

71-62-RX
#309

**PETITION FOR ZONING RECLASSIFICATION
AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Sons, Inc.

I or we, HARVEY R. SHIPLEY & SONS, 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 (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 M-L zone; for the following reasons:

1. Error in original zoning.
2. Changes in the character of the neighborhood.

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 a truck terminal.

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of advertising 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.

Harvey R. Shipley & Sons, Inc.

Contract purchaser: *Thomas E. Shipley, Jr.*
Address: Westminster Road, Finksburg, Maryland 21048
George Barrett Johns, 104 Jefferson Bldg., Towson, Md. 823-6200
Petitioner's Attorney

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 108, County Office Building in Towson, Baltimore County, on the 26th day of August, 1970, at 11:00 o'clock.

Charles D. Hardin
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR RECLASSIFICATION : BEFORE
FROM R-6 TO M.L., and : COUNTY BOARD OF APPEALS
SPECIAL EXCEPTION for a : OF
Truck Terminal : BALTIMORE COUNTY
S/S Maryland Route #30, 305' : No. 71-62-RX
S. Baltimore County- :
Carroll County Line, :
5th District :
Harvey R. Shipley & Sons, Inc., :
Petitioners :

ORDER OF DISMISSAL

Petition of Harvey R. Shipley & Sons, Inc. for reclassification from R-6 to M.L. and a special exception for a Truck Terminal on property located on the east side of Maryland Route #30, 305 feet south of the Baltimore County-Carroll County Line, in the Fifth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed October 2, 1973 (a copy of which is attached hereto and made a part hereof) from the attorney representing the petitioner-appellant in the above entitled matter.

WHEREAS, the said attorney for the said petitioner-appellant requests that the appeal filed on behalf of said petitioner be dismissed and withdrawn as of October 2, 1973.

IT IS HEREBY ORDERED this 11th day of October, 1973, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slowik
John A. Slowik, Chairman
John A. Miller
John A. Miller
Robert L. Gilland
Robert L. Gilland

LAW OFFICES
SMITH, JOHNS & SMITH

SMITH, JOHNS & SMITH
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21284
TELEPHONE 330-4400

SMITH, JOHNS & SMITH
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21284
TELEPHONE 330-4400

September 28, 1973

John A. Slowik, Chairman
County Board of Appeals
111 West Chesapeake Avenue
Towson, Maryland 21284

RE: #71-62-RX Harvey R. Shipley & Sons, Inc.
#71-47-R County Homes, Ltd.

Dear Mr. Slowik:

Both of the above-mentioned cases are regarded as moot since the adoption of the new maps. In fact, it has been my understanding that these old cases which have been pending since prior to the adoption of the said maps would be dismissed by the Board.

Please note that there is another case involving County Homes now pending before the Board, that being #72-223-R. This last mentioned case has arisen since the adoption of the maps and is not regarded as moot.

Very truly yours,

George Barrett Johns
George Barrett Johns

GBJ/sjs

no immediate dismissal per year

Rec'd 11/17/73
7:45 AM

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
AND SPECIAL EXCEPTION : DEPUTY ZONING COMMISSIONER
S/S of Maryland Route 30, 305' S : OF
of the Baltimore County - Carroll :
County line - 5th District :
Harvey R. Shipley & Sons Inc. - :
Petitioners : BALTIMORE COUNTY
NO. 71-62-RX (Item No. 309) :

The Petitioners seeks a Reclassification from an R-6 Zone to an M.L. Zone for a parcel of property containing 5,576 acres of land, more or less, in the Fifth (5th) Election District of Baltimore County. It further requests a Special Exception for a truck terminal.

Testimony on behalf of the Petitioners indicated that there were various changes in the area, but mainly relied on these changes to the north in Carroll County, Maryland.

Testimony on behalf of the Protestants indicated that the only commercial parcel of land in the immediate vicinity was that of a restaurant which has been in existence since the late thirties. They further testified that Hanover Road is heavily traveled and that the sight distance to the proposed entrance to the truck terminal was very limited. This would create an increased traffic hazard. It was further indicated that much of the industrially zoned land in Carroll County is undeveloped, and that there was no industrially zoned land on the Baltimore County side of the Carroll County line. This area is rural in nature.

Without reviewing the evidence further in detail, it is the Deputy Zoning Commissioner's opinion that there has not been sufficient change in the character of this area since the adoption of the map, and the granting of a Special Exception would create a traffic hazard in that the sight distance along Hanover Road on this property is substandard.

