

RE: PETITION FOR SPECIAL HEARING
to determine whether or not the
Zoning Commission should approve
an application for building permits
to construct buildings in an R-1 zone
on the Southeast side of Reisterstown Road, 2700 feet, more
or less, south of Painters Hill Road, in the Third Election District
of Baltimore County.
J. Schoeneman, Inc.-petitioner
J. Schoeneman, Inc.-petitioner

The petitioner in the above matter filed a petition for
a Special Hearing requesting approval to construct a building in an
R-1 zone on the Southeast side of Reisterstown Road, 2700 feet, more
or less, south of Painters Hill Road, in the Third Election District
of Baltimore County.

The request is this 10th day of September, 1964,
granted, subject, however, to strict compliance with the attached
plan approved by the Office of Planning and Zoning on September 10, 1964.

J. Schoeneman
J. Schoeneman, Inc.
Baltimore County

FILED IN THE OFFICE OF THE CLERK OF THE BALTIMORE COUNTY ZONING DEPARTMENT
SEP 14 1964
BALTIMORE COUNTY, MARYLAND



J. Schoeneman, Incorporated
Matthew H. Hirsh,
Senior Vice President
Petitioner
Address: P.O. Box 536, Reisterstown, Md. 21063

2232

9 September 1964

J. Schoeneman, Inc.
Proposed Office and Warehouse Buildings
Reisterstown, Baltimore County, Maryland
Additional Design Factors Not Covered By Drawings

Item A:

Exterior lighting for roadways will be low brightness, pedestal-type
fixtures, not more than 14" high, for spot illumination and definition of
roadway edging only. Northeast or front facade of building will be ground
ten footcandles.

Item B:

Exterior wall finish for Office Building and Warehouse will be porcelain
enamel on metal, of matt finish. Color will be neutral, either light Grey,
Blue Grey, Blue Green, or Beige. Window glass will be tinted either Grey or
Bronze.

FISHER, NES, CAMPBELL & PARTNERS
ARCHITECTS

PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE: _____



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Nease, Zoning Commissioner Date: August 13, 1964
FROM: Mr. George E. Carrellis, Director
SUBJECT: Development Plan in R-1 Zone, Office and Warehouse for
J. Schoeneman, Inc. West side of Reisterstown Road,
3rd District

The staff of the Office of Planning and Zoning has reviewed the site development
plan for the subject property. It notes that R-1 zoning here was created by
the 3rd District Zoning Map. Therefore, the subject property falls within the
requirements of the original R-1 zone. There is no question whatsoever in the
mind of the planning staff that the subject property is suitable for the
proposed warehouse and office use as proposed by the petition. The planning
staff has reviewed the petitioner's site development plans and the alterations
of the proposed structure. Again, they are in almost accord with the spirit
and intent as well as the requirements of the R-1 zone. The site development
plan is ready for a Special Hearing on the office use requested.

The planning staff, however, is withholding approval of the site development
plan at this time. Comments and suggestions by residents of the area may arise
at the hearing which will require modification of the plans. The plans also do
not indicate the kinds of materials to be utilized along the front of the proposed
structure. Although existing planting is to be retained wherever feasible in front
of the proposed structure, some foundation planting appears to be desirable. The
number of employees is not indicated. Adequacy of off-street parking can not
clearly be established. These developmental plan problems are not serious ones.
They should be resolved to the mutual satisfaction of the planning staff, the
petitioner, and possibly, residents of the area shortly before or immediately after
the Special Hearing. Again, the planning staff is well satisfied with the quality
of the proposed developmental plans. They realistically and sensitively are geared
to the land form and boundaries of the subject property. The proposal is ready
for public hearing.

CC: Mr. George Hall

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

PETITION FOR SPECIAL HEARING
TO: Mr. John G. Nease, Zoning Commissioner
FROM: Mr. George E. Carrellis, Director
SUBJECT: Development Plan in R-1 Zone, Office and Warehouse for
J. Schoeneman, Inc. West side of Reisterstown Road,
3rd District

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 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. 21204, on
the 11th day of September, 1964, the 11th publication
of the 11th day of September, 1964, the 11th publication
of the 11th day of September, 1964.

