



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 2, 2000

Paul J. Schwab, III, Esquire
Azrael, Gann and Franz
101 E. Chesapeake Avenue
Fifth Floor
Baltimore, Maryland 21286

Dear Mr. Schwab:

RE: Zoning Verification, 6159 B Edmondson Ave., 1st Election District

The subject property is zoned M.R. with a small central portion of M.L.R.

In our telephone conversation of January 27, 2000, you described the proposed use of the property as wholesale distribution of building materials.

The first definition applies to building and construction equipment storage.

This use is part of the definition of contractors equipment storage yard as defined in Section 101 of the Baltimore County Zoning Regulations as follows:

"CONTRACTOR'S EQUIPMENT STORAGE YARD - The use of any space, whether inside or outside a building, for the storage or keeping of contractor's equipment or machinery, including building materials storage, construction equipment storage or landscaping equipment and associated materials. [Bill No. 149-1987]"

The above use is NOT allowed in a M.R. or M.L.R. zone.

Our records show five zoning hearings that have been held for this property: 5550, 65-79-SPH, 69-14-SPH, 84-191-SPHA, and 85-273-A.

Paul J. Schwab, III
February 2, 2000
Page 2

None of these hearings address the use of the property for building materials storage. I have included the definition of warehouse from the same section of regulations so that you can compare.

"WAREHOUSE - A building or part of a building used or intended to be used primarily for the storage of goods or chattels that are to be sold retail or wholesale from other premises or sold wholesale from the same premises; for the storage of goods or chattels to be shipped on mail order; for the storage of equipment or materials to be used or installed at other premises by the owner or operator of the warehouse; or for similar storage purposes. (The term "warehouse" does not include a retail establishment whose primary purpose is for the sale of goods or chattels stored on the premises; however, nothing in this definition is meant to exclude purely incidental retail sales in warehouses. Further, the term does not include a truck terminal, at which any storage is minor, transitory and merely incidental to the purpose of facilitating transportation of goods or chattels.) [Bill No. 18-1976]"

There appears to be no outstanding violations of the property.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,


John R. Alexander
Planner II
Zoning Review

JRA:kew

c: Zoning Case 85-273-A, 84-191-SPHA, 69-14-SPH, 65-79-SPH, 5550



RE: PETITION FOR A SPECIAL HEARING
to determine whether or not the
Zoning Commissioner should approve
an application for building Permit
6159 Edmondson Avenue-1st District
Carpenter Realty Corp.-Petitioner

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

No. 65-79-SPH

The petitioner in the above matter filed
a petition for a Special Hearing requesting approval to construct a
building at 6159 Edmondson Avenue, in the First District of Baltimore
County.

The request is this 11th day of
September, 1964, granted, subject, however, to strict compliance
with the attached plan approved by the Office of Planning and Zoning
on September 8, 1964.

John G. Rose
Zoning Commissioner of
Baltimore County

PETITION FOR A SPECIAL HEARING
In the Matter of
Petition of
CARPENTER REALTY CORP.
CORPORATION

65-79-SPH

For a Special Hearing
To the Zoning Commissioner of Baltimore County

CARPENTER REALTY CORPORATION, Petitioner

hereby petition for a Special Hearing, under the Zoning law and
Remissions of Baltimore County, to determine whether or not the
Zoning Commissioner of Baltimore County should approve an application
for a building permit to construct a building as per attached
plans in an M-R zone.

Location of property: 6159 Edmondson Avenue, Baltimore,
Maryland 21228

CARPENTER REALTY CORPORATION

John G. Rose Vice Pres.

Petitioner

6159 Edmondson Ave.

Petitioner

Address:



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 13, 1964
FROM: Mr. George E. Garrelis, Director
SUBJECT: Special Hearing in Connection with the Construction
of a Building in a M-R zone, Carpenter Realty Corp.

The building and site plans of Carpenter Realty Corporation have been
processed through this Office and have received the approval of the Planning
Board of Baltimore County. The plans are acceptable to the Office of Planning
subject to any minor differences that might develop at the Public Hearing
before the Zoning Commissioner and subject to detailing the Flood plain along
the stream, retention of the existing plant screen along Woodlawn Avenue.
Submittal of side and rear elevations of the proposed structure and revision
of the layout in the parking area.

