

Parcel B

March 3, 1964

#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 District 13, Baltimore County, Maryland.

Beginning for the same at an iron pipe heretofore set at the northwesterly corner of Harry Goodwin's lot known as No. 1933 Sulphur Spring Road, said beginning being on the westerly line of Sulphur Spring Road, thence leaving said road and binding on part of the westerly or the third line reversely in a Deed from Henry Kessler to Harry Goodwin, recorded among the Land Records of Baltimore County in Liber R.O. 4179 folio 51, south 21°19'14" west 136.20 feet to a point, thence leaving said line north 14°56'13" west 135.63 feet to an iron pipe heretofore set at the southeast corner of Harry K. Kessler's lot, recorded among the Land Records of Baltimore County in Liber R.O. 4185 folio 606, thence binding on the southwesterly line of said Kessler's lot north 18°13'47" east 125 feet to an iron pipe set in the westerly line of Sulphur Spring Road, thence binding on said road south 14°56'13" east 141.51 feet to the place of beginning.

The above described parcel of land, subject to an easement area for a slope, said slope being 5 feet in width and being 5 feet westerly from the last line and the westerly line of Sulphur Spring Road, recorded in a Deed from Baltimore County to Beatrice M. Numan in Liber R.O. 4132 folio 626, as shown attached and indicated "Slope Easement" on Baltimore County Bureau of Land Acquisition Drawing No. S P 13-002.

Being part of those two parcels of land described in a Deed from Edward Fritsch to Frank R. Numan and wife, recorded among the Land Records of Baltimore County in Liber R.O. 465 folio 241 and in a Deed from Baltimore County to Beatrice M. Numan, recorded in a Deed Liber R.O. 4132 folio 626.



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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John D. Rice, Zoning Commissioner

Date: May 2, 1964

FROM: Mr. George B. Connelley, Acting Director

SUBJECT: 10-165RA, 2nd to 14th and Variance to permit 30 foot setback from a residential zone instead of the required 125 feet; to permit a rear yard of 30 feet instead of the required 50 feet; to permit parking 6 feet setback instead of the required 25 feet from residential zone; to permit more than 25 per cent of land area to be covered by any building. Northeast side of Sulphur Spring Road 700 feet to Town Avenue. Being property of Texas Investment Corporation.

13th District

REMARKS: Wednesday, June 10, 1964

(1100 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-2 to R-4 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 variances being sought are such that no reclassification is required and that that portion of the property fronting on Sulphur Spring Road could be utilized for parking (as is proposed on the petitioner's plan) by the granting of a use permit only. Retention of R-2 zoning here would maintain the integrity of the zoning map.

Granting the R-4 zoning 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.

00104

#64-165RA

MAP 113

SEC. 20 2420 Carroll Avenue Baltimore 2, Maryland

Dear Sir:

4/26/64

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON, MARYLAND

Petition for Reclassification & Variance for Texas Investment Corp.

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

OFFICE OF PLANNING & ZONING: It appears that the proposed building as shown on the plan exceeds the permitted floor area ratio as set forth in Section 13-1. This ratio date should be indicated on the petitioner's plan.

TRAFFIC IMPROVEMENT: Access to the Sulphur Spring Road from Washington Boulevard is unsuitable for commercial or industrial traffic movement.

BUREAU OF ENGINEERING: (a) Water and sewer are available to the site. (b) The entrance to the site from Sulphur Spring Road is not of a satisfactory design.

FOUR REMARKS: See attached Comment

INDUSTRIAL DEVELOPMENT COMMISSION: See Attached comment.

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

cc: Albert (only) Office of Planning & Zoning
George (only) Bureau of Engineering
Gilbert (only) Traffic

