



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

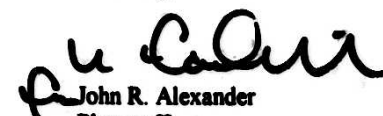
None of these hearings address the use of the property for building materials storage. I have included the definition of warehouse from the same section of regulations so that you can compare.

"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



ORDER RECEIVED FOR FILING

DATE 7/14/68

BY J. C. Brown, Clerk

Re: Petition for Special Hearing
to erect 2 Buildings in an
M-R Zone - 6159 Edmondson Ave.,
Ave., 1st District -
Carpenter Realty,
Petitioner
Before
Zoning Commissioner
of
Baltimore County
No. 69-14-SPH

The petitioner requested a special hearing to determine whether or not the Zoning Regulations of Baltimore County should approve plans to erect Two (2) buildings in a M-R Zone, property located at 6159 Edmondson Avenue, in the First District of Baltimore County.

As the petitioner has met the requirements of Section 500.7 of the Baltimore County Zoning Regulations the petition should be granted.

It is this 14th day of July, 1968, by the Zoning Commissioner of Baltimore County, ORDERED that the herein petition for special hearing should be and the same is granted, from and after the date of this order, to permit erection of two (2) buildings in an M-R Zone, subject to compliance with plan approved by the Director of the Office of Planning and Zoning on July 17, 1968, marked Exhibit "A", attached hereto and made a part thereof.

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

J. C. Brown
Zoning Commissioner of
Baltimore County

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

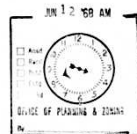
I, or we, Carpenter Realty, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve plans to erect two (2) buildings in an M-R zone.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Hearing 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.

Contract Purchaser Carpenter Realty
Address 6159 Edmondson Ave., Baltimore, Md. 21220
Petitioner's Attorney John E. Rose
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 12th day of June, 1968, 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 17th day of July, 1968, at 10:00 a.m.



(over)

John E. Rose
Zoning Commissioner of Baltimore County

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

SUBJECT: Special Hearing to erect two (2) buildings in an M-R zone for Carpenter Realty Corporation, located at intersection of NE corner Arbutus Avenue and Woodlawn Avenue, 1st District (Item 224, June 25th, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING:
Water - Existing 12" water in Edmondson Avenue
Sewer - Existing 8" sanitary sewer in Edmondson Avenue
Road - Woodlawn and Arbutus Avenues are to be developed as minimum 30' roads on 40' R/W's.

ZONING ADMINISTRATION DIVISION:
If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

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:

Project Planning Division
Bureau of Traffic Engineering
Health Department
Bureau of Fire Prevention
State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James E. Over
Zoning Supervisor

cc: Carlyle Brown-Bureau of Engineering

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 5, 1968

FROM: George E. Gavelly, Director of Planning

SUBJECT: Petition 69-14-SPH. Special Hearing to approve plans to erect two (2) buildings in an M-R Zone. 6159 Edmondson Ave. vs. Carpenter Realty, Petitioners.

1st District

HEARING: Wednesday, July 17, 1968 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition. The petitioner's plan is the same as that reviewed and generally agreed to by this office. Therefore, we recommend approval by the Zoning Commissioner, but withhold our official approval pending the outcome of the hearing.

Description of Property located at 6159 Edmondson Ave., Carpenter Realty Co. - 7 Up Bottling Company, 1st Election District - Baltimore County, Maryland.

Beginning at a point formed by the intersection of the center line of Arbutus Avenue and the Center line of Woodlawn Avenue running thence and binding on the center line of Woodlawn Avenue North 74°-25'-20" East - 101.53 feet to a point there situated on the center line of Woodlawn Avenue; running thence and binding on the center line of Woodlawn Avenue along a line curving to the right with a radius of 500 feet, a distance of 313.64 feet to a point situated on the center line of Woodlawn Avenue running thence the following courses and distances, namely (1) North 50°-50'-40" West - 30.50 feet, (2) North 84°-09'-20" East - 105.50 feet, (3) North 5°-50'-40" West - 81.50 feet, (4) North 84°-09'-40" East - 64.92 feet, (5) South 80°-23'-40" East - 128.06 feet, (6) North 59°-50'-40" West - 359.25 feet to a point situated on the South Side of Edmondson Avenue, laid out 60 feet wide; running thence and binding on the South Side of Edmondson Avenue along a line curving to the left with a radius of 1402.40 feet, a distance of 665.98 feet to a point there situated on the South Side of Edmondson Avenue; running thence the following courses and distances, namely (1) South 60°-43'-45" West - 61.80 feet, (2) South 27°-05'-15" East - 20.01 feet, (3) South 60°-43'-45" West - 40.02 feet, (4) South 27°-09'-15" East - 50.89 feet, (5) South 60°-43'-45" West - 23.0 feet, and finally (6) along a line curving to the South with a radius of 614.64 feet, a distance of 124.06 feet to the point of beginning.

