

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, James J. Harlan Williams, Jr., legal owner, of the property situated

All that parcel of land in the 3rd District of Baltimore County, on the East side of a proposed 50 foot road beginning 665 feet South of Falls Road (said proposed 50 foot road being 225 feet West of Bare Hills Avenue) thence running Northwesterly and binding on the East side of said proposed 50 foot road 274.1 feet; thence South 27.6 degrees 41 minutes East 276.2 feet; thence North 89 degrees 9 minutes East 150 feet; thence North 2 degrees 40 minutes East 140 feet; thence Westwesterly 139.59 feet to place of beginning, as shown on plat plan filed with the Zoning Department, being property of J. Hurian Williams, Jr.

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-2 zone to an M-1 zone.

Reasons for Re-Classification: TO USE THE PROPERTY PARTIALLY AS A CONTRACTOR'S EQUIPMENT STORAGE YARD AND PARTIALLY AS A WAREHOUSE FOR SALES AND STORAGE.

Size and height of building: front 120 feet, depth 100 feet, height 16 feet. Front and side set backs of building from street line: front 30 feet, side INTERIOR feet. Property to be posted as prescribed by Zoning Regulations.

I, James J. Harlan Williams, Jr. 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: J. Harlan Williams, Jr., 1122 Cathedral Street, Baltimore 2, Maryland. ZONING DEPARTMENT stamp dated JAN 17 30 AM.

ORDERED BY The Zoning Commissioner of Baltimore County, this 17th 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 Reckord Building, in Towson, Baltimore County, on the 20th day of FEBRUARY, 1956, at 10:00 A.M.

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near the Southeast side of Falls Road, in Bare Hills, and beginning at a point 225 feet Southeast from the intersection of Falls Road and Bare Hills Avenue and 550 feet, more or less, Southwest therefrom, all as more particularly described in the attached description,

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-2 zone to an M-1 zone.

Reasons for Re-Classification: TO USE THE PROPERTY PARTIALLY AS A CONTRACTOR'S EQUIPMENT STORAGE YARD AND PARTIALLY AS A WAREHOUSE FOR SALES AND STORAGE.

Size and height of building: front 120 feet, depth 100 feet, height 16 feet. Front and side set backs of building from street line: front 30 feet, side INTERIOR feet. Property to be posted as prescribed by Zoning Regulations.

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PETITION FOR RECLASSIFICATION FROM: R-2 Zone to an M-1 Zone - REZONE THE E.B. THOMPSON 50 FOOT ROAD - 665 FEET S. FALLS ROAD, THIRD DISTRICT - J. HARLAN WILLIAMS, JR., OF BALTIMORE COUNTY

OPINION

This is an appeal from an Order of the Zoning Commissioner refusing the reclassification from a "Residential-2" Zone to a "Manufacturing Light" Zone of a tract of land fronting on a road which runs west from the Falls Road at Bare Hills.

It appears that the Petitioner failed to appear at the hearing before the Zoning Commissioner to present his case and it is likely that this was the principal reason for the Zoning Commissioner's refusal of the Petitioner.

There are a number of light industrial operations in this vicinity, many of them having been located there for years.

It is our opinion that this petition is reasonable in view of the surrounding condition since we believe that this area is a proper one for light industrial operation. We have carefully gone over the property to be reclassified and have concluded that the reclassification should include only the property described in the Order.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 13th day of April, 1956, by the Board of Zoning Appeals of Baltimore County,

ORDERED that the hereinafter described property be and the same is hereby reclassified from a "Residential-2" Zone to a "Manufacturing Light" Zone.

BEGINNING for the same at an iron pipe now planted in the fourth or sixth 0 degree 45 minutes East 89-1/2 perch line of that tract of land which by Deed dated June 30, 1905, and re-recorded among the Land Records of Baltimore County in Liber W.R.G. No. 287, Folio 379, was conveyed by Mary J. Hook, widow, to Lucy L. Clark, said place of beginning being situated as now surveyed South 2 degrees 40 minutes 17 seconds West 520.0 feet from an iron pipe heretofore planted on the southwest side of the Falls Road at the beginning of said fourth line; thence leaving said place of beginning and running on and binding on the above mentioned fourth line South 2 degrees 40 minutes 17 seconds West 300 feet; thence leaving the aforesaid fourth line and running for a new line of division North 89 degrees

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19 minutes 43 seconds East 213 feet, more or less, to intersect the North 86 degrees 41 minutes East 276.21 foot line contained in Deed dated December 16, 1955, Folio 114, from Helen C. Parker, widow, et al, to J. Harlan Williams, Jr.; thence North 26 degrees 41 minutes East 93 feet, more or less, to the end of the aforesaid Deed and to a point on the south side of a proposed 50 foot road now laid out on the Lucy L. Clark property located at Bare Hills; thence running and binding on the South side of said proposed 50 foot road by a curve to the left with a radius of 233 feet northwesterly 259.49 feet; thence still binding on the same side of said proposed 50 foot road, North 5 degrees 19 minutes 15 seconds East 54.0 feet; thence leaving the side of said proposed 50 foot road and running in a due easterly direction 139.59 feet to the place of beginning.

BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

Carl J. Padden, Charles Long

APPROVED: COUNTY COMMISSIONERS OF BALTIMORE COUNTY

Robert B. Hamill, Cynthia White

DATE: MAY 28 1956

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Form with stamp: RECEIVED MAY 15 1956 COUNTY COMMISSIONERS BALTIMORE COUNTY. Text: It is ordered by the Zoning Commissioner of Baltimore County that the above reclassification be and the same is hereby reclassified from an R-2 Zone to an M-1 Zone.

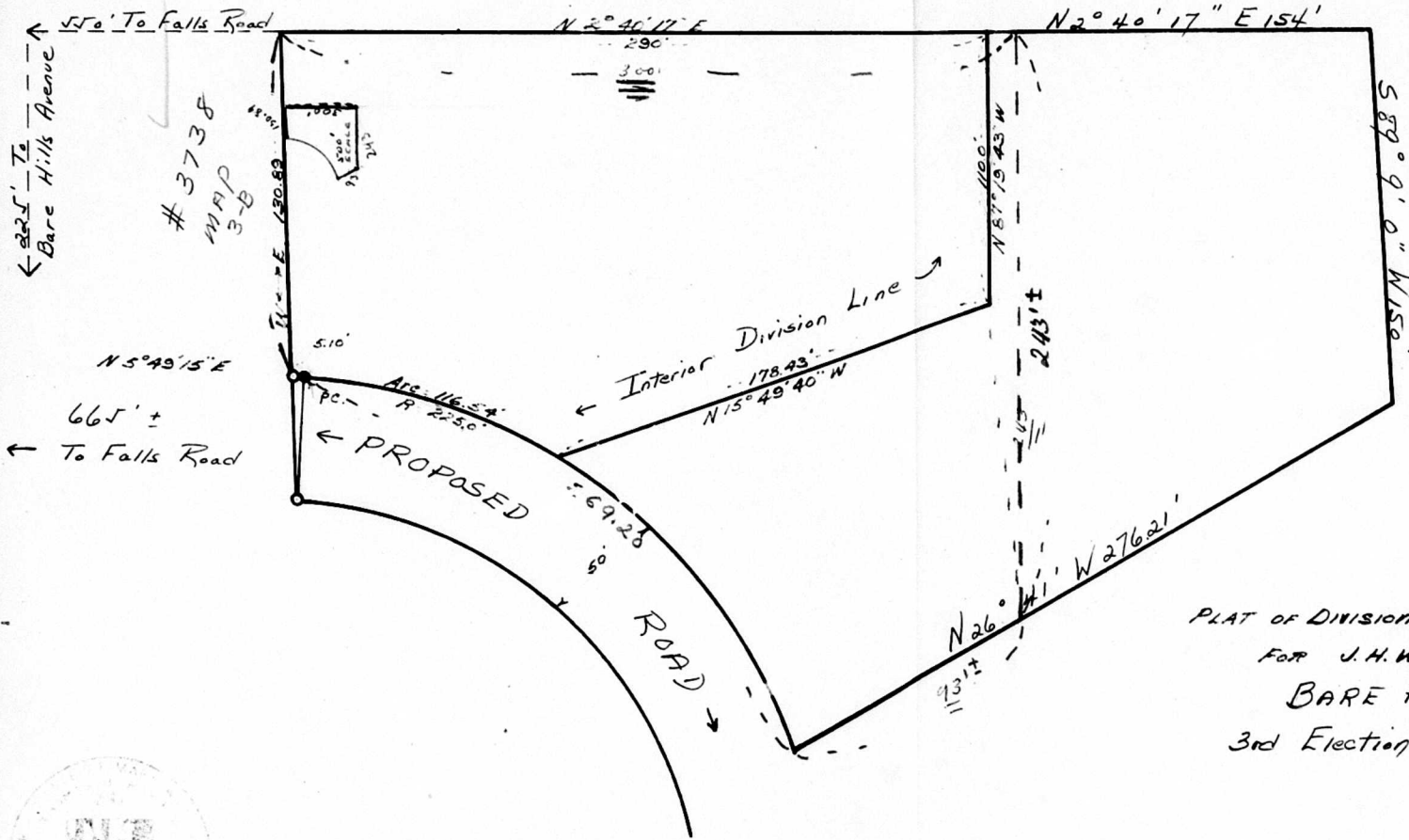
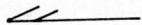
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OFFICE OF THE BALTIMORE COUNTIAN. THE BALTIMORE COUNTIAN. THIS IS TO CERTIFY, that the annexed advertisement of William H. Adams, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 11th day of February, 1956; that is to say the same was inserted in the issues of February 5 and 12, 1956.

CERTIFICATE OF POSTING. ZONING DEPARTMENT OF BALTIMORE COUNTY. Townon, Maryland. District: 3rd Date of Posting: 2.5.56. Posted for: Carl J. Padden, Charles Long. Location of property: E.B. Thompson 50 foot road, 665 feet S. Falls Road at Bare Hills.

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PLAT OF DIVISION OF LOTS 5+6
FOR J.H. WILLIAMS
BARE HILLS
3rd Election District

Scale 1"=50'

