

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Vernon A. Brown, Sr., et ux, 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 SEC-6 zone; for the following reasons: To manufacture lead base materials for printing concerns.

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. 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.

By John A. Brennan Petitioner's Attorney
Address 4001A Federal Road, #204
By Edward D. Harbo Protestant's Attorney
Address 11111 11th District

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of July, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of August, 1970 at 10:00 o'clock.

Edward D. Harbo
Zoning Commissioner of Baltimore County

DOLLENBERG BROTHERS
Registered Professional Engineers & Land Surveyors
705 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

April 27, 1970

Zoning Description

All that piece or parcel of land situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to-wit:

Beginning for the same at a point distant South 53 degrees 48 minutes West 839 feet from a point in the center of Sunshine Avenue, said point in Sunshine Avenue being at the distance of 3210 feet northwesterly measured along the center of Sunshine Avenue from the northwest side of Belair Road and running thence from said place of beginning and binding on the outlines of the land of the petitioners herein the two following courses and distances viz: South 53 degrees 48 minutes West 325 feet and Nor 1 degree 49 degrees 30 minutes 30 seconds West 300 feet, thence leaving said outline and running the two following courses and distances viz: North 52 degrees 37 minutes East 327.94 feet and South 37 degrees 23 minutes East 300 feet to the place of beginning.

Containing 2.42 Acres of land more or less.

Being a part of the property of the Petitioners herein as shown on a plat filed in the office of the Baltimore County Zoning Department.

RE: PETITION FOR RECLASSIFICATION : BEFORE
from R-6 to M.L. : COUNTY BOARD OF APPEALS
Beg. 839' from SW/S Sunshine Ave. : OF
and 3210' from NW/S Belair Road, :
11th District :
Vernon A. Brown, Sr., et ux : BALTIMORE COUNTY
Petitioners : No. 71-52-R

ORDER OF DISMISSAL

Petition of Vernon A. Brown, Sr., et ux, for reclassification from R-6 to M.L. on property located beginning 839 feet from the southwest side of Sunshine Avenue and 3210 feet from the northwest side of Belair Road, in the Eleventh District of Baltimore County

WHEREAS, the Board of Appeals is in receipt of a Dismissal of Appeal filed September 17, 1973 (a copy of which is attached hereto and made a part hereof) from the attorneys representing the petitioners-appellants in the above entitled matter.

WHEREAS, the said attorneys for the said petitioners-appellants request that the appeal filed on behalf of said petitioners be dismissed and withdrawn as of September 17, 1973.

IT IS HEREBY ORDERED this 17th day of September, 1973, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slowik, Chairman

Walter A. Ketter, Jr.

John A. Miller

The applicant presently conducts his business in Baltimore City, and his present location is in the Inner Harbor area that is due to be condemned shortly. Applicant owns and lives on subject property in Kingville, and the business he proposes to conduct will employ about six persons. For financial reasons he is unable to purchase a new location already zoned for his purpose. In the meantime, the Kingville area, with a steady increase of population, and particularly in the area of Belair Road and Sunshine Avenue, where the commercial growth has developed in recent years, has created such a change in nature as to justify and warrant the requested change in classification.

494-3180

County Board of Appeals
COUNTY OFFICE BUILDING
111 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
September 4, 1973

John J. Brennan, Esq.
22 W. Pennsylvania Avenue
Towson, Md. 21204

Dear Sir:

The Baltimore County Board of Appeals had many cases pending before it that were possibly rendered moot by the adoption of the comprehensive zoning maps on March 24, 1971, but which cases are still being carried on its docket.

I would like to dispose of these cases by setting them down for a hearing or by receiving a dismissal request from the appellant(s). Please advise me of your position in the following case(s) which you have appealed:

#71-52-R Vernon A. Brown, Sr., et ux
Beg. 839' from SW/S Sunshine Ave. and
3210' from NW/S Belair Road 11th District
#71-73-R Edward R. Bromwell, et ux
NW cor. Belair & Perry View Roads 11th District

These cases are moot
Please hearing them
Very truly yours,
John A. Slowik, Chairman

cc: Gerard V. Caldwell, Esq.
Darryl G. Fletcher, Esq.
Lester V. Jones, Esq.

