

ORDER RECEIVED FOR FILING

DATE 1/24/68 BY J. C. HARRIS, CLERK

RE: Petition for Reclassification of property from R-6 and B-L Zones to B-M Zone - Variance to Zoning Regulations - S/W Cor. Sparrows Point Road and Snyder Ave., 15th Dist., Fradkin Bros., Inc. Petitioner

BEFORE Zoning Commissioner of Baltimore County No. 68-166-RA

15TH DIST. PATAPSCO HELK SE-6-H BM-A

The petitioner requested reclassification of property, from R-6 and B-L Zones to B-M Zone, at the southwest corner of Sparrows Point Road and Snyder Avenue in the 15th District of Baltimore County.

The petitioner also requested a variance to permit parking on both sides of Sparrows Point Road at Nos. 2500 to 2510 on one side and Nos. 2501 to 2511 on the other side; also to permit 53 off-street parking spaces instead of the required 135 spaces and to permit a rear yard setback at 2501 to 2511 Sparrows Point Road of 9 feet instead of the required 20 feet.

It appearing that by reason of location the reclassification should be had.

As strict compliance with the Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variances would give relief without substantial injury to the public health, safety or general welfare of the locality involved, the variances should be granted.

It is this 24th of January, 1968, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby reclassified from R-6 and B-L Zones to B-M Zone.

It is further ORDERED that a variance to permit parking on both sides of Sparrows Point Road, at Nos. 2500 to 2510 on one side and at 2501 to 2511 on the other side; to permit 53 off-street parking spaces instead of the required 135 spaces and to permit a rear yard at 2501 to 2511 Sparrows Point Road of 9 feet instead of the required 20 feet, should be granted.

Approval of the site plan is subject to the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

INVOICE No. 51745 DATE Jan. 24, 1968

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

TO: Fradkin Bros. 2500-10 Sparrows Point Road Baltimore, Md. 21219

Advertising and posting of property #68-166-RA 121.20

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING #68-166-RA

ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15H Date of Posting Jan. 24, 1968

Posted for: Planning and Zoning Dept. Baltimore County

Petitioner: Fradkin Bros. Dept. Stores, Inc.

Location of property: S.W. Corner of Sparrows Point Road and Snyder Ave., 15th Dist.

Location of Sign: 1. From Sparrows Point Rd. to Snyder Ave. on S.W. Corner of Sparrows Point Rd. & Snyder Ave.

Remarks: None

Posted by: Mark S. Harris Signature Date of return: Jan. 25, 1968

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, FRADKIN BROS., Dept. Stores, Inc., 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 R-6 and B-L zone to an B-M zone; for the following reasons: See attached description.

That the furniture store of the Petitioner was destroyed by fire. That the property to be rezoned is contiguous to the property and is the property on which the destroyed store was situated. That your Petitioner desires to improve the property by building a warehouse. That the proper zoning for a warehouse is B-M zoning. Variance to Sect. 235.3 to permit a rear yard setback of 9' instead of the required 20' and (2) for a variance to permit 53 off-street parking spaces instead of the required 135 parking spaces, instead of the required 135 parking spaces. 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.

Fradkin Bros. Dept. Stores, Inc.

Stanley Fradkin, President Address: 2500 Sparrows Point Road

Baltimore, Maryland 21204

Protestant's Attorney

Edward S. Margolis

Address: 100 St. Paul Street Baltimore, Md. 21202 P. 2-4634

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of December, 1967, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of January, 1968, at 1:00 o'clock.

Zoning Commissioner of Baltimore County

INVOICE No. 50688 DATE Jan. 24, 1968

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

TO: Edward S. Margolis, Esq. 100 St. Paul Street Baltimore, Md. 21202

Petition for Reclassification & Variance for Fradkin Bros. Dept. Stores, Inc. #68-166-RA 50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

PHONE: HAMILTON 6-0322

KELLER & KELLER

State Registered Land Surveyors

3914 WOODLEE AVENUE BALTIMORE 6, MARYLAND

DESCRIPTION

April 20th, 1967.

BEGINNING for the same at the corner formed by the intersection of the South side of Sparrows Point Road, 30' wide, and the West side of Snyder Avenue, 25' wide; said place of beginning being also at the Southwest corner of lot #18 as shown on the Plat of George M. Snyder and which said Plat is recorded among the Land Records of Baltimore County in Plat Book #6 folio 96; and running thence from said place of beginning, binding on the said West side of said Snyder Avenue and binding on the East outline of said lot #18 and on the East outline of lots #17, 16 and 15 on said plat, South 01°30' West 235' to the Southeast corner of said lot #15; thence leaving the said West side of said Snyder Avenue and binding on the South outline of said lot #15 and running North 87°03' West 150' to the Southwest corner of said lot #15; thence binding on the West outline of said lot #15 and running North 01°30' East 50' to the Northeast corner of lot #4 on said Plat; thence binding on the North outline of said lot #4 and running North 87°03' West 149' to the Northwest corner of said lot #4 and to intersect the East side of South Marine Avenue, 25' wide; thence binding on the said East side of said South Marine Avenue and binding on the West outline of lots #3 and #2 on said Plat and running North 01°30' East 100' to the Southwest corner of lot #1 on said Plat; thence running on part of the South outline of said lot #1 and running South 87°03' East 50' to a line of division across said lot #1 heretofore used and running North 01°30' East 50' to the said South side of said Sparrows Point Road; thence binding on the said South side of said Sparrows Point Road and running South 87°03' East 200' more or less, to the place of beginning.

