

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, INCORPORATED, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an... zone to an... zone; for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for wireless transmitting and receiving... structure 200 feet in height.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

County: SOUTHERN STATES COOPERATIVE, INCORPORATED
By: E. R. Ancarrow, Jr. Treasurer Legal Owner
Contract purchaser: Address: 10825 Beaver Dam Road, Box 8, Cockeysville, Maryland 21030

Petitioner's Attorney: H. Hopper Ancarrow, Jr.
Address: P. O. Box 1656, Richmond, Virginia 23213

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of December, 1974, 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 106, County Office Building in Towson, Baltimore County, on the 6th day of January, 1975, at 10:45 o'clock A.M.

Zoning Commissioner of Baltimore County.

(GVT)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

February 20, 1975

N. Hopper Ancarrow, Jr., Esquire
P.O. Box 1656
Richmond, Virginia 23213

RE: Petition for Special Exception
NE/S of Beaver Dam Road, 779'
W of Cockeysville Road - 8th
Election District
Southern States Cooperative, Inc.
Incorporated - Petitioner
NO. 75-138-X (Item No. 89)

Dear Mr. Ancarrow:

I have this date passed my Order in the above referenced matter.
Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED:arl
Attachments

FROM THE OFFICE OF
GEORGE WILLIAM STEPPENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MD. 21204

October 15, 1974

Description to Accompany
Zoning Petition for Special Exception
and Variance
Southern States Cooperative, Inc.

Beginning at the end of the three following courses from the intersection formed by the northeast side of Beaver Dam Road and the center line of Cockeysville Road, first northwesterly along the northeast side of Beaver Dam Road 790 ft. more or less, second N 30° 25' 08" E 159 ft. and third N 45° 44' 40" W 111 ft. to the easternmost corner of an existing building and to the beginning point of this description, thence running the four following courses viz: (1) N 45° 44' 40" W along the northeast side of said building 6.00 ft. (2) N 44° 15' 20" E 6.00 ft. (3) S 45° 44' 40" E 6.00 ft. and (4) S 44° 15' 20" W 6.00 ft. to the place of beginning.

Containing 36 square feet more or less.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 12, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-138-X, Northeast side of Beaver Dam Road 779 feet West of Cockeysville Road.
Petition for Special Exception for a Wireless Transmitting and Receiving Structure 200 feet in height.
Petitioner - Southern States Cooperative, Inc.

8th District

HEARING: Monday, January 6, 1975 (10:45 A.M.)

There are no planning factors requiring comment on this petition.

William D. Fromm
Director of Planning

WDF:NEG:ru

Baltimore County, Maryland

Department Of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

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

November 20, 1974

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

Re: Item #89 (1974-1975)
Property Owner: Southern States Cooperative, Inc.
N/S of Beaver Dam Rd. at McCormick Rd.
Existing Zoning: MD - 1W
Proposed Zoning: Special Exception for wireless transmitting and receiving structure 200' in height.
No. of Acres: 36 sq. ft. District: 8th

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:

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #89 (1974-1975).

Very truly yours,

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

END:ENM:FOR:ee

V-S Key Sheet
57 NW 8 Top. Sheet
NW 17 B Topo
L2 Tax Map

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Southern States Cooperative, Inc.

Location: NE/S of Beaver Dam Road at McCormick Road

Item No. 89 Zoning Agenda October 22, 1974

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 100 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.
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.

Reviewed: H. J. Deitz Noted and Approved: Paul H. Riecke
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met,

the above Reclassification should be denied and it is further appearing that by reason of XXXXXXXX

Wireless Transmitting and Receiving Structure for a two hundred (200) feet in height should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of February, 1975, that a Special Exception for a Wireless Transmitting and Receiving Structure two hundred (200) feet in height 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 Department of Public Works and the Office of Planning and Zoning.