Containing 5.89 acres of land.

Carpenter Realty
6159 Edmondson Ave.
Baltimore, Md. 21220

NOTICE OF HEARING

Re: Petition for Special Hearing
69-14-SPH

TIME: 10:00 A.M.
DATE: Wednesday, July 17, 1968
PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. Chesapeake Avenue,
TOWSON, MARYLAND

cc: Anthony J. Samalio, Architect
10 W. Madison Street
Baltimore, Md. 21208

John E. Rose
ZONING COMMISSIONER OF
BALTIMORE COUNTY

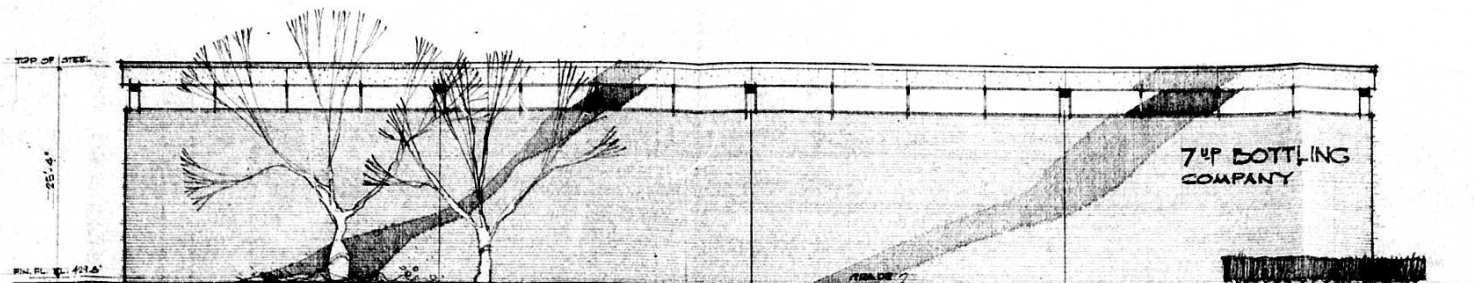
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		INVOICE No. 54438 DATE: June 25, 1968
TO: Anthony J. Samalio, A.E.A., Architect 10 W. Madison Street Baltimore, Md. 21208		FROM: Zoning Dept. of Baltimore Co.
REPORT TO ACCOUNT NO. 01-422	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT DUE \$25.00
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	
1	Petition for Special Hearing for Carpenter Realty 69-14-SPH	25.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		INVOICE No. 54469 DATE: July 15, 1968
TO: 7 Up Bottling Co. of Baltimore, Inc. 6159 Edmondson Ave. Baltimore, Md. 21220		FROM: Zoning Dept. of Baltimore Co.
REPORT TO ACCOUNT NO. 01-422	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT DUE \$63.25
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	
1	Advertising and posting of property 69-14-SPH	63.25
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

