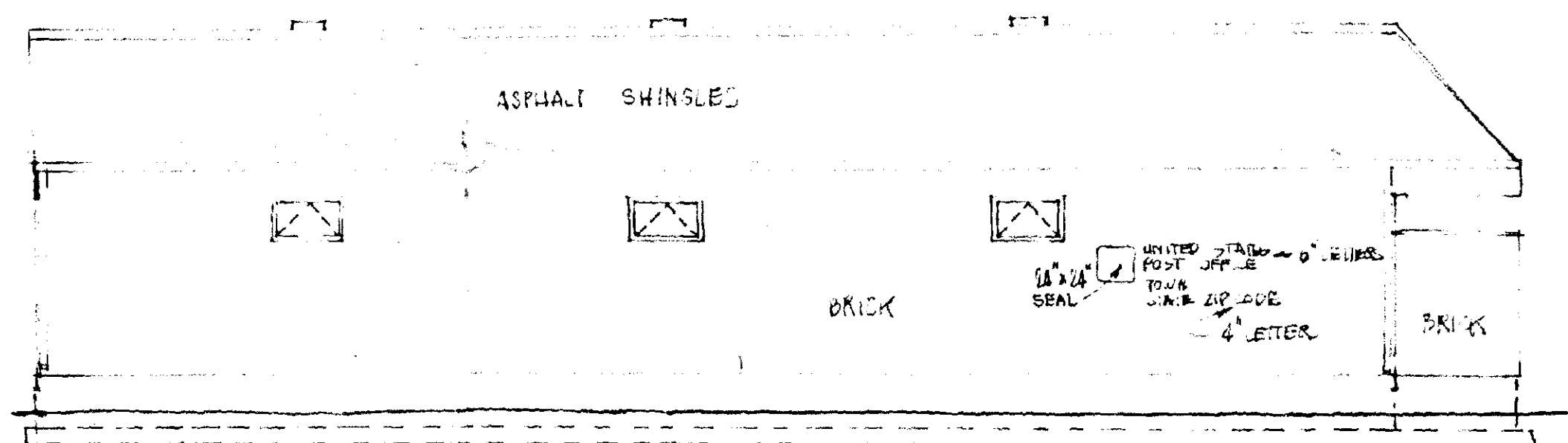
RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"



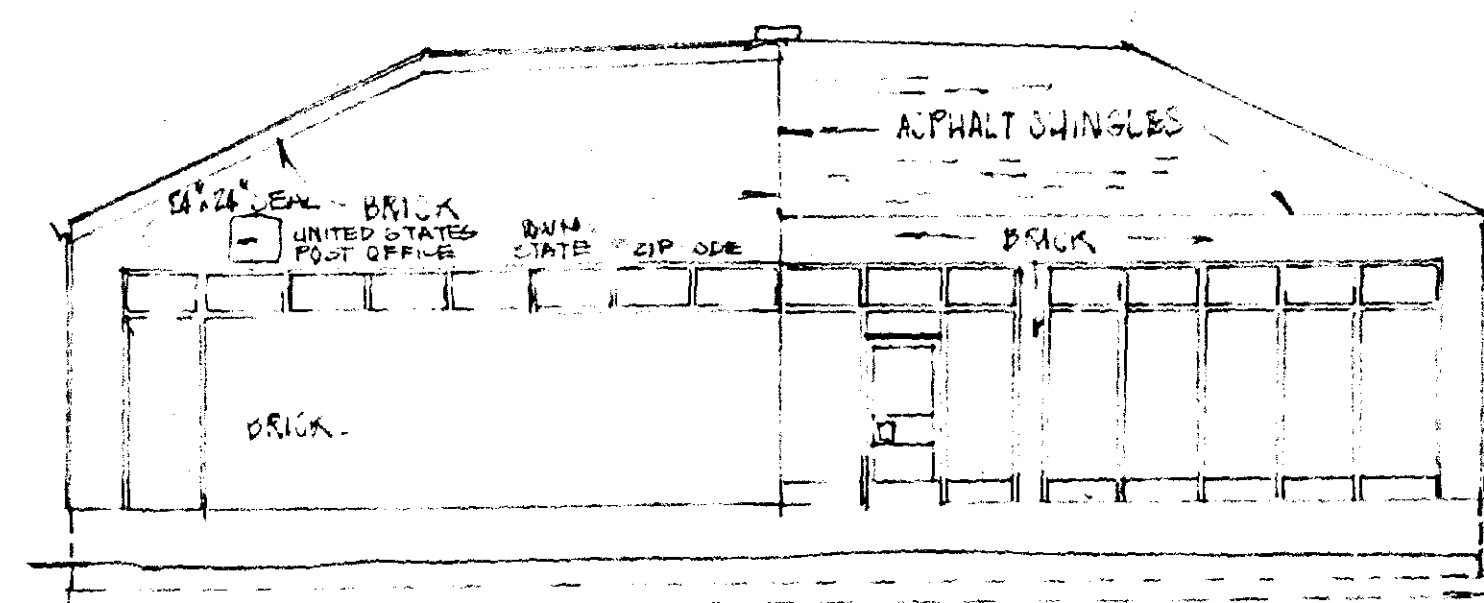
REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



FRONT ELEVATION

SCALE 1/8" = 1'-0"

SITE PLAN
OF PART OF
JON A. THOMPSON PROP.
(BLDG. ELEVATIONS)

A.L. SNYDER
SURVEYOR
1711 HANOVER PIKE
HAMPSTEAD, MD. 21074
(301) 289-7704
SHEET 3 OF 3

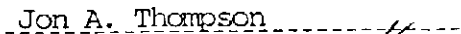
JOB NO. 96197

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

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:

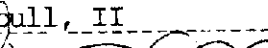
Property is to be posted and advertised as prescribed by The Baltimore County Code.

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:	Legal Owner(s):
(Type or Print Name)	Jon A. Thompson
Signature	
Address	Wilma J. Thompson
City and State	(Type or Print Name)
	
	Signature

Attorney for Petitioner:

John C. Thompson, Parkhill, II
(Type or Print Name)

Signature 

706 Washington Avenue
Address
Towson, Maryland 21204
City and State

Attorney's Telephone No.: 828-0700

19819 York Road, Parkhill, MD 21120
Address
City and State

Name, address and phone number of legal owner or
trust purchaser or representative to be contacted

Jon A. Thompson 357-4168
Name

19819 York Road, Parkhill, MD 21120
Address
City and State

BADC-Form 3

LOCATION: West Side of York Road, 660 feet South of the Centerline of exit ramp from Southeast Side of I-83 (Baltimore-Harrisburg Expressway)

PUBLIC HEARING: Tuesday, September 30, 1986, at 10:00 a.m.

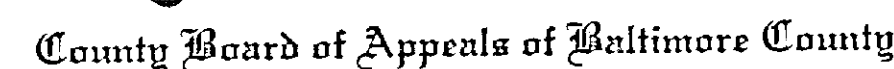
The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:

To reclassify the property from an R.C. 5 Zone to a B.L. Zone

All that parcel of land in the 7th Election District of Baltimore County

Beginning for the same on the westside of York Road, 660 feet south of the centerline of the exit ramp from I-83 (The Baltimore Harrisburg Expressway) at its intersection with The York Road and running

- 1.) S 3° 37' 09" W 344.18 feet, thence
- 2.) N 89° 56' 17" W 492.02 feet, thence
- 3.) S 0° 01' 41" W 109.94 feet, thence
- 4.) N 89° 56' 17" W 1140.66 feet, thence
- 5.) N 22° 56' 17" W 260.55 feet, thence
- 6.) N 59° 59' 16" E 183.00 feet, thence
- 7.) N 31° 37' 07" E 56.82 feet, thence
- 8.) N 59° 59' 16" E 406.31 feet, thence
- 9.) N 89° 11' 30" E 1383.82 feet, thence
- 10.) S 41° 22' 51" E 200.01 feet to the place of beginning



Room 200 Court House
Towson, Maryland 21204
(301)-494-3180
February 5, 1987

(CONTINUED FROM 12/30/86)

N O T I C E O F A S S I G N M E N T

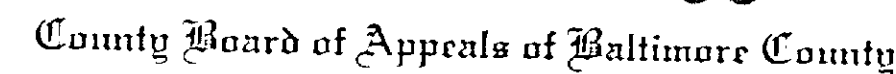
NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79.

CASE NO. R-87-94 JON A. THOMPSON, ET UX
W/s OF YORK ROAD, 660' S OF C/L OF EXIT
RAMP FROM SE/s 1-83 (BALTIMORE-HARRISBURG
EXPRESSWAY)
PETITION FOR ZONING RECLASSIFICATION
(AMENDED PETITION)
7th DISTRICT

ASSIGNED FOR: TUESDAY, MARCH 3, 1987 at 10:00 a.m.

cc: James R. Farmer, Esquire	Counsel for Petitioners
Jon A. Thompson, et ux	Petitioners
John C. Wright	Protestant
Robert E. Hettchen	"
John C. Butler	"
James Earl Kraft	
Phyllis Cole Friedman, Esquire	People's Counsel
Norman E. Gerber	
James G. Hoswell	
Arnold Jablon	
Jean M. H. Jung	
James E. Dyer	
Margaret E. du Bois	
James Thompson, Zoning Enforcement	

Kathi C. Weidenhammer
Administrative Secretary



Room 200 Court House
Towson, Maryland 21204
(301) 494-3180
December 11, 1986

December 11, 1986

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79.

