

Petition for Zoning Re-Classification

To The Zoning Commission of Baltimore County.

I, or we, EDGAR F. WILSON & KEVIN C. WILSON, legal owner, of the property situated in the

8th Election District of Baltimore County and described as follows:

Parcel 1. Beginning at the intersection of the south side of Timpson Road with the westmost line of the 130 ft R/W of the Northern Central Railway and running along the said right of way the following courses and distances: 17 deg. 02 min. E. 454 ft.; thence by a curve to the right with a radius of 3177.25 ft. for a distance of 720.61 ft.; thence S 4 deg. 02 min. E 323.46 ft.; thence leaving said right of way S 85 deg. 58 min. W 236 ft. to west side of an existing 40 foot road right of way; thence along west side of said r/w S 4 deg. 02 min. E 408.88 ft. thence by a curve to the left with a radius of 3241.25 ft. for a distance of 735.55 ft.; thence N 17 deg. 02 min. W. 56 ft. to the south side of Timpson Road; thence along south side of Timpson Road 168.66 ft. to place of beginning. Containing 7 acres of land more or less.

Parcel 2. Beginning at a point on the westmost line of Northern Central Railway 150 ft. A/W distant 2125.37 ft. south-ly from the south side of Timpson Road as measured along said A/W and running thence S 4 deg. 02 min. E. 331.40 ft.; thence S 63 deg. 03 min. E 67.58 ft.; thence S 4 deg. 02 min. E. 403.15 ft.; thence S 80 deg. 56 min. 20 sec. W 708.79 ft.; thence N 9 deg. 03 min. 40 sec. W. 30 ft.; thence N 80 deg. 56 min. 20 sec. E 58.25 ft.; thence S 4 deg. 02 min. E. 251.20 ft.; thence N 9 deg. 03 min. E. 463.68 ft.; thence S 63 deg. 03 min. E 256.49 ft.; thence S 4 deg. 02 min. W. 190 ft.; thence N 85 deg. 58 min. E 254 ft. to place of begin. "ag. Containing approx. 8 Acres of land.

INDUSTRIAL ENTERPRISE.

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.

Edgar F. Wilson, Sr.
Kevin C. Wilson
Legal Owner

Address.....

ORDERED By The Zoning Commission of Baltimore County, this.....day of

April.....1954....., 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 Beekford Bldg., in Towson, Baltimore County, on the.....

12th.....day of.....1954.....at 2:00 o'clock P. M.

Zoning Commissioner of Baltimore County

(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location of the land, lying between the Freeway and the Railroad is suitable for light industry and the availability of two transportation facilities would serve the needs of the industry efficiently without undesirable effect on other community development in the area.

the above re-classification should be had

It is Ordered by the Zoning Commission of Baltimore County this.....12th.....day of

May.....1954....., 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-1" Residence.....same

to an "F-1" Light Industrial.....same, subject, however, to the submission of a plot plan, approved by the Baltimore County Planning Commission, for the proper development of the above property.

William A. Wilson
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 Commission 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.....

Zoning Commissioner of Baltimore County

Approved

County Commissioners of Baltimore County

MAY 25 1954

Date.....

William A. Wilson
Commissioner

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

3016

District.....8th.....Date of Posting.....4-28-54.....
Posted for.....*Edgar F. Wilson, Sr.*
Petitioner:.....*Edgar F. Wilson, Sr.*
Location of property.....*80 ft. R/W of Baltimore Rd. & R/W of Northern Central R.R. - 40 ft. R/W*
Location of Sign.....*Southwest corner of Northern Central R.R. and Baltimore Rd.*
Remarks.....
Posted by.....*George A. Thompson*.....Date of return.....4-28-54.....

May 13, 1954

\$25.00

RECEIVED of James A. Redmond, Jr., the sum of Twenty Five (\$25.00) Dollars, being cost of petition for reclassification, advertising and posting property (two parcels) beginning on south side of Timpson Road and the westmost line of Northern Central Railway, 8th District, Baltimore County, Maryland.

