

James J. Remick
Executive Secretary

May 23, 1955. Manly original copy. the petition
at that time did not cover this portion.

M.L. on H. & East - R.R. road
Natural extension to M.L. zone.

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

MANOR REAL ESTATE COMPANY,
a legal owner... of the property situated in the Eighth Election District of Baltimore County, State of Maryland, on the Northeastern side of the Northern Central Railroad approximately 291.70 feet South of Timentum Road, binding on the Northern Central Railroad in a northeasterly direction for the distance of approximately 700 feet, more or less, thence North 67 degrees 13 minutes 30 seconds East 206.25 feet; thence South 22 degrees 20 minutes 10 seconds East 603.75 feet; thence South 66 degrees 34 minutes 21 seconds East 57 feet; thence South 21 degrees 47 minutes 29 seconds East 96.19 feet; thence South 65 degrees 50 minutes 24 seconds East 159.75 feet; said parcel of ground being shaded in yellow as shown on plat attached hereto and made a part hereof.

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an M-1 zone to an M-L zone.

Reasons for Re-Classification: Appropriate for industrial zone.
Approved use in M-L (Manufacturing, Light) Zone.
Extension of existing M-L Zone.

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.

MANOR REAL ESTATE COMPANY

By Edith Schuman
Real Estate Agent Legal Owner

Address _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 8th day of April, 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Redford Building, in Towson, Baltimore County, on the 9th day of May, 1955, at 3:00 P.M.

Zoning Commissioner of Baltimore County

(over)

NOTICE OF ZONING PETITION FOR RECLASSIFICATION - 8th Dist.

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification, from an M-1 Zone to an M-L Zone (Manufacturing, Light), of the property hereinafter described, the Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in the Board Room, in the basement of the Redford Building, Towson, Maryland.

On Monday, May 9, 1955

at 3:00 p.m.

to determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid for light manufacturing, to wit:

All that parcel of land in the Eighth District of Baltimore County, on the northeasterly side of the Northern Central Railroad approximately 291.70 feet south of Timentum Road, binding on the Northern Central Railroad in a northeasterly direction for the distance of approximately 700 feet, more or less; thence North 67 degrees 13 minutes 30 seconds East 206.25 feet; thence South 22 degrees 20 minutes 10 seconds East 603.75 feet; thence South 66 degrees 34 minutes 21 seconds East 57 feet; thence South 21 degrees 47 minutes 29 seconds East 96.19 feet; thence South 65 degrees 50 minutes 24 seconds East 159.75 feet; manufacturing being property of Manor Real Estate Co., as shown on the plat plan filed with the Zoning Department.

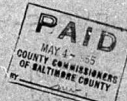
By Order of
Zoning Commissioner
of Baltimore County.

HEARINGS

Monday, May 9, 1955

at 3:00 p.m.

Redford Building
Towson, Maryland.



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 "M-L" Zone on the north, south and east and the Railroad on the west, it is a natural extension of an existing "M-L" Zone

the above re-classification should be had

It is Ordered by the Zoning Commissioner of Baltimore County, this 9th day of May, 1955, 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 M-1 Zone to an M-L Zone.

Edith Schuman
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 9th day of May, 1955, 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 none zone.

Zoning Commissioner of Baltimore County

Approved _____
County Commissioners of Baltimore County

Date: MAY 24 1955

Edith Schuman
Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 4-27-55
Posted for: Manor Real Estate Co.
Petitioner: Manor Real Estate Co.
Location of property: M.L. Zone, North of Timentum Road, East of Northern Central Railroad, 291.70 feet South of Timentum Road, etc. See plat.
Location of sign: on sign M.L. Zone, North of Timentum Road, East of Northern Central Railroad, 291.70 feet South of Timentum Road, etc.
Remarks: None
Date of return: 4-28-55

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 29, 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. Monday, May 2, 1955, the first publication appearing on the 22nd day of April, 1955.

