

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION AND VARIANCES

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, FRANKLIN BROS. FURNITURE Village, 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 zone to an R-15 zone, for the following reasons:

1. Change in neighborhood

Variances:
235.2 (232.2) To permit a side yard setback of 10 feet instead of required 12 feet.

235.3 (232.3) To permit a rear yard setback of 10 feet instead of required 20 feet.

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

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

Franklin Bros. Furniture Village, Inc.
Legal Owner
Address: 2500 Sparrows Point Road
Edgemere, Maryland 21219
Contract purchaser
Address: 100 St. Paul Street
Baltimore, Maryland 21202
Address: 100 St. Paul Street
Baltimore, Maryland 21202
Address: 100 St. Paul Street
Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County: this 11th day of February, 1969, 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 104, County Office Building in Towson, Baltimore County, on the 19th day of March, 1969, at 10:45 o'clock A. M.

Zoning Commissioner of Baltimore County.

(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and

appearing that the petitioner having proven change in the character of the neighborhood, the above re-classification should be had.

An strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and a variance to permit a side yard setback of 10' instead of the required 12'; and to permit a rear yard setback of 10' instead of the required 20', would give relief without substantial injury to the public health, safety or general welfare of the locality involved, the variances should be granted.

Special Exception Use for residential should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of March, 1969, that the herein described property or area should be and the same is hereby reclassified from R-6 zone to a R-15 zone, and a Special Exception for residential should be and the same is hereby granted.

and after the date of this order. It is further ORDERED that a variance to permit a side yard setback of 10' instead of 12' and a rear yard setback of 10' instead of the required 20' should also be granted, subject to approval of the site plan by Bureau of Public Services and Zoning Commissioner of Baltimore County Office of Planning & Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of February, 1969, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a R-6 zone, and/or the Special Exception for residential be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

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Edward S. Margolis, Esq.,
100 St. Paul Street
Baltimore, Maryland 21202
RE: Item 187

February 25, 1969

BUREAU OF ENGINEERING (Continued)

Storm Drainage:

Storm water from this site shall be directed to a suitable outfall. The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

Sanitary Sewer:

Public sanitary sewer is available to serve this site. There is an existing 8" sanitary sewer in South Marine Avenue.

Water:

A 6" water main in South Marine Avenue will provide service to the proposed structure.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

BUREAU OF TRAFFIC ENGINEERING:

Since the proposed warehouse addition does not contemplate any additional employees, this office has no comments on the subject petition.

FIRE DEPARTMENT:

Petitioner shall be required to comply with all Fire Department requirements when construction plans are submitted for approval.

BUILDING ENGINEER'S OFFICE:

Buildings must meet specifications of Baltimore County Building Code.

BOARD OF EDUCATION:

Zoning change would result in loss of students and this would be very small due to the small amount of area involved.

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HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

STATE ROADS COMMISSION:

This office has reviewed the subject plot plan and finds that the existing entrance is acceptable to the State Roads Commission.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
Oliver L. Myers, Chairman

OLM:JD
Enc.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#69-193-KA

District 15
Posted for: March 19, 1969 Date of Posting: Feb. 26, 1969
Petitioner: Franklin Bros. Furniture Village, Inc.
Location of property: Sp. of South Marine Ave. 187' S. of Sparrows Point Rd.
Location of Sign: 100 St. Paul Street, Towson, Md. 21202
Remarks: None
Posted by: Oliver L. Myers Date of return: March 10, 1969

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 7, 1969

FROM: George E. Gowers, Director of Planning

SUBJECT: Petition #69-193-KA. Re-classification from R-6 to R-15. Variance to permit a side yard setback of 10 feet instead of the required 12 feet; and to permit a rear yard setback of 10 feet instead of the required 20 feet. East side of South Marine Avenue 187' south of Sparrows Point Road. Franklin Bros. Furniture Village, Inc., Petitioner

15th District

HEARING: Wednesday, March 19, 1969 (10:45 A.M.)

The Planning staff expresses concern regarding further extension of commercial potentials along South Marine Avenue.

PHONE: HAMILTON 6-0322

KELLER & KELLER

State Registered Land Surveyors

3914 WOODLEE AVENUE

BALTIMORE, MARYLAND 21206

DESCRIPTION OF LOT #4 AND NORTH 1/2 OF LOT #5 PLAT OF GEORGE H. SYDNER - PLAT BOOK #6 FOLIO 96 Jan. 14th, 1969.

