

Petition for Zoning Re-Classification

The Zoning Commissioner of Baltimore County—

Know all men, CATON & LOUDON RAILWAY COMPANY, legal owner... of the property situate in Catonsville, Baltimore County and described as follows: (see rider attached)

BEING 1794 for the same on the East side of Moller Avenue at a point distant 780 feet more or less from the corner formed by the intersection of the South side of Frederick Road and the East side of Moller Avenue, said point of beginning being also at the southernmost end of the commercial zone (as now established) of the property situate on the East side of Moller Avenue and running thence westerly binding along the Southernmost end of said commercial zone and across the railroad tracks 200 feet more or less to the Northeastly outline of the land belonging to the petitioner thence Southeastly along the Northeastly outline of said land 225 feet more or less to the Northernmost side of a private road (running through the property of the applicant from Moller Avenue to Bloomsbury Avenue) thence Southerly across said private road and parallel to Moller Avenue 32.4 feet to the Southernmost side of said private road and thence Southeastly along the Southeasternmost outline of the property of the petitioner 262.58 feet and thence Southerly parallel with Moller Avenue 91.7 feet and thence Westerly at right angles to Moller Avenue 36 feet more or less and thence Southerly parallel with Moller Avenue 78 feet more or less and thence Westerly at right angles to Moller Avenue and across the railroad tracks 124 feet more or less to the East side of Moller Avenue and thence Northerly binding on the East side of Moller Avenue 400 feet more or less to the place of beginning. The property described above being shown within the red lines marked on the attached blue print.

Commissioner of Baltimore County, in the Rockford Bldg., in Towson, Baltimore County, on the... day of... 1951, at... o'clock... P.M.

Zoning Commissioner of Baltimore County (over)

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "A-1" Residential Zone to an "L-1" Industrial Zone.

Reasons for Re-Classification: (see attached rider)

That there is no provision in the zoning of the Catonsville Community for industrial expansion; all of the territory now zoned industrial is in use; that the logical and normal territory for such development and expansion is adjacent to railroad rights of way and terminals; that industrial expansion along railroad rights of way is financially necessary for the continued operation of the railroad, the operation of which is important and necessary to the development and welfare of the community which the railroad serves.

The land in question, which is shown on the attached plat, has been used for industrial purposes since 1890 until 1943 by the Catonsville Short Line R.R.

The Caton & Loudon Railway Company has been endeavoring to bring industry to Catonsville and has now found that a portion of the property owned by them cannot be developed because of Zoning restrictions.

Commissioner of Baltimore County, in the Rockford Bldg., in Towson, Baltimore County, on the... day of... 1951, at... o'clock... P.M.

Zoning Commissioner of Baltimore County (over)

Unimproved land.
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 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.

CATON & LOUDON RAILWAY COMPANY
By: *David Gierstor*
David Gierstor, President
Address

ORDERED By The Zoning Commissioner of Baltimore County, this... day of... 1951, 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 Rockford Bldg., in Towson, Baltimore County, on the... day of... 1951, at... o'clock... P.M.

Zoning Commissioner of Baltimore County (over)

1919
MAP
#1-A

It is, therefore, the opinion of the Zoning Commissioner that a part of the property, described in this petition, should be reclassified from an "A-1" Residential Zone to an "L-1" Commercial Zone, it appearing that this reclassification would not be detrimental to the health, safety and the general welfare of the community. The portion recited being particularly described as follows:

East side of Moller Avenue, beginning 780 feet south of Frederick Road, thence Southerly, on the east side of Moller Avenue, 400 feet, thence at right angles Southerly 120 feet, thence Northerly and parallel to Moller Avenue, 80 feet, thence Southerly, at right angles to Moller Avenue, 20 feet, thence Northerly and parallel to Moller Avenue 40 feet and thence Southerly, at right angles to Moller Avenue, 160 feet to beginning.

It is this... day of March, 1951, ordered by the Zoning Commissioner of Baltimore County that the above described property or area, should be and is hereby reclassified, from and after the date of this Order, from an "A-1" Residential Zone to an "L-1" Commercial Zone, subject, however, to the provision at least two every square foot of lot or of off-street parking area or building.

Approved: *John J. Morgan*
Zoning Commissioner of Baltimore County

Approved: *John J. Morgan*
County Commissioner of Baltimore County
By: *John J. Morgan*
President
Date: *Feb 14, 1951*

1919
MAP
#1-A

RE: PETITION FOR RECLASSIFICATION FROM "A-1" RESIDENTIAL ZONE TO "L-1" COMMERCIAL ZONE, East side of Moller Ave., 780 ft. south of Frederick Road, 1st District of Baltimore Co., Caton & Loudon Railway Company, Petitioner.