CASE NO. R-87-94

JON A. THOMPSON, ET UX
W/S OF YORK ROAD, 660' S OF C/L OF EXIT
RAMP FROM SE/S I-83 (BALTIMORE-HARRISBURG
EXPRESSWAY)
PETITION FOR ZONING RECLASSIFICATION
7th DISTRICT

Open hearing for the purpose of accepting new plats has been

ASSIGNED FOR: TUESDAY, DECEMBER 30, 1986 at 9:30 a.m.

cc: James R. Farmer, Esquire
Jon A. Thompson, et ux
John C. Wright
Robert E. Hetchchen
John C. Butler
James Earl Kraft
Phyllis Cole Friedman, Esquire
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Margaret E. du Bois

Kathi C. Weidenhammer
Administrative Secretary

IN THE MATTER OF THE PETITION FOR ZONING RECLASSIFICATION FROM R.C. 5 TO B.L. ZONE W/S of York Rd., 660' S. of I-83, 7th District	:	BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY
JON A. THOMPSON, et ux, Petitioners	:	Case No. R-87-94 (Item 7, Cycle III)

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, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 5th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to John Grason Turnbull, II, Esquire, 706 Washington Ave., Towson, MD 21204, Attorney for Petitioners.

Peter May Zimmerman
Peter May Zimmerman

- 2 -

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

DATE _____ ACCOUNT _____

OK to Release
Order
AMOUNT \$

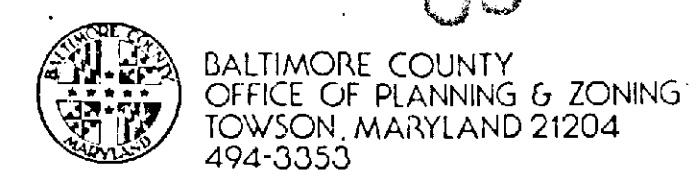
RECEIVED FROM: _____

FOR _____

VALIDATION OR SIGNATURE OF CASHIER

R-87-94 Jon A. Thompson 13-30-86

submitting amended plat
accepted amended site plan



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 29, 1986

John Grason Turnbull, II, Esquire
706 Washington Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING RECLASSIFICATION
W/S of York Rd., 660' S of c/l of exit ramp from
SE/S I-83 (Baltimore-Harrisburg Expressway)
7th Election District
Jon A. Thompson, et ux - Petitioners
Case No. R-87-94
(Cycle III, Item No. 7)

Dear Mr. Turnbull:

This is to advise you that \$333.21 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 RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE AS SOON AS POSSIBLE OR THE ORDER WILL NOT BE ISSUED BY THE BOARD OF APPEALS.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ:med

TOWSON TIMES, 9/10/86

John Grason Turnbull, II, Esquire
706 Washington Avenue
Towson, Maryland 21204

August 22, 1986

9/30/86 - PER R. FRANZ - Mr. Thompson appeared at hearing and advised that new plats are to be entered, however, the engineer does not have them ready at this time. Will be submitted later. Case not to be reset until advised to do so.

12/11/86 - Notice of Assignment sent as indicated in file - to advise of open hearing set for Tuesday, 12/30/86, for the purpose of accepting new plats.

NOTICE OF HEARING

RE: PETITION FOR ZONING RECLASSIFICATION
W/S of York Rd., 660' S of c/l of exit ramp
from SE/S I-83 (Baltimore-Harrisburg
Expressway)
7th Election District
Jon A. Thompson, et ux - Petitioners
Case No. R-87-94
(Cycle III, Item No. 7)

TIME: 10:00 a.m.

Tuesday, September 30, 1986

DATE:

PLACE: Room 218, Courthouse, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 0422

T. Hackett
Hackett, Chairman
rd of Appeals

's Counsel for Baltimore County
y furnished 9/29/86]

DATE: 9/29/86 ACCOUNT: 0422

AMOUNT \$ 100.00

RECEIVED FROM: P. L. Thompson

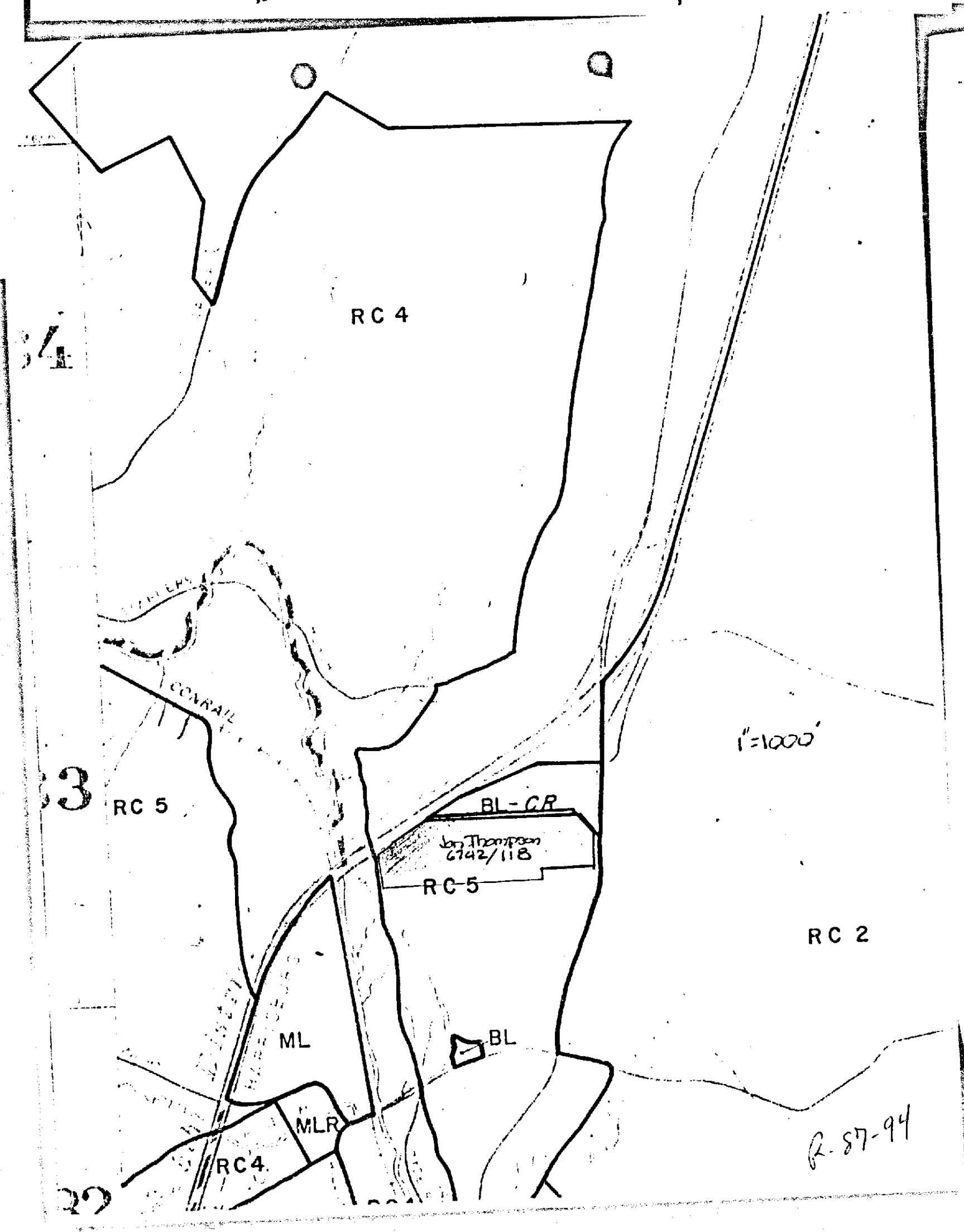
FOR: *Thompson - Thompson 9/29/86*

VALIDATION OR SIGNATURE OF CASHIER

Y THE ZONING OFFICE FOR
SE APPROXIMATELY A WEEK BEFORE THE
T RETURNED TO THE ZONING
T BE ISSUED.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 7th Date of Posting 9-12-86
Posted for: *Reclassification*
Petitioner: *Jon A. Thompson*
Location of prop. y: *W/S of York Rd. 660' S of the c/l of exit ramp from SE/S I-83 Baltimore-Harrisburg Expressway*
Location of Sign: *Approx. 750' South of the exit ramp*
Remarks:
Posted by: *M. J. Jablon* Date of return: *9-21-86*
Number of Signs: *2*



- 12/30/86 - Continued in open hearing. Amended site plan to be submitted and forwarded to Hoswell.
- 1/14/87 - see attached note from Hoswell.
- 1/22/87 - T/c from Hoswell. If Planning Board does not meet, he will get in touch with me re when Thompson will be on agenda.
- 1/29/87 - Thompson on Planning Board agenda.
- 2/02/87 - Farmer wants hearing scheduled (per attached note JH)
- 2/04/87 - Can be set for March 3; question: is another ad necessary through Zoning? Bettye du Bois to check with J Dyer and let me know.
- 2/04/87 - Per Bettye - she and J Dyer checked reps. - no ad needed; we can simply schedule as continued hearing.
- 2/05/87 - Following notified of hearing scheduled for Tuesday, March 3, 1987 at 10 a.m.:
James R. Farmer, Esq.
Jon A. Thompson, et ux
John C. Wright
Robert E. Hettchen
John C. Butler
James Earl Kraft
Phyllis Cole Friedman, Esquire
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Margaret E. du Bois
James Thompson, Zoning Enforcement

1/14/87

Mr. H:

Jim Hoswell telephoned re the attached file --

He has had a conversation with Farmer. Farmer is under the impression that the amended plat has been received and is in the works. Jim Hoswell has not seen the amended plat. (Jim was on vacation)

According to note in the file and the absence of a memo to Planning, I can't see where an amended plat has been sent to Jim. If the 9/30/86 plat in the file is the amended one, Jim said he would not be adverse to bypassing the committee and going directly to the Planning Board next Thursday in order to meet the 45-day deadline from submission of the amended plat.