James B. Byrnes, III
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 reclassification should NOT BE MADE, and or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197____, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 2, 1974

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

James B. Byrnes, III
Chairman

MEMORANDUM

ZONING ADMINISTRATION

HEALTH DEPARTMENT

BUREAU OF FIRE PREVENTION

DEPARTMENT OF TRAFFIC ENGINEERING

STATE HIGHWAY ADMINISTRATION

BUREAU OF ENGINEERING

PROJECT AND DEVELOPMENT PLANNING

INDUSTRIAL DEVELOPMENT COMMISSION

BOARD OF EDUCATION

OFFICE OF THE BUILDINGS ENGINEER

N. Hopper Ancarrow, Jr. Esq.
P.O. Box 1656
Richmond, Virginia 23213

RE: Special Exception Petition
Item 89
Southern States Cooperative,
Incorporated - Petitioners

Dear Mr. Ancarrow:

The Zoning Plans 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 northeast side of Beaver Dam Road, approximately 790 feet northwest of Cockeysville Road, in the 8th Election District of Baltimore County. It is presently improved with the facilities of the Southern States Cooperative. Surrounding properties are improved with various manufacturing uses, with two dwellings existing immediately to the northeast along McCormick Road.

The petitioner is requesting a Special Exception for a wireless transmitting receiving structure, and a Variance to permit such structure to be 200 feet above grade level. This structure is proposed to be located directly to the rear of the existing structure.

N. Hopper Ancarrow, Jr. Esq.
Re: Item 89
December 2, 1974

Page 2

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,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure

cc: George William Stephens, Jr.
& Associates, Inc.
P.O. Box 6820
Towson, Md. 21204

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

Wm. T. MELZER
DEPUTY TRAFFIC ENGINEER

November 25, 1974

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

Re: Item 89 - ZAC - October 29, 1974
Property Owner: Southern States Cooperative, Inc.
Location: NE/S of Beaver Dam Road at McCormick Road.
Existing Zoning: M-L-1M
Proposed Zoning: SPECIAL EXCEPTION for wireless transmitting and receiving structure 200 ft. in height.
No. of Acres: 36 square feet.
District: 8th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested special exception for wireless transmitting and receiving structure.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Asso. Traffic Engineer

HSF/bza

BALTIMORE COUNTY, MARYLAND



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

October 31, 1974

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

Dear Mr. DiNenna:

Comments on Item 89, Zoning Advisory Committee Meeting, October 29, 1974, are as follows:

Property Owner: Southern States Cooperative, Inc.
Location: NE/S of Beaver Dam Road at McCormick Road.
Existing Zoning: M-L-1M
Proposed Zoning: SPECIAL EXCEPTION for wireless transmitting and receiving structure 200 ft. in height.
No. of Acres: 36 square feet.
District: 8th

Comments: Metropolitan water and sewer are available. Since this is a special exception for a transmitting structure, no health hazard is anticipated.

Very truly yours,

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

FHV/bac

WILLIAM D. FROMM

DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



November 29, 1974

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 89, Zoning Advisory Committee Meeting, October 29, 1974, are as follows:

Property Owner: Southern States Cooperative, Inc.
Location: NE/S of Beaver Dam Road at McCormick Road
Existing Zoning: M-L-1M
Proposed Zoning: Special Exception for wireless transmitting and receiving structure 200 ft. in height.
No. of Acres: 36 square feet
District: 8th

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

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 23, 1974

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

Re: Item 89
Property Owner: Southern States Cooperative, Inc.
Location: NE/S of Beaver Dam Road at McCormick Road
Present Zoning: M-L-1M
Proposed Zoning: Special Exception for wireless transmitting and receiving structure 200 ft. in height

District: 8th
No. Acres: 36 square feet

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
William H. Storch
W. Rick Storch
Field Representative

WHP/ml

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3231 ZONING 484-3331

H. ENGLISH PARKS, President
EUGENE C. HESS, Vice-President
MR. ROBERT L. BERNY

MARCUS M. BUTBARI
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ALVIN LORICH
JOSHUA W. WHEELER, Vice-President

