

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 JOHN S. WILSON COMPANY
 I, or we, of BALTIMORE COUNTY, 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve, continuing use as warehouse, including re-construction of burned buildings, and sales of lumber, hardware and building supplies on the property hereinabove referred to and shown on the plat attached hereto and made a part hereof.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.
 I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing 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.

JOHN S. WILSON COMPANY OF
 BALTIMORE COUNTY
 Contract Purchaser
 Charles H. O'Donnell, Jr. - President
 Address: 741 Frederick Road
 Catonsville, Maryland 21228
 Protestants' Attorney
 David D. Downes, Esq.
 Address: 212 Washington Avenue
 Towson, Maryland 21204

ORDERED BY the Zoning Commissioner of Baltimore County, this 17th day of March, 1975, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of April, 1975, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

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

January 31, 1975

DESCRIPTION OF THE BM ZONE WITHIN
 J. S. WILSON COMPANY PROPERTY

Beginning for the same at a point located the two following courses and distances from the intersection formed by the south side of Frederick Road and the east side of Mellor Avenue N78°28'17"E 150' and S12°32'43"E 197' said point being in the westernmost outline of the J. S. Wilson Company. Running thence and binding on the outline of the J. S. Wilson Company the eight following courses and distances (1) S12°32'43"E 469.21; (2) N78°13'17"E 150.00; (3) S60°55'43"E 81.04; (4) N13°02'43"W 143.25; (5) N79°52'17"E 80.00; (6) N13°02'43"W 143.50; (7) S79°20'17"W 80.00; (8) N13°02'43"W 240' running thence for a line of division and binding on the division line between the BL Zone and the BM Zone as shown on the Adopted Zoning Map of Baltimore County S78°28'17"W 203' to the place of beginning.

Containing 2.55 Acres of land more or less.

RE: PETITION FOR SPECIAL HEARING : BEFORE
 on property located on S/S of Frederick Road 150 feet E. of : COUNTY BOARD OF APPEALS
 Mellor Avenue : OF
 1st District :
 John S. Wilson Company of : BALTIMORE COUNTY
 Baltimore County :
 Petitioner : No. 75-248-SPH

OPINION

This case comes before the Board on an appeal by the People's Counsel from the Order of the Zoning Commissioner dated April 28, 1975. The subject property is located on the south side of Frederick Road about one hundred fifty feet east of Mellor Avenue, in the First Election District of Baltimore County. The same is within the immediate Catonsville business district and now has been for many years the site of the John S. Wilson Company of Baltimore County, which is a large operating lumber yard facility.

There was no one in the hearing room in opposition to the petition sought in this instance, and the sole witness heard by this Board was Charles H. O'Donnell, Jr., the President of the John S. Wilson Company. Mr. Wilson told the Board that this corporation had been in operation at the site for the same uses and purposes for at least fifty years. Mr. O'Donnell cited that on the night of August 23rd, 1974 a fire occurred at the subject property and destroyed certain buildings which contained approximately ten thousand and eighty square feet of area.

The question before the Board is twofold, in that (1) has this lumber operation in fact been in continuous use for the same purpose since the adoption of the Zoning Regulations in Baltimore County in 1945, and (2) is the proposed replacement of structures as set out on Petitioner's Exhibit No. 1 in keeping with the continued use and not in excess of those which they purport to replace, the replacements, of course, being required as a result of the fire as cited above, which took place in August of 1974. As to the nonconforming use, the Board has before it the uncontradicted testimony of Mr. O'Donnell, and, in fact, Mr. Miller and Mr. Reiter, members of this Board, have been familiar with the operation of the Wilson Company at the site since 1940 or so. Hence, this Board finds, as a matter of fact, that the existing operation has continued since prior to 1945

John S. Wilson Co. - No. 75-248-SPH

at the subject site, and same, in the judgment of this Board, is a legal nonconforming use. This Board has considered the testimony of Mr. O'Donnell and reviewed in detail Petitioner's Exhibit No. 1 and finds, as a matter of fact, that the proposed replacement buildings containing approximately nine thousand nine hundred and twenty-two (9,922) square feet are not anything more than a replacement for those buildings that were destroyed by the August, 1974 fire. It is the judgment of this Board that same in no way exceed the utility and/or use that was provided by the buildings which they are in fact replacing; that these proposed replacements will, in fact, represent a continuation of the same type of use that existed at the subject property prior to the fire, and that same would be acceptable replacements under the above adjudicated legal nonconforming use. The proposals, in the judgment of this Board, are in no way any extension at all of the existing use and, in fact, represent bare replacement utility for those lost in the August, 1974 fire. An Order in accordance with these findings is set out below.

