

Ed. C. Brennholtz City.

Don't by City

Seymour W. Huff. Builder 40/100.

Child Planning

Should in part, our description

Part of this property is included in the

plan as a result of the land use studies of this area.

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

That we, The Brookes Investment Co., legal owner, of the property situate d

All that parcel of land in the Fourth District of Baltimore County, on the west side of Bonita Avenue, beginning 2650 feet Northeast of Gaynor Brook Avenue; thence southeasterly and binding on the West side of Bonita Avenue 400 feet; thence the following courses and distances: South 29 degrees 10 minutes East 293 feet, North 45 degrees 22 minutes West 274 feet, South 37 degrees 36 minutes West 238 feet, South 40 degrees 52 minutes East 307 feet, North 63 degrees 12 minutes West 1287 feet, North 17 degrees 10 minutes East 405.9 feet, North 57 degrees 25 minutes West 262.3 feet, North 14 degrees 32 minutes East 1022.63 feet to a point 700 feet North of centerline of Western Maryland right-of-way; thence southeasterly and parallel to and at a distance of 700 feet North of Western Maryland right-of-way 2400 feet more or less to place of beginning.

Reasons for Re-Classification: (1) PROPERTIES SUITABILITY FOR AN M-L Classification. (2) General area is sorely in need of additional industry. (3) General topography of the area is conducive to zoning requested. (4) Proximity to railroad makes land unsuitable for residential purposes. (5) M-L Classification is in line with zoning of similarly located to east and west of property. (6) Will help provide employment for growing community along Reisterstown Rd. (7) M-L facilities are available and lighten traffic on rd. (8) Remoteness of property to residential area will result favourable.

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.

SEYMOUR W. HUFF
THE BROOKES INVESTMENT CO.

Legal Owner
Court Square Building
Baltimore, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this...9th.....day of January.....1956, 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 Reekord Building, in Towson, Baltimore County, on the...6th.....day of February.....1956, at 1:00 o'clock.....P.M.

Zoning Commissioner of Baltimore County
(over)

February 10, 1956

\$5.00

RECEIVED OF The Brookes Investment Corporation, petitioners, the sum of Five (\$5.00) dollars balance due on petition, for Re-Classification, advertising and posting property, West side of Bonita Avenue, beginning 2650 feet northward of Gaynor Brook Avenue, 4th District of Baltimore County.

Thank you.

Seal of Baltimore County

RECEIVED
FEB 14 1956
BALTIMORE COUNTY

January 16, 1956

\$68.00

RECEIVED OF Seymour W. Huff, petitioners, the sum of Sixty Eight (\$68.00) Dollars, being cost of petition for Re-Classification, advertising and posting property, west side of Bonita Avenue, beginning 2650 feet northward of Gaynor Brook Avenue, 4th District, Baltimore County, Maryland.

Zoning Commissioner

RECEIVED
JAN 14 1956
BALTIMORE COUNTY

RECEIVED
JAN 14 1956
BALTIMORE COUNTY

On the south side of tracks, the entire property approximately 2500 ft x 650 ft; and on the north side of the railroad, the entire distance approximately 2500 ft. by a depth measured from railroad of approximately 700 ft. Property formerly owned by A. Friedel and wife.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an.....R-5.....zone to an.....M-L.....zone.

Reasons for Re-Classification: (1) PROPERTIES SUITABILITY FOR AN M-L Classification. (2) General area is sorely in need of additional industry. (3) General topography of the area is conducive to zoning requested. (4) Proximity to railroad makes land unsuitable for residential purposes. (5) M-L Classification is in line with zoning of similarly located to east and west of property. (6) Will help provide employment for growing community along Reisterstown Rd. (7) M-L facilities are available and lighten traffic on rd. (8) Remoteness of property to residential area will result favourable.

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.

SEYMOUR W. HUFF
THE BROOKES INVESTMENT CO.

Legal Owner
Court Square Building
Baltimore, Md.

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Zoning Commissioner of Baltimore County
(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#3722
Date of Posting.....1-25-56
District.....4th
Posted for.....Seymour W. Huff, Petitioner
Petitioner.....Seymour W. Huff
Location of property.....West side of Bonita Avenue, by 200 ft. of Gaynor Brook Avenue, 4th District, Baltimore County, Maryland.
Location of Signs.....Corner of Bonita Avenue and Gaynor Brook Avenue, 4th District, Baltimore County, Maryland.
Remarks.....
Posted by.....Seymour W. Huff
Date of return.....1-26-56

Pursuant to the advertisement, posting of property, and public hearing on the above petition and the zoning status of the property, as part of the property is included in the plan as a result of the land use study of the area in question.

It is Ordered by the Zoning Commissioner of Baltimore County this.....day of January.....1956, 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.....R-5.....zone to an.....M-L.....zone.

It is Ordered by the Zoning Commissioner of Baltimore County this.....day of January.....1956, 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.....R-5.....zone to an.....M-L.....zone.

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.....day of January.....1956, 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.....zone.

Zoning Commissioner of Baltimore County

Approved.....

Date.....MAR 9 1956

County Commissioners of Baltimore County

By.....

NOTICE OF ZONING PETITION
Pursuant to the advertisement, posting of property, and public hearing on the above petition and the zoning status of the property, as part of the property is included in the plan as a result of the land use study of the area in question.

THE BALTIMORE COUNTIAN

THE BALTIMORE COUNTIAN
REISTERSTOWN, MD.
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

January 28, 1956.

THIS IS TO CERTIFY, that the annexed advertisement of

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 3 successive weeks before

the 28th day of January 1956, that is to say

the same was inserted in the issue of

January 20 and 27, 1956.

THE BALTIMORE COUNTIAN

By Paul J. Morgan

Editor and Manager

Baltimore County Planning Board**TOWSON 4, MARYLAND**

February 23, 1956

HERBERT S. FRANTE
JOHN S. FUNK
PAUL L. GAUDREAU
CLAUDE S. HELLMANN
AUGUSTINE J. MULLER
J. FRED PEPER
EDWARD G. STAPLETON

MEMORANDUM

TO: Mr. Wilsie Adams, Zoning Commissioner

FROM: Mr. Daniel J. Stanton, Office of Planning

SUBJECT: Zoning Petition #3722
Land west of Bonita Avenue, vicinity
of Western Maryland Railroad, from R-6 to M. I.

It is recommended that, if the Zoning Commissioner grants this petition, the reclassification be restricted to the part of the parcel which lies to the east of the Western Maryland Railroad.

The part of the parcel which lies to the west of the railroad is considered unsuitable for industrial development for the following reasons:

1. Most of it is either too steep (grades in excess of 10% slope) or lies within the flood plain of the Gwynns Falls.
2. There is no road access to the property at present, nor are there any proposals for future roads which would be adequate for the movement of trucks and industrial workers which industrial use of this land would generate.
3. Master Plan proposals for land use and zoning for this area, on which the Planning Board will hold a public hearing on March 14, 1956, recommend about 1,200 acres of land in the Gwynn Falls - Western Maryland Railroad area for industrial development. These proposed industrial areas have been selected with regard to their topography, the future provision of utilities, access to rail and major road proposals, and their relation to the general community development in the area. The

Mr. Adams

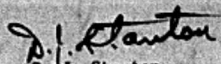
-2-

February 23, 1956

land in question is considered more suitable for residential development and is shown thus on the proposed zoning plan.

- h. Granting of a reclassification for industrial use could well result in petitions for additional reclassification of adjoining properties which would be equally unsuitable for industrial use.

DJS:lh


D. J. Stanton
Deputy Director

