

Petition for Zoning Re-Classification

#3621 ✓
APP #4-C
P.M.
9/19/55

By The Zoning Commissioner of Baltimore County—

I, Marion D. Zoller, legal owner of the property situate

All that parcel of land in the Eleventh District of Baltimore County, on the northwest side of Pulaski Highway, beginning 1000 feet south of Stephens Road; thence southerly and binding on the northwest side of Pulaski Highway 250 feet; thence north 41 degrees 33 minutes east 200.4 feet to the south side of Red Lion Road; thence northwesterly and binding on the south side of Red Lion Road 566 feet; thence south 41 degrees 33 minutes east 275 feet to place of beginning.

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

Reasons for Re-Classification: Manufacturing of bearings, etc

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 of Baltimore County.

Emma L. Stuckert - Grant
Marion D. Zoller
Legal Owner
Address Box 377 Route 14, Balt. 204



ORDERED BY The Zoning Commissioner of Baltimore County, this 24th 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Record Building, in Towson, Baltimore County, on the 19th day of September, 1955, at 2:00 o'clock, P. M.

E. L. Key Garding Eng
(Signature) 9/19/55
Zoning Commissioner of Baltimore County

JOINT ZONING COMMITTEE
REPORT ON PETITION # 3621

Location and District: Northwest side of Pulaski Highway, 1000 feet south of Stephens Road, 11th District.

Present Zoning: M Proposed Zoning: M
Date of Report: September 16, 1955

Present Status of Property:

Area: Approximately 123,750 square feet.
Vicinity:

Topography or Grade Problems:

Access and Road Widening: Plot plan as submitted does not indicate location and character of proposed uses, off-street parking, signs, location of entrances and exits, and all other pertinent data.

Traffic Implications:

School Factors:

Public Works Items:
Water -
Sewer -
Storm Drainage -

Public Works Agreement to Include:

Effect on Master Plan Proposals:

Land Use Proposals: No Land Use survey completed for this area at this time.

James J. Danbeck, Executive Secretary
Joint Zoning Committee

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E. L. Key Garding Eng
(Signature) 9/19/55
Zoning Commissioner of Baltimore County

MICROFILMED

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 _____ day of _____, 19____, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from a _____ zone to a _____ zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____ location, being in an area in which manufacturing uses do not presently exist, also the property in question, properties on both sides are zoned "M-1" for business local and to create a "M-1" zone at the above location would be "spot zoning".

It is Ordered by the Zoning Commissioner of Baltimore County, this 14th day of October, 1955, that the above petition be and the same is hereby denied and that the above described property or area and the same is hereby continued as and to remain a B-1 (business local) zone.

Approved _____
County Commissioners of Baltimore County

Date _____ By _____ President

William H. Adams
Zoning Commissioner

RECEIVED
NOV 2 1955
COUNTY COMMISSIONERS OFFICE
#3621
M.P.
#11-C
(B.M.)

ADVISED OWNER

After further consideration of the petition filed in the above matter for reclassification of the property described therein from a "B-1" (business local) zone to a "M-1" (Manufacturing Light) Zone, the Regulations and Restrictions for Baltimore County, under Section 233-2, permit the following uses in a "M-1" (Business major) Zone:

"Carpentry, electrical, plumbing, heating, sheetmetal, electroplating and painting shops"

It is the opinion of the Zoning Commissioner that the use to which the petitioner wishes to make of the subject property is permitted in a "B-1" (business major) Zone and is not required to be located in a "M-1" (Manufacturing Light) Zone, therefore:

It is this 14th day of October, 1955, ORDERED by the Zoning Commissioner of Baltimore County that the Order passed on October 14, 1955 denying the reclassification is hereby amended and the property described in said petition, is hereby reclassified from and after the date of this Order from a "B-1" (business local) Zone to a "B-1" (business major) Zone.

William H. Adams
Zoning Commissioner
of Baltimore County

APPROVED: NOV 3 1955
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
William H. Adams
Commissioner

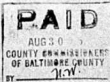
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11
Date of Posting: 9-7-55
Posted for: Ann B. Zoller for the M-1 zone
Petitioner: Marion D. Zoller
Location of property: 1000 ft S of Stephens Rd, 11th Dist, Baltimore Co, Md
Location of signs: on NW corner of Stephens Rd, 1000 ft S of Stephens Rd, on the N.W. corner of Stephens Rd, another 1000 ft S of Stephens Rd, on the N.W. corner of Stephens Rd, another 1000 ft S of Stephens Rd, on the N.W. corner of Stephens Rd
Remarks: See map
Posted by: George H. Newman Date of return: 9-8-55

\$44.00
RECEIVED of Silver Top Manufacturing Co., Inc., the sum of Forty Four (\$44.00) Dollars, being cost of petition for Reclassification, advertising and posting property, on the northwest side of Pulaski Highway, beginning 1000 feet south of Stephens Road, 11th District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County

Hearing:
Monday, September 19, 1955
at 2:00 p.m.
Record Building
Towson, Maryland.



cc: E. L. Key Garding Eng,
220 E. Highland Avenue
Baltimore 2, Maryland.

NOTICE OF POSTING PETITION FOR ZONING RECLASSIFICATION
Proposed by Marion D. Zoller
Petitioner: Marion D. Zoller
Location of property: 1000 ft S of Stephens Rd, 11th Dist, Baltimore Co, Md
Location of signs: on NW corner of Stephens Rd, 1000 ft S of Stephens Rd, on the N.W. corner of Stephens Rd, another 1000 ft S of Stephens Rd, on the N.W. corner of Stephens Rd, another 1000 ft S of Stephens Rd, on the N.W. corner of Stephens Rd
Remarks: See map
Posted by: George H. Newman
Date of return: 9-8-55

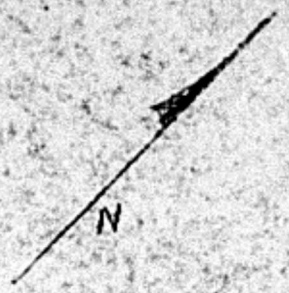
CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 9 1955

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 _____ successive weeks before the _____ day of September, 1955, the first publication appearing on the _____ day of September, 1955.

The UNION NEWS
George H. Newman
Manager

SEP 19 1955
3621



RED LION RD

APPROX 55°

PROPOSED BUILDING →

40' X 100'

100'
SET-BACK

200.90
N 44° 33' 47"

225'-00"
44° 33' 47"

APPROX 5-50'

N 45° 26' 13"

STATE ROAD LINE 1850.00'

JINNIES RUN

N 7° 07' 03" W

326.37'

PULASKI HIGHWAY

ABERDEEN →

Buy 1000' S. Stephens Road
m. P. Hwy

SCALE 3/4" = 100'

PROPERTY OF
MAURICE ZOLLER

