

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Clarence D. Ommel, legal owner of the property situate in the Eleventh District of Baltimore County on the south side of Philadelphia Road beginning 660 feet northwest of Joppa Road thence northwesterly and binding on the south side of Philadelphia Road 40 feet; thence south 65 degrees 35 minutes east 873 feet; thence south 28 degrees 45 minutes west 1117.9 feet; thence north 28 degrees 24 minutes east 3.7 feet; thence south 28 degrees 45 minutes west 375.8 feet; thence north 32 degrees 25 minutes west 1117.9 feet; thence south 5 degrees 20 minutes east 241 feet; thence south 28 degrees 29 minutes west 728 feet to a point 300 feet southeast of Philadelphia Road thence north 31 degrees 50 minutes east 1255 feet; thence north 65 degrees 35 minutes east 300 feet to the place of beginning.

I 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-6 zone to an M-1 zone.

Reasons for Re-Classification: See Bill for Light Industrial Purposes

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.

Legal Owner
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 held in the office of the Zoning Commissioner of Baltimore County, in the Record Bldg. in Towson, Baltimore County, on the _____ day of _____, 1956, at 11:00 o'clock A. M.

Zoning Commissioner of Baltimore County
(over)

Pursuant to the provisions of the Zoning Law of Baltimore County, and public hearing on the above petition and it appearing that by reason of the fact that the Office of Planning is at the present time making land use proposals for adoption of the new zoning map and this proposal is only in accord with its recommendation; and, further, that there have been changes of this type in the character of the neighborhood between the Philadelphia Road and the Baltimore & Ohio Railroad since the adoption of the original zoning on January 2, 1945, therefore _____ the above re-classification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County this _____ day of _____, 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-6" (residence) zone to an "M-1" (manufacturing light) zone.

Clarence D. Ommel
Zoning Commissioner of Baltimore County

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 _____, 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.

Approved _____ County Commissioners of Baltimore County
Date _____ By _____ President

RE: PETITION FOR RECLASSIFICATION FROM AN "R-6" Zone to a "M-1" Zone - S. S. Philadelphia Road 660 feet N. E. Joppa Road, 11th District - Clarence D. Ommel, Petitioner
BEFORE
BOARD OF ZONING APPEALS
OF BALTIMORE COUNTY
No. 3876

OPINION

This is a petition for the reclassification of a tract of land from "R-6 Residential" to "Manufacturing Light".

The tract contains about 20 acres and is located on the north side of Philadelphia Road north of Joppa Road and lies between Philadelphia Road and the Baltimore & Ohio Railroad. It is set back a distance of 300 feet from the Road so as to establish a buffer zone of residential zoning which will protect the residence properties along Philadelphia Road.

We think that this land should have been zoned for industrial use in 1945 as 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 this tract was erroneous.

We also point out that other tracts similarly situated have been recently reclassified in this area to "Manufacturing Light" thus resulting in a substantial change in the character of the neighborhood.

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 considerably larger strip adjoining the railroad be zoned for light industrial use. We do 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 foregoing Opinion this is this _____ 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.

Board of Zoning Appeals
of Baltimore County

Approved: _____
County Commissioners
of Baltimore County
Date _____

In the Matter of The Application Before The
For Reclassification of The Zoning Commissioner
Ommel Property (11th Election For
District-East Side Old Philadelphia Baltimore County
Road) From R-6 To M-1

APPEAL

Please enter an appeal in the above entitled matter to the Board of Zoning Appeals for Baltimore County.



Clarence D. Ommel
Attorney for Protestants

\$30.00
RECEIVED OF Clarence D. Ommel, the sum of Thirty-Night (\$30.00) dollars, for the Reclassification, advertising, and posting of property, on the south side of Philadelphia Road beginning 660 feet northeast of Joppa Road, Eleventh District of Baltimore County.