THE JEFFERSONIAN
L. Sarah Smith
Manager

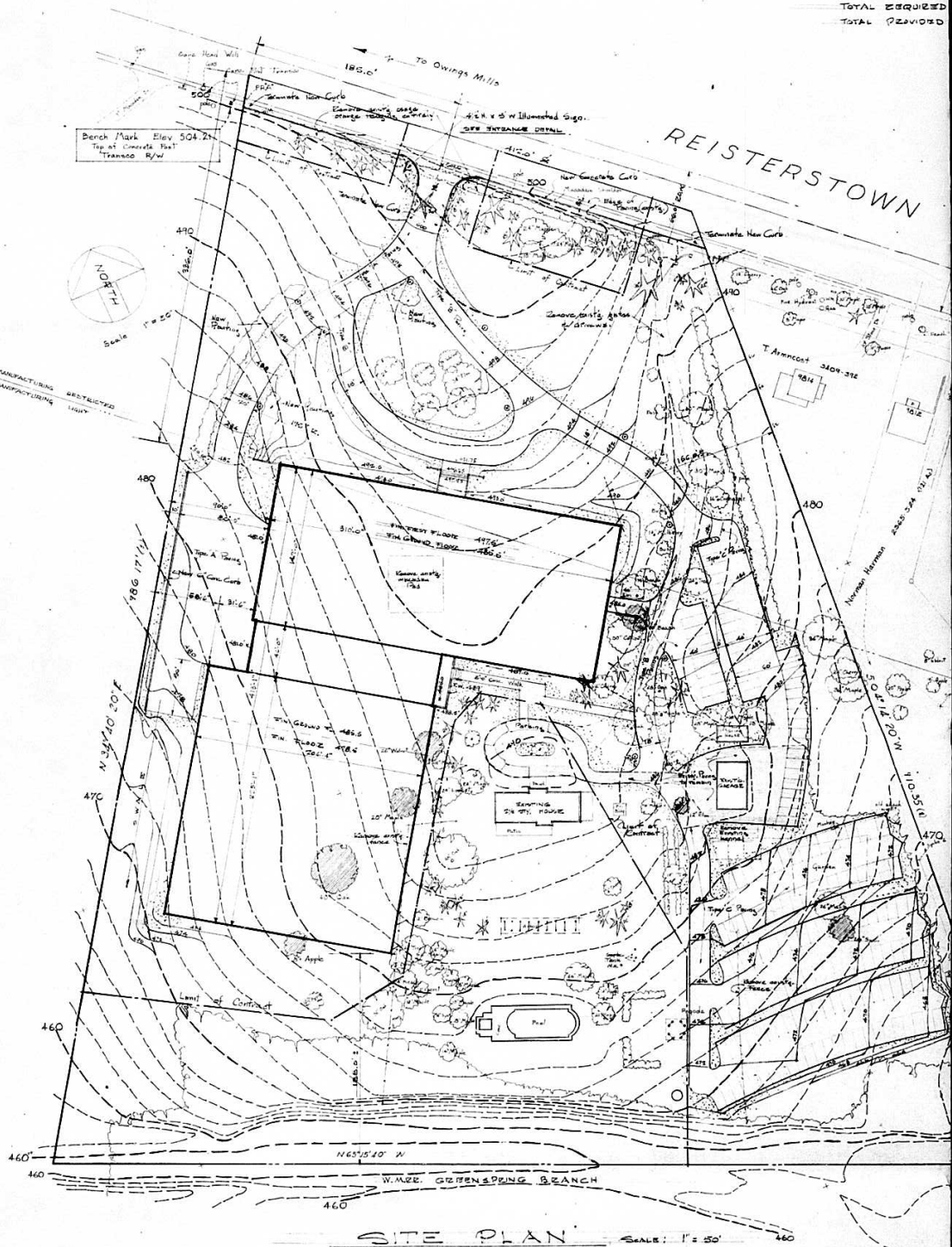
Cost of Advertisement, \$...

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		No. 25259 DATE 9/11/64
TO: J. Schoeneman, Inc. P.O. Box 536 Reisterstown, Md. 21063		MAILED BY Zoning Department officials County
DEBIT TO ACCOUNT NO. 01-422		25.50
QUANTITY: 1		25.50
Petition for Special Hearing		25.50
PAID - Baltimore County, Md. - Office of Finance		25.50
8-1464 01-422 * 25259 TIP-		25.50
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.		

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		No. 25308 DATE 9/11/64
TO: J. Schoeneman, Inc. P.O. Box 536 Reisterstown, Md. 21063		MAILED BY Zoning Department of Baltimore County
01-422		25.50
DEBIT TO ACCOUNT NO. 01-422		25.50
QUANTITY: 1		25.50
Advertising and posting of property		25.50
PAID - Baltimore County, Md. - Office of Finance		25.50
9-1864 01-422 * 25308 TIP-		25.50
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.		

SCHEDULE

OFFICE AREA 6
WAREHOUSE & MATE
TOTAL REQUIRED
TOTAL PROVIDED



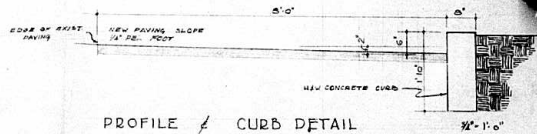
Existing data & contours taken from survey dated 10 Aug. 64 by James S. Spawer & Assoc., Eng'rs, Towns, Md.
All areas not paved shall be seeded. Slopes 2:1 or more shall be sodded.
Building dimensions shown taken at ground floor level - See Sheet A-2
Certain piping & trenching, with Anch's approval, may extend outside of Contract limits.
Existing contours shown - - - - - New finish grade contours shown - - - - -
Existing trees to be removed are shown (X). All others to remain. See Specs. for protection.
See Specs. for Type 'A', 'B' & 'C' Paving.
It is intended that cut & fill shall balance. Finish contours shall be required by Ancht.
New planting as later determined - See Specs. for Allowance.
Driveway light locations shown: (C)

R.D. Munro
Hunt - RI-7-6020
Office - LE-9-7250



SCHEDULE OF OFF-STREET PARKING

OFFICE AREA @ 1 space per 800 sq. ft. 40,516 sq. ft. = 51 spaces
 WAREHOUSE & MATERIAL HANDLING @ 1 space per 2 employees, 100 emp. = 50 spaces
 TOTAL REQUIRED 101 spaces
 TOTAL PROVIDED 174 spaces