George E. Garrelis
George E. Garrelis, Director
Office of Planning and Zoning

030100



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 10, 1964
FROM: Mr. George E. Garrelis, Director
SUBJECT: 65-79-SPH. Approval of M.R. development plan for Carpenter Realty
Corp. (Seven-Up bottling plant) 6159 Edmondson Avenue
1st District

It is the understanding of the planning staff that the Special
Hearing on the subject petition elicited no adverse comment or
suggestions for change of the development plans on the part of
residents of the area. In accordance with the authority granted to
me by the Planning Board at its July 29th meeting, I am approving the
development plan for the subject property with the following conditions
and restrictions:

1. That provision be made on the plan for flood plain reservation
and drainage in accordance with requirements to be estab-
lished by the Department of Public Works.
2. That existing forestation on the site in the area undisturbed
by grading or grade changes shown on the plan remain in its
present natural state.
3. The off-street parking provided is adequate for the 150
employees presently there. If additional employees and
parking for them is required, subsequently, a plan shall
be submitted for further review and approval of the details
of parking arrangement and layout by the Office of Planning
and Zoning.
4. That no outside lighting or security lighting is provided.
Such lighting is not now indicated on the plan. It is the
understanding of the planning staff that such lighting is
not intended on the part of the petitioner.
5. That the screening indicated on the easterly boundary of
the subject property adjoining residentially-zoned premises
be comprised predominantly of evergreen plant materials
including trees as well as shrubbery.

George E. Garrelis
George E. Garrelis, Director
Office of Planning and Zoning

030/esp

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District: 1st Date of Posting: August 22, 1964
Posted for: Special Hearing
Petitioner: Carpenter Realty Corp.
Location of property: 6159 Edmondson Ave.
Location of Signs: 6159 Edmondson Ave.
Remarks:
Posted by: *John G. Rose* Date of return: August 27, 1964

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

No. 25309
DATE 9/14/64

TO: Michael Paul Smith, Esq.
104 Jefferson Building
Towson 4, Md.

BILLED BY: Zoning Department of
Baltimore County

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$25.00 COST
1	Advertising and posting of property for Carpenter Realty Co. 65-79-SPH	25.00
1	Paid - Baltimore County, Md. - Office of Finance	25.00

9-1564 0240 • 25309 TIP- 25.00

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.

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

No. 25257
DATE 8/13/64

TO: Michael Paul Smith, Esq.
104 Jefferson Building
Towson 4, Md.

BILLED BY: Zoning Department of
Baltimore County

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$25.00 COST
1	Petition for Special Hearing for Carpenter Realty Corp. 65-79-SPH	25.00
1	Paid - Baltimore County, Md. - Office of Finance	25.00