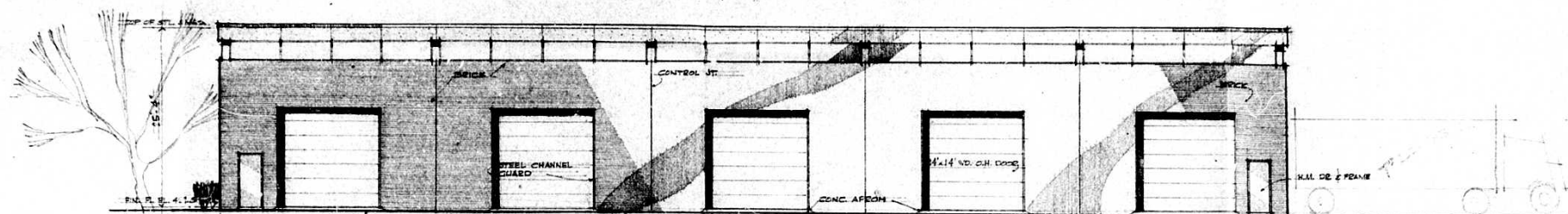
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Carpenter Realty Corporation 6159 Edmondson Avenue Baltimore, Maryland 21220 Attention: Mr. Thomas Imbelli		County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204
Your Petition has been received and accepted for filing this _____ day of _____, 1968.		
John E. Rose Zoning Commissioner		
Petitioner <u>Carpenter Realty Corporation</u>	Petitioner's Attorney <u>John E. Rose</u>	Reviewed by <u>James E. Over</u> Chairman of Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND	
District <u>1st</u>	Date of Posting <u>6-29-68</u>
Posted for: <u>Special Hearing</u>	
Petitioner: <u>Carpenter Realty</u>	
Location of property: <u>6159 Edmondson Ave.</u>	
Location of Signs: <u>6159 Edmondson Ave.</u>	
Remarks: <u>See above</u>	
Posted by: <u>John E. Rose</u>	Date of return: <u>7-1-68</u>

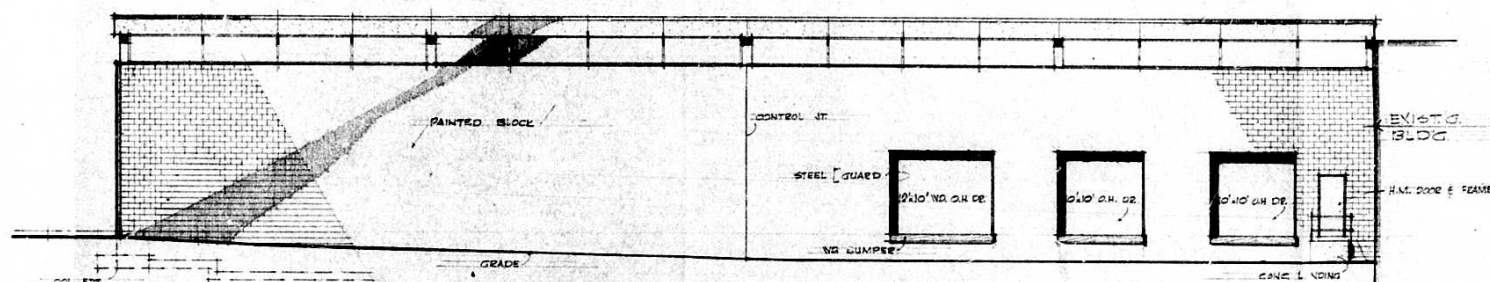
By Ruth Meyer



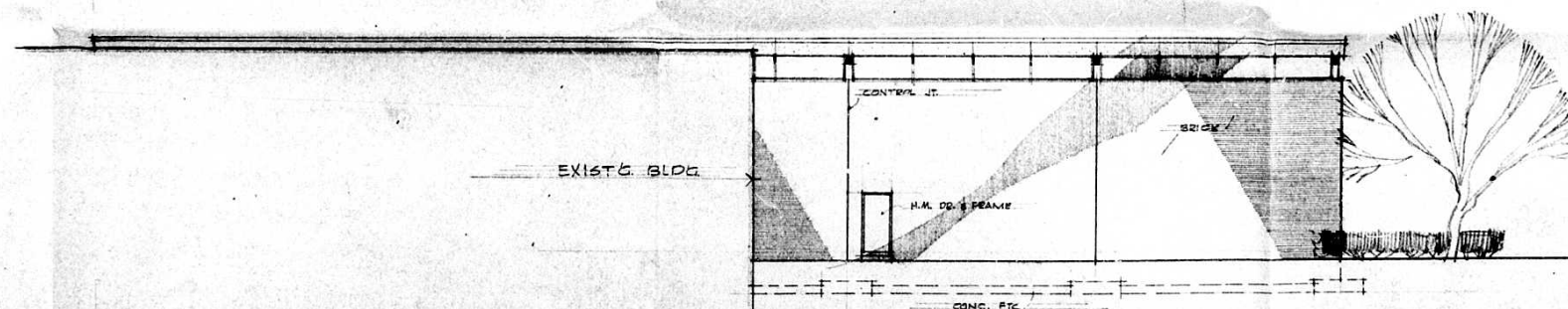
NORTH ELEVATION scale: $\frac{1}{8}'' = 1'-0''$



