

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The Baltimore Spice Company, legal owner... of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an M-1 zone to an M-2 zone; and (2) for the following reasons: (a) Error in original zoning in that although this area is zoned for manufacturing purposes, Petitioner's property, as shown on the zoning map, is crossed by M-1, M-2, and S-1 zoning lines so as to prevent further reasonable use without the reclassification of the same; and

(b) Error in the original zoning in that the line separating the M-1 and M-2 zones is arbitrarily set back 300 feet from Reisterstown Road, so that even though most of the proposed addition to the Petitioner's existing plant will be situated in the M-2 zone, integrated construction of the addition requires the reclassification herein requested.

Section 543.5 of the Baltimore County Zoning and Subdivision Regulations of Baltimore County, to use the herein described property, as a part of one corner of the plant addition to be set from the front property line, reclassified to the M-2 zone, so that the lot remains one corner of the addition to be set from the front property line, and the average back yard setback is to be 300 feet and is to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

THE BALTIMORE SPICE COMPANY
 NONE Contract purchaser
 Address: Reisterstown Road, P.O. Box 5838, Baltimore, Md. 21208
 M. Peter Hoerr, Sec'd
 Arnold Fleishman, Attorney
 Address: 200 First National Bank Bldg., Towson 4, Md.
 PROTESTANT'S ATTORNEY

ORDERED BY THE Zoning Commissioner of Baltimore County, this 23rd day of February, 1964, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 25th day of February, 1964, at 10:00 o'clock A.M.

th greatly exceeds the 30' minimum, over
 JNN 23 '64
 10:00A
 3/19/64
 12:00A

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON 4, MARYLAND February 10, 1964

M. Peter Hoerr, Sec'd
 200 First National Bank Bldg., Towson 4, Maryland

SUBJECT: Reclassification from M-1 and S-1 to M-2 Zone - Rear Yard Variance
 W/S Reisterstown Road, 310' from centerline North Central Railroad

Dear Sir, For:

The Zoning Advisory Committee has reviewed the petition and makes the following comments:

- OFFICE OF PLANNING & ZONING: No comment
- TRAFFIC DEPARTMENT: No comment
- BUREAU OF ENGINEERING: No comment
- HEALTH DEPARTMENT: No comment
- STATE ROADS COMMISSION: No comment
- REDEVELOPMENT COMMISSION: No comment
- FIRE DEPARTMENT: No comment
- INDUSTRIAL DEVELOPMENT: No comment
- BUILDINGS DEPARTMENT: No comment
- BOARD OF EDUCATION: No comment

Yours very truly,

James C. Dyer
 JUNE 12, 1964

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in original zoning

the above reclassification should be had; and it further appearing that by reason of error in original zoning the zoning regulations to permit rear yard of 24 feet instead of the required 300 feet should also be granted.

IT IS ORDERED BY THE Zoning Commissioner of Baltimore County, this 23rd day of February, 1964, that the herein described property or area should be and the same is hereby reclassified from an M-1 zone to an M-2 zone; and/or Special Exception for as a part of one corner of the plant addition to be set from the front property line, reclassified to the M-2 zone, so that the lot remains one corner of the addition to be set from the front property line, and the average back yard setback is to be 300 feet and is to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of error in original zoning

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED BY THE Zoning Commissioner of Baltimore County, this 23rd day of February, 1964, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain M-1 zone; and/or the Special Exception for as a part of one corner of the plant addition to be set from the front property line, reclassified to the M-2 zone, so that the lot remains one corner of the addition to be set from the front property line, and the average back yard setback is to be 300 feet and is to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

PETITION FOR RECLASSIFICATION AND/OR SPECIAL EXCEPTION VARIANCE

HOERR, M. PETER, Sec'd
 200 First National Bank Bldg., Towson 4, Md.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 23, 1964

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 23rd day of February, 1964, the next publication appearing on the 25th day of February, 1964.

THE JEFFERSONIAN

Cost of Advertisement, \$.

