

1963

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RE: PETITION FOR RECLASSIFICATION FROM AN "INDUSTRIAL ZONE TO A RESIDENCE ZONE - R. S. Lynch Road, 460 ft. S. Wise Ave., 11th Dist. The Bolton Company, Petitioner

The property which is the subject of this petition is one of several under consideration in the area to the north of District 11 near the intersection of Wise Avenue, to the Sparrows Point Plant of the Bethlehem Steel Company, and associated industries and prospective industrial developments in this area.

The Twelfth District has been the most rapidly growing election district in the County, the percentage of growth (since 1960) having been appreciably more than any of the others. This would normally tend to be a factor in the desirability to industrial areas, as there is still considerable vacant land available even closer to the Sparrows Point Plant than the area already developed.

It appears that the public utilities in this area can be made sufficient to take care of the increased demands which is contemplated. Preliminary studies and plans have been made to reinforce the present utilities so as to be capable of providing the necessary services with a reasonable outlay by the County.

There are now located in this general area three elementary schools and apartment has been reached under 11th school will be located at the intersection of Wise and Sparrows Point Roads. Construction of this school will be in 1964. From the foregoing it can be seen that the existing school problem is being met and additional school facilities can be developed through the acquisition of new sites on tracts planned to be built upon.

It is also contemplated that the school site can be used for recreational areas for the people in the vicinity. These sites being strategically located to where recreational needs are not met by the school sites, areas can be made available for recreational use.

The roads in this general area are now of insufficient capacity to take care of future traffic requirements. New roads and improvements will have to be provided for the free flow of traffic, mainly the widening of Sparrows Point Road, Wise Avenue, Trappe Road and the construction of the Beltway from Wise and Avenue. The improvement and extension of these roads is probably necessary in the near future whether or not the contemplated development in this area is carried out.

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Due to the apparent need for additional housing for industrial workers in this area, the availability of existing and proposed water and sewer facilities, the feasibility of providing school facilities and the practicability of providing the necessary roads for the flow of traffic, it is the opinion of the Zoning Commissioner that the reclassification of this property would not be detrimental to the health, safety and the general welfare of the community and the reclassification should be made.

It is this day of May, 1961, ORDERED by the Zoning Commissioner of Baltimore County, that the above described property be and the same is hereby reclassified, from an "Industrial Zone to a Residence Zone, said reclassification, however, is subject to the filing of a plan with this Department approved by the Baltimore County Planning Commission and the Chief Engineer of the Department of Public Works of Baltimore County, said plan to adequately make provisions, among other things, for the following:

1. Adequate school and recreational and play areas.
2. Adequate rights-of-way for roads and public utilities.
3. Adequate off-street parking.

Approved:

County Commissioners

Arthur H. Ball
President

Date: May 16, 1961

Certificate Of Publication

ESSEX, MD., April 13th, 1961

THIS IS TO CERTIFY, That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md., once in each of 3 successive weeks before the Monday 23 day of April, 1961, the first publication appearing on the Thursday 20th day of April, 1961.

THE EASTERN ENTERPRISE, INC.

Manager

April 13, 1961

\$35.00

RECEIVED of The Bolton Company the sum of Thirty Five (\$35.00) Dollars, being cost of petition for reclassification, advertising and posting of property, Lynch Road, 11th District of Baltimore County.

Zoning Commissioner

Hearing:

Monday, April 23, 1961

at 10:00 a.m.

in the County Office Building, 200 N. Calver Street, Baltimore 5, Washington Area.

PAID
APR 13 1961
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1963

District: 12
Posted for: A to D
Petitioner: The Bolton Co.
Location of property: E. N. side of Lynch Road 460 feet south of Wise Ave.
Location of signs: E. N. side of Lynch Road 500-800-1100-1600-2000-2200 feet south of Wise Ave.
Remarks: Harry C. Levine
Date of return: April 19, 1961

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County -

XXXXXXXX The Bolton Company legal owner of the property situate

on the east side of Lynch Road, in the 11th District of Baltimore County, beginning 460 feet south of Wise Ave., thence southerly, on the east side of Lynch Road, 434 feet, thence southeasterly, on the northeast side of Lynch Road, 2505 feet, thence N 48° 50' east 1089 feet and thence N 63° 15' west 2505 feet to beginning, Inverness Annex No. 2,

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should be had. It is Ordered by the Zoning Commissioner of Baltimore County this day of 1961, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from a zone to a zone.

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 reclassification should NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this day of 1961, 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 zone.

Zoning Commissioner of Baltimore County

ORDERED by The Zoning Commissioner of Baltimore County, this 25th day of April, 1961, 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 Rockard Bldg., in Towson, Baltimore County, on the 25th day of April, 1961, at 10:00 o'clock A. M.