ORDER

For the reasons set forth in the foregoing Opinion, the County Board of Appeals FINDS, this 9th day of December 1975, that based upon the testimony and evidence in this case, the existing use at the subject property has continued since a time before 1945 and is, in fact, a legal nonconforming use within the existing zoning classification; and

FURTHER FINDS, that the proposed buildings as set out on Petitioner's Exhibit No. 1, which is included herein and made a part of this Order, are replacements of those that were destroyed by fire in August of 1974. The Board also finds, as a matter of fact, that said proposed replacement buildings are not an extension of this legal nonconforming use, and are in fact bare minimal replacements, and provide equal substitute utility for those buildings lost in said fire.

Any appeal from this decision must be in accordance with Rules B-1 to

John S. Wilson Co. - No. 75-248-SPH

B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
 OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman
 John A. Miller
 William T. Hackett

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 18, 1975
 FROM: William D. Fromm, Director of Planning
 SUBJECT: Petition #75-248-SPH. South side of Frederick Road 150 feet East of Mellor Avenue
 Petition for Special Hearing for continuing use as a warehouse including re-construction of burned buildings and sales of lumber, hardware and building supplies on the property.
 Petitioner - John S. Wilson Company of Baltimore County

1st District

HEARING: Monday, April 21, 1975 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.
 A lumber yard in a community center is not the type of use which is consistent with the policies of the 1980 Guideplan.

William D. Fromm
 Director of Planning

WDF:NEC:rw

May 29, 1975

David D. Downes, Esquire
 212 Washington Avenue
 Towson, Maryland 21204

RE: Petition for Special Hearing
 S/S of Frederick Road, 150' E of
 Mellor Avenue - 1st Election District
 John S. Wilson Company of Baltimore County - Petitioner
 NO. 75-248-SPH (Item No. 171)

Dear Mr. Downes:

Please be advised that an appeal has been filed by John W. Hossain, III, Esquire, People's Counsel, from the decision rendered by the Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the Baltimore County Board of Appeals.

Very truly yours,

S. ERIC DI NENNA
 Zoning Commissioner

SED/eri

April 28, 1975

David D. Downes, Esquire
 212 Washington Avenue
 Towson, Maryland 21204

RE: Petition for Special Hearing
 S/S of Frederick Road, 150'
 E of Mellor Avenue - 1st
 Election District
 John S. Wilson Company of
 Baltimore County - Petitioner
 NO. 75-248-SPH (Item No. 171)

Dear Mr. Downes:

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

SEL :rw

Attachments

cc: John W. Hossain, III, Esquire
 People's Counsel

RE: PETITION FOR SPECIAL HEARING
S/S of Frederick Road, 150' E of
Mellor Avenue - 1st District
John S. Wilson Company of
Baltimore County - Petitioner
Case No. 75-248-SPH (Item No. 171)

* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY

ORDER FOR APPEAL

Mr. Commissioner:

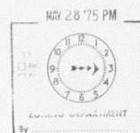
Please note an Appeal from your decision in the case of John S. Wilson
Company of Baltimore County, dated April 28, 1975, to the County Board of
Appeals and forward all papers in connection therewith to said Board for
hearing.

John W. Hessian, III
John W. Hessian, III
People's Counsel

Charles E. Kuntz, Jr.
Charles E. Kuntz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-3211

I HEREBY CERTIFY That a copy of the foregoing Order for Appeal
was mailed this 28th day of May, 1975 to David D. Downes, Esquire,
212 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hessian, III
John W. Hessian, III



May 29, 1975

Case No. 75-248-SPH (Item No. 171) - John S. Wilson Company of
Baltimore County - Petitioner
S/S of Frederick Road, 150' E
of Mellor Avenue - 1st Election
District

Petition for Special Hearing

Brief in Support of Petition for Special Hearing from David D. Downes,
Esquire

Description of Property

Plat of Subject Property, dated February 1, 1975

Zoning Plans Advisory Committee Comments, dated April 15, 1975

One (1) Photograph

Comments from William D. Fromm, Director of Planning, dated April
18, 1975

200' Scale Location Plan

Certificates of Publication

Certificate of Posting (One (1) Sign)

Order for Appeal from John W. Hessian, III, Esquire, People's Counsel,
received May 28, 1975

David D. Downes, Esquire
212 Washington Avenue
Towson, Maryland 21204

Counsel for Petitioner

John W. Hessian, III, Esquire
People's Counsel

People's Counsel

ATTACHED TO AND MADE A PART OF PETITION
FOR SPECIAL HEARING BY JOHN S. WILSON
COMPANY OF BALTIMORE COUNTY.

