January 30, 1976

Joseph S. Kaufman, Esquire
Twelfth Floor, 10 Light Street
Baltimore, Maryland 21202

RE: Case No. 74-142-A
SW/S of Reisterstown Road,
1020' SE of Painters Mill
Road - 3rd Election District
Sweetheart Properties, Inc. -
Petitioner

Dear Mr. Kaufman:

I am in receipt of your letter of December 26, 1975, in which you request a two year extension for utilization of the above referenced Variance, granted December 28, 1973.

This is to advise you that, once a Variance has been granted, there is no required period for utilization of same; therefore, your request is unnecessary and the final Order remains in effect.

If you have any further questions regarding this matter, please feel free to contact this office.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/NBC/scw

cc: Mr. George J. Martinak, Deputy Zoning Commissioner
Mr. James E. Dyer, Zoning Supervisor
Mr. Nicholas B. Commodari, Zoning Technician II

✓ File Case No. 74-142-A

LAW OFFICES OF
MELNICOVE, GREENBERG, KAUFMAN & WEINER, P. A.
10 LIGHT STREET
TWELFTH FLOOR
BALTIMORE, MARYLAND 21202
(301) 727-2800
CABLE ADDRESS MAGKA

BERNARD S. MELNICOVE
(1911-1971)
MANNES F. GREENBERG
JOSEPH S. KAUFMAN
ARNOLD M. WEINER
ROBERT E. CAHILL
FRANKLIN GOLDSTEIN
LOUIS B. PRICE
ISAAC M. NEUBERGER

M. ALBERT FIGINSKI
FRANCIS S. BROCATO
TIMOTHY R. CASGAR
DAVID L. SNYDER
ROBERT D. WALDMAN
STEVEN P. RESNICK

December 26, 1975

BY HAND

The Honorable S. Eric DiNenna
Zoning Commissioner of Baltimore County
Room 121, County Office Building
Towson, Maryland 21204

RE: #74-142-A
Variance Petition -
Sweetheart Properties, Inc.,
Division of Maryland Cup Corp.

Dear Mr. DiNenna:

On December 28, 1973, you passed an Order granting a requested variance to permit the erection of an automated warehouse building, 70 feet in height (no Appeal was taken from that Order).

This variance has not been exercised because of the recession which has been plaguing our nation's economy. On behalf of my client, I request a 2-year extension of your Order, pursuant to the provisions of the Baltimore County Zoning Ordinance.

Very truly yours,

JOSEPH S. KAUFMAN

JSK/edb

JAN 12 '76 AM

ZONING

1/20/76

74-142-A

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

74-142-A (Item No. 91)

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Sweetheart Properties, Inc., Division of Maryland Cup Corporation ....legal owner...of the property situte in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 254 (To permit the erection of automated warehouse with building 70' in height) instead of the required 40 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Because of the topography, size and shape of the available land at the site of the present manufacturing plant, it is necessary to build a unique type of automated warehouse which requires a 70' high building.

see attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance 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.

SWEETHEART PROPERTIES, INC., DIVISION OF MARYLAND CUP CORPORATION

BY: VICE PRESIDENT

Contract purchaser — Legal Owner

Address — Address

JOSEPH S. KAUFMAN, Petitioner's Attorney — Protestant's Attorney

10 Light Street, Suite 1215

Address Baltimore, Maryland 21202

Phone: 727-2800

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of November, 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 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 17th day of December, 1973, at 10:15 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING

DATE

SWEETHEART PROPERTIES, INC. #74-142-A
S/S Reisterstown Rd. 1020' SE of Painters Mill Rd. 3rd

74-142-A #91

MCA

MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0900

DESCRIPTION

17.8 ACRE PARCEL, MARYLAND CUP CO. PROPERTY, SOUTHWEST SIDE OF REISTERSTOWN ROAD 1020 FEET, MORE OR LESS, SOUTHEAST OF PAINTERS MILL ROAD, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR HEIGHT VARIANCE IN A MLR & ML ZONE.

Beginning for the same at a point on the southwest side of Reisterstown Road at the distance of 1020 feet, more or less, southeasterly from Painters Mill Road, running thence binding on the southwest side of said Reisterstown Road, (1) S 40° 50' 30" E 728 feet, more or less, to the division line between The Maryland Cup Company and St. Thomas Joint Venture, thence binding on said division line, (2) S 49° 09' 30" W 1120.07 feet to the northeast side of The Western Maryland Railroad Right of Way, thence binding thereon, (3) N 33° 58' 00" W 713 feet, more or less, thence, (4) N 48° E 1035 feet, more or less, to the place of beginning.

Containing 17.8 acres of land, more or less.

STATE OF MARYLAND — LAWTER — No. 2981 — REGISTERED PROFESSIONAL ENGINEER

RWB:ejq — J.O.# 68213 — October 23, 1973

Water Supply ■ Sewerage ● Drainage ▼ Highways ≡ Structures ● Developments ▶ Planning ■ Reports

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner — Date December 14, 1973

FROM William D. Fromm, Director of Planning

SUBJECT Petition #74-142-A. Southwest side of Reisterstown Road 1020 feet Southeast of Painters Mill Road
Petition for Variance to permit the erection of automated warehouse with building 70 feet in height instead of the required 40 ft.
Petitioners - Sweetheart Properties, Inc.

3rd District

HEARING: Monday, December 17, 1973 (10:15 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

Construction should be conditioned to conformance to an approved site plan.

William D. Fromm, Director of Planning

WDF:JH:rw

DEC 14 '73 PM

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. DIRECTOR — WM. T. MELZER DEPUTY TRAFFIC ENGINEER

December 12, 1973

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

Re: Item 91 - ZAC - November 20, 1973
Property Owner: Sweetheart Properties, Inc.
Reisterstown Road & Painters Mill Road
Variance to permit erection of automated warehouse
District 3

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested variance to the building height.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:nlc

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER

December 10, 1973

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

Dear Mr. DiNenna:

Comments on Item #91, Zoning Advisory Committee Meeting, November 20, 1973, are as follows:

Property Owner: Sweetheart Properties Inc., Division of Maryland Cup Corp.
Location: SW/S of Reisterstown Rd., one thousand twenty (1020) feet SE of Painters Mill Rd.
Existing Zoning: M.L.R. & M.L.
Proposed Zoning: Variance to permit the erection of automated warehouse with building seventy (70) feet in height
No. of Acres: 17.8
District: 3rd

The site plan submitted for the variance hearing appears to be satisfactory for this stage; however, before any building permits are approved by this office a more detailed site plan must be submitted.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3211 ZONING 494-3351

Factory Mutual System

Allendale Insurance

Allendale Mutual Insurance Company
1040 N Kings Hwy
Cherry Hill N J 08034
Tel. (215) 925-2681 / 609 667-4011

Pet Ex #2

September 6, 1973

Mr. James K. Harkins,
Property Conservation Director
Maryland Cup Corporation
Reistertown & Painters Mill Rds.
Owings Mills, MD 21117

Subject: Proposed Warehouse
Owings Mills Plant
Index #43202.5
Account #1-11230

Dear Jim:

This will confirm our meeting at your plant on August 29th and our subsequent telephone conversation regarding the proposed Warehouse.

To briefly summarize, this Warehouse, having approximately 500,000 sq. ft. of floor area, was to have been constructed 60' Southeast of Building No. 10. The Warehouse would have been connected to Building No. 10 by a 20' wide by 60' long passageway at the Northeast end of the Warehouse. The Pass would be of fire resistive construction and would have three hour rated fire doors at the openings into each building. The Warehouse would be used for the storage of paper cups, paper plates and other products in cartons on double row racks up to 30' maximum. All plastic products would be stored in a cut-off enclosure along the South side of the Warehouse.

Some preliminary discussions were held with representatives of the Philadelphia District Office of the Factory Mutual Engineering in the early part of this year. It was recommended that a complete 60' separation between Building No. 10 and the new Warehouse would be maintained, so that the Warehouse could be considered a separate HPL area. The windows which extend along the length of Building No. 10 near roof level would be blocked in with 8" two hour fire rated concrete block or equivalent. In addition, the tilt-up concrete walls would have a fire rating in excess of two hours so we would have an adequate separation and cutoff between these two building groups.

At the time of our August 29th meeting, you indicated that consideration was now being given to a 70' high Warehouse, which would have automated storage racks to 66' high for the storage of paper products, instead of the original 20' rack storage arrangement. A feasibility study is presently underway

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Allendale Mutual Insurance Company

Mr. James K. Harkins
Maryland Cup Corporation

Page 2 of 2

but it appears that the size and location of the Warehouse will be the same as proposed initially.

The original recommendation for the 60' separation was based on both buildings being approximately the same elevation. With this new proposal, the Warehouse will now be approximately 40' higher in elevation than Building No. 10 and as I indicated, the distance between these two buildings should be increased. This is based on a higher degree of combustibility and fuel from the 66' storage as opposed to 20' storage and also the possibility that the 70' high Warehouse wall could collapse onto the wall of Building No. 10 and cause structural damage and possibly subsequent fire damage to this building.