Arthur H. Ball
Zoning Commissioner of Baltimore County

Approved: May 16, 1961

County Commissioner of Baltimore County

Arthur H. Ball
President

1460 TO WISE AVE

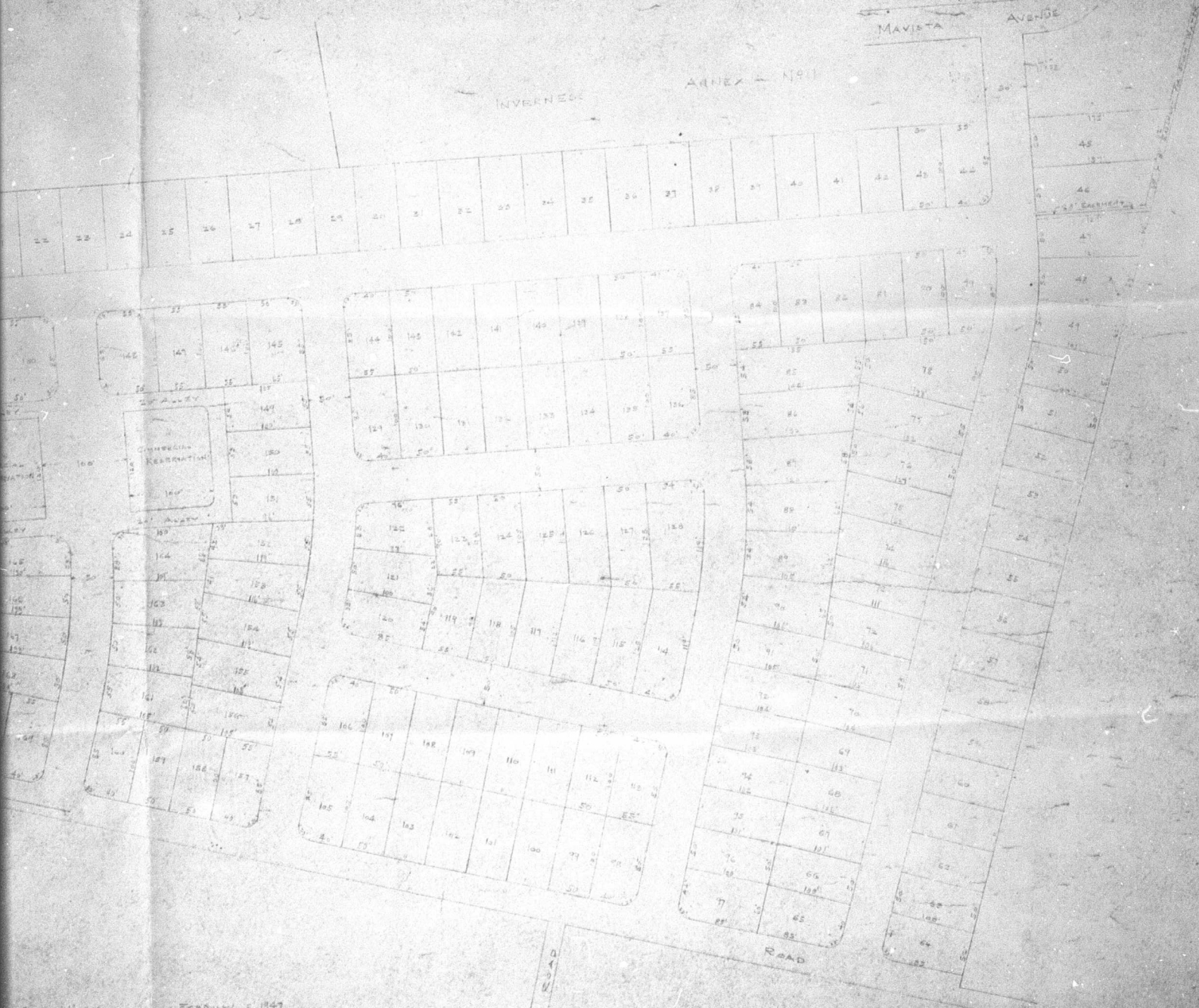


INVERNESS ANNEX No. 2

OWNED AND DEVELOPED BY
THE BOSTON COMPANY
INVERNESS, BALTIMORE CO., MD.

NOTE: THIS PLAT NOT TO BE USED FOR CONVEYANCE PURPOSES.
ALL DIMENSIONS ARE APPROXIMATE.

SCALE: 1"=60'
J. L. BERG, DRAFTSMAN
SURVEYORS & CIVIL ENGINEERS
J. L. BERG, INC.



SCALE 1"=60' FEBRUARY 5, 1947
 J. L. JENSEN & SONS
 SURVEYORS & CIVIL ENGINEERS
 J. L. JENSEN & SONS, INC.
 TOWSON, MD.