

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, **PARKER REALTY CO.**, legal owner of the property situate 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an \_\_\_\_\_ zone to an "X" zone, for the following reasons:

#66-133-X  
MAPP #13  
SEC. 213A  
SW-4-D  
SW-4-C  
11/10/65

See attached 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 **Two Truck Terminals**

Property is to be posted and advertised as prescribed by Zoning Regulations. 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 are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

**PARKER REALTY CO.**  
Contract purchaser: \_\_\_\_\_ Legal Owner: \_\_\_\_\_  
Address: 5332 Frederick Avenue, Baltimore, Md. 21228

Petitioner's Attorney: \_\_\_\_\_ Protestor's Attorney: \_\_\_\_\_  
Address: \_\_\_\_\_

ORDERED BY The Zoning Commissioner of Baltimore County, this 26th day of October, 1965, 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 106 County Office Building in Towson, Baltimore County, on the 1st day of December, 1965 at 11:00 o'clock A. M.

Zoning Commissioner of Baltimore County

#66-133-X  
MAPP #13  
SEC. 213A  
SW-4-D  
SW-4-C  
11/10/65

RE: PETITION FOR SPECIAL EXCEPTION For 2 Truck Terminals, SE 1/4 Benson Ave. 630' from N/E Side Knecht Ave., 13th District Parker Realty Co., Petitioner No. 66-133-X

ORDER OF DISMISSAL

It is this 27th day of December, 1965, by the Zoning Commissioner of Baltimore County ORDERED that the foregoing petition is hereby dismissed without prejudice to the petitioner.

*[Signature]*  
Zoning Commissioner of Baltimore County

November 1, 1965  
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21286

Parker Realty Co.  
6332 Frederick Avenue  
Baltimore, Maryland 21228  
SUBJECT: Special Exception for two truck terminals for Parker Realty Co. Located SE 1/4 of Benson Avenue 630' from the N/E Side Knecht Avenue 13th District (Item 1, October 26, 1965)

Dear Sir:

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

**BUREAU OF TRAFFIC ENGINEERING:** This office will review and submit comments at a later date.

**HEALTH DEPARTMENT:** Means of sewage disposal will be subject to Health Department Regulations.

**PLANS REVIEW:** See attached comments.

**ZONING ADMINISTRATION DIVISION:** The outline of the macadam parking area, the office site location and means of sewage disposal must be indicated on the petitioners plans prior to a hearing date being assigned. The parking area must be paved with a durable, dustless surface providing for proper drainage.

**BUREAU OF ENGINEERING:**  
Sewer - An 8" sewer line exists in Rome Avenue. However, it does not appear that this sewer line will be adequate to serve the subject site by gravity due to the difference in elevation.  
Water - Existing 1 1/2" water in Benson Avenue.  
Adequacy of existing utilities to be determined by developer or his engineer.  
Road - Benson Avenue is to be developed as a minimum 40' road on a 60' right of way.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Industrial Development Commission  
Board of Education  
Buildings Department  
State Roads Commission

Very truly yours,  
*[Signature]*  
JAMES H. DYER, Chief  
Petition and Permit Processing

JED:ylb

cc: Mr. C. Richard Moore-Bureau of Traffic Engineering  
Mr. William Greenwald-Health Department  
Capt. Heinke-Fire Bureau-Plans Review  
Mr. James E. Iyer-Zoning Administration Division  
Mr. Carlyle Brown-Bureau of Engineering

Beginning for the same at a point on the southeast side of Benson Avenue distant 1065.77 feet northeasterly measured along said southeast side of Benson Avenue, from the intersection of said southeast side of Benson Avenue and the northeast side of Knecht Avenue, and running thence, bearing on said southeast side of Benson Avenue, North 57°-09'-50" East 109.75 feet, thence South 15°-29'-10" East 670 feet to the northwest side of a proposed eighty foot street, thence, bearing on the northwest side of said street, South 44°-30'-50" West 140 feet, thence North 15°-29'-10" West 759.78 feet to the place of beginning. Containing 6.56 acres.