WEST ELEVATION scale: $\frac{1}{8}'' = 1'-0''$



SOUTH ELEVATION scale: $\frac{1}{8}'' = 1'-0''$



EAST ELEVATION scale: $\frac{1}{8}'' = 1'-0''$

OFFICE COPY

PROPOSED WAREHOUSE ADDITION
7th BOTTLING PLANT
61ST EDMONDSON AVENUE BALTIMORE COUNTY, MARYLAND

anthony j. iannello, a.i.a.
architect
10 W. MADISON ST., BALTO., MD. 21201
VE 7-1550 June 11, 1965

Preliminary

GENERAL NOTES

1. INFORMATION OBTAINED FOR SITE PLAN TAKEN FROM PLAT OF BOUNDARY & TOPOGRAPHICAL SURVEY OF 7TH BOTTLING CO. 1ST ELECTION DISTRICT, BALTO. CO., MD. PREPARED BY MATE, CHILDS & ASSOC. BALTO. MD. DATED JAN. 22, 1962.
2. ALL CONTRACTORS & SUB-CONTRACTORS SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT THE JOB SITE.
3. ALL WORK SHALL CONFORM TO BALTO. CO. BUILDING CODES & REGULATIONS & SHALL BE INSTALLED ACCORDING TO THE JOINT REQUIREMENTS & DECISIONS OF ALL LOCAL AUTHORITIES.
4. IF ANY CONTRACTOR OR SUB-CONTRACTOR PERFORMS ANY WORK CONTRARY TO BALTO. CO. BUILDING CODE & ORDINANCES, RULES & REGULATIONS & WITHOUT SUCH NOTICE TO THE OWNER, HE SHALL BEAR ALL COSTS ARISING THEREFROM.

ZONING INFORMATION

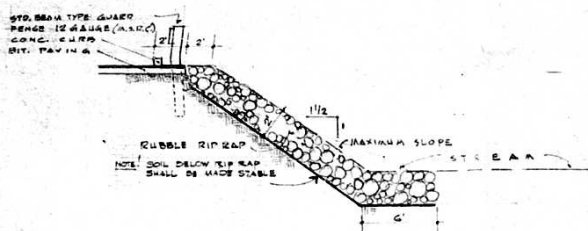
ZONING CODE NO 5550
 VARIANCE FRONT YARD 40'
 SIDE YARD 30'
 REAR YARD 30'
 REQ'D PARKING
 ESTIMATED 90 EMP'YS = 30
 TOTAL EXIST. and PROP. PARK'GS = 45
 (THIS PLAN)

NOTES:

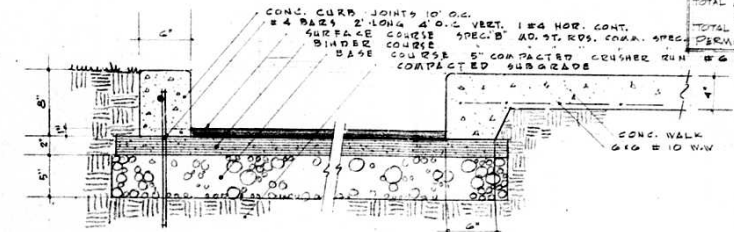
1. CONTRACTOR SHALL REMOVE ALL BITUM. AND OR CONCRETE WALKS, CURBS, DRIVEWAYS, FENCES, POLES, UNDERGROUND TANKS, AND OTHER APPURTENANCES THAT INTERFERE WITH THE CONSTRUCTION OF THE BUILDING OR THE PROPOSED SITE IMPROVEMENTS. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY CO'S TO RELOCATE AND PROVIDE SERVICE AS REQUIRED FOR THIS PROJECT.
2. SCHEDULE AT 20% CONC. ST. MARKS AND SPEC. SHALL BE FOLLOWED WHERE APPLICABLE TO THE SITE CONSTRUCTION.