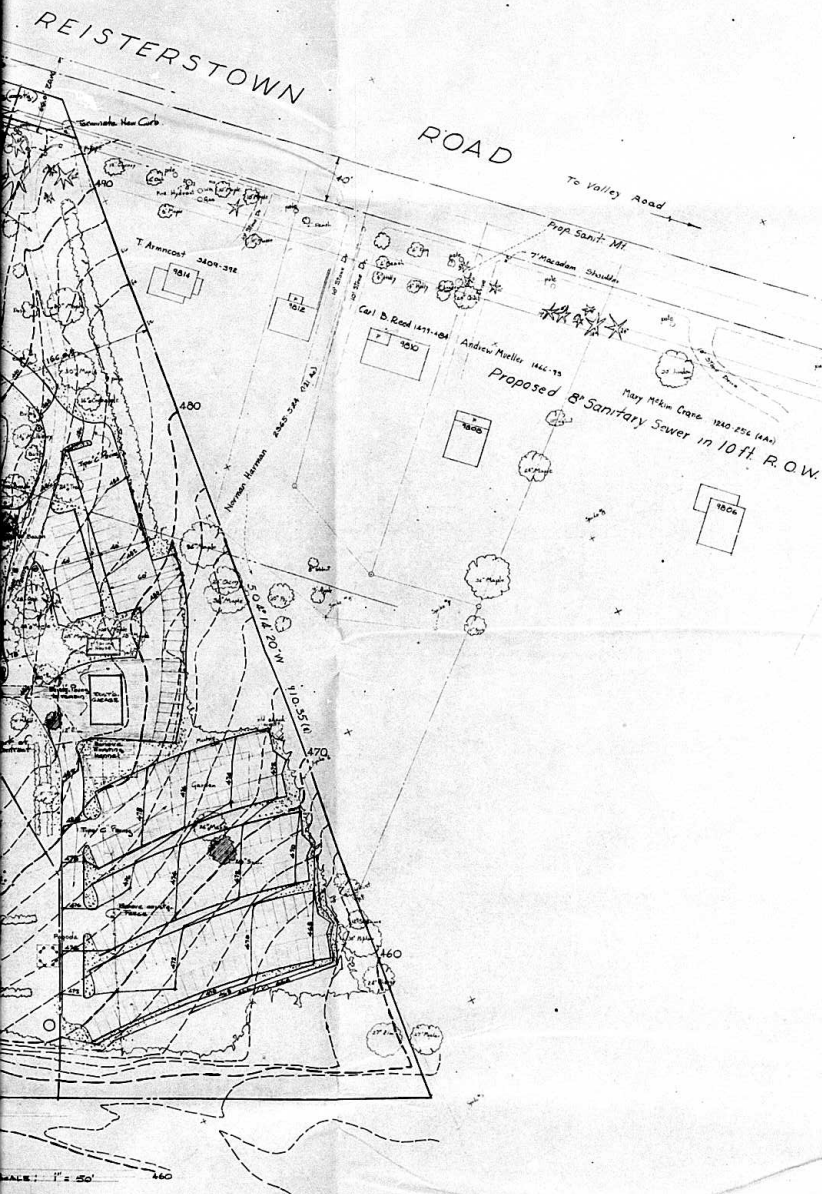


PROFILE & CURB DETAIL

REISTERSTOWN ROAD

ROAD

ENTRANCE DETAIL



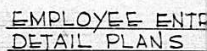
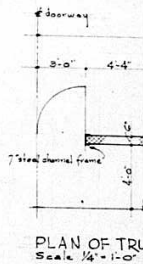
SEP-9-1964



PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]*
 DATE: 12 SEP 10 1965

REMOVED - 9/1/64. All road dimensions & schedule of Police Incomplete - 9/1/64. Issued for Police - 9/1/64.

FISHER, NES, CAMPBELL & PARTNERS ARCHITECTS		BALTIMORE, MD.
OFFICE & WAREHOUSE BUILDING		
T. SCHOENEMAN INC.		
CHURCHES - MILLS		
BALTIMORE - COUNTY - MARYLAND		
JOB NO.	DATE	MADE BY
7792		A-1



Incomple

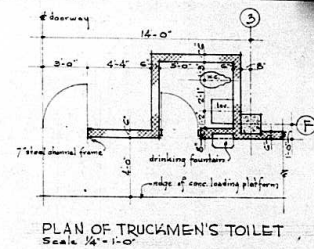
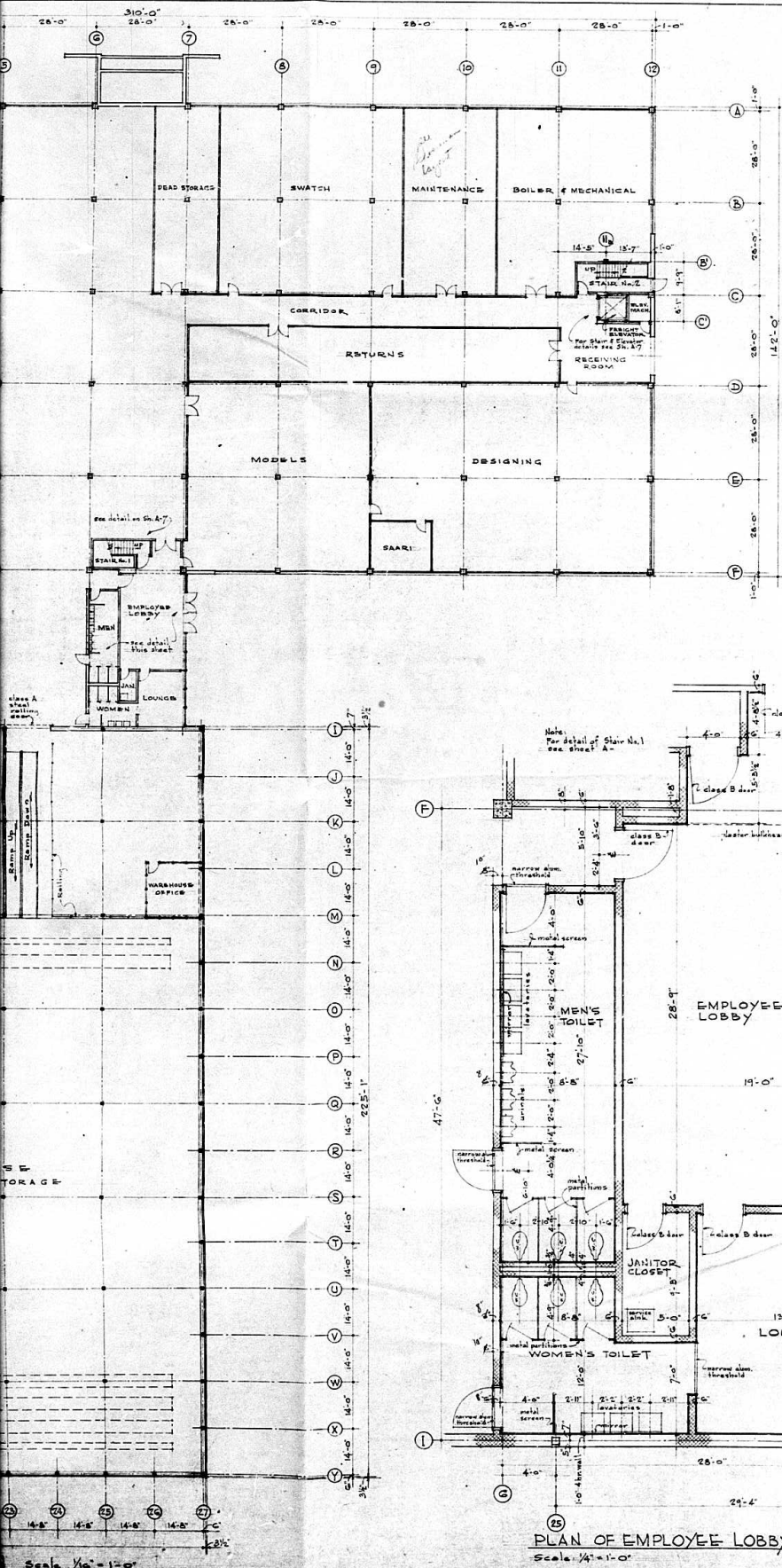
FISHER, NES, C
ARCHITECTS

