

PETITION FOR ZONING VARIANCE AND SPECIAL HEARING FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Company
The Baltimore Spice Company
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 Variance from Section 252.2 to permit a side yard of 23' instead of the required 50'; and from Section 252.4 to permit a land coverage of 105,190 sq. ft. instead of the permitted 25%.

Coverage
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Special hearing to determine if a one-story addition can be added to an existing building 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 Variance 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.

THE BALTIMORE SPICE COMPANY
Contract purchaser
By: Ralph A. Brunner, Legal Owner
Executive Vice President
Address: P.O. Box 3888
Baltimore, Md. 21208
M. Peter Moser, Esq.,
1508 First National Bank Bldg.,
Baltimore, Md. 21202
752-3985 Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day

of July 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of August, 1969, at 10:00 o'clock.

Count on the 27th day of August, 1969, at 10:00 o'clock

A. M. E.
Zoning Commissioner of Baltimore County.

(OFFER)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 N. E. 4th St.
Towson, Maryland 21204

Oliver L. Myers, Esq.,
Chairman

MEMBERS
BUREAU OF ENGINEERING
BUREAU OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

M. Peter Moser, Esq.,
1508 First National Bank Building
Baltimore, Maryland 21202

Re: Type of Hearing: Side Yard Variance and Special Hearing
Location: S/W side of Reisterstown Road (Route 190) 500' N.W. of Kenmore Road
3rd District
Petitioner: Baltimore Spice Company
Committee Meeting of July 8, 1969
Item 315

Dear Sirs:

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 is presently improved with the Baltimore Spice Company manufacturing and warehouse. The property to the southeast is improved with a dwelling and automobile body and fender shop. The property to the northeast is improved with the Golden Plough Restaurant and International Harvester Truck Dealership. The properties to the northwest and the southwest are improved with industrial sites and warehouses. Reisterstown Road in this location is improved with concrete curb and gutter.

BUREAU OF ENGINEERING:

Highways:

Reisterstown Road is a State road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

M. Peter Moser, Esq.,
1508 First National Bank Building
Baltimore, Maryland 21202
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July 22, 1969

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the subject plan. Since the subject site has been a source of complaint recently in regard to drainage problems in the general vicinity, we request that some indication of the manner in which storm drainage will be accommodated on this property be shown on the subject plan prior to holding a hearing.

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages 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.

Sediment Control:

Development of this property through striping, grading, and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil. Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Sanitary Sewers:

Public sanitary sewerage is available to serve this property.

Water:

Public water supply is available to serve this property.

FIRE DEPARTMENT:

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

BOARD OF EDUCATION:

No bearing on student population.

BUILDING ENGINEER'S OFFICE:

This office has no comment.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

MCA
MATE, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/923-0900

DESCRIPTION

5.268 ACRE PARCEL, SOUTHWEST SIDE OF REISTERSTOWN ROAD, NORTHWEST OF KENMAR ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for Yard Variances and A Variance To The Floor Area Ratio

Beginning for the same at a point in the center line of Reisterstown Road, at the distance of 570', more or less, as measured northwesterly along said Center line of Reisterstown Road from its intersection with the center line of Kenmar Road; running thence, binding on the centerline of Reisterstown Road N 40° 00' 00" W 334.79 feet, thence the seven following courses and distances: (1) S 70° 53' 00" W 203.00 feet, (2) S 80° 56' 00" W 46.67 feet, (3) S 64° 51' 00" W 10.00 feet, (4) S 42° 51' 00" W 11.58 feet, (5) S 09° 16' 00" W 21.50 feet, (6) S 71° 06' 00" W 75.17 feet and (7) S 50° 33' 00" W 247.90 feet to intersect the center line of the Green Spring Branch of the Northern Central Railway (now abandoned) thence along said center line the four following courses and distances, (8) S 56° 46' 30" E 197.50 feet, (9) S 59° 33' 10" E 198.00 feet, (10) S 65° 02' 40" E 198.00 feet and (11) S 69° 25' 20" E 58.75 feet, thence (12) N 48° 46' 50" E 93.74 feet, thence (13) N 41° 13' 10" W 154.00 feet, thence (14) N 48° 46' 50" E 260.47 feet to the place of beginning.

Containing 5.268 acres of land, more or less.

RLS:mp1

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Landmarks ■ Reports



July 2, 1969

Re: Petition for Variance to Zoning Regulations
Petition for Special Hearing
W/S Reisterstown Road
570' N/W Kenmar Road,
Third District
The Baltimore Spice Co.,
Petitioner
Before
Zoning Commissioner
of
Baltimore County
No. 70-36-
A-SPH

The petitioner has requested a variance to Section 252.2 of the Baltimore County Zoning Regulations to permit a side yard of 23 feet instead of the required 50 feet and from Section 252.4 to permit a land coverage of 105,190 sq. ft. instead of the permitted 25% coverage.

The petitioner also requested a special hearing to determine approval of a one story addition may be added to an existing building in an M-R Zone.