GENERAL NOTES

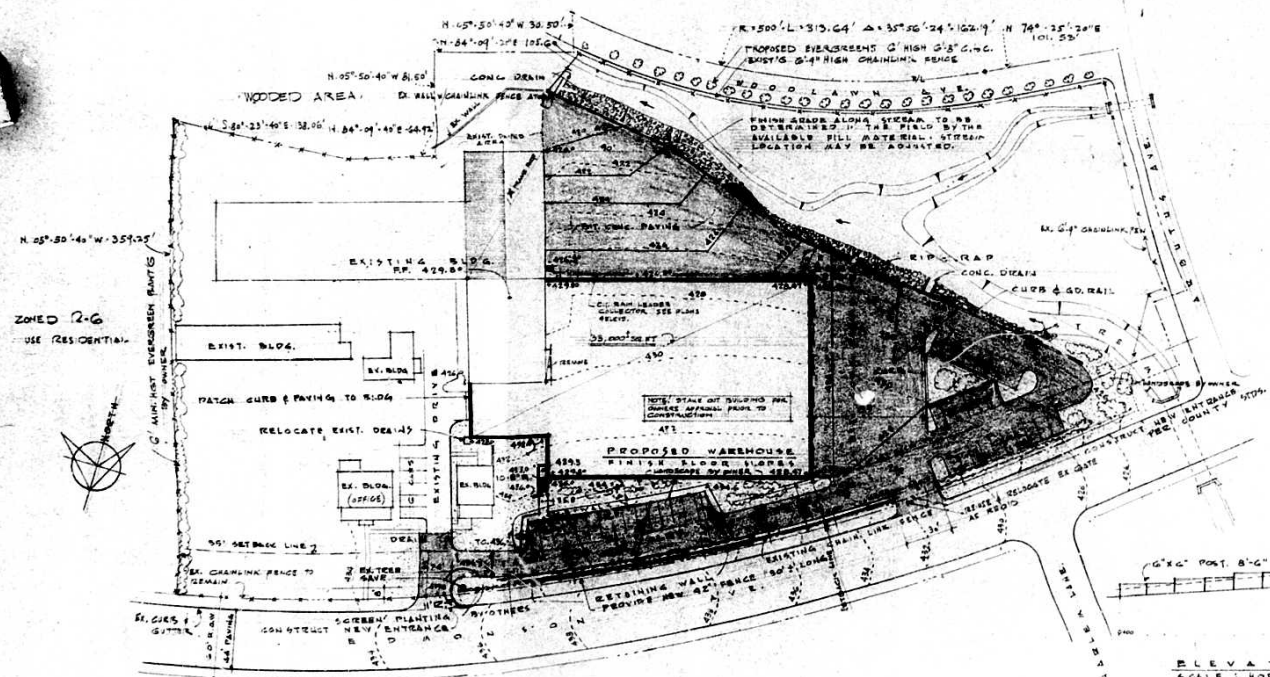
1. AREA OF SITE = 256,747 SQ. FT. 5.89 ACRES
2. ZONED MR. VARIANCES GRANTED = F-40, S-30, N-30
3. NO OUTSIDE LIGHTING NECESSARY
4. ALL DRIVES AND PARKING AREAS TO BE PAVED WITH DIRTABLE & DUSTLESS SURFACE
5. HOURS OF OPERATION PER ZONING ORDER - NO 5550
6. NO EMPLOYEES ON NUMERICALLY LARGEST SHIFT = 90
7. PARKING REQUIRED AT 1 FOR 3 = 90 ÷ 3 = 30
8. TOTAL NO PARKING SPACES PROVIDED (GARS) = 45
9. FLOOR AREA RATIO
 TOTAL EXIST'G BLDGS 31,275 SQ. FT.
 PROPOSED BUILDING 33,000 SQ. FT.
 GRAND TOTAL 64,275 SQ. FT.