Therefore, it is Ordered by the Deputy Zoning Commissioner of Baltimore County this 27th day of November, 1970, that the above Reclassification be and the same is hereby DENIED and that the above described property or area

(8) Case # 5194 involving property located on the east side of Hanover Road 500 feet south of Emory Road wherein petition for reclassification from R 6 to B.R. was filed for Broadwater, Inc. and Order granting same signed by the Zoning Commissioner on January 26, 1961.

(9) Case # 3115-R.S. involving property located on the northeast corner of Hanover and Emory Roads wherein petition for reclassification from A (residential) to E (commercial) and special permit for gasoline service station was filed for Russell Leslie Burk and Marjorie Mae Burk and Order granting the petition for reclassification and special permit was signed by the Zoning Commissioner on October 7, 1954.

(10) Case # 3246 involving property located on the southwest corner of Hanover and Emory Roads wherein petition for reclassification from A (residential) to E (commercial) was filed by Mary E. Hoffman and Order granting reclassification was signed by the Zoning Commissioner on November 17, 1954 and reclassification was approved by the County Commissioners on December 1, 1954.

(11) Case # 3798 involving property on the west side of Hanover Road 1327 feet north of Emory Road wherein a petition for reclassification from R 6 to B.M. was filed for Grace S. Raver and Order granting reclassification was signed by the Zoning Commissioner on May 1, 1956 and approved by the County Commissioners on September 10, 1956.

Respectfully submitted,

SMITH, JOHNS & SMITH

John A. Slowik

be and the same is hereby continued as and to remain an R-6 Zone, and that the Special Exception for the truck terminal be and the same is hereby DENIED.

Charles D. Hardin
Deputy Zoning Commissioner of Baltimore County

IN THE MATTER OF THE PETITION OF HARVEY R. SHIPLEY & SONS, INC. for zoning re-classification from R 6 to M.L. with special' exception for a truck terminal

MEMORANDUM IN PART OF PETITION

The Petitioners' property is a lot consisting of 5,576 acres situated in the Fifth Election District of Baltimore County, on the east side of Hanover Road (Route 30) fronting 417.82 feet on said road and located 305 feet south of the Carroll County-Baltimore County line. The present zoning is R-6.

Your Petitioners submit that the existing zoning classification is in error and that there were substantial changes in the character of the neighborhood and that the property is more properly used for a truck terminal than residential purposes for the following reasons:

(A) The zoning map provided only one parcel in the area for business or commercial use which parcel is located on the corner of Hanover Road and Trenton Road; otherwise the zoning of the entire surrounding area is R 6, and made insufficient provision for necessary and proper uses.

(B) There have been numerous changes in zoning classifications in the immediate neighborhood as follows:

(1) Case # 4847-XV involving property on the south side of Arcadia Road 1000 feet east of Hanover Road wherein petition for special exception and variance for Arcadia Fire Department was filed and Order granting the special exception and variance was signed by the Deputy Zoning Commissioner on January 11, 1960.

(2) Case # 1181-S involving property located on the northeast side of Dover Road 2064 feet east of Trenton Road wherein a petition for special permit for the installation of two pea-shelling machines for canning purposes was filed for Joshua H. Hale and Elsie E. Hale, his wife, and Order granting

the petition was signed by the Zoning Commissioner on April 6, 1948.

(3) Case # 1667 involving property located on the northwest side of Ridge Road wherein a petition for reclassification from A (residential) to E (commercial) was filed for William Preston Davidson and L. Catherine Davidson and Order approving same was signed by the County Commissioners on April 13, 1950.

(4) Case # 1618-S involving property located on the north side of Ridge Road wherein a petition for special permit for storage yard and building for the County road equipment was filed and Order granting same was signed by the Zoning Commissioner on January 17, 1950.

(5) Case # 64-13 X involving property located 450 feet east of Hanover Road and on the north side of Trenton Road wherein petition for special exception for golf course and country club was filed for Thomas Shilling and Order of the Zoning Commissioner granting same was signed on August 5, 1954.

(6) Case # 6' 0-R involving property located on the west side of Hanover Road 202.4 feet north of Fifth Avenue involving petition for reclassification from R.6 to B.R. was filed for Edgar Rohde and Order granting the reclassification for that portion of the property bordering on Hanover Road to a depth of 250 feet was signed by the Zoning Commissioner on April 10, 1964.

(7) Case # 64-112 R involving property located on the southeast corner of Hanover and Emory Roads involving petition for reclassification from R 6 to B.R. was filed for Walter Armacost and Order granting reclassification was signed by the Zoning Commissioner on April 14, 1964.

