

File - May 15, 1940  
See Plans 1940-17

MICROFILMED

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1940

PETITION FOR ZONING RE-CLASSIFICATION FILED MAY 13 1940 0 75

To The County Commissioners of Baltimore County:-

The Pennsylvania Railroad Company makes this petition in its own right and for and on behalf of its Lessee, The Philadelphia, Baltimore and Washington Railroad Company, and The Northern Central Railway Company, and as Agent for Union Railroad Company of Baltimore, and Union Real Estate and Trust Company, Inc., in severalty, of properties situated within Baltimore County, Maryland, (being within the Baltimore County Metropolitan District) comprising lands along, within, adjacent to or in the vicinity of the respective lines of railroad of said several companies as well as other properties of said railroad companies and said Union Real Estate and Trust Company - for better description of the aforesaid properties reference is made to accompanying maps or plans, marked as "Map A", "Map B" and "Map C", all dated May 1, 1940 on which maps the properties above mentioned or described are shown by solid red coloring.

Petition is hereby made that the above described properties shall be classified as commercial (or industrial) use areas, districts or divisions, and where now otherwise classified (such as residential use areas, districts or divisions) same be changed or reclassified, as aforesaid, to commercial (or industrial) use areas, districts or divisions.

Reason for such Re-Classification: Said properties being along or in the vicinity of lines of railroad, or in the neighborhood of properties used for or in connection with transportation and business generally, same would more to the advantage of the public and the owners be used or developed for commercial or industrial purposes.

Character of Commercial (or Industrial) use for which above properties are to be used: In conformity with buildings use and occupation suitable to the respective commercial or industrial areas, districts, or neighborhoods.

Petition to be posted as prescribed by Zoning Department.

Petitioner agrees to pay expenses of re-classification, advertising etc., upon filing of this petition, not to exceed Six dollars (\$6.00), and further agrees to and to be bound by the rules, regulations and provisions as prescribed by or referred to in the "Baltimore County Metropolitan District" - Building Permit now adopted and used in the "Baltimore County Metropolitan District."

THE PENNSYLVANIA RAILROAD COMPANY  
By Real Estate Agent  
Real Estate Agent  
Real Estate Agent.

ORDERED by The County Commissioners of Baltimore County, this 16th day of May 1940, that the subject matter of this petition be advertised, as required by the "Zoning Act", in a newspaper of general circulation throughout the Metropolitan District of Baltimore County, that properties be posted, and that the public hearing thereon be had in the office of the County Commissioners of Baltimore County, in the Court House, in Towson, Baltimore County, on the 3rd day of June 1940, at 11:00 o'clock a.m.

Bremen R. Land  
County Commissioners of Baltimore County.

I disapprove the granting of the above Re-Classification.  
I recommend

Zoning Clerk

1940

Petition to the advertisement posting of property, and public hearing on the above petition and it appearing that the above re-classification should be made.

IT IS ORDERED by the County Commissioners of Baltimore County this day of May 1940, that the above described properties or areas be and the same are hereby changed and re-classified, from and after the date of this Order, from a residential use area, district or division to a commercial (or industrial) use area, district or division.

County Commissioners of Baltimore County

Petition to the advertisement posting of property and public hearing on the above petition and it appearing that the above re-classification should be made.

IT IS ORDERED by the County Commissioners of Baltimore County, this 3rd day of June, 1940, that the above petition be and the same is hereby denied and that the above described properties or areas, within metropolitan district, be and the same are hereby continued as and to remain residential use areas, districts or division areas, subject, however, to the further order of the County Commissioners of Baltimore County, with rights to petitioner, from time to time, to petition for re-classification of respective areas for designated commercial or industrial use.

Robert B. Land  
Bremen R. Land  
John R. Land  
County Commissioners of Baltimore County

March 31, 1942.

Mr. W. W. Meyer, Real Estate Agent,  
The Pennsylvania Railroad,  
Broad Street Station,  
Philadelphia, Pa.

Dear Mr. Meyer:

We are in receipt of your map showing the desired industrial classification of property on either side of your railroad right-of-way in the 15th Election District of Baltimore County.

We would like to have a similar map showing the desired industrial property along your right-of-way line in the 12th Election District of Baltimore County. The 12th district comprises the area running southeasterly from the Baltimore City Line to the Patuxent River or the dividing line with Anne Arundel County.

In reference to the 15th Election District, as to the portions of your right-of-way to industrial use 600' on either side of your right-of-way of your railroad lines and in other sections to more or less extent or greatly enlarge industrial areas.

Before any final industrial areas are set up along your right-of-way lines in Baltimore County you will be advised more in detail.

Very truly yours,  
JOHN J. TIMMONS,  
Zoning Commissioner.

February 3, 1942.

Mr. W. W. Meyer, Real Estate Agent,  
The Pennsylvania Railroad,  
Broad Street Station,  
Philadelphia, Pa.

Dear Mr. Meyer:

We have your letter of February 2nd, 1942, relative to industrial zoning on either side of the Pennsylvania Railroad, in Baltimore County, easterly from the City Line to the eastern boundary of Baltimore County.

The matter of zoning of the 15th Election District of Baltimore County, which will include the area you desire to be industrially re-classified, will be shortly considered and after our survey is completed we will be glad to give you the opportunity to be heard before any final adoption of zoning.

Very truly yours,  
JOHN J. TIMMONS,  
Zoning Commissioner.