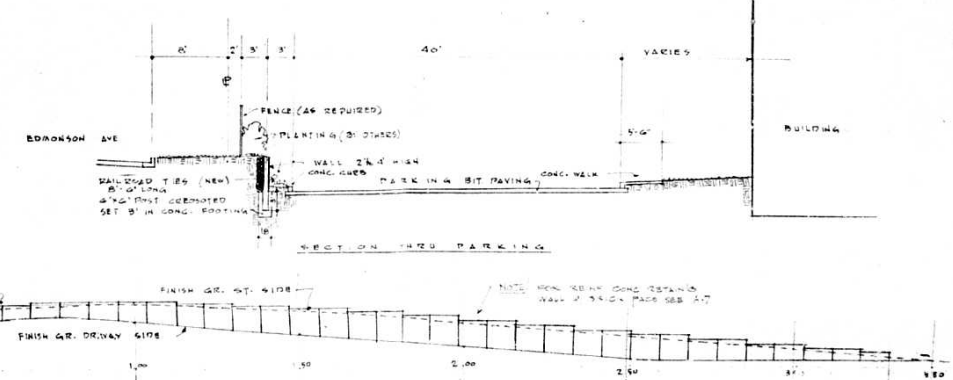
GUARD RAIL and SLOPE DETAIL
 NO SCALE



CURB, PAVING and WALK DETAIL
 NO SCALE



SITE PLAN 1"=50'-0"



ELEVATION OF TIMBER WALL
 SCALE: HOR. 1 1/2"=20' VERT. 1"=10'

THIS PROPOSED BUILDING OF STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE BALTIMORE COUNTY BUILDING CODE
Anthony J. Ianniello

CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT JOB SITE

WAREHOUSE for the
7 UP BOTTLING PLANT
 6159 EDMONDSON AVENUE
 BALTIMORE COUNTY, MARYLAND

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY *James J. Smith*
 DATE *5/1/69*
 ZONING COMMISSIONER

ANTHONY J. IANNIELLO AIA ARCHITECT
 10 WEST MADISON STREET
 BALTIMORE, MARYLAND 21201
 VE 7-7830
 JACK DAFT & ASSOC. LANDSCAPE ARCHITECT



SITE PLAN & DETAILS			
DATE	1-15-69	SCALE	
BY	A.J.I.	APP'D	A.J.I.
CHK'D		DATE	1-15-69
DATE	1-15-69	BY	A.J.I.

A-1

1. INFORMATION OBTAINED FOR SITE PLAN TAKEN FROM PLAT OF BOUNDARY & TOPOGRAPHICAL SURVEY OF 7TH BOTTLING CO. 1ST ELECTION DISTRICT, BALTO. CO., MD. PREPARED BY MATZ, CHILDS & ASSOC. BALTO. MD. DATED JAN. 27, 1962.
2. ALL CONTRACTORS & SUB-CONTRACTORS SHALL CHECK & VERIFY ALL GIVEN CONDITIONS & CONDITIONS AT THE JOB SITE.
3. ALL WORK SHALL CONFORM TO BALTO. CO. BUILDING CODES & REGULATIONS & SHALL BE INSURED ACCORDING TO THE JOINT PUBLICATIONS OF THE BALTO. CO. & FALL RISK INSURANCE CO.
4. IF ANY CONTRACTOR OR SUB-CONTRACTOR PERFORMS ANY WORK CONTRARY TO BALTO. CO. BUILDING CODE & ORDINANCES, RULES & REGULATIONS, THE SUBMITTER OF THIS NOTICE TO THE OWNER, HE SHALL BEAR ALL COSTS ARISING THEREFROM.