OFFICE

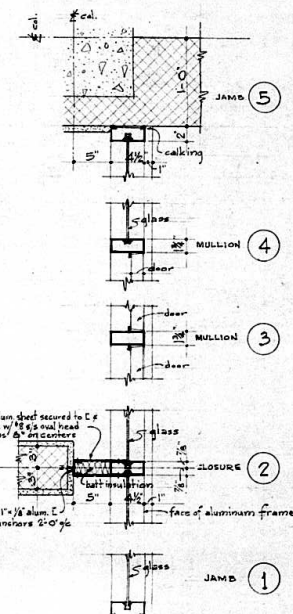
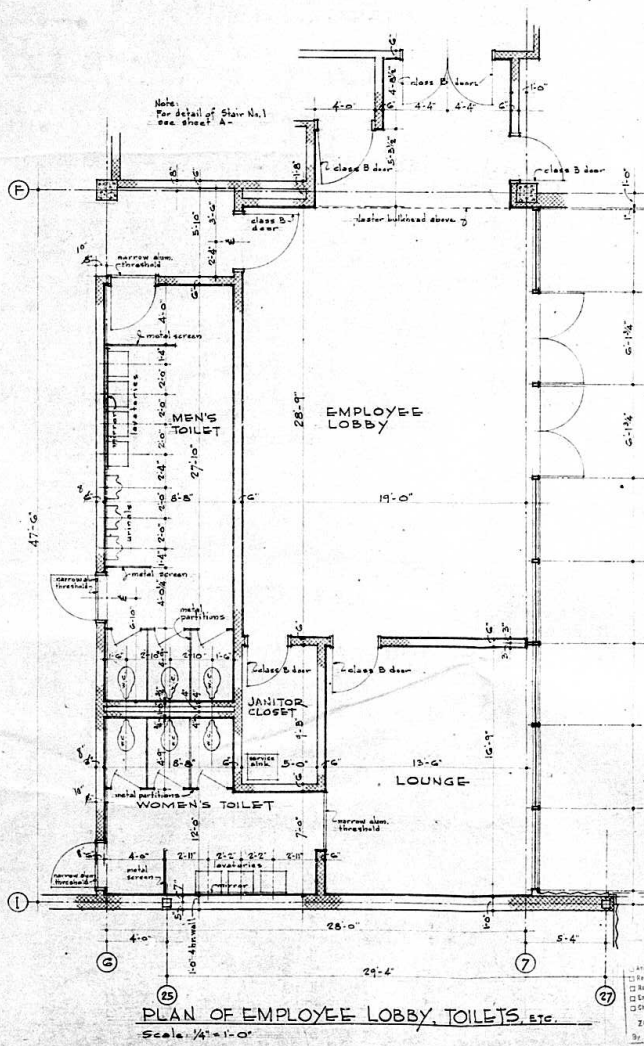
J. SCHO

BALTO. CO.

S.No.: VACE



PLAN OF TRUCKMEN'S TOILET
Scale 1/4" = 1'-0"



EMPLOYEE ENTRANCE WALL
DETAIL PLANS Scale 1/2" = 1'-0"