T. BAYARD WILLIAMS, JR.
RICHARD A. TRACY, VMD
MR. RICHARD A. VALENTI

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: DEC. 21, 1974
Posted for: PETITION For Special Exception
Petitioner: SOUTHERN STATES COOP. INC.
Location of property: NE/S of BEAVER DAM RD. 778' W. of COCKEYSVILLE RD.
Location of Sign: NE/S of BEAVER DAM RD. 900' W. of COCKEYSVILLE RD.
Remarks: *Thomas H. Devlin*
Posted by: *Thomas H. Devlin* Date of return: DEC. 27, 1974

APR 22 1975

PETITION FOR SPECIAL EXCEPTION IN DISTRICT

ZONING: Petition for Special Exception for a Warehouse Transmuting and Recycling Structure 200 feet in height.

LOCATION: Northeast side of Beaver Dam Road, 700 feet west of Cookesville Road.

DATE & TIME: Monday, January 6, 1975 at 10:00 A.M.

PUBLIC HEARING: Room 104, 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.

Purpose: for Special Exception for a Warehouse Transmuting and Recycling Structure 200 feet in height.

All that parcel of land in the Eighth District of Baltimore County beginning at the east of the three following corners from the intersection of the north-south line of Beaver Dam Road and the east-south line of Cookesville Road, first westerly along the northeast side of Beaver Dam Road 700 feet, more or less, second to 10° 30' 00" E 100 ft. and third to 40° 45' 00" W 111 ft. to the east-south corner of an existing building, and from the east-south corner of this building, thence running the four following courses: viz. (1) N 45° 45' 00" W along the northeast side of said building 400 ft. (2) N 45° 45' 00" W 400 ft. (3) S 45° 45' 00" E 400 ft. and (4) S 45° 45' 00" W 400 ft. to the place of beginning.

Containing 24 square feet more or less.

Being the property of Southern States Cooperative, Incorporated, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, January 6, 1975 at 10:00 A.M.

Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order of
S. ERIC DiNENNA
Zoning Commissioner of Baltimore County
Dec. 18

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 12, 1974.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of _____ successive weeks before the _____ day of _____, 1975, the first publication appearing on the _____ day of _____, 1974.

THE JEFFERSONIAN,
[Signature]
Manager.

Cost of Adv. - ment, \$ _____

PETITION FOR SPECIAL EXCEPTION IN DISTRICT

ZONING: Petition for a Warehouse Transmuting and Recycling Structure 200 feet in height.

LOCATION: Northeast side of Beaver Dam Road, 700 feet west of Cookesville Road.

DATE & TIME: Monday, January 6, 1975 at 10:00 A.M.

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Containing 24 square feet more or less.

Being the property of Southern States Cooperative, Incorporated, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, January 6, 1975 at 10:00 A.M.

Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order of
S. ERIC DiNENNA
Zoning Commissioner of Baltimore County
Dec. 18

THE TOWSON TIMES

TOWSON, MD. 21204 December 20 19 74

THIS IS TO CERTIFY, that the annexed advertisement of PETITION - NORTHEAST SIDE OF BEAVER DAM ROAD was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 6th day of Jan. 19 75 that is to say, the same was inserted in the issues of December 20, 1974

STROMBERG PUBLICATIONS, INC.

By *[Signature]*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 15th day of Oct 1974. Item # _____.

[Signature]
S. ERIC DiNENNA,
Zoning Commissioner

Petitioner SOUTHERN STATES Submitted by _____

Petitioner's Attorney ANCHERSON Reviewed by [Signature]

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

BALTIMORE COUNTY, MARYLAND No. 17430

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE Jan. 30, 1975 ACCOUNT 01-662

AMOUNT \$51.00

DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER

Southern States Cooperative, Inc.
P.O. Box 1656
Richmond, Va. 23213
Advertising and posting of property
#75-138-X

BALTIMORE COUNTY, MARYLAND No. 17178

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE Dec. 6, 1974 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER

Southern States Cooperative, Inc.
10825 Beaver Dam Rd., Box 8
Cockeysville, Md. 21030
Petition for Special Exception
#75-138-X



