

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, of us, FREDERICK W. ROHR, legal owner, of the property situate on the southeast side of Philadelphia Road, east side of Hamilton Avenue, North side of Pulaski Highway, being an irregular lot or parcel of ground 80 x 100 x 50 x 356 x 450 x 235 x 200, more or less

Northeast corner of Pulaski Highway and Rosedale Ave., 15th District of Baltimore, Md., thence easterly, on the northernmost side of Pulaski Highway, 50 feet, thence easterly, on the northernmost side of Red House Run, 356 feet, thence northeasterly 400 feet, thence westerly 150 feet, thence northerly 200 feet to the south side of Philadelphia Road, thence westerly, on the south side of Philadelphia Road, 75 feet to the east side of Rosedale Ave. and thence southerly on the east side of Rosedale Ave. 700 ft. to beginning.

herely petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an residential zone to an industrial zone.

Reasons for Re-Classification: Property to be used for manufacturing small parts and accessories to trailers and displaying and selling completed trailers

Size and height of building: from as shown on blue print attached feet; depth as shown on blue print attached feet.
Front and side set backs of building from street lines: from as shown on blue print attached feet; side as shown on blue print attached feet.

Front 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.

Frederick W. Rohr
By: Fred W. Rohr
Legal Owner

Address: 7104 Philadelphia Road
Baltimore 6 - Md

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of February, 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 Reckord Bldg., in Towson, Baltimore County, on the 27th day of March, 1951 at 1:00 o'clock P.M.

Frederick W. Rohr
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 on Pulaski Highway adjacent to an established light industrial zone, also the land is not adaptable to either residential or industrial use, due to a stream which is almost along the entire frontage, and the fact also that the granting of the petition will not be detrimental to the health safety and the general welfare of the community

IN PART
the above re-classification should be had.
It is Ordered by the Zoning Commissioner of Baltimore County this 4th day of April, 1951, that the above described property, as shown on blue print attached that part of an "R-1" Residential Zone and an "M-1" Commercial Zone be hereby reclassified, from and after the date of this Order, from an "R-1" Residential Zone to an "M-1" Industrial Zone. BEGINNING at the northeast corner of Pulaski Highway and Rosedale Ave., thence easterly, on the northernmost side of Pulaski Highway 50 feet, thence northeasterly 180 feet (to a point northerly Red House Run, 356 feet, thence northerly 150 feet (to a point northerly 200 feet at right angles to Pulaski Highway), thence westerly 210 feet parallel with Pulaski Highway to the east side of Rosedale Ave., thence southerly on east side of Rosedale Ave. 250 feet to beginning.

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 4th day of April, 1951, 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 residential zone.
Frederick W. Rohr
Zoning Commissioner of Baltimore County

Approved _____ County Commissioners of Baltimore County
Date: 4/5/51
By: Frederick W. Rohr President

NOTICE OF ZONING PETITION FOR RECLASSIFICATION

Pursuant to petition filed with the Zoning Commission of Baltimore County for change or re-classification of Zone C-2, Rosedale Zone is an "R-1" Industrial Zone of the property or area hereinafter described, the Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing at the Zoning Office, in the Reckord Building, Towson, Baltimore County, Maryland.

On Tuesday, March 27, 1951 at 1:00 P.M. to determine whether or not the following conditions and limitations property should be changed or continued as a special use for Light Industrial Use, to wit:

All that parcel of land at the northeast corner of Pulaski Highway and Rosedale Ave., in the 15th District of Baltimore, Md., thence easterly, on the northernmost side of Pulaski Highway, 50 feet, thence easterly, on the northernmost side of Red House Run 356 feet, thence northeasterly 180 feet, thence westerly 210 feet, thence southerly on east side of Rosedale Ave. 250 feet to beginning.

By Order of
Zoning Commissioner of Baltimore County,
Mar. 4, 1951

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.
No. 1 Newburg Avenue
THE HERALD-ARGUS
Catonville, Md.
Dundalk, Md.
CATONVILLE, MD.

March 17, 1951

THIS IS TO CERTIFY, that the annexed advertisement of Augustine J. Muller, zoning 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 17th day of March, 1951, that is to say the same was inserted in the issues of

March 9 and 16, 1951.

THE BALTIMORE COUNTIAN

By P. J. Morgan
Editor and Manager.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District: 15
Date of Posting: Mar 14/51
Posted for: 4th
Petitioner: Fred W. Rohr
Location of property: N.E. cor of Pulaski Highway & Rosedale Ave
Location of Signs: N.E. cor of Rosedale Ave 25-100-320
N.W. of Pulaski Highway
Remarks: Harry C. Lortz
Posted by: Harry C. Lortz
Date of return: Mar 14/51

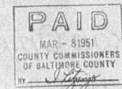
March 9, 1951

\$26.00

RECEIVED of Edward Paul Swiss, Attorney for Frederick W. Rohr, et al, petitioners, the sum of Twenty Six (\$26.00) Dollars, being cost of petition for reclassification, advertising and posting of property, Northeast corner of Pulaski Highway and Rosedale Ave., 15th District.

Zoning Commissioner

Hearing:
Tuesday, March 27, 1951
at 1:00 p.m.



PHILADELPHIA ROAD



200.0

PROPERTY LINE

ROSEDALE AVE



REVIEW

FENCE



PULASKI HIGHWAY ROUTE 40

PROPOSED TRAILER DEVELOPMENT
FOR KENNEDY, MFG CO.
PULASKI HIGHWAY & ROSEDALE AVE
BALTIMORE COUNTY MD