Zoning Commissioner

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 30.....1954

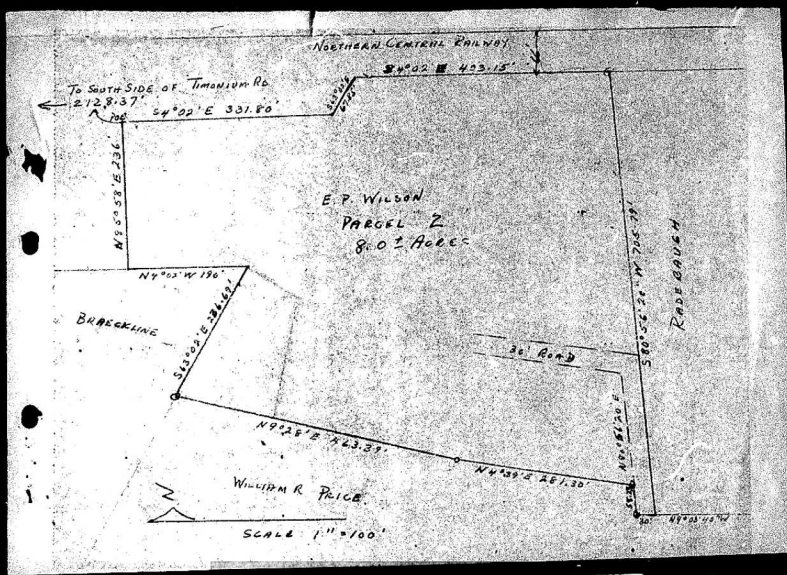
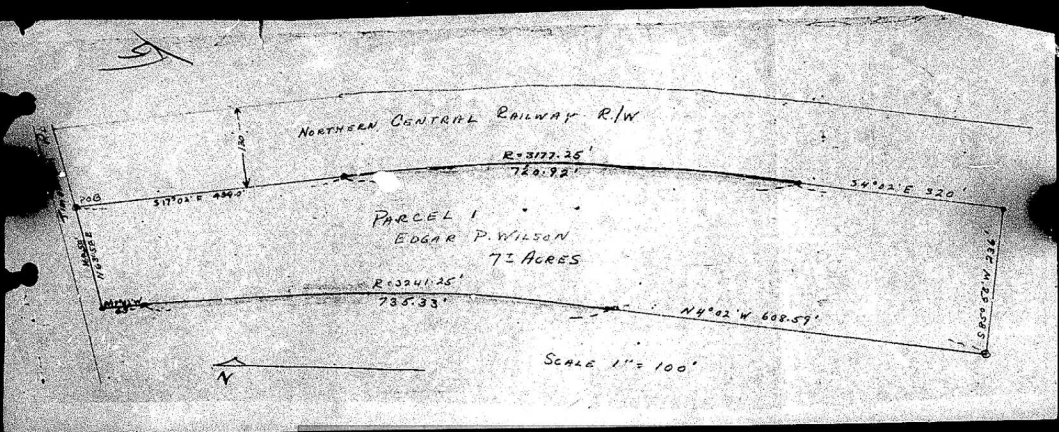
THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of.....two successive weeks before the.....12 day of.....May.....1954, the first publication appearing on the.....23 day of April.....1954.....

