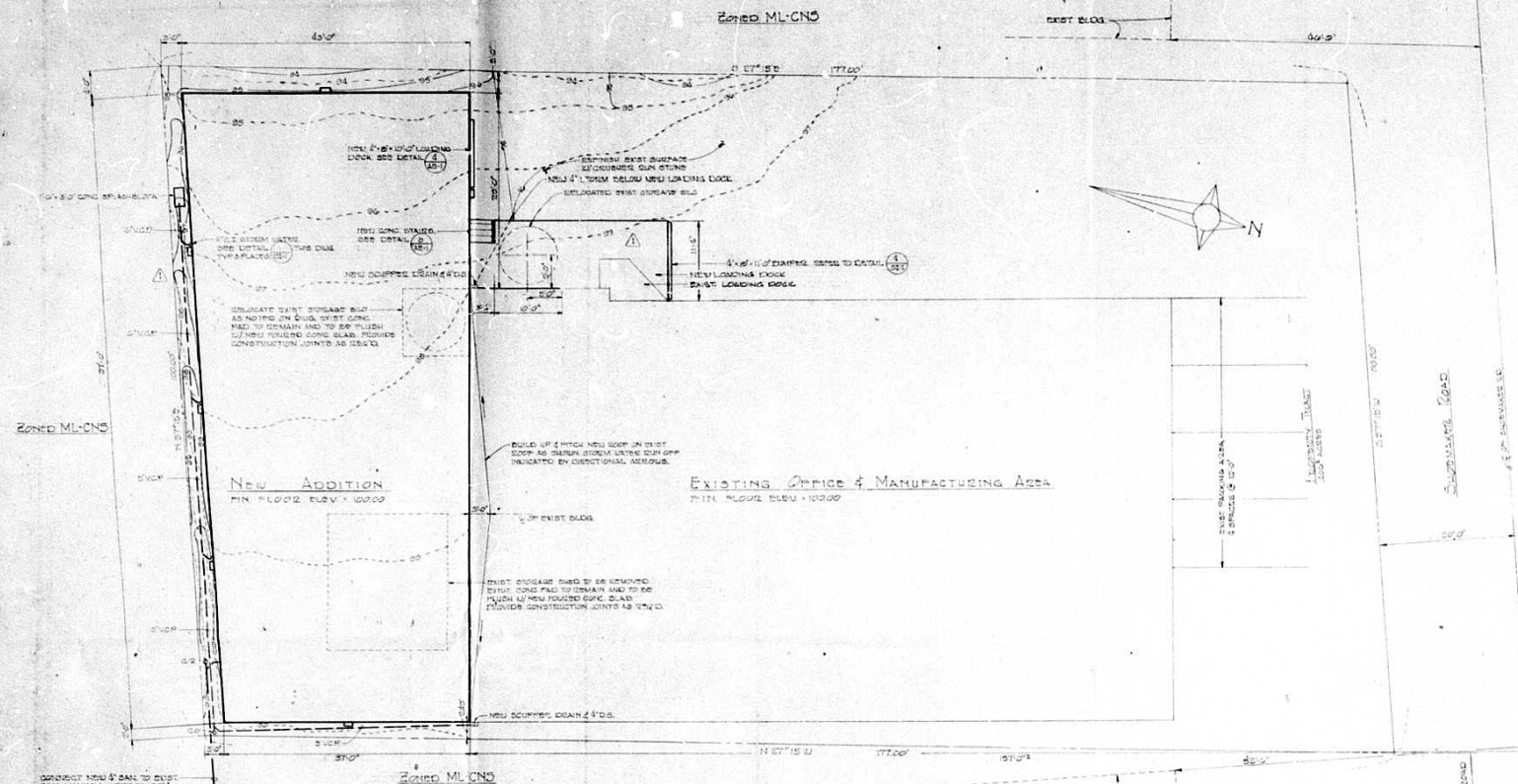
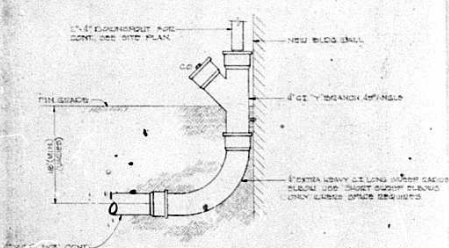