Incomplete 8-28-64

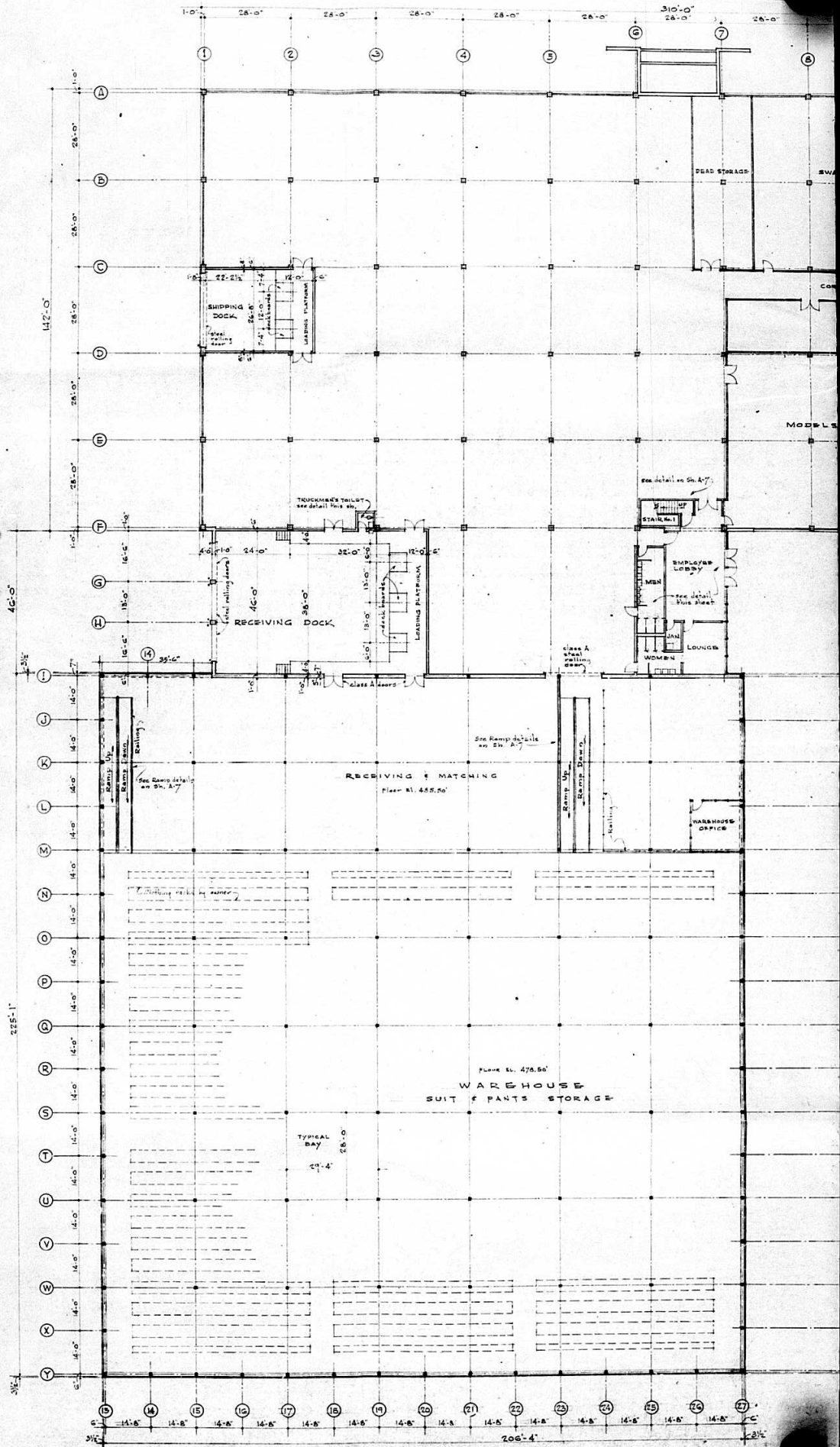
FISHER, NES, CAMPBELL & PARTNERS
ARCHITECTS BALTIMORE, MD.

OFFICE & WAREHOUSE
J. SCHOENEMAN, INC.

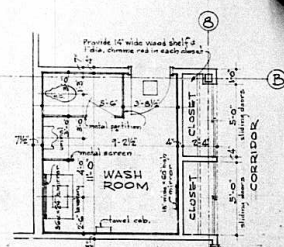
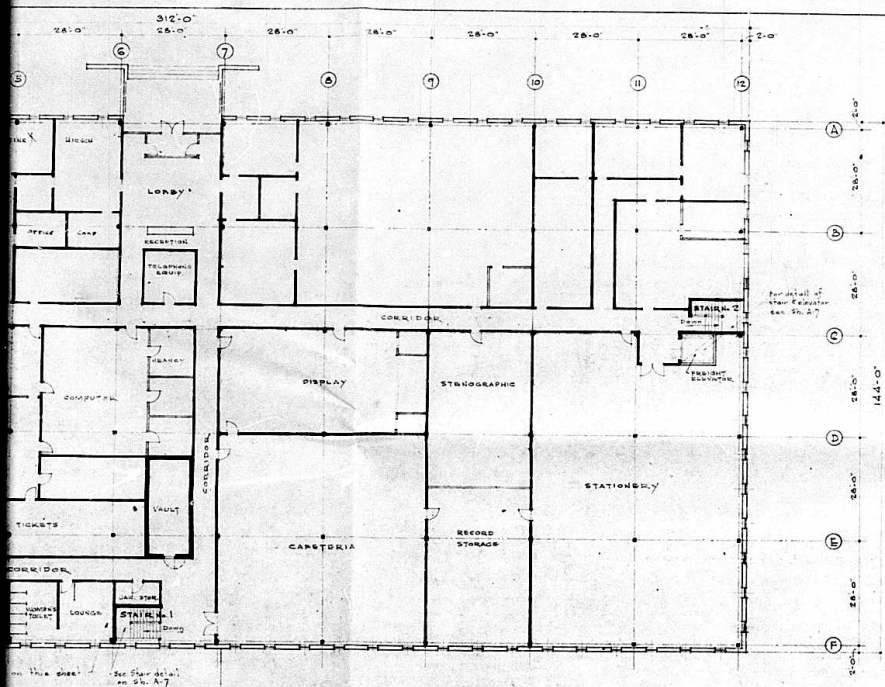
BOWING MILLS
BALTO. CO. MARYLAND

