75.43-R PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I. or we Rhodes. Inc., a hody ... legal owner.. of the property situate in Baltim County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (I) that the zoning status of the herein described property be re-classified, pursuant

4270

675-26

12 11/2

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37

19/11/74

to the Zoning Law of Baltimore County, from an M.L. zone: for the following reason

for the reasons set forth in the brief filed herewith.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimor County, to use the herein described property, for

Property is to be posted and sovertised as prescribed by Zoning Regulati

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising posting, etc., upor filing of this petition, and further agree to and are to be bound by the zoning rulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimo

By: Jim a Cole Ggand Legal Owner Address 929 N. Howard St. Beltinin SE REDLOOD ST. BALTIMORE, MD William C. Stifle Dullour Alorney
Address 929 N. Howard Street

Baltimore, Maryland 21201 22 W Penny Ger 2/204

, 197 - La that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughtimore County, that property be posted, and that the public hearing be had before the Zoning County, on the 30 12 A 24 Lith day of September oner of Baltimore County in Room 105, County Office Building in Towson, Baltimor

Non la fenna

MCA DOD ENGINEERS

DESCRIPTION

10.8315 ACRE PARCEL, SOUTH SIDE OF INTERSTATE 95, NORTHEAST SIDE OF RELOCATED SULPHUR SPRING ROAD, NORTHWEST SIDE OF OLD GEORGETOWN ROAD, THIRTEENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND,

THIS DESCRIPTION IS FOR B. L. ZONING.

Beginning for the same at the intersection of the northeast right of way line of Relocated Sulphur Spring Road, as shown on State Roads Commission of Maryland Plat No. 36526, and the northwest right of way line of Old Georgetown Road, as shown on Plat No. 36524, running thence binding on said last mentioned right of way line and continuing to bind on the northwest side of Old Georgetown Road, as originally laid out, three courses: (1) N 42° 42' 58" E 100. 15 feet, (2) N 30° 28' 00" E 411.55 feet, and (3) N 09° 31' 30" E 96.88 feet, thence along the second, third and fourth lines of the land conveyed to Clarence H. Talbert and wife by deed recorded among the Land Records of Baltimore County in Liber T.B.S. 1723, page 315, three courses: (4) N 73° 58' 30" W 150.51 feet (5) N 16° 01' 30" E 80.00 feet, and (6) S 73° 58' 30" E 141.40 feet, thence again binding on said northwest side of Old Georgetown Road, (7) N 09* 31' 30" E

RE: PETITION OR RECLASSIFICATION : from M.L. zone to B.L. zone NW comer of Sulphur Spring Road

R. S. Armige

REFORE

COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

No. 75 - 43 - 8

. OPINION

This case comes before the Board on an appeal by the Petitioner from an Order of the Deputy Zoning Commissioner which denied a requested reclassification fo This property consists of approximately 10.83 acres and is locate in the 13th Election District of Saltimore County. The land is at the northwest co of the Sulphur Spring Road and Old Georgetown Road (Relocated). Said tract is also part of the southern quadrant of the interchange of Interstate 95-South with the Baltimere Neltway. It is presently vacant land and the petition is for the reclassification from existing M.L. to a B.L. zone for the entire 10.8315 acres. Petitioner's Exhibit No. 1 is a plat of the subject property, and indicates the Petitioner's proposal for this site. The use is for a neighborhood shopping center, with approximately 105,000 square feet of retail

The owner of this property, and the Petitioner in this case, is Rhodes Inc., a retail furniture sales corporation headquartered in Atlanta, Georgia. company has been in business for one hundred years and enjoys sixty-two stores in eigh southeastern states, as well as St. Louis, Missouri and Louisville, Kentucky. corpora....a first became interested in the subject site before the adoption of the March 1971 Comprehensive Land Use Maps and new Zoning Regulations. During negotiations prior to purchase, and even after the subject corporation bought this tract, the planned use of a retail furniture sales and warehouse building was permissible in an M.L. zone. After the adoption in March 1971 of the new Regulations, such retail use was no longer permitted Also, during the lapse of time between the current economic situation and those that existed prior to 1971, this corporation has generally changed its marketing concept back to full service-type stores, as opposed to the retail/wholesale discount type warehouse operation

137.52 feet to a point on the south right of way line of Interstate 95, as shown

on State Roads Commission of Maryland Plats No. 34789 and 34788, thence binding on said right of way line seven courses; (8) S 84* 29' 09" W 113, 70

feet, (9) S 75° 21' 09" W 133.30 feet, (10) S 83° 18' 01" W 301.50 feet, (11)

S 77° 35' 23" W 200.00 feet, (12) S 71° 25' 27" W 232.77 feet, (13) S 78° 00' 11" W

157.57 feet, and (14) S 63° 55' 40" W 98.21 feet, thence binding on the northeast

right of way line of Relocated Sulphur Spring Road, as shown on said Plat No.

