#2062

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:—

I, or we, Michael J. Narutowics and Frances Narutowics, His wife legal owners of the property situate in the Fifteenth Election District of Baltimore County, containing 20 acres of land, more or less, situate between the Sparrows Point and Wise Avenue Dual Highway and the North Point Road and more particularly described in the description attached hereto as a part hereof.

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 - Residentials" to an "E-Commercial" zone.

Reasons for Re-Classification: Property is so situate that the proper use and benefit of the property can be derived from commercial development. Some of the adjacent property is "light-industrial", other is "residential", and a properly developed "commercial" tract will undoubtedly act as a buffer zone between the two.

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.

M. J. Narutowicz
Frances Narutowicz
Legal Owner

Address C/o C.W. Royston, Office Bldg

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of July, 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the 20th day of August, 19 51 at 11:00 o'clock A. M.

Zoning Commissioner of Baltimore County

(over)

7 cys

MICROFILMED

2062

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, being across North Point Boulevard from a Light Industrial Zone, the granting of which will not be detrimental to the health safety and general welfare of the community

the above re-classification should be had.

It Is Ordered by the Zoning Commissioner of Baltimore County this 27th day of September, 19 51, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from an "A" Residence zone to an "E" Commercial zone, subject to the filing with this Department of a plan approved by the Baltimore County Planning Commission for the development of this property.

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 re-classification should NOT be had:

It Is Ordered by the Zoning Commissioner of Baltimore County, this day of 19, 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

Approved

County Commissioners of Baltimore County

Date 10/4/51

By President

BEGINNING for the same at a point on the southwest side of North Point Road where the said southwest side is intersected by a widening line for the new State Road from Wise Avenue to Sparrows Point, running thence on the said southwest side of North Point Road the three following courses and distances, first south 47 degrees 30 minutes east 120.50 feet, second south 51 degrees 06 minutes east 465.85 feet, and third south 51 degrees 18 minutes east 965.41 feet, thence leaving said side of North Point Road south 40 degrees 52 minutes west 1,438.27 feet to the east right of way line of the aforementioned State Road, running thence binding on the said right of way line the three following courses and distances, first north 8 degrees 27 minutes 20 seconds east 506.38 feet, second by a curve to the left with a radius of 1,959.86 feet for a distance of 1,205.19 feet, and third north 26 degrees 46 minutes 40 seconds west 418.30 feet to the aforementioned widening line, thence along said line north 63 degrees 13 minutes 20 seconds east 43.82 feet to the point of beginning.

Containing 19.7 acres, more or less.

SAVING and excepting all that lot or parcel of land which by lease dated September, 1947, from the Petitioners herein to the Standard Oil Company of New Jersey, which was heretofore zoned "Commercial."

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July 27, 1951

$50.00

RECEIVED of Carroll W. Royston, Attorney for M. J. Narutowics, et al, petitioners, the sum of Fifty Eight ($50.00) Dollars, being cost of petition for reclassification, advertising and posting property, southeast corner of Sparrows Point Boulevard and North Point Road, 15th District of Baltimore County.

Zoning Commissioner

Hearing:
Monday, Aug. 20, 1951
at 11:00 a.m.
303 Washington Avenue

PAID
JUL 27
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY

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CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#2062

District 15th — Date of Posting 8-10-51
Posted for: From an "A" Residence to an "E" Commercial
Petitioner: Michael J. Narutowicz
Location of property: Southeast side of N. Point Rd. south 47° east 120.50 ft. south 51° 06' east 465.85 ft. south 51° 18' east 965.41 ft. southerly on the southeast side of N. Point Rd. thence east 1,438.27 ft. to the right of way of the aforementioned State Road
Location of Signs: Southeast side of N. Point Rd. 60 ft., 120 ft., 2000 ft. southeast corner of Sparrows Point Blvd. and N. Point Rd. 80 ft., 100 ft., 150 ft. from corner
Remarks:
Posted by George R. Hammond (Signature) — Date of return: 8-10-51

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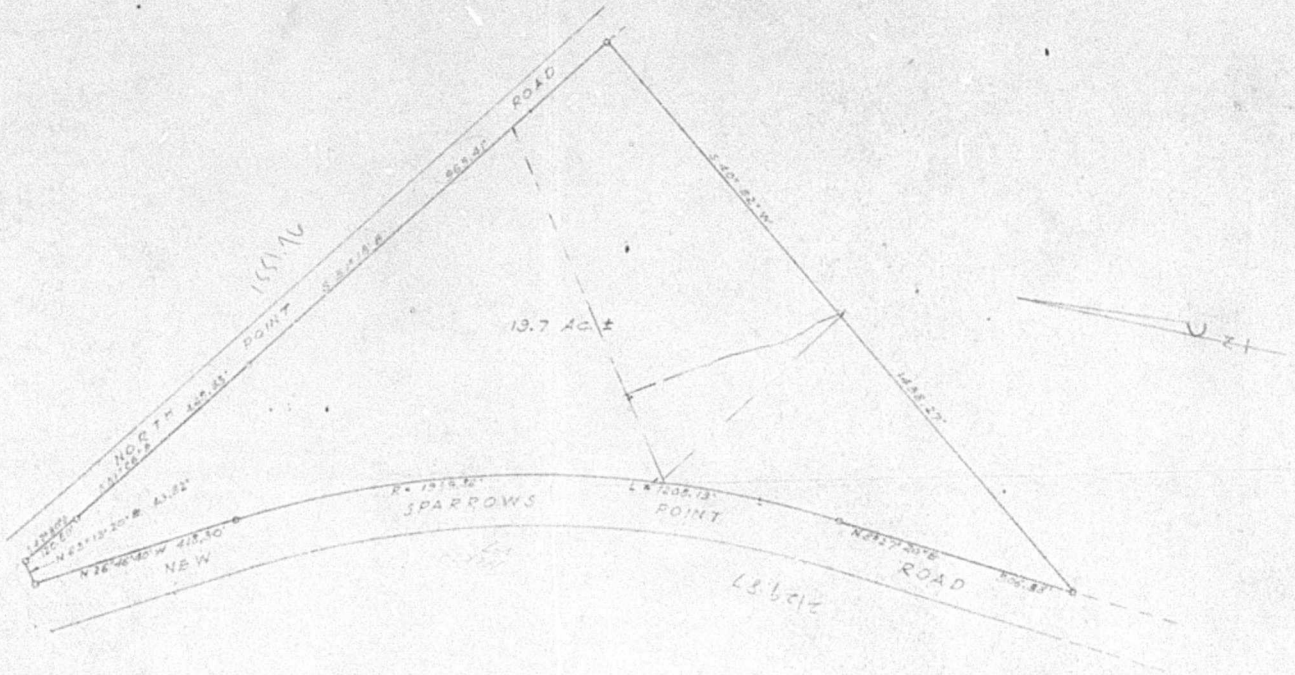

SKETCH OF PROPERTY
AT INTERSECTION OF
NORTH POINT ROAD & SPARROWS POINT ROAD
BALTIMORE COUNTY - MARYLAND
SCALE 1 IN = 200 FT. JULY 1951

7-SIGNS
20.00
16.00
36.00

GEORGE WILLIAM STEPHENS, JUNIOR
AND ASSOCIATES
Engineers
TOWSON 4, MARYLAND