

1878

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "M" COMMERCIAL ZONE - 1. 1/2 Mile North Point Road, beginning 133 ft. N. W. Moffett Ave., Fifteenth District of Baltimore County, 1013 East Fayette Street Corporation, Petitioner

MAP
#15-A

The property in question is located on the southeast side of the North Point Boulevard between Eastern and Moffett Avenues, being between the North Point Boulevard and the North Point Road. A portion of this property fronting on the North Point Boulevard has been zoned commercially to a depth of 700 feet. It is the desire of the petitioner that the property between this commercially zoned area and North Point Road be reclassified to "M" Commercial.

The whole area was used as a borrow pit in the construction of the Glover Leaf at the intersection of the North Point Boulevard and Eastern Avenue. The excavation to the approximate level of Eastern Boulevard resulted in an embankment approximately 20 feet high on the northeast side of North Point Road. The area in question is very unsightly resembling an abandoned gravel pit.

The petitioner states that he has a purchaser who wishes to use this property for a trucking terminal which necessitates the building of warehouse and the paving of access roads and parking lots. The petitioner also states that all access to this property will be from North Point Boulevard and that the North Point Road will be used in no way in the conduct of this business, there being no ingress or egress from North Point Road.

It is apparent that this property has no value for residential use, and it therefore follows, that the only use to which this lot may be put is the same use as the property fronting on North Point Boulevard. To deny the petitioner the right to make use of the property between the existing commercial area and the North Point Road would amount to confiscation of the land and to refuse a reclassification of this property would be unreasonable and arbitrary.

It is this 19th day of January, 1950, ORDERED by the Zoning Commissioner of Baltimore County that the above described property be and the same is hereby reclassified, from and after the date of this Order, from an "A" Residence Zone to an "M" Commercial Zone, subject, however, to the provision that any buildings erected on the rear of this lot shall be at least 75 feet from the center line of the North Point Road.

Augustine J. Muller
Zoning Commissioner
of Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, 1013 East Fayette Street Corp., legal owner, of the property situated

on the Southeast side of the New North Point Road having a frontage on the New North Point Road of approximately 900' and being a distance of approximately 1/3 of a mile from Eastern Avenue to the Northwest. This frontage to a depth of 900' is zoned Commercial now and we are petitioning to have this zone extended to include all of the land shown in Red on the attached plat and bordering the Old North Point Road.

The distance along the Base Line of Right-of-Way of the New North Point Road from our property line to Moffett Avenue to the South is: Eleven Hundred and Thirty Four feet Nine inches (1134' 9").

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from ~~an "A" Residential~~ zone to ~~an "M" Commercial~~ zone.

Reasons for Re-Classification: ~~We have recently sold the land outlined on the attached plat in Red and Blue, subject to the commercial zone being extended, to an out-of-State firm.~~

No buildings, vacant land, feet; depth feet; height feet.

Front and side set backs of building from street lines: front feet; side 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.

1013 East Fayette Street Corp.

Charles M. Bandler
CHARLES M. BANDLER, President/Owner

Address 1130 Mathieson Building
Baltimore 2 Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of November, 1950, 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the 10th day of December, 1950, at 1:00 o'clock P. M.

Zoning Commissioner of Baltimore County

(over)

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1878

District, 12 Date of Posting, Dec 24/50
Posted for, A. C.
Petitioner, 1013 E. Fayette St. Corp.
Location of property, Southeast of Belmont Ave. Old North Point Road
Location of Signs, South of Old North Point Road 25-375 feet S.E. of Belmont Ave.
Remarks:
Posted by Harry B. Larkins Date of return, Dec 24/50

NOTICE OF ZONING PETITION FOR RECLASSIFICATION

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change of reclassification from an "A" Residence Zone to an "M" Commercial Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in the Zoning Office, in the Reckord Building, Towson, Baltimore County, Maryland.

On Tuesday, December 19, 1950, at 1:00 p. m., to determine whether or not the following petition and described property should be changed or reclassified, as indicated for. Approved Commercial Use, to wit: All that parcel of land in the 15th District of Baltimore County beginning on the southeast side of the New North Point Road, at the distance of 1134 ft. 9 inches northwesterly from Moffett Avenue and southwesterly to and side of the New North Point Road, at right angles to said road, 100 feet to the southeast side of Old North Point Road, thence running southeasterly 600 feet and thence a straight line 120 feet, more or less, to beginning, thence and thence, thence all that portion of the above lot hereinafter described, being property of 1013 East Fayette Street Corporation, as shown on the plan filed with the Building and Zoning Department.

By Order of Chas. B. Deitz
Zoning Commissioner
of Baltimore County
Dec. 19, 1950.

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE COMMUNITY PRESS
Dundalk, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

December 9, 1950

THIS IS TO CERTIFY, that the annexed advertisement of *Charles H. Long, young Commissioner of Baltimore County* was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 9th day of December, 1950, that is to say the same was inserted in the issues of

December 1 and 8, 1950.

THE BALTIMORE COUNTIAN

By P. J. Morgan
Editor and Manager.

NOTICE OF ZONING PETITION FOR RECLASSIFICATION

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change of reclassification from an "A" Residence Zone to an "M" Commercial Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in the Zoning Office, in the Reckord Building, Towson, Baltimore County, Maryland.