PARKING AREA DATA:
 NUMBER OF SPACES: 40
 PARKING SPACES UNPAVED: 40
 PARKING SPACES PAVED: 40

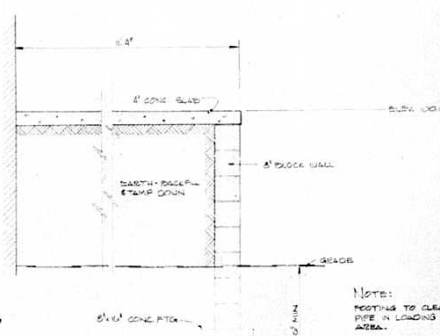
CONDUCT NEW 6\"/>

SITE PLAN
 SCALE: 1\"/>



DETAIL SET
 NO SCALE

- ARCHITECTURAL LEGEND**
- EXIST. CONTIGUOUS LINE
 - NEW CONTIGUOUS LINE
 - PROPERTY LINE
 - SANITARY PIPE, 6\"/>
 - STORM WATER PIPE, 36\"/>
 - CENTER LINE &
 - UCP UNIMPROVED CLAY PIPE
 - CP CLEAN-OUT
 - CI CAST IRON
 - DIA. DIAMETER
 - DETAIL NUMBER
 - DETAIL LOCATION



SECTION @ NEW LOADING DOCK
 NO SCALE

NOTE:
 FOOTING TO CLEAR EXISTING PIPE IN LOADING DOCK AREA.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
 BY: *John W. [Signature]*
 DATE: 9-3-74

74-146-A

1	SECTION	SECTION 01: SANITARY PIPING AS NOTED
2	DATE	DESCRIPTION
DIVISIONS		
New Warehouse Addition		
FOR: CORNING INC		
BROOMAKER & PALLO RD BALTIMORE, MD		
BALTIMORE COUNTY APPEAL DISTRICT		
PALMER & CLARK INC		
ENGINERS		
301 WYOMING RD TIMONIUM, MARYLAND		
DESIGN: ECU	DATE: JUNE 27, 1974	
DESIGNED BY: ECU	FILE NO: 1019	DATE: 5-1-74
APPROVED:	SCALE: AS NOTED	



SEP 17 1974

74-146-A #89 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, **MARION C. GORDON**, 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 for a Variance from Section 255-1 (238.2) to permit a side yard of...

1. 73 feet and a rear yard of 3 feet in lieu of the required 30 feet, respectively.

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

Strict compliance with the Zoning Regulations would result in practical difficulty or unreasonable hardship in achieving complete utilization of the property in a manner contemplated by the Zoning Regulations and consistent with existing development of adjoining properties.

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.

Marion C. Gordon
MARION C. GORDON
Contract purchaser Legal Owner
Address: 6701 Park Heights Ave.
Baltimore, Md. 21215
Allan J. McLeister
Gordon, Reinblatt, Rothman, Hoffberger
6 Hollander Pettitioner's Attorney
1200 Garrett Bldg.
Baltimore, Md. 21202
852-4567

ORDERED By The Zoning Commissioner of Baltimore County, this 15th 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 2nd day of January, 1974, at 10:30 o'clock

Zoning Commissioner of Baltimore County.
(over) *Michael*

HOWARD D. TUSTIN, JR. REGISTERED
RICHARD P. TUSTIN



ESTABLISHED 1849

S. J. MARTENET & CO.

LAND SURVEYORS
9 E. LEXINGTON STREET
BALTIMORE, MD. 21202
PHONE: 539-4283

RICHARD A. MARTENET 1940-1986
HARRY S. JAYNE 1975-1981
SEYMOUR F. TUSTIN 1976-1981
J. HOWARD BUTTON 1966-1981
WILLIAM A. THOMPSON 1947-1981
ROBERT S. WENNER 1969-1983
HOWARD D. TUSTIN 1969-1989
HOWARD C. BUTTON 1944-1986

DESCRIPTION FOR APPEAL FOR ZONING VARIANCE
PROPERTY OCCUPIED BY CORNCO, INC.
SOUTHEAST SIDE OF SHOEMAKER ROAD
SOUTHWEST OF FALLS ROAD

All that lot of ground situate in the Third Election District of Baltimore County Bounded and Described as follows:

BEGINNING for the same on the Southeast side of Shoemaker Road, 25 feet wide, at a point distant 279.50 feet Southwesterly from the corner formed by the intersection of said Southeast side of Shoemaker Road with the Southwest side of Falls Road, 50 feet wide, and running thence, binding on the Southeast side of Shoemaker Road, South 57 degrees and 15 minutes West 100 feet; thence South 27 degrees and 15 minutes East 177 feet; thence North 57 degrees and 15 minutes East 100 feet and thence North 27 degrees and 15 minutes West 177 feet to the place of beginning.

Containing 17,619 square feet or 0.4045 of an acre of land, more or less.

