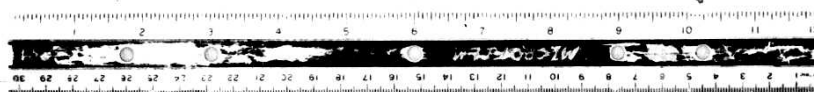


14-14 SW



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS	BY	DATE	SCALE	LOCATION	SHEET
Topographic	MA	4-11-70	1" = 200'	TIMONIUM	N W
	INC				13-A
Topography Compiled By Photogrammetric Methods AERIAL SERVICE CORPORATION, PHILADELPHIA, PA					



MICROFILMED

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Stebbins-Anderson Co., Inc., legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an M.L.-1M zone to an

BR zone; for the following reasons: Petitioner presently operates a retail hardware, lumber yard and building materials outlet on Susquehanna Avenue, Towson, which will have to be relocated by reason of the construction of proposed Towson Towne Boulevard. The subject property was acquired by Petitioner for the purpose of the aforesaid relocation and BR is the only zoning category permitting the combination of uses that Petitioner presently has. Further, the reclassification is appropriate for the following additional reasons: (1) There was error in the adoption of the Comprehensive Land Use Maps with respect to the subject property in that the Planning Board and the Baltimore County Council failed to take into consideration recently constructed Aylesbury Road and did not provide commercial uses; (2) there has been a substantial change in the character of the neighborhood by reason of the recently completed construction of Aylesbury Road, other construction and changes.

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.

I or 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.

STEBBINS-ANDERSON COMPANY, INC.

Contract purchaser

By: John W. Edelen, Jr., Legal Owner President

Address: 315 York Road

TOWSON, Maryland 21204

Protestant's Attorney

John B. Howard

409 Washington Avenue

Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day

of March, 1973, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out 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 7th day of March, 1973, at 10:00 o'clock

A.M.

Eric Di Nenna

Zoning Commissioner of Baltimore County.

(over)

December 19, 1973

John B. Howard, Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
S/S of Timonium Road,
650' W of York Road -
8th District
Stebbins-Anderson Co., Inc. -
Petitioners
NO. 73-204-R (Item No. 15)

Dear Mr. Howard:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/aw

Attachment

RE: PETITION FOR RECLASSIFICATION : BEFORE
from M.L. and I.M. District to B.R. : COUNTY BOARD OF APPEALS
S/S of Timonium Road, 650' :
W. of York Road : OF
8th District :
Stebbins-Anderson Co., Inc. : BALTIMORE COUNTY
Petitioner : No. 73-204-R

OPINION

This case comes before the Board on an appeal by the Petitioner from an Order of the Zoning Commissioner which denied the requested reclassification. The subject property contains approximately 2.839 acres and is located at the southwest corner of Timonium and Aylesbury Roads, in the Eighth Election District of Baltimore County. This parcel is on the south side of Timonium Road, approximately 650 feet west of York Road. The subject property is owned by Stebbins-Anderson Co., Inc. At the present time this 2.837 acre parcel is zoned M.L.-1M. The requested petition is for B.R. zoning as the Petitioner-property owner proposes to use this site for a retail hardware store, and a lumber-building materials storage yard and sales area.

A series of witnesses testified on behalf of the Petitioner including John W. Edelen, President of Stebbins-Anderson Co., Inc. Mr. Edelen primarily pointed out to the Board the history of Stebbins-Anderson in Towson, which began around 1867, and the growth of this enterprise in the Baltimore County area. Mr. Edelen also described the purchase of this total tract which was bought from the Pennsylvania Railroad (Mann Realty), some then consisted of twelve acres of which the subject parcel of 2.839 is the remaining unimproved portion; the balance of the land is now used by Saco Supply, a subsidiary of the Petitioner. Mr. Edelen went into extensive detail concerning the precise history of the subject parcel and the various negotiations that he has had with the County concerning this property. All of these negotiations have been aimed at the relocation of the Towson retail hardware store at the subject site. Since the time of the purchase and the filing of this petition, the County has adopted new zoning regulations which no longer permit the retail use within the M.L. zone. Interestingly enough, through this process the County acquired some additional lands from the subject parcel for the Aylesbury Road construction.