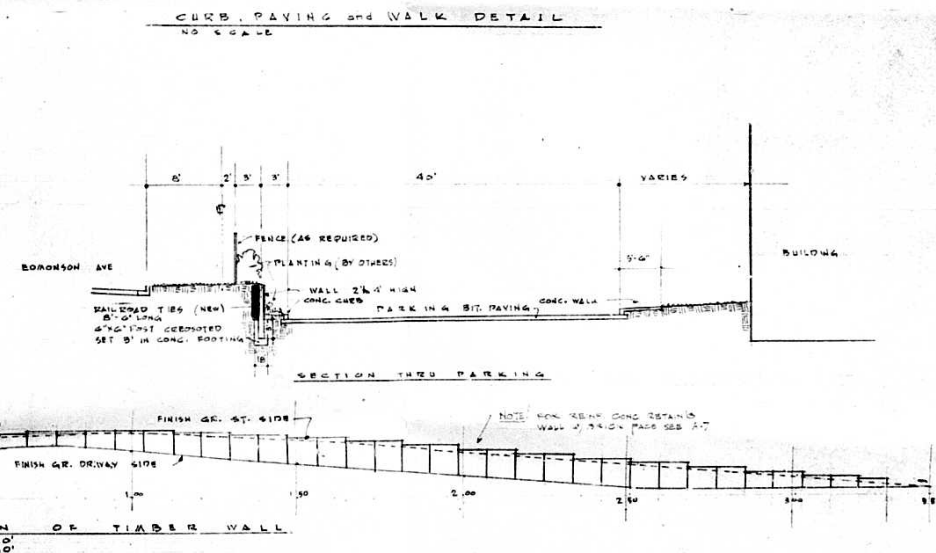
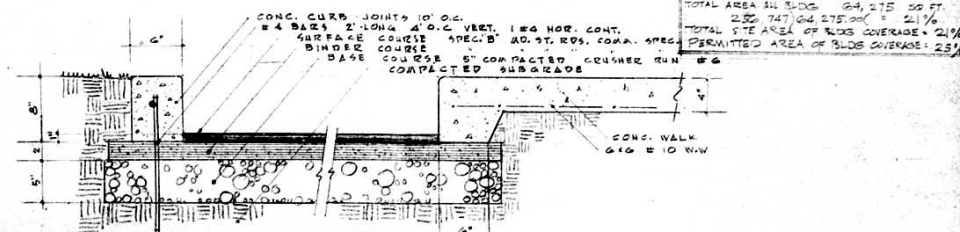
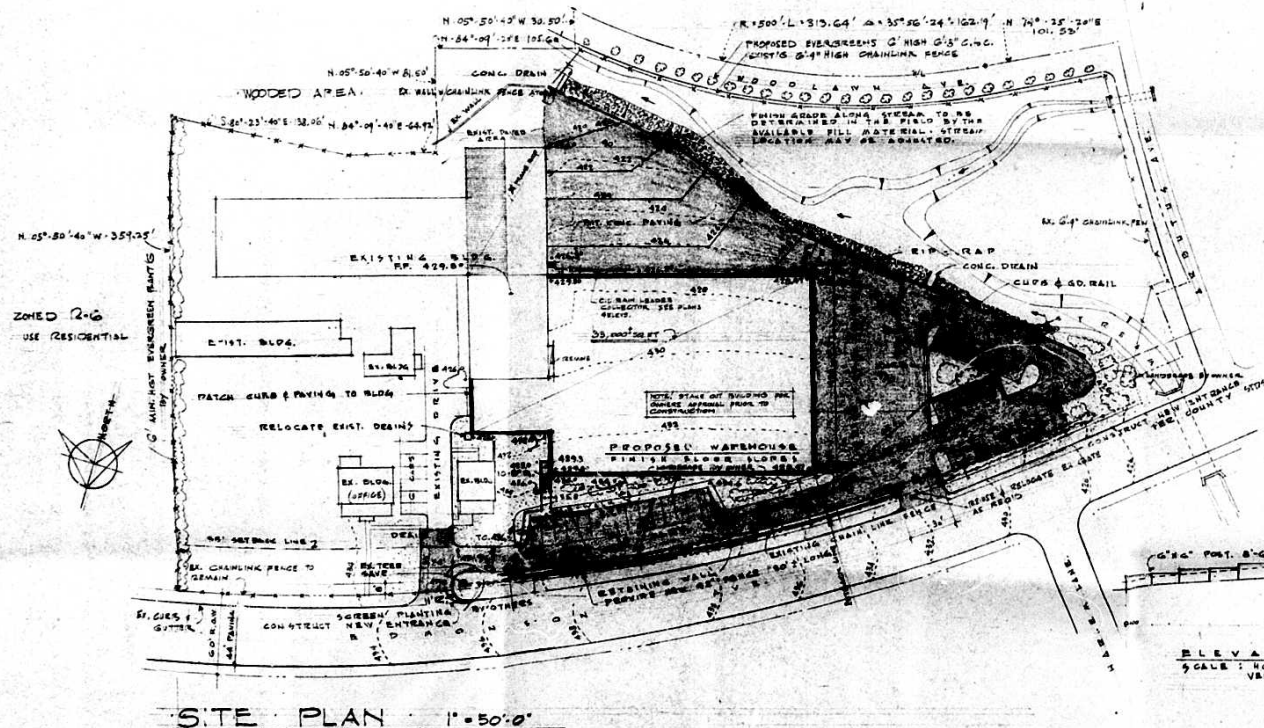
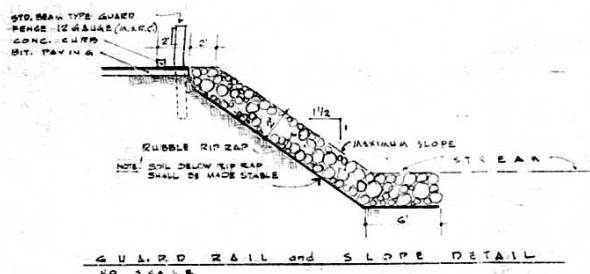
ZONING CASE NO 5550
 VARIANCE FRONT YARD 40'
 SIDE YARD 30'
 REAR YARD 30'