Rec'd 9/11/73
9:45 AM
Rec'd and trans-
mitted to the
Board 9/11/73

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
FROM: Mr. George E. Gavell, Director of Planning
SUBJECT: Petition #71-52-R. Beginning 839 feet from the southwest side of Sunshine Avenue and 3210 feet from the northwest side of Belair Road. Petition for Reclassification from R-6 to M.L. Vernon A. Brown, Sr. - Petitioner
11th District
HEARING: Thursday, August 20, 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 M.L.

We voice our objection to the proposed reclassification on the basis that establishment of industrial potentials here would constitute the creation of zoning not in character or capability with the use and zoning of adjacent properties. We feel that this property has no special advantages relative to location or accessibility which would justify industrial zoning.

GEG:mh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: County Executive
FROM: Mr. Eric DiNenna, Deputy Zoning Commissioner
SUBJECT: Petition for Reclassification
Beginning 839' from the SW/S of Sunshine Avenue, 3210' from the NW/S of Belair Road - 11th District
Vernon A. Brown, Sr., et ux - Petitioners
NO. 71-52-R (Item No. 372)

As per your request, attached hereto please find a photostatic copy of my Order concerning the above captioned matter. You will note that the short Order states the reason for the denial of Mr. Brown's request.

I might further state that this property is located in the Kingville area, and it was my feeling that the granting of the Petition would constitute spot zoning. The general area in which this property is located is strictly residential; and there has been no recent zoning changes since the adoption of the map, and further, there has been no substantial changes in the character of the neighborhood.

There was no evidence presented to support an allegation that there was an error in the original zoning map.

Accordingly, it was my opinion that his request for a Reclassification for an R-6 zone to a M.L. zone should be Denied.

Eric DiNenna
Deputy Zoning Commissioner of
Baltimore County

SED:eri
Attachment

IN THE MATTER OF THE PETITION OF
VERNON A. BROWN, SR.
PETITION FOR RECLASSIFICATION : OF
#71-52-R : BALTIMORE COUNTY

NOTICE OF APPEAL

MR. CLERK:

Please enter an appeal in the above captioned matter as to the decision rendered on the 31st day of August, 1970, and forward all papers pertaining unto came unto the Board of Zoning Appeals for Baltimore County.

not Appeal Costs \$70.00

CERTIFICATE OF SERVICE

I HEREBY CERTIFY, that on this 23rd day of September 1970, a copy of the foregoing Notice of Appeal was mailed to Vernon A. Brown, Sunshine Avenue, Kingville, Maryland 21087, Petitioner herein.

Lester V. Jones

See Office
Lester V. Jones



ORDER RECEIVED FOR FILING
DATE 5/16/70 BY [Signature]

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

the above Reclassification should be had, and it further appearing that by reason of...

a Special Exception for a... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this...

day of... 196... that the herein described property or area should be and

the same is hereby reclassified from a... to a...

and/or a Special Exception for a... should be and the same is

granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of failure to show error in the original zoning map or substantial changes in the character of the neighborhood...

the above reclassification should NOT BE HAD, and the same is hereby continued as and

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... day

of... 1967, that the above reclassification 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 an... R-6...

RECEIVED FOR
PROCESSING
BY [Signature]
DATE 5/16/70
OFFICE OF
PLANNING & ZONING

DEPUTY Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: May 14, 1970

FROM: Ian J. Forrest

SUBJECT: Item 302 - Zoning Advisory Committee Meeting, May 12, 1970

302. Property Owner: Vernon A. Brown, Sr.
Location: S/E side of Sunshine Ave., 3210 ft. ±
N/W from Belair Rd.
Present Zoning: R-6
Proposed Zoning: Reclass. to ML
District: 11th
No. Acres: 2.42 acres ±

A private water supply is proposed for this site.

Prior to approval of a building application, a soil percolation test must be conducted to determine the suitability of the soil for underground disposal.

Any industrial waste must be disposed in an underground disposal system.

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.

Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

137/ca

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 29, 1970

John J. Brennan, Esq.
Loyola Federal Building
Towson, Maryland 21204

RE: Type of Hearings: Reclassification
from an R-6 zone to an ML zone
Location: S/E of Sunshine Avenue
Petitioner: Vernon A. Brown, Sr.
11th District
Item 302

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 Zoning Advisory Committee visited the subject site but could not find the exact location of the proposed one story building for the intended zoning. However, the general area is a wooded area, unimproved. The section that is to be zoned is from an overall parcel of land which contains 33 acres. Sunshine Avenue is not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Sunshine Avenue is an existing road which shall ultimately be improved as a 60' public right-of-way. Dedication of right-of-way will be required.

