

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District... 11th Date of Posting... 1-26-55
Posted for: Bel Air Road, from the intersection of the Bel Air Road and the Susquehanna Power Company's R/W to the intersection of the Bel Air Road and the Susquehanna Power Company's R/W
Petitioner: Bel Air Road, from the intersection of the Bel Air Road and the Susquehanna Power Company's R/W to the intersection of the Bel Air Road and the Susquehanna Power Company's R/W
Location of property: Bel Air Road, from the intersection of the Bel Air Road and the Susquehanna Power Company's R/W to the intersection of the Bel Air Road and the Susquehanna Power Company's R/W
Location of signs: Bel Air Road, from the intersection of the Bel Air Road and the Susquehanna Power Company's R/W to the intersection of the Bel Air Road and the Susquehanna Power Company's R/W
Remarks: Bel Air Road, from the intersection of the Bel Air Road and the Susquehanna Power Company's R/W to the intersection of the Bel Air Road and the Susquehanna Power Company's R/W
Posted by: George B. Hammond Date of return: 1-26-55

Attention: Mr. Adams

Subject of Petition: From A to F - S.W. of Bel Air Road - Mr. Susquehanna Power Co.
N-of-F

Comments:

It is considered that this property is a suitable location for light industrial use.

A large part of the area is derelict at present due to the removal of sand and gravel. It probably can never be economically developed for residential purposes due to the costs of grading and the provision of adequate foundations. On the other hand, the property is well situated for light industrial development. It has direct access to Bel Air Road and will be convenient to the Beltway. The topography is such that industrial use of the land could be effectively screened from adjoining properties. Waitemaran Run, to the south and the Susquehanna Power lines, to the north-east provide natural boundaries to the area.

In order to protect adjoining properties it is recommended that, if the Zoning Commissioner grants the petition, adequate set-backs of any building and/or operations be required.

RE: PETITION FOR RECLASSIFICATION FROM AN
"A" RESIDENCE ZONE TO AN "F" LIGHT
INDUSTRIAL ZONE - Property on W. S.
Bel Air Road near Susquehanna Power
Company's R/W - 11th District -
County Investment Co., Petitioner

The petition filed in this case is for reclassification of a tract of land in the Eleventh District of Baltimore County on the west side of the Bel Air Road near the right-of-way of the Susquehanna Transmission Company.

A large part of the area is derelict at present due to the removal of sand and gravel. It probably can never be economically developed for residential purposes due to the cost of grading and the provision of adequate foundations. On the other hand the property is well situated for light industrial development. It has direct access to Bel Air Road and will be convenient to the Beltway. The topography is such that industrial use of the land could be effectively screened from adjoining properties. White Marsh Run, to the south and the Susquehanna Power lines to the northeast provide natural boundaries to the area.

It is the opinion of the Zoning Commissioner that the granting of the reclassification, will not be detrimental to the health, safety and the general welfare of the community, therefore, the reclassification, IN PART, should be granted.

It is this 16th day of February, 1955, ORDERED by the Zoning Commissioner of Baltimore County, that the above property or area, should be and the same is hereby reclassified, IN PART, from and after the date of this Order, from an "A" Residence Zone to an "F" Light Industrial Zone, the property reclassified being more particularly described as follows:

All that parcel of land beginning at a point on the North 74 degrees 49 minutes East 372.3 feet line, said point being 100 feet north-east of and parallel to Bel Air Road, thence the following courses and distances:

North 74 degrees 49 minutes East 60 feet;
North 6 degrees 04 minutes East 216.9 feet;
North 6 degrees 27 minutes East 100 feet;
North 45 degrees 50 minutes East 100.5 feet;
South 10 degrees 45 minutes East 290.00 feet;
South 11 degrees 07 minutes West 107.1 feet;
South 31 degrees 15 minutes East 221.11 feet;
South 53 degrees 24 minutes East 194.7 feet;
South 11 degrees 24 minutes West 360.4 feet;
South 53 degrees 23 minutes East 115.4 feet;
North 81 degrees 30 minutes East 113.6 feet;
South 11 degrees 06 minutes West 129 feet;
South 61 degrees 30 minutes East 158 feet;
South 16 degrees 0 minute East 101 feet;
South 72 degrees 4 minutes East 201 feet;
North 29 degrees 30 minutes East 178 feet;
South 77 degrees 06 minutes East 190 feet, and
North 51 degrees 55 minutes East 260 feet
to beginning.

The portion of the property not reclassified remains an "A" Residence Zone.

It is further ORDERED that any buildings to be erected or operations, except parking, shall be back 100 feet from the east and northeast boundaries of the property.

