

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, we, THE JAMES GIBBONS CO., 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone and

- (1) Change in neighborhood
- (2) Error in map

See attached description

and (3) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for: (1) Office and Office Building, (2) Truck Terminal.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, 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 of Baltimore County.

Address _____
Contract purchaser _____
Address _____
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1970, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1970, at _____ o'clock.

_____ Zoning Commissioner of Baltimore County.

REVISED PLANS



April 7 1970.

Description of James Gibbons Company Property, Sutton Avenue, Parcel B for Reclassification from ML to ML with Special Exception for Truck Terminal

RESUMING for the same at a point in the center line of Sutton Avenue, formerly known as Old Rolling Road, situate 243 feet, more or less, northwesterly from the center line of River Road, thence leaving said place of beginning and running along Sutton Avenue the following courses and distances, viz: North 34 degrees 45 minutes 00 seconds West 173.28 feet and North 67 degrees 15 minutes 00 seconds West 543.05 feet to the southerly boundary of the Baltimore & Ohio and Chesapeake & Ohio Railroad, thence binding on said southerly boundary of said railroad by a curve to the left with a radius of 683.78 feet for a distance of 391.67 feet, the chord of which runs South 20 degrees 26 minutes 00 seconds West 386.34 feet, thence leaving said boundary of said railroad South 17 degrees 57 minutes 00 seconds East 252.00 feet to a point in River Road, thence along River Road the following courses and distances, viz: North 81 degrees 18 minutes 00 seconds East 350.00 feet, South 74 degrees 57 minutes 00 seconds East 66.00 feet, South 68 degrees 27 minutes 00 seconds East 82.50 feet, North 89 degrees 33 minutes 00 seconds East 58.57 feet, South 45 degrees 27 minutes 00 seconds East 115.20 feet and South 81 degrees 29 minutes 00 seconds East 59.10 feet, thence leaving said River Road and running North 50 degrees 49 minutes 00 seconds East 144.14 feet to the place of beginning. Containing 4.78 acres of land, more or less.

Note: This description has been prepared for zoning purposes only and is not intended to be used for conveyance.



J. Coull Hogan



July 10 1969.

DESCRIPTION OF NO. 1711 SUTTON AVENUE FOR ZONING RECLASSIFICATION FROM R-6 TO R-6 ZONE WITH SPECIAL EXCEPTION FOR OFFICES

RESUMING for the same on the northeast side of Sutton Avenue at a point distant 545 feet, more or less, measured northwesterly along said side of Sutton Avenue from its intersection with the center line of Willow Avenue, thence leaving said place of beginning and running and binding on the northeast side of Sutton Avenue North 45 degrees 45 minutes West 86.62 feet, thence leaving Sutton Avenue North 10 degrees 00 minutes East 49.5 feet to the south side of the B & O and C & O Railroad Right of Way, thence running and binding thereon South 72 degrees 30 minutes East 119.80 feet, thence leaving said railroad right of way South 41 degrees 45 minutes West 107.25 feet to the place of beginning.

Containing 0.19 acres of land more or less.

Note: This description has been prepared for zoning purposes only and is not intended to be used for conveyance.



J. Coull Hogan

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
No. 71239
DATE May 15, 1970

TO: Mr. J. Coull Hogan, Esq. Sutton Ave. Towson, Md. 21204	FROM: Mr. J. Coull Hogan, Esq. Sutton Ave. Towson, Md. 21204
AMOUNT: \$0.00	DATE: May 15, 1970
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
No. 69370
DATE April 6, 1970

TO: Mr. J. Coull Hogan, Esq. Sutton Ave. Towson, Md. 21204	FROM: Mr. J. Coull Hogan, Esq. Sutton Ave. Towson, Md. 21204
AMOUNT: \$0.00	DATE: April 6, 1970
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204	

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
S/S of Sutton Avenue, 243' NW of Washington Boulevard - 13th District
The James Gibbons Company - Petitioner
NO. 70-189-RX (Item No. 57)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner seeks a Reclassification of his property, consisting of 0.19 acres of land, more or less, from an R-6 zone to an RA zone, and also requests a Special Exception for offices and an office building. This parcel is referred to as Parcel "A". The Petitioner further requests a Special Exception for a parcel of land zoned ML, consisting of 4.78 acres of land, more or less, for the use of a truck terminal. This parcel is referred to as Parcel "B".