SEP-9 1964
TONING DEPARTMENT

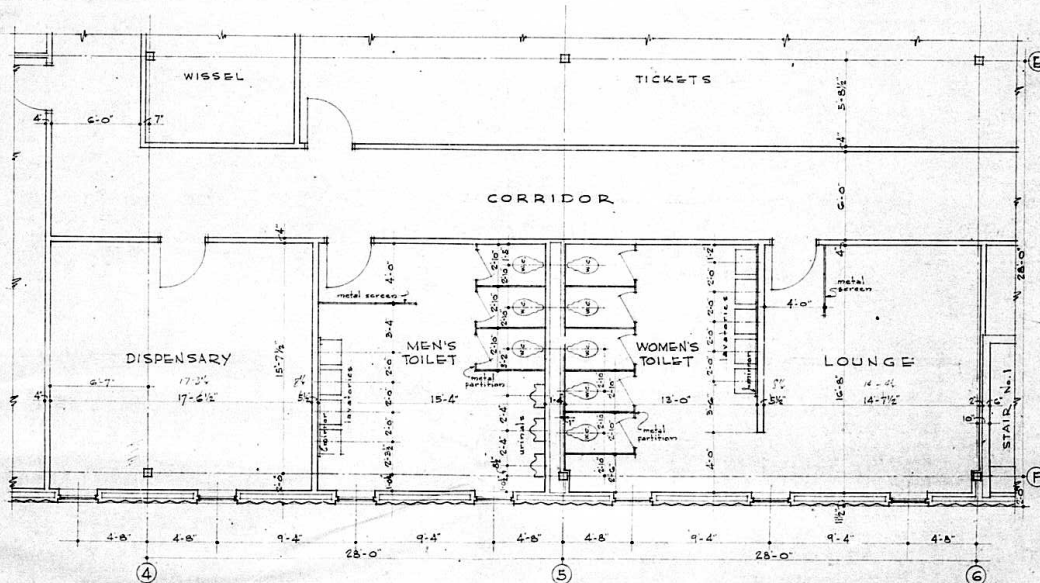
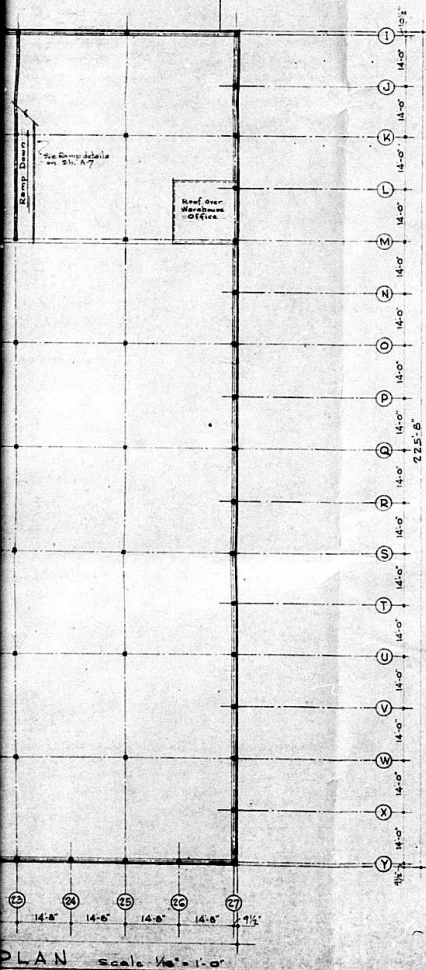
2232



GROUND FLOOR PLAN Scale 1/8" = 1'-0"



PLAN OF EXECUTIVE WASH ROOM
Scale 1/4" = 1'-0"



PLAN OF DISPENSARY, TOILET ROOMS, ETC. Scale 1/4" = 1'-0"