Stebbins-Anderson Co., Inc. - #73-204-R

reclassification, however, the Board is impressed with the thinking of the Planning staff and the Planning Board in recommending this B.R. petition be granted. It seems that the history of this case as spelled out in the Planning Board's recommendations, identified in the file as Item #15, are of such a magnitude to satisfy the heavy burden carried by the Petitioner that there was error on the part of the Council as it is expressly and particularly applicable to this subject parcel. To find otherwise would be grossly unfair to the Petitioner in this instance, and apparently a moral breach of prior commitments by the County to this particular Petitioner as expressly applicable to this parcel of land.

A summary of the Board's reasoning for the granting of this petition would include, but not be limited to, the self-contained nature of this parcel, the prior negotiations between the County and the Petitioner concerning the retail use of the subject property, the subsequent passage of the new zoning regulations and new zoning maps without consideration for the Petitioner's plans and the County's commitments and/or obligations, the proposal by the Petitioner to have no traffic ingress or egress directly onto Timonium Road from the subject property, and the actual exchange of land between the County Department of Land Acquisition and the Petitioner prior to the construction and for the construction of Aylesbury Road. All of the underlying inferences at the time of the negotiation of this exchange was that the subject property was to be used by the Petitioner for a retail hardware store.

Without further detailing the testimony and evidence rendered in this case which has been carefully reviewed by this Board, the Board finds that the Council did err in not zoning this parcel of land B.R. and shall so pass an Order to that effect.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 24th day of September, 1974, by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby GRANTED.

Stebbins-Anderson Co., Inc. - #73-204-R

Mr. Edelen explicitly explained that all of the conversations with the County since he purchased this property have indicated that the Petitioner intended to use this parcel for a retail hardware store.

Mr. John Funk, a civil engineer, testified for the Petitioner concerning the traffic situation at the subject site and his report is part of this record. Mr. Funk disagreed with Mr. Flanigan of the Baltimore County Department of Traffic Engineering, in that it was Mr. Funk's opinion that Aylesbury Road was constructed 48 feet wide on a 60 foot right-of-way in such a manner so as to adequately handle any retail commercial type traffic that might be generated from the subject site. There was no rebuttal testimony from Mr. Flanigan.

Clark MacKenzie, a recognized real estate expert, testified on behalf of the Petitioner and stated that, in his opinion, the Council erred when they did not zone the subject property in such a classification that would allow the previously contemplated retail hardware store to become a reality. Mr. MacKenzie pointed out that apparently the County Council was not aware of the fact that the Baltimore County Land Acquisition Department had actually exchanged some land with the Petitioner, all done with the understanding that the Petitioner was planning to use the subject property for the retail hardware store operation. Mr. MacKenzie pointed out the self-contained nature of the parcel being considered in this instance, emphasizing that such containment is brought about by the encircling nature of the Northern Central Railroad spur running across the southern boundary of the property, and thence onto the main line of the Northern Central Railroad at Timonium Road. This railroad encirclement covers approximately half of the perimeter of the subject property, with Timonium Road and Aylesbury Road further isolating this small island like parcel of land. This self-containment aspect of this parcel was significant in the eyes of Mr. MacKenzie in that some would tend to mitigate against any future retail expansion at this location. Mr. MacKenzie further added that with no planned access to this proposed retail site from Timonium Road, the retail traffic ingress and egress would not prove to be a detrimental factor in the general traffic pattern.

Stebbins-Anderson Co., Inc. - #73-204-R

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

John A. Miller

Walter C. Mann, Jr.

Stebbins-Anderson Co., Inc. - #73-204-R

Eugene Raphael, a registered land surveyor, added further testimony concerning the subject site on behalf of the Petitioner. Mr. Raphael cited that all public utilities are available at the subject site and that no problem exists as to the adequacy of same for the proposed retail use. Mr. Raphael has worked on this site for some time for the Petitioner, and he further substantiated the prior testimony by enunciating that it was his understanding, as well as all of the County officials that he dealt with concerning the site, that the proposed use from its initiation was for the retail hardware store.