8-1564 0240 • 25257 TIP- 25.00

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

OFFICE OF
THE BALTIMORE COUNTIAN

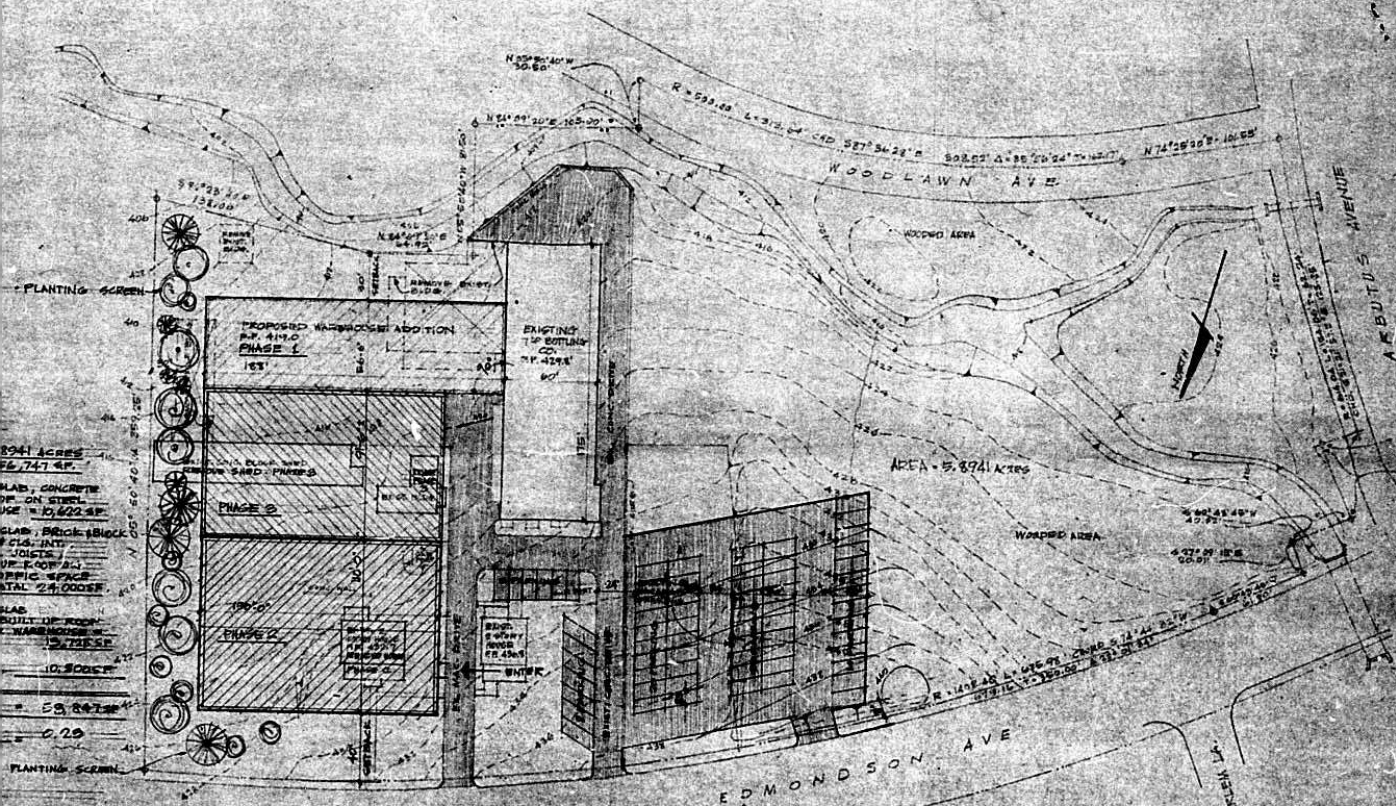
THE "JAMARTY NEWS"
Baltimore, Md.
THE HERALD-ARCUS
Catonville, Md.
No. 1 Newburg Avenue
CATONVILLE, MD.
August 25, 1964.

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 commencing on or before
the 21 day of August, 1964, that is to say
the same was inserted in the issues of
August 21, 1964.

THE BALTIMORE COUNTIAN

By: *Paul J. Morgan*
Editor and Manager

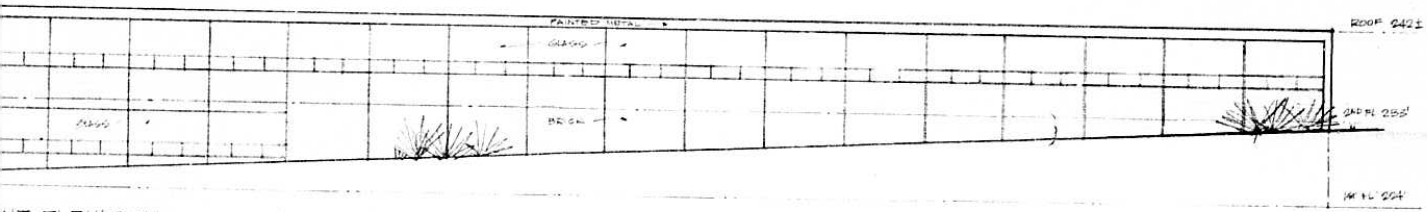
PETITION FOR A
SPECIAL HEARING
IN DISTRICT
ZONING: Petition for a Special
Hearing to determine whether or
not the Zoning Commissioner of
Baltimore County should approve
an application for a building per-
mit to construct a building in
an M-R zone.
LOCATION: 6159 Edmondson
Avenue.
DATE AND TIME: TUESDAY,
SEPTEMBER 8, 1964 at 10:00
A.M.
PUBLIC HEARING: Room 109,
County Office Building, 111 N.
Charapeake Avenue, Towson,
Maryland.
The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations
of Baltimore County, will hold a
public hearing.
Concerning all that parcel of
land in the First District of
Baltimore County, located at 6159
Edmondson Avenue, Baltimore
County, Maryland.
Here the property of Carpenter
Realty Corporation, as shown on
plan filed with the Zoning
Department of Baltimore County
on August 21.



