

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

As we, J. Lawrence Bohlen, legal owner of the property situate

beginning on the N.E. corner of Shaffer Lane and Palaski Highway 100 feet easterly to the intersection of old Phila. road to Palaski Highway thence on the south side of old Phila. road westerly 100 feet to the N.E. corner of old Phila. road and Shaffer Lane, thence S.E. on the east side of Shaffer Lane, 104.70 feet to point of beginning.

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from Industrial to Residential.

Reasons for Re-Classification:

Character of use for which above property is to be used: Welding, and light

Industrial use

Size and height of building: front.....feet; depth.....feet; height.....feet.
Front and side set backs of building from street lines: front.....feet; side.....feet.
Property as to be posted as prescribed by Zoning Regulations.

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

Clark Wilkins
8736 Palaski Hwy
William J. Clark
Bertha Hoffmeister
8043 Palaski Highway
Address.....

ORDERED by The Zoning Commissioner of Baltimore County, this.....day of.....

1948, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County, in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing hereon be held in the office of the Zoning Commissioner of Baltimore County, in the Rickard Bldg., in Towson, Baltimore County, on the.....day of.....1948, at.....o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of.....location, being adjacent to an existing light.....industrial area,.....the above re-classification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County this.....day of.....1948, that the above described property or area should be and the same is hereby re-classified, from and after the date of this Order, from Industrial to Residential.

Christian H. Kohl
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 re-classification should NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this.....day of.....19....., that the above petition 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.....

Zoning Commissioner of Baltimore County

Approved.....

County Commissioners of Baltimore County
By Christian H. Kohl
President

Date July 1, 1948

PETITION FOR ZONING RECLASSIFICATION #1221

LOCATION - Between Palaski Highway and Old Philadelphia Road extending northeast from Shaffer Lane.

OWNER - Bertha Hoffmeister, Wm. S. Clark, J. Lawrence Bohlen

PRESENT ZONING - "A" Residence

PROPOSED ZONING - "F" Industrial

DATE RECEIVED - June 14, 1948

DATE OF REPLY - July 1, 1948

After studying this situation on the ground it is my opinion that the proposed change to light industrial use would be reasonable and satisfactory from the planning standpoint. The strip of land involved is too shallow to be desirable for residential use. The fact that the southwest end of the property is now zoned commercial and is used for light industry and that the northeast end is now used commercial makes the center portion still less desirable for residential construction. The location and proportions of the tract are such as to make it permanently unsatisfactory for retail commercial use. Light industrial use appears preferable here to the roadside type of general commercial use inasmuch as it tends to interfere less with fast-moving traffic. Existing residential development along the Old Philadelphia Road is very scattered and of a type that would be depreciated by use of this tract for light industry.

Frederick D. Ball
Baltimore County Planning Commission

cc: Charles H. Deing
Christian H. Kohl
William S. Clark
William W. MacVicar

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

1221

District.....
Posted for.....
Petitioner.....
Location of property.....
Location of Sign.....
Sign on south side of Phila Road
50 and 450 feet northeast of Shaffer Lane
Sign on north side of Palaski Highway
100 feet west of intersection of Shaffer Lane
Date of Posting.....

CERTIFICATE OF PUBLICATION

TOWSON, MD.....June 14, 1948

THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of.....successive weeks before the.....day of.....1948, the first publication appearing on the.....day of.....1948.

THE UNION NEWS
J. Lawrence Bohlen
Manager.

CERTIFICATE OF PUBLICATION

TOWSON, MD.....June 14, 1948

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THE UNION NEWS
J. Lawrence Bohlen
Manager.

May 17, 1948

RECEIVED OF J. Lawrence Bohlen, et al, U.S. Twenty Seven (\$27.00) Dollars, being cost of petition, advertising and posting property, Palaski Highway and Old Philadelphia Road, 10th District of Baltimore County.

