

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, C.R.B., INC., 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 D.R. 5.5 Zone to an M.L. Zone, for the following reason: This has been for over 20 years, since it became fast land, a part of a larger parcel of 33.3+ acres, located in a commercial-industrial area. This 7.12 acre part of the whole parcel is isolated from any roadway by the 23.97 acres of it, located to the North and binding on the South side of Patapsco Avenue in Baltimore City which is zoned M-2. No residential development is nearby; and one would in fact be out of place on this parcel.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Warehousing, Industrial Building and ancillary purposes.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay cost of above reclassification 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.

C.R.B., INC.
By: Calvert R. Bregal, President
Contract purchaser
Legal Owner
Address: 300 W. Allegheny Avenue
Towson, Maryland 21204
Wallace Dann, Esquire, Petitioner's Attorney
250 K Street
Address: 300 West Allegheny Avenue
Towson, Maryland 21204
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of September, 1978, 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 5th day of September, 1978, at 10:00 o'clock A.M.

George J. Martinak
Deputy Zoning Commissioner of Baltimore County.
(over)

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
CIVIL 100
S. ERIC CHENNA
ZONING COMMISSIONER
George J. Martinak
Deputy Zoning Commissioner

Wallace Dann, Esquire
300 West Allegheny Avenue
Towson, Maryland 21204

November 29, 1978

RE: Petitions for Reclassification and Districting
SW/S of the Baltimore City Line,
W of the Patapsco River - 13th Election District
CRB, Inc. - Petitioner
NO. 79-51-R (Item No. 1)

Dear Mr. Dann:

I have this date passed my Order in the above referenced matter, in accordance with the attached.

Very truly yours,

George J. Martinak
Deputy Zoning Commissioner

GJM:mr

Attachment

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

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, C.R.B., INC., 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-districted, pursuant to the Zoning Law of Baltimore County, from Undistricted to a I.M. district, for the following reason:

This has been for over 20 years, since it became fast land, a part of a larger parcel of 33.3+ acres, located in a commercial-industrial area. This 7.12 acre part of the whole parcel is isolated from any roadway by the 23.97 acres of it, located to the North and binding on the South side of Patapsco Avenue in Baltimore City, which is zoned M-2. No residential development is nearby; and one would in fact be out of place on this parcel.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Warehousing, Industrial Building and ancillary purposes.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-districting 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.

C.R.B., INC.
By: Calvert R. Bregal, President
Contract purchaser
Legal Owner
Address: 300 West Allegheny Avenue
Towson, Maryland 21204
Wallace Dann, Esq. Petitioner's Attorney
250 K Street
Address: 300 West Allegheny Avenue
Towson, Maryland 21204
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of September, 1978, 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 5th day of September, 1978, at 10:00 o'clock A.M.

George J. Martinak
Deputy Zoning Commissioner of Baltimore County.
(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 11, 1978

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Nicholas S. Comoradi
Chairman

MEMBERS
Bureau of Engineering
Department of Public Engineering
State Parks Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Lawrence Reich, Director
Department of Planning
8th Floor
222 East Saratoga Street
Baltimore, Maryland 21202

RE: Future Zoning Hearings
Northeast Corner of
Pulaski Highway and
City/County Line
Southeast Corner of
Patapsco River and
City/County Line

Dear Mr. Reich:

As Chairman of the Baltimore County Zoning Plans Advisory Committee, I am forwarding you the proposed site plans for the above referenced properties. Because the outcome of these hearings may affect the land in Baltimore City, particularly the latter property, I am requesting that you forward comments to this office on the proposed developments.

The former property concerns a setback Variance for a proposed carry-out store on property which is located in proximity to the Hollander Ridge Development. Even though only a corner of the site is traversed by the City/County line, I decided to make you aware of this request.

Your comments on the latter property are what I would consider more important, because the request involves a running from residential (D.R. 5.5) to industrial (M.L.). Since time is of the essence, I am respectfully requesting your separate comments on each property prior to April 19, 1978.

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

Very truly yours,

Nicholas S. Comoradi
NICHOLAS S. COMORADI, Chairman
Zoning Plans Advisory Committee

WBC:rf
Enclosure

RE: PETITIONS FOR RECLASSIFICATION AND DISTRICTING
SW/S of the Baltimore City Line, W of the Patapsco River - 13th Election District
CRB, Inc. - Petitioner
NO. 79-51-R (Item No. 1)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of Petitions for Reclassification from a D.R. 5.5 Zone to an M.L. Zone and Districting from Undistricted to an I.M. District, for a 7.1222 acre tract, more or less, at the above location. This parcel is part of a larger tract of land, which is divided by the Baltimore County/City line. The part which lies in the County is zoned D.R. 5.5, while the part in the City is zoned for industrial use.