Being and comprising, in one description, the two lots of ground described in a deed from Jerval Enterprises, Inc. to Marion G. Steinbach, widow, dated March 8, 1960 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3677 folio 452 etc.

By: *Howard D. Tustin, Jr.*
Howard D. Tustin, Jr.
Reg. LS #3995
October 15, 1973



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 26, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #74-146-A, Southeast side of Shoemaker Road 279.50 feet Southwest of Falls Road.

Petition for Variance for a Side and Rear Yard.
Petitioner - Marion C. Gordon

3rd District

HEARING: WEDNESDAY, JANUARY 2, 1974 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has no comments to offer at this time.

WDF:NEG:rw



EX C

TO THE ZONING COMMISSIONER
FOR BALTIMORE COUNTY:

RE: Petition for Variance for
Marion C. Gordon
#74-146-A

The undersigned is the owner and/or occupant of property adjacent to the property owned by Marion Gordon located on Shoemaker Road near Falls Road and occupied by Cornco, Inc.

We are familiar with the petition pending before you for a zoning variance from the rear and side yard regulations in order to permit the construction of an addition to the building occupied by Cornco, Inc. This is to advise you that we have no objection to approval of the requested zoning variance and believe that the proposed use of the property is harmonious with existing development in the area.

DATE: 12/27/73

Paul M. Hughes
Kleemise Eng Co.
6300 Falls Road
Baltimore, Md. 21209

EX D

TO THE ZONING COMMISSIONER
FOR BALTIMORE COUNTY:

RE: Petition for Variance for
Marion C. Gordon
#74-146-A

The undersigned is the owner and/or occupant of property adjacent to the property owned by Marion Gordon located on Shoemaker Road near Falls Road and occupied by Cornco, Inc.

We are familiar with the petition pending before you for a zoning variance from the rear and side yard regulations in order to permit the construction of an addition to the building occupied by Cornco, Inc. This is to advise you that we have no objection to approval of the requested zoning variance and believe that the proposed use of the property is harmonious with existing development in the area.

DATE: 12/27/73

F.H. Rich
Arrow Cabinet Co., Inc.
Shoemaker Rd.
Baltimore, Md. 21209

EX E

TO THE ZONING COMMISSIONER
FOR BALTIMORE COUNTY:

RE: Petition for Variance for
Marion C. Gordon
#74-146-A

The undersigned is the owner and/or occupant of property adjacent to the property owned by Marion Gordon located on Shoemaker Road near Falls Road and occupied by Cornco, Inc.

We are familiar with the petition pending before you for a zoning variance from the rear and side yard regulations in order to permit the construction of an addition to the building occupied by Cornco, Inc. This is to advise you that we have no objection to approval of the requested zoning variance and believe that the proposed use of the property is harmonious with existing development in the area.

DATE: 12/27/73

John R. Daniels
J.R. Daniels Co.
Bare Hills Rd.
Baltimore, Md. 21209

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Director
Bernard M. Evans
Deputy Director

Nov. 15, 1973

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

ATTN: Mr. John J. Wilton

RE: Zoning meeting Nov. 13, 1973
Property Owner: Marion C. Gordon
Location: S.W. 1/4 of Shoemaker Rd.
two hundred and seventy-nine (279)
feet from the corner formed by the
intersection of S.W. 1/4 of Shoemaker
Rd. with the S.W. 1/4 of Falls Rd.
(Lot 25)
Existing Zoning: M-1, C-1, S-1
Proposed Zoning: Variance to permit
a sideyard of 1.73 feet and a rear yard
of three (3) feet instead of the re-
quired thirty (30) feet respectively

Dear Mr. DiNenna:

The intersection of Shoemaker Road with Falls Road is substandard. It is not curbed and the paving is in poor condition. It is our opinion that no additional development should take place along Shoemaker Road until such time as the road is improved.

The 1972 average daily traffic count on this section of Falls Road is 1,601 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits
By: J. Meyers

CLH:mg

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 Granting of the Variance would permit development of the same general character that exists throughout this individual development, and strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the above 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,

to permit a side yard of 1.73 feet and a rear yard of three feet instead of the required 30 feet should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of January, 1974, that the herein Petition for a Variance 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, Department of Public Works and the Office of Planning and Zoning.

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 14th day of January, 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 10, 1973

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Allen J. Holster, Esquire
Gordon, Feinblatt, Hoffman,
Hoffbauer & Hollander
1200 Garrett Building
Baltimore, Maryland 21202

Re: Item #88
Zoning Variance
Marion C. Gordon

Dear Mr. Holster:

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 southeast side of Shoemaker Road, 279 feet southwest of Falls Road, in the 3rd District of Baltimore County.

