

RE: PETITION FOR VARIANCES :
N/S of Red Lion Road, 2600' E
of Ebenezer Road and 2000' W
of Stevens Lane - 11th District
Silver-top Manufacturing Com-
pany, Incorporated - Petitioner
NO. 70-98-A (Item No. 67) :
BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner has withdrawn his Petition and it is, therefore,
ORDERED by the Zoning Commissioner of Baltimore County this 17
day of March, 1970, that the said Petition be and the same is hereby DIS-
MISSED without prejudice.

Edward D. Hardesty
Zoning Commissioner of
Baltimore County

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS 10-98-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Silver-top Mfg. Co., 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 for a Variance from Section 238.2 (255), 1. To permit a distance of thirty-two feet between buildings #4 and #5 instead of the required sixty feet, and a distance of fifteen feet between buildings #5 and #6 instead of the required sixty feet, and a rear set back on building #6 of ten feet instead of the required thirty feet of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons (indicate hardship or practical difficulty)

Hardship--Buildings #4 and #5 now erected do not correspond to original permits issued. This petition is to correct location of buildings to zoning regulations. Building #6 has to be built to separate a combustible material now stored in building #5. This is the only practical location for this building.
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.

Silver-top Manufacturing Co., Inc.
Contact purchaser
Francis L. Struben Legal Owner
Address Pulaski Highway
White Marsh, Md. 21162
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day

of October 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 had before the Zoning Commissioner at Baltimore County Room 106, County Office Building in Towson, Baltimore County, on the 17th day of November 1969, at 10:30 o'clock

DEPUTY Zoning Commissioner of Baltimore County.
(over)

Description of Property of Silver-top Manufacturing Co., Inc. North of Red Lion Road approximately 2600 ft. East of Ebenezer Road and 2000 ft. West of Stevens Lane containing 17.9633 acres.

Starting from a point in the center of Red Lion Road 2000 ft. West of Stevens Lane, the property line follows the center of Red Lion Road South 333 ft. to a point in the center of Red Lion Road 2600 ft. East of Ebenezer Road; then turns North 298.76 feet to a pipe. From this point South 379.56 ft. West for 100 ft. to a pipe. Then North 8° 48' 46 Ft. Then on same Northerly line North 21° 50' 94 ft. to the property of Baltimore & Ohio Railroad. Following southeasterly of Baltimore & Ohio Railroad for 768.52 ft. to a point at the west boundary of property. Following a straight line for 1060.86 ft. to a concrete marker at intersection of Susquehanna Transmission right of way. Then West 125.46 ft. to a pipe. Then South 279.65 ft. to a pipe. Then West 200 ft. to a pipe. Then South 220.35 ft. to the center of Red Lion Road. The beginning of description 2600 ft. West of Stevens Lane, containing 17.9633 acres.

Silver-top Manufacturing Co., Inc./Pulaski Hwy., White Marsh, Md. 21162/301-335-5500

October 25, 1969

Mr. Edward D. Hardesty
Baltimore County Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hardesty:

This is to notify the Zoning Department of Baltimore County to withdraw the application (Item #7) pertaining to a variance for a building application.

The Silver-top Manufacturing Co., Inc. would also advise the county departments that the track of land consisting of 17 acres north of Red Lion Road is not intended for subdivision development.

Please adjust your records accordingly for any future building applications.

Sincerely,

Francis L. Struben
President

FLS/ck
cc: Oliver C. Myers, Dept. of Zoning
Mr. Quimby, Dept. of Public Works
George A. Reier, Dept. of Public Works



REVIEWED BY THE BALTIMORE COUNTY JOINT SUBDIVISION PLANNING COMMITTEE
FEBRUARY 9, 1967

SILVER-TOP MANUFACTURING CO., INC. PROPERTY

Developer Silver-Top Mfg. Co., Inc., Pulaski Highway
White Marsh, Maryland 21162
Engineer Dollenberg Bros., 709 Washington Avenue
Towson, Maryland 21204
District 11
Location N/S Red Lion Road, 3/4 Baltimore & Ohio R. R.
Lot Type M-1 No. of Acres 17.2
Facilities Water No Sewer No

