See Attached Sheet

All that purcel of land in the Fifteenth Histrict of Baltimore County, beginning 150,17 feet Southeast of Gir Bhiladalphia Read on the North Sh degrees Girantee Newt 150,465 feet line (said time being located MO feet Sortheast of Lamnings Lano) themes South 35 degrees 50 minutes Bart 467 feet; blaces South 55 degrees 50 minutes Bart 467 feet; blaces South 56 feet; thereos Rorth 15 feet; blaces South 15 feet; blaces to the 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 "A"Residence zone to an Malla zone. Reasons for Re-Classification: Size and height of building: front _____feet; depth.____

1, 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.

Front and side set backs of building from street lines: front.....

Property to be posted as prescribed by Zoning Regulations.

* Sours made * alga bade Legal Owner Address R.J. 2 Box 353, Balter- 6. And

feet; side ...

#3852

Mil

H of Louis

S MADI.

C Old Philadelphia Rd.

C Lempings Lame

3852

ORDERED By The Zoning Commissioner of Baltimore County, this Lth1956., that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a new spaper 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 Bldg., in Towson, Baltimore County, on the..... 1956 at 2 o'clock Pe ... M

Zoning Commissioner of Baltimore County

June 26, 1956

MEMORANDUM

Mr. Wilsie H. Adams, Zoning Commissioner

O. M. Stirling, Jr., Office of Planning

Zoning retition #3852. Land in 15th District, k30.17 feet south-east of Old Philadelphia Road, measuring by direct projection of northeast boundary of parcel to point on southeast side of Philadelphia Road k30 feet north of Lennings Lane.

(1) This office has recently reactivated studies of the Palasid Highway area, looking toward general recommendations at some future date. From evidence realisations are considered to the propose along strip of the propose along strip of the propose along the propose along the propose along the propose area of the propose of the propose of the propose for the propose of the propose

In order to protect the residential area from the annoyance of frequent industrial ascess reads, to sends carrying industrial traffic up the step possible use of the industrial lated, as the \$8.0, and to give riberal possible use of the industrial lated, as the \$8.0, and to give riberal collections as path reguly parallel to the \$8.0 and from 500-700 fest northwest of it. Industrial soming will be offer both sides of the service read except as a strain of the bounded area or extreme in topography force us to late industrial assumpt to the southeast of the

The proposal presented by this pottion is thus in full accord with our life in the problem of allering for the problem of all problem of allering for the problem of all problem of a property for which replassification is plad, the property all become as such will be subject to subdivision processing by this subject to a property for the problem of access to bit Mit. 7. If the prities can continue the problem of access to bit Mit. 7. If the prities can be informed the beating of the location of the service road with definite after rapid between the problem of access to bit Mit. 7. If the prities can be informed that the problem of access to bit Mit. 7. If the prities can be informed with the problem of access to bit Mit. 7. If the prities can be informed that the problem of the provider with his two discussions according to the provider with his two continues and the problem of the provider with his two calls of the provider of the provider of the provider interest.

(2) Smile the land in this area along the northwest side of the 8 t 0 appears to be suitable to light industrial use, and the tract adjacent to the parcel on the southment is nonconforming heavy industry a site devotes to the same action of tricks, we are not messarily of the opinion that reclaratifi-cation to del is appropriate. Oretain below an ingit be appropriate to the

IN THE MATER OF PETITION
FOR RECIASSIFICATION - From
an "R-6" Zone to a "M.H."
Zone - S. E. Philadelphia Road
- N.E. of Lenning Lane, 15th
Dist. - Louis Madl & Olga Madl,
Petitioners

BEFORE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

3852-

Pursuant to advertisement, posting of property and public hearing on the above petition for reclassification from an "3-6" (residence) Zona to a "M. H." (manufacturing heavy) Zone, after hearing the testimeny and having viewed the subject property, it is the opinion of the Deputy Zoning Commissioner that the request is proper and logical for said

It is to be noted that the Flanning Commission having completed recent studies of the area proposes a long strip of residential zoning coutheast of Old Philadelphia Road adjacent to a contiguous strip of light industrial zoning northwest of the Baltimore & Chic Railroad. The widths of these residential strips will vary from 200 feet to 300 feet in depth.

