

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County--

I, Gerald V. Edge, Trustee, legal owner, of the property situate

All that parcel of land in the Ninth District of Baltimore County, on the north side of Joppa Road, beginning 196.6 feet west of Green Pastures Drive; thence on the north side of Joppa Road 196.6 feet; thence north 0 degrees 43 minutes west 722 feet; thence south 89 degrees 17 minutes west 131.4 feet; thence south 53 degrees 21 minutes west 217.4 feet; thence north 72 degrees 20 minutes east 1605.9 feet; thence south 25 degrees 13 minutes west 876.9 feet; thence south 12 degrees 02 minutes east 358.26 feet; thence south 89 degrees 17 minutes west 1304.2 feet; thence south 0 degrees 43 minutes east 200 feet to place of beginning as shown on the plat plan filed with the Zoning Department.

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

Reasons for Re-Classification: appropriate light industrial uses.

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.

Gerald V. Edge, Trustee

Legal Owner
7820 Birmingham Ave.
Baltimore, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this.....10th.....day of.....August.....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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Record Bldg. in Towson, Baltimore County, on the.....10th.....day of.....September.....1954, at 1:00 o'clock.....P.M.

Zoning Commissioner of Baltimore County
(over)

7820 Birmingham Ave.
Baltimore Co. 14, Md.
February 9, 1955.

Hon. Wilsie H. Adams
Zoning Commissioner of
Baltimore County
Towson 4, Maryland

Re: Petition for reclassification from an "A-1" Residence Zone and an "F-1" Commercial Zone to an "F-1" Light Industrial Zone - N.S. Joppa Road 196.6 feet W Green Pastures Drive, 9th District, Gerald V. Edge, Petitioner.

Dear Commissioner Adams:

The purpose of this letter is to withdraw the petition in connection with the above application for rezoning, and to respectfully request that you rescind your Order of October 20, 1954, by which part of the above land was reclassified to an "F-1" Light Industrial Zone.

Very truly yours,

Gerald V. Edge, Trustee
Petitioner

OCT 26 1954
JOHN F. WHITNEY
Attorney at Law
HARDING BUILDING
TOWSON 4, MARYLAND

October 26th, 1954.

Mr. Wilsie H. Adams,
Zoning Commissioner of Baltimore County
303 Washington Avenue,
Towson 4, Maryland.

Dear Mr. Commissioner:

Re: Petition for Reclassification from an "A-1" Residence Zone and an "F-1" Commercial Zone to an "F-1" Light Industrial Zone - N. S. Joppa Road, 196.6 feet West Green Pastures Drive - 9th District - Gerald V. Edge, Trustee.

On behalf of my clients please enter an appeal from your decision in the above entitled matter to the Board of Zoning Appeals of Baltimore County.

Please find the sum of \$30.00 to cover the cost of the appeal.

Yours very truly,

John F. Whitney
John F. Whitney

JFW:MGM

Petition No. 3146 District No. 9

Comments by D. J. Stanton

Hearing Scheduled: Wed., Sept. 8, 1954

Attention: Mr. Jell

Subject of Petition: From A to F - N.S. Joppa Road, 196' W. of Green Pasture Drive
Comments:

Land Use studies indicate that this property is a suitable location for commercial or light industrial use. The westernmost end of the tract adjoins land which is zoned for light industrial use at present and the remainder of the west boundary abuts land zoned for commercial use. With a large industry to the west and commercial uses to the south this land does not lend itself to residential development.

On the east however, the property adjoins land in residential use. The houses in this area have access only via Green Pastures Drive, an extremely narrow road, and several of them are built right up to the road. This road would be entirely unsatisfactory as a means of access to any proposed use of the land in question.

It is recommended that if the Zoning Commissioner grants the petition it be subject to the provision that access be directly from Joppa Road and that any buildings or operations be adequately set-back from any existing dwellings.

9-9-54 bb

G. V. Edge, Trustee

RE: PETITION FOR RECLASSIFICATION FROM AN "A-1" RESIDENCE ZONE AND AN "F-1" COMMERCIAL ZONE TO AN "F-1" INDUSTRIAL ZONE - N. S. Joppa Road 196.6 feet W. Green Pastures Drive, 9th District - Gerald V. Edge, Trustee

The petition filed in this matter is for the reclassification, from an "A-1" Residence Zone and an "F-1" Commercial Zone to an "F-1" Light Industrial Zone, of a parcel of land on the north side of Joppa Road, beginning 196.6 feet west of Green Pastures Drive, in the Ninth District of Baltimore County.

The westernmost end of this tract of land adjoins land which is zoned for light industrial use; the western boundary abuts land zoned for commercial use. With a large industry to the west and commercial uses to the south, this land does not lend itself to residential development.

On the east, however, the property adjoins land in residential use. The houses in this area have access only via Green Pastures Drive, an extremely narrow road and several houses are built right up to the road. This road would be entirely unsatisfactory as a means of access to the proposed use of the land in question.

It is, therefore, the decision of the Zoning Commissioner, from the above facts and the evidence disclosed at the hearing, that this petition should be granted in part, with the provision that access to the property be directly from Joppa Road and that any buildings or operations be adequately set back from any existing dwellings.