Jim will be in his office until 1:00 p.m. and will be awaiting a call from us as to what he should do.

He mentioned that Farmer is unfamiliar with the steps to be taken in submitting an amended plat; possibly additional copies were to be forthcoming from the engineer???

kathi

Jim has amended plat (date 9-30-86)
Home sent Hoswell to be filed to Planning Board 2/2/87 3:50
Mr. Farmer wants complete hearing now
2/4 Bettye to call me - no ad needed - 3/03 Jim Dyer



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 491-3180

March 10, 1987

James R. Farmer, Esquire
TURNBULL, MIX & FARMER
706 Washington Avenue
Towson, MD 21204

RE: Case No. R-87-94
Jon A. Thompson, et ux

Dear Mr. Farmer:

Enclosed is a copy of the final Opinion and Order passed today by the County Board of Appeals in the subject matter.

Sincerely,

Kath C. Weidenhammer
Kath C. Weidenhammer
Administrative Secretary

Encl.

cc: Mr. & Mrs. Jon A. Thompson
Mr. John C. Wright
Mr. Robert E. Hettchen
Mr. John C. Butler
Mr. James Earl Kraft
Phyllis Cole Friedman, Esquire
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer
James Thompson
Margaret E. du Bois

IN THE MATTER OF :
THE APPLICATION OF :
JON A. THOMPSON, ET UX :
FOR ZONING RECLASSIFICATION :
FROM R.C. 5 TO B.L. ON :
PROPERTY LOCATED ON THE :
W/S YORK RD., 660' S OF C/L :
OF EXIT RAMP FROM SE/S I-83 :
(BALTO.-HARRISBURG EXPRESSWAY) :
7th ELECTION DISTRICT :
3rd COUNCILMANIC DISTRICT :

BEFORE :
COUNTY BOARD OF APPEALS :
OF :
BALTIMORE COUNTY :
CASE NO. R-87-94 :

OPINION

This matter comes before the Board as a petition for zoning reclassification of a parcel of approximately one acre. The site is located in the northern end of Baltimore County on the west side of York Road, 660 feet south of the center line of the exit ramp from the southeast bound portion of I-83. The petition seeks a reclassification of the parcel from R.C. 5 to B.L. for the purpose of the construction of a new post office building to serve the area. Three witnesses, all in support of the petition, testified.

Mr. Jon Thompson, the owner of the parcel, testified. He stated that he owns the entire tract of nearly 24 acres all of which is zoned R.C. 5. Recently, the United States Post Office contacted him and requested that they purchase or lease the subject parcel to construct a new post office facility. A new post office building is needed for this area because of the dilapidated condition of the old building and that the present site is within the flood plain. Further, the present post office facility has been condemned by Baltimore County and has been ordered razed and the commercial zoning for same rescinded. U.S. Postal Regulations also mandate that the new post office must be located within .8 mile of the existing facility. In view of this condemnation and these requirements, this site was selected. Mr. Thompson also testified that one of the few commercial sites in this district, an Exxon service station, abuts the property. A church also abuts the proposed post office site and its congregation does not oppose the reclassification.

Case No. R-87-94
Jon A. Thompson, et ux

Mr. Roy Snyder also testified in favor of the project. He is the registered surveyor and opined that the building and improvements to the site are within the guidelines of both Baltimore County and the United States Post Office.

Finally, Mr. Terry Dunkin, a real estate appraiser, testified. Mr. Dunkin stated that there does exist an error in the maps in that much of the little commercial zoning in the district has been eliminated due to the flood plain which exists throughout the area and that no new commercial uses have been allowed to replace those which have been deleted. In view of this error, Mr. Dunkin opined that the petition should be granted.

Upon consideration of the testimony and argument offered, it is this Board's belief that the petition as set forth with its documented site plan should be granted. Granting of this petition will not change the character of the general area but instead will provide a needed service to the residents of this community.

ORDER

It is therefore this 10th day of March, 1987, by the County Board of Appeals of Baltimore County ORDERED that the aforesaid petition for reclassification from R.C. 5 to B.L. accompanied by documented site plan be and is hereby GRANTED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF
BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Lawrence E. Schmidt
Lawrence E. Schmidt

Patricia Palpa
Patricia Palpa

JON A. THOMPSON, ET UX

#R-87-94
Item #7, Cycle III, 1986

W/S York Rd., 660' S. of c/l of exit ramp
from SE/S I-83 (Baltimore-Harrisburg Expy.)
RC-5 to B.L.

7th District
3rd Councilmanic
23,9577 acres

Feb. 26, 1986 Petition filed

John A. Thompson, et ux
John A. Thompson, et ux

19819 York Road
Parkton, MD 21120

James Earl Kraft
Baltimore County Board of Education
440 YORK
Road (21204)

Phyllis Cole Friedman

Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

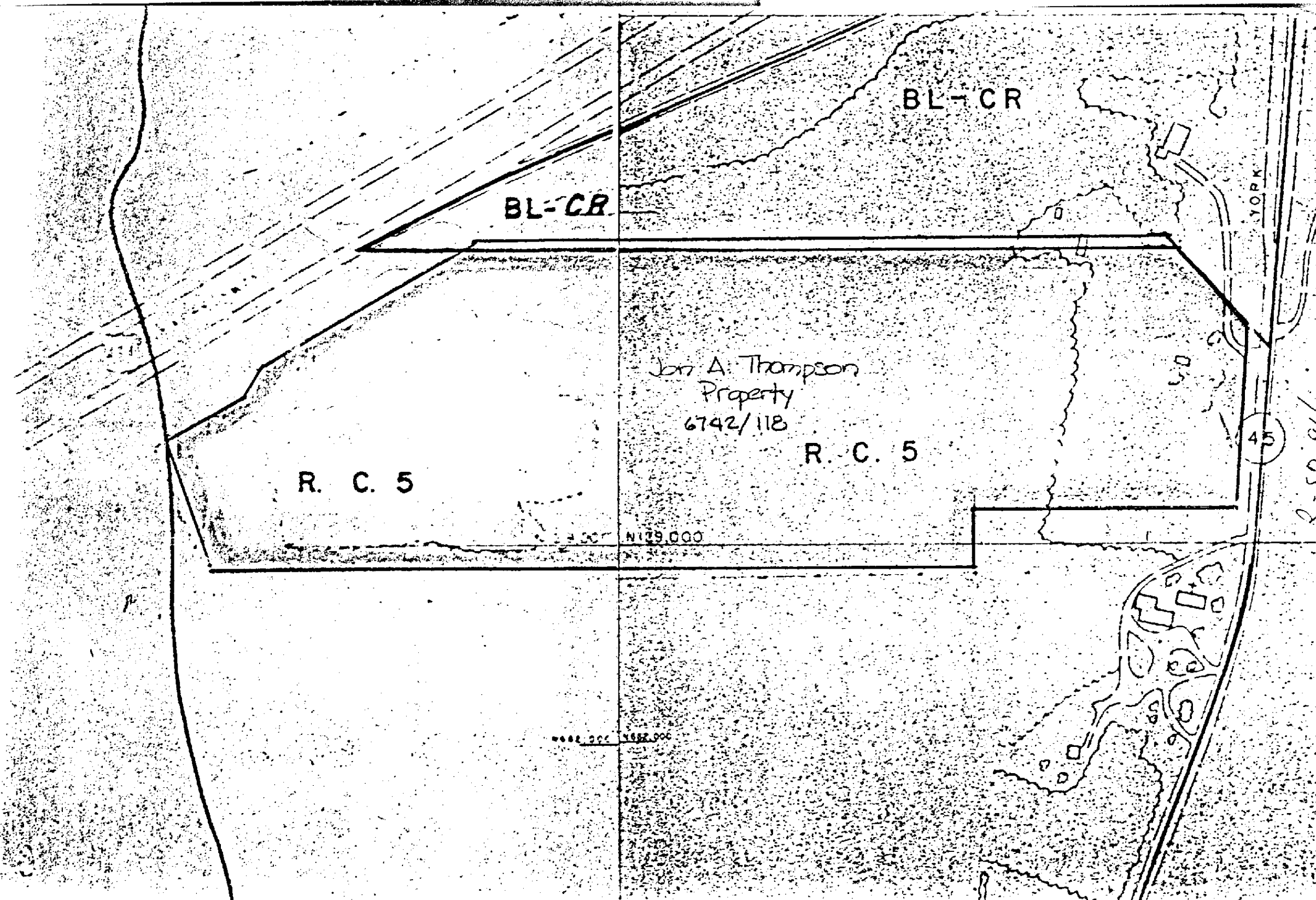
James R. Farmer, Esq.
Turnbull, Mix &
Farmer - 706 Washing
ton Ave. (21204)

John C. Wright
19819 York Rd.
Parkton, MD. 21120

Earl E. Hettchen
19819 York Rd.
Parkton, MD. 21120

John C. Butler
Golden Crest Studio
Parkton, MD. 21120

James Thompson



PETITION FOR
RECLASSIFICATION
Case No. R-87-94

LOCATION: West Side of York
Road, 660 feet South of the Cen-
terline of exit ramp from Southeast
Side of I-83 (Baltimore-
Harrisburg Expressway)

PUBLIC HEARING: Tuesday, Sep-
tember 10, 1986, at 10:00 a.m.
The County Board of Appeals for Bal-
timore County, by authority of the Bal-
timore County Charter, will hold a pub-
lic hearing.

