of land located on the westerly side of Salphur Spring Road at the northwesterly corner of Nurry Northin Khown as No. 1933 Sulphur Spring Road, Election District 13, Balthore County, Earpland.

Sectioning for the case at an iron pice heretafore set at the northwesterly conver of Jury zooksine tot known as 1233 chilphar Spring lood, and bettering Saids on the case that the case of Shiphar Spring lood, themes leaving Said on the case that the case of Shiphar Spring lood, themes leaving Said on the case of the case of Shiphar Spring lood, themes leaving Said on the case of the cas

Containing 2.62 Agree of land more or less.

## #64-165 RA

Seing part of that parcel of land described in a Deed from Edward Fritzsch to Frank R. Lauman and wife, recorded among the Land Records of Latthore County in Liber 4.1.0, 1/5 folio 251.

Being part of that purcel of land conveyed by Baltimore County to Beatrice N. Nauman, recorded among the Land Seconds of Balti-more County in Liber R.H.J. Al38 folio 620.

lelia. W. Handen

Warms 20 196

MAP TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: I, or we,Texas, Inyestment Corporationegal owner... of the property situate in Baltimore # 13

County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (i) that the zoning status of the herein described property be re-classified, pursuant 3 Ef. 2A mL-V

PETITION FOR ZONING RE-CLASSIFICATION, LG-165 PA

AND THE SECTION VARIANCE

Ma.Lo. 1888; for the following reasons:

(1) The present zoning of R-6 and its proximity to the remaining M. L. property limits the extent to which the total site may be developed.

We further petition for a Variance from Section 243.4 (Structures to we further petition for a Variance from Section 421.4 (Structure to Residential Zono). Request 30-foot setback intend of required 125 feet. Section 243, 5 (Rear Yard). Request 30 feet instead of required 50 feet. Section 243, 5 (Parking). Requests a 6-foot setback instead of required 25 feet. Section 243, 5 (Floor Area). Request more than 25 per cent of land area to be covered by building.

Reason:- The zoning regulations as written would present a practical difficulty to the location of a building on this land. See Atlached Description and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for ...

Property is to be posted and advertised as prescribed by Zoning Regulations Lor we agree to pay expenses of above re-classification and/or Special Exception 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

Texas Investment Corporation Legal Owner Contract purchaser Address 201 St Dunoting Kd Julian S. Brewn Jr 5420 Carrille der (27) Ballomie 12 mil Morrow Petitioner's Attorney

Address vol St Diantan's Road - 12

Guitama attany Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this ... 21st ........day required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

10th day of June 1964 at 11t00o'clock

\_\_\_\_ APR 2 1 '64 6.25 Zoning Commissioner of Baltin 5 T # 8

11/6/10/60

3/28/64

# 64-165RA MAP Description of that certain parcel
of land located on the westerly side of Sulphur Spring
Road at the northwesterly corner of hurry Poortwin
known as No. 1933 Sulphur Spring Road, Election District
13, Raltiance County, Karyland, #13 Sec. 2-A

activating for the case at an iron pice herecare ret at the northwesterly cerew of Jury Bookvie's tot known as 1977 and piper spring lead, and Deplining being on the worterly like of Shipher Market and Committee of Shipher Shipher and Shipher and the second like reversely in a feed from lemy facilities to hard hereof on Shipher and the second like reversely of the aforested flow, such a feed from lemy facilities on the second like reversely of the aforested flow, such a feed from the second like reversely of the aforested flow, such a feed from the second like and the second like reversely of the aforested flow, such a feed flow from the second like and the second like reversely the second flow flow flows the second flow flows the second flows for the second flows of the second flows flows flows the second flows of the second flows of the second flows of the second flows flows flows to the second flows flows flows the second flows flows the second flows flows flows the second flows flows flows the second flows flows flows flows the second flows flows flows flows the second flows flo

Re6 to HeL

Containing 2.62 Agree of land more on less Seving and excepting therefrom all that percel of land heretofore sound RE: PETTION FOR RECLASSIFICATION :
from "R-6" Zone to "M-1" Zone variances to Zoning Regulation:
N.W. Side Sulphur Spring Read
700 from Braun Ave., D th Dist.:
Texas Investment Cerporation:

BUNDE ZONITHG COMMISSIONES OF

BALTIMORE COUNTY No 61-165-21

..............

The pattiener in the above nature seeks reclassification of property on the northwest side of Sulphus Spring Road, 700 feet from kname, in the Thirteenth Mistrict of shitcher Schmidt, from 10-50 feet to 10-50 feet and vertaces to Sections 20-50 feet and 10-50 f

As the politioner did not prove sufficient change or error in the Land Use Map to warrant a reclassification from "N-6" to "N-L" Zone, the reclassification should be denied.

The variances requested as outlined would grant relief to the politioner without substantial injury to the public health, safety and general welfate and should be granted.

The request for off-street parking on land presently sened "2-6" should be granted.