As to Parcel "A", testimony by the Petitioner's real estate appraiser revealed that it would be advantageous to the neighboring residential areas that a buffer or transition area between industrial use and residential areas be created. This was supported by the Director of the Office of Planning and Zoning for Baltimore County in his comments dated May 15, 1970. In fact, the Director further stated that his staff was recommending to the Planning Board that the RA zoning be shown on the forthcoming maps. It was shown satisfactory to the Commissioner that an error was committed in the adoption of the present use map, in that no buffer or transition area was provided between the industrially zoned property and the residentially zoned properties. Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for offices and an office building should be granted.

As to Parcel "B", testimony revealed that this subject property has been operating as a truck terminal since 1929, and that a non-conforming use now exists. The Petitioner seeks to legalize the operation in order to improve the premises beyond what is allowed as a non-conforming use, as provided for in the Baltimore County Zoning Regulations. Neighbors of the area supported

the contention of a non-conforming use and were not objecting to the Special Exception per se, but to certain conditions that now exist but would be rectified if Special Exception were granted. Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for a truck terminal should be granted.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this _____ day of June, 1970, that the herein described property or area known as Parcel "A", should be and the same is hereby reclassified from an R-6 zone to an RA zone, and a Special Exception for offices and an office building should be and the same is GRANTED, and it is further ORDERED that a Special Exception for a truck terminal on the property or area known as Parcel "B", should be and the same is GRANTED, from and after the date of this Order, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

H. D. Hardesty
Deputy Zoning Commissioner of Baltimore County

NORMAN F. SUMMERS
ATTORNEY AT LAW
4718 LEEK AVE
ABINGDON, MARYLAND 21817

April 1, 1970

Hon. Edward D. Hardesty
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning - South side of Sutton Ave.

Dear Commissioner Hardesty:

With regard to the hearing on the above as assigned for Thursday, April 2, 1970, at 2:00 P. M., please enter my Appearance for the St. Denis Improvement Association, Inc., and Mr. and Mrs. Herbert H. Jacober, who wish to protest the Petition for Re-classification and Special Exception, as filed herein.

I am advised by my clients that there is an error in the advertised Notice herein, and whether or not you feel this to be pertinent, I respectfully request a postponement of this case, in order that I may prepare my case in this matter.

Thanking you for your cooperation herein, I am

Sincerely yours,

Norman F. Summers

NFS/cab

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: May 15, 1970
FROM: George E. Corvelli, Director of Planning

SUBJECT: Petition 70-189-RX, South Side of Sutton Avenue 243 feet Northwest of River Road.
Petition for Reclassification from R-6 to R.A.
Petition for Special Exception for Offices and Office Building.
Petition for Special Exception for Truck Terminal.
The James Gibbons Company, et al - Petitioners

13th District

HEARING: Monday, May 18, 1970 (10:00 A.M.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R.A., together with special exception for offices. This petition also includes a special exception for truck terminal. We have the following advisory comments to make regarding pertinent planning factors:

- With regard to the reclassification from R-6 to R.A., the Planning Staff would endorse this reclassification. We see R.A. zoning providing a buffer or transition between industrial use potentials and existing residential uses. We would not object to office use here.
- We note that R.A. zoning is not shown on the recommended zoning map approved by the Planning Board last February. Revised versions of the maps will be transmitted to the County Council by December of this year. The Planning Staff will recommend to the Planning Board that R.A. zoning be shown on the new maps in accordance with the comment made above.
- With regard to the truck terminal, our information indicates that some kind of trucking operation now exists on the site. Perhaps the actual traffic conditions generated by the proposed truck terminal have already occurred and some indication of whether or not road capacity is adequate is now available to possible protestants. If the petitioner can meet the proofs required in Section 502.1 of the Zoning Regulations, we suggest that possible granting of the petition be conditioned on absolute compliance with the revised site plan now in our file and any further conditions imposed in final approval of the site plan by the appropriate County agencies.