Reclassified for the same at a point which is the rear yard of the plant addition to be set from the front property line, reclassified to the M-2 zone, so that the lot remains one corner of the addition to be set from the front property line, and the average back yard setback is to be 300 feet and is to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

By Order of JAMES C. DYER, Zoning Commissioner of Baltimore County

MULLER, RAPHAEL & ASSOCIATES, INC.
 200 E. CALVERT STREET, BALTIMORE, MARYLAND
 VALLEY 8-3800

January 22, 1964

DESCRIPTION TO ACCOMPANY ZONING PETITION

FOR THE BALTIMORE SPICE COMPANY

BEGINNING for the same at a point which is the two following courses and distances from the center of Reisterstown Road where the center of said road is 510' more or less measured northwesterly from the intersection of the center of said road with the center line of the Green Spring Branch of the Northern Central Railroad, viz: (1) S48°46'50"W 313.07'; (2) S41°13'10"E 231.06'; said point of beginning being also in the 12th or N48°46'50"E 93.74' line of the land which by deed dated May 11, 1959 and recorded among the Land Records of Baltimore County in Liber WJR 3525, Folio 437, was conveyed by Guarantee Title Holding Company to The Baltimore Spice Company, running thence and binding reversely on a part of the 12th, all of the 11th and part of the 10th lines of the land in the aforesaid deed, S48°46'50"W 36.22', N69°25'20"W 58.75' and N65°02'40"W 195.93' to a point that is on the division line between the present BL zone and ML zone as established in the records of the Zoning Department of Baltimore County, thence leaving the outline of the aforesaid deed and binding on the present boundary of the BL zone aforesaid N48°46'50"E 148.04' running thence by a line of division S40°00'00"E 231.06' to the place of beginning. CONTAINING 0.499 acres of land more or less.

PARCEL II

BEGINNING for the same at a point that is S48°46'50"W 313.07' from the center of Reisterstown Road where the center of said road is 510' more or less measured northwesterly from the intersection of the center of said road with the center line of the Green Spring Branch of the Northern Central Railroad, said point of beginning being on the division line of the present BL zone and ML zone as established in the records of the Zoning Department of Baltimore County, and being also at the end of the 4th line of Parcel I of this description, running thence reversely on a part of the aforesaid 4th line and binding on the aforesaid division line

LAND SURVEY • LOTS • FARMS • BOUNDARY • TOPOGRAPHICAL • LOCATION • SUBDIVISIONS • ROADS • UTILITIES
 CANALS • SEWERS • WATER • MAPS • ZONING CONSULTATION • CONTRACTORS SERVICE • TESTIMONY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 28, 1964

FROM: George S. Gourelis, Acting Director

Office of Planning and Zoning

SUBJECT: # 64-63-A-1 From M. R. ...

and S. L. to M. L. Zone

Petition for Variance to the Zoning Regulations of Baltimore County to permit rear yard of 24 feet instead of the required 30 feet.

3rd DISTRICT - West side of Reisterstown Road 510 feet from the center line of the Northern Central Railroad.

HEARING: Monday, March 9, 1964 at 10:00 A.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from M-1 and S-1 to M-2 Zone. Understanding that the proposed reclassification will not affect existing land use potentialities on Reisterstown Road, the planning staff voices no objection to this petition.

GGG/h

S48°46'50"W 20.00' to the division line between the present MR zone and ML zone as established in the records of the Zoning Department of Baltimore County, running thence and binding on the aforesaid division line between the present MR zone and ML zone N40°00'00"W 370.75' to intersect the 6th or S71°08'00"W 75.17' line of the land which by deed dated May 11, 1959 and recorded among the Land Records of Baltimore County in Liber WJR 3525, Folio 437, was conveyed by Guarantee Title Holding Company to The Baltimore Spice Company at the distance of 4.60' from the end of said 6th line running thence and binding reversely on a part of the aforesaid 6th line N71°08'00"E 21.44', thence running for a line of division parallel to the 2nd line of this description and distant 20' measured at right angles from said 2nd line S40°00'00"E 362.59' to the place of beginning. CONTAINING 0.168 acres of land more or less.