The concluding witness for the Petitioner was Norman Gerber of the Baltimore County Office of Planning. Mr. Gerber testified on behalf of the granting of the petition, and stated that his comments as set forth in the file on the subject case were still now the opinion of himself, his staff, and that of the Planning Board. These comments are identified in the subject file as Item #15, and they summarize the thinking of the Planning staff and the Planning Board concerning the petition in the subject instance, with the conclusion of the Planning Board being that the recommended B.R. zoning should be granted.

There were no Protestants. Mr. John W. Hession appeared and stated that he was before the Board to defend the Zoning Commissioner's Order. Mr. Hession stated that he had made "what I deem a rather thorough investigation of the fears of the Zoning Commissioner," and yet the Board must conclude from Mr. Hession's presentation in this case that he does not agree with the Zoning Commissioner's Order which denied the requested petition. If Mr. Hession's position in the case was to defend the Zoning Commissioner's Order, one might safely say it was analogous to sending the fox to watch the chicken house. In any event, the Board does not in any way consider the presentation by Mr. Hession to be any part of the testimony and evidence in this case.

Despite the absence of any protest, the burden upon the Petitioner is nonetheless burdensome in that he must present evidence of error on the part of the Council when they adopted the comprehensive zoning maps in 1971, or sufficient change in the character of the neighborhood to warrant the requested reclassification. In the opinion of this Board, there have been no changes of sufficient character to warrant the requested

E. F. RAPHAEL & ASSOCIATES
Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 825-3906

September 28, 1972

DESCRIPTION TO ACCOMPANY PETITION FOR ZONING RECLASSIFICATION
STEBBINS-ANDERSON CO., INC.

BEGINNING for the same at a point on the south side of Timonium Road at a distance of 650 ft., plus or minus, from the intersection formed by the south side of Timonium Road and the center line of York Road, running thence and binding on the south Right of Way line of Timonium Road -- the three following courses and distances: 1) by a curve to the left with a radius of 2244.83 ft. for a distance of 63.29 ft. (the chord of said arc being S67°18'53"W 63.29 ft.) 2) by a curve to the left with a radius of 1489.00 ft. for a distance of 324.28 ft. (the chord of said arc being S64°31'42"W 323.64 ft.) 3) by a curve to the left with a radius of 1716°52"W 86.12 ft., thence leaving the south side of Timonium Road and binding on the Northernly most Right of Way line of the Northern Central Railroad, the two following courses and distances: 1) by a curve to the left with a radius of 287.50 ft., for a distance of 360.22 ft. (the chord of said arc being S72°51'38"E 337.11 ft.) 2) N71°14'44"E 323.74 ft. to the west Right of Way line of Aylesbury Road, running thence and binding on the west side of Aylesbury Road the two following courses and distances: 1) by a curve to the right with a radius of 730 ft. for a distance of 117.24 ft. (the chord of said arc being N23°44'46"W 117.21 ft.) thence 2) by a curve to the left with a radius of 146 ft. for a distance of 200.38 ft. (the chord of said arc being N58°26'10"W 185.02 ft. to the place of beginning.

CONTAINING 2.839 acres, more or less.
BEING the property of Stebbins-Anderson Co., Inc.

E. F. RAPHAEL
Reg. Professional Land Surveyor

Eugene F. Raphael
Reg. Professional Land Surveyor

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 1973, that the herein described property or area should be and the same is hereby reclassified; from a zone to a zone, 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 and the health, safety, and general welfare of the community being adversely affected,

the above Reclassification should NOT BE HAD, and the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of December, 1973, 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 a M.L., J.M., zone and the Special Exception

Zoning Commissioner of Baltimore County

IN THE MATTER OF THE PETITION OF STEBBINS-ANDERSON CO., INC. FOR RECLASSIFICATION OF PROPERTY LOCATED AT TIMONIUM ROAD AND AYLESBURY ROAD, EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND, FROM AN ML ZONE TO A BR ZONE

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

MEMORANDUM IN SUPPORT OF PETITION FOR RECLASSIFICATION

Stebbins-Anderson Co., Inc., Petitioner, is the fee simple owner of an improved parcel of land located at the intersection of York Road and Susquehanna Avenue, Towson, Maryland, where it operates a retail hardware store. To the east of that location on Susquehanna Avenue it operates, in conjunction with the hardware store, a lumber yard and building supplies outlet. The York Road and Susquehanna Avenue location has been used continuously by Stebbins-Anderson and its predecessors as a hardware store since the year 1887.

