

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County--

I, or we, Edwin G. Poe and Currie E. Poe, legal owner... of the property situate

All that parcel of land in the Eighth District of Baltimore County, on the east side of 20 foot right-of-way, beginning 249.64 feet south of Texas Lane (said 20 foot right-of-way beginning 1100 feet west of York Road), then w southerly and binding on the east side of said 20 foot right-of-way 360 feet; thence south 32 degrees 02 minutes west 1740.0 feet; thence south 50 degrees 45 minutes east 70 feet; thence north 0 degrees 45 minutes west 462.33 feet to the south side of 20 foot right-of-way; thence westerly and binding on said 20 foot right-of-way 236 feet; thence north 7 degrees 53 minutes east 401 feet; thence north 78 degrees 19 minutes west 192.3 feet; thence south 7 degrees 41 minutes east 166.3 feet; thence north 86 degrees 26 minutes west 145.3 feet to place of beginning.

herely petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an Industrial zone to a Residential zone.

Reasons for Re-Classification:

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.

Edwin G. Poe
Currie E. Poe
Legal Owner
Address Towson, Md.

ORDERED: By The Zoning Commissioner of Baltimore County, this.....1st.....day of.....September.....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 held in the office of the Zoning Commissioner of Baltimore County, in the Rockford Building, in Towson, Baltimore County, on the.....5th.....day of.....October.....1954, at 1:30 o'clock P.M.

Zoning Commissioner of Baltimore County
(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 9-22-54
Posted for: Currie E. Poe and Edwin G. Poe, Legal Industrial Zone
Petitioner: Edwin G. Poe
Location of property: 249.64 feet S. of Texas Lane, and 360 feet E. of York Road, in the 8th District, Baltimore County, Md.
Location of Signs: On the 20 foot right-of-way, on the East side of the 20 foot right-of-way, on the 8th District, Baltimore County, Md.
Remarks: George A. Murrell
Posted by: George A. Murrell Date of return: 9-23-54

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "F" LIGHT INDUSTRIAL ZONE - East side of 20 foot right-of-way 249.64 feet south of Texas Lane, Eighth District of Baltimore County - Edwin G. Poe and Currie E. Poe, Petitioners

The petition filed in this matter is for reclassification, from an "A" Residence Zone to an "F" Light Industrial Zone, of a parcel of land on the east side of a 20 foot right-of-way beginning 249.64 feet south of Texas Lane, in the Eighth District of Baltimore County.

Upon inspection of the property under consideration, it was disclosed that Texas Lane is a very narrow road and at the present time carries exceedingly heavy traffic which is extremely dangerous to the residential community and the school. The only access to the property would be by a difficult turn off Texas Lane onto the right-of-way mentioned above.

Studies are being made of the possibility of providing an inter-change at the crossing of Padonia Road and the Baltimore-Harrisburg Expressway which would provide access to the strip of land immediately to the east of the Railroad which could then be developed for industrial use. The petitioners' property falls within this strip but until such time as the road improvement can be carried out the proposed zoning reclassification is unsatisfactory and premature.

It is this 20th day of October, 1954, ORDERED by the Zoning Commissioner of Baltimore County, 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 an "A" Residence Zone.

William N. Adams
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 24.....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.....6th.....day of.....October.....1954.., the first publication appearing on the.....17th.....day of.....September.....1954..

The UNION NEWS
Manager

NOTICE OF PETITION FOR RECLASSIFICATION
FOR THE DISTRICT OF BALTIMORE COUNTY
Petitioners: Edwin G. Poe and Currie E. Poe
Location of property: 249.64 feet S. of Texas Lane, and 360 feet E. of York Road, in the 8th District, Baltimore County, Md.
Location of Signs: On the 20 foot right-of-way, on the East side of the 20 foot right-of-way, on the 8th District, Baltimore County, Md.
Remarks: George A. Murrell
Posted by: George A. Murrell Date of return: 9-23-54

September 16, 1954

\$23.00

RECEIVED OF Currie E. Poe, petitioner, the sum of Twenty Three (\$23.00) Dollars, being cost of petition for re-classification, advertising and posting costs, of Texas Lane, west of York Road, 8th District, Baltimore County, Md.

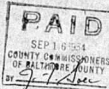
Zoning Commissioner of Baltimore County

Hearings

Wednesday, October 6, 1954

at 1:30 p.m.

Newbold Building
Towson, Md.



Petition No. 3185 District No. 8
Comments by D. J. Stanton
Hearing Scheduled Wed., Oct. 6, 1954

Attention: Mr. Bill/Mr. Adams

Subject of Petition: From A to F - E.s. of a 20' R-of-W, 249' S. of Texas Lane
Comments:

It is recommended that the petition be denied as premature. The only means of access to the property is a 20 foot unpaved right-of-way which serves dwellings nearby and which would be entirely inadequate for industrial traffic.

Preliminary land use studies of the general area indicate that, until new road construction can be carried out, industrial use of this property would result in a hazard to the residential community along Texas Lane. Texas Lane is the only access of front access Campbell industrial use on the west of the railroad. The right-of-way is narrow and the road at present carries a volume of traffic which is an extreme hazard to the residential community and elementary school along it.

Access to the property under consideration would be achieved by a difficult turn off Texas Lane onto the 20 foot right-of-way mentioned above.