The UNION NEWS

W. T. Redmond
Manager

PAID

COUNTY COMMISSIONERS
OF BALTIMORE COUNTY



R/W NORTHERN CENTRAL RAILWAY

WILSON

BRACKLEIN
40.2 ACRES

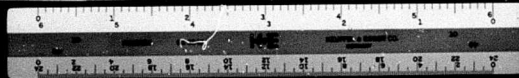
STATE LANDS COMMISSION
BALTIMORE-HARRISBURG EXPRESSWAY
RIGHT OF WAY

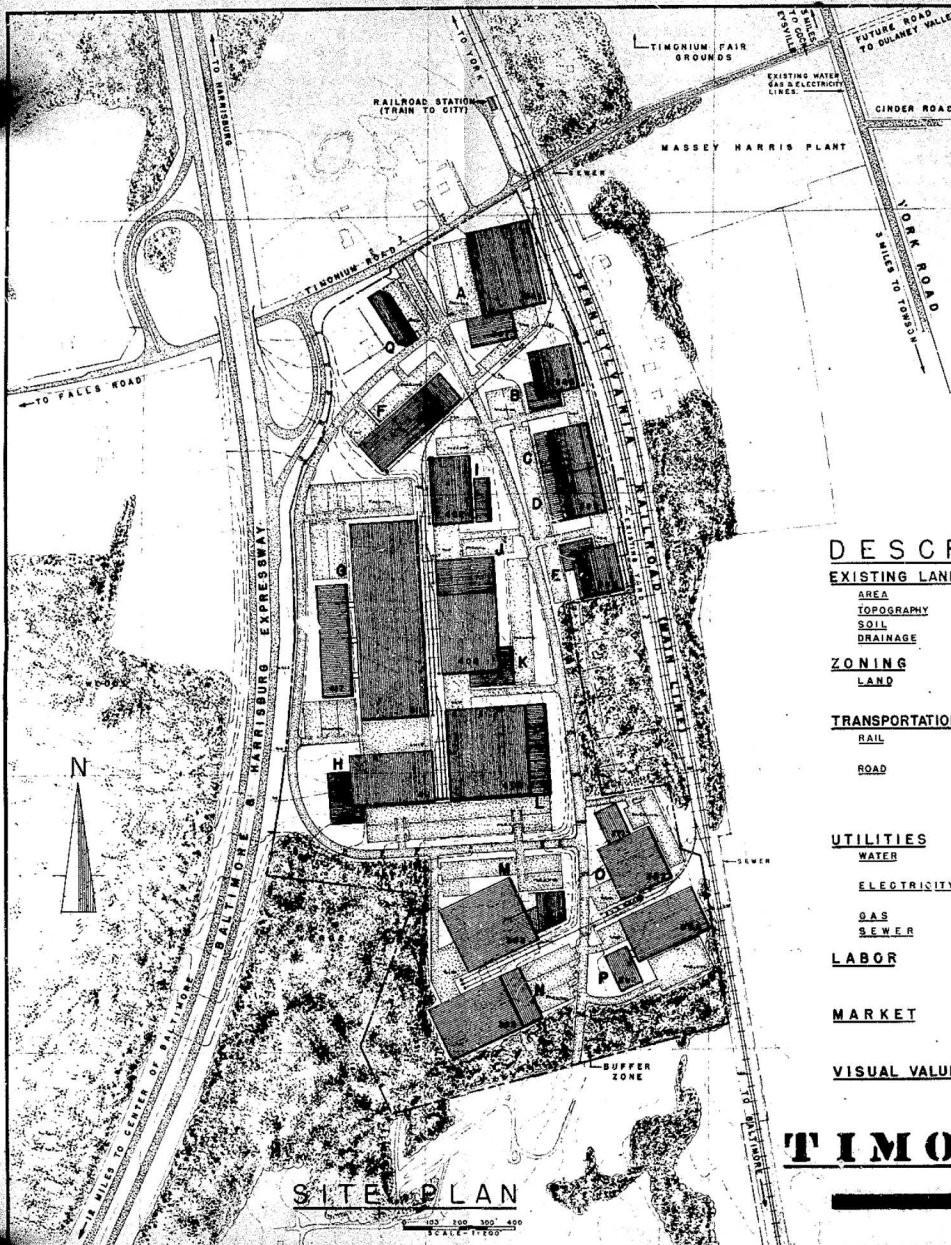
SCALE 1" = 100'

S 40° 55' E 1448.58'

PRICE

WILSON





SCHEME FOR ESTATE

USABLE LAND	66.5 ACRES
OFFICES & FACTORIES	32% — 24.83 ACRES
PARKING	15% — 9.75 "
STREETS-RR, SPURS & UTILITIES	24% — 16.08 "
SHIPPING & SERVICE ROADS	8% — 5.54 "
COMM. FACIL., REGRE. & SETBACKS	16% — 10.53 "

FACTORIES AND RELATED AREAS ARE SHOWN AS FULLY DEVELOPED. INITIALLY A PLANT MUST BE SMALLER DEPENDING ON THE ANTICIPATED GROWTH OF THAT INDUSTRY.