Representatives Present:

Representing Developer: F. Struben
Representing Developer's Section: Edward A. McDonough
Catherine Smith

The Developer presented a 100-scale plan of the proposed Industrial Park located along Red Lion Road and at the point where the Susquehanna Transmission Company of Maryland lines cross Red Lion Road, and south of the Baltimore & Ohio Railroad. The Committee reviewed this plan and made the following comments:

The Office of Planning has proposed within its master plan a road running from Pulaski Highway in a northeasterly direction crossing Red Lion Road at approximately the location of the entrance of the subdivision. This road would provide the major means of access to this site and the properties to the east and would be improved with an eighty-foot right-of-way.

The Developer was advised that the plan he presented provides for a 50-foot private right-of-way for access; however, based on the subdivision regulations of Baltimore County, it will be necessary to provide a public road to serve this subdivision.

It was pointed out by the Developer that he would only plan to use this as one property and possibly, in the future, sell or lease some warehouse space. It was again pointed out by the Committee that in order that the Developer could, in the future, develop and sell properties for these warehouses, it will be necessary for him to plan this as a subdivision and provide public roads to these facilities.

Silver-Top Mfg. Co.

February 9, 1967

The Developer was advised that if only one unit was built as he pointed out, a permit could be granted on the basis of one use for the entire tract. However, it would appear to the Committee that, based on the highest and best point of this land, the Developer may elect to develop this into a number of lots for industrial use and should think in terms of a subdivision.

It was also pointed out by the Committee that a large channel exists along the western property line. Based on top available to the County, a portion of this tract may be required as storm drain reservation; therefore, a study should be made to determine just what land is available for developing.

It was also noted that public water and sewer is not available to serve this property; therefore, private systems would have to be employed for this subdivision. Percolation tests will have to be made prior to tentative approval and the location of the buildings, water well and sewerage system must be shown on each lot. Health Department requirements pertaining to water wells must be complied with.

It was also pointed out by the Committee that since access to this property would be within the Susquehanna Transmission Company right-of-way, the Developer should check with the Baltimore Gas & Electric Company with reference to clearances regarding the construction of either public or private roads to provide access to this property.

The Developer was advised that the County would make additional studies of this area to determine the need of the proposed road and its location, and the Developer or his Engineer would be advised of the results of this meeting and the plan can be revised accordingly and resubmitted to this Committee for further review.

Baltimore County Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Public Services
GEORGE A. REIER, JR.
CHIEF

August 11, 1967

Silver-Top Manufacturing Co., Inc.
White Marsh, Maryland 21162

Applications 365 and 396-47
Warehouses
Red Lion Rd., East of Rowenton Ave.
District 11

Gentlemen:

The captioned applications, one of which has been approved, will be released in the immediate future. However, please be advised that there will be no further development of the owner's holdings until such time a complete layout of that property and the intent has been prescribed.

It will be necessary to enforce the Subdivision Regulations in order that an orderly and satisfactory development of the area be attained.

Your cooperation in this regard will be greatly appreciated.

Very truly yours

George A. Reier, Jr.
GEORGE A. REIER, JR.
Bureau of Public Services

GWRB

cc: Mr. Quimby
Mr. Dietz - Attn: Mr. Dietrich

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Deputy Zoning Commissioner Date: November 7, 1969
FROM: Mr. George E. Govevells, Director of Planning

SUBJECT: Petition #70-98-A. North side of Red Lion Road 2600 feet East of Ebenezer Road and 2000 feet West of Stevens Lane. Petition for Variance to permit a distance of 32 feet between buildings #4 and #5 instead of the required 60 feet and a distance of 15 feet between buildings #5 and #6 instead of the required 30 feet.
Silver-top Manufacturing Company - Petitioners

11th District

HEARING: Monday, November 17, 1969 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for variances to the setback requirements and offers no comment.

GEQscm



CERTIFICATE OF PUBLICATION

TOWSON, MD. OCT 30 1969

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 one time before the 17th day of November, 1969, the first publication appearing on the 30th day of October 1969.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$

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

day of October, 1969

JOHN C. ROSE,
Zoning Commissioner

Petitioner: Silver-top Mfg. Co., Inc.