The portion of the property being rezoned shall be as indicated on the plat submitted to the Zoning Department and as advertised. This will more than root the Planning Commission's requirements as it will keep the industrial soming distant 430.17 feet from Old Philadelphia Road at the northernsest point and distant 490 feet from the southestern tip of said tract.

Because of the changes which have taken place in this area and because this property is adjacent to an existing use which is now only permitted in a heavy injustrial zone, and also because it abuts the main line of the Baltimore & Chic Railroad, the reclassification should be granted.

It is this 25 M day of September, 1956, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for reclassification from an "R-6" Zone to a "H. H." Zone, be and the same is hereby granted, subject, however, to approval of plans for the development of said property by the Bureau of Land Development and the Department of Public

DI THE MATTER OF PETITION FOR RECLASSIFICATION - From an "R-6" Zone to a "M.H." Zone - S. E. Philadelphia R. - N.E. of Lenning Lane, 15th - N.E. of Lenning Lane, 15th Dist. - Louis Madl & Olga Madl, Petitioners.

DEPUTY ZONING COMPUSSIONE OF BALTIMONE COUNTY

Charles L. Fitspatrick, Esq., Deputy Zoming Commissioner of Baltimore County

Please enter an appeal in the above matter to the Board of Zening Appeals of Baltimore County for which is enclosed the cost of same in the

** ** * * *

C. Howard Dodson, Jr., Appellant Route 12, Box 3h8 Philadelphia Md., Baltimore 6, Md.



spot, but, as you know, the recognition of a use through reclassification involves more than the use contemplated by the petitioner. If possible, we should prefer that industrial reclassification there at the present time be limited to M-L until the study of the area now under way is completed.

ONS/gh

October 3, 1956

RECRITED of C. Howard Dodson, Jr., appellant, the sum of Fifty (\$50.00) Tollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Denuty Zening Commissioner granting reclassification of property on the southeast side of Philadelphia Road northeast of Lenning Lone, 15th District,

01.623 Zoning Service Charge

Louis Madl and Olga Madl, potitioners.

Zonine Consine aner

June 12, 1956

\$35.00

RECEIVED of E. Anthony Hueller, attorney for petitioners, Louis and Olga Madl, the sum of Thirty-five (835.00) dellars, being cost of petition for Reclassification, advertising and posting property on the Southeast side of Old Philadelphia Road, 15th District of Baltimore County.

An additional sign is required for posting this property, therefore, a balance of Three (83.00) dollars 's

Monday, July 2, 1956 at 2:00 P. M.

01.633-125.00

01.622-110.00

JUN 1 2 1956

RECEIVED of II. Anthony Mueller, Attorney for petitioners, Louis and Olga Madl, the sum of Three (\$3.00) dollars, being additional cost for posting the property on the Southeast of Old Philadelphia Road, 15th District of Baltimore County.

61623-13.0

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towsen, Maryland

#3852 Date of Posting 7-3-56

District or Lyn. B-le gant to an My H. Jane
Posted or Lyn. B-le gant to an My H. Jane
Destillanor: Farsher Cornel Class. My All Hayfiel Good elle Lee Clab
Location of property: 430 17 ft. S.E. of Old Hayfiel Good elle Lee Clab

water of sure Ord sign 628 of without of auchordon Minutest suite of Chilackfalur Rd. another back or said projectly Posted by Slauge & Strange Date of return: 7-5-56

> CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

> > #3852

Date of Fating 6-20-56 Date of saling land of soling land of saling land of the saling land of Posted by Glorge A. Humans Date of return: 6-21-56

Towson, Maryland

July 5, 1956

HECKIVED of H. Anthony Emeller, attorney for Louis Madl, and wife, petit'oners, the sum of 83.50 being additional cost in the matter of petition for reclassification of property beginning h30.17 feet southeast of Old Philadelphia Boad, 15th

Zoning Comissioner

01.622 - Advertising \$3.50

JUN 2 5 1956

Certificate Of Publication

ESSEX, MD., June 22

THIS IS TO CERTIFY, That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md., once in each of _____ successive weeks before the ______ day of _____July______195 5_., the first publication appearing on the _____ld_____ day of _Jung_____

> THE EASTERN ENTERPRISE, INC. Thelin & shellow.