William H. Adams
Zoning Commissioner
of Baltimore County

Approved:
County Commissioners
of Baltimore County

Date: MAR 3 1955

Petition No. 3325 District 11
Comments by D. J. Stanton
Hearing Scheduled Wed., Jan. 19, 1956

January 26, 1955

\$49.50

RECEIVED of County Investment Company, the sum of Forty Nine Dollars and fifty Cents (\$49.50), being cost of petition for reclassification, advertising and posting property, Bel Air Road, 11th District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County.

PAID
JAN 31 1955
COUNTY CLERK'S OFFICE
BALTIMORE COUNTY

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

Filed by: **ST. FRANCIS** Legal owner: of the property situate **11114-A**

BEGINNING for the first thereof at a stone heretofore planted, being at the extreme east corner of a sixty-six and one-half acre tract of land now owned by Eliza Ridgely, and the extreme south corner of a twenty-nine and three-tenths acre tract now owned by Henry Mesort, and being also on the westerly outline of Lot 17 as first mentioned; running thence along the outline of Lot No. 17 north forty-one degrees six minutes thirty seconds east ten hundred seventy-four and no-tenths feet to an iron pipe; thence north thirty-eight degrees forty-five minutes east two hundred ninety and eight one-hundredths feet to an iron pipe; thence south forty-five degrees fifty minutes east fifteen hundred eighty-two and five-tenths feet to a stone; thence south six degrees twenty-seven minutes west one hundred and no-tenths feet to an iron pipe; thence for division south eighty-four degrees fifty-three minutes west twenty-one hundred ninety and sixteen one-hundredths feet to an iron pipe; thence north sixteen degrees fifty-four minutes west one hundred fifteen and no-tenths feet to an iron pipe, and the outline of Lot No. 17; thence along the outline north thirty-eight degrees forty-five minutes east three hundred twenty-four and fourteen one-hundredths feet to the place of beginning, containing thirty-five and ninety-seven one-hundredths acres of land, more or less.

BEGINNING for the second thereof at a point in the center of Belair Road, distant southwesterly along the center of said road, eighty-five and nine-tenths feet from the center line of the Susquehanna Power Company's Right of Way; running thence north six degrees thirty-nine minutes east sixteen and five-tenths feet; thence north seventy-four degrees forty-nine minutes west three hundred forty-nine and three-tenths feet to an iron pipe; thence north six degrees four minutes east twenty-one hundred forty-six and nine-tenths feet to an iron pipe; thence south eighty-four degrees fifty-three minutes west twenty-one hundred ninety and two-tenths feet to an iron pipe; thence north sixteen degrees fifty-four minutes west one hundred fifteen feet to an iron pipe; thence south thirty-eight degrees forty-five minutes west six hundred twenty-eight and three-tenths feet to an iron pipe; thence south fifty-three degrees twenty-four minutes east nineteen hundred sixty-eight and seven-tenths feet to a terra cotta pipe heretofore planted; thence south forty-one degrees fourteen minutes west three hundred eighty and nine-tenths feet to an iron pipe on the northerly side of White Marsh Run; thence along the northerly edge of said Run and the outline of the land owned by Frederick Herik, the following eight courses and distances, respectively: South eighty-three degrees twenty-eight minutes east one hundred thirty-five and eight-tenths feet to an iron pipe; north eighty-three degrees thirty minutes east one hundred forty-three and six-tenths feet; south eleven degrees eight minutes west one hundred twenty-nine feet; south sixty-one degrees thirty minutes east one hundred eighty-eight feet; south sixteen degrees no minutes east one hundred one feet; south seventy-two degrees no minutes east two hundred one feet; north twenty-nine degrees thirty minutes east one hundred and seventy-two feet; south seventy-seven degrees six minutes east five hundred ten and four-tenths feet to the center line of Belair Road; thence north fifty-one degrees fifty-five minutes east two hundred fourteen and five-tenths feet on and along the center line of Belair Road to the place of beginning and containing eighty-four and eleven one-hundredths acres of land, more or less.

herely petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "A-1" cottage zone to an "R-2" light industrial.

Reasons for Re-Classification. ~~This area is not usable for residential purposes, being composed of old sand and gravel excavations that are very extensive in size. But it does have adequate services for light, industrial uses. Approval of this reclassification will produce tax-bearing, non-offensive industry without a burden upon public services.~~

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.

County of Baltimore, Maryland
By Martin W. Senbolt
Mayor
Address: Munsey Building, Baltimore 2, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this.....th.....day of.....December.....1955, 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 Building, in Towson, Baltimore County, on the.....12th.....day of.....January.....1955, at 11 o'clock A.M.

Zoning Commissioner of Baltimore County
(over)

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 7, 1955

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on or about the 21st day of January, 1955, before the 10th day of January, 1955, the first publication appearing on the 31st day of December 1954.

THE JEFFERSONIAN,
By M. Senbolt
Manager.

Cost of Advertisement, \$.....

2700' from
Pavetta Hall Rd.