Realizing the rapid urbanization and growth of the central Towson area and the distinct probability that it would have to relocate its retail hardware and related sales operation, Stebbins-Anderson purchased a parcel of land consisting of approximately thirteen (13) acres on Timonium Road in Timonium, Maryland. It then established a wholesale building supplies outlet known as Saco Supply, Inc. on a portion of that property and reserved the balance, which is the subject of this reclassification request, for relocation of its Towson retail operation. The Petitioner's fears were not unfounded with respect to the growth of Towson as shortly after the purchase of the Timonium property, Baltimore County began plans for construction of Townsontowne Boulevard along the bed of Susquehanna Avenue. This roadway, projected for completion in 1975 or 1976 will render Petitioner's Towson location incapable of further use as a retail outlet in that there is proposed an

access ramp where the front of its retail store is presently situated. In fact, Baltimore County has already acquired from Stebbins-Anderson Co., Inc. its lumber yard property to the East on Susquehanna Avenue for purposes of the Boulevard; and Petitioner's continued use of that property as a lumber yard is under the terms of a Lease with Baltimore County terminable upon six (6) months notice.

In 1968 Baltimore County began negotiations with Stebbins-Anderson Co., Inc. and Saco Supply, Inc. for acquisition of a portion of the Timonium property for the construction of Aylesbury Road. In the course of those negotiations, the Baltimore County authorities were made fully aware of the need of Petitioner to relocate its Towson retail store on the land remaining after acquisition for Aylesbury Road and the County agreed to deed to Petitioner eight-tenths (8/10) of an acre of excess land owned by the County which fronted on Timonium Road and was adjacent to Petitioner's remaining land. Settlement of the Aylesbury condemnation with Petitioner occurred in 1970 and the Susquehanna (Townsontowne Boulevard) condemnation in 1971. During all of the discussions and negotiations with respect to both parcels there was a concurrence with Baltimore County that the retail store would be relocated at the Timonium property.

By virtue of Bill 100 passed by the Baltimore County Council there was a realignment of permitted uses under the various zoning categories; and following that Bill's effective date, Petitioner became aware of the fact that the Timonium Road property, classified as ML, no longer permitted the combination of uses of its retail store operation. In fact, the only zoning category that authorizes use of property for a retail hardware store, lumber yard and building supplies outlet is BR.

The Baltimore County Planning Board and, in turn, the Baltimore County Council failed to take into consideration in the adoption of the Comprehensive

Land Use Map for the Timonium area the understanding between Petitioner and Baltimore County with respect to relocation of the retail store. There was additional error in the adoption of the map as it affects the subject property in that (i) the Council failed to consider the effect that Aylesbury Road would have on the character of the neighborhood (in fact, the official map as adopted by the Council does not even designate Aylesbury which is a four lane arterial roadway) and (ii) failed to provide any zoning of a commercial nature along the peripheries of the large area zoned ML contiguous to the subject property. Situated on the western edge of this large ML area and with the construction of Aylesbury Road, the subject parcel is logically and ideally suited for commercial uses in that it would serve in support of the ML uses to the West and also provide a transitional use between the ML and York Road located to the East.

The construction and completion of Aylesbury Road along with its interchange at Timonium Road constitutes a substantial change in the character of the neighborhood. Assuming, arguendo, that there was no error on the part of the Baltimore County Council in its adoption of the Land Use Map, it is submitted that this substantial change along with major and other substantial changes of the area in the nature of new construction, new uses, extension of utilities, widening of roadways and similar characteristics justifies and mandates reclassification of the subject property to BR.