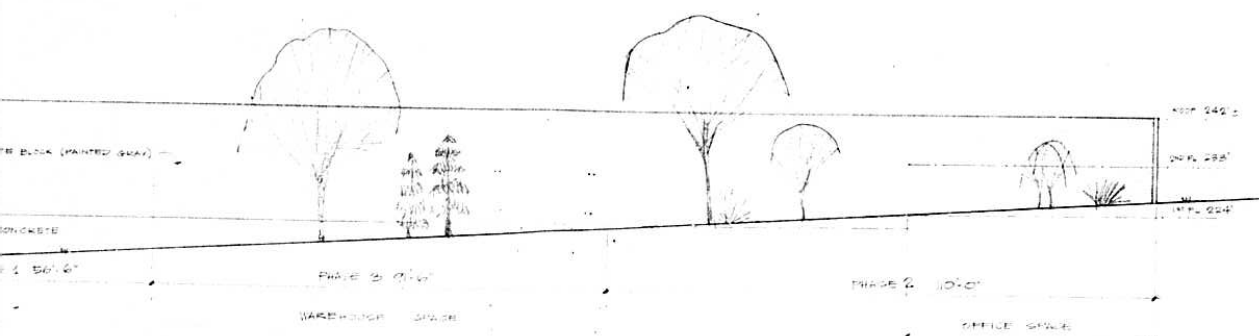
SITE PLAN SCALE: 1"=50.0'

- EXISTING CONTOUR
- NEW CONTOUR
- 420 ELEVATION

PLAN



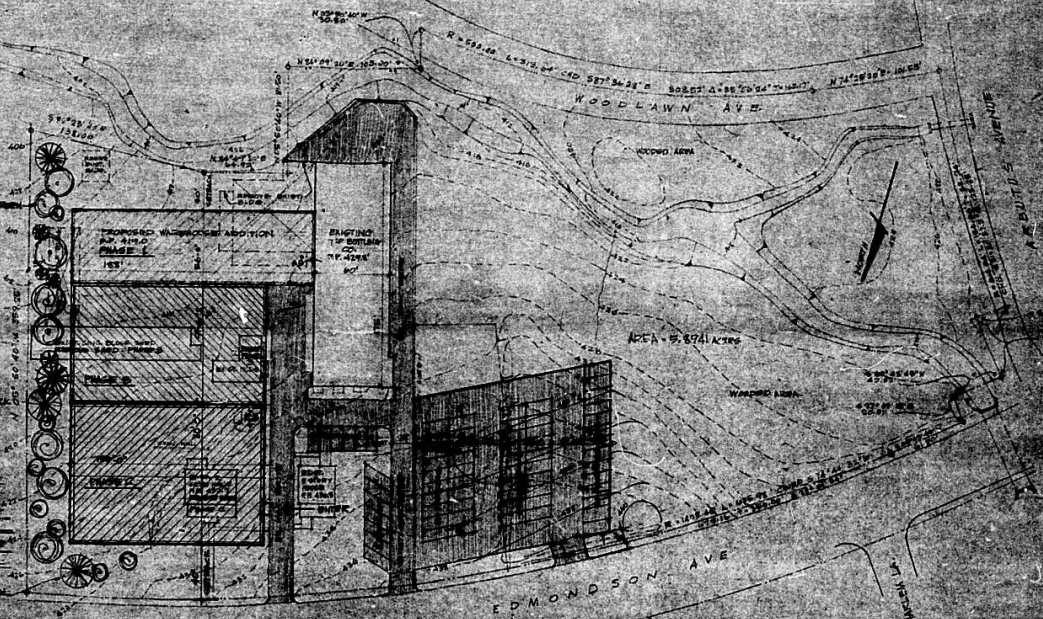
NT ELEVATION SCALE: 1/8"=1'-0"