The specific reason for this petition is that the existing plant must expand and because of the arrangement of the machinery in the plant it would not be feasible to add another story to the present building and the architect recommends strongly that this is the best method to fully utilize the property and most nearly complies with the requirements of the M-R zoning.

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

It is further ORDERED that the application for a one-story addition to an existing building in a M-R Zone is hereby Approved.

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

Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE 7/2/69
BY J. C. HARRIS, CLERK

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 27, 1969

FROM: Mr. George E. Gravelle, Director of Planning

SUBJECT: Approved site plans - Baltimore Spice Co.
Petition # 70-36

I am transmitting approved site plans for the additions to the Baltimore Spice Company complex on Reisterstown Road in the 3rd Election District. These were the subject matter of Petition #70-36. Approval of the plans by the Office of Planning and Zoning are subject to submission of detailed plans setting forth landscaping treatment for the addition, grading and lighting. Such plans must be submitted by Friday, September 12th. Approval of these plans applies only to that portion of the property situated within the M-R Zone.

George E. Gravelle
Director of Planning

GEG:ams

cc: Mr. Peter Moser

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 15, 1969

FROM: Mr. George E. Gravelle, Director of Planning

SUBJECT: Petition #70-36-ASPH. Variance to permit a side yard of 23 feet instead of the required 50 feet; and to permit a land coverage of 105,190 square feet instead of the permitted 25% coverage. Special Hearing to determine if a one-story addition can be added to existing building in M-R Zone. Southwest side of Reisterstown Road 570 feet northwest of Kenmar Road.

3rd District

HEARING: Wednesday, August 27, 1969 (10:00 A.M.)

We note that the percentage of land coverage would be increased to over 45% of the site if the variances are granted. We assume the hearing will develop the rationale for this significant a shift.

M. Peter Moser, Esq.,
1508 First National Bank Building
Baltimore, Maryland 21202
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July 22, 1969

HEALTH DEPARTMENT: (Continued)

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:

The plan indicates a proposed relocation of an existing entrance. The plan indicates the new entrance as being 75' wide. However, the entrance measures 25' on the plan, therefore, it is assumed that this is the proposal.

The existing entrance is 30' wide with 20' radius returns. It was noted at an on site inspection that many large trucks serve the site by way of the aforementioned entrance. Therefore, the new entrance must be at least as wide and have as large radius returns as the existing entrance.

The plan must be revised prior to the hearing.

The proposed entrance will be subject to State Roads Commission approval and permit.

ZONING ADMINISTRATION DIVISION:

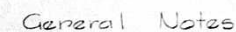
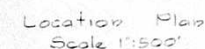
In view of the comments by the Bureau of Engineering, this office is withholding a hearing date until such time as revised plans are received in conformance with the drainage study comments of the above bureau.

Very truly yours,

OLIVER L. MYERS, Chairman

OLIV:JD
Enc.

7-14-70



1. Total Area of Property = 3,225 Acres = (228,674 Sq. Ft.).
2. Existing Zoning of Property "M-L & M-R".
3. Existing Use of Property "Manufacturing Plant & Associated Offices".
4. Proposed Zoning of Property "M-L With Side Yard Variance" & "M-R".
5. Petitioner is proposing an addition to his present facility requiring yard variances & a variance to land coverage.
6. Petitioner is requesting a variance to section 282.2 of Zoning code to permit a side yard of 23' instead of the required 30'.
7. Petitioner is requesting a variance to Section 282.4 of the Zoning Code to permit a Land Coverage of 105,190 Sq. Ft. instead of permitted 85% (Proposed Coverage = 46%).
8. Off street Parking Requirements
 - a. Total number of employees on largest shift = 25
 - b. Required parking = 32 Units
 - c. Existing & proposed parking = 07 Units
9. Pave Areas Will Be Graded So Surface Water Flows To The East Concrete Which Will Be Finished Into An Inlet. Masonry Beam Will Be Graded At Base of Paving To Prevent Water Draining Onto Adjacent Properties.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: James E. Jurek
DATE: 3/27/02

SLAT TO ACCOMPANY PETITION
FOR
YARD VARIANCE & FLOOR AREA RATIO
AT

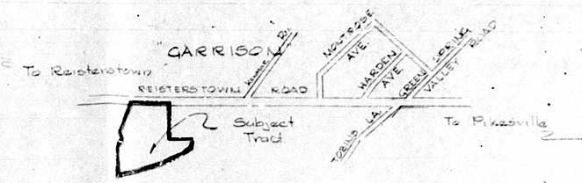
THE BALTIMORE SPICE CO.