34788 and on the plat first herein mentioned, six courses: (15) S 52° 31' 29" E

18.71 feet, (16) S 53° 34' 26" E 81.18 feet, (17) S 58° 50' 06" E 96.74 feet, (18)

S 61° 51' 44" E 532. 58 feet, (19) S 19° 23' 55" W 20. 00 feet, and (20)

S 70° 34' 05" E 260.00 feet to the place of beginning

Containing 10, 8315 acres of land.

Rhodes, Inc. - No. 75-43-F

@

that was planned for this site. For this reason, this corporation desires to sell the subject property and feels that it ha, its best chance of recouping its investment if the subject property would be zoned B.L.

The Petitioner presented a traffic expert and an engineer. Both offered expert testimony in their field

The Petitioner offered several real estate experts and consultants, who at some length described for the Board the reasons why the subject property should be zoned B.L. and not M.L. The presentation by these witnesses was lengthy and detailed. The Board will not attempt to further summarize same in this instance. The Board was impressed by the quality of this testimony

As repeated many times by this Board, the Petitioner carries an onero burden of overcoming the strong presumption of correctness in original zoning when he seek a reclassification as in the subject instance. This Board may reclassify the subject rapperty as petitioned, if it is satisfied that the Petitioner has evidenced error in original zerring and/or substantial change in the character of the neighborhood since the adoption of these particular land use maps in March of 1971

Unfortunately, aespite the detail and quality of the Petitioner's present tion, the Board does not feel that the Fetitioner has met his burden in the subject case. The Board, after reviewing the testimony and evidence in detail, can really find no evidence ange which would be of a substantial nature. The area is really basically the same as it was in March of 1971, and the changes in road patterns that are now more formalized were pending before the Council adopted the Land Use Maps in March of 1971.

In a similar manner, the Board has reviewed in detail the testimony and evidence offered as to the argument of error by the Council when it zoned the subject property M.L. Of course, the actual burden of proof to be sustained by the Petitione is that the Council erred when, in fact, they did not zone the subject property B.L. The Board has very carefully considered this point, and quite frankly can find no error on the part of the Council in March of 1971 when it did not zone the subject property B.L.

The Board, as mentioned above in this Opinion, was impressed by th expert testimony offered by the Petitioner. However, it is fair to say that much of this Rhydes, Inc. - No. 75-43-R

testimony is based upon the comforting application of the "Monday morning quarterbacking There does now seem to be an excess of industrially zoned and industrially vacant and improved industrial lands in the corridor existing from Baltimore City through ard County and Anne Arundel County on this southwestern side of the Baltimore metro To say that the County Council erred in not anticipating this is not fair and would have required some "crystal ball" thinking by the Council when acting in March

The Petitioner's arguments as to need really apply to the change principle and to the situation as it exists today. The Board does not feel that these are of the char acter required to warrant the granting of the requested reclassification. Certainly the testimony and evidence offered in this case by the Petitioner, including its "Monday morni quarterbacking", should be of most particular interest to the County Council as it prepares but a few short months to finalize a complete new comprehensive mapping of Baltimore County including the subject area, and most particularly the subject property

In conclusion, this Board can find no error and/or change that would warrant the granting of the requested reclassification; hence same shall be denied

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 7th day of April, 1976, by the County Board of Appeals ORDERED, that the reclassification petitioned for be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Rules B-1 to B-12 of the Maryland Rules of Procedure

COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

SENATE OF MARYLAND

September 16, 1975

the good men

Walter Reiter - Chairman Baltimore County Board of Appeals County Office Building Towson, Maryland 21204

Dear Mr. Reiter:

I am writing this letter in regards to the zoning appeal of Rhodes rporated, which your Board heard on Thursday, September 11, 1975.