Based on what we know at present, I would recommend a minimum separation of 75' between these two buildings. Until some additional construction details are available on this Warehouse, particularly the type of wall construction, you should proceed with this figure. If tilt-up concrete panels are utilized in the wall construction, then this distance would be needed since the concrete panels would most likely break away from the structural steel to which they are attached and fall toward Building No. 10. If a masonry wall is contemplated, this probably would not create as serious an exposure since the walls would tend to bow out and then crumple to the ground.

Based on the above, I would suggest that you proceed with the 75' separation in your feasibility study and as construction details become more definite I would be glad to discuss further whether this separation distance can be changed.

It was a pleasure meeting you and the other people on the engineering staff during our visit and if I can be of any further help, please let me know.

Very truly yours,

John T. Higgins
Engineering Department

JTH:eb

cc: Mr. Harkins - 4
Mr. Eugene Foreman - 1
Mr. Stanley Freedman - 2
Mr. Peter Urquhart - 2
Mr. D. J. Donnally
New York D.O.
Mr. R. J. Morley
File

1-SIGN 74-142-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd — Date of Posting Dec. 1, 1973

Posted for: Petition for Variance

Petitioner: Sweetheart Properties, Inc.

Location of property: SW/S of Reisterstown Rd 1020' SE of Painters Mill Rd

Location of Signs: SW/S of Reisterstown Rd approx. 600' West Reisterstown Rd

Remarks:

Posted by Thomas A. Roland (Signature) — Date of return Dec. 7, 1973

FEB 11 1974

ORDER RECEIVED FOR FILING

DATE December 28, 1973

BY Stella M. Fury, Clerk

Pursuant to the advertisement posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners.

the Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit the erection of an automated warehouse with building seventy (70) feet in height in lieu of the required forty (40) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 20th day of December, 197 3, that the herein Petition for a Variance to permit the erection of an automated warehouse with building seventy (70) feet in height in lieu of the required forty (40) feet should be and the same is GRANTED, from and after the date of this Order.

subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ____ day of ____, 197 ___, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY

ZONING ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 7, 1973

Joseph S. Kaufman, Esq.
10 Light Street
Suite 1215
Baltimore, Maryland 21202

Re: Item #81
Zoning Variance
Sweetheart Properties, Inc., Division
of Maryland Cup Corporation

Dear Mr. Kaufman:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the southwest side of Reisterstown Road, 1020 feet southeast of Painters Mill Road, in the 3rd District of Baltimore County.

This property, which has been cleared of all structures and ground cover, lies directly adjacent to the existing plant on the west side. The new building will be attached via a passageway. The proposed use of this new complex will be manufacturing via computer, and will only require minimum personnel to oversee operations.

The specific request for a variance of 70 feet instead of the required 50 feet has not generated any adverse comments from the committee. However, revised site plans indicating the correct width of Reisterstown Road and right-of-way, utilities, parking breakdown, uses on opposite side of Reisterstown Road, and dimensions of proposed building must be submitted prior to the hearing.

-2-

Joseph S. Kaufman, Esq.
Re: Item #81, Zoning Variance
December 7, 1973

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,

John J. Dillon, Jr.
Chairman, Zoning Advisory Committee

JJDJrjbr

Enclosure

cc: Bonnett and Brandt, Architects and Engineers
515 Park Avenue
Baltimore, Maryland

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

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

November 29, 1973

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

Re: Item #91 (1973-1974)
Property Owner: Sweetheart Properties, Inc. Division of Maryland Cup corp.
S/WS of Reisterstown Rd., 1,020' S/E of Painters Mill Rd.
Existing Zoning: M.L.R. and M.L.
Proposed Zoning: Variance to permit the erection of automated warehouse with building 70' in height
No. of Acres: 17.8 District: 3rd

Dear Mr. DiNenna:

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.

General:

It is noted that the northeasternmost property line as indicated is relocated and normal to the Reisterstown Road right-of-way, apparently the result of property transfer/exchange negotiated with adjoining property owner now or formerly known as "Baltemp Corporation" (comments for which were supplied by the Bureau of Public Services May 13, 1965, also Letter August 3, 1965).

Further comments were supplied by the Bureau of Public Services July 15, 1971, in connection with the "Maryland Cup Warehouse - Addition Commercial Plan", for this site and Public Works Agreement #37107 was executed in connection therewith.

The comments mentioned above are referred to for your consideration.

Very truly yours,

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

END:EAM:FWR:ss

cc: G. Reier

T-SE Key Sheet
41, 42 & 43 NW 30 Pos. Sheets
NW 11 H Topo
67 Tax Map

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

November 23, 1973

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

ATTN: Mr. J. J. Dillon

RE: Z.A.C. Meeting, Nov. 20, 1973
Property Owner: Sweetheart properties division of Maryland Cup Corp.
Location: SW/S of Reisterstown Road (Rte. 140) one thousand twenty (1020) feet SE of Painters Mill Road
Existing Zoning: M.L.R. & M.L.
Proposed Zoning: Variance to permit the erection of automated warehouse with building seventy (70) feet in height
No. of Acres: 17.8
District: 3rd

Dear Mr. Di Nenna:

Just prior to the subject meeting, the developer of Sweetheart Properties met with the writer and discussed his proposal to change the location and design of entrances from Reisterstown Road. These changes are not indicated on the subject plan. The plan should be revised to indicate the entrance change and the required highway improvements, prior to the hearing.

The entrances from Reisterstown Road will be subject to approval and permit from the State Highway Administration.

The 1972 average daily traffic count on this section of Reisterstown Road is 30, 100 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits

By: J. E. Meyers

CL:JEMmg

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204
823-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Sweeheart Properties Inc., Division of Maryland Cup Corp.

Location: SW/S of Reisterstown Rd., one thousand twenty (1020) feet SE of Painters Mill Rd.

Item No. 91 Zoning Agenda November 13, 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 ____ EXCEEDS the maximum allowed by the Fire Department.
( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
(xx) 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: Noted and Approved:
Planning Group
Special Inspection Division
Deputy Chief
Fire Prevention Bureau

mls
4/16/73

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

November 20, 1973

DONALD 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 Item 91, Zoning Advisory Committee Meeting November 20, 1973, are as follows:

Property Owner: Sweetheart Properties Inc., Div. Md. Cup Co.
Location: SW/S Reisterstown Rd., 1020' SE of Painters Mill Rd.
Present Zoning: M.L.R. & M.L.
Proposed Zoning: Variance to permit erection of automated warehouse with building 70' in height
No. Acres: 17.8
District: 3

Metropolitan water and sewer are available.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

A moratorium was placed on new sewer connections in the Gwynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on Sept.13,1973; therefore, approval may be withheld for this connection.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn-

cc: W.L. Phillips

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 20, 1973

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

Z.A.C. Meeting of: November 20, 1973

Re: Item 91
Property Owner: Sweetheart Properties, Inc. Div. of Maryland Cup Corp.
Location: SW/S of Reisterstown Rd, one thousand twenty (1020) ft. SE of Painters Mill Rd.
Present Zoning: M.L.R. & M.L.
Proposed Zoning: Variance to permit the erection of automated warehouse with building seventy (70) ft. in height.

District: 3rd
No. Acres: 17.8

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/ml

H. EMSLIE PARKS, PRESIDENT
EUGENE E. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERNEY
MARCUS M. BOTSARIS
JOSEPH N. McGUIGAN
ALVY LOPECK
JOSHUA W. WHEELER, SUPERINTENDENT
T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD K. WUERFEL

BALTIMORE COUNTY
The Golden Horseshoe

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
PHONE 494-3600 301
494-3648
H. B. STAAB
DIRECTOR

INDUSTRIAL DEVELOPMENT COMMISSION
BALTIMORE COUNTY, MARYLAND

November 16, 1973

Mr. S. Eric DiNenna
Zoning Commissioner, Baltimore County
Towson, Maryland

Dear Mr. DiNenna:

Re: ZAC Agenda - November 20, 1973
Item 91
Owner: Sweetheart Properties, Inc., div. Maryland Cup Corporation
Location: SW/S Reisterstown Road, 1,020 feet SE of Painters Mill Road
Existing Zoning: M.L.R. and M.L.
Proposed Zoning: Variance to permit erection of automated warehouse with building 70 feet in height
No. of Acres: 17.8 District: 3d

This office has reviewed the subject petition and visited the site. The Industrial Development Commission has been working with this company on their expansion plans for sometime. The requested variance is needed to allow the company's expansion plans to fulfill their need for additional space.

The Industrial Development Commission requests that this variance be given favorable consideration to allow this operation to expand at its present location.

Sincerely,
H. B. STAAB
H. B. STAAB
Director

PETITION FOR A VARIANCE
3rd DISTRICT

ZONING: Petition for Variance for a Building Height
LOCATION: Southwest side of Reisterstown Road 1020 feet, more or less, Southeast of Painters Mill Road
DATE & TIME: Monday, December 17, 1973 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Variance from the Zoning Regulations of Baltimore County to permit the erection of automated warehouse with building 70 feet in height instead of the required 45 feet.

The Zoning Regulation to be excepted as follows:

Section 214 - Height - Regulations — 45 feet.