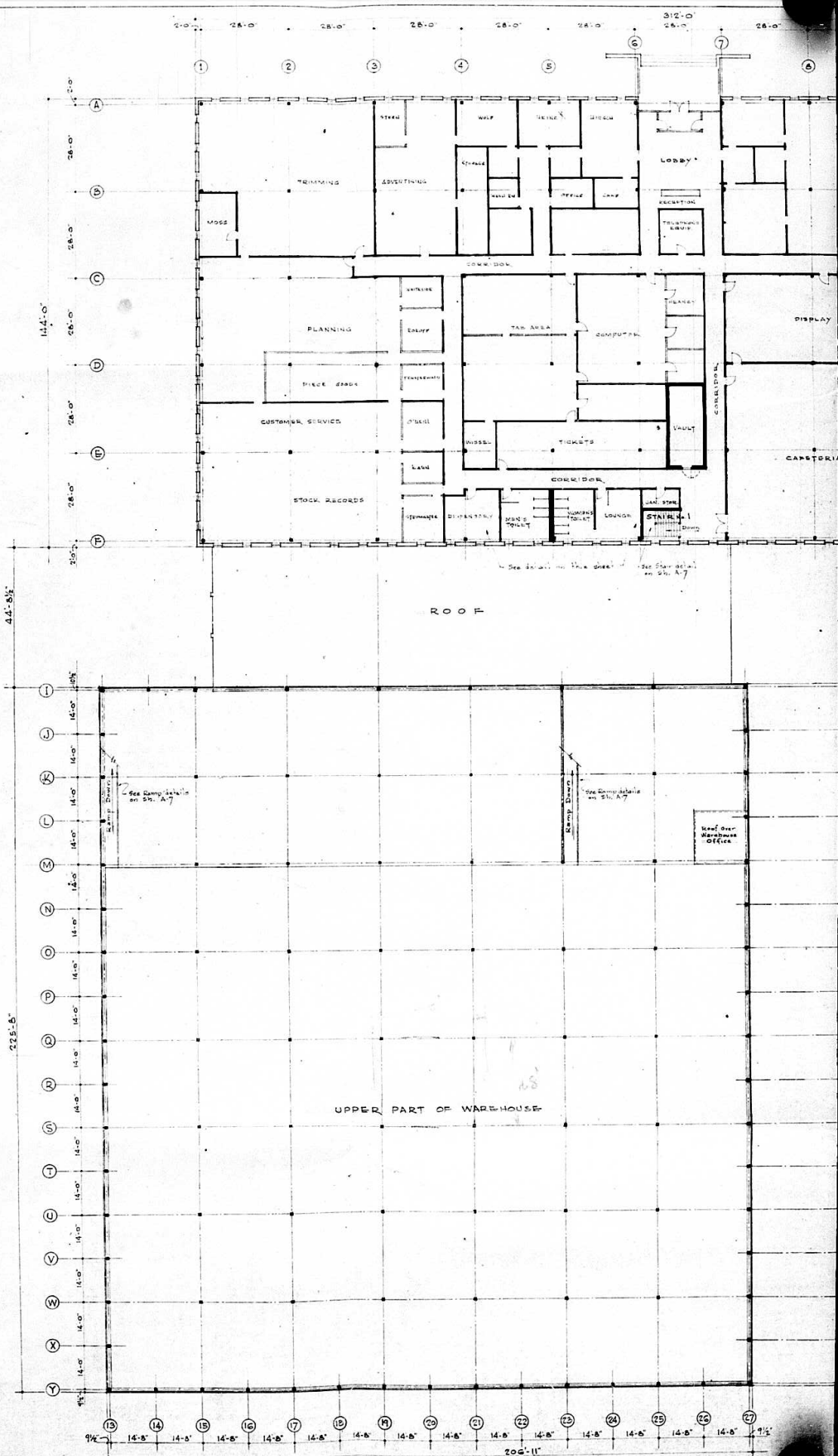


Revised 9/4/64
Complete 8-28-64

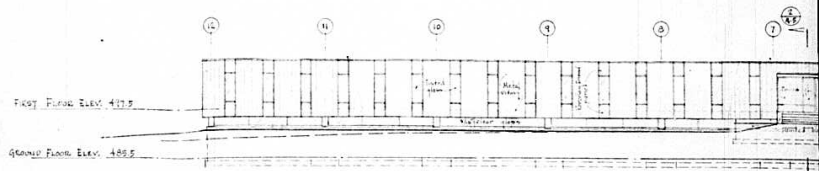
FISHER, NIS, CAMPBELL & PARTNERS
ARCHITECTS
BALTIMORE, MD.

OFFICE & WAREHOUSE
FOR
J. SCHOENEMAN, INC.
OWINGS MILLS
BALTO., CO. MARYLAND

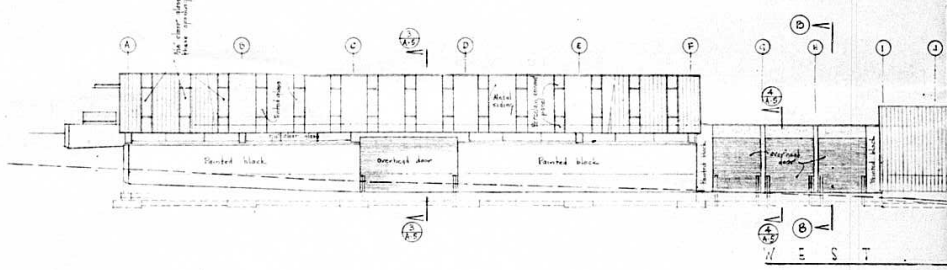
2232



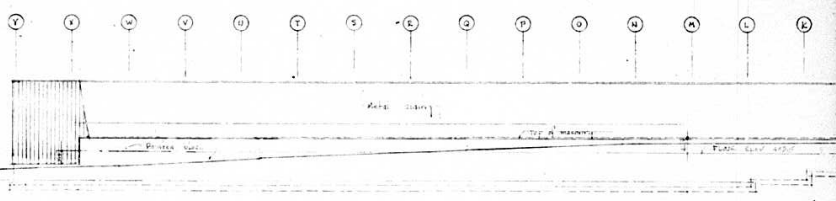
FIRST FLOOR PLAN scale 1/8" = 1'-0"



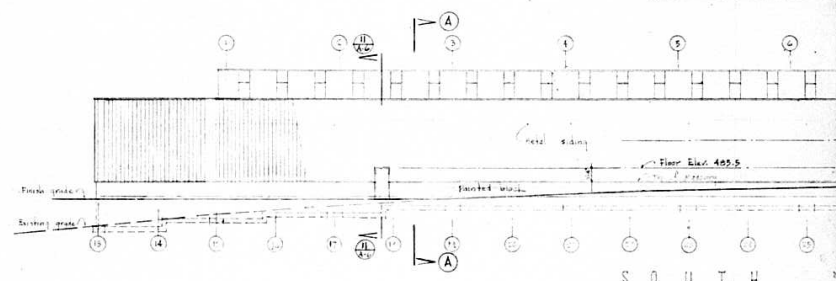
N O R T H
SCALE : 1/16" = 1'-0"



