

MAY 24 1955

PETITION FOR ZONING RE-CLASSIFICATION  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

We, Ira C. Rigger and Thomas E. Rosser, legal owners of the property situated in the village of Texas, Baltimore County, Maryland, and described as follows:

**Parcel No. 1:** A certain place or parcel of ground in the 8th Election District of Baltimore County, being 135 feet north of the north side of Texas Lane (also known as Church Lane), approximately 124 feet west of the center of York Road, thence west 90 feet more or less by north 150 feet more or less by east 115 feet more or less by south 150 feet or less by east 74.5 feet more or less by south 232 feet more or less (irregular), and being the area colored yellow on the plat filed herewith.

**Parcel No. 2:** A certain place or parcel of ground in the 8th Election District of Baltimore County, being 293 feet north of the north side of Texas Lane (also known as Church Lane), approximately 560 feet west of the center of York Road, thence west 777 feet more or less by north 210 feet by east 74.5 feet more or less by south 232 feet more or less (irregular), and being the area "hatched in white" on the plat filed herewith.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, as follows:

Parcel No. 1 from a Residential Zone to a B.M. zone-Business Major, and  
Parcel No. 2 from a Residential Zone to a M.L. zone-Manufacturing Light.

Reasons for re-classification are we are desirous of erecting a building which will be used and occupied by a company which operates an electronic development, manufacturing and assembly business. The business will be of a quiet nature. This building will be erected on Parcel No. 2. Parcel No. 1 will eventually be developed for purposes permitted under the classification of B.M. zone-Business Major.

Size and height of buildings: front 60 feet; depth 80 feet; height 14 feet. Front and side set backs of building from street lines: front 30 feet; side - none. Property to be posted as prescribed by Zoning Regulations.

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.

*Ira C. Rigger*  
Ira C. Rigger  
Thomas E. Rosser  
Legal Owners  
Address: Cockeysville, Maryland

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the granting of the first parcel from an R.O. Zone to a B.M. (Business Major) Zone would be a step down to protect church property from industrial and that the granting of the second parcel is a natural extension to the existing M.L. Zone and the above re-classification should be had.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of July, 1955 that the above described property of area should be and the same is hereby reclassified, from and after the date of this Order, from 1. an R.O. (Residence) Zone to a B.M. (Business Major) Zone and 2. from an R.O. (Residence) Zone to an M.L. (Manufacturing Light) Zone.

*William H. Adams*  
Zoning Commissioner of Baltimore County

Approved:  
County Commissioners  
of Baltimore County

By *Augusta E. White*  
Date: \_\_\_\_\_

*copy to agreement  
to be in the file  
when in agreement  
Rd*

ORDERED by the Zoning Commissioner of Baltimore County this 27th day of May, 1955, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 29th day of June, 1955, at 11:00 o'clock a.m.

Zoning Commissioner  
of Baltimore County

Department of Public Works  
DIVISION OF ENGINEERING  
Inter-Office Correspondence

From: J. PHILIP SPYTT  
To: WILLIAM S. ADAMS  
Subject: Blight Property at Texas  
8th District

About a week ago, Mr. Lawrence Zmor, representing the Catholic Church on Texas Lane, 8th District, discussed with me the Community Hall on the north side of Texas Lane in connection with the request of Mr. Blight of Cockeysville approximately 210' deep and 74 1/2' long. From Mr. Zmor who represents the Church and the people in Texas, it appears they agree with Mr. Blight that certain properties adjacent to the Community Hall will be sold to the Church, and that the piece of ground described above would be used and zoned for industrial.

I was requested to discuss the County problems in this rezoning. It will be the responsibility of Mr. Blight to furnish to the County plans for street alignment, plans for storm water, and Department of Public Works Agreement for development of this property if it is zoned as applied for. It will be necessary that the County give approvals on these in order that they be cared for in the development of the property.

*J. Philip Spytt*  
Chief Engineer  
Division of Engineering

JW:ls

Cc: Mr. Funk  
Mr. Dembeck  
Mr. Somers (Attach plans)

NOTICE OF SECOND PETITION FOR RECLASSIFICATION OF ZONING DISTRICT.  
Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the granting of the first parcel from an R.O. Zone to a B.M. (Business Major) Zone would be a step down to protect church property from industrial and that the granting of the second parcel is a natural extension to the existing M.L. Zone and the above re-classification should be had.

CERTIFICATE OF PUBLICATION

TOWSON: MD. JUNE 17, 1955.  
THIS IS TO CERTIFY, That the aforesaid advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on June 17, 1955, at 2:15 P.M. and on June 18, 1955, at 10:00 A.M. the first publication appearing on the 10th day of June 1955.

Cost of Advertisement, \$ \_\_\_\_\_

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 8th Date of Posting: 6-15-55  
Posted for: Carl A. B. M. and R. C. Zmor, to M.L. Zone  
Petitioner: Ira C. Rigger and Thomas E. Rosser  
Location of property: 135 ft. N. of Texas Lane, 8th District, Baltimore County, Md.  
Remarks: Blight property at Texas Lane, 8th District, Baltimore County, Md. to be sold to the Catholic Church and the people in Texas, it appears they agree with Mr. Blight that certain properties adjacent to the Community Hall will be sold to the Church, and that the piece of ground described above would be used and zoned for industrial.  
Posted by: George A. Adams Date of return: 6-16-55

July 1, 1955

\$50.00  
RECEIVED of Lawrence E. Zmor, attorney for Ira C. Rigger and Thomas E. Rosser, petitioners, the sum of Five (\$50.00) Dollars, being additional advertising costs in matter for petition for the reclassification of parcels of land on the north side of Texas Lane, 8th District, Baltimore County.  
Thank you.

Zoning Commissioner of Baltimore County

RECEIVED  
JUL 1 1955  
COMPTROLLER'S OFFICE  
910

June 7, 1955

\$30.00  
RECEIVED of Lawrence E. Zmor, attorney for Ira C. Rigger and Thomas E. Rosser, petitioners, the sum of Thirty (\$30.00) Dollars, being cost of petition for reclassification of two parcels of land north of Texas Lane, advertising and posting.  
It was necessary to post these properties with two signs each. Therefore there is an additional charge of \$9.00 due to cover the cost of the extra signs. May we please have your check payable to the COUNTY COMMISSIONERS OF BALTIMORE COUNTY, for the same.  
Thank you.

Zoning Commissioner of Baltimore County.

RECEIVED  
JUNE 29, 1955  
at 11:00 a.m.  
Hockard Building  
Towson, Maryland.

PAID  
JUN 8 - 1955  
COUNTY COMMISSIONERS  
OF BALTIMORE COUNTY  
BY 1276

June 10, 1955

\$9.00  
RECEIVED of Lawrence E. Zmor, attorney for Ira C. Rigger, petitioner, the sum of Nine (\$9.00) Dollars, being additional cost of posting on property north of Texas Lane, 8th District Baltimore County, Maryland.  
Thank you.

Zoning Commissioner of Baltimore County.

HEARING:  
Wednesday, June 29, 1955  
at 11:00 a.m.  
Hockard Building  
Towson, Maryland.

PAID  
JUN 8 - 1955  
COUNTY COMMISSIONERS  
OF BALTIMORE COUNTY  
BY 1276