This property is part of the Bare Hills Industrial Park, and is improved with an existing one story brick building, which makes and unsewered popcorn. This property is zoned I-1. The petitioner proposes to expand his present facilities toward the rear and west side property line, and is requesting a 1.73 feet side yard and a 3 feet rear yard.

There appears to be no adverse comments with regard to the proposed addition. However, since this is within the Jones Falls Drainage Basin, I am requesting that estimated maximum dry and peak hour water use with the appropriate sewer conversion factors be indicated on a revised site plan prior to the hearing. Also, again the committee is forced with reviewing another petition for development in an area that is considered below standard as far as roads, entrances, and maintenance is concerned. We strongly recommend that proper entrances, curbing, etc. be installed in this area.

MICROFILMED

Allen J. Holster, Esquire
Re: Item #88
December 10, 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

JJD:jrb

Enclosure

cc: S. J. Hartenot & Company,
Land Surveyors
9 East Lexington Street
Baltimore, Maryland 21202

MICROFILMED

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

87-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Marion C. Gordon

Location: S.E./S of Shoemaker Rd., two hundred and seventy-nine (279) feet from the corner formed by the intersection of S.E./S of Shoemaker Rd. with the S.W./S of 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 _____
- () 4. _____ 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", 1973 edition prior to occupancy. Site plans are approved as drawn.
- () 6. _____
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: John J. Dillon, Jr. Noted and Approved: John J. Dillon, Jr.
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

nis
4/16/73

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

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

November 27, 1973

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

Re: Item #88 (1973-1974)
Property Owner: Marion C. Gordon
S/W/S of Shoemaker Rd., 279' from the corner formed by the intersection of S/W/S of Shoemaker Rd. with the S/W/S of Falls Rd.
Existing Zoning: M.L.C.N.S.
Proposed Zoning: Variance to permit a sideyard of 1.73' and a rear yard of 3' instead of the required 30' respectively

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.

Highways

Shoemaker Road is a private road for use of properties in common. At such time as this road may be improved as a public road, it is proposed to be constructed as a minimum 36-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements including highway right-of-way widening and any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

Sediment Control

Development of this property through striping, 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 striping of top soil.

Storm Drains

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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.

Item #88 (1973-1974)
Property Owner: Marion C. Gordon
Page 2
November 27, 1973

Water and Sanitary Sewer

Public water supply and sanitary sewerage exist in Falls Road; extensions of these utilities can be made therefrom. The plan should be revised to indicate existing and proposed means of water supply and sewage disposal.

It appears that fire hydrant protection may be required in the vicinity.

Very truly yours,

Ellsworth H. Dyer, P.E.
Chief, Bureau of Engineering

END:YAK:PW:iss

cc: O. Reier
J. Tressner

C-HE Key Sheet
30 W 5' Top Sheet
HW 8 C Topo
69 Tax Map

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

November 16, 1973

DONALD A. ROSE, 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 88, Zoning Advisory Committee Meeting November 13, 1973, are as follows:

Property Owner: Marion C. Gordon
Location: S/W/S Shoemaker Rd., 279' W of Falls Rd.
Present Zoning: M.L.C.N.S.
Proposed Zoning: Variance to permit sideyard of 1.73' and rear yard of 3' instead of required 30' respectively
No. Acres: _____
District: 3

Metropolitan water and sewer must be extended prior to issuance of building permit.

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

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 Jones Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on Nov. 13, 1973; therefore, approval may be withheld for this connection.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

MICROFILMED

WILLIAM D. FROHNE
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



November 19, 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 #88, Zoning Advisory Committee Meeting, November 13, 1973, are as follows:

Property Owner: Marion C. Gordon
Location: S/E/S of Shoemaker Road, two hundred and seventy-nine (279) feet from the corner formed by the intersection of S/E/S of Shoemaker Road with the S/W/S of Falls Road
Existing Zoning: M.L.C.N.S.
Proposed Zoning: Variance to permit a sideyard of 1.73 feet and a rear yard of three (3) feet instead of the required thirty (30) feet respectively

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

Very truly yours,

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

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3211 ZONING 484-3201

PROPERTY OCCUPIED BY CORNCO, INC.
THIRD ELECTION DISTRICT-BALTIMORE COUNTY
AREA OF PARCEL=17,619 Sq. Ft. or 0.4045 AC.

As to Item 18 - Neither this Property nor any of Those Adjoining have such Covenants.



Bearings Revised to Conform With Description - October 29, 1973