From the outset. I want to make it clear that I have no interest as far From the outset. I want to make it clear that I have no interest as far as a friend of the appellant is concerned nor do I have any interest as far as a friend of the opponents is concerned, further I have no desire to interfer in any way in an attempt to influence the Board's decision in regards to this appeal, as I believe that it should be made on the merits of the zoning law of Bultimore County, and nothing else.

What does concern me, and what I wish to bring to your attention, is the following: members of the community associations which are opponents to this appeal have advised me that at the September II, 1975 meeting, a Nr. G'ann Sellers, who represents Rhodes Incorporated and who is from Atlanta, Georgia cestified that "Me had been assured the seller and buyer could obtain the zoning change with little or no difficulty" and a Nr. Smith, who was identified as person representing NCA an engineering firm, teatified that he was aured that person representing NCA an engineering firm, teatified that he was aured that the new and the seller and the selle

I think the people who contacted me have raised a very important and at point, who made the quarantees? if in fact they were made.

I am requesting that you and the members of the Appeals Board ask Mr. Sellers and Mr. Smith to identify who made these guarantees to them. 1000 not there testing

Mr. Walter Reiter September 16, 1975

I believe that the people involved in this hearing on both sides and the Board are entitled to an answer to that question. If the elected saltimore County officials made such quarantees, then certainly all who are involved in this hearing should be aware of who those officials are, if employees of Baltimore County government, past or present, have made such guarantees, everybody ought to be aware of who these individuals are.

There have been far too many allegations of vested interest getting what they wanted in Baltimore County when it comes to zoning. These type allegations should be laid to rest forever. If anyone exercising governmental authority in Baltimore County, be they elective or non-elective are making these type promises in an attempt to circumvent the legal zoning processes, than all parties to this hearing and the Board should be made well aware of this.

I would respectfully request that you and the members of the Board honor this request which I have made and get on to the record just who in fact is making these guarantees which were alluded to above.

Sincerely, John C. Costohano

John C. Coolahan Chairman Baltimore County Delegation

JCC/jmb c.c. Mr. William Stewart Mr. Joseph Hicks

Water Supply ■ Sewerage ● Drainage ▶ Highways ■ Structures ● Developments ▶ Planning ■ Re

J. O. # 171030-A

March 28, 1974

IN THE MATTER OF THE PETITION OF RHODES, INC., A BODY CORPORATE, FOR RECLASSIFICATION OF PROPERTY. LOCATED AT THE INTERSECTION OF SULPHUR SPRING ROAD AND 1-95, 13th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND, FROM AN M.L. TO A B.L. ZONE

REPORE THE ZONTHE COMMISSIONER OF BALTIMORE COUNTY

MEMORANDUM IN SUPPORT OF PETITION FOR RECLASSIFICATION

Rhodes, Inc., a body corporate, is the owner of a parcel of 10.8 315 land consisting of 6.7 acres located at the intersection of Sulphur Spring Road and I-95, in the 13th Election District of Baltimore County, Maryland

On March 18, 1971 this property was, by the Director of Planning for Baltimore County, "grandfathered" for commercial use in connection with the retail furniture sales and warehousing operation under Sub-section 103.1 of the Zoning Regulations of Baltimore County.

The plan for development approved by the Director of Planning for Baltimore County on March 18, 1971 provided for a building of 123.810 square feet, of which 78,270 square feet were set aside for warehousing and storage, and the retail sales area provided in the plan amounted to 45,540 square feet, or a little over one-third of the total area.

That it was error on the part of the County Council to zone this property M.L., rather than B.L., inasmuch as the Planning Department had, by an approved plan, recognized that more than onethird of the property would be devoted to B.L. uses

That in addition to the aforementioned error on the part of the Baltimore County Council, there have been substantial changes in the immediate neighborhood since the adoption of the aforesaid Land Hee Man that would warrant reclassification of the subject property

Respectfully submitted,

William C. Stifler, III, Esq. 929 N. Howard Street Baltimore, Maryland 21201 Attorney for Petitioner

RE: PETITION FOR RECLASSIFICATION NW/corner of Sulphur Spring and Old Georgetown Roads - 13th District Rhodes, Inc. - Petitioner NO. 75-43-R (Item No. 37)

111 111 111

BEFORE THE DEPUTY ZONING COMMISSIONER

: BALTIMORE COUNTY 111 111 111

This Petition represents a request for a Reclassification from a M. L. Zone to a B. L. Zone. The property in question contains 10.8315 acres and is located on the northwest corner of Sulphur Spring and Old Georgetown Roads, in the Thirteenth Election District of Baltimore County.