Storm Drainage:

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.

M-L - N.E. Key Sheet
SR M-L 36 and 37 Position
Sheet
N.E. 15 I and J Tops

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty Date: May 20, 1970

ATTN: Oliver L. Myers

FROM: Baltimore County, Maryland

SUBJECT: Item 302 (1969-1970)
Property Owner: Vernon A. Brown, Sr.
S/E side of Sunshine Avenue,
3210 feet ± N/W from Belair Road
District: 11th
Present Zoning: R-6
Proposed Zoning: Reclassification to M-L
No. Acres: 2.42 acres ±

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Sunshine Avenue is an existing road which shall ultimately be improved as a 60' public right-of-way. Dedication of right-of-way will be required.

Storm Drainage:

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 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.

Water and Sewer:

Public water and sanitary sewer services are not available at this time. Private water and sewer disposal systems will be required in accordance with the Health Department Standards.

Edward J. Dier
Chief, Bureau of Engineering

ENDS BUREAU

John J. Brennan, Esq.
Item 302
Page 2

July 29, 1970

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.

Water and Sewer:

Public water and sanitary sewer services are not available at this time. Private water and sewer disposal systems will be required in accordance with the Health Department Standards.

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the following comments:

The Zoning Advisory Commission was unable to find subject site's exact location but we feel that access to any ML site should be over public roads and not over a system of private rights-of-way.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from R6 to ML of 2.4 acres. This should not increase the total trip density to the subject property. However, it should double the peak hour demand. Sunshine Avenue, in its present condition, is not conducive to industrial or high density development.

BUILDING ENGINEER OFFICE:

Petitioner to comply with all applicable requirements of Baltimore County Building Code and Regulations when plans are submitted.

FIRE DEPARTMENT:

Owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1966 edition, and the Fire Prevention Code when construction plans are submitted for approval.

BOARD OF EDUCATION:

Would have no effect on student population.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty

TO: Zoning Commissioner Date: July 9, 1970

FROM: Richard B. Williams

Project Planning Division

SUBJECT: Zoning Advisory Agenda on #302

May 12, 1970
Vernon A. Brown, Sr.
S/E side of Sunshine Avenue
3210 feet ± N/W from Belair Road

This office has reviewed the subject site plan and offers the following comments.

The Zoning Advisory Commission was unable to find the subject site's exact location but we feel that access to any M-L site should be over Public Roads and not over a system of private Rights-of-Way.

John J. Brennan, Esq.
Loyola Federal
Item 302
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July 29, 1970

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

OLM:JD

Enc.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty

TO: Attn: Oliver L. Myers

FROM: C. Richard Moore

SUBJECT: Item 302 - ZAC - May 12, 1970

Property Owner: Vernon A. Brown, Sr.

Sunshine Avenue NW from Belair Road

Reclassification to ML

Date: July 7, 1970

The subject petition is requesting a change from R6 to ML of 2.4

acres. This should not increase the total trip density to the subject

property. However, it should double the peak hour demand. Sunshine

Avenue, in its present condition, is not conducive to industrial or

high density development.

C. Richard Moore

Assistant Traffic Engineer

CRM:nr

INTER-OFFICE CORRESPONDENCE

Vernon A. Brown, Sr.
S.E. Side of Sunshine Avenue
3210 Feet N.W. from Belair Road
District: 11

Petitioner to comply with all applicable requirements of Baltimore County Building Code and regulations when plans are submitted.

FROM: Lieutenant Thomas E. Kelly
Fire Department

SUBJECT: Property Owner:
Vernon A. Brown, Sr.

Location: S/E side of Sunshine Avenue, 3210 feet ± N/W from Belair Road

Item # 302 Zoning Agenda May 12, 1970

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

Lt. T. F. Kelly

TOWSON, MD.....July 30.....1902.....