ORDER RECEIVED FROM FILING
DATE 11-17-73
BY *John A. Slowik*

EDWIN J. KIRBY AND ASSOCIATES

SURVEYORS - ENGINEERS - PLANNERS

21 Court Street
Westminster, Md. 21157

#71-62-RX

170 OFFICES
SMITH, ETTOM & SMITH



November 30, 1970

Zoning Description-Harvey R. Shipley and Sons, Inc Parcel

Beginning for the same at a point on the easternmost side of Maryland Route No. 30 as layout fifty feet wide said point being distant 305.00 feet measured in a southerly direction from the intersection of the aforementioned side of Maryland Route No. 30 and the Baltimore County-Carroll County Line, said point being also distant 120.30 feet measured in a southerly direction from the intersection of the aforementioned side of Maryland Route No. 30 and the center of a lane used in common with the owner herein and others entitled thereto and running thence with courses referred to true meridian South 85 degrees 43 minutes 59 seconds East 200.00 feet, North 6 degrees 31 minutes 44 seconds East 120.00 feet, to the center of the aforementioned Lane and thence thence South 85 degrees 43 minutes 59 seconds East 248.90 feet to a point in the center of the Western Maryland Railroad Right of Way as layout sixty-six feet wide and thence thence along the centerline thereof the two following courses and distances southerly by a curve to the right having a radius of 12,040.0 feet an arc distance of 471.06 feet and South 3 degrees 02 minutes 27 seconds West 109.51 feet thence leaving said Railroad North 80 degrees 54 minutes 50 seconds West 502.74 feet to a point on the aforementioned side of Maryland Route No. 30 and thence thence North 6 degrees 31 minutes 44 seconds East 417.82 feet to the place of beginning, containing 5.576 acres of land more or less.

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification and Special Exception E/S of Maryland Route 30, 305' S of the Baltimore County - Carroll County Line - 5th District Harvey R. Shipley & Sons, Inc. Petitioner: No. 71/62/RX Item No. 309

Dear Sir:

Please note an appeal on behalf of Harvey R. Shipley & Sons, Inc., to the County Board of Appeals from the Order of the Deputy Zoning Commissioner dated November 27th, 1970 in the above entitled matter.

Attached is check for \$70.00 fee.

Very truly yours,

George B. Johns
George B. Johns

gbj/d



Edwin J. Kirby, Jr.
Edwin J. Kirby, Jr. MS 5481
4-30-70

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
FROM: Mr. George E. Gavrelli, Director of Planning
SUBJECT: Petition #71-62-RX, East side of Maryland Route N. 30, 305 feet south of The Baltimore County-Carroll County Line.
Petition for Reclassification from R-6 to M.L. Zone
Petition for Special Exception for a Truck Terminal
Harvey R. Shipley & Sons, Inc. - Petitioners
5th District
HEARING: Wednesday, August 26, 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 M.L. zoning together with a special exception for a truck terminal.

- 1. Examination of prospective land use changes just across the line in Carroll County results in a conclusion by the Planning Staff that M.L. zoning and the truck terminal are appropriate here when viewed in the context of development forces working in the adjoining county. The Planning Staff will recommend this petition to the Planning Board.
- 2. If granted, the special exception should be conditioned upon absolute adherence to an approved site plan, including the dense pine tree screen proposed by the petitioner. The Health Department should also approve the specific facilities relative to well, septic tank, and other waste disposal.

GEG:amh



STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRESTON STREET
BALTIMORE, MD. 21201



May 21, 1970

Mr. Edward Hardesty
Zoning Commissioner
Towson, Maryland, 21204
Attention: Mr. D. L. Myers
RE: Zoning Advisory Committee Meeting
May 12, 1970 Item No. 309
Property Owner: Harvey R. Shipley & Sons
Location: E/S Md. Route 30, 185' S. of Carroll County Line
Present Zoning: R-6
Proposed Zoning: Reclassification to ML District 5 5.576 acres

Dear Mr. Hardesty:

There is inadequate stopping sight distance at the subject property due to an over-verticle curve (hill) to the south and the steep grade of Hanover Pike. To establish a commercial entrance to the site would create a traffic hazard.

The least objectionable location for an entrance would be at the north property line. The plan indicates a 50' right of way for Hanover Pike. The State Roads Commission claims a 60' right of way.

If the site is developed as proposed, the roadside curb must be located 24' from the center line of Hanover Pike. A concrete curb must also be constructed at some point between the right of way line and the parking area.

The plan must be revised prior to a hearing date being assigned.

Access to Hanover Pike will be subject to State Roads Commission approval and permit.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
John E. Meyers
John E. Meyers
Asst. Development Engineer

JEN/mtb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty, Zoning Commissioner
ATTN: Oliver L. Myers
FROM: Ellsworth N. Diver, P.E., Chief, Bureau of Engineering

Date: June 1, 1970

SUBJECT: Item 309 (1969-1970)
Property Owner: Harvey R. Shipley and Sons
E/S Md. Rt. 30, 185' S. of Carroll Co. Line
Present Zoning: R-6
Proposed Zoning: Reclassification to ML

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

Hanover Road - Maryland Route 30 is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

The status of the roadway adjacent to the north property line of this site is unknown and Baltimore County does not propose any road improvements at this time.