To reclassify the property from R.C.
5 to B.L. Zone.

All that parcel of land in the 7th Elec-
tion District of Baltimore County

Beginning for the same on the west
side of York Road, 660 feet south of the
centerline of the exit ramp from I-83
(The Baltimore-Harrisburg Express-
way) as an intersection with The York
Road and running:

1. S 3° 17' 00" W 344.18 feet, thence

2. N 89° 56' 17" W 492.03 feet,

thence

3. N 22° 56' 17" W 260.55 feet,

thence

4. N 59° 59' 16" E 183.00 feet,

thence

5. N 31° 37' 07" E 54.82 feet,

thence

6. N 59° 59' 16" E 406.31 feet,

thence

7. N 89° 14' 30" E 1383.82 feet,

thence

8. S 41° 22' 51" E 200.01 feet, to
the place of beginning.

Containing 23.9577 Acres ±

Being a part of the tract of land
which was conveyed by John C. Jones
to Jon Allen Thompson and Wife J.

Thompson by deed dated May 12, 1964
and recorded among the Land Records
of Baltimore County Maryland in
Liber E.H.K. 10: 6742-118 and

Being the property of Jon A.
Thompson, et ux, as shown on the plat
filed with the Zoning Depart-
ment.

By Order of
WILLIAM T. HACKETT,
Chairman
County Board of Appeals
Baltimore County
9566 Sep. 11.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 11, 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
September 11, 1986.

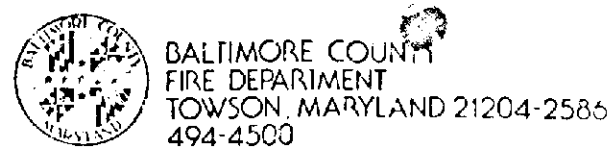
THE JEFFERSONIAN,

Joan Studer Orselt

Publisher

Cost of Advertising

35.75



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2585
494-4500

PAUL H. REINCKE
CHIEF
May 13, 1986

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

Attention: William Hackett
Chairman, County Board of Appeals

RE: Property Owner: Jon A. Thompson, et ux

Location: W/S York Road, 660' S. of c/1 of exit ramp from SE/S I-83 (Baltimore-Harrisburg Expressway)

Item No.: 7 Zoning Agenda: Cycle III
4/86 - 10/86

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 of _____ 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, MARYLAND

INTER-OFFICE CORRESPONDENCE

William F. Hackett - Chairman
Appeals Board
Charles E. "Ted" Burnham
FROM: Planning Review Chief, Department of Permits & Licenses
Date: June 24, 1986
SUBJECT: April - October 1986 - Zoning Classification - Cycle III

Item # 7 Property Owner: Jon A. Thompson, et ux
Contract Purchaser: W/S York Road, 660' S of c/1 of exit ramp from SE/S I-83 (Baltimore-Harrisburg Expressway)
Location: SE/S I-83 (Baltimore-Harrisburg Expressway)
Existing Zoning: R.C. 5
Proposed Zoning: B.L.
Acreage: 23.9677 Acres
District: 7th.

As there are no structures or improvements shown on the property, nor any proposed, I have no comments at this time.

CEB/vw

LAW OFFICES TURNBULL, MIX & FARMER 200 WASHINGTON AVENUE TOWSON, MARYLAND 21204

G. WARREN MIX
JAMES R. FARMER
DOUGLAS T. NICHOL

301 928-0700
301 928-1517

JOHN GRASON TURNBULL
301 928-1517

September 22, 1986

William T. Hackett, Chairman
County Board of Appeals
Courthouse
Towson, Maryland 21204

RE: Property of Jon A. Thompson - Zoning Change

Dear Mr. Hackett:

Please be advised that I have taken over the handling of this matter since Mr. Turnbull's appointment to the Circuit Court for Baltimore County.

I am aware of the up-coming hearing for Tuesday, September 30, 1986, and I just followed-up with the engineer, A. L. Snyder, who is preparing the sight plan and other various documents for the hearing and was advised that they are still in the preparation stage and will not be completed by the time of the hearing. As you can well imagine, these plans are of the utmost importance for this hearing, and therefore, I would respectfully request a continuance.

Obviously, I will appear on September 30, 1986, on behalf of Mr. Thompson, and formally request a continuance. But I thought it best to advise in advance of same so that the Board is not unnecessarily inconvenienced for all of them to appear.

Thank you in advance for your help and cooperation, should you have any questions, please do not hesitate in contacting me.

Very truly yours,

TURNBULL, MIX & FARMER

James R. Farmer
James R. Farmer

JRF:cja

cc: Mr. & Mrs. Jon A. Thompson

23 September 1986

Mr. William T. Hackett
Chairman, County Board of Appeals
Room 200, Court House
Towson, Maryland 21204

RE: Case No: R-87-94

Mr. Hackett and Members of the Board,

We, the undersigned, hereby wish to go on record as protesting the zoning change in Case No: R-87-94 of RC-5 to BL, John A. Thompson, et ux.

It is our understanding that due to plat changes the hearing of 30 September will be referred back to planning and a new hearing will be held. We would appreciate at least 7 days notice as to when the open hearing will be held and as to what the changes are so that should we plan to protest such changes our personal attendance will go on public record.

At this time we do not object to the construction and occupancy of a U.C. Postal Office at this site.

Thank you.

John C. Wright

John Charles Butler
Calder Crest Studio
Parkton, Md. 21120
Tele: 343-4688

Robert E. Hettchen

Robert E. Hettchen
19221 York Road
Parkton, Md. 21120
Tele: 357-4446

John C. Wright

John C. Wright
19301 York Road
Parkton, Md. 21120
Tele: 329-2106

Dec'd - 10/1/86 11:49
James R. Farmer

cc: Peter M. Zimmerman, Peoples Counsel

LAW OFFICES TURNBULL, MIX & FARMER 200 WASHINGTON AVENUE TOWSON, MARYLAND 21204

JOHN GRASON TURNBULL, II
G. WARREN MIX
JAMES R. FARMER
DOUGLAS T. NICHOL

301 928-0700
301 928-1517

JOHN GRASON TURNBULL, II
301 928-1517

February 25, 1986

Board of Appeals
Court House
Towson, Maryland 21204

Re: Property of Jon A. Thompson
3rd Councilmanic District
7th Election District

Gentlemen:

The property owner has filed a request that his tract of land, be rezoned from RC 5 to BL.

You will note that the property to the north of the subject tract is in fact zoned BL-CR, and as a matter of fact the zoning line actually lies within the northernmost property line of the subject site, thereby already rendering a portion of this property BL.

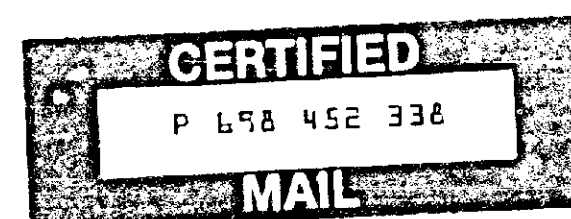
That adjacent to the subject site is property owned by Exxon Corporation and it exists as the Parkton Exxon Service Station. The property directly to the south of the subject site is used as an Episcopal Church, containing a church and accessory buildings. The rapidly changing area wherein this property is located, fronting on York Road 660 feet south of Interstate 83, with access to Interstate 83, is significant and warrants the requested rezoning of this property. It is respectfully suggested that the reclassification to BL be granted.

Respectfully submitted,

John Grason Turnbull, II
John Grason Turnbull, II
Attorney for Jon A. Thompson, et al