THE JEFFERSONIAN

Edith Schuman
Zoning Commissioner

Cost of Advertisement, \$ _____

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, MANOR REAL ESTATE COMPANY, a legal owner... of the property situated

All that parcel of land in the Eighth District of Baltimore County, on the northeasterly side of the Northern Central Railroad approximately 291.70 feet south of Timentum Road, binding on the Northern Central Railroad in a northeasterly direction for the distance of approximately 700 feet, more or less; thence North 67 degrees 13 minutes 30 seconds East 206.25 feet; thence South 22 degrees 20 minutes 10 seconds East 603.75 feet; thence South 66 degrees 34 minutes 21 seconds East 57 feet; thence South 21 degrees 47 minutes 29 seconds East 96.19 feet; thence South 65 degrees 50 minutes 24 seconds East 159.75 feet.

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an M-1 zone to an M-L 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.

Legal Owner

Address _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 8th day of April, 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Redford Building, in Towson, Baltimore County, on the 9th day of May, 1955, at 10:00 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, being adjacent to "M-L" Zone on the north, south and east and the Railroad on the west, it is a natural extension of an existing "M-L" Zone

the above re-classification should be had
It is Ordered by the Zoning Commissioner of Baltimore County, this 9th day of May, 1955, 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 M-1 Zone to an M-L 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 9th day of May, 1955, 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 none zone.

Zoning Commissioner of Baltimore County

Approved _____
County Commissioners of Baltimore County

MADE IN U.S.A.
Fidelity Union Sash
Safety
May 10, 1955
Walter H. Jenifer, Esq.,
Jenifer Building
Baltimore 2, Maryland

Re: Petition for Reclassification from
an "M-3" zone to a "M-1" zone -
E. L. Seale of Northern Central
Railroad, 253.70 feet S. Timonium
Road, 4th District - Honor Rev.
Estate Company, Petitioner.

Dear Mr. Jenifer:

I have today passed my Order granting the
reclassification, in the above matter, from an "M-3" zone to
a "M-1" zone.

