RECEIVED
JUL 20 1954
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

#3050

MAP #15-B "D" 7/15/54

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:—

I, or we, Fenwey Land Corp. legal owner... of the property situate

Northeast of Stemmers Run Road (15th Election District)
of Baltimore County

All that parcel of land in the Fifteenth District of Baltimore County, beginning for the same at a point, said point being north 31 degrees 18 minutes east 234. feet more or less from another point on the northeast side of Stemmers Run Road, said second point being 1,681.2 feet measured along the said northeast side of Stemmers Run Road from the centerline of Norris Lane, running thence from the point of beginning north 31 degrees 18 minutes east 26.9 feet more or less, and north 34 degrees 15 minutes east 230.58 feet to the southernmost right-of-way line of theFennsylvania Railroad, running thence binding on said right-of-way line the four following courses and distances, viz: first south 75 degrees 45 minutes east 500 feet more or less, second north 78 degrees 56 minutes east 81.32 feet, third south 76 degrees 17 minutes east 178.16 feet, and fourth northeasterly by a line curving to the left for a distance of 147.50 feet, running thence leaving said right-of-way south 4 degrees 20 minutes west 305.00 feet more or less, running thence southwesterly 1,303.00 feet more or less to the point of beginning

Containing 8.8 acres more or less.

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... zone to an ...D... zone.

Reasons for Re-Classification: The land is surrounded by row houses(D Zone) on the North, on the south and the west. The Pennsylvania Railroad borders the land on the East.

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, posing, 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.

FENWAY LAND CORP. SEAL

FENWAY LAND CORP.
Melvin A. Cohen
Vice-President
Legal Owner

110-5-3513

Address 514 ST. PAUL St.
Baltimore 2, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of May, 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 Reckord Bldg., in Towson, Baltimore County, on the 7th day of June, 1954, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

FENWAY LAND CORP. Stemmers Run Road and Norris Lane 15th Dist.

8050

6/15/54 2 Yr

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 main line of the Pennsylvania Railroad and the adjacent property is now being developed in group houses; also changes have taken place since the adoption of the Zoning Regulations and Restrictions which warrant additional group house zoning.

the above re-classification should be had.

It Is Ordered by the Zoning Commissioner of Baltimore County this 6th day of July, 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 a D "M" Industrial zone to a a "D" Residence Zone zone.

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

JUL 20 1954
Date

By
President

Petition No. 3050 District No. 15
Processed by D. Stanton
Hearing Scheduled Mon., June 7

Attention: Mr. Adams

Subject of Petition: From F to D - (Light Industrial to Residential)
N.E.s. Stemmers Run Rd. - Penn. R.R. E-of-W

Comments:

In January, 1953 a petition was granted by the Zoning Commissioner for re-classification of this property from an A Residence Zone to an F Light Industrial Zone. The land lies between the main line of the Pennsylvania Railroad and a substantial new development of row houses. The tract is about 300' wide and 1200' long and provides a buffer between the new housing development and the busiest railroad line in the United States. It is considered that it is entirely unsuitable for housing development due to the vibration, noise, and danger from the almost continuous passage of heavy freight and passenger traffic.

On the other hand, the property would be a suitable location for light industry and, properly developed, could serve as a buffer between the railroad and the new community development to the south.

There is no indication that conditions have altered to change the decision of 1949 which granted the present zoning and it is recommended that the petition be denied.

6-7-54 bb

May 26, 1954

$25.50

RECEIVED of The Loch Raven Construction Co. (Middlesex), the sum of Twenty Five Dollars and Fifty Cents ($25.50) for Reclassification, advertising and posting property, Stemmers Run Road and Norris Lane, 15th District, Baltimore County, Md.

Zoning Commissioner

Hearing:
Monday, June 7, 1954
at 2:00 P.M.
Reckord Building
Towson, Md.

PAID
MAY 26 1954
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#3050

District 15th Date of Posting 5-26-54

Posted for: Appl. F Light Industrial Zone to Appl. D Residential Zone

Petitioner: Fenway Land Corporation

Location of property: On Norris Lane 1,681.2 ft. more or less from the N. side of Stemmers Run Rd. and point being 1,681.2 ft. more or less from the N.E. side of Stemmers Run Rd. and 234 ft. more or less from the E. side of Norris Lane

Location of Signs: One sign 10 ft. more or less from the N. side of Stemmers Run Rd. and 10 ft. more or less from the E. side of Norris Lane

Remarks:

Posted by George R. Hummel Date of return: 5-27-54

Petition #3050 Reg. F B-1767
Date of Posting MAY 24 1954
Posted for: Appeal for change from F to D
Petitioner: Fenway Land Corporation
Location of property: N.E. side of Stemmers Run Road and E. side of Norris Lane
Location of Signs: Stemmers Run Road and Norris Lane
Remarks:
Posted by George R. Hummel Date of return: MAY 25 1954

NOTICE OF ZONING PETITION FOR RECLASSIFICATION
15th DISTRICT

Pursuant to petition filed with the Zoning Commissioner of Baltimore County, there will be a hearing held by him in Room 106 in the County Office Building, Towson, Maryland, as follows:

#3050 Petition of Fenway Land Corporation

Petition for reclassification from F to D zone

Location: Northeast of Stemmers Run Road (15th Election District) All that parcel of land in the Fifteenth District of Baltimore County, beginning for the same at a point, said point being north 31 degrees 18 minutes east 234. feet more or less from another point on the northeast side of Stemmers Run Road, said second point being 1,681.2 feet measured along the said northeast side of Stemmers Run Road from the centerline of Norris Lane, running thence from the point of beginning north 31 degrees 18 minutes east 26.9 feet more or less, and north 34 degrees 15 minutes east 230.58 feet to the southernmost right-of-way line of theFennsylvania Railroad, running thence binding on said right-of-way line the four following courses and distances, viz: first south 75 degrees 45 minutes east 500 feet more or less, second north 78 degrees 56 minutes east 81.32 feet, third south 76 degrees 17 minutes east 178.16 feet, and fourth northeasterly by a line curving to the left for a distance of 147.50 feet, running thence leaving said right-of-way south 4 degrees 20 minutes west 305.00 feet more or less, running thence southwesterly 1,303.00 feet more or less to the point of beginning

Containing 8.8 acres more or less.