66-133-X  
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11/10/65

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James A. Dyer, Chairman, Zoning Advisory Board  
FROM: Captain Paul E. Heinke, Plans Review Section  
SUBJECT: Parker Realty Company, SE 1/4 Benson Avenue 630' from N/E Side Knecht Avenue District 13 - 10/26/65

#66-133-X  
MAPP #13  
SEC. 213A  
SW-4-D  
SW-4-C  
11/10/65

We are hoping the proposed public road to serve this site shall have fire hydrants properly located and supplied by adequate water mains in accordance with the listed requirements in the Baltimore County Standard Design Manual 1964 edition.

If the proposed road does not become a reality it will be necessary to provide for on site fire hydrants. Spacing of same shall be determined by this bureau in accordance with the Fire Prevention Code of Baltimore County.

Please contact this office by phoning Valley 5-7310 for further information or any assistance.

HRt:js

TELEPHONE: 240-2600  
247-4274

SAMUEL M. PISTORIO  
6332 FREDERICK AVENUE  
BALTIMORE, MARYLAND 21228  
November 6, 1965

DEC 7 1965  
ZONING DEPARTMENT

Mr. John A. Dyer  
Zoning Commissioner  
Baltimore County Office Building  
Towson, Md. 21286

Dear Mr. Dyer:

Following the hearing of December 1st on my appeal for a special exception to permit the construction of two truck terminals on Benson Avenue I met with the protestants. The residents are adamant in their opposition to truck terminals and rather than oppose them I wish to withdraw my appeal.

Very truly yours,  
*[Signature]*  
Samuel M. Pistorio

SMP/eh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner  
FROM: George E. Gevelis, Director  
SUBJECT: #66-133-X, Special Exception for truck terminal. Southeast side of Benson Avenue 630 feet from the northeast side of Knecht Avenue. Being the property of Parker Realty Company.

13th District  
HEARING: Wednesday, December 1, 1965 (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

Purely in terms of location, without regard to access, the subject property could be suitable for truck terminal use. Present access and access proposed by the petitioner, however, would be entirely unsatisfactory for such use. The present Old Sulphur Spring Road is not scheduled for improvement because of its proposed relocation. Improvement of Benson Avenue is not included within the current Capital Program, nor, to our knowledge, is the Baltimore City portion scheduled for improvement. Baltimore City has not yet programmed further extension of Potapco Avenue.

The subject property is part of a larger tract for which subdivision, including a street plan, is now under study. We therefore suggest that any order granting a special exception for truck terminals be delayed until the subdivision plan has received tentative approval and a public works agreement has been executed pursuant thereto, and that the grant be conditioned upon access to the terminals being in accord with the approved plan.

TELEPHONE 822-3000

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21284

No. 33562

DATE 12/1/65

TO: Parker Realty Corp., 6320 Frederick Road, Baltimore, Md. 21288

BILL TO: Zoning Dept. of Balt. Co.

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$	COST
82-22		Advertising and posting of property	64.00	
		66-133-X		
		12-160 3366 • 33562 11N-	50.00	

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.

66-133-X

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 13th

Date of Posting Nov 13, 1965

Posted for: Special Exemption - 2 Truck Terminals

Petitioner: Parker Realty Co.

Location of property: 2 1/2 blocks W. of E. 1st St. from the N.E. 1/4 Knott Ave.

Location of Sign: Opp. dead end home lot @ E 1st St. from W. 1st St. & Taylor St. E. 1st St. South east of the dead end of home lot

Remarks: @ 1st St. & E. 1st St. property to be good.

Posted by: J. Rose  
Signature  
Date of return: Nov 18, 1965  
3 signs

TELEPHONE 813-9000

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21284

No. 33498

DATE 11/2/65

TO: Parker Realty Corp., 6320 Frederick Road, Baltimore, Md. 21288

BILL TO: Zoning Dept. of Balt. Co.

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$	COST
82-22		Petition for Special Exemption	50.00	
		66-133-X		
		11-482 3326 • 33498 11N-	50.00	

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.

November 3, 1965

Parker Realty Co.,  
6320 Frederick Ave.,  
Baltimore, Md. 21288

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
3rd day of October, 1965.