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.

Hanover Road - Maryland Route 30 is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

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.

Item 309 (1969-1970)
Property Owner: Harvey R. Shipley and Sons
Page 2
June 1, 1970

Water and Sanitary Sewer

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

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

ENCLOSURES:
NW 25-K Topo
87-28 Key Sheet
101 & 102 NW 43 Position Sheet

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
ATTENTION: Mr. Myers
DATE: May 22, 1970

FROM: Lieutenant Thomas E. Kelly
Fire Department

SUBJECT: Property Owner:
Harvey R. Shipley & Sons

Location: E/S Md. Rte. 30., 185' So. of Carroll Co. Line

Item # 309 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.

Thomas E. Kelly
Lt. T. E. Kelly

TO: Mr. Oliver Myers
DATE: May 13, 1970

FROM: Ian J. Forrest

SUBJECT: Item 309... Zoning Advisory Committee Meeting, May 12, 1970

309. Property Owner: Harvey R. Shipley & Sons
Location: E/S Md. Rte. 30., 185' So of Carroll Co. line
Present Zoning: R-6
Proposed Zoning: Reclass. to ML District: 5th
No. Acres: 5.576

A geological study must be conducted to determine the adequacy of the water supply prior to a hearing date.

Percolation tests must be conducted to determine the suitability of the soil for underground disposal.

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.

Ian J. Forrest
Ian J. Forrest
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

IJF/ca

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Petitioner: Shively & Sons
Location: MD Rt. 30 MD Carroll Co Line
District: 5
Present Zoning: R6
Proposed Zoning: ML
No. of Acres: 5.574

Comments: NO EFFECT ON STUDENT POPULATION

TO: Zoning Date: May 14, 1970
FROM: Everett Reed, Plans Review
SUBJECT: #339 Harvey R. Shipley & Sons
S.W. Maryland Hts. 30, 105' s. of
Carroll Co. Line
District: 5

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

Effred
Everett Reed, Plans Review

Strach

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21284
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
Attn: Oliver L. Myers
FROM: C. Richard Moore Date: June 1, 1970
SUBJECT: Item 309 - ZAC - May 12, 1970
Property Owner: Harvey R. Shipley & Sons
Md. Rt. 30, south of Carroll Co. Line
Reclassification to ML

The subject petition is requesting a change from R6 to ML of 5.6 acres. The trip density from the subject site will be 280 trips per day with 28 during the peak hour for R6 and 56 trips for ML. The sight distance along the frontage of the subject property is substandard.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:rr

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 31, 1970

OPEN OFFICE HOURS
8:30 A.M. TO 5:00 P.M.
TOWSON, MARYLAND 21284

MEMBERS
GUSSELL WYERS
Chairman

MEMBERS
BOARD OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE DEPARTMENT

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

George Barrett Johns, Esquire
101 Jefferson Building
Towson, Maryland 21284

RE: Type of Hearing: Reclassification and Special Exception

Location: 1/2 Md. Rt. 30, 105' S of Carroll County Line

Committee Meeting of May 12, 1970

5th District

Item 309 Petitioner: Harvey R. Shipley & Sons, Inc.

Dear Mr. Johns:

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 an unimproved tract of land. The surrounding properties being residential and farming in character. The rear portion of the property and parallel to Hanover Road is improved with the Western Maryland Railroad. Hanover Road in this location is not improved as far as concrete curb and gutter are concerned.

STATUS OF IMPROVEMENTS:

Highways:

Hanover Road - Maryland Route 30 is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

The status of the roadway adjacent to the north property line of this site is unknown and Baltimore County does not propose any road improvements at this time.

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.

Hanover Road - Maryland Route 30 is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

George Barrett Johns, Esquire
Item 309

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, impacting 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 permit.

Water and Sanitary Sewers:

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

STATE ROADS COMMISSION:

There is inadequate stopping sight distance at the subject property due to an over vertical curve (hill) to the south and the steep grade of Hanover Pike. To establish a commercial entrance to the site would create a traffic hazard.

The least objectionable location for an entrance would be at the north property line. The plan indicates a 50' right-of-way for Hanover Pike. The State Roads Commission claims a 66' right-of-way.

If the site is developed as proposed, the roadside curb must be located 21' from the center line of Hanover Pike. A concrete curb must also be constructed at some point between the right-of-way line and the parking area.