All that parcel of land in the Third District of Baltimore County

Beginning for the same at a point on the southwest side of Reisterstown Road at the distance of 1020 feet, more or less, southeasterly from Painters Mill Road, running thence leaving said Reisterstown Road and binding on the northwest side of Tax Ditch, (1) S 43° 00' 00" W 720 feet, more or less, to the division line between The Maryland Cup Company and St. Thomas Joint Venture, thence binding on said division line, (2) S 48° 00' 00" W 1124.7 feet to the northeast side of The Western Maryland Railroad Right of Way, thence binding on said Right of Way, (3) N 25° 10' 00" W 715 feet, more or less, (4) N 48° E 1025 feet, more or less, to the place of beginning.

Containing 17.8 acres of land, more or less.

Being the property of Sweetheart Properties Inc., Division of Maryland Cup Corporation, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, December 17, 1973 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of
S. ERIC DINENNA,
Zoning Commissioner of
Baltimore County

Nov. 29.

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 29, 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 one time before the 12th day of December, 1973, the first publication appearing on the 29th day of November 1973.

THE JEFFERSONIAN,
W. Lee Hill
Manager.

Cost of Advertisement, $

PETITION FOR A VARIANCE
3rd DISTRICT

ZONING: Petition for Variance for a Building Height
LOCATION: Southwest side of Reisterstown Road 1020 feet, more or less, Southeast of Painters Mill Road
DATE & TIME: MONDAY, DECEMBER 17, 1973 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Variance from the Zoning Regulations of Baltimore County to permit the erection of automated warehouse with building 70 feet in height instead of the required 45 feet.

The Zoning Regulation to be excepted as follows:

Section 214 - Height - Regulations 45 feet.

All that parcel of land in the Third District of Baltimore County

Beginning for the same at a point on the southwest side of Reisterstown Road at the distance of 1020 feet, more or less, southeasterly from Painters Mill Road, running thence binding on the southwest side of said Reisterstown Road (1) S 48° 00' 00" E 720 feet, more or less, to the division line between The Maryland Cup Company and St. Thomas Joint Venture, thence binding on said division line, (2) S 48° 00' 00" W 1124.7 feet to the northeast side of The Western Maryland Railroad Right of Way, thence binding on said Right of Way, (3) N 25° 10' 00" W 715 feet, more or less, thence, (4) N 48° E 1025 feet, more or less, to the place of beginning.

Containing 17.8 acres of land, more or less.

Being the property of Sweetheart Properties, Inc., Division of Maryland Cup Corporation, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, December 17, 1973 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Nov. 29.

DUPLICATE

OFFICE OF
THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 December 3 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric DiNenna
Zoning Commissioner of Baltimore County

was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once in each one successive week before the 3rd day of December, 73 that is to say, the same was inserted in the issue of November 29, 1973.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

Joseph S. Kaufman, Esq.
10 Light St.
Baltimore, Md. 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Room 500
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 8th day of November 1973.

S. Eric DiNenna,
Zoning Commissioner

Petitioner Sweetheart Properties, Inc.
Petitioner's Attorney Joseph S. Kaufman
Reviewed by
Chairman
Zoning 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 8th day of Nov. 1973. Item # _____.

S. Eric DiNenna
Zoning Commissioner

Petitioner Sweetheart Prop. Submitted by Kaufman
Petitioner's Attorney Kaufman Reviewed by E.T.H.

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map date	Wall Map by	Original date	Original by	Duplicate date	Duplicate by	Tracing date	Tracing by	200 Sheet date	200 Sheet by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: E.T.H.
Previous case:
Revised Plans:
Change in outline or description ___Yes ___No
Map # _____

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 13021

DATE Dec. 13, 1973 ACCOUNT 01-662

AMOUNT $52.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Messrs. Melnicove, Greenberg & Kaufman
1215 Maryland National Bank Building
Baltimore, Md. 21202
Advertising and posting of property for Sweetheart Properties --- #74-142-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