Reisterstown Road - Garrison
Election Dist. 3 Baltimore Co. Md.
Scale 1"=50' July 2, 1969

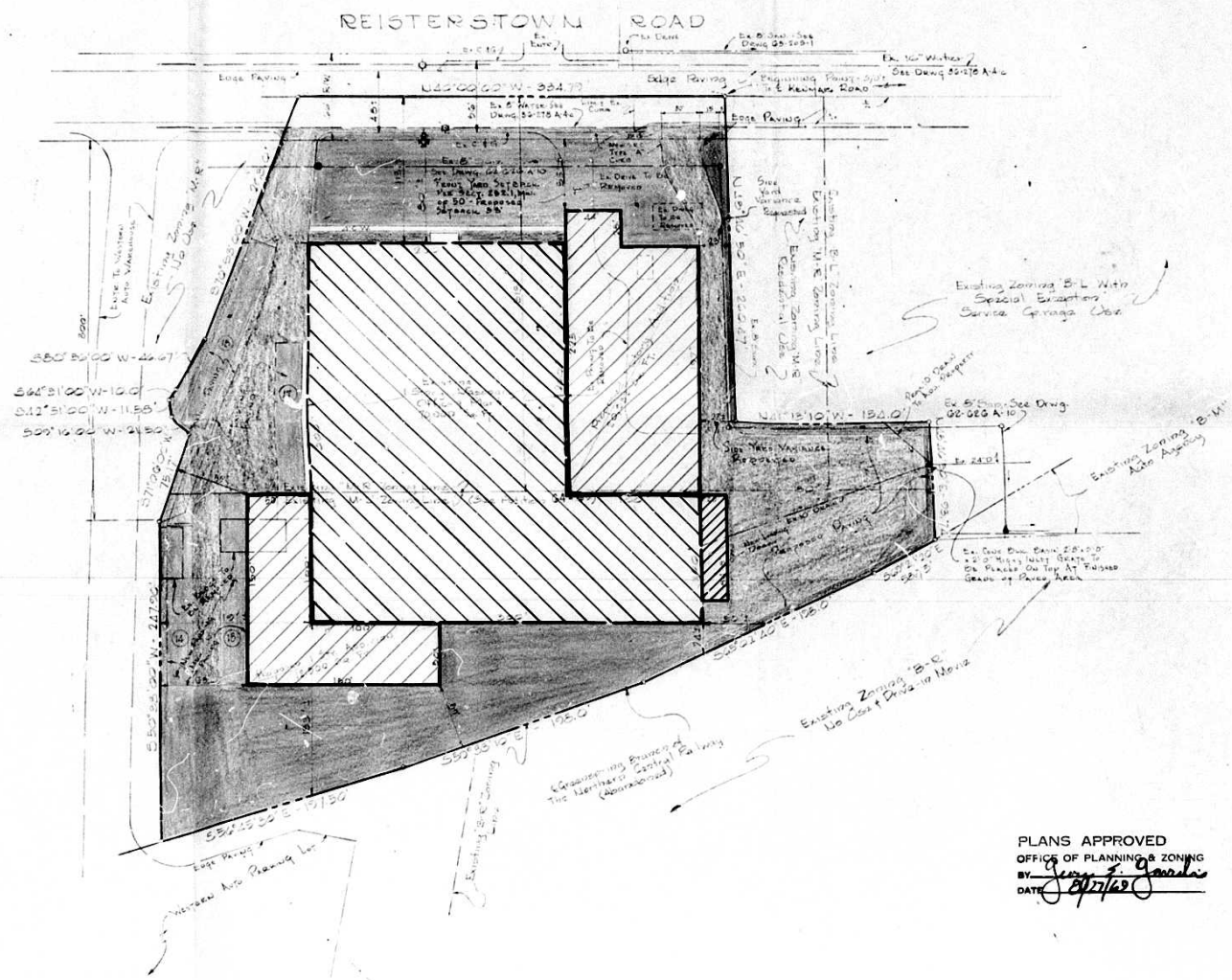


MATZ, CHILDS & ASSOCIATES			
1096 GROSSWELL BRIDGE ROAD			
BALTIMORE, MARYLAND 21204			
JOE M.	DAVE E.	FRANK E.	CHUCK E.
2-5	2-5	2-5	2-5

7-14-70



Location Plan
Scale 1"=500'



General Notes

1. Total Area of Property = 3.256 Acres = (225,674 Sq. Ft.)
2. Existing Zoning of Property "M-L" & "M-R".
3. Existing Use of Property "Manufacturing Plant & Associated Offices".
4. Proposed Zoning of Property "M-L With Side Yard Variance" & "M-R".
5. Petitioner is proposing an addition to his present facilities requiring yard variances & a variance to land coverage.
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 - a. Total number of employees on largest shift = 35
 - b. Required parking = 32 Units
 - c. Existing & proposed parking = 07 Units
9. Paved Areas Will Be Graded So Surface Water Flows To The Existing Catch Basin Which Will Be Finished Into An Inlet. Macadam Beem Will Be Placed At Edge of Paving To Prevent Water Draining Onto Adjacent Properties.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE *8/27/60*

PLAT TO ACCOMPANY PETITION
FOR
YARD VARIANCE & FLOOR AREA RATIO
AT
THE BALTIMORE SPICE CO.
Reisterstown Road - Garrison
Election Dist 3 Baltimore Co. Md.
Scale 1"=500'
July 2, 1960
Revised July 3, 1960
July 27, 1960

