

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, 3648 CORPORATION, is/are legal owner(s) of the property situated 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 R-6 zone to an 70-241-R zone for the following reasons:

- When the property was originally zoned no thought was given to future needs.
- Since original zoning the Southwestern section of the County has been changing rapidly to other than residential development.

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 to be posted and advertised as provided by Zoning Regulations.

I/We agree to pay expenses of above reclassification and/or Special Exception advertising, 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.

3648 Corporation
Contract purchaser: BY: [Signature] Legal Owner:
Address: 3648 Washington Boulevard
Petitioner's Attorney: _____ Protester's Attorney: _____
Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 28 day

of April, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of June, 1970, at 11:00 o'clock.

Edward D. Hardesty
Zoning Commissioner of Baltimore County.

(over)

13TH DISTRICT CHANGES

The following are changes which have been granted in the area and therefore, justify the change from R6 to BL.

PETITION # 4804 - Property on the northwest corner of Benson Avenue and Sulphur Spring Road.
Petitioner - Samuel & Leona D. Buckingham
Petition for special exception for gasoline station
Granted - December 2, 1959.

PETITION # 5108 - Property on the northeast corner of Kittenhouse Avenue and James Street.
Petitioner - Joseph F. & M. Jane Wade
Reclassification from R6 to BL
Granted - October 26, 1960.

PETITION # 5324 - Property on the north side of Washington Boulevard - 240 feet north-east of Ridge Avenue.
Petitioner - King Mfg. & Const. Co., Inc.
Reclassification from R6 to BL & variance.
Granted July 20, 1961.

PETITION #65-143RA Property on the southwest side of Baltimore City line -- 100 feet northeast of Smith Avenue.
Petitioner - George C. Deering et al
Reclassification from R6 to BL
Granted by County Board of Appeals - January 4, 1966.

PETITION # 65-248RA Property on the south side of Baltimore County Beltway and west side of B. & O. Railroad.
Petitioner - Harry A. Smuck
Reclassification from R6 to BL & Var.
Granted - June 3, 1965.

PETITION # 66-152R Property located Beg. 152.98 feet southwest of Patapsco Avenue and Baltimore City Line.
Petitioner - Charles F. & Elizabeth K. Farthing and John W. Volley Kelbaugh
Reclassification from R6 to BL.
Granted - January 4, 1966.

PETITION # 66-163R Property on the southwest side of Monumental Avenue east of Spring Road.
Petitioner - Maryland Housing Corporation, c/o Robert E. Kannode, 5820 Western Boulevard.
Reclassification from R6 to BL.
Granted - January 6, 1966.

- 1 -

PETITION # 66-202R Property on the northwest side of Washington Road - 1039 feet north-east of Washington Boulevard.
Petitioner - Beland Corp.
Reclassification from R6 to BL
Granted - March 21, 1966.

PETITION # 67-29R Property on the southeast corner of Macchilli & Potomac Avenues.
Petitioner - Carl T. Jullio
Reclassification from R6 to BL
Granted - September 6, 1966.

PETITION # 67-102X Property on the northwest side of Washington Boulevard - 451 feet south of Ridge Avenue.
Petitioner - Steve Antonis
Reclassification - special exception for used motor vehicle outdoor sales area
Granted - November 9, 1966.

PETITION # 69-105X Property on the northwest side of Washington Boulevard - 350 feet southwest of New Sulphur Spring Road.
Petitioner - Mushroom Transportation Co. Employees Profit Sharing Plan of Philadelphia
Reclassification - special exception for truck terminal
Granted - November 16, 1968.

PETITION # 69-110R Property on the south side of the Baltimore City Line and the Baltimore County Line - 150 feet northwest of Cable Avenue.
Petitioner - Stanley L. Panter.
Reclassification from BL to BL
Granted December 20, 1968.

PETITION # 69-182R Property on the northwest side of Hammonds Ferry Road and the northwest side of Baltimore Gas & Electric Company's trans. line.
Petitioner - Harry A. & Thelma H. Smuck
Reclassification from R6 to BL Zone.
Granted - March 4, 1969.