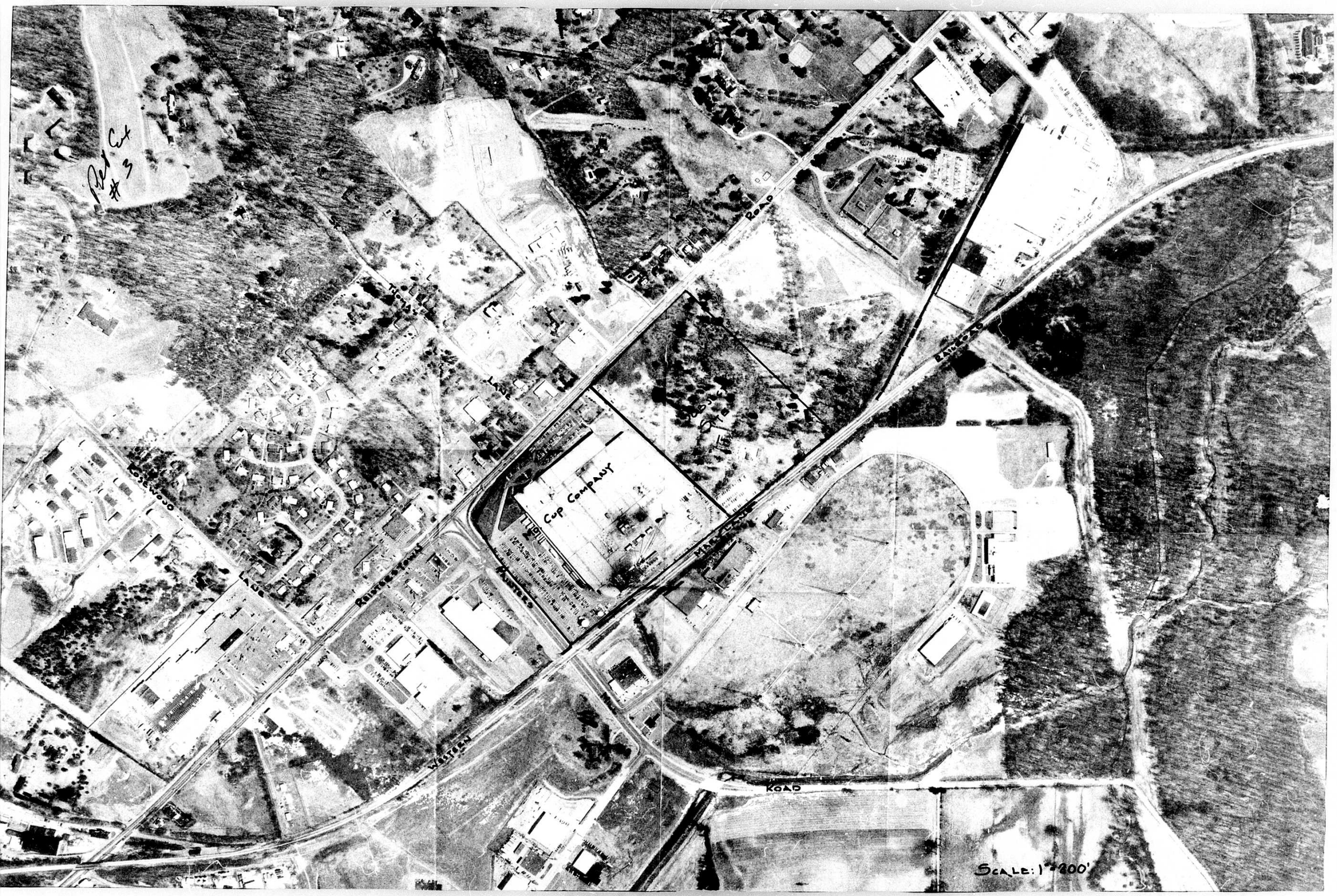
No. 12742

DATE Nov. 26, 1973 ACCOUNT 01-662

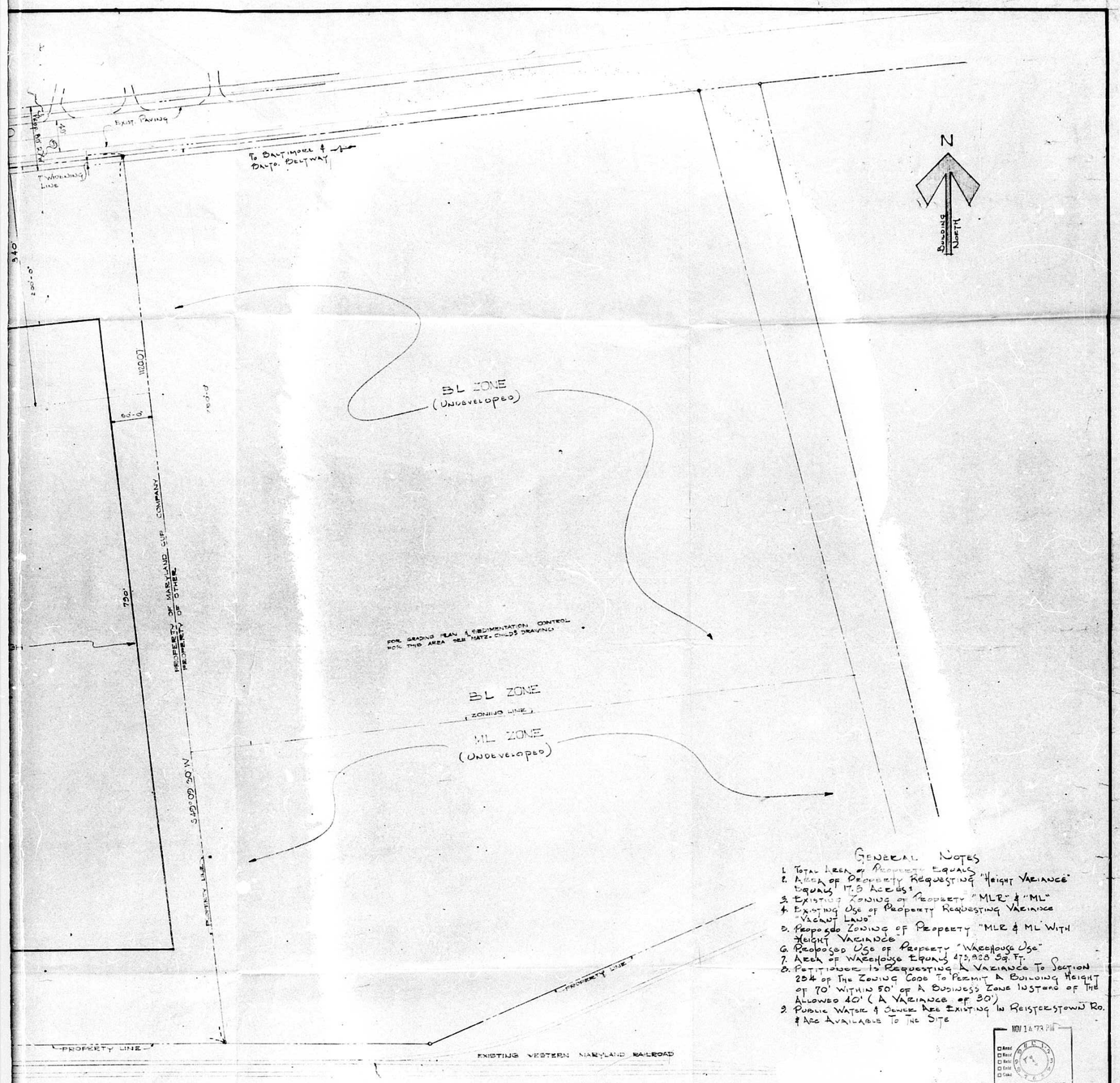
AMOUNT $25.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Messrs. Melnicove, Greenberg & Kaufman
1215 Maryland National Bank Bldg.
Baltimore, Md. 21202
Petition for Variance for Sweetheart Properties, Inc.
#74-142-A


Ref Cut #3
Cup Company
Rainbow Towers
Rosewood
Lane
Western
Road
Road
Railroad
Scale: 1" = 200'

FEB 11 1974



SITE PLAN
SCALE 1" = 50'-0"

General Notes

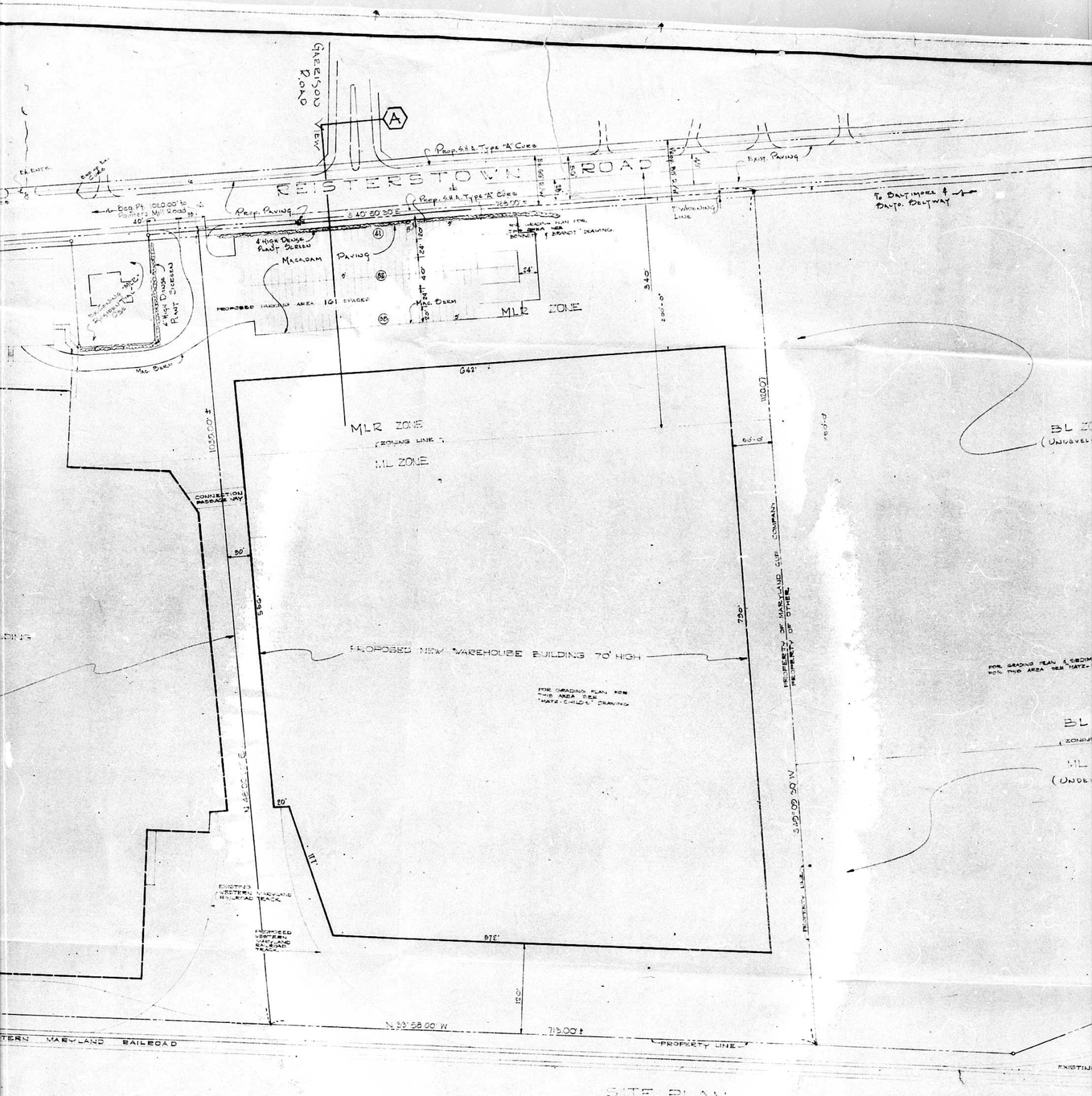
1. Total Area of Property Equals
2. Area of Property Requesting "Height Variance" Equals 17.8 Acres±
3. Existing Zoning of Property "MLR" & "ML"
4. Existing Use of Property Requesting Variance "Vacant Land"
5. Proposed Zoning of Property "MLR & ML" With Height Variance
6. Proposed Use of Property "Warehouse Use"
7. Area of Warehouse Equals 475,000 Sq. Ft.
8. Petitioner Is Requesting A Variance To Section 254 of The Zoning Code To Permit A Building Height of 70' Within 50' of A Business Zone Instead of The Allowed 40' (A Variance of 30')
9. Public Water & Sewer Are Existing In Reisterstown Rd. & Are Available To The Site

NOV 14 '73 PM
Recd
Recd
Recd
Entd
Cond
ZONING DEPARTMENT
By

REVISED PLANS

Southeast Properties Inc Item #91

...NY PETITION FOR HEIGHT VARIANCE FOR ...ND CUP CORPORATION ...REISTERSTOWN ROAD BALTIMORE COUNTY, MD.	REVISIONS	MCA CONSULTING ENGINEERS 1020 Cromwell Bridge Rd. Baltimore Md	BONNETT and BRANDT ARCHITECTS and ENGINEERS 315 PARK AVENUE BALTIMORE MARYLAND	JOB NO.	DRAWING NO.
				DATE: NOV. 9, 1973	
				SCALE 1"=50'-0"	



SITE PLAN
SCALE 1" = 50'-0"

EW WAREHOUSE BUILDING

CTION A

PLAT TO ACCOMPANY PETITION FOR HEIGHT VARIANCE
FOR
THE MARYLAND CUP CORPORATION
ELECTION DISTRICT 3 REISTERSTOWN ROAD BALTIMORE COUNTY, MD.

REVISIONS

GRID NORTH

ST. THOMAS LA.

GARRISON ROAD

VIEW

REISTE

EX. EDGE

EX. CURB

Beg. Pt. 1010.00' to Painters Mill Road

Prop. Paving

4' High Dense Plant Screen

MACADAM PAVING

PROPOSED PARKING AREA 161 SPACES

EXISTING PARKING AREA

MAC. BERM

1035.00'±

CONNECTION PASSAGE WAY

RAMP

MLR ZONE

(ZONING LINE)

ML ZONE

EXISTING PARKING 443 CARS

EXISTING MANUFACTURING & STORAGE BUILDING

ADDITIONAL PROPERTY OWNED BY PETITIONER

ML ZONE

N 46°00' 00" E.

