Petition for Zoning Re-Classification / P-6

Segiming at a point on the south ride of Timmins at a point distant 168,50 ft monthmesterly from the westment lies or the 10 ft 8,76 of min My my feature latinay as inserted since the south ride of Timmins Red, themes pruning EU/Jery Co. The property of the south ride of Timmins Red, themes pruning EU/Jery Co. The south ride of Timmins Red, there is min so that a reduce of 304,125 ft for a distance of 78,53 ft; though 24 days by a core in the right with a reduce of 30,65 ft; the south ride of 10 days of 10 days

#3014

5/10/54

hereby petition that the soning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from and Residential some to an P Light Ladustance. Beasons for He-Classification: . Do poralt the development of the property for Light

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, poeting, etc., upon filing of this polition, and further agree to and are to be bound by the roning regulations and restrictions of Baltisupre County adopted pursuant to the Zoning Law for Baltimore County.

Jahre K Bracklyn Legal Owner

by the "Zonir Law of Baltimore County," in a new spaper of general circulation throughout Baltimore

County, that property be posted, and that the public hearing hereon he had in the office of the Zoning Commissioner of Haltimore County, in the Reckerd Hidg., in Yowson, Haltimore County, on the ... day of New 19 5k at 2:000 o'clock P. M.

Zouing Commissioner of Baltimore County

May 13, 1954

STAND of James A. Rednord, Jr., attorney for titioners, the sum of Twenty Five (\$25.00) Dollars, being cost of potition for reclassification, odvertising and posting property south wide of Timonius Road, southwest rightof way of Northern Central Railroad, 5th District, Baltimove County, Maryland,

Zonine Constantone

Pursuant to the atvertisement, posting of property, and public hearing on the above position Localities of a continuous state of the land Lyling between the Expression and St. Stillroad and it appearing that by reason & of the land Lyling between the Expression and St. Stillroad is suitable for light industry and the availability of two transportation facilities month serve the meds of the industry afficiently without underirable affect on other

the above re-classification should be had.

B Is Ordered by the Zoning Commissioner of Baltimore County this 12th day of May 19.56, that the above described property or area should be said the same is

classified, from and after the date of this Order, from an "A" Baidenon

Pursuant to the advertisement, posting of property and public hearing on the above petition and

the above re-classification should NOT be had: It Is Ordered by the Zening Commissioner of Baltimore County, this.

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.

Zoning Commissioner of Baltimore County

MAY 25 1954

District No. 8

Description Did

Hearing Scheduled Wednesday, May 12, 1954

Attention: Wr. Pitt

Subject of Petitions Change or reclassification from an "A" Residence Zone to an "F" Light Industrial Zone of three parcels of land located between the York Expressmay and the Pennsylvania Railroad line in the 8th District.

These three petitions are for a proposed change in land use which is in accordance with the devator cent of the land the plane, Ti is considered to the content of the land the plane, Ti is considered to the content of the land the two temporation facilities would serve the needs of the industry efficiently and without moderable effect on their common consecution of residential development in the vicinity of the propertyl access to it from the expressing and fork fload can be accordinated as storen in the preliminary layout, and seems and water facilities

accomplished as shown in the preliminary Layous, and sever and maker rac little and reasonably institutionally. As a state of the relation to the country Club Park development to the south should be made. If the Zening Commissioner grants the pitting it is recommended that the order be subject to the submission of a satisfactory plan for the solution of this boundary. J

O.K. Track Dice

CERTIFICATE OF POSTING

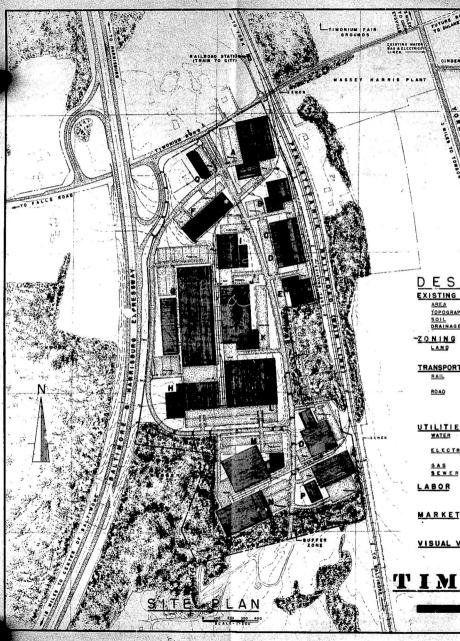
ZONING DEPARTMENT OF BALTIMORE COUNTY Towron, Maryland

3014 Location of Sign South red of Te women Ad. 3 oof weel of the A/4 Posted by George K. Hen Date of return ... 4- 29-54