REASONS FOR REQUEST FOR SPECIAL HEARING

1. The subject property is used as warehouse for lumber, hardware and building supplies with sales being conducted from a retail facility situated on other property of the Petitioner between the subject property and Frederick Road and shown on the plat accompanying the Petition.
2. The Petitioner has owned the subject property since 1921 and has continuously operated its lumber, hardware and building supplies business thereon without objection.
3. This Petition is necessitated as a result of a fire which destroyed or severely damaged some buildings on the subject property and your Petitioner desires to reconstruct those buildings, replace other buildings now on said property and add future buildings, if necessary.
4. The present Zoning Regulations as to use on the subject property were not in existence at the time of construction of the buildings which are to be rebuilt or replaced; in fact, the 1939 and 1945 Regulations permitted said use in an "E" Commercial Zone.
5. The plans of the Petitioner to rebuild and replace existing buildings on the subject property will be of benefit to public health, safety and welfare and will create a better movement of traffic within the limits of the subject property.
6. The enforcement of current Zoning Regulations as to limitations on non-conforming uses will work an undue hardship on the Petitioner in the reconstruction of damaged or destroyed buildings and the replacement of existing buildings.
7. The Petitioner alleges and avers that its use is permitted within the BM-CCC zone and that non-conforming use regulations are inapplicable.

RESPECTFULLY SUBMITTED,

David D. Downes
David D. Downes
Attorney for Petitioner

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 in accordance with the power granted unto the Zoning Commissioner by Section 500.7 of the Baltimore County Zoning Regulations, it is hereby determined that the use as herein requested will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations and, therefore, the Special Hearing to approve the continuing use as a warehouse, including reconstruction of burned buildings, and the sale of lumber, hardware, and building supplies should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of April, 1975, that the herein Petition for Special Hearing to approve the continuing use as a warehouse, including reconstruction of burned buildings, and the sale of lumber, hardware, and building supplies 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.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of April, 1975, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 15, 1975

Item 171
David D. Downes, Esq.
212 Washington Avenue
Towson, Maryland 21204
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

17th March XS

Your Petition has been received and accepted for
filing this _____ day of _____ 1974

John S. Wilson Company of
Baltimore County

David D. Downes

off. of E. F. Raphael & Associates
201 Courtland Avenue
Towson, Md. 21204

Reviewed by *Franklin T. Hogans, Jr.*
Franklin T. Hogans, Jr.
Chairman,
Zoning Advisory
Committee

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

Franklin T. Hogans, Jr.
XXXXXXXXXXXXXXXXXXXX
Chairman

MEMORANDUM
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PROTECTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PLANNING AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BUREAU OF EDUCATION
OFFICE OF THE BUILDINGS DIVISION

RE: Special Hearing Petition
Item 171
John S. Wilson Company of
Baltimore County - Petitioner

Dear Mr. Downes:

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 petitioner is requesting a Special Hearing to permit the continued operation of a lumber yard in an existing B.L. and B.M. zone, and is proposing to construct two buildings on the property as an extension of a non-conforming use status.

The subject property is located on the south side of Frederick Road, 150 feet east of Mellor Avenue Avenue, in the heart of the Catonsville business district. Access to this property exists, and is proposed to remain solely onto Frederick Road.

Please note the comments of the Bureau of Engineering concerning this point of access, as well as Nearbrow Road via the rear of the property. Note further said comments in regard to

David D. Downes, Esq.
Re: Item 171
April 15, 1975
Page 2

storm drainage facilities and utility easements.

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,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

PTH:JD

Enclosure

cc: E. F. Raphael & Associates
201 Courtland Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING FOR CONTINUING USE AS WAREHOUSE, INCLUDING RE-CONSTRUCTION OF BURNED BUILDINGS AND SALES OF LUMBER, HARDWARE AND BUILDING SUPPLIES.
South side of Frederick Road 150 feet East of Mellor Avenue 1st District

Case No. 75-248-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.



John W. Hession, III
People's Counsel

Charles E. Kountz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-3212

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 9th day of April, 1975, to David D. Downer, Esquire, 212 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III

I will not attend. JWH.