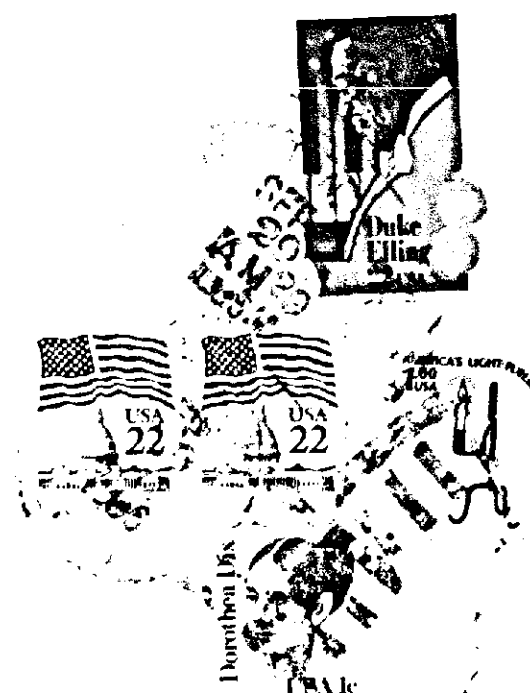
JGT/jh

John Charles Butler
Calder Crest Studio
Parkton, Md. 21120

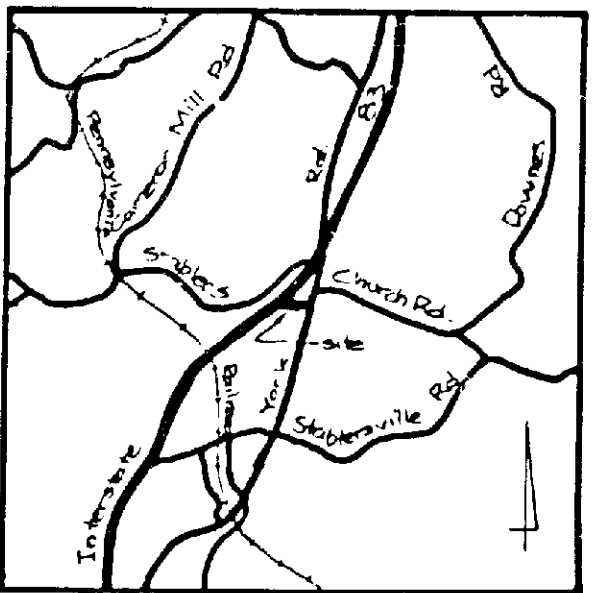


RETURN RECEIPT
REQUESTED

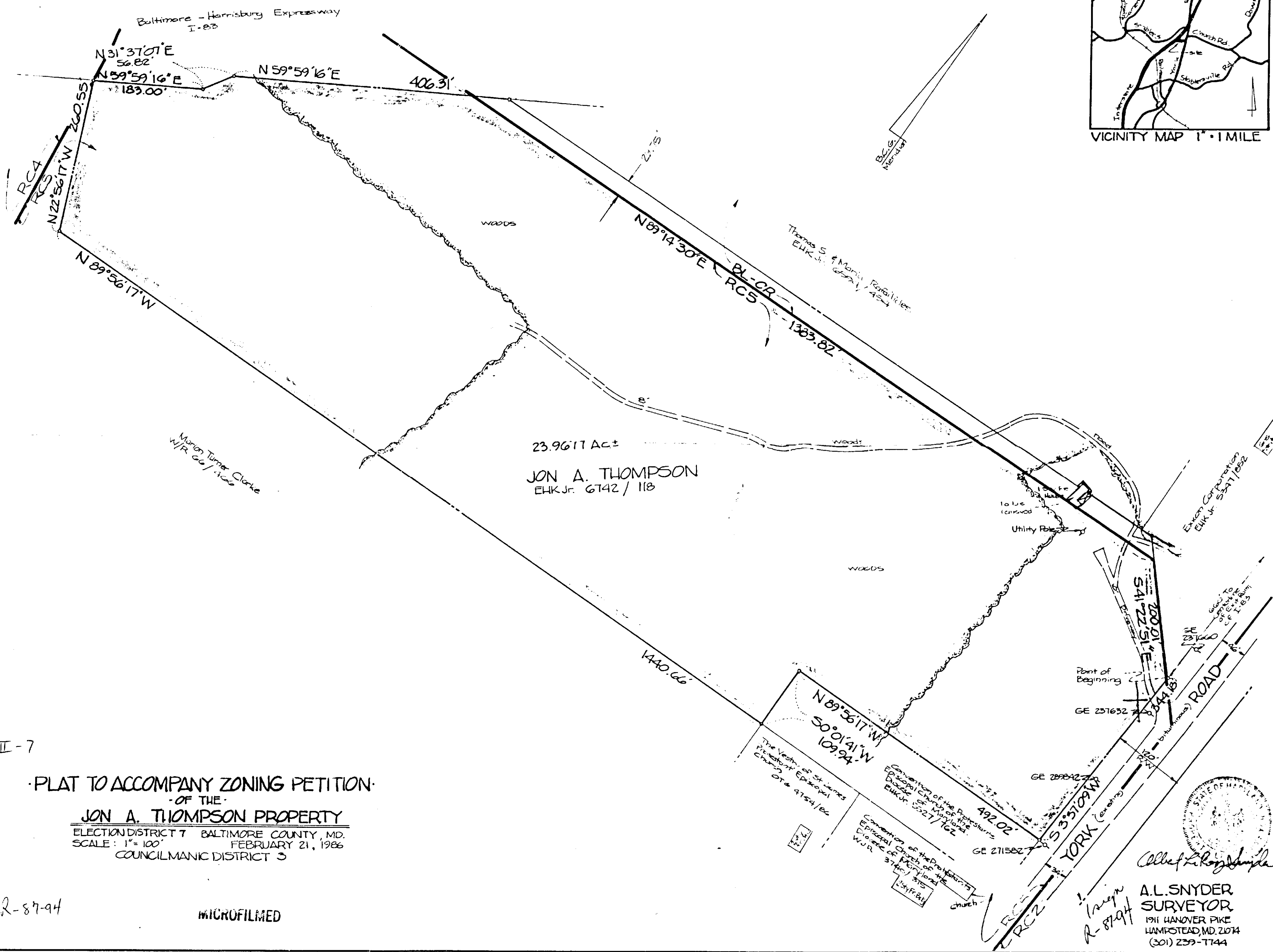
Mr. William T. Hackett
Chairman, County Board of Appeals
Room 200, Court House
Towson, Maryland 21204



12/30/86 - Accepted amended site plan. James Hoswell to submit amended plat in 45 days. (per Mr. Hackett)



VICINITY MAP 1" = 1 MILE

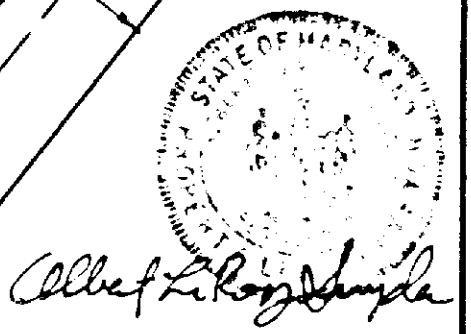


III-7

PLAT TO ACCOMPANY ZONING PETITION
OF THE
JON A. THOMPSON PROPERTY
ELECTION DISTRICT 7 BALTIMORE COUNTY, MD.
SCALE: 1" = 100' FEBRUARY 21, 1986
COUNCILMANIC DISTRICT 3

2-87-94

MICROFILMED



A.L. SNYDER
SURVEYOR
1911 HANOVER PIKE
HAMPSTEAD, MD. 21074
(301) 239-7144

156-84023
26012



- NOTES:
1. AREA OF LOT : 1.0000 AC±
 2. CURRENT ZONING: RC-5
 3. SOILS MAP: 5 SOIL TYPE: GcB2
 4. WATERSHED: LITTLE FALLS
SUBSEWERSHED: N/A
 5. PARKING DATA: (NON-RETAIL)
1 SPACE PER 300[#]
BLDG: 4,144[#]
SPACES REQ'D.: 14
SPACES PROVIDED: 30 INCLUDING
2 HANDICAPPED SPACES
SPACES: 9'x20' TYPICAL
HC SPACES: 12'x20' TYPICAL
 6. PLANTING REQUIREMENTS:
• YORK RD 1 TREE PER 40 L.F. = 5 TREES
• PROP. ST. 1 TREE PER 20 L.F. = 11 TREES
• 1 TREE PER 12 PARKING SP. = 3 TREES
TREES REQUIRED: 19 TREES
TREES PROVIDED: 19 TREES
• SCREEN PARKING & DUMPSTER FROM
NEIGHBORING CHURCH.
• A. NORWAY MAPLE (ACER PLATANOIDES)
B. NORWAY SPRUCE (PICEA ABIES)
C. FLOWERING DOGWOOD (CORNUS FLORIDA)
 7. TOPOGRAPHY SHOWN HEREON IS FIELD
RUN AND BASED ON BALTIMORE COUNTY
BUREAU OF ENGINEERING DATUM.
 8. EXTERIOR MATERIALS ON PROP. BUILDING: BRICK
 9. MAXIMUM LEVELS OF EMANATION WILL BE WELL
WITHIN THE ACCEPTABLE RANGES.
 10. NUMBER OF EMPLOYEES: 5
 11. HOURS OF OPERATION: 8:00 AM- 5:00 PM WEEKDAYS
8:00 AM TO 12:00 AM SATURDAYS.
 12. NO FREESTANDING SIGNAGE

Final Amended
Plan.

ER SITE PLAN
OF PART OF
JON A. THOMPSON PROP.

7TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
COUNCILMANIC DISTRICT 3 CENSUS TRACT 4071
SCALE: 1"=20' DATE: SEPTEMBER 30, 1986

APPLICANT: JON A. & WILMA J. THOMPSON
19819 YORK RD.
PARKTON, MD. 21120

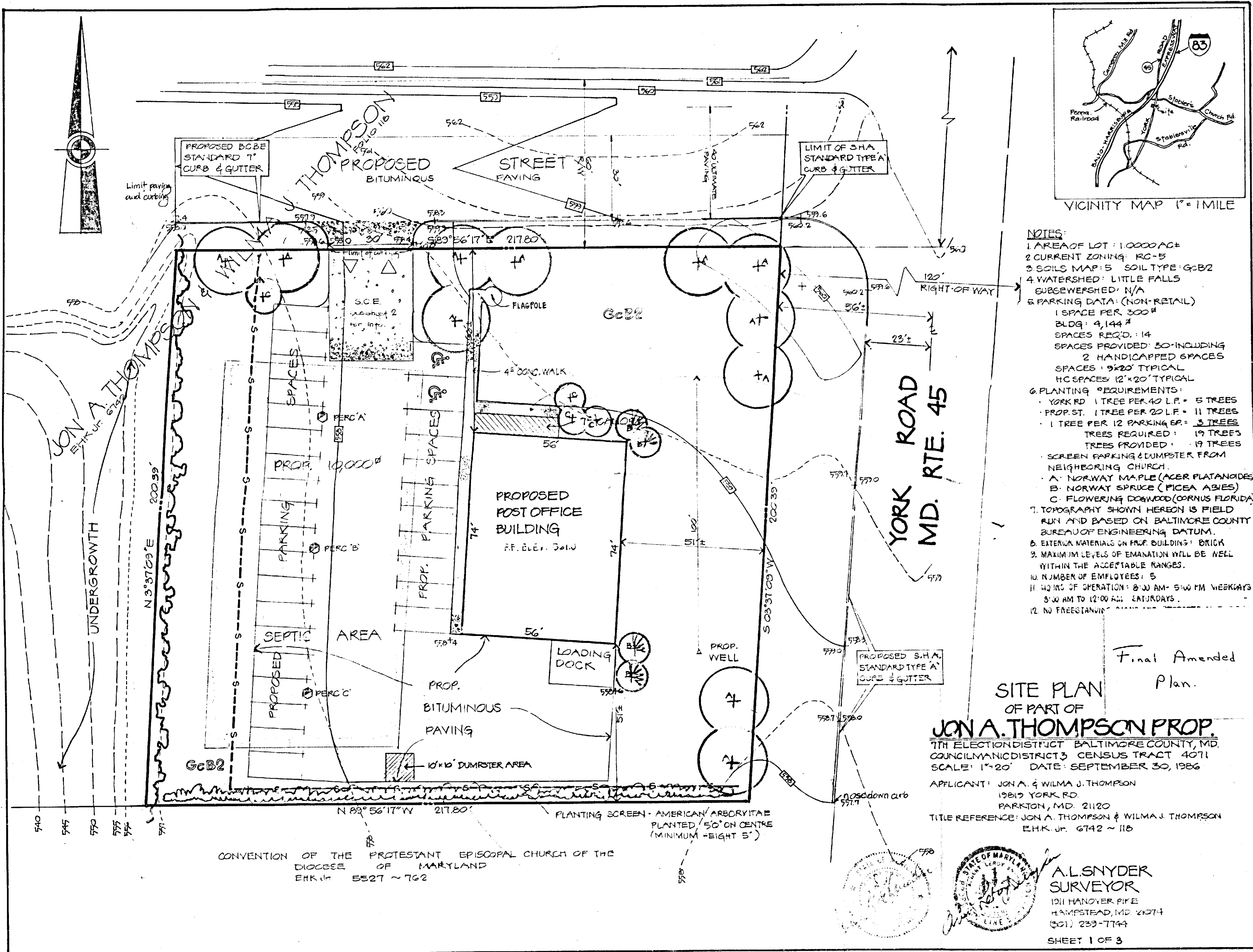
TITLE REFERENCE: JON A. THOMPSON & WILMA J. THOMPSON
E.H.K. Jr. 6742 ~ 118

A.L.SNYDER
SURVEYOR

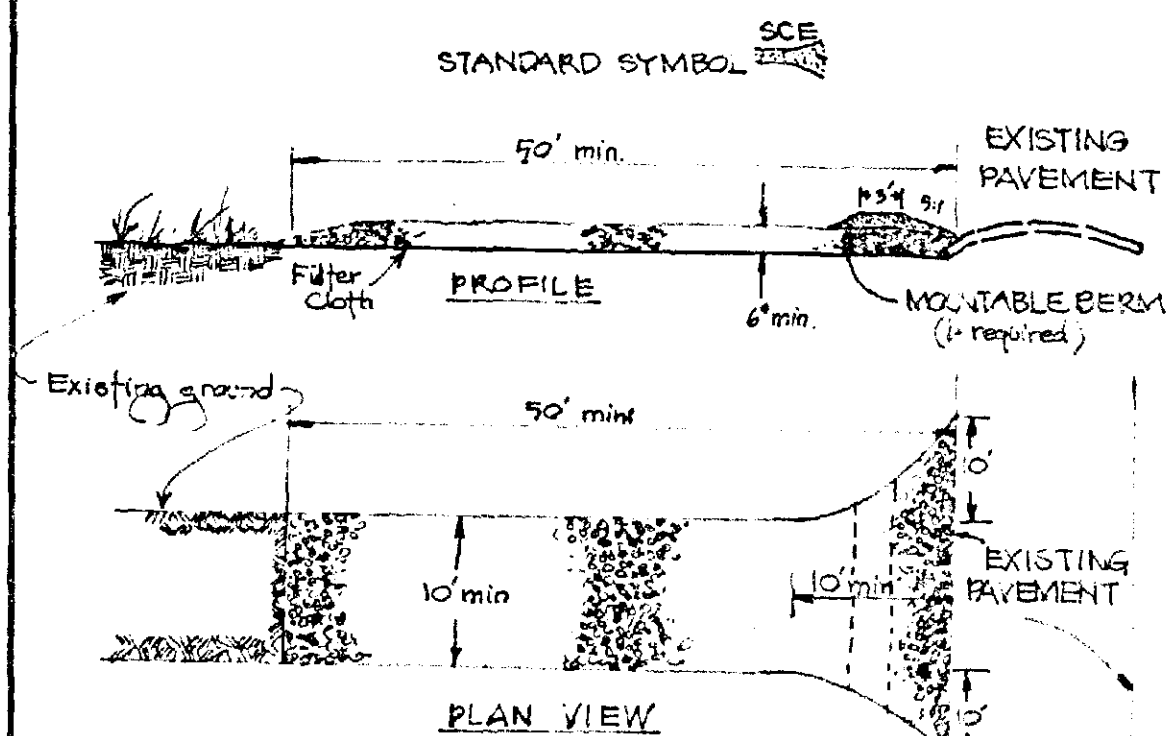
1011 HANOVER PIKE
HAMPSTEAD, MD. 21074
(301) 239-7744

SHEET 1 OF 3

JOB NO 82107



STABILIZED CONSTRUCTION ENTRANCE (not to scale)

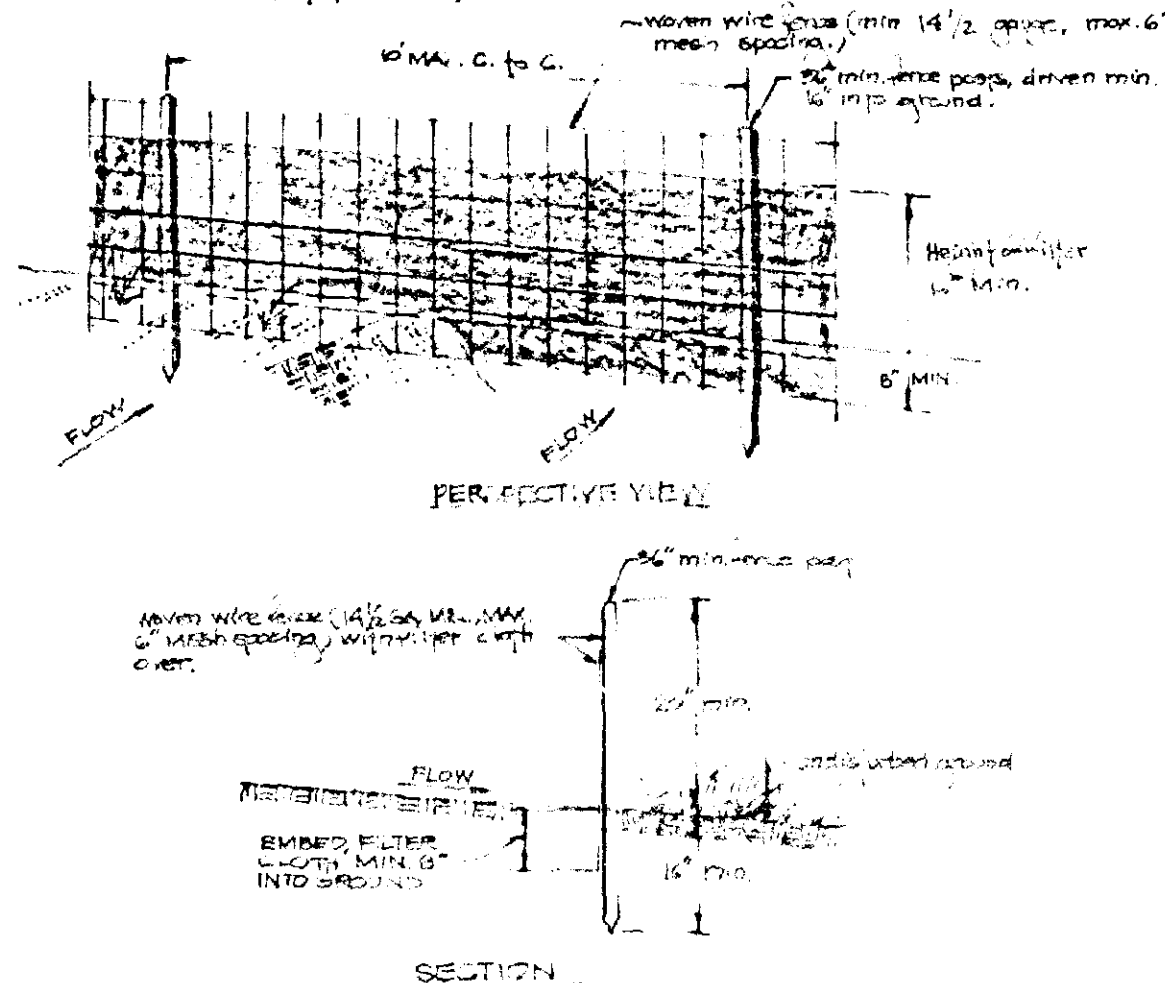


CONSTRUCTION SPECIFICATIONS

1. Stone size - use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length - as required, but not less than 50 feet (except on a single residence lot where a 30' minimum length would apply).
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) foot minimum, but not less than the full width of points where ingress or egress occurs.
5. Filter cloth - will be placed over the entire area prior to placing of stone. Filter cloth will not be required on a single family residence lot.
6. Surface water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mounable berm with 5:1 slopes will be permitted.
7. 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 cleanup of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing - wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall become an on area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided on a regular basis.