March 26, 1942.

Mr. W. W. Meyer, Real Estate Agent,  
The Pennsylvania Railroad,  
Fennsylvania Station, 30th St.  
Philadelphia, Pa.

Dear Mr. Meyer:

I have your letter of March 25th relative to the establishment of zoning for industrial areas along the Pennsylvania Railroad lines in Baltimore County, and particularly along the lines in the 12th and 15th districts.

Your idea as to the approximate areas of this zoning is very much in line with this department has tentatively adopted.

After receiving your plan and before these industrial areas are finally established we will submit to you our areas along the above lines.

Very truly yours,  
JOHN J. TIMMONS,  
Zoning Commissioner.

The Pennsylvania Railroad  
Real Estate Department  
Philadelphia  
February 2, 1942.

Baltimore County (Metropolitan District) Zoning Ordinance.

Zoning Department of Baltimore County,  
Beckford Building,  
Towson, Md.

Dear Sirs:

A few days ago Mr. E. S. Harcourt, Counsel for this Co., Mr. E. S. Wiser, Industrial Agent and myself had an opportunity to discuss briefly with Messrs Timmons and Miller of your department, our thoughts as to the desirability, from both the standpoint of the Pennsylvania Railroad and Baltimore County, to zone property on either side of our Railroad for a depth of at least 600 feet, and extending from the eastern line of Baltimore City to the eastern line of Baltimore County. This property would include not only property of the Railroad Co. on the north side of the tracks in the vicinity of Heights but that of all other owners with the exception, of course, of such property as is now used for residential purposes, or possibly at one or two locations such as - Oneas, where it might be desirable to have a town development adjacent to the tracks. It is our view and which we endeavored to explain that industrial property requires transportation facilities and that the logical place for such use of property is adjacent to a railroad where it could be reached by adequate connections. It is further our view that residential development is more desirable beginning at some distance from a railroad than immediately adjacent thereto. It is our view that while the Railroad Company is, of course, interested in preserving property adjoining those tracks, that it is vitally important to Baltimore County that certain property in a suitable locality be devoted to industrial purposes. It is our understanding that and it is respectfully requesting that at such time as we be given an opportunity to appear in behalf of the petition we are hereby making.

Yours  
W. W. Meyer  
Real Estate Agent

### CERTIFICATE OF PUBLICATION

[illegible]

By Order of  
THE COUNTY COMMISSIONERS  
OF BALTIMORE COUNTY.  
Attest:  
JAMES G. BELFE,  
Chief Clerk and Auditor.  
May 17-78.

### CERTIFICATE OF PUBLICATION

WSON, MD. *May 24/19*

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~~ *2 times* before the ~~3rd~~ *day* of *June*, 19*80*, the first publication appearing on the *17th* day of *May*, 19*80*.

THE JEFFERSONIAN.

*Frederic J. Smith*  
Manager

Cost of Advertisement, \$.....

In the zoning of areas or locations, it is necessary to keep in mind the growth of commercial enterprises to keep pace with residential developments and if any of the property owned under the Third Ord. is better adapted for commercial or industrial use, of course that classification would be recognised by the County Commissioners. It is possible to have a more or less large area so re-classified than to deal with isolated instances.

Any re-classification requires, as stated in the Zoning Act, a fifteen day publication in a newspaper in the Metropolitan District and that hearing be had. I am enclosing you several of these blank petitions. This office would prefer filling out these petitions, if you are in mind any particular area that you would like to want to re-classify, as well as the proposed use, the estimated value of the property as well as a full rate of advertisement and a description of the subject matter of the petition and description of the property as condensed as possible.

If I can be of any further service to you do not  
hesitate to contact me.

Very truly yours,

JOHN J. TIMANUS,

Zoning Clerk.

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March 14, 1940.

Mr. C. B. Graves, Collector,  
Room 306, Pennsylvania Station,  
Baltimore, Md.

Dear Mr. Graves:

I will try to explain, in some detail, the operation of the present Zoning Law of Baltimore County as requested in your letter of March 13th.

The Zoning Act of Baltimore County does not set up or create a Zoning Commission but authorizes the County Commissioners to establish residential zones in the Metropolitan District of Baltimore County. The Bill sponsored by the present Board of Baltimore County is modeled, to a great extent, on County Commissioners' Bill 114, which was passed by the County Commissioners in 1954. The Bill is modeled after the Zoning Act of the City of Washington, but through channels not passed and the present operation of the Bill sponsored by the present Board of Baltimore County. The Bill sponsored by the present Board of Baltimore County is modeled after the Zoning Act of the City of Washington, but through channels not passed and the present operation of the Bill sponsored by the present Board of Baltimore County. The Bill sponsored by the present Board of Baltimore County is modeled after the Zoning Act of the City of Washington, but through channels not passed and the present operation of the Bill sponsored by the present Board of Baltimore County.

In order to more effectively administer the Zoning Law, until such time as suitable maps were prepared and a better comprehensive plan of zoning adopted, it was found expedient, in order to at once control the encroachment of commercial enterprises into purely residential sections of some of the entire Metropolitan District residential sections, to properties or structures used for commercial or industrial purposes.

This General Order, so classifying the Metropolitan District, was passed on September 8th, 1930, and provides for the re-classification when proper, by petition to the County Commissioners, from residential to commercial use. This is the practice now in force until a more comprehensive plan of zoning as to districts or areas be established.