The plan must be revised prior to a hearing date being assigned. Access to Hanover Pike will be subject to State Roads Commission approval and permit.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from R-6 to ML of 5.6 acres. The trip density from the subject site will be 280 trips per day with 28 during the peak hour for R6 and 56 trips for ML. The sight distance along the frontage of the subject property is substandard.

BUILDING DEPARTMENT'S OFFICE:

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

George Barrett Johns, Esquire
Item 309

INDUSTRIAL DEVELOPMENT COMMISSION:

The request for reclassification of the subject parcel has been reviewed by this office. The Industrial Development Commission considers this site to be desirable for an industrial use because of its location adjacent to the railroad and direct access to a major road.

The Industrial Development Commission recommends that this request be given favorable consideration.

HEALTH DEPARTMENT:

A geological study must be conducted to determine the adequacy of the water supply prior to hearing date.

Percolation tests must be conducted to determine the suitability of the soil for underground disposal.

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 restrictions 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.

FIRE DEPARTMENT:

Owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1969 edition, and the Fire Prevention Code when construction plans are submitted for approval.

BOARD OF EDUCATION:

No effect on student population.

ZONING ADMINISTRATION DIVISION:

It is strongly recommended that the petitioner comply to the State Roads comments and the Health Department comments in the foregoing prior to the hearing.

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 60 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

GM:mc

THE TOWSON TIMES

724 YORK ROAD
TOWSON, MD 21284

August 10, 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One week before the 10th day of Aug., 1970, that is to say, the same was inserted in the issue of August 6, 1970.

STROMBERG PUBLICATIONS, Inc.

Ruth Meyer

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 6, 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 before the 26th day of August, 1970, the first publication appearing on the 6th day of August, 1970.

L. Frank Johnston
Manager

Cost of Advertisement, \$.....

THE JEFFERSONIAN
A WEEKLY NEWSPAPER PRINTED AND PUBLISHED IN TOWSON, BALTIMORE COUNTY, MARYLAND
PUBLISHED BY STROMBERG PUBLICATIONS, INC.
724 YORK ROAD, TOWSON, MARYLAND 21284
Subscription Rates: Single Copy 10c; 6 Months \$5.00; 1 Year \$9.00
Advertising Rates: Day 10c per line; Night 8c per line
Second Class Postage Paid at Towson, Maryland
Postmaster: Please send address changes to THE JEFFERSONIAN, 724 York Road, Towson, Md. 21284
Copyright © 1970 by Stromberg Publications, Inc.
Printed in the United States of America

OFFICE OF
CARROLL COUNTY ZONING ADMINISTRATOR

COUNTY OFFICE BUILDING
 WESTMINSTER, MD.
 21157

August 24, 1970



Mr. Edward D. Hardesty
 Zoning Commissioner of Baltimore County
 Room 106 - County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21284

RE: Petition for reclassification and
 special exception for
 Harvey R. Shipley & Sons, Inc.
 #71-62-RX

Dear Mr. Hardesty:

Reference is made to the captioned subpoena.

There will be found enclosed a copy of the official zoning map of
 Carroll County #25 pertaining to the area at Hanover Road (Rt. 30) and the
 Baltimore County line. Also enclosed is a Xerox copy of zoning regulations
 of Article 11 "B" General Business District.

Should you have further questions relative to this matter, feel
 free to call this office.

Yours very truly,

E. D. Whart
 Zoning Administrator.

CHW/vb
 Enclosures (2)

Certified Mail
 Return Receipt Requested

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 5 TH Date of Posting Aug. 19, 1970
 Posted for RECLASSIFICATION R.G. TO M-L & SPECIAL EXCEPTION
 Petitioner HARVEY R. SHIPLEY & SONS INC. FOR TRUCK TERMINAL
 Location of property 7 1/2 MARYLAND RT. NO. 30. 205 FT. S. RT.
BALTIMORE COUNTY - CARROLL COUNTY LINE
 Location of Sign 3.90 FT. S. OF BALTIMORE COUNTY - CARROLL COUNTY
LINE, ON THE E. S. OF MARYLAND RT. NO. 30
 Remarks:
 Posted by Charles H. Neal Date of return Aug. 12, 1970
 Signature 62-RX

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 5 TH Date of Posting Dec 21, 1970
 Posted for APPEAL
 Petitioner HARVEY R. SHIPLEY & SONS INC.
 Location of property 7 1/2 MARYLAND ROUTE #30. 205 FT. S. OF
BALTIMORE COUNTY - CARROLL COUNTY LINE
 Location of Sign 7 1/2 MARYLAND ROUTE #30. 205 FT. S. OF
BALTIMORE COUNTY - CARROLL COUNTY LINE
 Remarks:
 Posted by Charles H. Neal Date of return Dec. 7, 1971
 Signature