The property in question is located on the east side of Moller Avenue, 780 feet south of Frederick Road. The tracks of the Caton & Loudon Railway Company traverse this property on the way to unloading area just south of Frederick Road. The property to the east of the tracks is used for a railroad car loading and unloading area; the property to the west of the railroad tracks is at the present time undeveloped and is covered with weeds and debris and is in a very unkempt condition.

The petitioner owns the property immediately to the north of the area which is the subject of this petition. This property is improved with a building used by the C. & L. Telephone Company for the storage of trucks and yards used for the storage of telephone poles and cables. To the north of the area used by the Telephone Company is a parking lot which is leased to the operators of a tavern and a food store fronting on Frederick Road.

The preponderance of testimony introduced at the hearing was to the effect that the property in question is not adaptable to residential development. The testimony also brought out the fact that the land of the petitioner, which is now zoned commercially, is all being used by the Telephone Company and the parking lot heretofore described.

It has been suggested by the protestants in this case that if there is any need for commercial expansion in this area that the property not used as a parking lot, by the petitioner, should be developed for this purpose. Certainly, with the severity of parking areas in Catonsville, as in other communities in Baltimore County, this plan should not be forced upon the petitioner. It is evident, therefore, that in order to allow the petitioner to expand his commercial holdings on Moller Avenue it is far better to reclassify the property, which is the subject of this petition, than to eliminate the parking area which is so sorely needed.

It is evident also that if the petitioner improves the property in a comparable manner to that of the Telephone Company site, it will be beneficial rather than detrimental to the residential properties on the east side of Moller Avenue.

February 15, 1951

RECEIVED OF John I. Rowe, Attorney for the Caton & Loudon Railway Company, Petitioner, the sum of Thirty Three (\$33.00) Dollars, being cost of petition for reclassification, advertising and posting of property, east side of Moller Avenue, 1st District of Baltimore County

Hearings: Monday, Feb. 20, 1951 at 8:00 P. M.

PAID FEB 15 1951

NOTICE OF DINING PETITION FOR RECLASSIFICATION

PURSUANT TO PETITION FILED WITH THE ZONING COMMISSIONER OF BALTIMORE COUNTY FOR CHANGE OF RECLASSIFICATION, FROM AN "A-1" RESIDENTIAL ZONE TO AN "L-1" INDUSTRIAL ZONE OF THE PROPERTY HERETOFORE DESCRIBED, THE ZONING COMMISSIONER OF BALTIMORE COUNTY, BY AUTHORITY OF THE BALTIMORE COUNTY ZONING BOARD, HAS ORDERED THAT THE FOLLOWING BEING THE RECLASSIFICATION, AS REQUIRED BY THE ZONING LAW OF BALTIMORE COUNTY, FEB. 15, 1951.

On Monday, Feb. 15, 1951, to determine whether or not the following petition and described property should be changed as reclassified, from an "A-1" Residential Zone to an "L-1" Industrial Zone.

All that parcel of land in the east side of Moller Ave., 780 feet south of Frederick Road, at a point distant 780 feet south of Frederick Road, the intersection of the south side of Frederick Road and the east side of Moller Avenue, said point of beginning being also at the southernmost end of the commercial zone of the property situate on the East side of Moller Avenue and running thence westerly binding along the Southernmost end of said commercial zone and across the railroad tracks 200 feet more or less to the Northeastly outline of the land belonging to the petitioner thence Southeastly along the Northeastly outline of said land 225 feet more or less to the Northernmost side of a private road (running through the property of the applicant from Moller Avenue to Bloomsbury Avenue) thence Southerly across said private road and parallel to Moller Avenue 32.4 feet to the Southernmost side of said private road and thence Southeastly along the Southeasternmost outline of the property of the petitioner 262.58 feet and thence Southerly parallel with Moller Avenue 91.7 feet and thence Westerly at right angles to Moller Avenue 36 feet more or less and thence Southerly parallel with Moller Avenue 78 feet more or less and thence Westerly at right angles to Moller Avenue and across the railroad tracks 124 feet more or less to the East side of Moller Avenue and thence Northerly binding on the East side of Moller Avenue 400 feet more or less to the place of beginning. The property described above being shown within the red lines marked on the attached blue print.