Date of Hearing: Monday, June 7, 1954 at 2:00 P.M.

Public Hearing: Reckord Building, Towson, Md.

By Order of Zoning Commissioner of Baltimore County

Certificate Of Publication

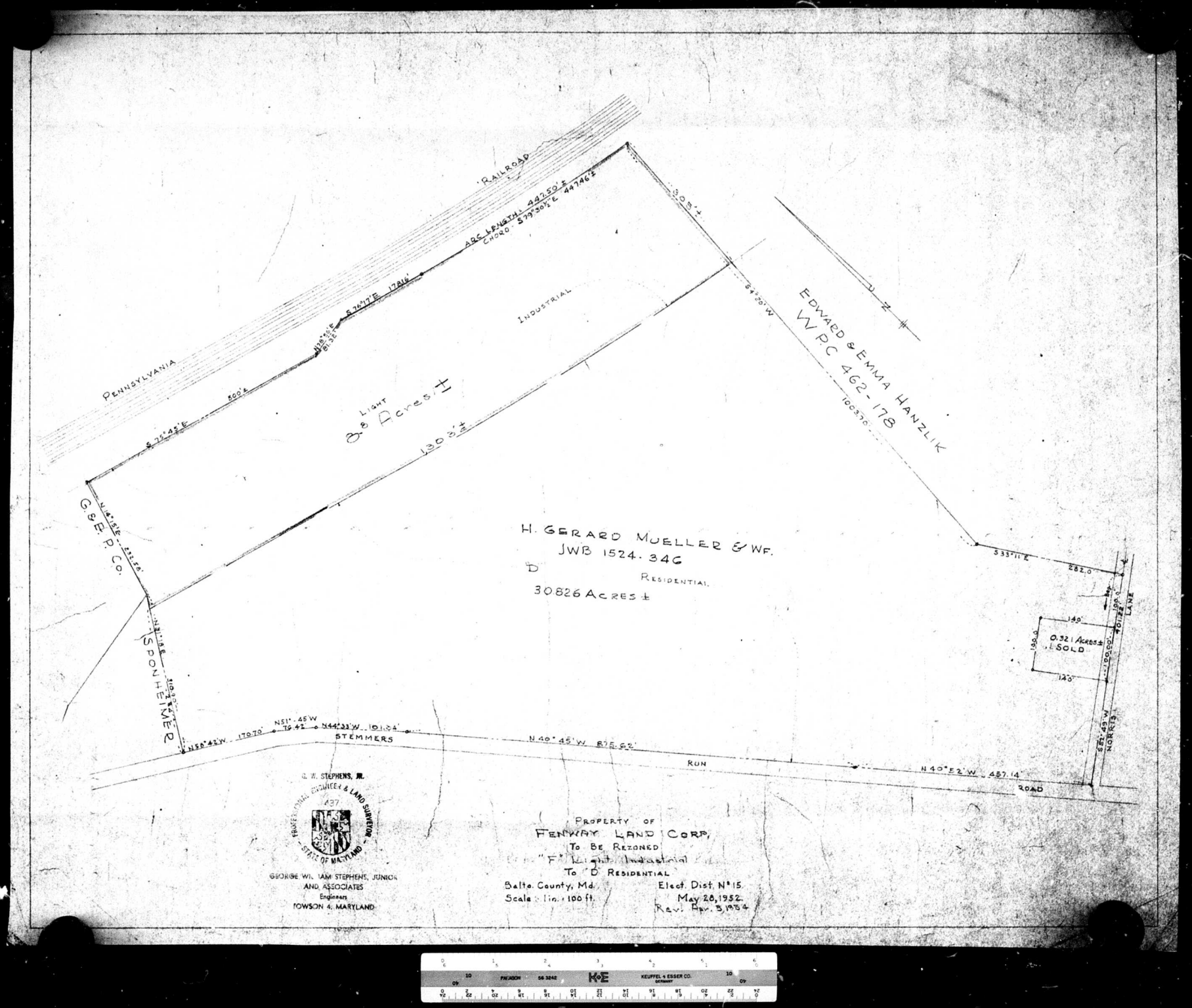
ESSEX, MD., May 26 19 54 195 4

THIS IS TO CERTIFY, That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md., once in each of 2 successive weeks before the 25th day of June 195 4, the first publication appearing on the 27th day of May 195 4.

THE EASTERN ENTERPRISE, INC.

Manager

6-7-54



G. W. STEPHENS, JR.
PROFESSIONAL ENGINEER & LAND SURVEYOR
437
STATE OF MARYLAND

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

PROPERTY OF
FENWAY LAND CORP.
TO BE REZONED
"F" LIGHT INDUSTRIAL
TO "D" RESIDENTIAL
Balto. County, Md.
Scale 1 in. = 100 ft.
Elect. Dist. N° 15.
May 28, 1952.
Rev. Nov. 3, 1954