TELEPHONE 484-2413 INVOICE No. 73735
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE DATE 12/4/70
 Revenue Division COURT HOUSE TOWSON, MARYLAND 21284 FILED
 TO: Zoning Dept. of Baltimore County
 George B. Johns, Esq., 119 County Office Bldg., Towson, Md. 21284
 Zoning Office
 119 County Office Bldg., Towson, Md. 21284
 TO: Harvey R. Shipley & Sons, Inc., Westminster, Pikesburg, Md. 21098
 Zoning Dept. of Baltimore County
 TABLE: Partion for Reclassification and Special Exception for Harvey Shipley & Sons 71-62-RX 50.00
 TOTAL AMOUNT \$50.00
 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE 484-2413 INVOICE No. 75449
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE DATE 12/22/70
 Revenue Division COURT HOUSE TOWSON, MARYLAND 21284 FILED
 TO: George B. Johns, Esq., 119 County Office Bldg., Towson, Md. 21284
 Zoning Office
 119 County Office Bldg., Towson, Md. 21284
 TO: George B. Johns, Esq., 104 Jefferson Bldg. Inc., Towson, Md. 21284
 Zoning Office
 119 County Office Building Towson, Md. 21284
 TABLE: Cost of posting property of Country Homes 2 signs No. 71-62-R 10.00
 TOTAL AMOUNT \$10.00
 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE 484-2413 INVOICE No. 75433
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE DATE 12/4/70
 Revenue Division COURT HOUSE TOWSON, MARYLAND 21284 FILED
 TO: George B. Johns, Esq., 104 Jefferson Bldg. Inc., Towson, Md. 21284
 Zoning Office
 119 County Office Building Towson, Md. 21284
 TO: George B. Johns, Esq., 104 Jefferson Bldg. Inc., Towson, Md. 21284
 Zoning Office
 119 County Office Building Towson, Md. 21284
 TABLE: Cost of appeal - property of Country Homes No. 71-62-R 70.00
 TOTAL AMOUNT \$70.00
 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE 484-2413 INVOICE No. 73807
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE DATE 12/22/70
 Revenue Division COURT HOUSE TOWSON, MARYLAND 21284 FILED
 TO: Harvey R. Shipley & Sons, Inc., Westminster, Pikesburg, Md. 21098
 Zoning Dept. of Baltimore County
 TABLE: Advertising and posting of property 71-62-R 16.50
 TOTAL AMOUNT \$16.50
 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204

50' R/W

ROUTE

AREA BETWEEN PROPOSED CURB & EX. PAV. TO BE PAVED S.R.C. SPEC. $N6^{\circ}31'44"E$ 417.82 BFG

To HARVESTERS MD. No. 30

NOTE: 33.0' TO STATE ROADS COMMISSION

USE IN COMMON LAWS TO OTHERS - PRIVATE ELEC. DIST. 5

R-G

NORMAN E. SHIPLEY & WIFE

R-G

PARKING: 30 EMPLOYEES REQ. SPACES 10 SPACES (11x19) 29

Black Top

PRIVATE WATER AND SEWER DES. TO HEALTH DEPT. STANDARDS

CONCRETE CURB & SRC. SPEC. 24' 33' 30" CURBLINE GRASSES
PINE TREE SCREENING
CONC. CURB SRC. SPEC. TRUCK PARKING IN THIS AREA

200' WAREHOUSE GARAGE OFFICE PROPOSED

CONC. CURB SRC. SPEC.

ROOF OF TREE SALES

$S80^{\circ}27'W$ 109.31

WESTERN

MARYLAND

RAILROAD 66' R/W

OWNER:

HARVEY R. SHIPLEY & SONS, INC.
WESTMINSTER ROAD
REISTERSTOWN, P.O., MD.



