Detition	for	Zoning	Re-Classification	1
Pennon	IOI	Lonning	Ney-Clussification	1

...legal owner ... of the property situate I. or we The Ounpowder Park, Inc.

All that percel of last in the Eleventh District of Baltimers Centry as the Southman side of Baltimer Centry as the Southman side of Finished Last Centry and District on the Southman side of Finished 1922, 89 feetly thence South his degrees in Minnes East Side Seetly thence South his degrees as the Southman Southm

hereby patition that the zoning status of the above described property be re-classified, purusant to the
Zoning Law of Baltimore County, from an R. 6 zone to an M zone
Reasons for Re-Classification:
Size and height of building: frontfeet; depthfeet; heightfee
Front and side set backs of building from street lines: frontfeet; sidefee
Property to be posted as prescribed by Zoning Regulations.
I, or the, agree to pay expenses of above re-classification, advertising, posting, etc., upon filin

of this petition, and further agree to and are to be bound by the zoning regulat Baltimore County adopted pursuant to the Zoning Law for Baltimore County.



THE CUMPONDER PARK, INC. 11th Dist SE/s of Philadelphia Rd., beg. 3168' ME of Joppa Rd. #3846

ORDERED By The Zoning Commissioner of Baltimore County, this 29th1956., that the subject matter of this petition be advertised, as required May 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 Reckord Building, in Towson, Baltimore County, on the 19.56. at . 2 ... o'clock .. F. M. 6/27/56 2 P.M

Zoning Commissioner of Baltimore County

W. L HABRISON and

NOTICE OF ZONING PETITION FOR

property invisionalities described, in a Cottinua of Baltimon ing Cottinualities of Baltimon in the Disputations of Baltimore County by matching to the Zonings A Disputations of Baltimore County Cottinual Baltimore County C

NUTTIES

MAY 29 1856

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland #3846 District ___/_ Date of Posting 6-13-56 Posted for: an A-6 Bon to an M-L Bone value to let ft-before by MIL jone.

retilione Ith Mysenyth fact, forthe for the figure of the first forth fact, for the first forth fact of fact the fact of the 6-14-56 Date of return:

.UIN 1 8 1956

CERTIFICATE OF PUBLICATION

Towson, MD June 151956 THIS IS TO CERTIFY. That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson Baltimore County Md. Kornzinxaerk #.2. himna.... REMEDIECENSES before the..... 27th... day of June 19.56, the first publication appearing on the 8th day of June

THE JEFFERSONIAN,



PLrsuant to the advertisement, posting of property, and public hearing on the above pe and it appearing that moreover the above property was arronagually zoned on Jamuary 2, 1915; that similar changes have taken place in the character of the neighborhood since the adoption of the original soning slong the railroad and that the Commissio agrees with the comments of the Office of Planning that this proposal is a logical

It Is Ordered by the Zoning Commissioner of Baltimore County, this......

above described property or area be and the same is hereby continued as and to remain a...

.....19, that the above petition be and the same is hereby denied and that the

ied, from and after the date of this Order, from a.n. "R-6". (rasidance).....zon

Wilsin St. Carlann

...the above re-classification should NOT be had:

Zoning Commissioner of Baltim

By Robert B. Hamill

land use, therefore

July 19.56, that the ab

to a "M.L." (Manufacturing Light) Zome.

95511973 100

Date JUL 25 1958

June 19, 1956

01.600-\$ 15.10

01.623-\$34.00

RECEIVED of W. Lee Marrison, attorney for petitioner, The Sunpowder Park, Inc., the sum of Forty-nine (\$49.00) dollars, seing cost of petition for Zoning Reclassification, advertising and posting property on the Southeast side of Philadelphia Road, beginning 3168 feet Northeast of Joppa Road, Eleventh District of Baltimore County.





MEMORANDUM TO Mr. Wilsie H. Adams, Zoning Commissioner

O. M. Stirling Jr., Office of Planning

SUBJECT: Zoning Petition #38hb. Land in the 11th District on the south east side of Philadelphia Road, beginning 3168 feet northeast of Joppa Road.

This office is at present studying the Baltimore-Philadelphia Road-Pulaski Highway area and it is already possible to make certain recommend-ations in line with our eventual over-all proposals. Regarding the re-classification of this parcel, we would like to suggest the following:

Light industrial to the northwest of the B & O Railroad for some distance in this neighborhood is a logical land-use. We would thus be generally in favor of the reclassification pled for in the petition.

(2) If the Commissioner is inclined to grant the reclassification, we would like to recommend that he except 200 feet along the GlaFhiladelphia Road for residential rendme, Sudifying the realization in this amone would protect the read frontage and adjacent meatry residences from the possibility of a "street-ridge and the state of the state

We are aware that the plat accompanying the petition shows the building as some 575 feet from the road, but feel that it would be well to bear in mind the possibility of change of plans or change of ownership.

(3) The need is forseen of an industrial service road running para-illed to and about 500 feet northwest of the 8 to 8 mailread in this area. Detailed specification of the road's course have not been surfact out as yet. Its alignment will naturally vary to accord to the service of the service of the previous of the pretitioner should to informed the fact than development. The pretitioner should the will discuss his site plans with us in the near future, ow will be able to occue to an agreement about the appropriate course for the road as it passes through his truct and he will be able to allow for it in his completed plans.

As to the right-of-way along Maryland route 7., and possible widening, we have been in touch with the State Roads Commission and have a letter from them on the subject which we are sending to you at this time.



STATE OF MARYLAND STATE ROADS COMMISSION TOB EAST LEXINGTON STREET BALTIMORE - 3. M.D. June 26, 1956

Re: Old Philadelphia Road Maryland Route #7 Petition No. 38h6 Zoning Change from R-6 to N-L

This office has received notification of the above petition for resoning and we find, after checking our 'welve-fear Program, which stipulates that Boute #7 be widened, resurfaced, and the curves be modified, it is scheduled for the second four years of this Program.

the present surfacing or the retention of the are between the cases of the present surfacing or the retention of the area between the existing right of vary which is 60 feat, (or 30 feet from the center of the present surfacing) and 50 feet from the center of the present surfacing by the detail of reconsing.

orge W. Bushly

cc: Mr. Frank V. Dreyer Mr. Edward D. Reilly

TO BASTIMORS MI DO JOPPA 84. MARYLAND ROUTE NO. 7-4 PHILADSIPHIA ROAD N42 01 £ 475.39 TO ABMGDON-NSO 18 2 342.53 BEGINNING ANNIE M. THOMAS 25 JULY 1924 599/105 M. W. E. F. TIPE N 42952 625.00 533°41W 511.67 STONE Water filled PLAT OF LAND
OF
T.B. GATCH AND SONS
ITH ELECTION DISTRICT
BALTIMORE COUNTY, MD. SOMOAN 531.06 CHORL Bro RR E/W PROPERTY LINE IS SE FROM AND PROPERTY TO R.R. CHIPPE AND 5-5208W 29.52 SCALE I'- 100' SUEVEYED BY JARRYA, NOLEN 26 MARCH 1965 55