EXISTING WESTERN MARYLAND RAILROAD TRACK

PROPOSED WESTERN MARYLAND RAILROAD TRACK

PAINTERS MILL ROAD

PROPERTY LINE

EXISTING WESTERN MARYLAND RAILROAD

PROPERTY LINE

EXISTING WESTERN MARYLAND RAILROAD

PROPOSED PARKING AREA

REISTERTOWN ROAD

EXTG. GRADE

NEW GRADE

PROPOSED NEW WAREHOUSE BUILDING

FIN. FLOOR EL. 404'±

CROSS SECTION (A)

SCALE 1" = 50'-0"

Existing Zoning "DR 3.5" Residential Use

Existing "DR 3.5" Zoning Line

Exist. Paving

To Baltimore & Balto. Beltway

Sign "Right Turn Only"

Ex. 8" Water. See Dwg. 36-280 A & C

N

Building North

BL ZONE (Undeveloped)

For grading plan & sedimentation control for this area see Matz-Childs drawing

BL ZONE

(Zoning Line)

ML ZONE (Undeveloped)

Property of Maryland Cup Company

Property of Other

S 49° 09' 30" W

Property Line

Property Line

Property Line

Existing Western Maryland Railroad

SITE PLAN

Scale 1" = 50'-0"

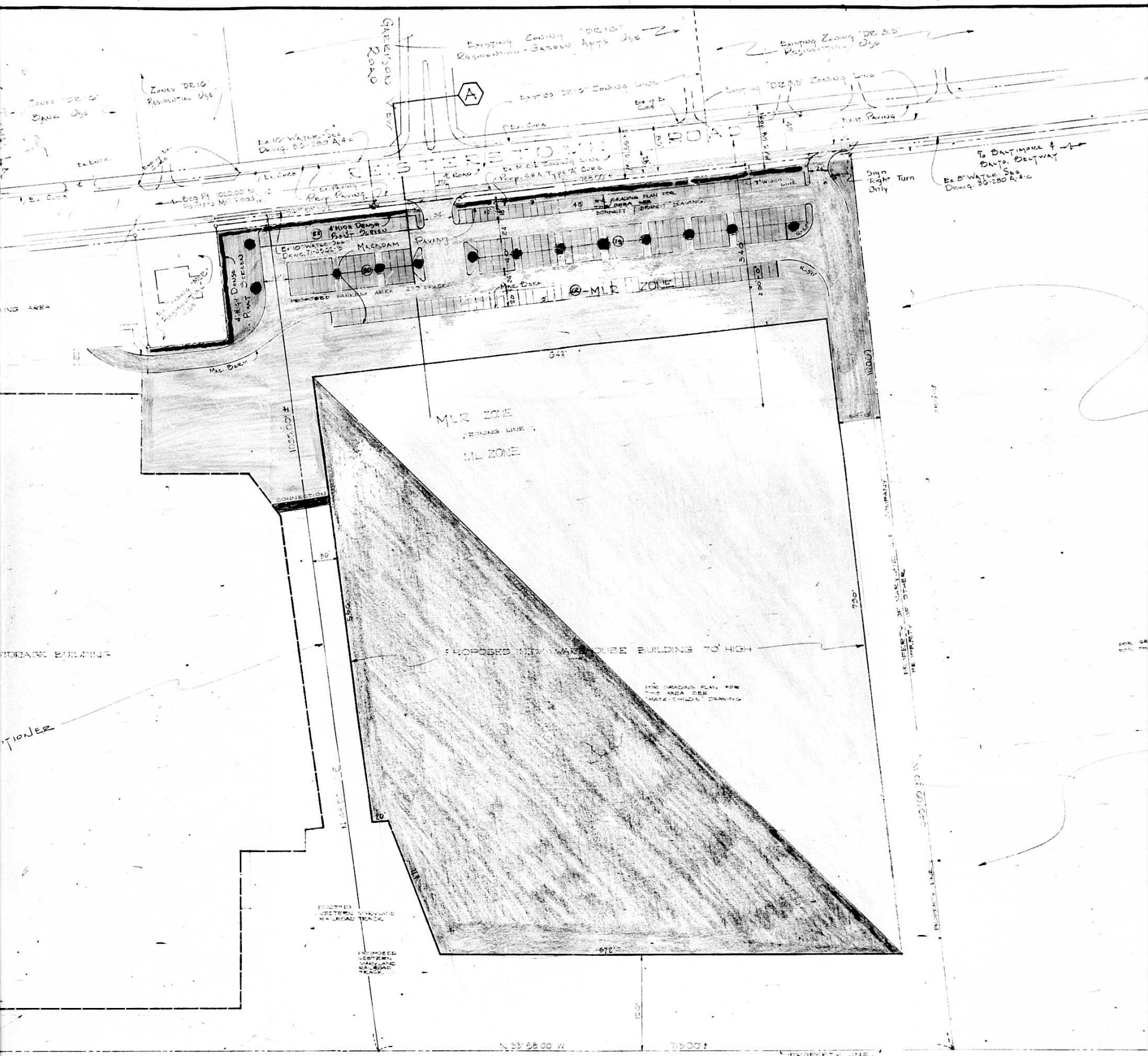
General Notes

1. Total Area of Property Equals 38.3 Acres ±
2. Area of Property Requesting "Height Variance" Equals 17.3 Acres ±
3. Existing Zoning of Property "MLR" & "ML"
4. Existing Use of Property Requesting Variance "Vacant Land"
5. Proposed Zoning of Property "MLR & ML With Height Variance"
6. Proposed Use of Property "Warehouse Use"
7. Area of Warehouse Equals 473,828 Sq. Ft.
8. Petitioner Is Requesting A Variance To Section 254 of The Zoning Code To Permit A Building Height of 70' Within 50' of A Business Zone Instead of The Allowed 40' (A Variance of 30')
9. Public Water & Sewer Are Existing In Reisterstown Rd. & Are Available To The Site
10. Off-Street Parking Data:
    A. Number of Employees In Warehouse On The Largest Shift = 40 Requiring 14 Spaces.
    B. Parking Provided = 239 Spaces. Extra Spaces Will Be Used As Surplus Parking Area
11. Sanitary Sewage Data:
    A. Site Lies Within Gwynns Falls Drainage Area
    B. Anticipated Additional Sewage Flows: 2700 Gal/Day
    C. New Warehouse Building Will Be Connected To The Existing Sewer Connection Serving The Present Warehouse & Manufacturing Building.

Petitioner's Exhibit No 1

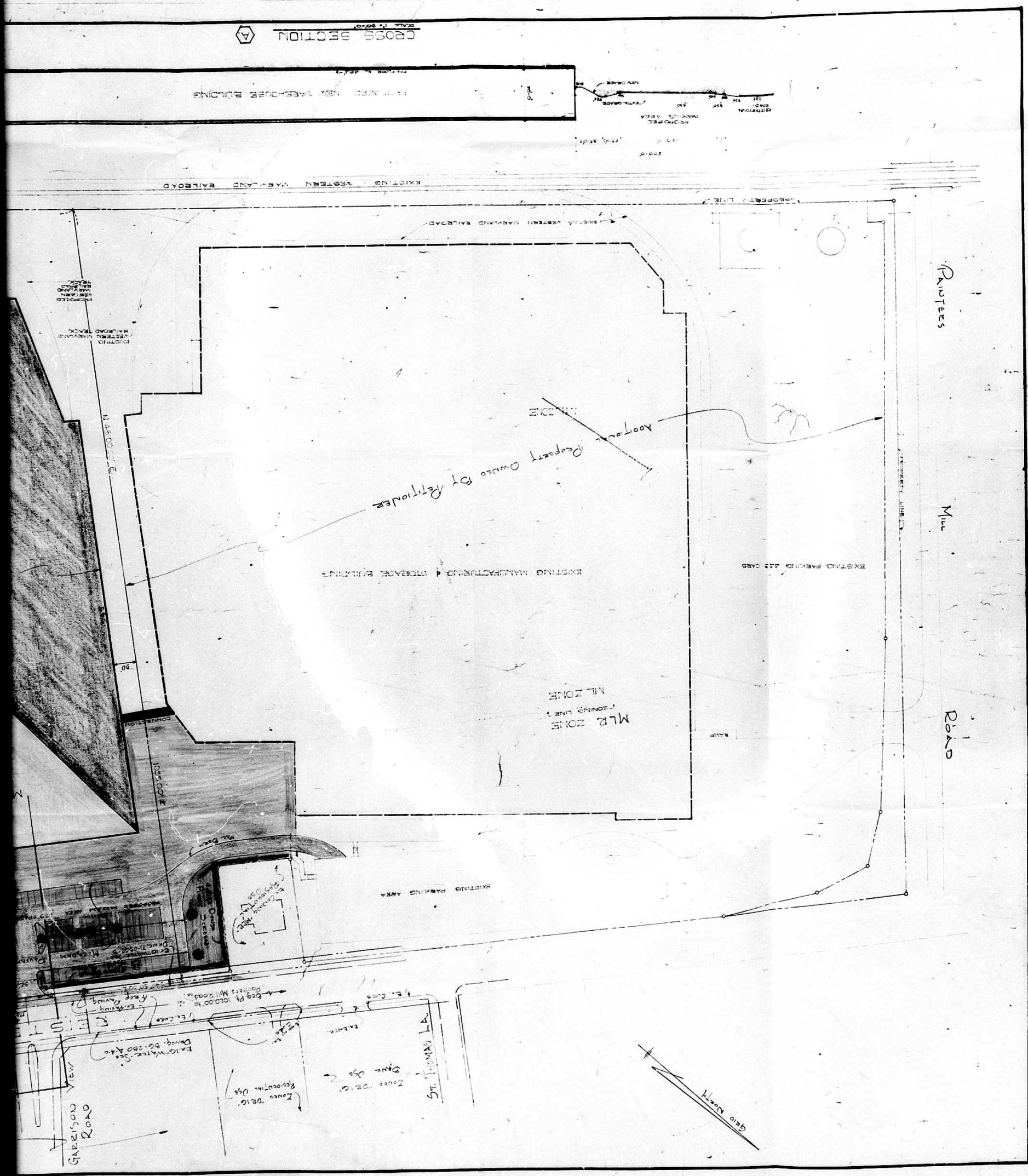
...NY PETITION FOR HEIGHT VARIANCE FOR ...ND CUP CORPORATION ...Reisterstown Road Baltimore County, Md.	REVISIONS: 11-28-73 Revd Entrs, Parking Added Acc Uses & Bldg Dim. 12-11-73 Revd Entrs.	MCA ▢O▷ Consulting Engineers 1020 Cromwell Bridge Rd., Baltimore, Md	BONNETT and BRANDT Architects and Engineers 515 Park Avenue Baltimore Maryland	Job No	Drawing No.
				Date: Nov. 9, 1973	
				Scale 1" = 50'-0"	