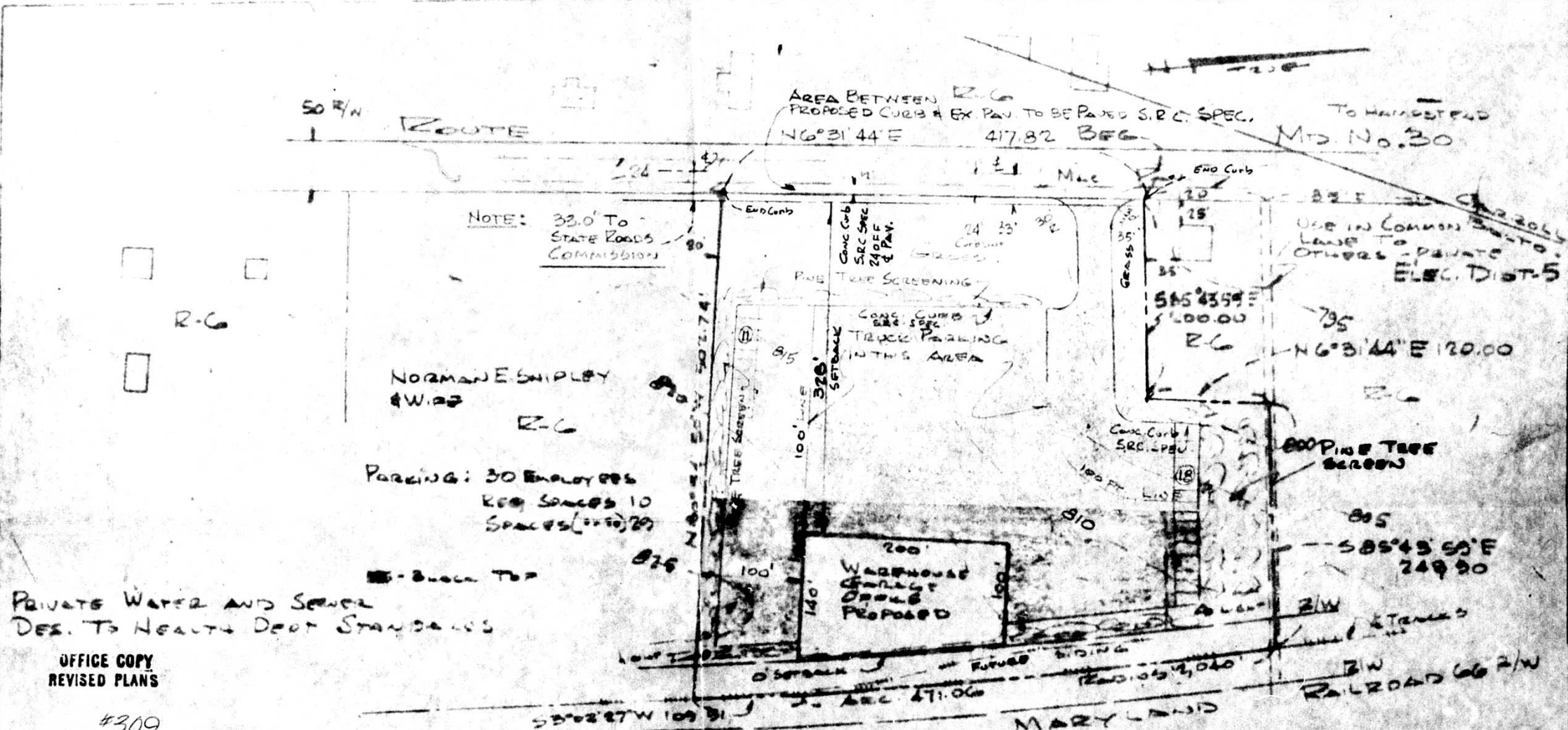
old Plat
EDWIN J. KIRBY & ASSOC.
21 COURT STREET
WESTMINSTER, MD. 21157

EXISTING ZONE - R-G
PROPOSED ZONE - ML SPEC EXCEPTION (TRUCK TERMINAL)
AREA OF PARCEL 5.576 AC +/-

Scale 1"=100' Date 4-30-70
Rev. 8-22-70

E. J. Kirby





NOTE: 33.0' To State Roads Commission

NORMAN E. SHIPLEY
4W.22

Parking: 30 Employees
Rear Spaces 10
Spaces (10 to 20)

PRIVATE WATER AND SEWER
DES. TO HEALTH DEPT STANDARDS

OFFICE COPY
REVISED PLANS

#309
AUG 24 '70 PM

Ansd
 Recd
 Retd
 Entd
 Chkd

OFFICE OF PLANNING & ZONING
By *JBO*

OWNER:
WESTERN
HARVEY R. SHIPLEY & SONS, INC.
WESTMINSTER ROAD
REISTERSTOWN P.O., MD.