- 2 -

ZONING DESCRIPTION

3648 CORPORATION

R-6 TO BUSINESS ROADSIDE

BEGINNING for the same on the northernmost side of Sulphur Spring Road as widened and shown on Baltimore County Bureau of Land Acquisition Tracing Map-66-263-2 at a point distant 260.00 feet more or less southeasterly from the center of the Old Washington Boulevard and at the division line between the center of the Old Washington Boulevard and the center of the Old Sulphur Spring Road southeasterly by a line curving towards the south with a radius of 945.93 feet for a distance of 14.91 feet to intersect the seventh line of the Land Records of Baltimore County in Liber O.T.G. No. 4638 folio 495 etc. binding rearward on a part of the seventh, the sixth, fifth, fourth, third and part of the second lines of said deed the six following courses and distances: north 33 degrees 55 minutes 40 seconds east 45.91 feet, south 67 degrees 42 minutes 06 seconds east 115.70 feet, north 18 degrees 19 minutes 54 seconds east 65.60 feet, south 76 degrees 56 minutes 09 seconds east 47.25 feet, north 18 degrees 20 minutes 21 seconds east 176.63 feet and north 70 degrees 17 minutes 30 seconds west 85.00 feet to the outline of Zoning Description 3-B-R-3, thence binding on said Zoning Description the three following courses and distances south 15 degrees 24 minutes 54 seconds west 230.00 feet, north 46 degrees 09 minutes 18 seconds west 90.00 feet and south 43 degrees 50 minutes 47 seconds west 50.77 feet to the place of beginning.

CONTAINING 0.481 acres of land more or less.

BEING part of that tract of land which by deed dated February 17, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4638 folio 495 etc. was conveyed by Matthew Kibler to 3648 Corporation.

November 24, 1969
REV. MAY 17, 1970



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 28, 1970

- 2 -

3648 Corporation
3648 Washington Boulevard
Baltimore, Maryland 21227
Item 208

April 29, 1970

Storm Drains:

The petitioner must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the petitioner.

Sediment Controls:

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 Sewer and Water:

Public sanitary sewerage and public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

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

DEPT. OF TRAFFIC ENGINEERING:

The subject proposal can be expected to increase trip density and compound an existing problem with an existing intersection of Victory Drive and Washington Boulevard.

FIRE DEPARTMENT:

Owner shall be required to comply with all applicable requirements of the Fire Prevention Code and the 101 Life Safety Code, 1967 edition, when construction plans are submitted for approval.

3648 Corporation
3648 Washington Boulevard
Baltimore, Maryland 21227
Item 208

April 29, 1970

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of Baltimore County Building Code and Regulations when plans are submitted. Also see parking spaces, Section 409.10K.

BOARD OF EDUCATION:

No bearing on student population.

HEALTH DEPARTMENT:

Public water and sewers are available to this site.

Food Service Comments: If a food service facility is planned complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

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.

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

ULM:JS
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: June 17, 1970

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

SUBJECT: Petition #70-241-R. North side of Sulphur Spring Road 260 feet Southeast of Old Washington Boulevard.
Petition for Reclassification from R-6 to B.R.
3648 Corporation - Petitioners

13th District

HEARING: Monday, June 29, 1970 (11:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B.R. Zoning and has the following advisory comments to make regarding pertinent planning factors:

- The proposal of the Planning Board for comprehensive rezoning this area do not indicate any extension of commercial zoning here. Nevertheless, the Planning Staff has reviewed this petition - which simply seeks to extend or make minor adjustments to present zone boundaries so as to reflect property lines - and would recommend both the adjustment of our map and the granting of this petition.

GEG:msh

COUNTY OFFICE BUILDING
1115 Chesapeake Ave.
Towson, Maryland 21204

Mr. Oliver L. Myers
Chairman

Mr. George E. Gavelis
Director

Mr. James E. Gavelis
Director

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Director

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Director

01-18-71

Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date: 10-15-1970
 District: 13TH
 Posted for: RECLASSIFICATION FROM B-6 TO B-1
 Petitioner: PROPERTY
 Location of property: NIS. OF SUTPHUR SPRING RD. 260 FT. SE. OF
OLD WASHINGTON BRIDGE
 Location of Signs: ① E.I. OF SUTPHUR SPRING RD. 135 FT. S. OF VICTORY DRIVE
② E.I. OF SUTPHUR SPRING RD. 190 FT. - 50 FT. VICTORY DRIVE ③ N.I. OF SUTPHUR
SPRING RD. 260 FT. - SE OF OLD WASHINGTON BRIDGE
 Remarks:
 Posted by: Donna B. Paul Date of return: NOV. 19 - 1970
70-241-R