PARCELS I AND II BEING part of the land which by deed dated May 11, 1959 and recorded among the Land Records of Baltimore County in Liber WJR 3525, Folio 437, was conveyed by Guarantee Title Holding Company to The Baltimore Spice Company and being as shown on plat accompanying this description, said plat being made in due time.

J. J. Muller
 J. J. Muller #1391

LAND SURVEY • LOTS • FARMS • BOUNDARY • TOPOGRAPHICAL • LOCATION • SUBDIVISIONS • ROADS • UTILITIES
 CANALS • SEWERS • WATER • MAPS • ZONING CONSULTATION • CONTRACTORS SERVICE • TESTIMONY

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting: Feb. 22, 1964

Posted for: Petition for Variance to permit 24' rear yard instead of req. 30'

Petitioner: The Baltimore Spice Co.

Location of property: W/S Reisterstown Rd. 510' from centerline of N.C. & A.R.

Location of Signs: Front lawn Baltimore Spice Co. on tree on W/S Reisterstown Rd.

Remarks: J. J. Rose

Posted by: J. J. Rose

Date of return: Feb. 28, 1964

2 signs

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

No. 21559

DATE: 2/24/64

To: Messrs. Ryburn, Galdens & Walter

22 Light Street

Ad. House 2, Md.

Zoning Department of Baltimore County

AMOUNT DUE TO ACCOUNT NO. 02/82

DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Reclassification and Variance for Baltimore Spice Co.

1-494 8980 = 21559 11P= \$0.00

1-494 8980 = 21559 11P= \$0.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

TELEPHONE
825-3000

INVOICE
BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 21652

DATE 3/9/64

TO: The Baltimore Spice Co.
Mr. Peter Moser
200 First National Bank Building
Towson 4, Md.

BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.

01622

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY

Advertising and posting

#64-63-BA

PAID - Baltimore County, Md. - Office of Finance

3-964 980 • 21652* TYP-
3-964 980 • 21652* TYP-

TOTAL AMOUNT

\$83.50

COST

83.50

8350

8350

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

PETITION FOR
RECLASSIFICATION
AND VARIANCE
3rd DISTRICT

ZONING: From M.R. and B.L.
to M.L. Zone. Petition for Vari-
ance to the Zoning Regulations
of Baltimore County to permit
rear yard of 24 feet instead of
the required 30 feet.

LOCATION: West side of
Reisterstown Road 810 feet
from the center line of the
Northern Central Railroad.

DATE & TIME: MONDAY,
MARCH 9, 1964 at 10:00 A.M.
PUBLIC HEARING: Room
108, County Office Building, 111
W. Chesapeake Avenue, Tow-
son, Maryland.

The Zoning Regulation to be
excepted as follows:

Section 233.2 - Side and rear
yards - 30 feet.

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

Concerning all that parcel of
land in the Third District of
Baltimore County.

PARCEL 1
BEGINNING for the same at a
point which is the two fol-
lowing courses and distances
from the center of Reisterstown
Road where the center of said
road is 510' more or less meas-
ured northwesterly from the in-
tersection of the center of said
road with the center line of the
Green Spring Branch of the
Northern Central Railroad, viz:

(1) S. 48 degrees 46'50"W 313.07';
(2) S41 degrees 13'10"E 231.06';
said point of beginning being
also in the 12th or N48 degrees
46'50"E 93.74' line of the land
which by deed dated May 11,
1959 and recorded among the
Land Records of Baltimore
County in Liber WJR 3525, Fo-
lio 437, was conveyed by Guar-
antee Title Holding Company to
The Baltimore Spice Company,
running thence and binding
reversely on a part of the 12th,
all of the 11th and part of the
19th lines of the land in the
aforesaid deed, S48 degrees 46'
50"W 36.22', N69 degrees 23'
20"W 58.75' and N65 degrees 02'
40"W 195.93' to a point that is
on the division line between the
present BL zone and ML zone
as established in the records of
the Zoning Department of Bal-
timore County, thence leaving
the outline of the aforesaid
deed and binding on the pres-
ent boundary of the BL zone
aforesaid N48 degrees 46'50"E
148.04' running thence by a line
of division S40 degrees 00'00"E
231.06' to the place of begin-
ning.