It is this 26th day of October, 1954, ORDERED by the Zoning Commissioner of Baltimore County, that, that part of the above described property, hereinafter described, be and the same is hereby reclassified, from and after the date of this Order from an "A-1" Residence Zone and an "F-1" Commercial Zone to an "F-1" Light Industrial Zone. The property reclassified is more particularly described as follows and as shown in red on the plat plan and the right-of-way as shown in blue on said plat attached hereto and made a part of said Order:

September 16, 1954

\$26.00

RECEIVED of John Graham Turnbull, attorney, for Gerald V. Edge, petitioner, the sum of Twenty Six (\$26.00) Dollars, being cost of petition for Re-classification, advertising and posting property, north side of Joppa Road, west of Green Pastures Drive, 9th District, Baltimore County, Md.

Zoning Commissioner of Baltimore County

Hearing:

Wednesday, September 8, 1954

at 1:00 p.m.

PAID
SEP 16 1954
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY 717

-2-

All that parcel of land beginning for the same at the end of the North 0 degrees 43 minutes West 722 feet line (said line beginning 196.6 feet west of Green Pastures Drive); thence the following courses and distances, viz: North 53 degrees 17 minutes East 591.4 feet; thence North 38 degrees 27 minutes West 217.4 feet; thence North 72 degrees 20 minutes East 1605.9 feet; thence South 25 degrees 13 minutes West 876.9 feet and North 53 degrees 17 minutes East 60 feet to place of beginning.

John F. Whitney
Zoning Commissioner
of Baltimore County

3146

October 27, 1954

\$30.00

RECEIVED of John F. Whitney, the sum of Thirty (\$30.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner rendered in the matter of petition for reclassification of property of Gerald Edge, on the north side of Joppa Road, 9th District.

Zoning Commissioner

PAID
OCT 28 1954
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY 717

NOTICE OF ZONING PETITION FOR RECLASSIFICATION—9TH DIST.

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from an "A" Residence Zone to an "F" Light Industrial Zone of the property hereinafter described the Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Board Room, in the basement of the Rickover Building, Towson, Maryland.

On Wednesday, September 8, 1954, at 1:00 P. M., to determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid, for Light Industrial Use, to wit:

All that parcel of land in the Ninth District of Baltimore County, on the north side of Joppa Road, belonging 196.6 feet west of Green Pasture Drive; thence westerly and binding on the north side of Joppa Road 126.64 feet; thence north 9 degrees 45 minutes west 722 feet; thence south 85 degrees 17 minutes west 881.4 feet; thence north 58 degrees 21 minutes west 312.4 feet; thence north 72 degrees 30 minutes east 100.9 feet; thence south 55 degrees 43 minutes west 876.9 feet; thence east 38 degrees 02 minutes west 11 minutes west 130.42 feet; thence south 0 degrees 45 minutes east 200 feet to place of beginning as shown on plat plan filed with the Zoning Department. Being property of Gerald V. Emge, Trustee.

By Order of
ZONING COMMISSIONER OF
BALTIMORE COUNTY.

Aug. 20-27.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 27, 1954

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once~~ ^{on each} ~~at 2 times~~ ^{on successive weeks} before the 8th day of September 1954, the first publication appearing on the 20th day of August 1954.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$-----

H. ANTHONY MUELLER
ATTORNEY AT LAW
CAMPBELL BUILDING
TOWSON 4, MD.

VALLEY 3-1800

February 15, 1955

Mr. Wilsie H. Adams
Zoning Commissioner
303 Washington Avenue
Towson 4, Maryland

Re: Petition for reclassification from an "A" residence zone and an "E" commercial zone to an "F" light industrial zone n.s. Joppa Road 196.6 feet W. Green Pastures Drive, 9th District, Gerald V. Emge, Petitioner

Dear Mr. Adams:

In as much as Mr. Emge, as owner, and Mr. Paul McL. Pardew, as contract purchaser, were granted a special permit to use the above mentioned property for a swimming pool by an order of Mr. Fitzpatrick, dated January 28th, the protestants in the above mentioned matter have agreed to dismiss their appeal.

I am enclosing an order of John F. Whitney, Esquire, Attorney for the protestants, dismissing the appeal and a request by Mr. Emge as Trustee, to withdraw his original application. I would appreciate if you would file these orders and the papers in this matter.

Mr. Whitney informed me that your department owes his clients a refund for costs in the amount of \$20. Please send that check to him.

Very truly yours,

H. Anthony Mueller

HAM:ebe

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th # 3146
Date of Posting 8-25-54
Posted for: an "A" Residence Zone to an "F" Light Industrial Zone
Petitioner: Gerald V. Emge, Trustee
Location of property: n.s. of Joppa Rd., by 196.6 ft. W. of Green Pasture Drive, thence W. & binding on the n.s. of Joppa Rd. 126.64 ft. etc. See Plat.
Location of Signs: one sign 475 ft., another 795 ft. north of Joppa Rd. on the W. S. of Green Pasture Drive, another sign 256 ft. west of Green Pasture Drive on the n.s. of Joppa Rd.
Remarks: George A. Hummel
Posted by: George A. Hummel Signature
Date of return: 8-26-54