Yours very truly,

James C. Dwyer
James C. Dwyer
Director of Planning and Zoning

jb

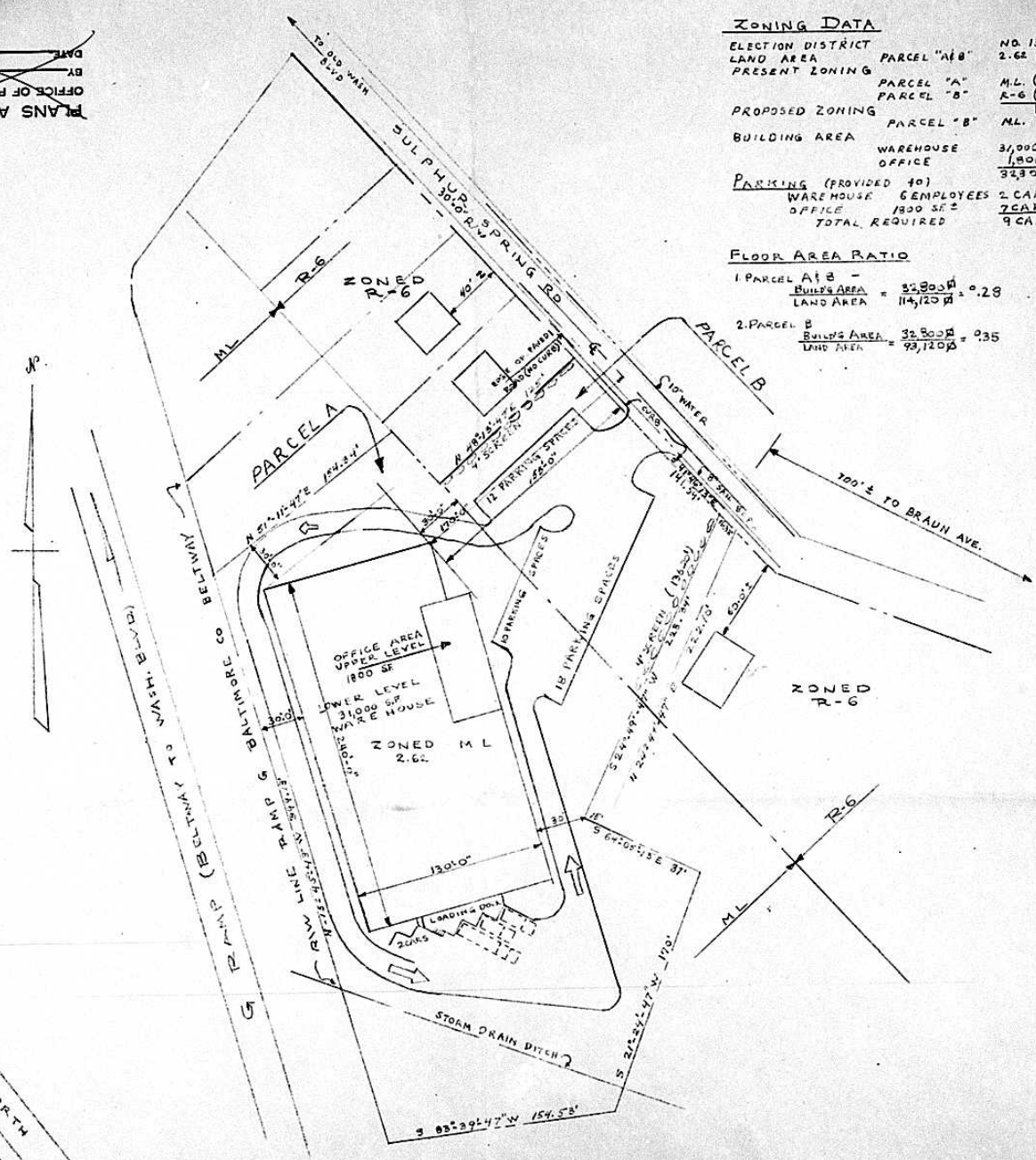
PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE _____
BY _____

ZONING DATA

ELECTION DISTRICT	NO. 13
LAND AREA	2.62 AC
PRES. ZONING	PARCEL "A" R-6 PARCEL "B" R-6 (41,000 SF)
PROPOSED ZONING	PARCEL "B" ML ML 11,712 SF
BUILDING AREA	WAREHOUSE 31,000 SF OFFICE 1,800 SF TOTAL 32,800 SF
PARKING (PROVIDED 40)	WAREHOUSE 6 EMPLOYEES 2 CARS OFFICE 1900 SF 2 CARS TOTAL REQUIRED 9 CARS

FLOOR AREA RATIO

1. PARCEL A + B -	
BUILDING AREA	32,800 SF
LAND AREA	11,712 SF
	= 2.8
2. PARCEL B	
BUILDING AREA	32,800 SF
LAND AREA	93,120 SF
	= .35



ZONING SITE PLAN BELTWAY WEST SCALE 1"=50'

BELTWAY WEST PROJECT
SULFUR SPRING RD & BELTWAY
BALTIMORE COUNTY MD.
DISTRICT 13

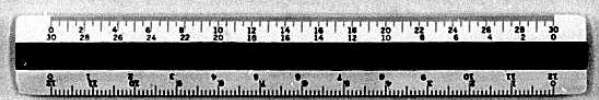
Per 94 "a"