CONTAINING 0.499 acres of
land more or less.

PARCEL II
BEGINNING for the same at a
point that is S48 degrees 46'
50"W 313.07' from the center of
Reisterstown Road where the
center of said road is 510' more
or less measured northwesterly
from the intersection of the cen-
ter of said road with the cen-
ter line of the Green Spring
Branch of the Northern Central
Railroad, said point of begin-
ning being on the division line
of the present BL zone and MR
zone as established in the rec-
ords of the Zoning Department
of Baltimore County, and being
also at the end of the 4th line
of Parcel I of this description,
running thence reversely on a
part of the aforesaid 4th line
and binding on the aforesaid di-
vision line S48 degrees 46'50"W
20.00' to the division line be-
tween the present MR zone and
ML zone as established in the
records of the Zoning Depart-
ment of Baltimore County, run-
ning thence and binding on the
aforesaid division line between
the present MR zone and ML
zone 40 degrees 00'00"W 376.75'
to intersect the 6th or S 71 de-
grees 08'00"W 75.17' line of the
land which by deed dated May
11, 1959 and recorded among
the Land Records of Baltimore
County in Liber WJR 3525, Fo-
lio 437, was conveyed by Guar-
antee Title Holding Company to
The Baltimore Spice Company
at the distance of 1.60' from the
end of said 6th line running
thence and binding reversely on
a part of the aforesaid 6th line
N71 degrees 08'00"E 21.44',
thence running for a line of di-
vision parallel to the 2nd line
of this description and distant
20' measured at right angles
from said 2nd line S40 degrees
00'00"E 362.39' to the place of
beginning.

CONTAINING 0.168 acres of
land more or less.

PARCELS I AND II BEING
part of the land which by deed
dated May 11, 1959 and record-
ed among the Land Records of
Baltimore County in Liber WJR
3525, Folio 437, was conveyed
by Guarantee Title Holding
Company to The Baltimore
Spice Company and being as
shown on plat accompanying
this description, said plat being
made a part thereof.

Being the property of The
Baltimore Spice Company, as
shown on plat plan filed with
the Zoning Department.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Feb. 21

OFFICE

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

February 24, 1964.