BEGINNING for the same at a point on the easterly side of SOUTH MARINE AVENUE, 25' wide, distant 15' southerly, measured along the said easterly side of said South Marine Avenue, from the corner formed by the intersection of the said easterly side of said South Marine Avenue and the southerly side of Sparrows Point Road; said place of beginning being also at the Northwest corner of lot #4 Plat of George H. Synder and which said lot is recorded among the Land Records of Baltimore County in Plat Book #6 Folio 96; and running thence from said place of beginning, thence on the said easterly side of said South Marine Avenue, South 01°30' West 75'; thence running along a line of division across lot #5 on said plat, South 67°03' East 146' to the easterly outline of said lot #5; thence binding on part of said easterly outline of said lot #5 and on the easterly outline of said lot #4 and running North 01°30' East, in all 75' to the Northeast corner of said lot #4; thence binding on the northerly line of said lot #4 and running North 67°03' West 146' more or less, to the place of beginning.

BEING all of lot #4 and the northerly 1/2 of lot #5 on the plat above referred to. KNOWN as #2511 South Marine Avenue.

Oliver L. Myers

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 25, 1969

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

RE: Type of Hearing: Re-classification
From an R-6 zone to an R-15 zone
Location: E/S So. Marine Ave., 187' S. of S/S Sparrows Pt. Rd.
15th District
Petitioner: Franklin Bros. Furniture Village, Inc.
Committee Meeting of Feb. 11, 1969
Item: 187

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property lies on the east side of South Marine Avenue south of Sparrows Point Road. It is presently improved by a one-story frame cottage. The properties immediately to the east, west and south are improved with cottages, 15 to 25 years old, in good repair. This petition is the subject of an expansion for a warehouse addition, to the existing Franklin Bros. warehouse. There was a case held on the subject site which rezoned this to Business Major. This was granted along with variances to the rear yard and parking. There are no improvements as far as curb and gutter are concerned on South Marine Avenue at the present time. The curb and gutter that is shown on the petitioner's site plan is how it exists in the field.

BUREAU OF ENGINEERING:

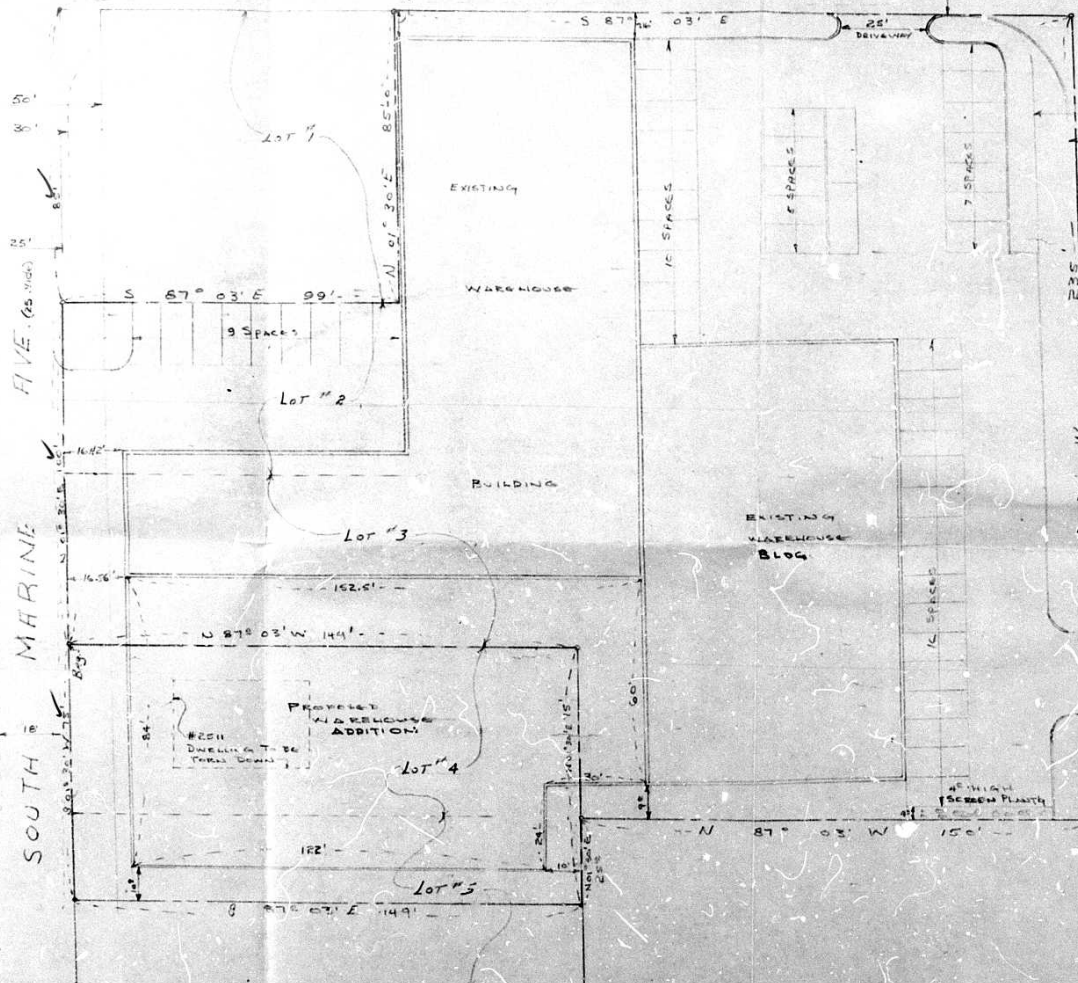
Highways:

Access to this site will be from South Marine Avenue, an existing road which will ultimately be improved with a 30' wide. The Applicant (Franklin Bros.) shall be made more of his responsibilities to Baltimore County (as per P.A.A. #156899) covering his property immediately adjacent to this site. Release of any building permit to improve this site will be conditional to compliance with the nine month old Agreement.

TELEPHONE 823-3000 EXT. 247	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 60858 DATE: 2/21/69
To: <u>Franklin Bros. Furniture Village, Inc.</u> <u>2500 Sparrows Point Road</u> <u>Edgemere, Md. 21219</u>		
Being Dept. of Baltimore County		
REPORT TO ACCOUNT NO. <u>60-622</u>	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL DUES \$5.00
Payable for Re-classification and Variance for Franklin Bros. Furniture Village, Inc. #69-193-KA		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAE TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

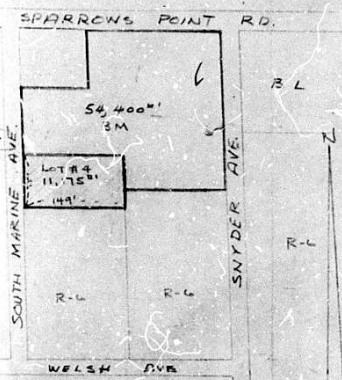
Edge of Macadam

SPARROWS POINT RD. (30' wide)



SOUTH MARINE AVE

SNYDER AVE



#69-193RA

Map #15
Postpoco Neck
SE-60
OFFICE
CUA

Scale 1"=200'

PARKING DATA

TOTAL STOPS	2707 ± 200	135
TOTAL MAX. NO. OF EMPLOYEES	373	
TOTAL NUMBER OF SPACES REQUIRED	3	
TOTAL NUMBER OF SPACES PROVIDED	53	
PER VARIANCE NO. GB-166R	53	
TOTAL NO. SPACES PROVIDED		
South Side (Number)	47	
North Side	4	
TOTAL SPACES	53	

NOTES

1. NO ADDITIONAL PARKING REQUIRED.
2. NO EMPLOYEE INCREASE.

SCALE: 1"=20'-0"

ZONING REQUESTED - BM

FOR LOT #4, PLAT OF PROPERTY OF GEORGE M. SNYDER, et al., RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK W.P.C. #6, FOLIO 10, ALSO BEING THE SAME LOT OF GROUND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIREK GLE FOLIO 106 154 ELECTION DISTRICT BALTIMORE COUNTY, MD

PLAT PLAN		P
WAREHOUSE ADDITION	DATE: 1-2-68	
FRANKLIN BRCS FURNITURE VILLAGE	PREPARED BY: J. M. TAYLOR	
2500 SPARROWS POINT RD.	DATE: 1-2-68	
GEORGETOWN, MD.	SCALE: 1"=100'	
TAPPER CONSTRUCTION CO. INC.		
BUILDING CONSTRUCTION SINCE 1924		
4516 REISTERSTOWN RD. BALTIMORE, MD. 21215 TEL. 361-6321		