MARK	BUILDING AREAS		PARKING	
	OFFICES	FACTORY	TOTAL	NO. CARS
A	17,000	66,000	83,000	33,600
B	6,400	25,600	32,000	12,000
C	6,400	25,600	32,000	12,000
D	6,400	25,600	32,000	12,000
E	6,400	25,600	32,000	12,000
F	9,000	36,000	45,000	18,000
G	42,000	168,000	210,000	84,000
H	13,500	54,000	67,500	22,000
I	8,400	33,600	42,000	16,800
J	4,800	19,200	24,000	9,600
K	14,000	56,000	70,000	28,000
L	22,500	90,000	112,500	45,000
M	16,800	67,200	84,000	33,600
N	14,000	56,000	70,000	28,000
O	10,000	40,000	50,000	20,000
P	11,200	44,800	56,000	22,000
Q	ADMIN. BLDG.	REST. HALL	OFFICES	28,000
TOTALS			1,080,000	425,000

DESCRIPTION OF SITE

EXISTING LAND

- AREA — 75.5 ACRES (66.5 FOR INDUSTRIAL USE — 9 FOR BUFFER STRIP)
- TOPOGRAPHY — UNUNDULATING WITH AVERAGE 4.1% SLOPE TO EAST
- SOIL — 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 ZONING MAP

TRANSPORTATION

- RAIL — ON MAIN LINE TO WEST OF PENNSYLVANIA RAILROAD
- LOCAL PASSENGER STATION WITH SERVICE INTO CITY
- ROAD — AT INTERCHANGE POINT OF BALTIMORE HARRISBURG EXPRESSWAY AND JUST NORTH OF BELTWAY AROUND BALTIMORE CITY
- ADJACENT TO EXIST. YORK ROAD (US 111) WITH BUS SERVICE
- ON TIMONIUM RD. — A FUTURE IMPORTANT EAST-WEST LOCAL RD.

UTILITIES

- WATER — EXISTING 12" WATER MAIN ON YORK ROAD
- NEW 20" MAIN TO BE CONSTRUCTED IN 1954
- ELECTRICITY — 33,000 KW LINE ON YORK ROAD (110,000 KW SUB-STATION ONE MILE NORTH AT TEXAS)
- GAS — EXISTING 6" LINE ON YORK ROAD
- SEWER — 15" SANITARY SEWER UNDER CONSTRUCTION (SEE PLAN)

LABOR

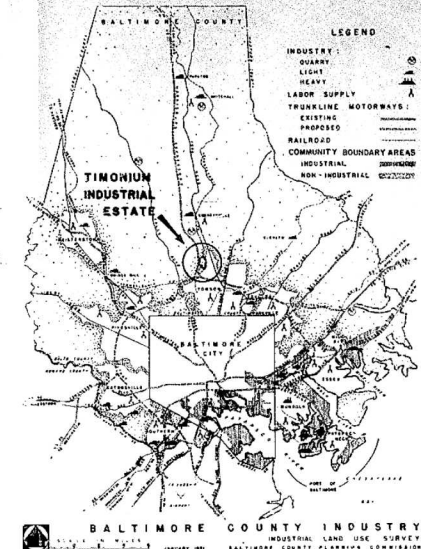
- 10,000 TO 12,000 SKILLED INDUSTRIAL WORKERS WITHIN 5 MILES
- IN A RAPIDLY GROWING RESIDENTIAL AREA

MARKET

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

VISUAL VALUE

- PROMINENT LOCATION ON EXPRESSWAY & RAILROAD



LOCATION MAP

ADVANTAGES

- LOCATION
- ZONING
- TRANSPORTATION
- UTILITIES
- LABOR
- MARKET
- VISUAL VALUE

TIMONIUM INDUSTRIAL ESTATE

WILSON AND CHRISTIE
ASSOCIATED ARCHITECTS
22 W. PA. AVE. TOWSON 4, MD.
5313 — AUGUST 19, 1953