Respectfully submitted,

John B. Howard
Cook, Mudd, Murray & Howard
409 Washington Avenue
Towson, Maryland 21204
823-4111
Attorney for Petitioner

COOK, MUDD, MURRAY & HOWARD
ATTORNEYS AT LAW
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 823-4111
COUNSELORS
JAMES H. COOK
JAMES H. MUDD
RICHARD C. MURRAY
JOHN B. HOWARD
DAVID G. TRACY, JR.
JOHN W. FINCH
JOSEPH C. WICK, JR.

December 28, 1973

S. Eric DiNenna,
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Petition for Reclassification
S/S of Timonium Road
650' W of York Road
8th District
Stebbins-Anderson Co., Inc.
Petitioners
No. 73-204-R (Item No. 15)

Dear Mr. DiNenna:

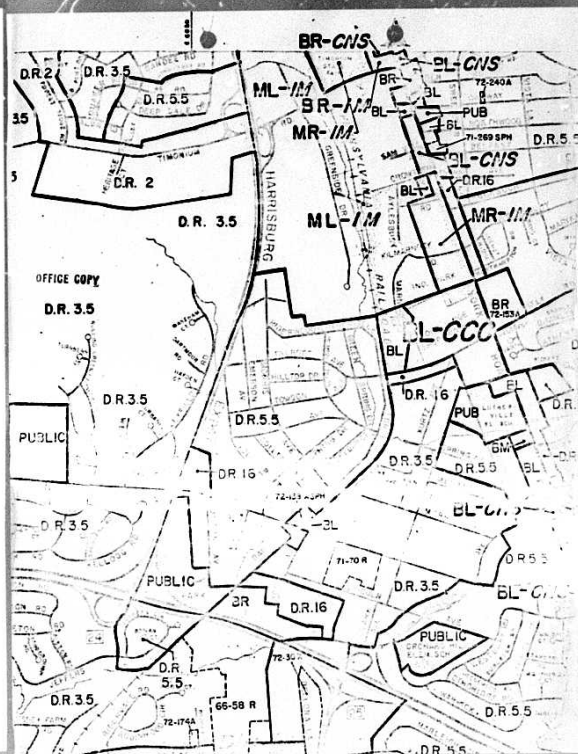
Pursuant to Section 500.10 of the Baltimore County Zoning Regulations, please enter an appeal from the Order dated December 19, 1973 in the above captioned matter to the Baltimore County Board of Appeals.

Enclosed you will find my check in the amount of \$70.00 representing the required filing fee therefor.

Very truly yours,

John B. Howard

JBH/ca
Enclosure



3-SIGNS 73-204-R
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th
Posted for: 4th Day
Petitioner: STEBBINS-ANDERSON CO., INC.
Location of property: 650' W. of YORK ROAD, S/S of TIMONIUM RD.
Location of Signs: 9' W. of AYLESBURY RD. 30' E. of YORK ROAD, S/S of TIMONIUM RD.
Number: 145' E. of YORK ROAD, S/S of TIMONIUM RD.
Signed by: JAMES H. COOK, JAMES H. MUDD, RICHARD C. MURRAY, JOHN B. HOWARD, DAVID G. TRACY, JR., JOHN W. FINCH, JOSEPH C. WICK, JR.
Date of return: JAN. 25, 1974

Z O N I N G
STEBBINS - ANDERSON

Zoning - Stebbins-Anderson Company
Timonium Road & Aylesbury Road
Timonium, Maryland

To the west of the property lies the Harrisburg Expressway, which has an A.D.T. of 45,000 south of the Timonium Rd. Interchange. This is well below it's present average daily traffic capacity.

To the west of the property lies the Harrisburg Expressway, which has an A.D.T. of 45,000 south of the Timonium Rd. Interchange. This is well below it's present average daily traffic capacity.

Accordingly, BR Zoning on the southwest corner of Timonium Road and Aylesbury Road will create no adverse traffic problems on York Road and Harrisburg Expressway. In fact, proximity of the site to the Harrisburg Expressway should be very beneficial to the overall road network.