Zoning Commissioner
of Baltimore County

REMARKS:
Wednesday, August 8, 1956
at 11:00 A.M.
County Office Building
111 W. Chesapeake Avenue
Room 109
Towson 4, Maryland

RECEIVED
SEP 13 1956
COMPTROLLER'S OFFICE

August 1, 1956
\$5.00
RECEIVED OF Clarence D. Ommel, the sum of Five dollars (\$5.00), for the balance due for cost of advertising property on the south side of Philadelphia Road beginning 660 feet northeast of Joppa Road, in the Eleventh District of Baltimore County.

Zoning Commissioner
of Baltimore County

RECEIVED
SEP 13 1956
COMPTROLLER'S OFFICE

07620 Bldg. \$10.00
07623 Joppa Rd. \$20.00

RECEIVED
SEP 13 1956
COMPTROLLER'S OFFICE

01.623 Zoning Service charges

OFFICE OF PLANNING

Inter-Office Correspondence

From O. W. Stirling Jr.
To Wilsie H. Adams, Zoning Commissioner
Subject Petition #3876. R-6 to M-L.

July 27, 1956

South side of Philadelphia Road (Md. Rt. 7),
beginning 660 feet northeast of Joppa Road.
11th District - Hearing scheduled Wednesday,
August 8, 1956.

The proposal is fully in accord with our staff recommendation of a strip of M-L Zoning in this neighborhood between the B & O Railroad and a set-back line some 200 to 400 feet southeast of Md. Rt. 7. This industrial strip has been discussed at some length in previous memoranda - those relating to Petitions #3852 and #3846.

As was explained in these memoranda, it is necessary to make allowance for an industrial service road running parallel to the B & O and several hundred feet northwest of it. Thus we wish to request that, if reclassification is granted, the reclassification be made contingent on a provision that plans for any actual construction must be cleared with this office and the Bureau of Highways. We are at present working on the alignment of the industrial road and this work should proceed rapidly enough to be sent on to the Bureau of Highways in time for clearance to be possible without delay when construction plans are submitted by the Petitioner.

O.K. *W. Adams*

CMS/gh

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#3876

District 11th

Date of Posting 7-23-56

Posted for: Clarence B. Gummel

Petitioner: Clarence B. Gummel

Location of property: 515 Philadelphia Rd. by 660 ft. N.E. of Joppa Rd.

Location of Signs: South side of Philadelphia Rd. 740 ft. west of Joppa Rd.

Remarks:

Posted by Mary A. Hummel

Date of return: 7-24-56

NOTICE OF ZONING PETITION FOR RECLASSIFICATION-11TH DIST.

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change of reclassification from an R-6 Zone to an M-L Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

On Wednesday, August 8, 1956

At 11:00 A. M.

to determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid to Manufacturing Light to wit:

All that parcel of land in the 11th District of Baltimore County on the south side of Philadelphia Road beginning 660 feet northeast of Joppa Road, thence northeasterly and parallel to the south side of Philadelphia Road 40 feet; thence south 65 degrees 25 minutes east 112 feet; thence south 25 degrees 45 minutes west 114.5 feet; thence north 25 degrees 24 minutes west 27 feet; thence south 25 degrees 45 minutes west 112.5 feet; thence north 25 degrees 25 minutes west 114.5 feet; thence south 25 degrees 45 minutes east 241 feet; thence south 25 degrees 45 minutes west 10.4 feet; thence north 25 degrees 29 minutes west 730 feet to a point 300 feet southeast of Philadelphia Road; thence north 21 degrees 25 minutes east 1225 feet; thence north 65 degrees 25 minutes east 216 feet to the place of beginning as shown on the plat plan filed with the Zoning Department, being property of Clarence B. Gummel.