CONTAINING 94,400 SQUARE FEET of land, more or less.

October 2, 1967

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Edward S. Margolis, Esq., 100 St. Paul Street Baltimore, Maryland 21202

SUBJECT: Reclassification from R-6 and B-L to B-M. Parking Variance for Fradkin Bros. Dept. Stores, Inc., located 38 of Sparrows Point Rd., N.W. of Marine Avenue 15th District (Item 4, September 26th, 1967)

Dear Sir:

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

BUREAU OF ENGINEERING:
Water - Existing 12" water in Sparrows Point Road.
Sewer - Existing 8" sanitary sewer in both Marine and Manor Avenues.
Road - Sparrows Point Rd. is a State road. All other roads are to be developed as minimum 30' roads on 40' R/W's.

STATE ROADS COMMISSION:
The plan indicates no direct access to Sparrows Point Road. However, a field inspection revealed approximately 50' opening on Sparrows Point Road. This must be curbed with concrete to return into Snyder Avenue on a 30' radius curve return. The curbing must be constructed under permit from the State Roads Commission.

BUREAU OF TRAFFIC ENGINEERING:
This Bureau is in complete agreement with the State Roads Commission, and in addition, Snyder Avenue, South Marine Avenue, Marine Avenue and Manor Avenue should be shown on the plans with 30' roadways on a 50' R/W, with curbing along the two frontages of the entire properties with exception to the entrances, which must conform to Baltimore County standards.

PROPERTY PLANNING:
This office concurs with Bureau of Traffic Engineering.

FIRE PREVENTION:
This office will review and make any necessary comment at a later date.

HEALTH DEPARTMENT: Since there is public water and sewer available to this site, this office has no comment.

ZONING ADMINISTRATION DIVISION: Revised plans must be submitted to this office prior to a hearing date being assigned, indicating the revisions requested by the Bureau of Traffic Engineering, State Roads Commission, and also indicating the existing zoning of the subject properties.

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:

Building Engineer
Board of Education
Industrial Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 11, 1968

FROM: George E. Gavrellis, Director

SUBJECT: Pet. #68-166-RA. Southwest corner of Sparrows Point Road Snyder Avenue. Petition for Reclassification from R-6 & B-L to B-M. Petition for Variance to permit a rear yard of 9 feet instead of the required 20 feet, and to permit 53 parking spaces instead of the required 135 spaces. Fradkin Bros. Dept. Stores, Inc. - Petitioners

15th District

HEARING: Wednesday, January 24, 1968. (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 & B-L to B-M zoning together with request for variances to rear yard and parking requirements. It has the following advisory comments to offer with respect to pertinent planning factors:

- In light of reconstruction and reallocation of usage of the subject tract, the staff offers no comment on the reclassification.
- With respect to the variances, underdimensioning of parking facilities results in a plan which does not provide the 53 spaces noted in the petition. The planning staff believes that 52 spaces can be provided totally. However, no provision is made for loading facilities in connection with the warehouse operation. Provision of off-street loading facilities would further reduce the amount of parking which could be provided. In any case, does 54 or less parking spaces enable the petitioner to provide adequately for the parking requirements of his customers and employees? If the answer is negative the amount of building or parking should be reduced.
- If granted, the granting should be conditioned upon approved site plans which provide for screening as well as the other regular requirements.

Edward S. Margolis, Esq.,

October 2, 1967

Very truly yours,

James S. Allen
James S. Allen, Principal
Zoning Technician

JEM:j4

cc: Carlyle Brown-Spr. of Engr. John Myers (State Roads Commission) C. Richard Brown-Spr. of Traffic Engr. Albert J. Quisby (Project Planning) Lt. Morris Fire (Fire) William Greenwald (Health Department)

TOWSON, MD. JAN 2 1968

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Petition
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THIS IS TO CERTIFY, that the annexed advertisement of
 Petition for Reclassification and Variance
 Franklin Bros. Dept. Stores, Inc.
 was inserted in The Eastern Beacon a weekly news-
 paper published in Baltimore County, Maryland, once a week
 for one (1) consecutive week, before the
 24th day of January 1968; that is to say,
 the same was inserted in the issue of January 3.

Sirromberg Publications, Inc.
Publisher

By Miss Helen Smyth

PETITION FOR
RECLASSIFICATION AND
VARIANCE
15th DISTRICT

ZONING: From R-6 and R.L.
to R.M. Zone.
Petition for Variance for Ec

LOCATION: Southwest corner of Sparrows Point Road and

DATE & TIME: WEDNESDAY, JANUARY 24, 1968
1:00 P.M.

PUBLIC HEARING: Room 108, County Office Building, 100 W. Chesapeake Avenue, Town

The Zoning Commission
Baltimore County, by author

of the Zoning Act and Regulations of Baltimore County, shall hold a public hearing:

Proposed Zoning: P.M.
Petition for Variance from
the Zoning Regulations of 1922

timore County to permit a yard setback of nine (9) feet instead of the required 20 feet.

and to permit 53 parking spaces instead of the required 135 parking spaces.

Section 235.3 - Rear Yard Setback
20 feet.

Section 409.3 B - 6 -
 During Shipping - 1 for each
 subject - Part of total Factor

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Fulwath District of Baltimore
County.

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