Section from 1 to this blad, day of June, 1963, by the Sening Section from 1 to this Section 1 to the Sectio

It is further ORDERED that the above variances are hereby granted subject to approval of the plot plan by the Bureau of Fublic Services and the Office of Planning and Zening.

The aportal off-armet parking permit in granted which has been approved by the Office of Florance on June 19, 1961, on plan marked Patitionar's Exhibit "A" attached herete and made a part thereof.

Zening Commissioner of

Ferch 11.196h

Parcer B existing 26 Description of that certain parcel of land located on the westerly side of Sulphur Spring Road and the northwesterly side of No. 1933 Sulphur Spring Road, Election District 13, Baltimore County, Maryland.

set at the northwesterly corner of Murry Goodwin's lot known as No. 1933. Salphus Spring Boad, and beginning being on the westerly line of Sulphus Spring Boad, and the Sulphus Boad of Sulphus Spring Boad, those Monthly on madd road onthe 176 179 are Sulphus Spring Boad, those Monthly on and Food Spring Boad on Sulphus S

Being part of those two parcels of land described in a Beed from Bitward Pritasch to Frank R. Hemman and wife, recorded smong the Land Records of Baltimore County in Liber V.P.C., 165 Callo 221 and in a Beed from Baltimore County to Bastrice K. Hemman, recorded in a Beed Liber Lib.Co. 130 Folio 500.



#64-165 RA

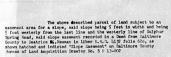
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#64-165 RA

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Spring Bond, and Spring being the westerly line of Support
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leles Wortenten

Charles W. Hente

#64-165 RA

Also subject to an earment area for cutlet fitten, further shown on a plat number 10715 of the State loads for lasten of laryland.

Deed from adward Fritzsch to Frank R. Lauman and wife, recorded among the Land Records of altimore County in Liber 4,5,5, h5; folio 211.

Being part of that parcel of land conveyed by Baltimore County to Beatrice E. Nauman, recorded among the Land Seconds of Baltimore County in Liber R.R.D. 1832 folio 620.

#64-165 RA

Description of that certain percel of land located on the westerly side of Sulphu Bead and the northwesterly side of He. 1933 to Spring Read, Election District 13, Baltimers of

set at the nurthersterily corner of Herry checked as a true pipe heretofore shallow forting hand, said beginning being on the state lines as He. 1935 Shipler forting hand, said beginning being on the state will be of the saviety of the state of the saviety of the state of the saviety of the

casement ares for a slope said slope being 5 feet in width and being 5 feet westerly from the last lines could be so that 5 feet in width and being 5 feet westerly from the last lines could be so that the slope of the last lines could be so that the slope of the last lines could be so that for last lines are lines as the slope of the last lines could be slope o

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#64-165 RA

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PARCEL B

Wall.

#64-165RA

Description of that certain parcel of land located on the westerly side of Sulphur Spring Road and the northwesterly side of No. 1933 Sulphur Spring Road, Election Ristrict 13, Baltimore County,

set at the northwesterly corner of herry hoodstar's lot kneem as ho. 1933
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Chas. V. Remler

PARCEL B'

Description of that certain parcel of land located on the westerly side of Sciphur Read and the northwesterly side of No. 1933 Sulp Spring Read, Election District 13, Baltimore Cou Maryland.

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BATTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Cormissioner Date May 28, 1964

FROM Mr. George E. Cavrelis, Acting Director

OFG. he

Wednesday, June 10, 1964

(11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from 8-6 to M-L zoning together with variances. It has the following advisory comments to make with respect to pertinent planning factors:

1. The Planning staff is of the opinion that the variance seing sought are such that no reclassification is required and that could be utilized for partiag (as is proposed on the putilions, plan) by the granting of a use permit only. Retention of Re-soning here would maintain the integrity of the soning may.

Granting the M-L soning would result in the extension of industrial use potentials to Sulphur Spring Road. With the variances being sought, industrial buildings could be placed within 30 feet of the front or sides of the area now zoned for residential purposes,

PARCEL B'

Assiming for the same at an iron pipe hereinforce at at the northwesterly conter of Herry Gordat's but home as He. 1973. Shipher Spring Need, and haginaring badge on the setterly like of the descript like at the descrip

caments are for a down, and dieps being feet in midth and being 5 feet westerfy from the last in, and dieps being 5 feet in midth and being 5 feet westerfy from the last in, and dieps being 5 feet in midth and being 5 feet westerfy from the last in. Being from the last in the recorded in a best from hitharco county to Bantries B. Homes in Liber R. R. G. 132 follow 65e, as shown batched and indicated "Singe Rassess" on Bultimore County Durses of Land Acquisitation Tenuing No. 3 P 13-0-00.

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HALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

Julian S. Brewer, Jr., Esq. 56.2 A Sa20 Carvill Evenue 3-A Baltimore 27, Maryland

Dear Stri :/20/64

#64-165 RA

MAP

Fetition for Ecclassification & Veriance for Texas SUBJECT: Investment Corp.