IN THE MATTER OF PETITION FOR RECLASSIFICATION - From an "B-6" Zone to a "M-L" Zone S. E. Side Philadelphia Road N. E. of Lerning Lame, 15th Dist., Louis Madl and Ulya Madl, Petitioners

BERRE BOARD OF ZONING APPEALS OF RALTIMORE COUNTY

#3852

OPINION

This is a petition to reclassify a tract of land lying between the Bultimore & Chio Railroad and the Philadelphia Road.

The property does not front on the Philadelphia Road it being 430 feet east thereof. The Baltimore Brick Company has been in the business of manufacturing brick on the adjoining property to the south for many years. This is a non-conforming use but we feel that its close prominity to the subject property would make it unsuitable for residential use. The industrial and connercial operation on the east side of the railroad as well as the operation of the railroad itself, the main line between Washington and New York, also periously affect the use of the property for residential purposes.

A protest to the reclassification comes from residents along the Philadelphia Road but we feel that the buffer zone of 430 feet between the road and the subject property will adequately protect them and at the same time permit the tract to be used for industrial

We think that this land should have been sened for industrial use in 1945. It probably would have been if there had been the demand for industrial sites which exists in Baltimore County today. We, therefore, find that the original zoning of the tract was avenuence

The Office of Planning approves this reclassification and has indicated that on the new zoning map for this District, which is now under study, it will recommend that a much larger strip adjoining the railroad be goned for light industrial use.

We do not think this area is suitable for heavy industrial use . At the hearing before us the petitioner amended his petition and requested a "Mn ufacturing Light" classification.

We to not believe this reclassification will in any manner adversely affect the general welfare of this community and we will sign an Order granting the reclassification.

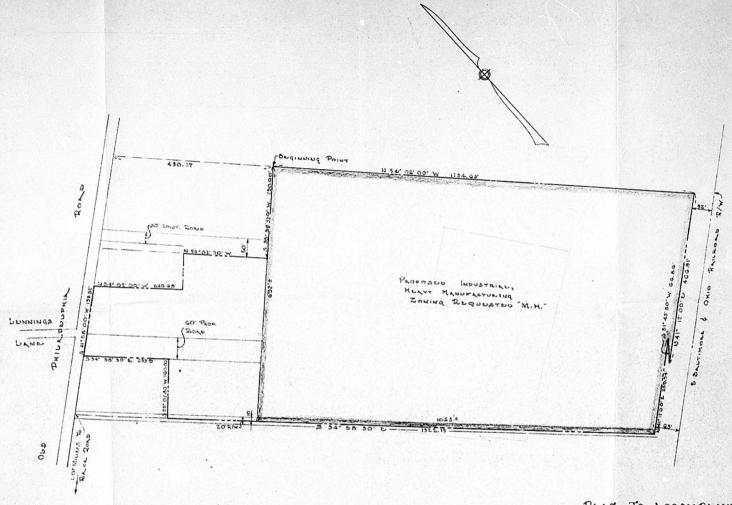
ORDER

For the reasons set forth in the aforegoing Opinion it is this 2/ day of December, 1956, ORDERED by the Board of Zoning Appeals of Baltimore County that the reclassification herein requested be and the same is hereby granted.

Carl Forhda. Approved: County Commissioners of Saltimore County

Board of Zoning Appeals of Baltimore County

Muy 10. Suling



PULT TO ACCOMPLINY PETITION - FOR -

ZONING REGULARIFICATION OF BOULS & OUGL MADE PROPERTY BEECH DIST. Nº 15 - DAUTIKORE CO., MA SOLUEITION - LPRIL DO. 1960

AGENT TUXEDO BELLTY CO. S402 PLRE HEIGHTS AVS. BOUTIMORE ID, MD. MO 4-0101

Tensep: 5-15-86



ENGINEERING ASSOCIATES
7507 YORK RD.
109504 4, No.