The Petitioner did not present any testimony offering only the previously filed Memorandum in support of the Petition for Reclassification.

Area residents, representing two improvement associations, appeared in protest to the Reclassification and testified as to problems that could result from the increased traffic, making reference to comments by C. Richard Moore, Assistant Traffic Engineer for Baltimore County. They also question ed the need for a shopping center at this location and felt that it would have a detrimental affect on their neighborhood.

After having reviewed the above mentioned Memorandum and other pertinent information contained in the zoning file, i.e., the Petitioner's site plan. comments of County and State agencies, who reviewed the Petitioner's development plans, and recommendations of the Baltimore County Planning pard, it is the opinion of the Deputy Zoning Commissioner, that the Petition er has failed to meet the burden of proving error in the Comprehensive Zoning Map or substantial change in the character of the neighborhood since the adoption of said man on March 24 1971

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 25th day of September, 1974, that the above Reclassification should 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 re-

Deputy Zoning Commissioner of Baltimore County

COOK, MUDD, MURRAY & HOWARD

October 9, 1974

Mr. James E. Dyer Deputy Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Petition for Reclassification NW/corner of Sulphur Spring and Old Georgecown Roads - 13th District Rhodes, Inc., Petitioner No. 75-43-R (Item No. 37)

Would you kindly note an appeal to the County Board of Appeals on behalf of Rhodes, Inc. from your decision and Order of September 25, 1974 in the above entitled case.

Very truly yours,

JHC · rm



September 25, 1974

William C. Stifler, III, Esquire 929 N. Howard Street Baitimore, Maryland 21201

> RE: Petition for Reclassification NW/corner of Sulphur Spring and Old Georgetown Roads - 13th District Rhodes, Inc. - Petitiones NO. 75-43-R (Item No. 37)

Dear Mr. Stifler:

I have this date passed my Order in the above captioned matter in

Very truly yours,

lanus E Hyli JAMES E. DYER Deputy Zoning Commissiones

JED/me

Attachments

James H. Cook, Lisquire 409 Washington Avenue Towson, Maryland 21204

> Richard D. Payne, Esquire 22 West Pennsylvania Avenue Towson, Maryland 21204

William C. Stifler, III, Esq. 929 N. Howard Street Baltimore, Maryland 21201

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 2120

Your Petition has been received and accepted

for filing this

day of

S. ERIC DINENNA

Petitioner Rhodes, Inc., a body corporate

Petitioner's Attorney William C. Stifler
G: M.C.A. Engineering Corp.
1020 Crosoll Bridge Road

me & Byrme . W Zoning Advisory Committee

Men 37 - 7th Cycle

WILLIAM D. FROM



- 2 -

May 22, 1974

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

Dear Mr. Di Nenna

Comments on Item #37, Zoning Cycle V!I, April, 1974, to October, 1974, are as follows:

Property Owner: Rhodes, Inc. Location: S/S Interstate 95, NE/S Relocated Sulphur Spring Road Existing Zoning: M.L. Proposed Zoning: B.L. No. of Acres: 10.8 District: 13th

This office has reviewed the subject petition and offers the following comments. These comments Initial office not reviewed the support of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a

The site plan indicates a driveway into the site; however, the driveway is blocked by proposed parking spaces. This error abould be corrected.

Very truly yours. John ZW mbley

John L. Wimbley Planning Specialist II

Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE

AREA CODE 301 PLANNING 494-3211 ZONING 494-3291

April 30, 1974

XXXXXXXXXXXXX

William C. Stifler, III, Esq. 929 N. Howard Street Baltimore, Maryland 21201

> RE: Reclassification Petition Rhodes, Inc., a body corporate Petitioners

Dear Mr. Stifler:

The Zening 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, before the control of the zoning action requested, before the control of the zoning control of the zoning control of the zoning commissioner with recommendations at the appropriateness of the zoning commissioner with recommendations at the appropriateness of the zoning coming.

The subject property is located at the intersection of the northeast side of relocated Sulphur Spring Road, and the northeast side of Old Georgetown Road, in the 13th Election district of Baltimore County. The entire side is resembly

Interstate-95 abouts the trant to the north and to the eathwest opposite the size on the relocated Sulphur Spring Road is a large vacant tract of land. Existing facilities of the United Rental Company and International Trucks wist opposite the size on Old Georgetown Road.