REQ'D PARKING
 ESTIMATED 90 EMP'YS = 30
 TOTAL EXIST. AND PROP. PARK'G
 (THIS PLAN) = 45

1. CONTRACTOR SHALL REMOVE ALL SIGN, AND OR CONCRETE WALLS, CURBS, PAVEMENT, FENCES, POLES, UNDERGROUND CABLES, AND OTHER APPURTENANCES THAT INTERFERES WITH THE CONSTRUCTION OF THE BUILDING OR THE PROPOSED SITE IMPROVEMENTS. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COS TO RELOCATE AND PROVIDE SERVICE AS REQUIRED FOR THIS PROJECT.

2. HAZARDOUS MATERIALS, STANDARDS AND SPEC. SHALL BE FOLLOWED WHENEVER APPLICABLE TO THE SITE CONSTRUCTION.

1. AREA OF SITE = 256,747 sq.ft. 5.84 ACRES
2. ZONED: NR. VARIANCES GRANTED + F. 40', S. 30', R. 10'
3. NO OUTSIDE LIGHTING NECESSARY
4. ALL DRIVES AND PARKING AREAS TO BE PAVED WITH
DURABLE & DUSTLESS SURFACE.
5. HOURS OF OPERATION PER ZONING ORDER - N9 5550
6. NO EMPLOYEES ON NUMERICALLY LARGER SHIFT = 90.
7. PARKING REQUIRED AT 1 FOR 3 = 90 ÷ 3 = 30
8. TOTAL # PARKING SPACES PROVIDED (GARS) = 45
9. FLOOR AREA RATIO
TOTAL # STG. BLDGS) 31,275 sq.ft.
PROPOSED BUILDING 33,000 sq.ft.
GRAND TOTAL 64,275 sq.ft.



THIS PROPOSED BUILDING OR STRUCTURE
IS DESIGNED IN ACCORDANCE WITH THE
BALTIMORE COUNTY BUILDING CODE.

CONTRACTORS SHALL CHECK
• VERIFY ALL DIMENSIONS
• CONDITIONS AT JOB SITE

WAREHOUSE for the
7 UP BOTTLING PLANT
6159 EDMONDSON AVENUE
BALTIMORE COUNTY, MARYLAND

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *Jerry E. Jurek*
DATE: *5/1/89*
BY: *[Signature]*
ZONING COMMISSIONER
DATE: *5/1/89*

ANTHONY J. ANNIELLO A.I.A. ARCHITECT
10 WEST MADISON STREET
BALTIMORE, MARYLAND 21201 VE-7-7830

JACK DAFT & ASSOC.

LANDSCAPE ARCHITECT



SITE PLAN & DETAILS

SCALE	1:50,000	REVISIONS	BY	DATE
DATE	9-27-68	APPROVED		
DRAWN BY	J.D.	CHECKED		
APPROVED	A.L.I.			
TITLE				