ATION SCALE: 1/8"=1'-0"

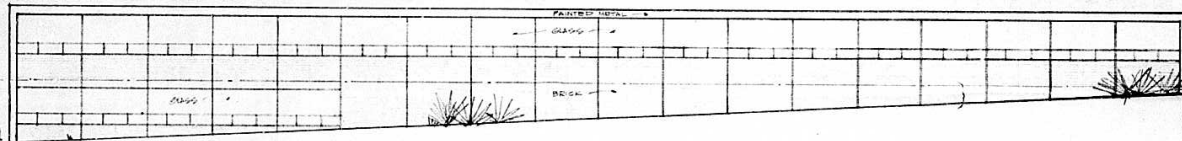
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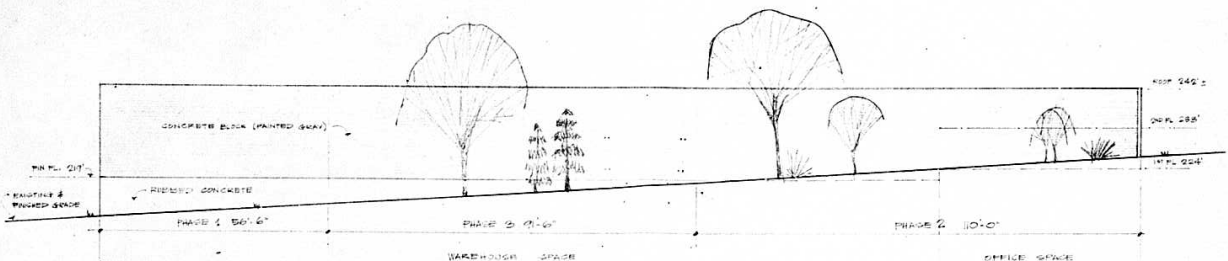
SITE PLAN

--- EXISTING CONTOUR
 --- NEW CONTOUR
 --- ELEVATION



NORTH FRONT ELEVATION

SCALE: 1/8" = 1'-0"