Very truly yours,

Zoning Commissioner

Petition: #3523

Petition for: R6 to M1

By: James J. Dembeck

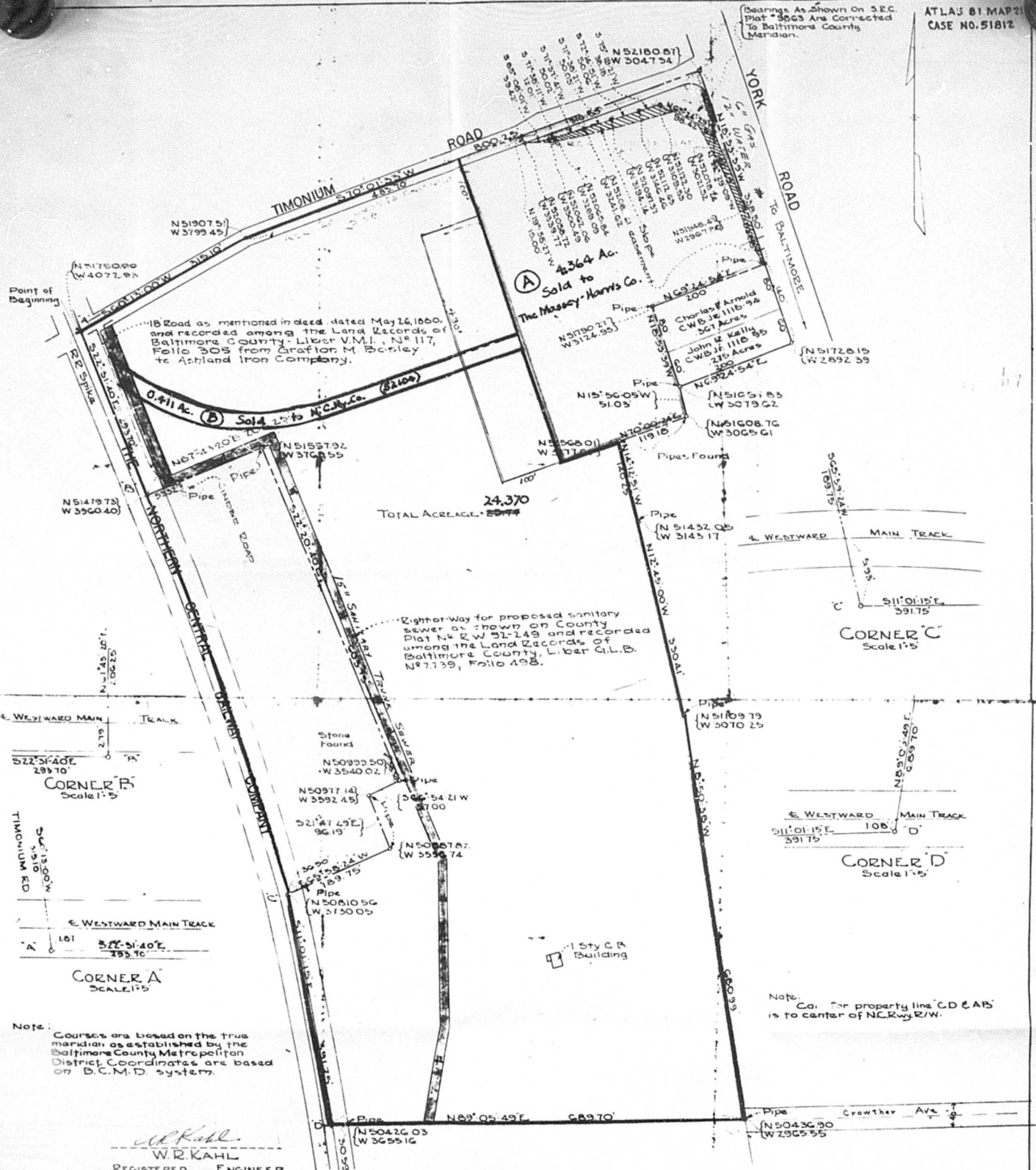
District: 8th

Date: May 6, 1955

The Planning Commissions' preliminary Land Use Plan proposes M1
zoning for this property and the Joint Zoning Committee believes that
this is a proper use. However, if it is the decision of the Zoning
Commissioner to grant the petition, we recommend that granting be
conditional on positive assurance by the petitioner that access be
provided directly to York Road and that the road be extended into the
interior of this industrial area for proper circulation of traffic.
This road should meet minimum county specifications and comply with
Section 102.6 of the Zoning Regulations for Baltimore County which
states, "No building permit shall be issued for any commercial, industrial
or apartment development until the proposed plan for vehicular access
thereto shall have been first approved by the Baltimore County Planning
Commission and the Baltimore County Highway Department." It is to be
noted that the existing fifteen-foot sewer right-of-way could be utilized
for part of the road right-of-way.

The eighteen-foot right-of-way which is indicated as the only access
to the tract intersects Timonium Road immediately adjoining the east
side of the Northern Central Railroad. Timonium Road, being one of the
few access points to the new Harrisburg Expressway, will increase in
traffic flow so that eventually it will be necessary that a grade
separation be constructed at the railroad. At such time as this rail-
road grade crossing is eliminated present access will become impracticable.

Bearings As Shown On S.E.C.
Plat # 3063 Are Corrected
To Baltimore County
Meridian.



Note:
Courses are based on the true
meridian as established by the
Baltimore County Metropolitan
District. Coordinates are based
on D.C.M.D. system.

W.R. KAHL
REGISTERED ENGINEER
No. 623

THE PERI METROPOLITAN DISTRICT
Office of Industrial Development
Room 204, Penn. Station, 15th Street
Philadelphia, Pa.

RUMMEL, KLEPPER & KAHL
ENGINEERS
1021 N. CALVERT ST. BALTIMORE, MD.

THE PERI METROPOLITAN DISTRICT
Office of Industrial Development
Room 204, Penn. Station, 15th Street
Philadelphia, Pa.

PLAT of PROPERTY
To Be Transferred
To
MANOR REAL ESTATE AND TRUST CO.
Located At
YORK AND TIMONIUM ROADS
ELECTION DISTRICT No 8 BALTIMORE COUNTY MD.
Scale: 1"=100' Mar 16, 1953

SAMUEL T. CROWTHER
& KATHERINE V. HIS WIFE