WILLIAM B. FROMM
DIRECTOR

5-ERIC DINENNA
ZONING COMMISSIONER



March 26, 1975

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 #171, Zoning Advisory Committee Meeting, March 11, 1975, are as follows:

Property Owner: John S. Wilson Company
Location: S/S of Frederick Road 150' E. of Mellor Avenue
Existing Zoning: B.L. and B.M. - C.C.C.
Proposed Zoning: Special Hearing to approve continuing use as warehouse, including re-construction of burned buildings, and sales of lumber, hardware and building supplies
No. of Acres: 2.55
District: 1st

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 are 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
Planning Specialist II
Project and Development Planning

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

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

March 31, 1975

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

Re: Item #171 (1974-1975)
Property Owner: John S. Wilson Co.
S/S of Frederick Rd., 150' E. of Mellor Ave.
Existing Zoning: B.L. & B.M. - CCC
Proposed Zoning: Special Hearing to approve continuing use as warehouse, including reconstruction of burned buildings, and sales of lumber, hardware and building supplies.
No. of Acres: 2.55 District: 1st

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:

Any continuing use, improvements and/or reconstruction on this property and its neighboring or adjoining properties should be subject to a comprehensive review by the Joint Site Planning Committee with particular attention to the need for a cooperative effort required to provide continuity and adequate vehicular access and major storm drainage in the area.

Highways:

Frederick Road (Rd. 144) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

It appears that rearrangement of the gate and fencing at the front of this site could immediately improve vehicular movements, both on and offsite, and parking for the Petitioner.

The Petitioner has frontage on Meadowbrook Avenue, which together with Smith Lane and Flanagan Alley are residential public ways in the area and are all inadequate for commercial or industrial use. This Meadowbrook Avenue is proposed

by: G. Reiter (B.L.D. 1081-73)
J. Treaner
D. Orise
J. Weyers (S.L.L.)
S-101 Key Sheet
9 & 10 SW 22 & 23 Pos. Shs.
SW 3 F Topo
101 Tax Map

Item #171 (1974-1975)
Property Owner: John S. Wilson Co.
Page 2
March 31, 1975

Highways (Cont'd)

to be improved in the future as a 30-foot closed section roadway on a 10-foot (minimum) right-of-way with a standard type termination. However, any vehicular access thereto for this site might necessarily be restricted to passenger cars and emergency vehicles, unless extended and widened southerly to Blomingsdale Avenue.

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

Sediment Controls:

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

Storm Drainage:

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

A portion of an existing storm drainage system traverses this and adjoining properties. The submitted plan must be revised to indicate the drainage pipes, their diameters and outfall and reference for any drainage and utility elements as may exist for the drains.

Storm drainage facilities and/or improvements together with supporting drainage and utility elements may be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering (See Drawings #55-4487-15, A-F). The submitted plan must be revised accordingly.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

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, will be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property.

Very truly yours,

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

END/ENR/ENR

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

March 13, 1975

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

Dear Mr. DiNenna:

Comments on Item 171, Zoning Advisory Committee Meeting, March 11, 1975, are as follows:

Property Owner: John S. Wilson Co.
Location: S/S of Frederick Rd. 150' E of Mellor Ave.
Existing Zoning: B.L. & B.M. - CCC
Proposed Zoning: SPECIAL HEARING to approve continuing use as warehouse, including re-construction of burned buildings, & sales of lumber, hardware & building supplies.
No. of Acres: 2.55
District: 1st

Metropolitan water and sewer are available. There is no objection to the re-construction of burned buildings.

Very truly yours,

Thomas H. Devita, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:ncw

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 7, 1975

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

Z.A.C. Meeting of: March 11, 1975

Re: Item 171
Property Owner: John S. Wilson Company
Location: S/S of Frederick Road, 150' E. of Mellor Avenue
Present Zoning: B.L. & B.M. - CCC
Proposed Zoning: Special Hearing to approve continuing use as warehouse, including re-construction of burned buildings and sales of lumber, hardware and building supplies.

District: 1st
No. Acres: 2.55

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

W. ENGLISH PARKS, PRESIDENT
EUGENE W. HESS, VICE PRESIDENT
AND ROBERT S. BERNARD

MARCUS M. ROTHSCHILD
JOSEPH W. MCGOWAN
ALVIN L. LINDEN
JOSHUA W. MILLER, CLERK

T. SAYARD WILLIAMS, JR.
RICHARD W. TRACY, CHIEF
WES. RICHARDS, SECRETARY

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MILLER
SENIOR TRAFFIC ENGINEER

March 21, 1975

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

Re: Item 171 - ZAC - March 11, 1975
Property Owner: John S. Wilson Co.
Location: S/S of Frederick Rd. 150' E of Mellor Ave.
Existing Zoning: B.L. & B.M. - CCC
Proposed Zoning: SPECIAL HEARING to approve continuing use of warehouse, including re-construction of burned buildings, & sales of lumber, hardware & building supplies.
No. of Acres: 2.55
District: 1st

Dear Mr. DiNenna:

No additional traffic problems are anticipated by the requested hearing to rebuild a warehouse and hardware outlet.