EAST SIDE ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH REAR ELEVATION

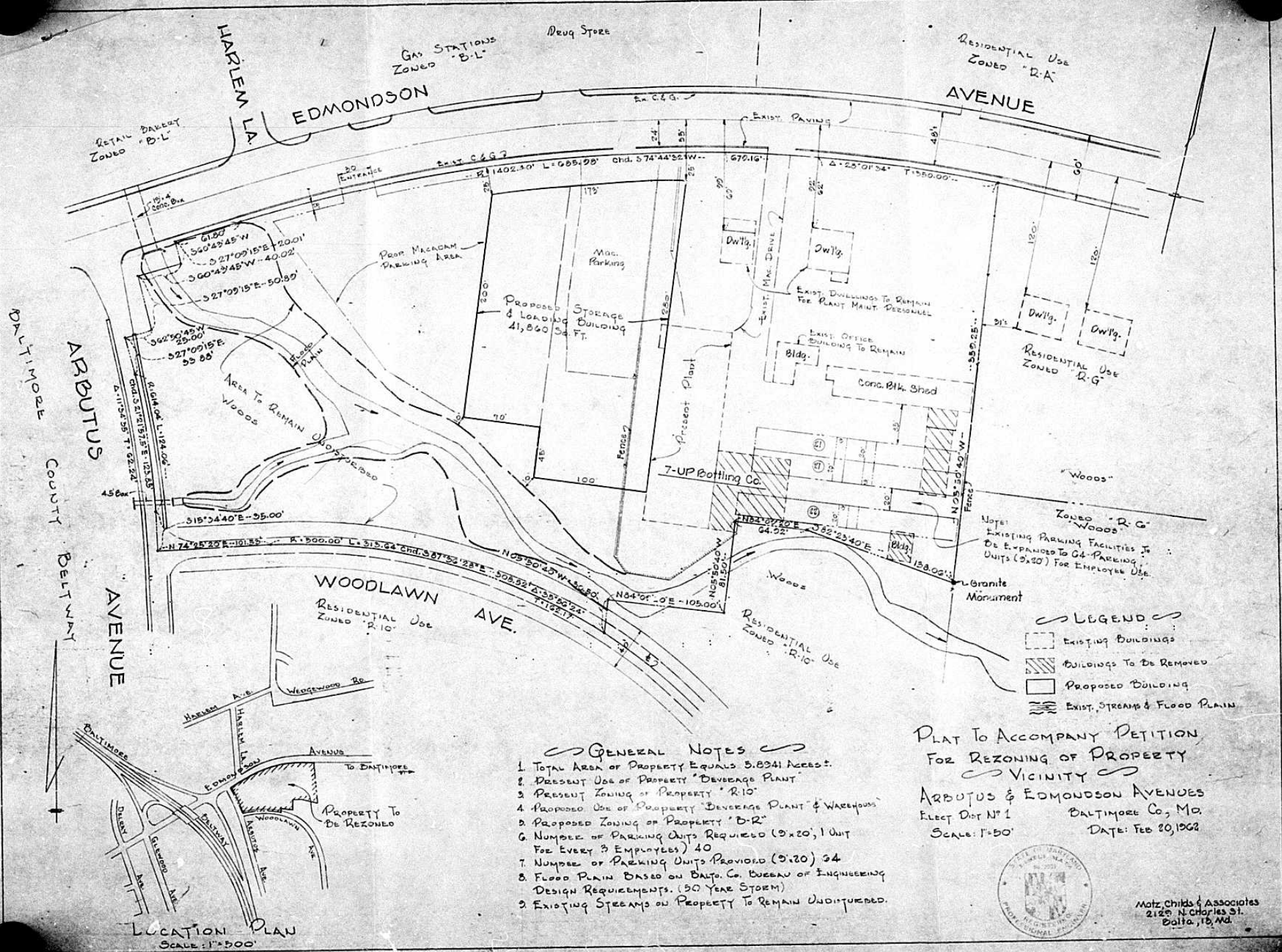
SCALE: 1/8" = 1'-0"

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: SEPTEMBER 10, 1964

SUBJECT TO ATTACHED COMMENTS

PROPOSED ADDITIONS TO THE 7UP BOTTLING COMPANY
 6157 EDMONDSON AVENUE, BALTIMORE COUNTY, MARYLAND 12 AUG 64

ANTHONY J. GANNIELLO, architect
 1906 FOREST COURT, TIMONUM, MD.