Petitioner's Attorney

Reviewed by
Chairman of
Advisory Committee

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 67028

DATE: Oct. 23, 1969

To: Silver-top Manufacturing Co., Inc.
Pulaski Highway
White Marsh, Md. 21162

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

AMOUNT
COUNTY
25.00

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

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 67123

DATE: Jan. 6, 1970

To: Silver-top Manufacturing Co., Inc.
Pulaski Highway
White Marsh, Md. 21162

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

AMOUNT
COUNTY
25.00

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

Baltimore County Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Division of Public Services
GEORGE A. REYNOLDS

August 11, 1969

Silver-top Manufacturing Co., Inc.
White Marsh, Maryland 21162

Applications 305 and 306-67
Maplewood
East of Cowenton Ave.
District 11

Continued:

The captioned applications, one of which has been approved, will be released in the immediate future. Major plans to be advised that there will be no further development of the owner's holdings until such time a complete layout of that property and the intent has been presented.

It will be necessary to enforce the Subdivision Regulations in order that an orderly and satisfactory development of the area be attained.

Your cooperation in this regard will be greatly appreciated.

Very truly yours

GEORGE A. REYNOLDS, CHIEF
Bureau of Public Services

CC: Mr. Quibby

Mr. Diets - Attn: Mr. Dietrich

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 17, 1969

COUNTY OFFICE BUILDING
111 W. Chesapeake Ave.
Towson, Maryland 21204

MEMBERS

OLIVER L. MYERS
Chairman

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROAD COMMISSION

BUREAU OF FINE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Silver-top Manufacturing Co., Inc.
Pulaski Highway
White Marsh, Maryland 21162

RE: Type of Hearing: Variance from Section 238.2 (555.1) and rear setback
Locations: N/S of Red Lion Rd., 2000' W. of Stevens Lane
Petitioner: Silver-top Mfg. Co., Inc.
Committee Meeting of Oct. 7, 1969
11th District
Item 67

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 two warehouse type buildings, one used for manufacture, and the other appears to be just storage. The surrounding properties are commercial in character, with some vacant land to the west, north and east, with some dwellings to the southeast. The proposed 30 ft. access from Red Lion Road is not a black top driveway as indicated on petitioner's site plan. It is gravel and crusher run.

BUREAU OF ENGINEERING:

Highways:

Red Lion Road is an existing road which is proposed to be improved as a 40-foot wide closed section with flexible type pavement on a 60-foot minimum right-of-way. Highway right-of-way widening and improvements will be required in connection with any subsequent grading or building permit application. Right-of-way widening will be based on a line parallel and 30 feet off of the center line of the existing paving.

Storm Drains:

No provision for accommodating storm water or drainage for the undeveloped portion of the subject property have been indicated on the plans. However, a drainage study will be required in connection with any subsequent grading or building permit application.

Silver-top Manufacturing Co., Inc.
Pulaski Highway
White Marsh, Maryland 21162
Item 67 Page 3

October 17, 1969

BUREAU OF TRAFFIC ENGINEERING:

The requested variance should have no major effect on trip density.

BOARD OF EDUCATION:

No bearing on student population.

PLANS REVIEW DIVISION:

Petitioner to conform to Baltimore County Building Code, Rules and Regulations. No other comment until plans are submitted to this office.

FIRE DEPARTMENT:

Owner shall be required to comply with all Fire Department regulations when plans are submitted for approval.

HEALTH DEPARTMENT:

Prior to approval of a building permit the following information must be submitted to this office:

1. Use of the building.
2. Additional number of employees.
3. Number and type of plumbing fixtures to be installed.
4. If plumbing is installed in proposed building, method of sewage disposal should be indicated on plan.

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, Chairman

ENCLOSURES

OFFICE OF
THE ESSEX TIMES

ESSEX, MD. 21221 November 3, 1969

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Deputy Zoning Commissioner of Baltimore County, was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 3rd day of Nov. 1969 that is to say, the same was inserted in the issue of October 30, 1969.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

OFFICE OF
THE ESSEX TIMES

ESSEX, MD. 21221 November 3, 1969

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