The petitioner requests a Reclassification of Business Local and proposes to erect a shopping center. Retail floor area of over 104,000 square feet is proposed with off street parking facilities

William C. Stifler, III, Esq. Item 37 - 7th Cycle April 30, 1974

Page 2

for 603 vehicles.

This petition for Reclassification is accepted for This petition for Reclassification is accepted for filing on the drie of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Monday, Juno 3, 1974, in order to allow time for final Committee review and 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 hetwen September 1, 1974, and October 13, 1974, will be forwarded to you well in advance of the date and time.

Very truly yours,

JAMES B. BYRNES.TIT Zoning Advisory Committee

JBB:JD

Enclosure

cc: M.C.A. Engineering Corp. 1020 Cromwell Bridge Road Baltimore, Md. 21204

Baltimore County, Maruland Bepartment Of Jublic Works

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Baroau of Engineering

April 29, 1974

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

Re: Item #37 (Cycle VII - April to October 1974)
Property Owner: Rhodes, Inc.
S/S Interstate 95, N/ES Relocated Sulphur Spring Rd. Existing Zoning: M.L. Proposed Zoning: B.L. No. of Acres: 10.8 District: 13th

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.

Relocated Sulphur Spring Road will ultimately be improved with a 50-foot combination curb and gutter cross-section on a variable right-of-way which will be a minimum of 80 feet wide.

Relocated Old Georgetown Road will ultimately be improved with a h2-foot combination curb and gutter cross-section on a variable right-of-way, which will be a minimum of 60 feet wide.

The Petitioner must provide necessary draitage facilities (temporary or permanent) to prevent creating any missances or damages to adjacent properties, especially by the concentration of our face 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 Petitions.

Due to the unusual topography of the site, a layout of a proposed drainage system to handle drainage for this site will be required when preliminary approvals are requested from Saltimore County.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #37 (Cycle VII - Apr to October 1974)
Property Owner: Bhodes, Inc.
Page 2 April 29, 1974

There are existing water mains adjacent to this site. When the preliminary plans are presented, it will be determined if any further water extensions are

This site is in the Patapaco Sewer Area. The State Health Department will not perfect any further connections to this sewer until corrections and additions are made to the existing system.

When connections to this system are again permitted, the Petitioner may submit a sewer study showing how the site may be sewered.

Very trely yours.

Callsworth N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: HWS: se

SW 5 D & C Topo

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

WM. T. MELZER

April 30, 1974

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

Re: Item 37 - Cycle Zoning 7 - April 1974 through October 1974 Property Owner: Rhodes, Inc. S/S Interstate 95, NE/S Relocated Sulphur Spring Road B.L. District 13

Dear Mr DiNenna:

The subject petition is requesting a change from M.L. to B.L. of 10.8 acres. This should increase the trip density from 1,100 to 5,000 trips per day. This increased trip density could create some congestion problems along Sulphur Spring Road.

Very truly yours

C. Richard Moore Assistant Traffic Engineer

CRM/pk



Mary and Department of Transportation

Harry R. Hughes Bernard M. Evans

April 26, 1974

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

Re: Seventh Zoning Cycle, April, 1974 Property Owner: Rhodes, Inc. Location: S/S Interstate 95, NE/C RELOCATED SUI PHUR SPRING Road - Existing Zoning: M.L. Proposed Zoning: B.L. No. of Acres: 10.8 District: 13th

Dear Sir:

The subject proposal should have no adverse effect on the State Highway (1-95).

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

Very truly yours,

Charles Lee, Chief Bureau of Engineering Access Permits

CL : JEM : bl

by: John E. Meyers

Baltimore County Fire Department

J. Austin Deitz



Towson. Maryland 21204

825-7310

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Rhodes, Inc.

Location: S/S Interstate 95, NE/S Relocated Sulphur Spring Road

Item No. 37

Zoning Agenda April 2, 1974

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

- (II)

 1. Fire bydramts for the referenced property are required and shall be located at intervals of *300 feet august an approved road in accordance with Baltimore County Standards as published by the Department of Public Morks.

 (II)

 2. A second means of vehicle access is required for the site.

 3. The vehicle dead-end condition shows to
- 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. operations.

 buildings and structures existing or proposed on the
- site shall comply with all applicable requirer is of the Mational Pire Protection Association Standard No. 101
 The Life Safety Code', 1970 Edition prior to occupancy.