By Order of the Zoning Commissioner of Baltimore County

PAID FEB 15 1951

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

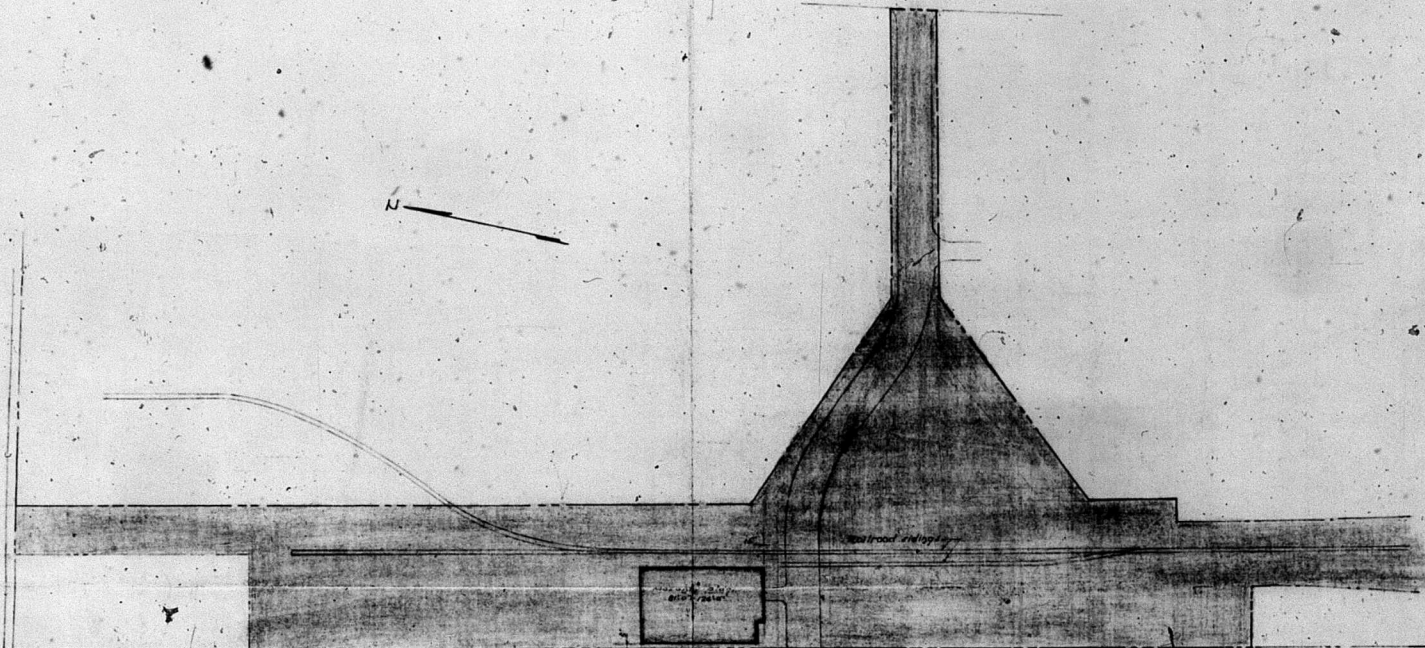
THIS IS TO CERTIFY, that the annexed advertisement of *Augustine J. Muller* Zoning Commissioner of Baltimore County, was inserted in THE BALTIMORE COURIER, a group of three weekly newspapers published in Baltimore County, Maryland, once a week, for 2 successive weeks before the 17th day of February, 1951, that is to say the same was inserted in the issues of February 4 and 11, 1951.

THE BALTIMORE COURIER
By *P. J. Morgan* Editor and Manager.

Date of Posting: Feb. 14/51
Location of property: east side of Moller Ave 788 feet south of Frederick Road
Location of sign: east side of Moller Ave 813-913-10.3 feet south of Frederick Road
Remarks: *Harry C. Gierstor*
Date of return: Feb. 14/51

FREDERICK ROAD (50')

BLOOMSBURG AVE.



MELLORS AVE. (50')

788'

450'

LEGEND

- 5" SANITARY SEWER
- 48" STORM SEWER
- 4" WATER LINE
- + MANHOLE

PLOT PLAN

OWNERS

MELLORS AVE. NR. FREDERICK ROAD
CATONSVILLE, MARYLAND

DWG. NO.	SHEET #	REVISIONS
369	1-1	
DRAWN AS	CHECKED	
APPROVED		
DATE 9 JAN. 1951	SCALE 1" = 100'	

J. A. Spink
Consulting Engineer
10 N. FRANKLIN
Baltimore, Md.