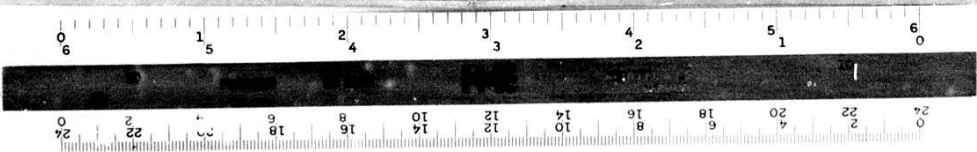
EXISTING ZONE - R-6
PROPOSED ZONE - ML SPEC EXCEPTION (TRUCK TERMINAL)
AREA OF PARCEL 5.576 AC +/-



EDWIN J. KIRBY & ASSOC
21 COURT STREET
WESTMINSTER, MD 21157

Scale 1"=100' Date 4-20-70
Rev. 8-22-70

E. Kirby

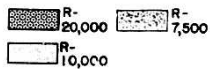


OFFICIAL ZONING MAP

CARROLL COUNTY,
MARYLAND

LEGEND

RESIDENTIAL



BUSINESS



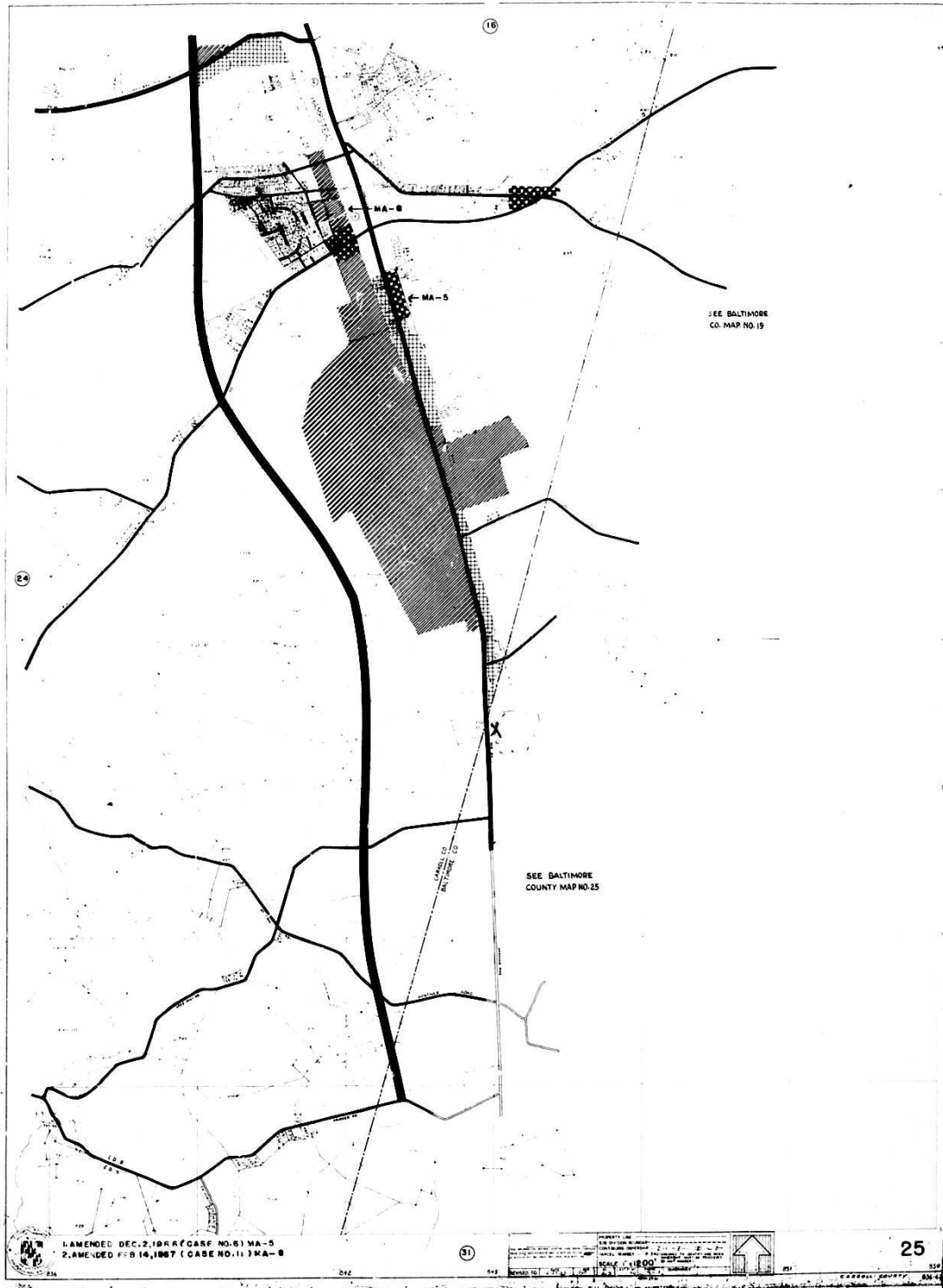
INDUSTRIAL



CONSERVATION



AGRICULTURE



ADOPTED AND ADOPTED THIS _____ DAY OF _____ 198__

ATTEST:

