

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Mario Homes, Inc., legal owner(s) of the property situate
West side Suter Road extending 728.88' W and 226.31' W Along
Old Frederick Road

All that parcel of land in the First District of Baltimore County,
on the southeast corner of Old Frederick and Suter Roads, thence westerly
and binding on the south side of Old Frederick Road 226.31 feet; thence
south 6 degrees 47 minutes west 704.12 feet; thence north 56 degrees
13 minutes east 27.45 feet to the west side of Suter Road; thence
northerly and binding on the west side of Suter Road 728.88 feet to
place of beginning.

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

Reason for Re-Classification: For use as a Wood Fabrication Mill, which
is its present use and has been for the past 44 years.

Size and height of building: front 300 feet, depth 60 feet, height 15 feet.
Front and side setbacks of building from street lines: front 40 feet, side 58 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.

Mario Homes, Inc.
Henry J. Yost Legal Owner
Address 2 W. University Park

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of
August, 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 Rockwood Building, in Towson, Baltimore County, on the
7th day of September, 1955, at 11:00 o'clock A.M.

W. H. Adams
Zoning Commissioner of Baltimore County
(over)

JOINT ZONING COMMITTEE REPORT ON PETITION # 3610

Location and District: Southwest corner of Old Frederick and Suter Roads, 1st Dist.

Present Zoning: R-6 Proposed Zoning: M.L.
Date of Report: August 31, 1955
Present Status of Property: Being utilized for lumber storage and fabrication.

Area: Approximately 4.2 acres.
Vicinity: Existing apartment buildings to the east and south of this property.
Other existing dwellings on the north and west side.

Topography or Grade Problems:

Access and Road Widening:

Traffic Implications:

School Factors:

Public Works Items:

Water -

Sewer -

Storm Drainage -

Public Works Agreement to Include:

Effect on Master Plan Proposal: Old Frederick Road is contemplated to be widened
and extended from Suter Road westward to Rolling Road.

Land Use Proposals: The preliminary Land Use Plan proposes that R-6 be retained.

James J. Dembeck, Executive Secretary
Joint Zoning Committee

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 be had.
It is Ordered by the Zoning Commissioner of Baltimore County this 7th day of
September, 1955, that the above described property or area should be and the same is
herby reclassified, from and after the date of this Order, from an M.A. 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:
Joint Planning Committee disclosed a proposed road to run through this property
from Old Frederick Road and Suter Avenue westward to Rolling Road, also to rezone
the property to manufacturing light would be "spot zoning", and further, there
has been no change in the manufacturing classification in that area, therefore,

the above reclassification should NOT be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this 7th day of
September, 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 an M.A. zone.
FRIEDMAN

W. H. Adams
Zoning Commissioner of Baltimore County

Approved _____
County Commissioners of Baltimore County

Date _____ By _____ President

\$6.00

RECEIVED of Mario Homes, Inc., the sum of Six (\$6.00)
Dollars, being cost of additional posting on property
located on the southeast corner of Old Frederick and Suter
Roads.

Thank you.

Zoning Commissioner of Baltimore County



August 16, 1955

\$35.00

RECEIVED of Mario Homes, Inc., petitioner, the sum of
Thirty Five (\$35.00) Dollars, being cost of petition for
Reclassification, advertising and posting property,
southwest corner of Old Frederick and Suter Roads, 1st
District, Baltimore County, Maryland.

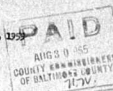
Zoning Commissioner of Baltimore County

HEARING:

Wednesday, September 7, 1955

at 11:00 a.m.

Rockwood Building
Towson, Maryland.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1st Date of Posting 8-24-55
Posted for: Carl H. A. Zepher, Jr., M.L. Zone
Petitioner: Marion Homes, Inc.
Location of property: S.W. corner of Old Frederick Rd. & Suter Rd., 1st District
604 S. S. of Old Frederick Rd. 226.31 ft. x 704.12 ft.
Location of Signs: Between S.W. & E. of Old Frederick Rd., between 285 ft. & 704 ft.
Remarks: _____
Posted by: George H. Friedman Date of return: 8-25-55

MEMORANDUM

TO: Missie H. Adams
FROM: James J. Dembeck
SUBJECT: Zoning Petition #3610

Since this is strictly a residential area, the Committee
feels that this is obviously a case of "spot zoning".

JJD
DFA

August 31, 1955

NOTICE OF ZONING PETITION FOR RECLASSIFICATION

Pursuant to petition filed with
the Zoning Commissioner of Baltimore
County for change or re-
classification, from an M.A. Zone
to an M.L. Zone of the property
hereinafter described, the Zoning
Commissioner of Baltimore County
and by authority of the Zoning Act
of the Board of Commissioners of Baltimore
County, will hold a public hearing
in the Board Room in the Town
Hall of Baltimore County, on the
date and at the time specified below.

On Wednesday, September 7, 1955,
at 11:00 a.m.
to determine whether or not the
following mentioned and described
property should be changed or re-
classified as aforesaid, for Man-
ufacturing, Light, or M.L.
All that parcel of land in the
First District of Baltimore County
on the southeast corner of Old
Frederick and Suter Roads, thence
westerly and binding on the south
side of Old Frederick Road 226.31
feet; thence south 6 degrees 47
minutes west 704.12 feet; thence
north 56 degrees 13 minutes east
27.45 feet to the west side of
Suter Road; thence northerly and
binding on the west side of Suter
Road 728.88 feet to place of be-
ginning. Being property of Mario
Homes, Inc. as shown on the plat
plan filed with the Zoning Depart-
ment.

By Order of:
WILHELM W. ADAMS
Zoning Commissioner of
Baltimore County.
Aug. 19-55

OFFICE OF THE BALTIMORE COUNTIAN THE COMMUNITY NEWS Baltimore, Md. THE HERALD-ARGENT CATONSVILLE, Md. No. 1 Newburg Avenue CATONSVILLE, MD.

August 27, 1955
THIS IS TO CERTIFY, that the annexed advertisement of
Wilhelm W. Adams, Jr.,
Commissioner of Baltimore County,
was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for 2 successive weeks before
the 24th day of August, 1955; that is to say
the same was inserted in the issues of
August 19 and 24, 1955.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

WM. F. HEINICKEN
LIBER WTC 463, FOLIO 132

N00°46'56"E

904.12'

2.232± Acres
SECOND TRACT

S06°46'56"W

816.45'

MARDO HOMES, INC
LIBER G.L.B. 2046, FOLIO 925

12.0± Acres
FIRST TRACT

N06°46'56"E

728.88'

SUTER

ROAD

MELVIN
PARK

OLD
FREDERICK ROAD

1828

N87°16'00"W

220.31'

1808

Begin
Street

Revised July 25, 1958, to include second parcel
of 2.232± acres purchased from Heinicken.

PLAT SHOWING
TWO ACRE TRACT
ADDITION TO MELVIN PARK

R. BROOKE MAXWELL & ASSOCIATES
LANDSCAPE ARCHITECTS & ENGINEERS

SCALE 1"=40' 1-D-200
NOVEMBER 15, 1951.



Andrew A. Knecht
REG. NO. 576

BOOKER ROAD

Stone