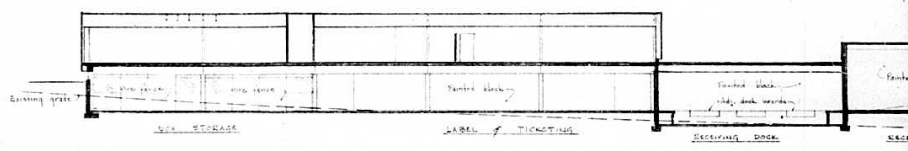
E A S T



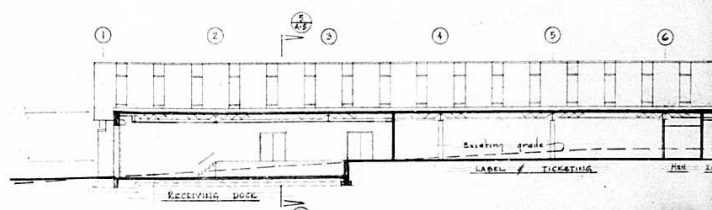
E A S T



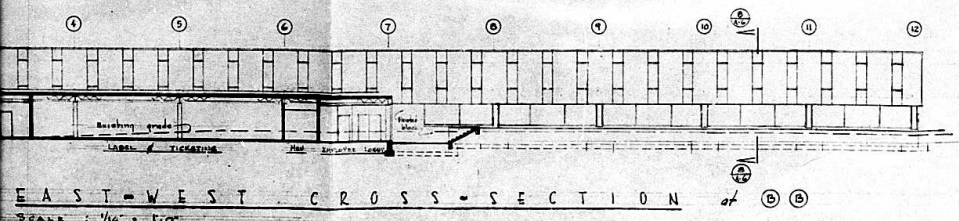
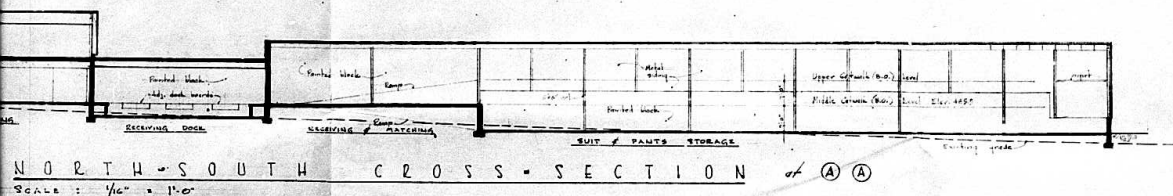
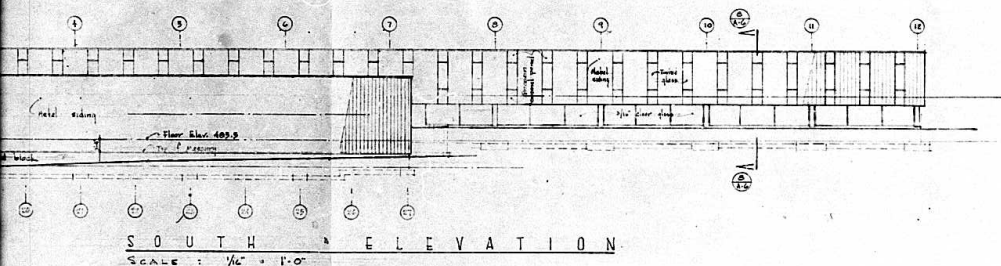
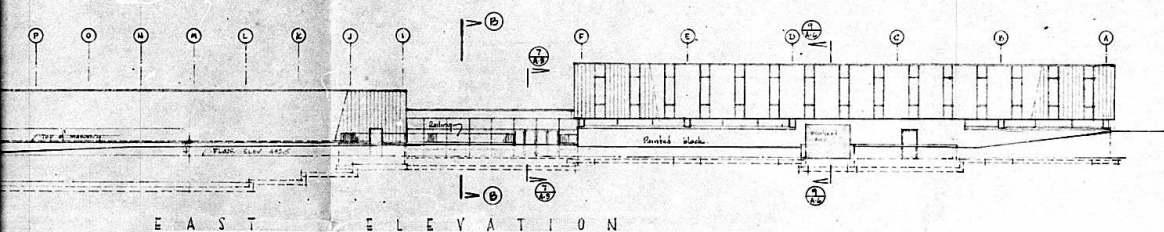
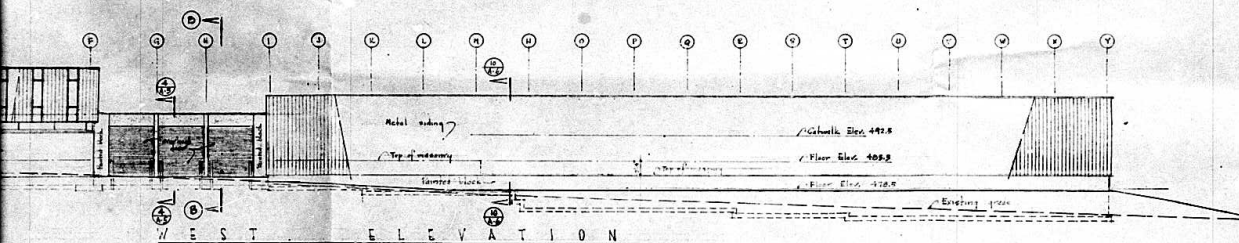
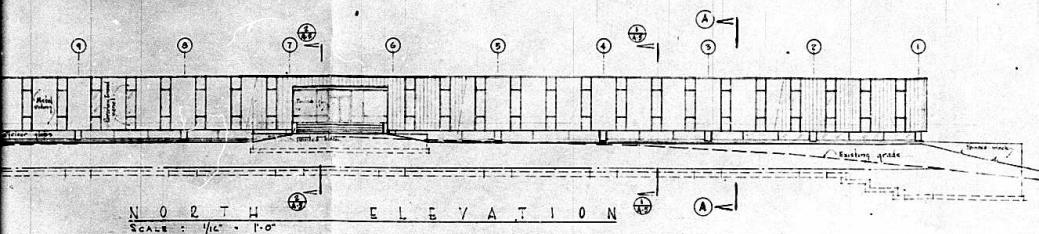
S O U T H
SCALE : 1/16" = 1'-0"



N O R T H - S O U T H
SCALE : 1/16" = 1'-0"



E A S T - W E S T
SCALE : 1/16" = 1'-0"



FISHER, NES, CAMPBELL & PARTNERS
ARCHITECTS BALTIMORE MD.

OFFICE  WAREHOUSE
FOR
J. SCHOENEMAN, INC.
OWINGS MILLS
BALTO. CO. MARYLAND

JOB NO.	DATE	MADE BY	FILE NO.	SHEET NO.
2232				A-4