Studies are being made of the possibility of providing an interchange at the crossing of Padonia Road and the Harrisburg Expressway. Such an interchange would provide access to the Campbell 18 plant from the Expressway and remove their heavy traffic from the east of the railroad which would then be developed for industrial use. The petitioners' property falls within this strip but until such time as the road improvement can be carried out the proposed zoning reclassification is unsatisfactory.

In May, 1952 the Town acting Zoning Commissioner granted a petition for reclassification for light industrial use of land to the north of Texas Lane, subject, however, to the provision that there be no ingress or egress from the property from Texas Lane.

It is considered that conditions on Texas Lane have become worse in the intervening years and that the same reasoning should apply in the present case.

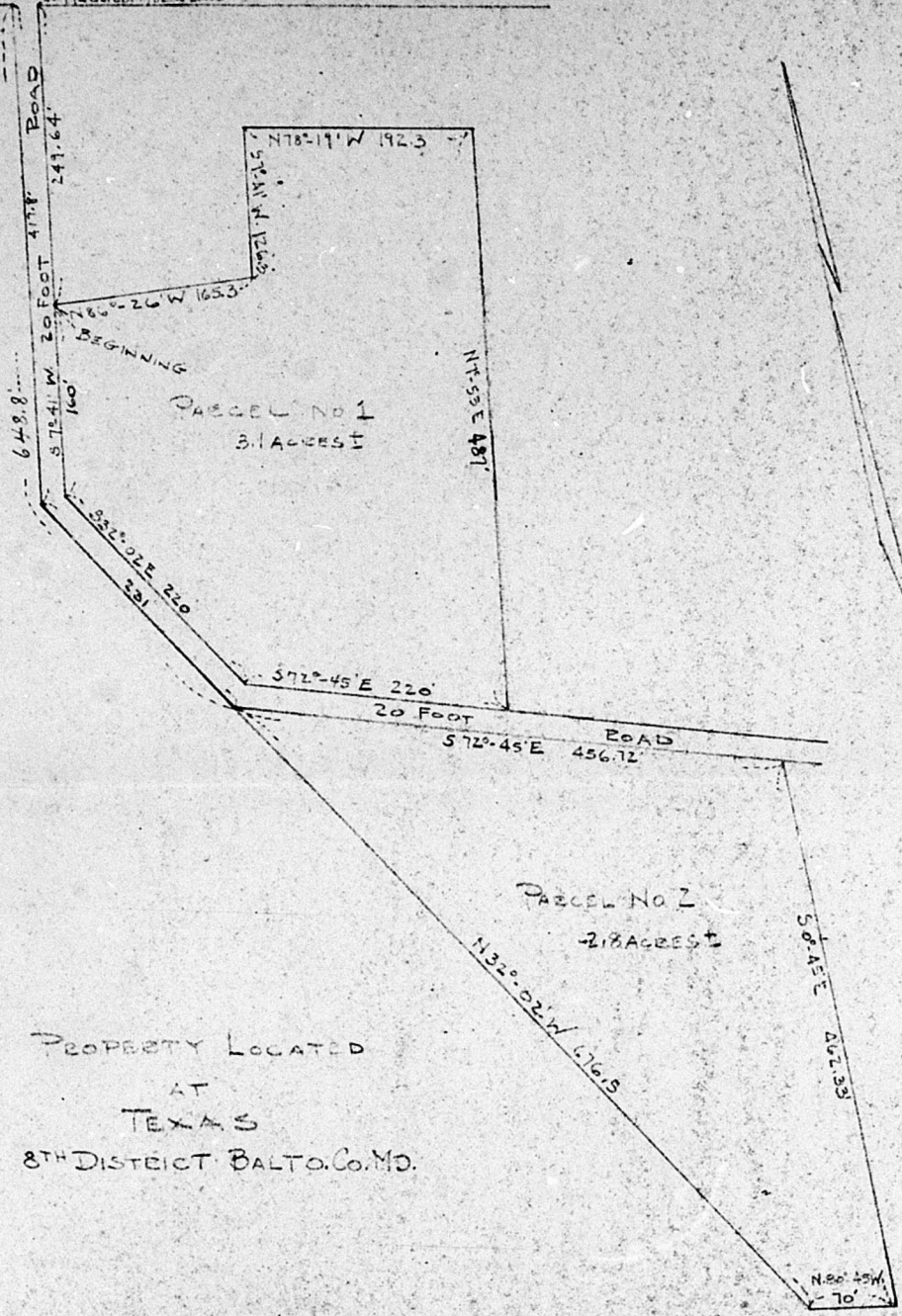
O. R. M. H. S. C.

10-4-54 bb

E of 20' R/W beg 249.64'
S of Texas Lane (said
20' R/W beg 1740' W of York Rd)
thence S by & binding on
the E S of 20' R/W 360'
thence S 32° 02' W 1740.0'
" S 80° 45' E 70'
" N 0° 45' W 462.33'
to the S of 20' R/W thence
W by & binding on said 20' R/W
236' thence N 7° 53' E
487' " N 78° 19' W
192.3' " S 7° 41' W
126.3' " N 86° 26' W
145.3' to place of beg as
etc.

PLH
2-SIGNS

TEXAS LANE



PROPERTY LOCATED
AT
TEXAS
8TH DISTRICT BALTO. CO. MD.

NOTE COMPILED FROM DEEDS.