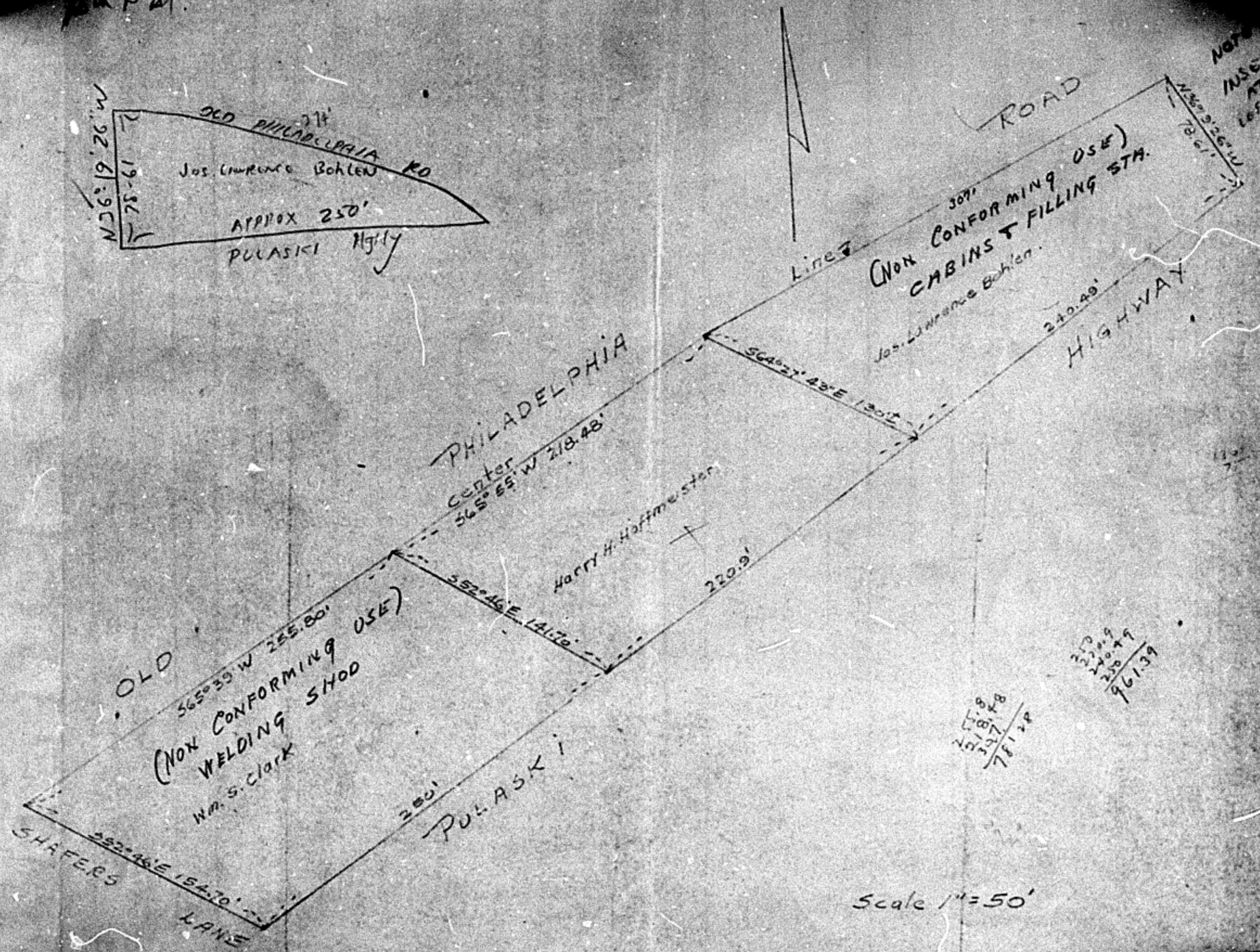
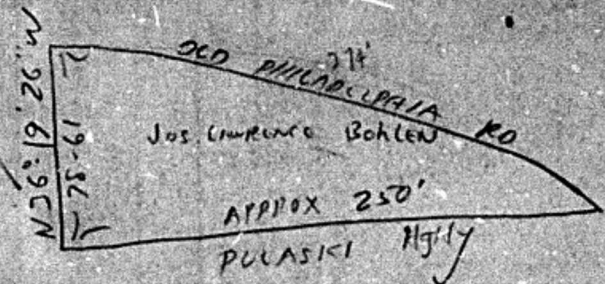
Hearings:
Monday, June 7, 1948
at 11:00 a.m.

PAID
MAY 17 1948
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

FROM
Union News
CERTIFICATE OF PUBLICATION
or
Notice of Zoning
Reclassification - 1221
S. E. COR. Palaski Hwy.
& Shaffer Lane - Bohlen

FROM
Union News
CERTIFICATE OF PUBLICATION
or
Notice of Zoning
Reclassification - 1221
S. E. COR. Palaski Hwy.
& Shaffer Lane - Bohlen

Put.



NOTE
INSERT
AT
LEFT

57.8
37.8
37.7
75.5

310
330.8
240.49
961.39

Scale 1" = 50'