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

OFFICE OF PLANERS & ZERING: It appears that the proceed building as shown on the plan exceeds the permitted floor area ratio as cotforth in Section 28.3.5. This ratio data should be inclusted on the potitioner's plane. TRAFFIC ENGINEERING: Access to the Sulphur Spring Read from Mashington Boulevard is unsuitable for conserval or industrial traffic movement.

BERRAU OF MIDIAGRADA; (a) Water and sever are available to the site. (b) The entrance to the site from Sulphur Spring Food is not of a estimfactory design.

TURNSTRYAL DINGLISHERY CONCURSION: See Attached corrent.

No comments from the following departments: State Hoods Commission, Building Department, Health Department, Board of Education.

cos Albert Cuirby-Office of Planning & Zoning George Reier-Fureau of Engineering

James E. Dyer Chief of The

hief of Permit and Petition Processing

BALTIMORE COUNTY, MARYLAND #64-165 RA

TO. Mr. James Dyer Office of Planning and Zoning FROM Mr. George C. Hall

Date May 11, 1964

SUBJECT. Item A - Agenda, May 8, 1964

The Office of Industrial Development recommends that the variances requested for this parcel be granted. The need for variances on this parcel is a result of the amendment to the M. L. Zone (May 25, 1961) which occurred after this land was zoned M. L. on the 13th Election District Zoning Map adopted June 2, 1959.

> George Hall GEORGE C. HALL, Administrative Assistant Industrial Development Commission

GCH:clm



BALLMORE COUNTY, MANYLAND TELEPHONE 823-3000 OFFICE OF FINANCE

DATE 6/8/64

COURT HOUSE

Baltisere County

\$114.00 m/22 Advertising and posting of your property 6--864 3133 : 23012 HP-

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.

> CERTIFICATE OF POSTING Towson, Maryland

Date of Posting May 27 1969 Posted for Reclais. from R. 6 To ML - PET. Var. To permit 30' Petitioner: TEXAS INVESTMENT COAP.

Location of property. NW /3 SUL RHUR SPRING Rd 700' To BROWN AV Location at Sept. al W/3. Sulpher Spaine Rd. 100' NW OF BEARM AVE

Date of return Way 27 1964 4 signs

BALTIMORE COUNTY, MARYLAND

Date. May 1h, 196h

TO Mr. James A. Dyer, Chairman Zoning Advisory Cosmittee

FROM Capt. Paul H. Reincke

SUBJECT Texas Investment Corp.

W/S Sulphur Spring Road 7007 to Braun Ave.

District 13 - 5/8/64

per proposed warchouse of 31,000 square feet will need an adequate simply of water for five protection swallhale from approved the birst space of the protection swallhale from approved for an approved type and installated in an approved type and installated with the highliness Doming Shandard Dearlyn Housea, 190% edition. Specially the highliness Doming Common Shandard Shandard

Contact Capt. Paul H. Reincke at Valley 5-7310 for information.



Mr. John Rose Department of Planning and Zoning Baltimore County Office Building Towson 4, Maryland

Re: Texas Investment Corporation Sulphur Spring Road District 13 - Baltimore, Maryland

Dear Mr. Rose:

It is requested that consideration be given for a "Special Parking Permit" on the land presently zoned R-6 on the attached site plan.

This request is made in order to obtain more parking facilities than are available on the presently zoned M. L. portion of this

This request should be attached to the "Petition for Zoning

All information is shown on the site plan submitted with the above referenced petition.

Very truly yours.

TEXAS INVESTMENT CORPORATION

Sta Chiggs Ira C. Rigger Vice President

MNW:ap

13th Distric

PUBLIC HEARING: Room 105, County Office Building, 111 W. Chespeake Avesue, Towson, Maryland The Zoning Regulations: Section 243.4-125 feet at any point to the nearest boundary line of a residential zone.

boundary line of a renidential zone. Section 243.3 - Rear Yard -50 feet Section 243.6 - No parking is permitted within 25 feet of any residential zone boundary.

Section 243.5 - Floor Area
Ratio - Maxinum permitted
floor area ratio-d except in
the case of a cee story building not more than 25% of the
land area may be covered by
any such building.

the place of beginning. Containing 2.52 Acres

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. May 21 , 19 64

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of one successive weeks before the \_\_\_\_\_\_10th \_\_\_ day of June

appearing on the 21st day of May

THE TIMES. John St. Marky Manager.

John M. Martin Cost of Advertisement, \$ 49.00 Purchase order T 9067 Requisition No. N 7615

In SETTING A THE SET OF THE SET O

THE BALTIMORE COUNTIAN 64-165

CRIGINAL

No. I Newburg Avenue CATONSVILLE, MD.

May 25, 19 64. THIS IS TO CERTIFY, that the annexed advertisement of

John G. Rose, Zoning Commissioner of Beltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week successive weeks before the 25th day of May, 1964. that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By Faul J. Morgany Editor and Monager & M.



BY ORDER OF JOHN G, ROSE ZONING COMMISSION OF BALTIMORE COU

BALTITORE COUNTY, MARWAND
OFFICE OF FINANCE
Distance of Gallettin and Readful