GEO:msh

11-5-70

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 29, 1959

COUNTY DEPT. B. BLDG.
11 W. CHESAPEAKE
TOWSON, MARYLAND 21204OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF
PLANNING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
FIRE DEPARTMENT
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENTFrank E. Ciccone, Esq.,
First National Bank Building
Towson, Maryland 21204RE: Type of Hearings: Reclassification
from an R-6 zone to an RA zone,
and Special Exception for Offices and
Office Building, and Truck Terminal
Locations: Parcel A - W/2 of Sutton Ave.,
S/2 W/2 of Wilson Avenue, Parcel B -
S/2 of Sutton Ave., 243 1/2 W. of River Rd.
Petitioner: The James Gibbons Co.
Committee Meeting of September 16, 1959
13th District
Item 57

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 properties are located on the north and
south sides of Sutton Avenue. Parcel "A" is located on the
north side and is improved with a two story frame dwelling
with attached garage. Parcel "B" is a large open area located
below the grade level of Sutton Avenue. There is residential
on the east side of the property and on the south side of
River Road which is to the rear of Parcel "B". There is no
curb along Sutton Avenue or River Road.

BUREAU OF ENGINEERING:

Highways:

Sutton Avenue 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.River Road is an existing public road maintained by
Baltimore County and will be improved in the future as a
30-foot closed section with flexible type pavement on a
60-foot minimum right-of-way. Highway improvements and
highway right-of-way widening will be required along theFrank E. Ciccone, Esq.,
First National Bank Building
Towson, Maryland 21204
Item 57 Page 2

September 29, 1969

Highways: (Continued)

entire frontage of the subject property in connection with any
subsequent grading or building permit applications. The exact
highway alignment will be determined at that time; however, the
petitioner should give consideration to allowing sufficient slope
area at this time due to the topography of the subject property
by anticipating a highway widening to generally follow the
center line of the existing paving at a distance of 20 feet
therefrom.

Storm Drains:

Sutton Avenue is a State Road. Therefore, drainage requirements
as they affect the road come under the jurisdiction of the
Maryland State Roads Commission.No provisions for accommodating storm water or drainage have
been indicated on the subject plan. However, storm drain facilities
will be required in connection with any subsequent grading or
building permit applications.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 stripping, 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
stripping 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 exists to serve this property at the
southeasternmost corner of the frontage adjacent to River Road
and is shown on Baltimore County Bureau of Engineering drawingsFrank E. Ciccone, Esq.,
First National Bank Building
Towson, Maryland 21204
Item 57 Page 3

September 29, 1969

Sanitary Sewers: (Continued)

#67-646-1 and #67-647-1. Public sanitary sewers will also be available
to serve Parcel "A" when the proposed 8-inch sanitary sewer shown on
Baltimore County Bureau of Engineering drawing #69-6522-1 is constructed
in the near future under Job Order 1-2-413.

Water:

Public water supply is available to serve this property from the
existing Baltimore City owned water main located in Sutton Avenue
adjacent to the subject property. The adequacy of the existing water
main for fire protection is not known and should be verified by the
petitioner with the Baltimore City Bureau of Water Supply.

PROJECT PLANNING DIVISION:

Sutton Ave. should be improved with a cul-de-sac just west of the
Office and the remainder of Sutton Ave. closed or a public road.

BUREAU OF TRAFFIC ENGINEERING:

The proposed driveways to Parcel "A" do not meet County standards,
and since no access points to Parcel "B" are shown, this office is
withholding consent until the plan has been revised to provide proper
parking, circulation and access.

PLANS REVIEW DIVISION:

Petitioner shall be required to abide by Baltimore County
Building Code's Rules and Regulations any proposed alterations or
new construction shall be committed on when plans are submitted to this
office.

FIRE DEPARTMENT:

Petitioner shall be required to meet Fire Department regulations
to office buildings when construction plans are submitted for
approval.

BOARD OF EDUCATION:

No effect on student population.

Frank E. Ciccone, Esq.,
First National Bank Building
Towson, Maryland 21204
Item 57 Page 4

September 29, 1969

HEALTH DEPARTMENT:

Public water and sewers are available to this 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:

Access to the sites will be subject to State Roads Commission
approval and permit.

ZONING ADMINISTRATION DIVISION:

This office is withholding approval of this petition until
such time as new plot plans are submitted to this office showing the
entire area that is used by the James Gibbons Company. It should also
be noted that the petitioner is under order of the Zoning Commissioner
from Case No. 70-167 to submit an approved plan to this office. Further,
should also be noted that as of Tuesday, September 16th, 1959, there
was a large area along River Road on the rear of the subject property
where several junked trucks and truck bodies, as well as other debris
and junk were dumped. This area must be cleared before the Zoning
Commissioner will offer a decision on this case.