By Order of
WILSIE H. ADAMS,
Zoning Commissioner of
Baltimore County,
July 28-56

CERTIFICATE OF PUBLICATION

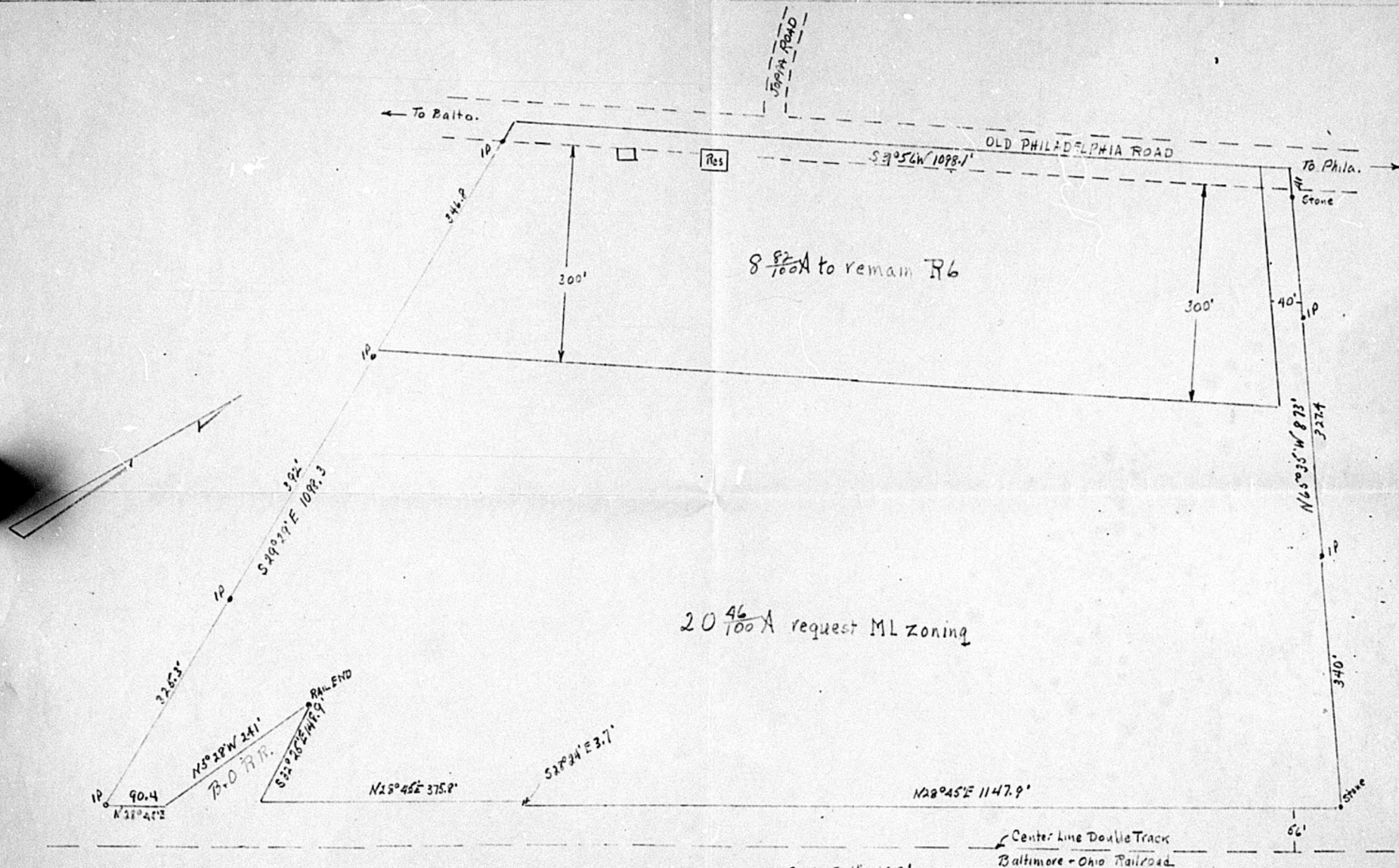
TOWSON, MD. July 27, 1956

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for 2 times ~~successive~~ weeks before the 28th day of AUGUST, 1956, the first publication appearing on the 20th day of July, 1956.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....



8 $\frac{82}{100}$ A to remain R6

20 $\frac{46}{100}$ A request ML zoning

SCALE 1" = 100'

29 $\frac{38}{100}$ Acres Clarence D. Gummel Eleventh Dist. Balto. Co. Md. LMSLM No 862-337

Copied from survey of Norman B Gwynn 12-16-39 by

Real Properties Corp 6-10-76 JCC

321.3
392
717.3