> CERTIFICATE OF PUBLICATION TOWSON, MD. April 30 195 4

THIS IS TO CERITFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md. once two in each of ______ successive weeks before the ______ day of ____Nay ______195_A_, the first publication appearing on the _____ 23 ____ day of ___ April

77 The UNION NEWS



SCHEME FOR ESTATE

USABLE LAND	6	6.5 A	RES
OFFICES & FACTORIES	37%	- 24 .8	ACRES
PARKING	15%	- 9.7	
STREETS-RR. SPURS & UTILITIES		- 16.01	
SHIPPING & SERVICE ROADS	8 %	- 5.5	4 "
COMMU. FACIL, RECRE. & SETBACK	S16 %	- 10.33	•

FACTORIES AND RELATED AREAS ARE SHOWN AS FULLY DEVELOPED. INITIALLY A FLANT MIGHT BE SHALLER DEPENDING ON THE ARTICI-PATED SHOOTHS OF THAT INDUSTRY.

	BUILDING AREAS			PARKING		
MARK	OFFICES	FACTORY	TOTAL	AREA	NO. CARS	
A	17,000	66,000	63,000	33,600	128	
В	6,400	25,600	32,000	12,000	44	
C	6,400	25,600	32,000	12,000	44	
Ď	6,400	25,600	32,000	12,000	44	
E	6,400	25,600	32,000	10,000	33	
F	9,000	36,000	45,000	18,000	66	
G	42,000	168,000	210,000	84,000	304	
Н	13,500	54,000	67,500	22,000	88	
1	8,400	33,600	42,000	16,800	62	
J	4,800	19,200	24,000	9,600	36	
K	14,000	56,000	76,000	28,000	100	
L	22,500	90,000	112,500	45,000	168	
M	16,800	67,200	84,000	33,600	125	
N	14,000	56,000	70,000	28,000	106	
0	10,000	40,000	50,000	20,000	46	
OP Q	11,200	44,800	66,000	22,000	84	
Q	ADMIN. RES	T. INFIRM C.K	Z 8,000	13,000	45	
	TOTALS		,080,000	425,000	1523	

DESCRIPTION

EXISTING LAND

- 755 ACRES (66.5 FOR INDUSTRIAL USE- 9 FOR BUFFER STRIP) TOPOGRAPHY - UNDULATING WITH AVERAGE 4.1% SLOPE TO EAST - CLAY OVER ALLUVIAL SAND AND GRAVEL DRAINAGE - JONES FALLS (NOT IN BALTIMORE CITY RESERVOIR WATER SHED)

ZONING LAND

- PRESENT ZONING - RESIDENTIAL - BUT THE AREA IS DESIGNATED INDUSTRIAL IN APPROVED LAND USE STUDY FOR NEW ZOHING MAP

- LOCAL PASSENGER STATION WITH SERVICE INTO CITY - AT INTERCHANGE POINT OF BALTIMORE HARRISBURG EXPRESSWAY AND JUST NORTH OF BELTWAY AROUND BALTIMORE CITY - ADJAGENT TO EXIST. YORK ROAD (U.S.III) WITH BUS SERVICE

- ON TIMONIUM RD.- A FUTURE IMPORTANT EAST-WEST LOCAL RD.

UTILITIES

-EXISTING 12" WATER MAIN ON YORK ROAD ELECTRICITY - 33,000 KW LINE ON YORK ROAD (110,000 KW SUB-STATION- ONE MILE NORTH AT TEXAS)

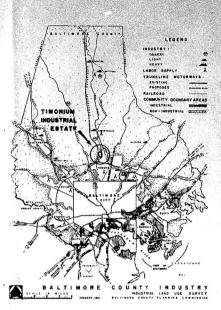
-EXISTING 6" LINE ON YORK ROAD - 15" SANITARY SEWER UNDER CONSTRUCTION (SEE PLAN)

LABOR

- 10,000 TO 12,000 SKILLED INDUSTRIAL WORKERS WITHIN 5 MILES - IN . RAPIDLY GROWING RESIDENTIAL AREA

- CENTRAL DISTRIBUTION POINT FOR SERVICE INDUSTRIES FOR THE RICH NORTH SIDE OF METROPOLITAN AREA

- PROMIMENT LOCATION ON EXPRESSWAY & RAILROAD



LOCATION MAP

ADVANTAGES

- · LOCATION
- OZONING
- · TRANSPORTATION
- · UTILITIES
- · LABOR
- MARKET
- · VISUAL -VALUE

TIMONIUM INDUSTRIAL ESTATE

WILSON AND CHRISTIE ASSOCIATED ARCHITECTS 22 W. PA. AVE. TOWSON 4, MD. 5 3 1 3 -- AUGUST 19, 1953