Very truly yours,

Oliver L. Myers, Chairman

OLM:JC
Enc.

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 12, 1970

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 successive weeks before the 18th day of April, 1970, the first publication
appearing on the 12th day of April.

THE JEFFERSONIAN.

Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 30, 1970

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 successive weeks before the 18th day of May, 1970, the first publication
appearing on the 30th day of April.

THE JEFFERSONIAN.

Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. May 5, 1970

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE TIMES, a weekly newspaper printed and pub-
lished in Baltimore County, Md., once in each of suc-
cessive weeks before the 18th day of May, 1970, the first publication
appearing on the 30th day of April.

THE TIMES.

John M. Martin

Cost of Advertisement, \$ 30.00

P.O. 6 9570

Requisition No. Y 7099

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. March 12, 1970

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE TIMES, a weekly newspaper printed and pub-
lished in Baltimore County, Md., once in each of suc-
cessive weeks before the 18th day of April, 1970, the first publication
appearing on the 12th day of April.

THE TIMES.

Cost of Advertisement, \$.....

PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION
FOR OFFICES AND OFFICE BUILDINGS
AND TRUCK TERMINAL LOCATIONS
ZONING: From R-6 to R.A. Zone.
Petitioner: The James Gibbons Co.
LOCATION: South side of Sutton
Avenue, between 11th and 12th
Streets, Parcel A - W/2 of Sutton Ave.,
Parcel B - S/2 of Sutton Ave., 243 1/2 W. of
River Road.
DATE & TIME: Thursday, April 2,
1970, 10:00 A.M.
PUBLIC HEARING: Room 104, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.
The Zoning Commissioner of
Baltimore County, Md., is hereby
notifying the public that he has
received the petition for Special
Exception for Offices and Office
Buildings and Truck Terminal
Locations, and that he will hold a
public hearing on the petition at
the time and place specified above.
The hearing will be held at the
County Office Building, 111 W.
Chesapeake Avenue, Towson, Maryland,
on Thursday, April 2, 1970, at
10:00 A.M. The hearing will be
open to the public and all persons
interested in the petition are
advised to appear at the hearing
to present their views and
arguments. The hearing will be
conducted in accordance with the
rules and regulations of the
Baltimore County Zoning Board.
The Zoning Board will make a
decision on the petition at the
hearing. The decision will be
final and binding on the
petitioner and the public.
The Zoning Board will also
make a decision on the petition
at a later date if the hearing
is adjourned. The decision will
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River Road.
DATE & TIME: Monday, May 18,
1970, 10:00 A.M.
PUBLIC HEARING: Room 104, County
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The Zoning Commissioner of
Baltimore County, Md., is hereby
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petitioner and the public.

4516NS

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13TH Date of Posting MAY 2-1970
 Posted for: SEE OTHER SIDE
 Petitioner: THE JAMES GIBBONS CO.
 Location of property: S/S OF SUTTON AVE 243 FT. NW OF RIVER ROAD
 Location of Signs: ① 1711 SUTTON AVE ② W/S OF SUTTON AVE 230 FT. E OF RIVER RD ③ E/S OF RIVER RD 150 FT. W OF SUTTON AVE
 Remarks: _____
 Posted by: Charles H. Meek Date of return: MAY 8-1970
 Signature 70-189-RX

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13TH Date of Posting MARCH 14-70
 Posted for: RECLASSIFICATION FROM R-6 TO R-A. SPECIAL EXCEPTION FOR OFFICES AND OFFICE BUILDING AND TRUCK TERMINAL
 Petitioner: THE JAMES GIBBONS COMPANY
 Location of property: S/S OF SUTTON AVE 243 FT. NW OF WASHINGTON BLVD.
 Location of Signs: ① 1711 SUTTON AVE ② W/S OF SUTTON AVE 230 FT. E OF RIVER RD
 Remarks: _____
 Posted by: Charles H. Meek Date of return: MARCH 20-1970
 Signature 70-189-RX
 MICROFILMED

TELEPHONE 823-3000 EXT. 387		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 69326 DATE March 9, 1970
To: Frank E. Ciccone, Esq. 1st National Bank Building Towson, Md. 21204		Billed By: _____ Zoning Dept. of Baltimore County	
DEPOSIT TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$50.00
QUANTITY			COST
1	Petition for Reclassification and Special Exception for The James Gibbons Company 770-189-RX		50.00
4		MICROFILMED	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204			