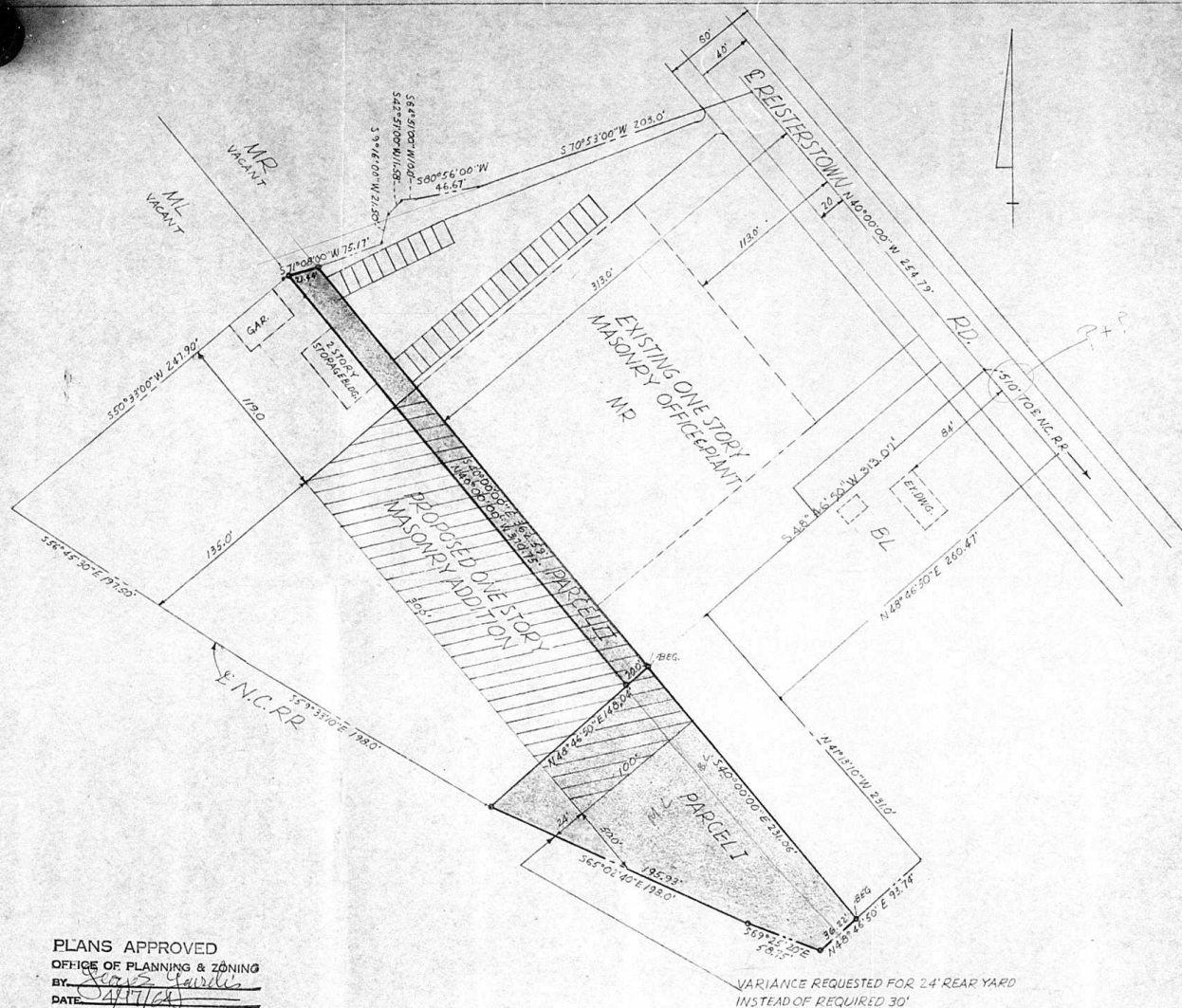
THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for One Week successive weeks before
the 24th day of February, 1964, that is to say
the same was inserted in the issues of
February 21, 1964.

THE BALTIMORE COUNTIAN

By: Paul J. Morgan
Editor and Manager

R.M.



PARKING DATA

REQUIRED: ONE PARKING SPACE FOR EACH
3 EMPLOYEES (LARGEST SHIFT
TOTAL EMPLOYEES (LARGEST SHIFT) = 60
PARKING SPACES REQUIRED = 20
PARKING SPACES SHOWN = 30
PARKING SPACE = 9' X 18'

AREA OF PROP.

PARCEL I 0.499A±

PARCEL II 0.168A±

EXIST. USE OF PROP. - VACANT
PROP. USE OF PROP. -
EXIST. ZONING OF PROP. - MR-E-BL
PROP. ZONING OF PROP. - ML

#64-63 RA

MAP
#3
SEC. 2-C

PROPERTY OF
BALTIMORE SPICE CO.

PLAT TO ACCOMPANY ZONING PETITION

BALTO. ELECT. DIST. BALTO. CO., MD.

SCALE 1" = 50' JAN 23, 1963

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *Seamus Gaudin*

DATE: *1/17/63*

MULLER, RAPHEL & ASSOCIATES, INC.

REG. ENGINEERS & SURVEYORS

201 COURTLAND AVE.

TOWSON 4, MARYLAND

