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JUN 23 1953

COUNTY COMMISSIONERS

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

Donald S. Laird, Charles N. Rock, Jr. & Joseph W. Small, III, owners of the property situated 553 feet from Falls Road along Bare Hills Avenue at the intersection of Serpentine Road and Bare Hills Avenue running southerly from this intersection a distance of 200 feet in line with the west side of Bare Hills Avenue; thence southerly a distance of 368.63 feet parallel to Serpentine Road; thence northeasterly at a right angle to Serpentine Road a distance of 200 feet to the southern boundary of Serpentine Road; thence northeasterly, binding along the south side of Serpentine Road a distance of 4.5 feet to the starting point at the intersection of Bare Hills Avenue and Serpentine Road.

herely petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-1 Light Residential zone to an Industrial zone.

Reasons for Re-Classification: Light Industrial Use

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, the undersigned, 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.

Signature of Donald S. Laird, Charles N. Rock, Jr. & Joseph W. Small, III. Address: 530 Hamilton Lane, Baltimore - 4, Md.

ORDERED BY THE Zoning Commissioner of Baltimore County, this 17th day of May 1953, 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 23rd day of June 1953, at 4:00 o'clock, A.M.

Signature of Charles H. Doring, Zoning Commissioner of Baltimore County.

Vertical stamp: RECEIVED JUN 23 1953

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location, being an extension of an existing industrial area

It is Ordered by the Zoning Commissioner of Baltimore County this 17th day of May 1953, 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-1 Light Residential zone to an R-1 Light Industrial zone.

Signature of Charles H. Doring, 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

It is Ordered by the Zoning Commissioner of Baltimore County, this 17th day of May 1953, 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

Signature of Charles H. Doring, Zoning Commissioner of Baltimore County.

Approved Date: 6/25/53

PETITION FOR ZONING RECLASSIFICATION #2606

TO: CHARLES H. DORING From: Malcolm H. Hill

Location - Bare Hills Ave., 553' from Falls Road, 3rd Dist. Owner - Donald S. Laird, Charles N. Rock, Jr. & Joseph W. Small III Present Zoning - "R-1" Residential Proposed Zoning - "I-1" Light Industrial "C-1" Commercial

The area in which the subject property is located has not yet received detailed land use study. Part of the area has been zoned for commercial and light industrial uses. There are some non-conforming uses of these types. The remainder of the vicinity contains scattered small dwellings, mostly negro.

Useable land to the north of this area, because it is valley floor between steep hill sides, should develop industrially since it is so isolated from all residential development. If the Harrisburg Expressway is located along the valley of the Jones Falls, as we have proposed, it would further justify industrial use for this land provided the latter can get adequate vehicular access to the Expressway south here between Old Court Road and the city line.

The subject property is located just to the north of a line between the area that could logically develop residentially and the industrial use. Some existing houses are situated adjoining the land proposed to be reclassified. Without a field check having been made, it appears that there is a sufficient drop in elevation between the residential and industrial land to protect the former. A field inspection would serve to disprove or verify this point. The plat shows that the property is approached by a 30-foot roadway for a distance of 553 feet from Falls Road. It also shows another 30-foot road going westward at almost a right angle. These roads are quite inadequate to handle any appreciable amount of traffic.

We are not familiar with the proposed use of this building, but its size suggests that the number of employees would be small. The road, however, would be inadequate if further extension of industrial use to the north and west were to occur.

Oct W. W. MacVicar

Handwritten initials: mvd

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District: 3rd Date of Posting: 5-20-53 #2606
Posted for: Charles H. Doring, Zoning Commissioner
Petitioner: Donald S. Laird, Charles N. Rock, Jr. & Joseph W. Small, III
Location of property: 553 feet from Falls Road along Bare Hills Ave. at the intersection of Serpentine Road and Bare Hills Ave.
Remarks: Copy sent to the publisher of the Baltimore Sun, Baltimore Post-Examiner, and Baltimore Sun-Examiner.

NOTICE OF ZONING RECLASSIFICATION PETITION... The Zoning Commissioner of Baltimore County... On Wednesday, June 3, 1953... All that parcel of land... is hereby reclassified... from an R-1 Light Residential zone to an R-1 Light Industrial zone.

FILED MAY 19 1953 OFFICE OF THE BALTIMORE COUNTIAN THE COMMUNITY NEWS THE HERALD-ARGUS CATONSVILLE, MD.

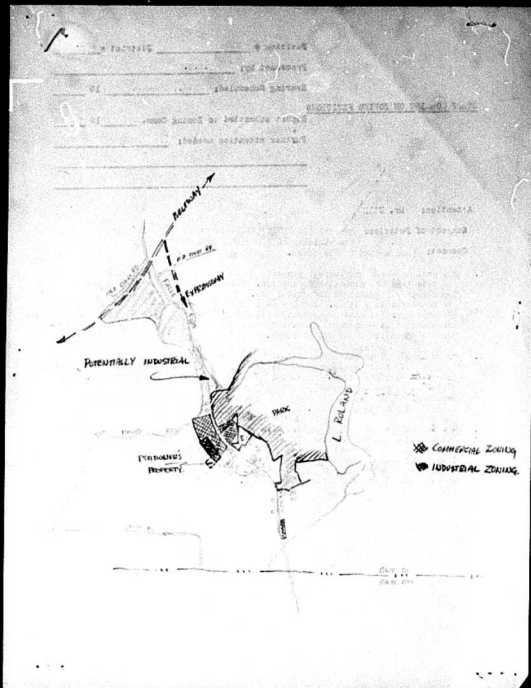
THIS IS TO CERTIFY that the annexed advertisement of Charles H. Doring, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 23rd day of May 1953, that is to say the same was inserted in the issue of May 15 and 22, 1953. THE BALTIMORE COUNTIAN By Paul J. Morgan Editor and Manager.

May 12, 1953

\$25.00 RECEIVED of Laird, Rock & Small, Inc. the sum of Twenty Five (\$25.00) Dollars, being cost of petition for reclassification, advertising and posting property, 553 feet from Falls Road along Bare Hills Ave., 3rd District.

Bearing: Thursday, June 3, 1953 at 10:00 a.m.

PAID MAY 12 53 COUNTY COMMISSIONERS OF BALTIMORE COUNTY



Petition # 2608 District # 3rd.

Processed by: L.H.G.

Hearing Scheduled: Wed., June 3, 1963

Report submitted to Zoning Com. 19

Further attention needed:

Attention: Mr. Dill

Subject of Petition: Request for "F" Light Industrial Zoning on Falls Road in the vicinity of Bare Hills School

Comments: (See sketch on the back).

1. The area in which the subject property is located has not yet been given adequate land use potential definition. Part of the area has been zoned for commercial and light industrial use. The balance of the area is zoned for scattered home sites. It appears logical that the surrounding neighborhood be encouraged to develop using the Bare Hills school as its neighborhood educational and social focus.
2. The usable land to the north of this potentially built-up neighborhood, because it is valley floor between steep hill sides, should develop industrially, since it is isolated from residential uses and developments in the area. The proposed Jones Falls Expressway further justifies industrial use for this land as resulting adequate vehicular access to the expressway somewhere between Old Court Road and the City Line.
3. The subject property is located on a clear demarcation line between the residential neighborhood and the industrial uses. Existing houses are situated in juxtaposition to the proposed reclassification land.

Handwritten signature: L.H.G.

Handwritten note: Preliminary study indicates a vertical displacement of 10'-20' between the adjoining areas. This displacement might be used as a basis for the residential property. The zoning commission's field inspection of the petitioner's land will serve to define or verify the above.