Testimony presented on behalf of the Petitioner indicated that the City has intentions of eventually building a public park on the portion of land within its bounds. The Baltimore County Department of Recreation and Parks indicated that it has plans for the eventual construction of a park on land that has been acquired adjacent to the subject site.

Counsel for the Petitioner claimed that the subject property was "formed by a combination of accretion and landfill" and that the tract is effectively isolated from the nearby residential community by the Harbor Tunnel road, Patapsco Avenue, and the B & O Railroad. He further indicated that the Comprehensive Zoning Map is in error by reason of its showing certain gullies, or streams in the areas that are now nonexistent and that it would not be feasible to utilize the tract for home construction due to the nature of the fill.

The present stratification of the property in question is inimical to near term residential development and the Department of Recreation and Parks' contention that "meaningful park development" would be adversely

ORDER RECEIVED FOR FILING

DATE: June 29, 1978

BY: John W. Hession III

RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER
PETITION FOR REDISTRICTING
SW/S of Baltimore City Line, West
of Patapsco River, 13th District : OF BALTIMORE COUNTY

CRB, INC., Petitioner : Case No. 79-51-R

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.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 9th day of August, 1978, a copy of the foregoing Order was mailed to Wallace Dann, Esquire, 300 W. Allegheny Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Nick Comandari
Sizing
Date: April 10, 1978

FROM: Harry G. Coulter, Jr.
Capt. of Recreation & Parks

SUBJECT: Proposed Rezoning - CRB, Inc. Property/
Meeting for Cycle III
Location: SW Side Baltimore City Line, W Patapsco River

This Department is concerned that any sort of manufacturing proposed at the above location may not be conducive to meaningful park development. The close proximity of the proposed warehouse would certainly detract from proposed development of a picnic area, tot lot and playfield in the immediate area of the Southwest Area Park adjacent to the CRB property.

An existing 50' right-of-way leading from Patapsco Avenue will contain commercial type trucks which would most certainly interfere with ingress and egress of park use traffic.

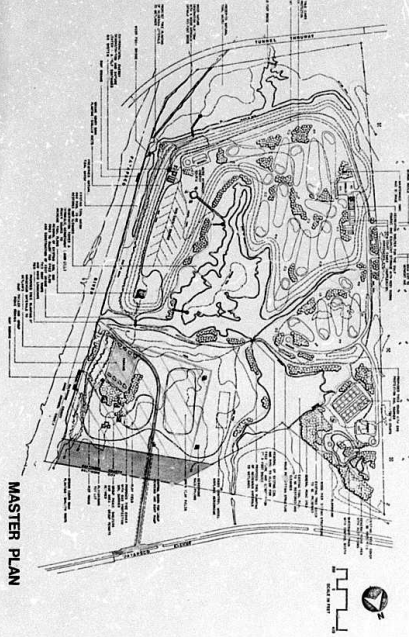
We are enclosing a copy of our Master Plan for total development of the park with the areas in question indicated.

Your cooperation in reviewing the proposed zoning is greatly appreciated. Please contact me should you have any further questions.

Harry G. Coulter, Jr.

Harry G. Coulter, Jr.
Assistant Director
In Charge - Facilities

HGC:JWB:tha
Encs.



Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THOMAS M. MULLIN, P.E.
DIRECTOR

April 19, 1978

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

Re: Item #1 (Cycle III April-October 1978)
Property Owner: CRB, Inc.
S/W Baltimore City Line W. Patapsco River
Existing Zoning: D.R. 5.5
Proposed Zoning: M.L.-1.M.
Acres: 7.1222 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.

General:

This site, which appears to be fill material, is contiguous to the southwestern Baltimore City-Baltimore County boundary at the Patapsco River, and lies within Baltimore County adjacent to the proposed Southwest Area Park (Reliable Landfill).

Baltimore County highway and utility improvements are not available, nor are they directly involved.

The U.S. Department of Housing and Urban Development F.I.A. Map 77 indicates that this property is in an area of special flood hazards (SFH) and without base flood elevations determined.

The zoning office shall also obtain comments from the Baltimore County Department of Recreation and Parks, Bureau of Sanitation, and from Baltimore City agencies as appropriate.