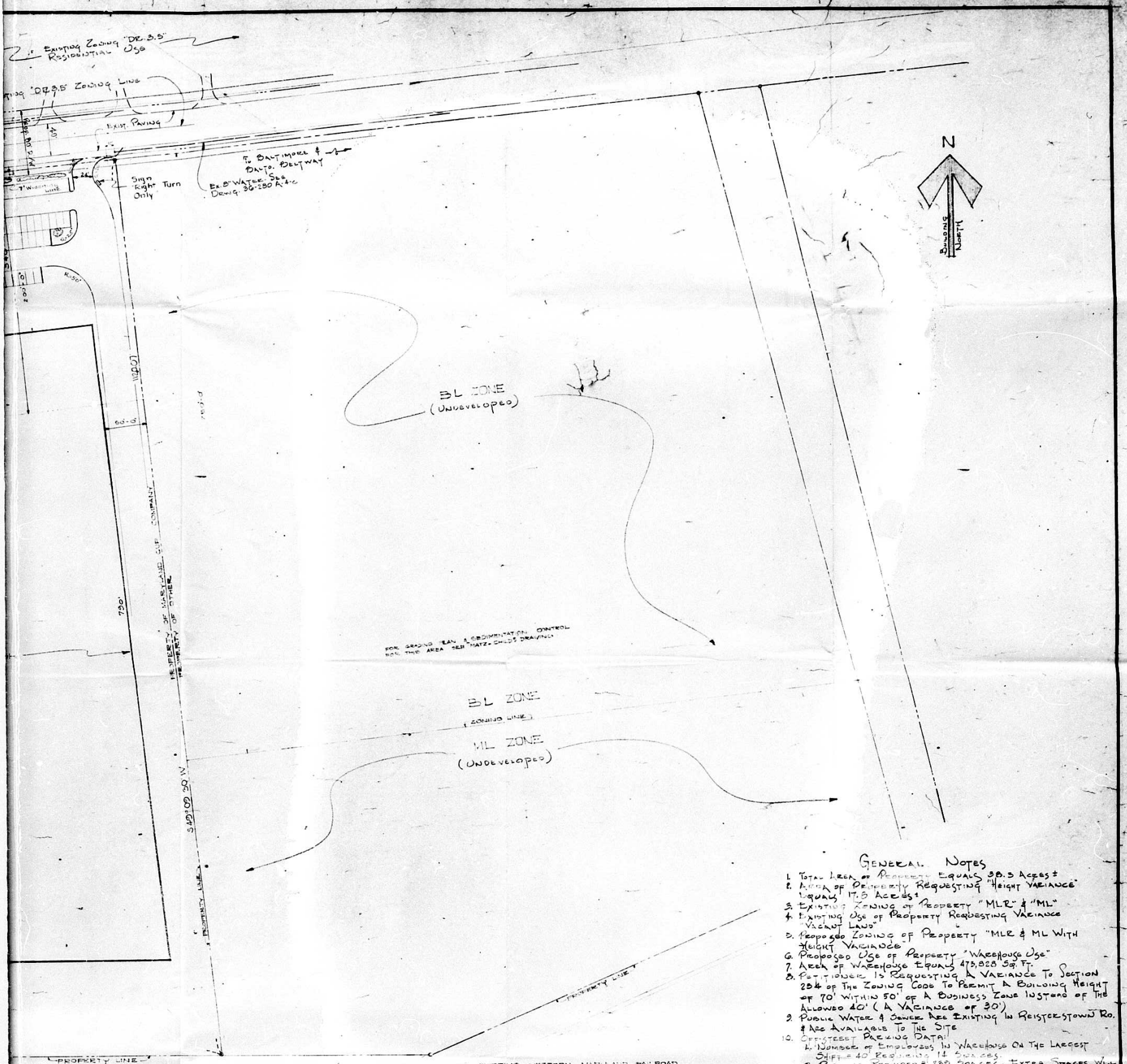
Petitioner's Exhibit No 1



PLAT TO ACCOMPANY PETITION FOR HEIGHT VARIANCE
FOR
THE MARYLAND CUP CORPORATION
Election District 3 Reisterstown Road Baltimore County, Md.

REVISIONS
11-28-73 Revd Entr
Adj Bldg & Bldg
12-11-73 Revd Entr


CROSS SECTION
A
SCALE: 1" = 20'-0"
PROPOSED NEW WAREHOUSE BUILDING
EXISTING WESTERN MARYLAND RAILROAD
PROPERTY LINE
EXISTING WESTERN MARYLAND RAILROAD
EXISTING WESTERN MARYLAND RAILROAD TRACK
PROPOSED WESTERN MARYLAND RAILROAD TRACK
N 46°00'00" E
PROPOSED PARKING AREA
EXISTING DRIVE
NEW DRIVE
CONNECTION
MLR ZONE
(ZONING LINE)
NIL ZONE
EXISTING MANUFACTURING & STORAGE BUILDING
EXISTING PARKING AREA
PROPERTY OWNED BY PETITIONER
ADJOINER
NIL ZONE
EXISTING PARKING AREA
PROPERTY LINE
PAINTERS MILL ROAD
GREENSON ROAD
VIEW
ST. THOMAS LA.
GRID NORTH