 () 6. Site plans are approved as drawn.

 7. The Pire Prevention Sureau has no comments at this time.

***(Fire Flow Development May Require On Site Hydrants) Reviewer Last Mm Blocks M. Approved: Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

JEFFERSON BUILDING TOWSON, MARYLAND 21204

April 9. 1974

DONALD J. ROOP, M.D. MPH.

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

Comments on the following item, Zoning Advisory Committee Meeting April 2, 1974, are as follows:

Property Owner: Rhodes, Inc. Location: S/S Interstate 95, NE/S Relocated Sulphur Spring Road
Existing Zoning: M.L.
Proposed Zoning: B.L.
No. of Acres: 10.8
District: 13

Metropolitan water and sewer must be extended to this

Food Service Comments: Prior to construction, removation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review

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

Very truly yours.

There of Deliga Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/ca#

Date: April 10, 1974

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

Z.A.C. Meeting of: April 2, 1974-Cycle VII

Re: Item 37

Item 3 Property Omer: Rhodes, Inc. Location: S'S Interstate 95, NE/S Relocated Sulphur Spring Head Present Zoning: M.L. Proposed Zoning: H.L.

District

Dear Mr. DiNenna:

No effect on student population

WIP/ml

Very truly yours, W. Teick Feliouel



INDUSTRIAL DEVELOPMENT COMMISSION BALTIMORE COUNTY, MARYLAND

KKXXXXX 301 494-3648 N. M. STAAS

April 18, 1974

Mr. S. Eric DiNenna Zoning Commissioner, Baltimore Coussy Towson, Maryla:d

Dear Mr. DiNenna:

CT

Re: Zoning Reclassifications Cycle 7: April - October, 1974

1) Prop. Owner: Charles A. and Charlotte Location: N. W. corner Eastern Boulevard and Diamond Point Road Existing zoning: D. R. 16 and M. L. Proposed zoning: B.M. Acres: 30.66 District: 15th

6) Prop. Owner: A. V. Williams Construction Co. Location: S.E. cor, Rossville Boulevard and Philadelphia Road Existing zoning: M. L., M. L. R. and D. R. 16 Proposed zoning: B. L. Acres: 12.63 District: 15th

37) Prop. Owner: Rhodes, Inc. Location: S/S Interstate 95, NE/S Relocated Sulphur Spring Road Existing zoning: M. L. Proposed zoning: B. L. Acres: 10.8

This office has reviewed the subject petitions requesting reclassification of industrially-zoned land for commercial development,



Mr. S. Eric DiNenna

April 18, 1974

All three of the subject tracts are prime industrial sites with available utilities and excellent transportation facilities. The loss of this prime industrial acreage to commercial development would drastically reduce the amount of available "ready-to-go" industrially-zoned land other than the industrial parks. It is the belief of this office that these sites should remain in their present classification to permit the orderly growth of industrial development in the County,

Further, it appears to this office that there are sufficient shopping facilities in all of the areas surrounding the requiested sit, a to meet the present and future needs of the population and that the sites should not be reclassified from their present industrial zoning classifications.

Sincerely.

H. B. STAAB Director

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. October 17, 19 76 THIS IS TO CERTIFY. That the annexed advertisement was

published in THE TIMES, a weekly newspaper printed and published in Bultimore County, Md., once in each of successive weeks before the

day of . 19 , the first publication uppearing on the 22 day of August 19 74

original 1- copy sent

THE TIMES.

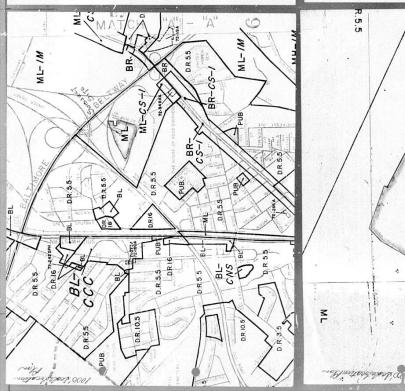
Cost of Advertisement, 5 1914

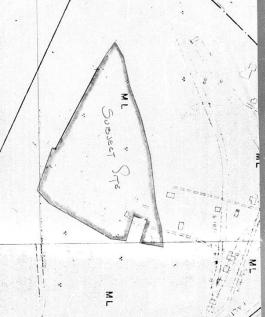
3-5,6NS 0

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

strict 13 th	Date of Posting Aug. 22 /9
sted for PetitiON FOR Rechas	SSIELCATION
sitioner: KHODES INC	
	IUR STRING AND OLD GEORGETOU
cation of Signs D W/S Cho George OWN 1	(Rehicutes) 200' FOI - N OF SCHPHIN SA

