

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

I, or we, Gilbert Kreisel and Marie L. Kreisel legal owner(s) of the property situate

in the 15th District of Balto. Co., beginning at a point at the center line of a ditch crossing Philadelphia Road and running at right angles a distance of 273.1', thence reversing at an acute angle to said line and running a distance of 335' to the south side of Philadelphia Road, thence reversing another acute angle and running a distance of 160' and following the south side of Philadelphia Road to point of beginning, the point of beginning being a distance of 1075' east of Race Road. Being property of Gilbert Kreisel, Marie L. Kreisel and Wm. Bresnick as shown on plot plan filed with the Zoning Department,

Zoning Law of Baltimore County, from an 1 zone to an 1 zone.
Reasons for Re-Classification For Business Purpose

Character of use for which above property is to be used Establishment of a Metal Finishing and Coating Shop
Size and height of building: front 27' 4" feet; depth 41' 4" feet; height 29' 4" feet.
Front and side set backs of building from street lines: front 10' 0" feet; side 5' 0" feet.
Property 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 and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Gilbert Kreisel
Marie L. Kreisel
William Bresnick Legal Owner
Address 1075' E Race Road, 15th Dist.

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of July, 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 had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the 18th day of August, 1948, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

H.E. Bragatz
Chase Mfg.
Chase 2031

PETITION FOR RECLASSIFICATION #1266

LOCATION - S. side Phila. Road, 1075' East of Race Road, 15th Dist. 166' x 309' irreg.
PRESENT ZONING - "A" Residence PROPOSED ZONING - "E" Commercial
DATE REQUESTED - August 2, 1948 DATE OF REPLY - August 25, 1948

The proposed use appears to be of an industrial nature rather than commercial. In either case, it bears every indication of being spot zoning. Although the property shown on the plat as adjoining the east side of the tract is indicated as belonging to the Baltimore Brick Company, there are on it no commercial or industrial operations and it too is zoned residential. The site in question is entirely surrounded by residential zoning and there appears nothing inherent in the location to suggest appropriateness of its proposed use. The nearest commercial zoning is at the northeast and northwest corners of Pulaski Highway and Race Road, approximately one-half mile from this property. There are extensive areas zoned and available for light industrial use on the south side of Pulaski Highway.

Malcolm H. Dill

Malcolm H. Dill, Director
Baltimore County Planning Commission

cc: Charles H. Doing
Nathan L. Smith
Christian H. Kohl
William W. MacVicar
John K. Ruff
John H. McFall
H. Ridgely Warfield

July 26, 1948

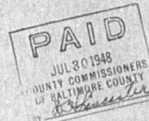
\$18.00

RECEIVED of Howard S. Bresler, Agent for Gilbert Kreisel, Marie L. Kreisel and William Bresnick, petitioners the sum of Eighteen (\$18.00) Dollars, being cost of petition for reclassification, advertising and posting of property, south side Philadelphia Road, 15th District of Baltimore County.

Zoning Commissioner
of Baltimore County

Hearing,

Monday, August 16, 1948
at 1:00 p. m.



REC'D AUG 3 1948

CERTIFICATE OF PUBLICATION

TOWSON, MD.

THIS IS TO CERTIFY, That the aforesaid advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 16th day of August, 1948, the first publication appearing on the 30th day of July, 1948.

THE JEFFERSONIAN,

Manager

Cost of Advertisement, \$.....

NOTICE OF PUBLICATION OF PETITION FOR RECLASSIFICATION - 15TH DISTRICT
Pursuant to Baltimore Code, Title 21, Chapter 10, Section 10-101, the following notice of petition for reclassification of property is hereby published for the purpose of giving notice to the public and to the interested parties to the petition.
The property is situated in the 15th District of Baltimore County, beginning at a point at the center line of a ditch crossing Philadelphia Road and running at right angles a distance of 273.1', thence reversing at an acute angle to said line and running a distance of 335' to the south side of Philadelphia Road, thence reversing another acute angle and running a distance of 160' and following the south side of Philadelphia Road to point of beginning, the point of beginning being a distance of 1075' east of Race Road. Being property of Gilbert Kreisel, Marie L. Kreisel and Wm. Bresnick as shown on plot plan filed with the Zoning Department.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

1266

District 15 Date of Posting Aug 6/48
Posted for: Commercial
Petitioner: Gilbert and Marie L. Kreisel and Wm. Bresnick
Location of property: south side of Phila. Road 1075 feet east of Race Road
Location of Signs: south side of Phila. Road 1175 feet east of Race Road
Remarks: Harry C. Cartledge
Posted by: Harry C. Cartledge Date of return: Aug 6/48

Property of Baltimore Brick Co.

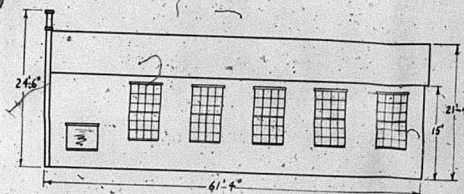
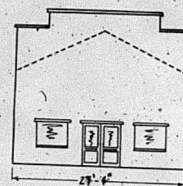
Proposed Property of
B+B Custom Plating Co.

Gilbert Kreisel Property, 2.6 Acres

Proposed
Building
25' X 60'

Old Philadelphia Rd.

Scale 30 feet = 1 inch



Proposed Building of
B+B Custom Plating
Company

SCALE
1 INCH = 10'