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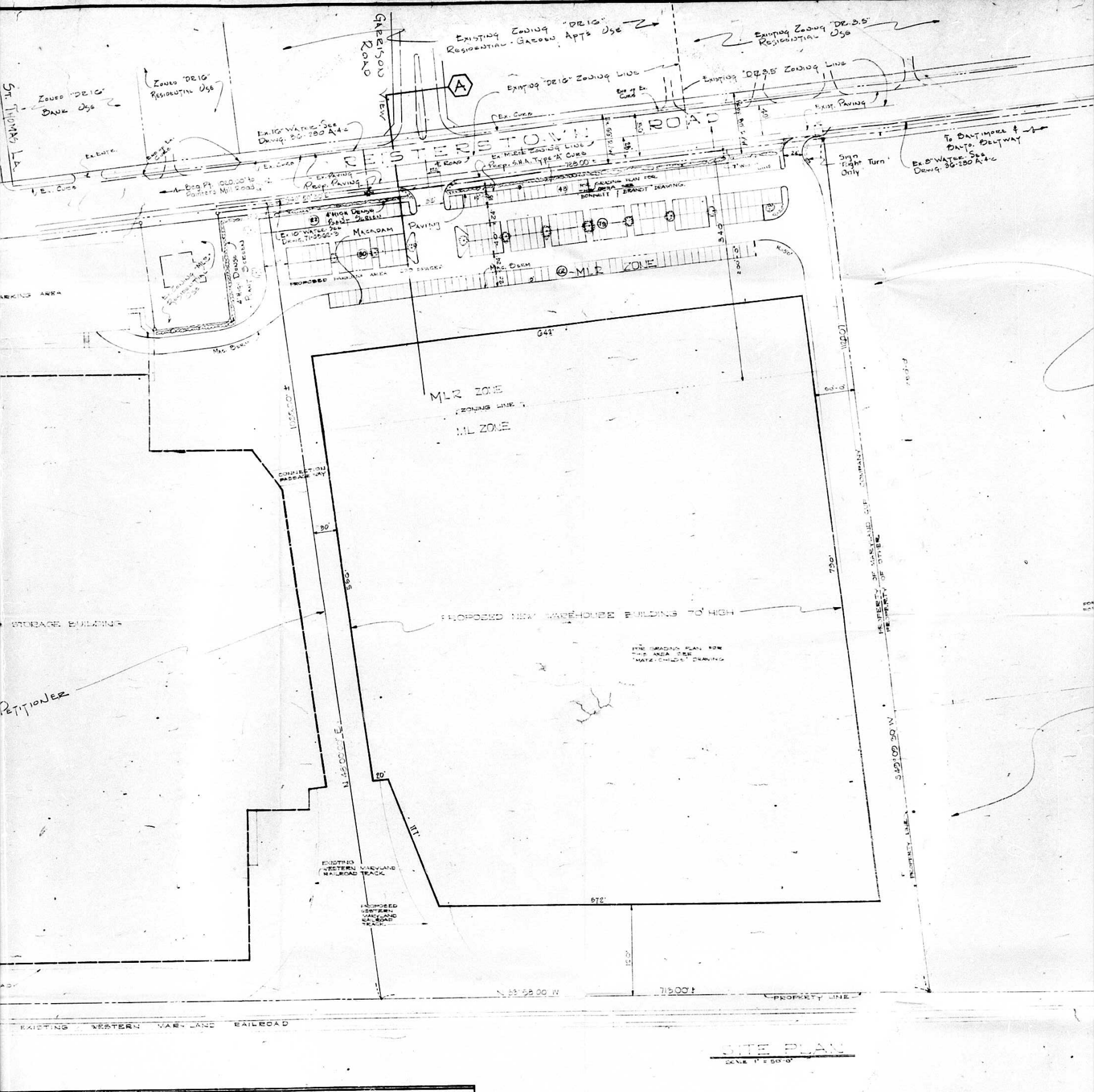
5. Proposed Zoning of Property "MLR & ML With Height Variance"
6. Proposed Use of Property "Warehouse Use"
7. Area of Warehouse Equals 473,828 Sq. Ft.
8. Petitioner Is Requesting A Variance To Section 254 of The Zoning Code To Permit A Building Height of 70' Within 50' of A Business Zone Instead of The Allowed 40' (A Variance of 30')
9. Public Water & Sewer Are Existing In Reisterstown Rd. & Are Available To The Site
10. Off-Street Parking Data:
    A. Number of Employees In Warehouse On The Largest Shift = 40 Requires 11 Spaces.
    B. Parking Provided = 230 Spaces. Extra Spaces Will Be Used As Surplus Parking Area
11. Sanitary Sewage Data:
    A. Site Lies Within Gwynns Falls Drainage Area
    B. Anticipated Additional Sewage Flows: 2700 Gal/Day
    C. New Warehouse Building Will Be Connected To The Existing Sewer Connection Serving The Present Warehouse & Manufacturing Building.

SITE PLAN
Scale 1" = 50'-0"

...NY PETITION FOR HEIGHT VARIANCE FOR ...ND CUP CORPORATION" Reisterstown Road Baltimore County, Md.	REVISIONS: 11-28-73 Revd Entrs, Parking Added Adj Used & Bldg Disp. 12-11-73 Revd Entrs.	MCA Consulting Engineers, 1020 Cromwell Bridge Rd. Baltimore, Md	BONNETT and BRANDT Architects and Engineers, 515 Park Avenue, Baltimore Maryland.	JOB NO	DRAWING NO.
				DATE: Nov 9, 1973	
				SCALE 1" = 50'-0"	

REVISED PLANS
Item #91
Petitioner's Exhibit

DEC 13 '73 AM
ZONING DEPARTMENT



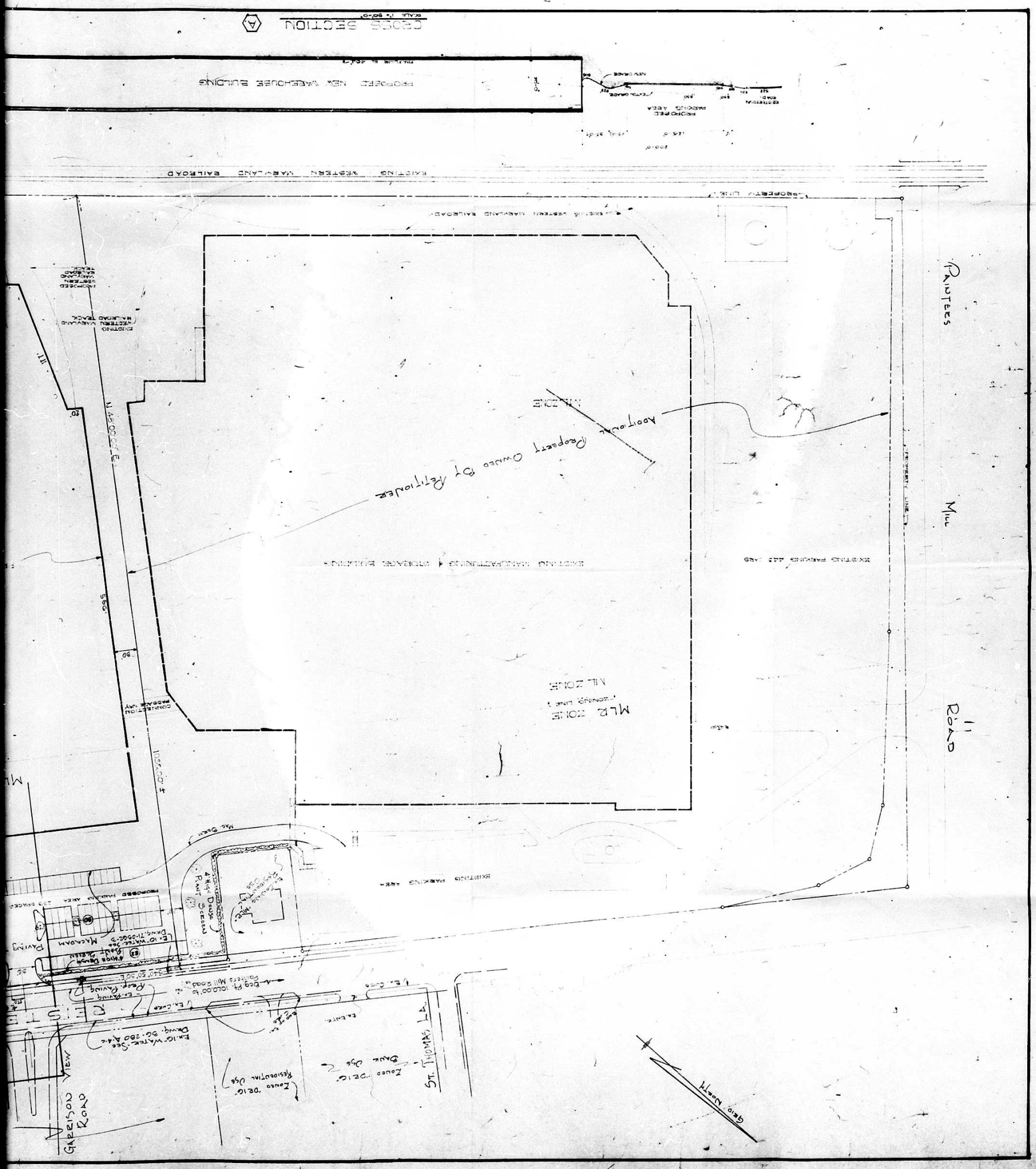
SITE PLAN
SCALE 1" = 50'-0"