IRA C. RIGGER INC.
COCKEYSVILLE MARYLAND

NOTE
ALL SITE TOPS ETC. FROM
OUTLINE SURVEY BY CHARLES
HEMLER LAND SURVEYER

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE *[Signature]*

APRIL 2, 1964



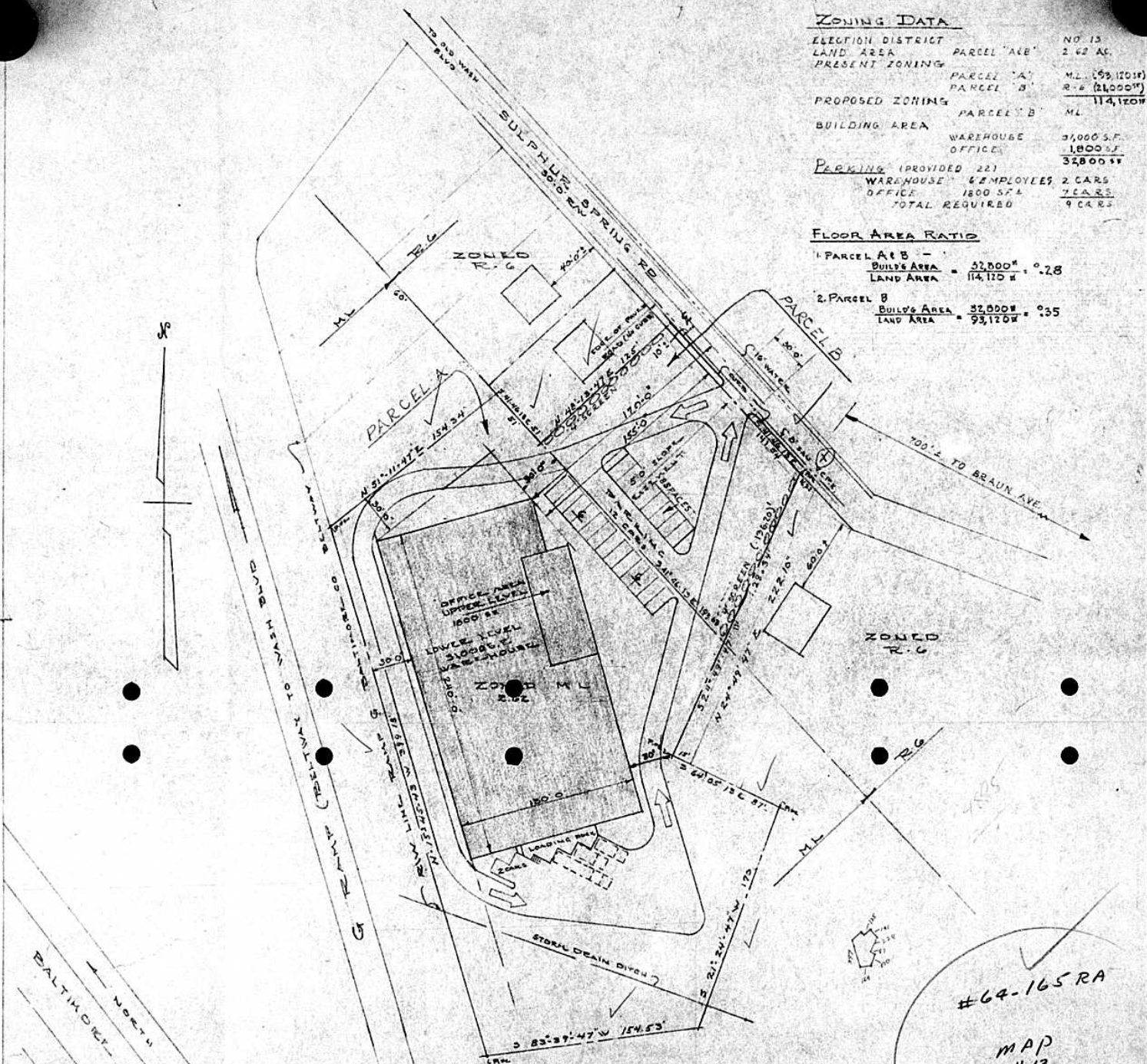
5/20/64

ZONING DATA

ELECTION DISTRICT	PARCEL "A" & "B"	NO. 13
LAND AREA		2.62 AC.
PRES. ZONING	PARCEL "A"	M.L. (93,120 SF)
	PARCEL "B"	R-6 (21,000 SF)
PROPOSED ZONING	PARCEL "B"	M.L.
BUILDING AREA	WAREHOUSE	31,000 S.F.
	OFFICE	1,800 S.F.
		32,800 S.F.
PARKING (PROVIDED 22)		
	WAREHOUSE 4 EMPLOYEES	2 CARS
	OFFICE 1800 S.F.	7 CARS
	TOTAL REQUIRED	9 CARS

FLOOR AREA RATIO

1. PARCEL A & B -	
BUILD'G AREA	32,800 S.F.
LAND AREA	114,120 S.F.
	0.28
2. PARCEL B	
BUILD'G AREA	32,800 S.F.
LAND AREA	93,120 S.F.
	0.35



ZONING SITE PLAN BELTWAY WEST

SCALE 1"=50'

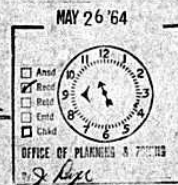
BELTWAY WEST PROJECT
SULFUR SPRING RD & BELTWAY
BALTIMORE COUNTY MD.

DISTRICT 13

IRA C. RICER INC.

COCKEYSVILLE

MARYLAND



F.A.R. Data added



NOTE

ALL SITE TOPO ETC FROM
OUTLINE SURVEY BY CHARLES
HEMLER LAND SURVEYER



5/25/64

APRIL 3, 1964