Frank E. Ciccone, Esq.
First National Bank Building
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

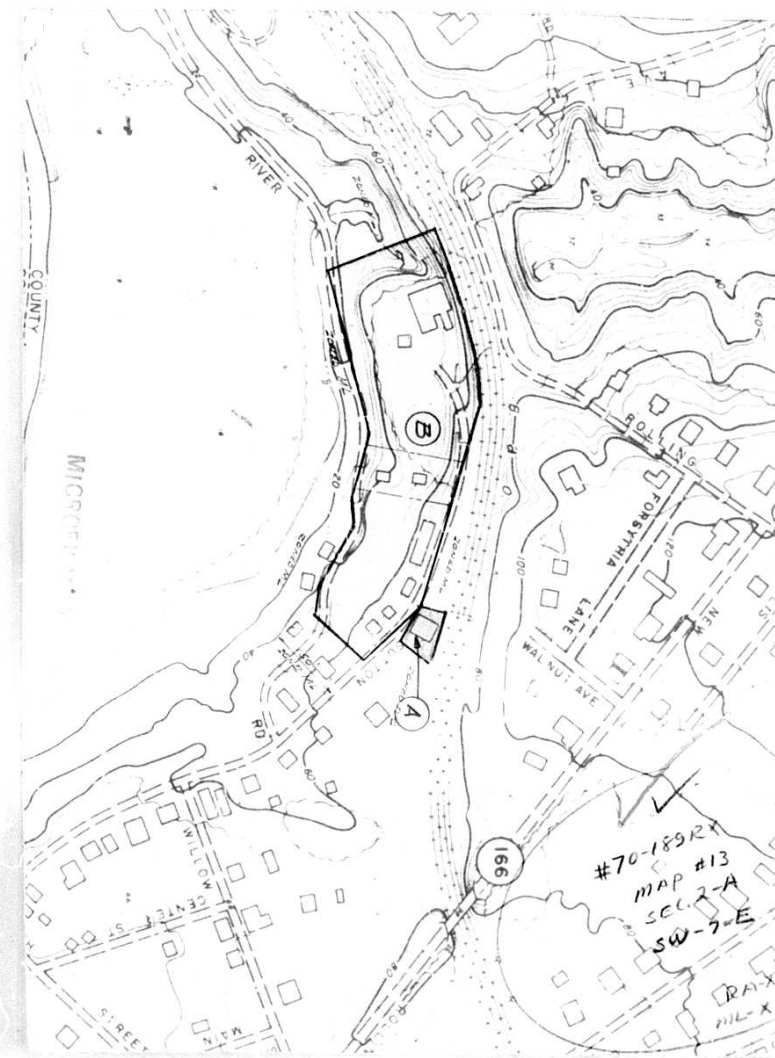
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
 this 3rd day of March 1970

Edward D. Hardesty
EDWARD D. HARDESTY,
Zoning Commissioner

Petitioner: The James Gibbons Co.
 Petitioner's Attorney: Frank E. Ciccone, Esq. Reviewed by: Oliver L. Myers
 Chairman of
 Advisory Committee

MICROFILMED



PETITION FOR RECLASSIFICATION FROM R-6 TO R-A
 PETITION FOR SPECIAL EXCEPTION FOR OFFICES AND OFFICE
 BUILDING
 PETITION FOR SPECIAL EXCEPTION FOR TRUCK TERMINAL

MICROFILMED

NOTES:

ELECTION DISTRICT NO. 13 BALTIMORE COUNTY MD.
ZONED (EXISTING) R-G
PROPOSED USE: RESIDENCE
PROPOSED ZONING: R-G
PROPOSED LOT: 1.0 AC.
PROPOSED TRUCK TERMINAL & PARKING
PROPOSED OFFICE PARKING
TOTAL AREA: 1.0 AC.