Very truly yours,

Michael S. Flanagan
Traffic Engineering Associate

MSF/bza

Maryland Department of Transportation
State Highway Administration

HARRY B. HUGHES
DEPUTY
BERNARD M. EVANS
COMMISSIONER

March 14, 1975

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

Dear Sir:

The existing entrance into the subject site is adequate, however, an inspection revealed a traffic problem caused by vehicles being improperly parked on the site along the south side of the drive from the entrance.

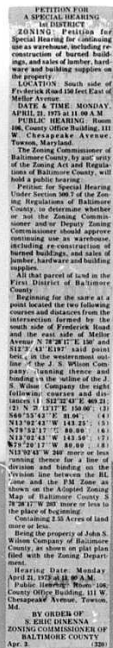
This condition greatly restricts the safe and easy flow of traffic in and out of the site. A means should be provided to preclude this condition. The 1973 average daily traffic count on this section of Frederick Road is ... 22,500 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
by: John S. Meyers

CLJ/ENR

P.O. Box 711 - 300 West Preston Street Baltimore, Md. 21201



CATONSVILLE, MD. 21228 April 3 1975

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION - SOUTH SIDE OF FREDERICK ROAD
was inserted in THE CATONSVILLE TIMES, a weekly newspaper pub-
lished in Baltimore County, Maryland, once a week for one
~~XXXXXXXXXX~~ week before the 21 day of April 1975, that is to say,
the same was inserted in the issue of April 3, 1975

STROMBERG PUBLICATIONS, Inc.

By A. Curran

TOWSON, MD., April 3, 1971

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 one time ~~successive weeks~~ before the 21st day of April, 1975, the first publication appearing on the 3rd day of April.

THE JEFFERSONIAN.

Cost of Advertisement, \$.....

District 1st Date of Posting JUNE 7 1975

Posted for: APPEAL
 Petitioner: JOHN S. WILSON, C.E. of Baltimore County
 Location of property: S/S of FREDERICK RD. 150' E of Market Ave.
 Location of Signs: FRONT 741 FREDERICK RD.

Remarks: _____
Posted by: Thomas K. Roland Date of return: JUNE 13, 1975
Cinema: _____

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 25 day of
1975. Item # _____


S. Eric DiNenna,
Zoning Commissioner

Petitioner JOHN S. WILSON Submitted by MR BUNES
Petitioner's Attorney DOBNE Reviewed by MPB

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

PETITION MAPPING PROGRESS SHEET

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

Reviewed by: NBC

Revised Plans:
Change in outline or description Yes
_____ No

Previous case: _____ Map # _____

District 1st Date of Posting April 5, 1925

District: _____ Date of Filing: _____
 Paired for: PETITION FOR SPECIAL HEARING
 Petitioner: JOHN S. WILSON, C. OF BALTO. CO.
 Location of property: S/S OF FREDERICK RD. 150' E of F. MELLON AVE.

Location of Signs: FRONT 741 FREDERICK Rd.

Remarks: _____
 Posted by Thomas K. Roland Date of return April 11, 1925
 Signature

BALTIMORE COUNTY, MARYLAND No. 17971
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE March 31, 1975 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Messrs. Downes & Deitz
212 Washington Ave.
Towson, Md. 21204

Petition for Special Hearing for John S. Wilson Co.
#75-248-SPH 1 5699A 1 2501106

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

DATE May 28, 1975 ACCOUNT 01-662

AMOUNT _____ \$40.00

DISTRIBUTION

WHITE - CASHIER	PINK - AGENCY	YELLOW - CUSTOMER
John W. Kessian, III, Esquire		
Cost of Filing of an Appeal and Posting of Property on		
Case No. 75-248-SPH (Item No. 171)		
S/S of Frederick Road, 150' E of Muller Avenue - 1st		
Election District		
John S. Wilson Company of Baltimore County - Petitioner		

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

DATE April 21, 1975 ACCOUNT 01-66

AMOUNT	\$59.7
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WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
PINK - AGENCY

Messrs. Downes & Deits
212 Washington Ave.
Towson, Md. 21204
Advertising and posting of property for
John S. Wilson Co. 715-218-SPH 5975