Very truly yours,

Edmund M. Dwyer, Jr.
EDMUND M. DWYER, P.E.
Chief, Bureau of Engineering

END:KAM:FWB:es

cc: J. Wimbley
R. Houston
D. Grise

C-NE Key Sheet
22 & 23 of 1 & 2 Pos. Sheets
SW 6 A Topo
109 Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 481-3111

LESLIE H. GRAFF
DIRECTOR

April 21, 1978

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

Dear Mr. DiNenna:

Comments on Item #1, Zoning Cycle III, April 1978, are as follows:

Property Owner: CRB, Inc.
Location: SW/S Baltimore City Line & W. Patapsco River
Existing Zoning: D.R. 5.5
Proposed Zoning: M.L.-1.M.
Acres: 7.1222
District: 13th

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 the petition.

Since the access to the property is in Baltimore City this office will not comment as to access.

It is suggested that the site be developed to be compatible to the future park area such as; landscaping, building design, building materials, type of uses.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 484-2600

STEPHENE COLLINS
DIRECTOR

Apr 19

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

Re: Item #1 - ZAC - Cycle 3 - April, 1978
Property Owner: CRB, Inc.
Location: SW/S Baltco. City Line W. Patapsco River
Existing Zoning: D.R. 5.5
Proposed Zoning: M.L.-1.M.
Acres: 7.1222
District: 13th

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 5.5 to M.L.-1 of 7.12 acres. This should increase the trip density from 350 to 700 trips per day.

Since no access is proposed to Baltimore County, all of this increase will go into Baltimore City.

Very truly yours,

Stephen Collins
Stephen Collins
Assistant Traffic Engineer

CRB/baz

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

April 21, 1978

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

Dear Mr. DiNenna:

Comments on Item #1, Zoning Advisory Committee Meeting for Cycle III, are as follows:

Property Owner: CRB, Inc.
Location: SW/S Baltco. City Line W. Patapsco River
Existing Zoning: D.R. 5.5
Proposed Zoning: M.L.-1.M.
Acres: 7.1222
District: 13th

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

Very truly yours,

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

THD/ES/ltb

Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(301) 825-7210

Paul H. Reinecke
Chief

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

Attention: J. Comandari, Chairman
Zoning Advisory Committee

Re: Property Owner: CRB, Inc.

Location: SW/S Baltco. City Line W. Patapsco River

Item No. 1 Zoning Agenda Cycle III

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.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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.

(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 "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.

APPROVED: *Paul H. Reinecke* Noted and Approved: *Paul H. Reinecke*
Special Inspection Division Fire Prevention Bureau

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 484-3011

JOHN A. SEEVERT
DIRECTOR

April 6, 1978

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

Dear Mr. DiNenna:

Comments on Item #1, Zoning Advisory Committee Meeting, are as follows:

Property Owner: Proposed Warehouse
Location: Patapsco Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning:

Acres:
District:

The items checked below are applicable:

X.A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and Age and other applicable codes.

X.P. A building permit shall be required before construction can begin.

C. Additional _____ Permits shall be required.

D. Building shall be upgraded to new use - requires alternate permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X.F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 30' of a property line. Contact Building Department if distance is between 10' and 60' of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code - See Section _____

I. No Comment.

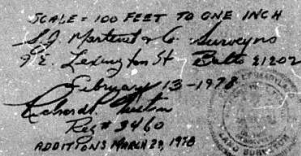
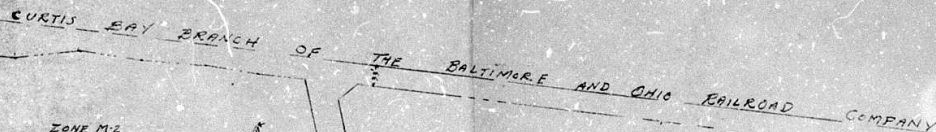
X.J. Comments/Review Section 300.0 construction is areas subject to flooding for compliance.

2. Plat plan shall show compliance to the State Handicapped Code. 3. Soil analysis shall be required for fill ground.

Very truly yours,
Charles E. Hunsbarger
Charles E. Hunsbarger
Plans Review Unit

CRB/j

BY Epita Dungee



ENGLISH CONSUL

ELEM SCH.
SITE

ML

D.R. 5.5

D.R. 5.5

ROSEMONT

D.R. 5.5

D.R. 5.5

BALTIMORE

HIGHLANDS

D.R. 5.5

ML

D.R. 5.5

D.R. 5.5
7/1222 ACRES

SOUTHWEST AREA PARK

D.R. 5.5



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

176 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7, 1976 & OCT. 8, 1976
BILL NOS. 108-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76

CHAIRMAN COUNTY COUNCIL

Compiled By Photogrammetric Methods
AIRD SERVICE CORPORATION - PHILADELPHIA, PA

LOCATION	SHEET
BALTIMORE	6 W
HIGHLANDS	6 A