(A)

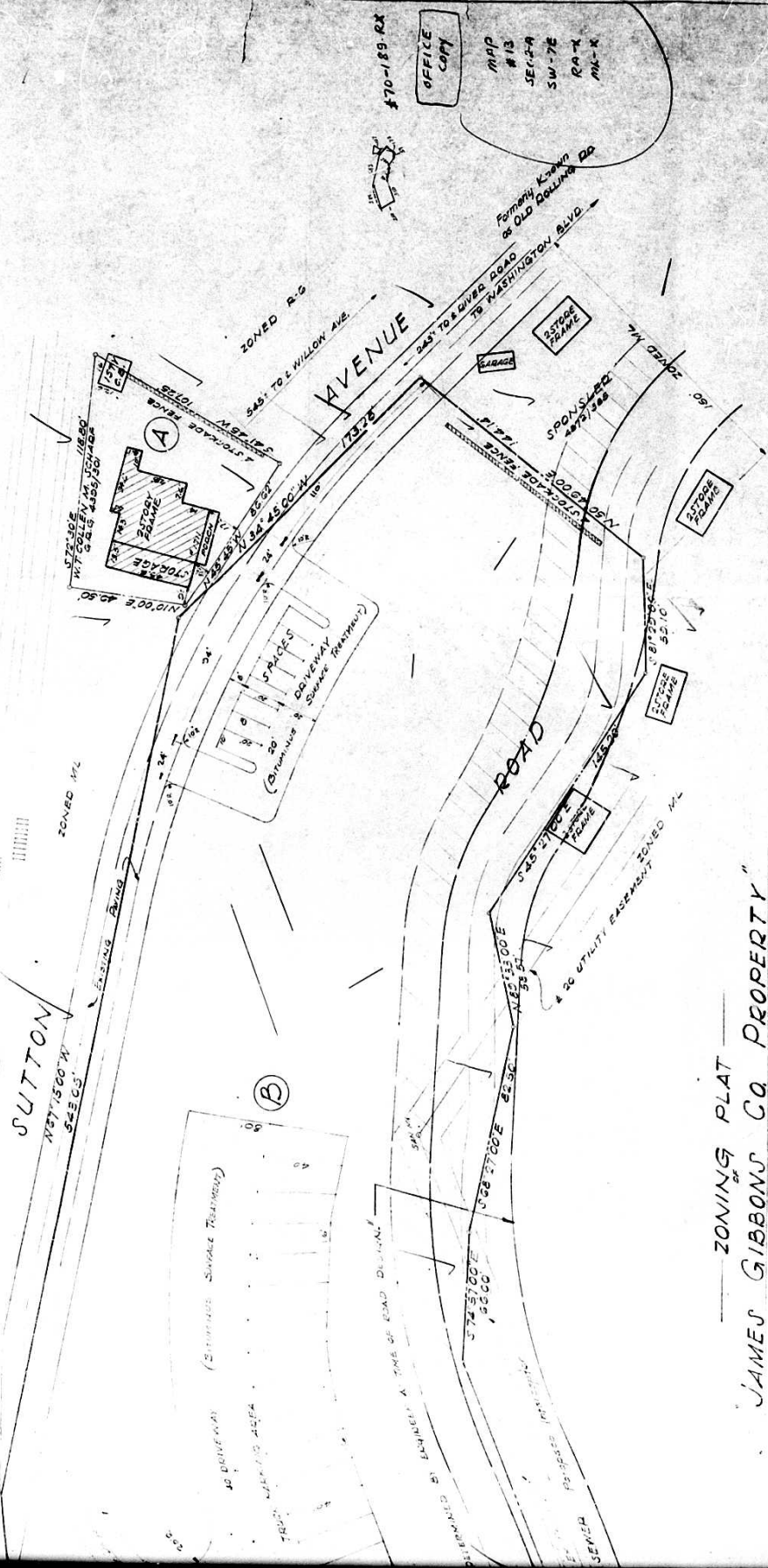
NOTES:

ELECTION DISTRICT NO. 13 BALTIMORE COUNTY MD.
ZONED (EXISTING) ML
PROPOSED USE: TRUCK TERMINAL
PROPOSED ZONING: ML
PROPOSED LOT: 1.0 AC.
PROPOSED TRUCK TERMINAL & PARKING
PROPOSED OFFICE PARKING
TOTAL AREA: 1.0 AC.

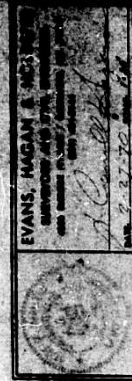
(B)

RAILROAD

SUTTON
N 71° 50' 00" W
543.65



ZONING PLAT -
JAMES GIBBONS CO. PROPERTY



Don 457