GENERAL NOTES

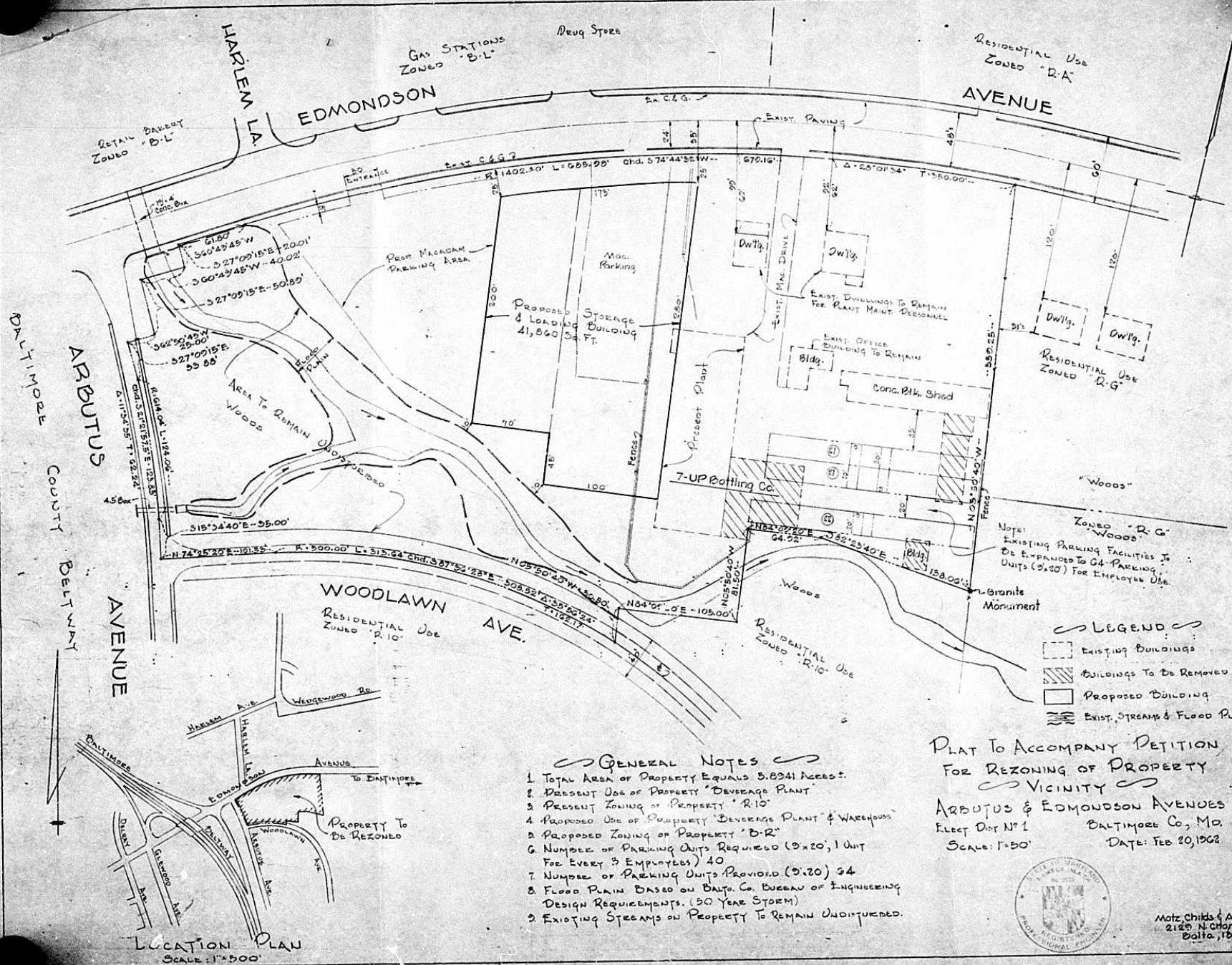
1. TOTAL AREA OF PROPERTY EQUALS 3.8341 ACRES.
2. PRESENT USE OF PROPERTY "DEVERGE PLANT"
3. PRESENT ZONING OF PROPERTY "R-10"
4. PROPOSED USE OF PROPERTY "DEVERGE PLANT" & WAREHOUSE
5. PROPOSED ZONING OF PROPERTY "D-R"
6. NUMBER OF PARKING UNITS REQUIRED (5'x20'), 1 UNIT FOR EVERY 3 EMPLOYEES) 40
7. NUMBER OF PARKING UNITS PROVIDED (5'x20') 34
8. FLOOD PLAIN BASED ON BALTO. CO. BUREAU OF ENGINEERING DESIGN REQUIREMENTS. (50 YEAR STORM)
9. EXISTING STREAMS ON PROPERTY TO REMAIN UNDISTURBED.

**PLAT TO ACCOMPANY PETITION
FOR REZONING OF PROPERTY
VICINITY**

ARBUTUS & EDMONDSON AVENUES
ELECT DIST NO 1 BALTIMORE CO, MD.
SCALE: 1"=50' DATE: FEB 20, 1962



Molz, Childs & Associates
2128 N. Charles St.
Baltimore, Md.



Motz, Childs & Associates
 2125 N. CHARLES ST.
 BALTO., MD.