Standard Drawing SCE-1

SILT FENCE (not to scale)



Standard Drawing SCE-2

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. Woven wire fence to be fastened securely to stakes with wire ties or staples.
2. Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section.
3. When 2 sections of filter cloth are used, each other shall be overlapped by six inches and sealed.
4. Maintenance shall be performed as needed and material removed when "down" more than 1/2 ft. high.

HOUSTON Steel, Copper (and) Tube Steel Hardware
FENCE: Woven wire, 1/2" x 6" Max. mesh spacing
FILTER CLOTH: Filter X, Miraf 100X, or equivalent
PREFABRICATED UNIT: none, homemade, or Approved eq.

Standard Drawing SCE-2

GENERAL NOTES:

1. Refer to "1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control" for standards details and detailed specifications of each practice specified herein.
2. With the approval of the sediment control inspector, minor field adjustments can and will be made to insure the control of any sediment. 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 will be inspected and left in operational condition.
4. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be initiated within: A) seven calendar days as to the surface of all perimeter controls dikes, ditches, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1) B) fourteen days as to all other disturbed operational areas on the project site.
5. Any change to the grading proposed on this plan requires re-submission to Baltimore County Soil Conservation District for approval.
6. Dust control will be provided for all disturbed areas. Refer to "1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control", pp. 62.01 and 62.02 for acceptable methods and specifications for dust control.
7. Any variation from the sequence of operations stated on this plan requires the approval of the sediment control inspector and the Baltimore County Soil Conservation District prior to the initiation of the change.
8. Excavation or borrow material shall go to or come from, respectively, a site with an approved sediment control plan.

PERMANENT SEEDING NOTES:

- Seedbed Preparation: Loosen upper 3 inches of soil by raking, disking or other acceptable means before seeding.
- Soil Amendments: See 1 of the following schedules:
1. Preferred - apply 2 tons per acre dolomite (limestone) (92 lbs./1000^{ft}) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000^{ft}) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-20-20 re-form fertilizer (91 lbs./1000^{ft}) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs./1000^{ft}) before seeding. Harrow or disc into upper three inches of soil.
2. Acceptable - apply 2 tons per acre dolomite (limestone) (92 lbs./1000^{ft}) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs./1000^{ft}) before seeding. Harrow or disc into upper three inches of soil.
- Seeding: For the periods March 1 - April 30, and August 15 - October 15, seed with 60 lbs. per acre (14 lbs./1000^{ft}) of Kentucky 31 tall fescue. For the period May 1 - July 31, seed with 60 lbs. per acre and 2 lbs. per acre (.05 lbs./1000^{ft}) of creeping lovegrass. During the period of October 16 - February 28, project site by applying 2 tons per acre of well-amended straw mulch and seed as soon as possible in the spring.
Option (2) Use seed.
Option (3) Seed with 60 lbs. per acre Kentucky 31 tall fescue and mulch with 2 tons per acre well-amended straw.
- Mulching: Apply 1 1/2 to 2 tons per acre (10 to 20 lbs./1000^{ft}) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 2 lbs. per acre (5 gal./1000^{ft}) of emulsified asphalt on flat areas. On slopes 8:1 or higher, use 348 gal. per acre (8 gal./1000^{ft}) for anchoring.
- Maintenance: Inspect all seeded areas and make needed repairs, replacements and seedings.

TEMPERARY SEEDING NOTES:

- Seedbed Preparation: Loosen upper 3 inches of soil by raking, disking or other acceptable means before seeding.
- Soil Amendments: Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000^{ft}).
- Seeding: For periods March 1 - April 30 and August 15 - November 15, seed with 2 1/2 lbs. per acre of annual rye (3.2 lbs./1000^{ft}). For the period May 1 - August 14, seed with 2 lbs. per acre of creeping lovegrass (.07 lbs./1000^{ft}). For the period November 16 - February 28, project site by applying 2 tons per acre of well-amended straw mulch and seed as soon as possible in the spring, or use seed.
Option (2) Use seed.
Option (3) Seed with 60 lbs. per acre Kentucky 31 tall fescue and mulch with 2 tons per acre well-amended straw.
- Mulching: Apply 1 1/2 to 2 tons per acre (10 to 20 lbs./1000^{ft}) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 2 lbs. per acre (5 gal./1000^{ft}) of emulsified asphalt on flat areas. On slopes 8:1 or higher, use 348 gal. per acre (8 gal./1000^{ft}) for anchoring.

CONSULTANT'S CERTIFICATION

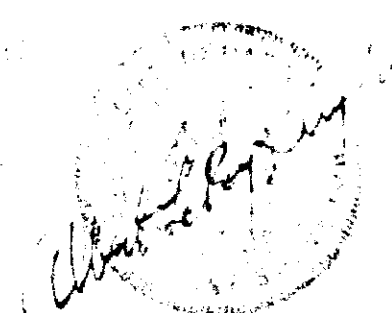
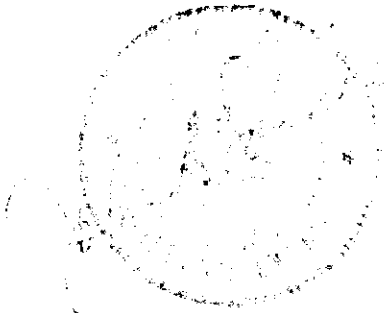
"I certify that this plan of erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site, and that this plan was prepared in accordance with the requirements of the Baltimore County Soil Conservation District and Specifications for Soil Erosion and Sediment Control. I have reviewed this erosion and sediment control plan with the owner/developer."

Signature: John L. Thompson Md. License No. 777 Date 12-3-86
Print Name: JOHN L. THOMPSON

OWNER/DEVELOPER CERTIFICATION

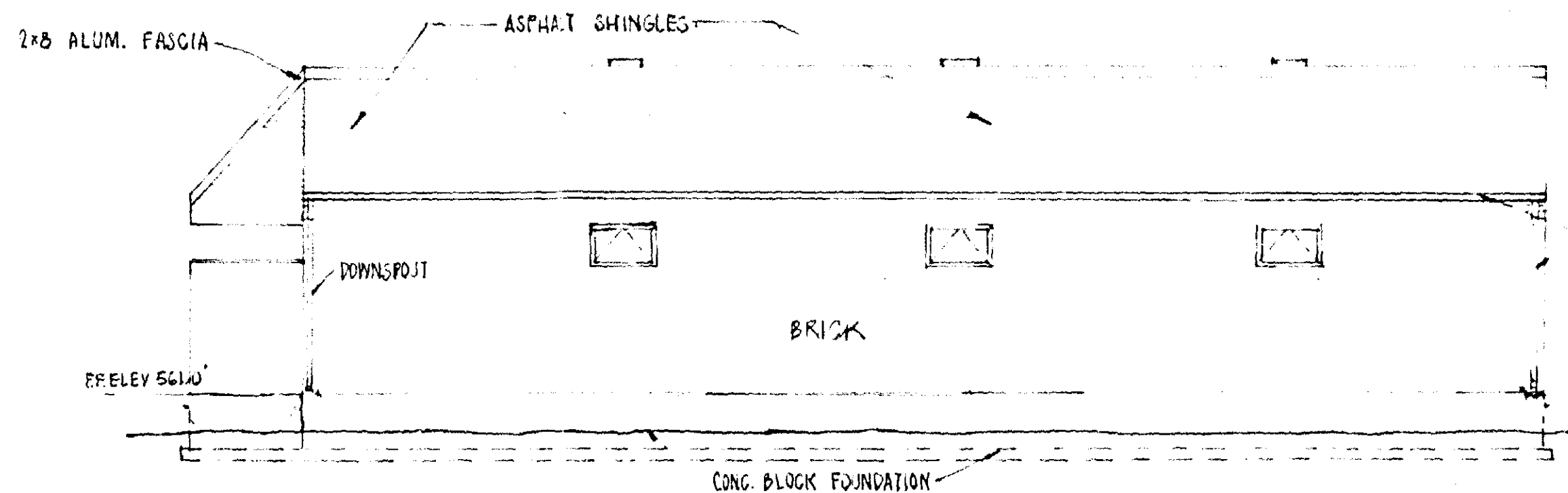
"I/We hereby certify that any clearing, grading, construction and/or development will be done pursuant to this plan and that any responsible personnel involved in this construction project will have a Certificate of Attendance at a Department of Natural Resources approved training program for the control of sediment and erosion before beginning the project. I/We also certify that the site will be inspected at the end of each working day, and that any needed maintenance will be completed so as to insure that all sediment control practices are left in operational condition. I/We authorize the right of entry for periodic on-site evaluation by the Baltimore County Soil Conservation District Board of Supervisors or their authorized agents."