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 (1) ~~month~~ year before the 20th day of August, 1920, the first publication appearing on the 30th day of July 19. 70

THE JEFFERSONIAN

Cost of advertisement \$ _____

724 YORK ROAD
TOWSON, MD 21204
821-7500

August 3 - 1970

THIS IS TO CERTIFY, that the annexed advertisement of
Edward D. Hardesty
Zoning Commissioner of Baltimore County
TOWSON
was inserted in THE ~~XXXXXXX~~ TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one ~~XXXXXX~~
week before the 3rd day of August 19 70 that is to say, the same
was inserted in the issue of July 30, 1970.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

ZONING ADVISORY COMMITTEE MEETING
 07 May 12, 1974

Petitioner: Brown, Ed
Location: Sunshine Ave, NE Tenth Rd
District: 11
Present Zoning: R6
Proposed Zoning: M1
No. of Acres: 2.42

Comments: WOULD HAVE NO EFFECT ON STUDENT POPULATION

District: 114 Date of Posting: July 30, 1970
 Posted for: Reginald Shaw, Aug. 26, 1970, C. 114-1-1 A.H.
 Petitioner: Vernon B. Blawie, Jr.
 Location of property: Box 839, 2500 H. St. of the Southern cross
and 39-10-350 N.W. 1/4, Balcon, FL.
 Location of Sign: 1800 N. 1st St. of Southern L. Postal Rd. Rd
1st and 1st St. of Property, where 1st St. is on the
 Remarks:
 Posted by: Marion H. Hines Date of return: Aug. 6-7-70

District. 11th Date of Posting. Oct-8-20

Posted for: _____

Petitioner: James B. Bacon

Location of property: Reg. E32, 2nd. NW 1/4 of Section 10 and
32nd. from 4th W 1/2 of Public R.R.

Location of Sign: O. East of Luban. S. Property.

Remark: _____

Posted by: J. M. M. Date of return: Oct-15-20

TELEPHONE 484-5419		INVOICE No. 73788	
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE			
DATE <u>Aug. 26, 1964</u>		REVENUE DIVISION COURT HOUSE TOWSON, MARYLAND 21204	
TO: James A. Green, Jr. Baltimore, Md. Baltimore, Md.		Being Dept. of Baltimore County	
REPORT TO ACCOUNT NO. <u>67-202</u>		RETURN THIS PORTION WITH YOUR REMITTANCE	
QUANTITY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	
1		Advertising and posting of property 67-202	
4		49.00	
IMPORTANT: RETURN CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204			

TELEPHONE 494-2419		INVOICE No. 73869	
BALTIMORE COUNTY, MAR. LAND OFFICE OF FINANCE		DATE 9/30/79	
Revenue Division COURT HOUSE TOWSON, MARYLAND 21204		FILED 11 TOWSON, MARYLAND 21204	
To: Lester Y. Jones, Inc., 22 W. Pennsylvania Ave., Towson, Md. 21204	Zoning Office 119 County Office Bldg., Towson, Md. 21204		
DEBIT DEBIT TO ACCOUNT NO. 91-657	RETURN THIS PORTION WITH YOUR RETURNANCE		TOTAL AMOUNT \$70.00
CREDIT CREDIT TO ACCOUNT NO. 91-657	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		COST
Cost of appeal - property of Veronica A. Brown, Jr. No. 71-52 -R			\$70.00

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BALTIMORE CITY OFFICE OF PLANNING AND ZONING)

John A. Swannick, Esq.,
Lepore National Building
Baltimore, Md. 21204

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

Your Petition has been received and accepted for filing this _____ day of _____, 1970.

Edward D. Handesty
EDWARD D. HANDESTY
Zoning Commissioner

Petitioner Barbara A. Swannick, Sr.

Petitioner's Attorney John A. Swannick, Esq. Reviewed by William A. Thomas
Chairman of the
Advisory Committee

AREA IN WHOLE TRACT = 33.86 ACRES ±

SUNSHINE AVENUE

DWELLING

50 FOOT PRIVATE ROAD
ZONED R6
RES. DENTAL USE

#71-52R

OFF. COPY
11TH DIST "C"

11TH DIST.
MAP
SEC. "C"
ML

ZONING PLAT
PROPERTY LOCATED
IN
11TH DISTRICT BALTO CO. MD
2.42 ACRES ±

SCALE = 1" = 100' APRIL 27, 1970
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE - TOWSON MD



ZONED R6
UNIMPROVED
WOODED

ZONED R6
UNIMPROVED
WOODED

PARKING DATA
6 EMPLOYEES ÷ 3 = 2 SPACES REQUIRED
6 SPACES PROVIDED
PARKING AREA TO BE PAVED WITH A
DURABLE DUSTLESS SURFACE (MACADAM)

EXISTING ZONING R6
PROPOSED ZONING ML
PROPOSED USE: PRINTING PLANT
NO WATER MAINS AVAILABLE
NO SEWER AVAILABLE

