

2138

#2138

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

Charles V. Harting, Catherine E. Harting
 Catherine E. Harting, Howard Dwyer, Jr., legal owner of the property situate
 and Hyde 1. Orange

Beginning at the southeast corner Baltimore and Ohio Railroad and Monumental Avenue, thence westerly, on the north side of Monumental Avenue, 1100 feet; thence north 2 degrees 00 minutes, west 307 feet; thence south 75 degrees 00 minutes, west 208 feet; thence north 0 degrees 12 minutes, west 210 feet; thence south 25 degrees 40 minutes, west 211 1/2 feet; thence south 24 degrees 10 minutes, west 190 feet to the southeast side of Baltimore and Ohio Railroad and thence southwesterly, on the southeast side of Baltimore and Ohio Railroad, 698 feet to place of beginning

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "R-5" zone to an "Industrial" zone.

Reason for Re-Classification:

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.

And 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.

Charles V. Harting *Howard Dwyer, Jr.*
Catherine E. Harting *Miss Hyde 1. Orange*
Catherine E. Harting Legal Owner
 Address: *Lonsdowne 27 Ind.*

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of November, 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 Record Bldg., in Towson, Baltimore County, on the 15th day of December, 1951, at 11 o'clock A.M.

(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location being adjacent to the R. & O. Railroad and across the tracks of said Railroad from a light industrial zone, the logical use of the property being for light industrial, 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 12th day of December, 1951, 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 "R-5" Residence zone to an "Industrial" zone, subject to the filing of a plan for the development of these individual properties approved by the Baltimore County Planning Commission, said plan to provide, among other things, for the proper setback of buildings to provide for the future widening of roads and for the provision of adequate off-street parking facilities.

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 12th day of December, 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 "R-5" zone.

Zoning Commissioner of Baltimore County

Approved _____ County Commissioners of Baltimore County
 Date: 12/12 By: *Charles V. Harting* President

PETITION FOR ZONING RECLASSIFICATION #2138

Location - S. Moore, 950 R.R. and Monumental Ave., 13th Dist.
 Present Zoning - "R" Residence Proposed Zoning - "I" Industrial

December 3, 1951

Although the property in question is in an area which has been tentatively considered as a potential industrial site, based on the Industrial Land Use Survey, the Planning Commission recommends a delay in a decision on this petition.

A section of the proposed Beltway will run either through one corner of this property or very close to it. Until alignment of the Beltway has been determined, it will be difficult to establish a street access pattern which is essential for an area comprising approximately 35 acres. To remove the area prematurely would inevitably raise the land values and thus result in excessive costs to the County for acquisition of right-of-way.

Malcolm H. Hill, Director
 Baltimore County Planning Commission

cc: Augustine J. Muller

John Wischhusen - Aug 938
John E. Rowe, Sec.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: 11-21-51
 Posted for: *Sign on R. & O. Railroad for the Industrial Zone*
 Petitioner: *Charles Harting, Howard Dwyer, Jr.*
 Location of property: *On the southeast corner Baltimore & Chas. & O. Railroad*
 Location of Sign: *On the southeast corner Baltimore & Chas. & O. Railroad*
 Remarks: *George E. Dwyer, Jr.*
 Posted by: *George E. Dwyer, Jr.* Date of return: 11-23-51

NOTICE OF PUBLIC PETITION FOR RECLASSIFICATION
 Pursuant to petition filed with the Zoning Department of Baltimore County, on November 12, 1951, for the reclassification of the property situate on the north side of Monumental Avenue, 1100 feet; thence north 2 degrees 00 minutes, west 307 feet; thence south 75 degrees 00 minutes, west 208 feet; thence north 0 degrees 12 minutes, west 210 feet; thence south 25 degrees 40 minutes, west 211 1/2 feet; thence south 24 degrees 10 minutes, west 190 feet to the southeast side of Baltimore and Ohio Railroad and thence southwesterly, on the southeast side of Baltimore and Ohio Railroad, 698 feet to place of beginning, from an "R-5" Residence zone to an "Industrial" zone, a public hearing will be held in the office of the Zoning Commissioner of Baltimore County, in the Record Building, in Towson, Baltimore County, on the 15th day of December, 1951, at 11 o'clock A.M.

FILED NOV 23 1951

CERTIFICATE OF PUBLICATION

TOWSON, MD. 11-23-1951

THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of three successive weeks before the 15 day of December, 1951, the first publication appearing on the 16 day of December, 1951.

The UNION NEWS

Manager, J.P.

November 15, 1951

\$31.00

RECEIVED of John Wischhusen, et al, the sum of Thirty One (\$31) Dollars, being cost of petition for reclassification, advertising, and posting of property Baltimore and Ohio Railroad and Monumental Avenue 13th District of Baltimore County.

Zoning Commissioner