Traffic on Aylesbury Road is 5,528 ADT, while the road's capacity is 10,000 ADT.

- 1 -

For example, at the Towson store presently being operated by Stebbins-Anderson, the following usage of customer parking on their 50-car parking lot is significant.

Day of Week	Store Hours	Turnover	Total Cars Parked
Sunday	Not Open		
Monday	8:30 a.m.-5:30 p.m.	6 times/day	300
Tuesday	8:30 a.m.-5:30 p.m.	5 " "	250
Wednesday	" "	" " "	"
Thursday	" "	" " "	"
Friday	8:30 a.m.-9:00 p.m.	7 " "	350
Saturday	8:30 a.m.-5:30 p.m.	12 " "	600

It is interesting to note that a traffic count on Timonium Road in 1970 indicated the following daily variation.

- 2 -

Abbreviations: S = Straight Ahead R = Right Turn
L = Left Turn Tot. = Total Count

Name of Streets	Timpall Road			Alvordbury Road			Timpall Road			Grand Total
	From West	From South	From East	From West	From South	From East	From West	From South	From East	
A.M. 7-8	233	137	370	141	19	160	522	32	554	
8-9	262	146	408	119	38	157	530	60	590	
9-10	293	126	419	78	50	128	282	83	365	
10-11	241	115	356	72	48	120	209	72	281	
11-12	350	144	494	110	74	184	265	74	339	
P.M. 12-1	334	170	504	153	79	232	326	95	421	
1-2	269	116	385	75	45	120	259	80	339	
2-3	350	115	465	107	93	200	308	98	398	
3-4	495	194	689	161	89	250	325	65	390	
4-5	620	124	804	155	115	270	260	56	316	
5-6	558	96	654	192	110	302	207	48	355	
6-7	385	56	361	50	48	98	100	20	120	
Total	4310	1500	5810	1419	808	2227	3585	787	4448	
Adjusted ADT Total Plus 20%	5172	1919	7091	1703	971	2665	4302	944	5338	

TOWSON, MD.....February.....15....., 1973

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~~ once in each ~~of one time~~ successive weeks before the.....15th.....day of.....March....., 1973, the first publication appearing on the.....15th.....day of.....February....., 1973.

Cost of Advertisement, \$.....

TOWSON, MD. 21204 February 19 - 19 73

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Blumens
Zoning Commissioner of Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one successive
week before the 19 day of February, 1979 that is to say, the same
was inserted in the issue of February 16, 1979.

STROMBERG PUBLICATIONS, Inc.

By Keith Morgan

JAN. 17, 1975

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 13, 1972

JOHN S. DILLON, JR.
Chairman

JOHN S. DILLON, JR.
Chairman

JOHN S. DILLON, JR.
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JOHN S. DILLON, JR.
Chairman

John S. Howard, Esq.,
809 Washington Avenue
Towson, Maryland 21204

RE: Reclassification Petition
Item 15
Stebbins Anderson Co. - Petitioner

Dear Mr. Howard:

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 located in the southwestern corner of Aylesbury and Timonium Roads, in the 8th District of Baltimore County. This 4.1-acre property, which contains 2,839 acres of land, is unimproved and borders the northern side of the Northern Central Railroad spur which serves the Stebbins Anderson lumber yard and warehouse area. This property is level land and a portion of it is used for parking of motor vehicles. The property to the north is improved with the Timonium State Fairground, and the property both to the east and west are industrially zoned and improved with various industrial uses.

This petition is accepted for filing, however, revised site plan must be submitted that clearly indicates the dimension of the proposed building and the areas for loading and unloading materials delivered to this property. Should any outdoor storage be anticipated, this area must be clearly indicated on the revised site plan. Also, this could affect the parking area as the parking is to be covered by only 8 parking spaces. The 8 foot buffer strip from Timonium Road and Aylesbury Road is not clearly indicated on the submitted plan.