3648 Corporation
3648 Washington Boulevard
Baltimore, Maryland 21227

PLANNING AND ZONING

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

Your Petition has been received and accepted for filing

this 20th day of April 1970

Edward D. Hardesty
EDWARD D. HARDESTY,
Zoning Commissioner

Petitioner: 3648 Corporation

Petitioner's Attorney

Reviewed by Charles F. Myers
Chairman of
Advisory Committee

TELEPHONE
823-3000
EXT. 387

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

No. 71268
June 8, 1970

To: 3648 Corporation
3648 Washington Blvd.
Baltimore, Md. 21227

Zoning Dept., of Baltimore County

01-422

Petition for Declassification for JMW Corp.
#70-241-2

TOTAL AMOUNT	
55.00	
COST	
52.00	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 2120

TELEPHONE
823.3007
EXT. 387

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

No. 71297
DATE June 26, 1970

TO: 3440 Corporation
3440 Washington Blvd.
Beltsville, Md. 21227

Young Dept. of Baltimore County

QUANTITY	Advertising and printing of program 400-241-2
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CE	TOTAL AMOUNT	101.50
GS	COST	60.50

4
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

PETITION FOR A RECLASSIFICATION
TOWN -- 13th DISTRICT

ZONING: From R-6 to B.R. 7
LOCATION: North side of Sul
Spring Road 240 feet, more or
less, Southeast of Old Washington
Boulevard.
DATE & TIME: Monday, June 25,
at 11:00 A.M.
PUBLIC HEARING: Room 166,
County Office Building, 111 W
Chesapeake Avenue, Towson, Mary
land.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Present Zoning: R-4
Proposed Zoning: R.M.
All that parcel of land in the Thirteenth District of Baltimore County.

BEGINNING for the same on the north-east side of Sulphur Spring Road at widened and shown on Baltimore County Bureau of Land Acquisition Drawing RW 24-242 at a point distant 244.9 feet more or less southeasterly from the center of the Old Washington Boulevard and at the division line between B-N and R-4 Zoning, thence binding on the north-eastmost side of said Sulphur Spring Road southeasterly by a line curving towards the south with a radius of 343.53 feet for a distance of 24.91 feet to

February, 17, 1944 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4434 folio 101 etc. was conveyed by Matthew Kibler to S&A Corporation, thence running with and binding reversely on a part of the

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 11, 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 one time ~~successive weeks~~ before the 29th day of June, 1970, the first publication appearing on the 11th day of June, 1970.

THE JEFFERSONIAN
L. L. and S. S. S. S.
Manager

Cost of Advertisement, \$

**PETITION FOR A
RECLASSIFICATION
1st DISTRICT**
ZONING: From R-4 to R.R. Zone.
LOCATION: North side of Sulphur
spring Road 280 feet, more or less,
southwest of C.J. Washington
unsubdivided.
DATE & TIME: MONDAY, JUNE
18, 1970 at 11:00 A.M.
PUBLISHED HEARING: Room 106
County Office Building, 111 W.
Bespoke Avenue, Towson.
Juryland.
The Zoning Commissioner of
Baltimore County, by authority of the
Zoning Act and Regulations of Balti-
more County, will hold a public
hearing:
Present Zoning: R-6
Proposed Zoning: R.R.
All that parcel of land in the
thirteenth District of Baltimore

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. June 16 1970

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md, once in each of one successive weeks before the 23th day of June 19 70, the first publication appearing on the 11th day of June

THE TIMES
John M. Martin

Manager
John M. Martin
Cost of Advertisement \$ 30.00
Purchase Order No. H 499
Requisition No. Y 7023



OFFICE
COPY

MAP
#13
SE1.2-A
SW-5-C
BR-

- ZONING PLAT
PROPERTY OF
3648 CORPORATION

13TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE 1" = 30' NOVEMBER 24, 1989
MARCH 17, 1990



DAVID W. DALLAS, JR.
CIVIL ENGINEER
8713 OLD HANTON RD. WILTON, BR. MD.
MD 5-2422