Owner/Developer (Name & Title): Jon A. Thompson - OWNER Date 12-3-86



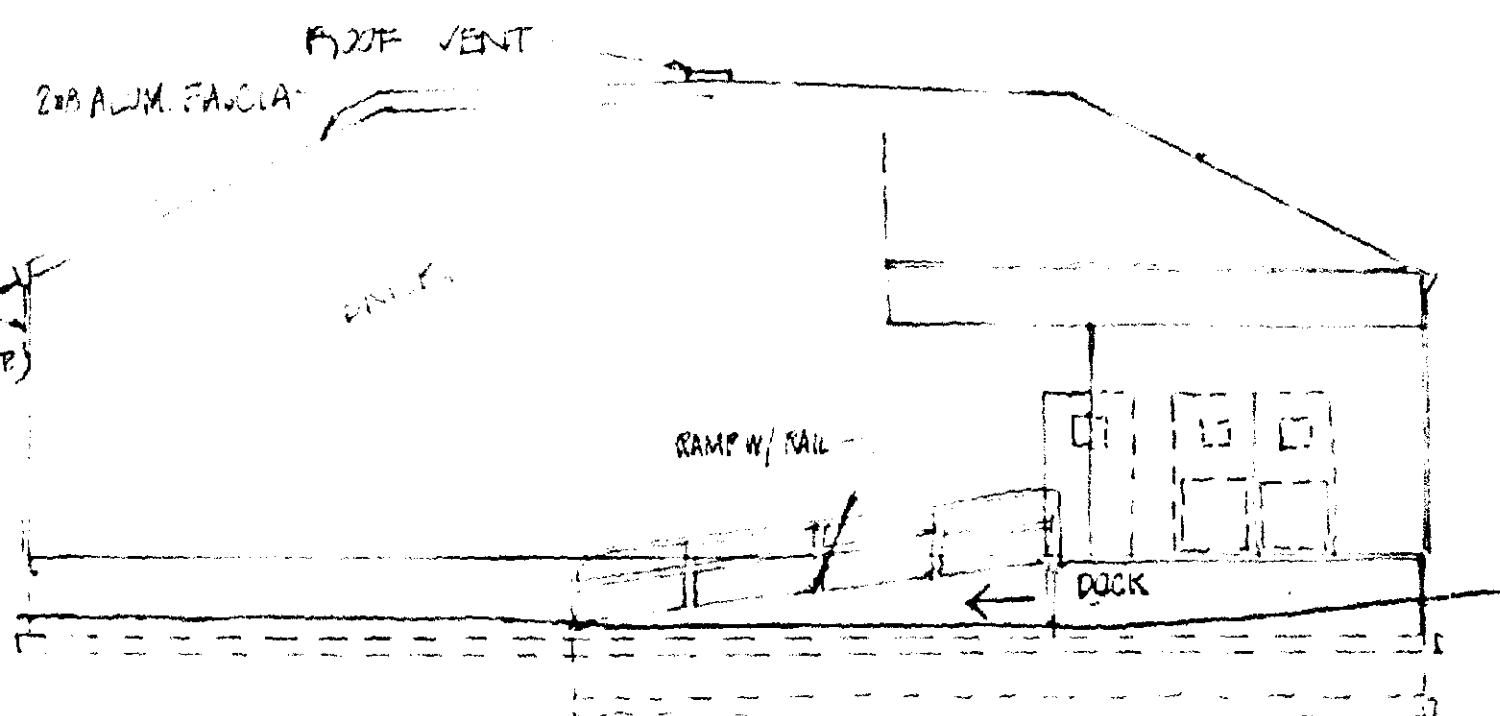
A.L. SNYDER
SURVEYOR
1911 HANOVER PIKE
HAMPSTEAD, MD 21074
(301) 239-1144

SITE PLAN
OF PART OF
JON A. THOMPSON PROP.
(SEDIMENT CONTROL)
SHEET 2 OF 3



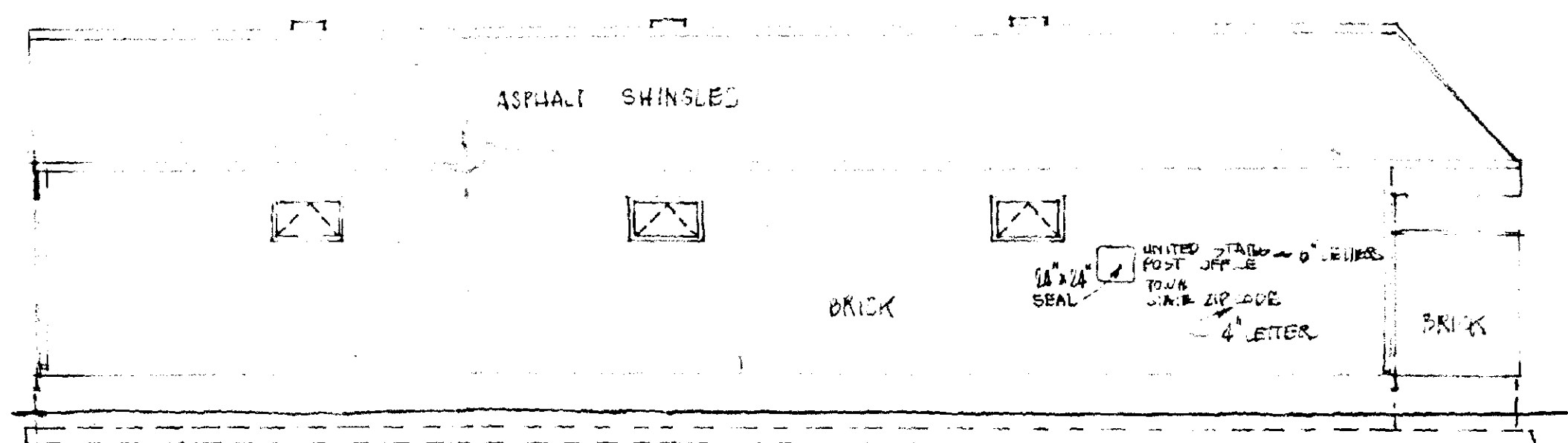
RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"



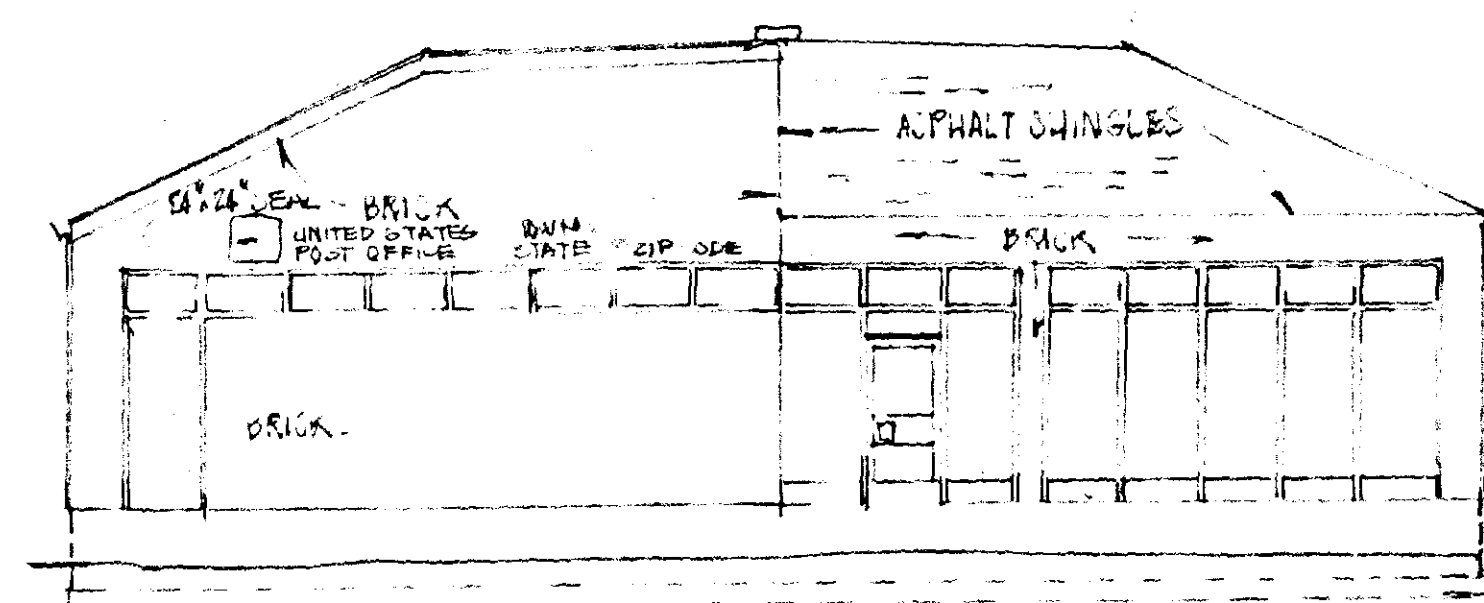
REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



FRONT ELEVATION

SCALE 1/8" = 1'-0"

SITE PLAN
OF PART OF
JON A. THOMPSON PROP.
(BLDG. ELEVATIONS)

A.L. SNYDER
SURVEYOR
1711 HANOVER PIKE
HAMPSTEAD, MD. 21074
(301) 289-7704
SHEET 3 OF 3

JOB NO. 96197