This petition is accepted for filing on the date of the enclosed filing certificate. However, all corrections to site plans as requested shall be submitted to this office prior to Thursday, February 1, 1973 in order to allow time for advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1973 and April 15th, 1973 will be forwarded to you in the near future.

Very truly yours,
JOHN S. DILLON, JR.
Chairman,
Zoning Advisory Committee

JJD:JO
Enclosure

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

October 20, 1972

Bureau of Engineering
ELLSWORTH H. DIVER, P.E. CHIEF

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #15 (Cycle Zoning IV Oct. 1972 - April 1973)
Property Owner: Stebbins Anderson Company
S/S Timonium Road, 650' from York Road
Present Zoning: M.L. - I.M.
Proposed Zoning: Reclass. from M.L. - I.M. to B.R.
District: 8th No. Acres: 2,839

Dear Mr. DiNenna:

Since no further highway improvements are required and all public utilities exist, this office has no further comment in regard to the plan submitted to this office by the Zoning Advisory Committee.

Very truly yours,
ELLSWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:MAK:as
3-RE Key Sheet
52 NW 3 Position Sheet
NW 33 A Topo

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIFFORD, P.E. Director

October 26, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Cycle Zoning IV
Item 15 - ZAC - Oct. 72 to Apr. 73
Property Owner: Stebbins Anderson Company
S/S Timonium Road 650' from York Road
Reclass. from M.L. - I.M. to B.R.
Dist. 8

Dear Mr. DiNenna:

The subject petition is requesting a zoning change from M.L.-I.M. to B.R. As presently zoned, the trip density would be approximately 280 trips per day. The proposed zoning would have a trip density of approximately 1420 trips per day.

Aylesbury Road was designed for the purpose of serving industrial traffic and was not designed for the higher generator of retail traffic.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
875-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. S. Eric DiNenna, Chairman
Zoning Advisory Committee

Re: Property Owner: Stebbins Anderson Company

Location: S/S Timonium Road, 650' from York Road

Item No. 15
Zoning Agenda IV ZONING CYCLE
October 1972 - April 1973

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____
- () 4. EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: H. Thomas Kelly Noted and
Planning Group Approved:
Special Inspection Division Deputy Chief
Fire Prevention Bureau

mls
4/25/72

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 10, 1972

ROBERT J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Reclassification, Zoning Advisory Committee Meeting, October 4, 1972, are as follows:

Property Owner: Stebbins Anderson Company
Location: S/S Timonium Road, 650' from York Road
Present Zoning: M.L. - I.M.
Proposed Zoning: Reclassification to B.R.
District: 8
No. Acres: 2,839

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,
THOMAS H. DEVLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

HYB:nnr

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 20, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #15
Property Owner: Stebbins Anderson Company
Location: S/S Timonium Road, 650' from York Road
Present Zoning: M.L. - I.M.
Proposed Zoning: Reclass from M.L. - I.M. to B.R.

District: 8
No. Acres: 2,839 acres

Dear Mr. DiNenna:

Since this an existing commercial zone there would be no effect on the student population.

Very truly yours,
W. Nick Peterson
Field Representative

WNP:lll

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 10/26/72
Posted for: Reclassification
Petitioner: Stebbins Anderson Co.
Location of property: S/S Timonium Rd. 650' from York Rd.
Location of Sign: At intersection of S/S Timonium Rd. and York Rd.
Remarks: None
Posted by: W. Nick Peterson Date of return: 10/26/72

T. BAYARD WILLIAMS, JR., Chairman
W. J. BAYARD WILLIAMS, JR., Chairman
W. J. BAYARD WILLIAMS, JR., Chairman

F. BAYARD WILLIAMS, JR., Chairman
F. BAYARD WILLIAMS, JR., Chairman
F. BAYARD WILLIAMS, JR., Chairman

W. BAYARD WILLIAMS, JR., Chairman
W. BAYARD WILLIAMS, JR., Chairman
W. BAYARD WILLIAMS, JR., Chairman

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>JPD</u>	Revised Plans: Change in outline or description Yes ☐ No ☐									
Previous case: <u>JPD</u>	Map # <u> </u>									

John B. Howard, Esq.
409 Washington Avenue
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Item 15

Your Petition has been received and accepted for filing
this 19th day of October 1972.