RAMBORES SCLEPTUR SPRING Bd. 200'TON - W OF CAD GEORGETERN BY (ROLLERTED) Posted by Llorung E. Roland Date of return A 16051 23/974





CERTIFICATE OF PUBLICATION

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 inof one time ____successive weeks before the ____llth _____ day of _____September______, 19_U4_, the first publication

appearing on the 22nd day of sugnat

G. Leanh Structur

Cost of Advertisement, \$_

Pd. QN/W COR OF SULPHUR SPRING 4 CAD GEORGETCHIN Pd. (RELOCATED) @ N/S

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Townen, Maryland

District 13th	Date of Posting Oct. 19 1974
Posted for: APPEAL	
Location of property: NW COR.	OLPHUR SPRING AND Ch'S GEORGETOWN
Location of Signs: O w/S of OA	b Gooksetown Pd. 200 ton-Net docates @ NW COR. SOLKHUR SPRING
SULPHOR SPRING Rd. (RE	Cho George Town Rd,
Posted by Lliona K. Pro-6	and Date of return OCT. 25, 1974

PETITION	ON MAPPING PROGRESS SHEET			MAPPING			PETITION MAPPING PROGRESS			
FUNCTION				ginol Dup		licate T		cing	200 Shee	
renterion	date	by	date	by	date	by	date	by	date	Ь
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, GC, GA										
Reviewed by:			(Chang	d Pla e in ou	tline	or des	ripti		Yes No

No. 14769

BALT	IMORE COUNTY OFFICE OF PLANNING AND ZO County Office Building III W. Chesaprake Avenue	NING
	Towson, Maryland 21204	
	Your Petition has been received* this /ot	day of
000111974	1922s Item *	
	S. Eric DiNenna Zoning Commissioner	<u> </u>
Petitioner Phys	deovine. Submitted by).
Petitioner's Attorn	ey Stiller Reviewed by It Bea	<u>``</u>
	Interpreted as acceptance of the Petition for assignm	ent of a hearing

BALTIMORE COL TY, MARYLAND OFFICE OF FINANCE - NEVENUE DIVISION MISCELLANEOUS CASH RECEIPT
DATE July 28, 1975 ACCOUNT 01-662
AMOUNT\$10,00
WHITE CASHIER FIRM AGENCY VELLOW CUSTOMER James H. Cook, Esquire
Cost of Posting Property of Rhodes, Inc., for an Appeal Hearing NW/corner of Sulphur Spring and Cld Georgetown Roads
13th Election District Case No. 75-43-R (Item No. 37)

PATE April 24.	1974 ACCOUNT	01-662
The same of the sa	AZZIMACCOUNT_	01-502
	AMOUNT_	\$50 _* 00
	DISTRIBUTION	
WHITE - CASHIER	PINK - AGENCY	VELLOW - CUSTOMER
Messrs. Co 1:09 Washin	ok, Mudd, Murray gton Ave.	& Howard
Towson, Ad	. 2120h	
Petition fo	or Reclassificati	lon for Rhodes, Inc.

BALTIMORE COUNTY, MARYLAN

BALTIMORE COUNTY, M. OF E OF FINANCE - REVENUE MISCELLANEOUS CASH F	DIVISION	No.	15151
DATE August 30, 1974	_ ACCOUNT	01-662	
	AMOUNT	143.39	
	limer (Will 1201 ting of pro	operty for	fler,III)

BALTIMORE COUNTY, MARYLAND	No. 16942
OFFICE OF FINANCE - REVENUE DIVISION	
MISCELLANEOUS CASH RECEIPT	0
	Q
DATE October 14, 1974 ACCOUNT	01-662
AMOUNT	\$70.00
DISTRIBUTION	
James H. Cook, Esquire	YELLOW - CUSTOMER
Cost of Filing of an Appeal on Cas	se No. 75-43-R
Cost of Filing of an Appeal on Car	
Cost of Filing of an Appeal on Cas NW/corner of Sulphur Spring and	
Cost of Filing of an Appeal on Cas	Old Georgetown Ros