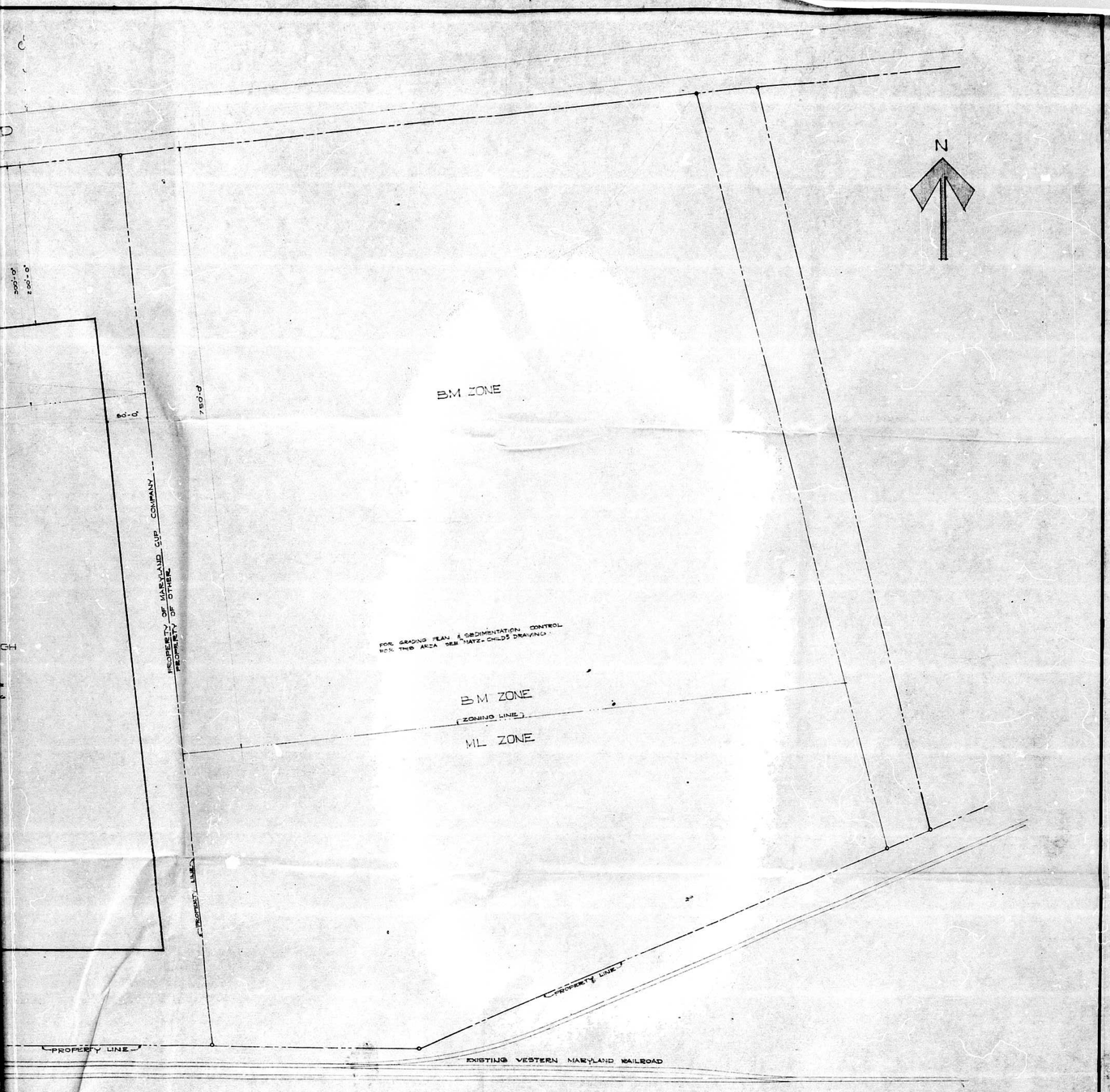
PROPOSED NEW WAREHOUSE BUILDING

CROSS SECTION (A)
SCALE 1" = 50'-0"

PLAT TO ACCOMPANY PETITION FOR HEIGHT VARIANCE
FOR
THE MARYLAND CUP CORPORATION
ELECTION DISTRICT 3 REISTERSTOWN ROAD BALTIMORE COUNTY, MD.

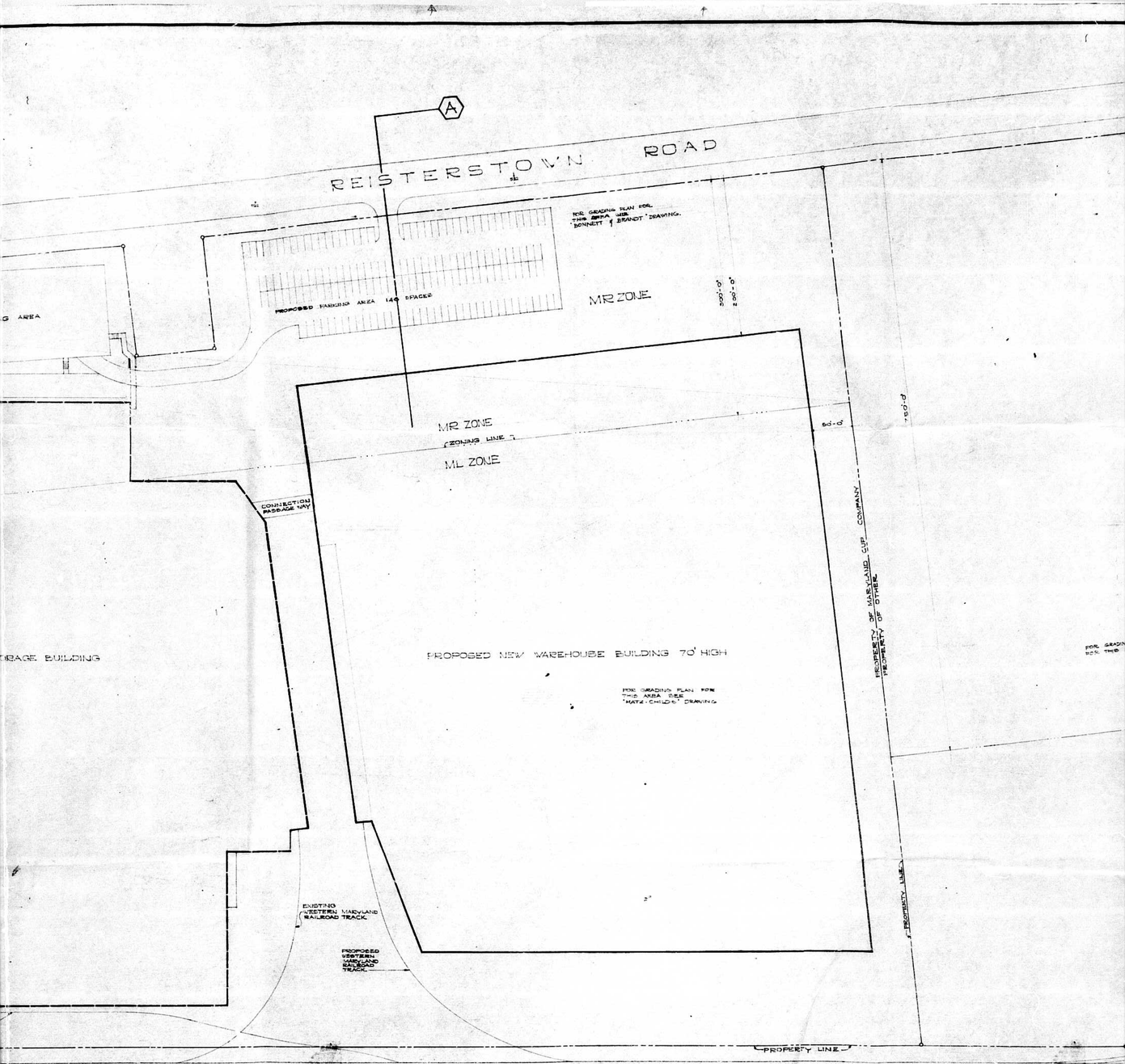
REVISIONS
11-28-73 Rev.
Adj. Desc. 1
12-11-73 Rev.


FEB 11 1974
CROSS SECTION
PROPOSED NEW WAREHOUSE BUILDING
EXISTING WESTERN MARYLAND RAILROAD
PROPERTY LINE
EXISTING WESTERN MARYLAND RAILROAD
PROPOSED AREA
PARKING AREA
EXISTING WESTERN MARYLAND RAILROAD TRACK
PROPOSED WESTERN MARYLAND RAILROAD TRACK
N 49°00'00" E
EXISTING MANUFACTURING & STORAGE BUILDING
Property Owned by Petitioner
Additional M.L. ZONE
M.L.R. ZONE
M.L. ZONE
EXISTING PARKING 443 CARS
PAINTERS MILL ROAD
EXISTING PARKING AREA
PROPOSED PARKING AREA 233 SPACES
PAVING
MACADAM
Zoned "D.R.C." Residential Use
Zoned "D.R.C." Base Use
ST. THOMAS LA.
GARRISON VIEW ROAD
Geo. North



TE PLAN
AL 1" = 50'-0"

POSED PARKING LOT FOR ND CUP CORPORATION	REVISIONS			BONNETT and BRANDT ARCHITECTS and ENGINEERS 315 PARK AVENUE BALTIMORE MARYLAND	JOB NO	DRAWING NO.
					DATE AUGUST 22, 1979	
					SCALE 1" = 50'-0"	



SITE PLAN
SCALE 1" = 50'-0"

PROPOSED NEW WAREHOUSE BUILDING

CROSS SECTION A
SCALE 1" = 50'-0"

PROPOSED PARKING LOT
FOR
THE MARYLAND CUP CORPORATION

REVISIONS

REISTE

PROPOSED PARKING AREA 149 SPACES

EXISTING PARKING AREA

RAMP

MR ZONE

(ZONING LINE)

ML ZONE

CONNECTION PASSAGE WAY

EXISTING PARKING 443 CARS

EXISTING MANUFACTURING & STORAGE BUILDING

PROPERTY LINE

ML ZONE

EXISTING WESTERN MARYLAND RAILROAD TRACK

PROPOSED WESTERN MARYLAND RAILROAD TRACK

EXISTING WESTERN MARYLAND RAILROAD

PROPERTY LINE

EXISTING WESTERN MARYLAND RAILROAD

200'-0"

18'

182'-0"

25'-0"

25'-0"

PROPOSED PARKING AREA

REISTERTOWN ROAD

EXISTG. GRADE

NEW GRADE

PROPOSED NEW WAREHOUSE BUILDING

FIN. FLOOR EL. 49.4

CROSS SECTION (A)

SCALE 1" = 20'-0"