J. B. Howard
S. Eric Dittus
Zoning Commissioner

Petitioner Stebbins Anderson Co.

Petitioner's Attorney John B. Howard

Reviewed by J. B. Howard
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 29 day of Sept 1972. Item #

J. B. Howard
S. Eric Dittus
Zoning Commissioner

Petitioner Stebbins Anderson Co. Submitted by John Howard

Petitioner's Attorney John Howard Reviewed by JPD

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND No. 13049
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE January 10, 1974 ACCOUNT 01-662

AMOUNT \$70.00

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

John B. Howard, Esquire
Cost of Filing of an Appeal on Case No. 73-204-R
S/S of Timonium Road, 650' W of York Road -
8th District
Stebbins-Anderson Co., Inc. - Petitioner

BALTIMORE COUNTY, MARYLAND No. 13055
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE January 17, 1974 ACCOUNT 01-662

AMOUNT \$15.00

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

John B. Howard, Esquire
Cost of Posting Property of Stebbins-Anderson Company,
Incorporated, for an appeal hearing
S/S of Timonium Road, 650' W of York Road - 8th District
Case No. 73-204-R

BALTIMORE COUNTY, MARYLAND No. 7082
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE March 9, 1973 ACCOUNT 01-662

AMOUNT \$203.13

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

Messrs. Cook, Mudd, Murray & Howard
1409 Washington Ave.
Towson, Md. 21204
Advertising and posting of property for
Stebbins-Anderson Co. - 73-204-R

BALTIMORE COUNTY, MARYLAND No. 5756
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 6, 1972 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

Messrs. Cook, Mudd, Murray & Howard
1409 Washington Ave.
Towson, Md. 21204
Petition for Business Location for Stebbins-Anderson Co.



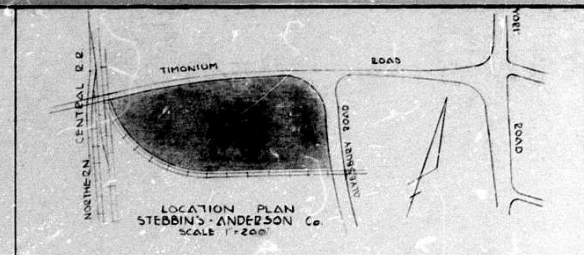
GENERAL DATA

AREA OF PROP
USE OF PROP
EXIST ZONE
PROP ZONE
PROP USE

2.439 AC
VACANT
ML IM
DB
RETAIL HARDWARE STORE & LUMBER
BUILDING MATERIALS STORAGE & SALES

AREA OF PROP BLDG 22300 per FL 2 FLs 44600 sq ft
PARKING RATIO 1.5 space per 200 sq ft 223 Spaces Required
PARKING SPACE 9 x 19' 231 Spaces Provided
PERIMETER OF PARKING AREAS CURBED
SURFACE OF PARKING AREA MACADAM

STABLE AREA



MR IM ZONE
USE TIMONIUM STATE FAIR GROUND

TIMONIUM

ROAD

650' ± TO 1/4 OF YORK ROAD
BEGINNING

ML IM ZONE
MASSEY-FERGUSON

USE EQUIPMENT STORAGE

AVILES BURY

ROAD

CENTRAL RAILROAD

R R SIDING

LUMBER WAREHOUSE
STEBBINS ANDERSON
SACO

OFFICE

E. F. RAFFERTY & ASSOCIATES
Registered Professional Land Surveyors
3201 Guilford Avenue
Towson, Maryland 21204

E. F. Rafferty
LAND SURVEYOR

PLAT TO ACCOMPANY PETITION
FOR RECLASSIFICATION
STEBBINS-ANDERSON
PROPERTY
8th ELECT DIST TIMONIUM BALTIMORE COUNTY
SCALE 1"=30' MARYLAND
OCT. 27th, 1972

660

JAN. 17, 1975