On Wednesday, January 18, 1951, at 1:00 p. m., to determine whether or not the following petition and described property should be changed or reclassified, as indicated for. Approved Commercial Use, to wit: All that parcel of land in the 15th District of Baltimore County beginning on the southeast side of the New North Point Road, at the distance of 1134 ft. 9 inches northwesterly from Moffett Avenue and running northwesterly on said side of New North Point Road 1000 feet, thence northwesterly at right angles to said road, 250 feet to the northwest side of Old North Point Road, thence thence southeasterly 600 feet and thence by a straight line 120 feet, more or less, to beginning, thence and thence, thence all that portion of the above lot hereinafter described, being property of 1013 East Fayette Street Corporation, as shown on the plan filed with the Building and Zoning Department.

By Order of AUGUSTINE J. MULLER,
Zoning Commissioner
of Baltimore County.
Dec. 20, 1950.

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE COMMUNITY PRESS
Dundalk, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

December 30, 1950

THIS IS TO CERTIFY, that the annexed advertisement of *Augustine J. Muller, young Commissioner of Baltimore County* was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 30th day of December, 1950, that is to say the same was inserted in the issues of

December 22, 29, 1950.

THE BALTIMORE COUNTIAN

By P. J. Morgan
Editor and Manager.

November 22, 1950

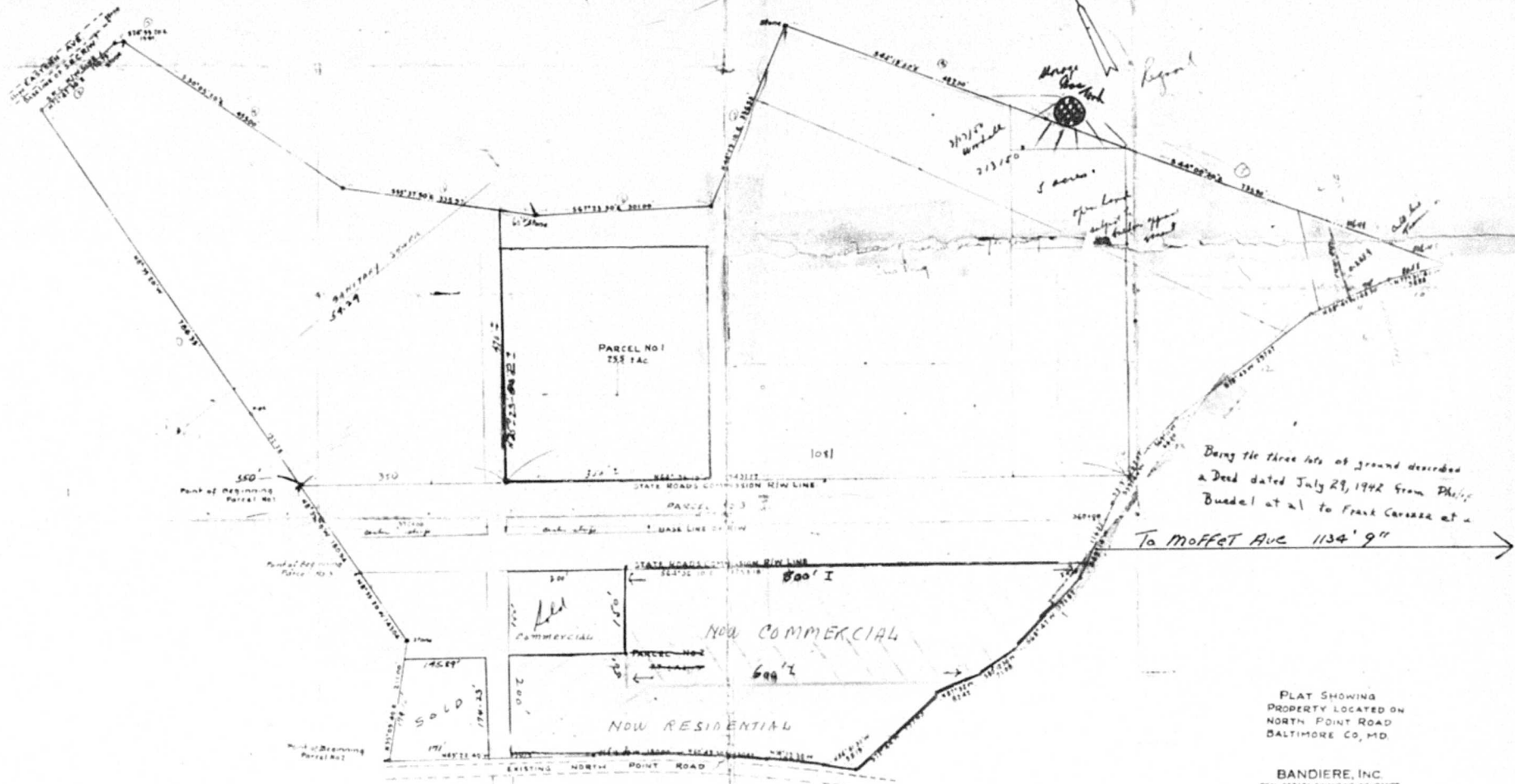
\$25.00

RECEIVED OF 1013 East Fayette Street Corp., the sum of Twenty Three (\$23.00) Dollars, being cost of petition for reclassification, advertising and posting of property southeast side of New North Point Road, 16th District.

Zoning Commissioner

PAID
NOV 24 1950

1013 E Fayette Street
 Capital



Being the three lots of ground described
 a Deed dated July 29, 1942 from Philip
 Buedel et al to Frank Carozza et al

To Moffet Ave 1134' 9"

PLAT SHOWING
 PROPERTY LOCATED ON
 NORTH POINT ROAD
 BALTIMORE CO, MD.

BANDIERE, INC.
 REAL ESTATE FINANCING-INSURANCE
 1151 O'Fallon Building - Rm. 2378
 BALTIMORE 2, MARYLAND