J. G. Rose  
Zoning Commissioner

Petitioner Parker Realty Co.  
Petitioner's Attorney \_\_\_\_\_  
Reviewed by James S. Ryan  
Chairman of  
Advisory Committee

PETITION FOR SPECIAL EXEMPTION—13th DISTRICT

ZONING: Petition for Special Exemption for Truck Terminals.

LOCATION: Southeast side of Benson Avenue, 125 feet from the southeast side of Knott Avenue.

DATE & TIME: Wednesday, December 1, 1965 at 11:00 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake 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 for Special Exemption for Truck Terminals.

All that parcel of land in the Thirteenth District of Baltimore County, being for the same at a point on the southeast side of Benson Avenue distant 430 feet northwardly from the intersection of said southeast side of Benson Avenue and the northeast side of Knott Avenue, and running thence, bearing on said southeast side of Benson Avenue, North 44 degrees 20 minutes 50 seconds East 140.72 feet to a bearing on said southeast side of Benson Avenue, North 44 degrees 20 minutes 50 seconds East 282.20 feet, thence South 15 degrees 29 minutes 10 seconds East 250.78 feet to the northwest side of a proposed eighty foot street, thence, bearing on the northwest side of said street, South 15 degrees 29 minutes 10 seconds East 109.75 feet to the northwest side of a proposed eighty foot street, thence, bearing on the northwest side of said street, South 15 degrees 29 minutes 10 seconds East 670 feet to the northwest side of a proposed eighty foot street, thence, bearing on the north side of said street, South 44 degrees 20 minutes 50 seconds West 600 feet, thence North 45 degrees 29 minutes 10 seconds West 750.78 feet to the place of beginning.

Containing 6.56 acres.

Being the property of Parker Realty Company, as shown on plat plan filed with the Zoning Department.

By Order Of  
John G. Rose  
Zoning Commissioner Of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. \_\_\_\_\_, 19\_\_\_\_

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of \_\_\_\_\_ successive weeks before the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, the first publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

THE JEFFERSONIAN,  
L. L. Smith, Manager

Cost of Advertisement, \$\_\_\_\_\_

PETITION FOR SPECIAL EXEMPTION—13th DISTRICT

ZONING: Petition for Special Exemption for Truck Terminals.

LOCATION: Southeast side of Benson Avenue 630 feet from the southeast side of Knott Avenue.

DATE & TIME: WEDNESDAY, DECEMBER 1, 1965 at 11:00 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake 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 for Special Exemption for Truck Terminals.

All that parcel of land in the Thirteenth District of Baltimore County, being for the same at a point on the southeast side of Benson Avenue distant 630 feet northwardly from the intersection of said southeast side of Benson Avenue and the northeast side of Knott Avenue, and running thence, bearing on said southeast side of Benson Avenue, North 44 degrees 20 minutes 50 seconds East 140.72 feet to a bearing on said southeast side of Benson Avenue, North 44 degrees 20 minutes 50 seconds East 282.20 feet, thence South 15 degrees 29 minutes 10 seconds East 250.78 feet to the northwest side of a proposed eighty foot street, thence, bearing on the northwest side of said street, South 15 degrees 29 minutes 10 seconds East 109.75 feet to the northwest side of a proposed eighty foot street, thence, bearing on the northwest side of said street, South 15 degrees 29 minutes 10 seconds East 670 feet to the northwest side of a proposed eighty foot street, thence, bearing on the north side of said street, South 44 degrees 20 minutes 50 seconds West 600 feet, thence North 45 degrees 29 minutes 10 seconds West 750.78 feet to the place of beginning.

Containing 6.56 acres.

Being the property of Parker Realty Company, as shown on plat plan filed with the Zoning Department.

By Order Of  
John G. Rose  
Zoning Commissioner Of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. \_\_\_\_\_, 19\_\_\_\_

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 \_\_\_\_\_ successive weeks before the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, the first publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

THE TIMES,  
Manager

Cost of Advertisement, \$\_\_\_\_\_

