

Petition for Zoning Re-Classification

To the Zoning Commissioner of Baltimore County—

and to the undersigned, legal owner, of the property above

All that parcel of land partly in the Second and partly in the Third Districts of Baltimore County on the South side of Milford Hill Road, beginning 160 feet West of the centerline of Clowdfold Road, 1' more Westerly and binding on the South side of Milford Hill Road 133 feet; thence South 2 degrees 30 minutes West 133 feet; thence South 56 degrees 00 minutes East 100.62 feet; thence South 10 degrees 00 minutes West 75 feet; thence South 11 degrees 03 minutes East 107 feet; thence North 81 degrees 15 minutes East 795.7 feet; thence North 22 degrees 55 minutes East 631.0 feet; thence South 78 degrees 51 minutes West 315.5 feet; thence North 13 degrees 10 minutes West 125 feet to the place of beginning.

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

Reasons for Re-Classification: Approved for use as a residential, two-story and sale of bags; to permit addition to existing improvements on the farm.

Size and height of building: front 70 feet; depth 50 feet; height 2 stories.

Front and side set backs of building from street lines: front 55 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 of Baltimore County.

By _____, President

By _____, Legal Owner

Address: Milford Hill Rd., Pikesville 6, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 1957, 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, at _____, in Towson, Baltimore County, on the _____ day of _____, 1957, at 10 o'clock A.M.

By _____, Zoning Commissioner of Baltimore County

(over)

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partly in the second and partly in the third Election Districts of Baltimore County, located on the South side of Milford Hill Road, approximately 740 feet East of intersection of the Easternmost bank of the Oyster Falls with the Southernmost side of Milford Hill Road, and more particularly described in the two following descriptions:

(For descriptions see attached sheets)

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

Reasons for Re-Classification: Approved for use as a residential, two-story and sale of bags; to permit addition to existing improvements on the farm.

Size and height of building: front 70 feet; depth 50 feet; height 2 stories.

Front and side set backs of building from street lines: front 55 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 of Baltimore County.

By _____, President

By _____, Legal Owner

Address: Milford Hill Rd., Pikesville 6, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 1957, 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, at _____, in Towson, Baltimore County, on the _____ day of _____, 1957, at 10 o'clock A.M.

By _____, Zoning Commissioner of Baltimore County

(over)

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OFFICE PHONES
BALTIMORE, MD. 21202
PIKEVILLE - HUNTER 2-6577

LAW OFFICES

WALTER I. WELLS
WILLIAM D. WELLS
111 NORTH CHARLES STREET
BALTIMORE 1, MD.

February 14, 1957

Building and Zoning Department of Baltimore County
County Office Building
Towson 4, Maryland

Attention: Mrs. Harris

Dear Mrs. Harris:

In compliance with the request of Mr. John L. Koenig, president of Eastern Bag Service, Inc., I am herewith giving you formal notice of our withdrawal of the zoning application for zoning reclassification for the property located on the south side of Milford Hill Road in the Second and Third Election Districts.

It is understood that the withdrawal of the application is entirely without prejudice to the petitioners.

Thank you for your cooperation.

Yours very truly,

William D. Wells

William D. Wells
Attorney for Eastern Bag Service, Inc.

WDW:SP

Please reply to Pikesville office.

PIKEVILLE OFFICE
604 REISTERSTOWN ROAD
PIKEVILLE 6, MARYLAND

DEPARTMENT OF PUBLIC WORKS
OF BALTIMORE COUNTY
Inter-Office Correspondence

From: GEORGE R. LINDS

February 14, 1957

To: CHARLES L. FITZPATRICK

Subject: Zoning Petition #402

Reclassification

Milford Hill Road and Clowdfold Road

This site will be subject to a flood control strip for Oyster Falls. This control strip must be calculated for a 50-year storm, and should not be included in the zoning. The outline of this strip must be defined by the owner's engineer with the approval of the Bureau of Engineering.

Milford Hill Road adjacent to this site will be improved by widening, etc., at such time as the Parkway is completed.

GEORGE R. LINDS
Chief - Permit Section

GR:L

CC: Mr. Stirling (Planning)

OFFICE OF PLANNING

Inter-Office Correspondence

From: Mr. William D. Wells

January 14, 1957

To: Mr. Charles L. Fitzpatrick

Subject: Zoning Petition #402

Reclassification

From "Zoning to the South"

South side of Milford Hill Road near Oyster Falls.

A copy of the above Petition together with a plat showing the property petitioned for reclassification was received by this office on the 10th of January, 1957. The hearing on this Petition was scheduled for Wednesday, February 6th, 1957, which would be 9 days prior to the end of the 30 day period during which the Planning Commission should submit its recommendations in writing to the Zoning Commissioner.

The plat submitted with the Petition does not comply with the requirements of Section 250-2 of the Zoning Regulations which call for complete preliminary development plans showing existing topography, proposed grading, screening and planting, extent, location and character of proposed structures, uses and open areas, and therefore it is impossible for the Office of Planning to prepare an adequate report. In addition the plat does not allow for the projected widening of Milford Hill Road nor does it establish a setback from the future right of way of this road. The four year setback as shown in the plat is inadequate. No outstanding time or other factors are shown in the plat which would justify there any indication of the intended use for the larger portion of the tract which lies at the east end of the property. In addition to these factors there are questions of the property under consideration. There is a County elementary school site adjoining the property to the east and there would be questions concerning the effect of industrial use immediately adjoining this school site.

For these reasons it is recommended that the Zoning Commissioner postpone the hearing date for this Petition and inform the Petitioner that he should contact the appropriate County departments for the purpose of ironing out some of these difficulties before the preparation of preliminary development plans as required by the Zoning Regulations. In the light of the petition as submitted, we could have no possible choice but to prepare a completely unfavorable report.

William D. Wells

William D. Wells

Director

cc: Mr. Stirling

William D. Wells, Solicitor's Office



STATE OF MARYLAND STATE ROADS COMMISSION

100 East Lexington Street
Baltimore 2, Md.

E. C. CHERRY
DIRECTOR

February 6, 1957

Mr. Charles Fitzpatrick, Chairman

Zoning Advisory Committee

Baltimore County Office Building

Towson 4, Maryland

Re: Petition #402

100 to 100

Dear Mr. Fitzpatrick:

Since the acceptance of this portion of the Baltimore County Highway and its interchange at the intersection of this road, this office requests that this petition be held in abeyance for thirty (30) days to allow sufficient time to complete the necessary details.

Very truly yours,

Edward D. Wells

Edward D. Wells
Assistant Engineer

EDW:SP

cc: Mr. W. Stirling

January 15, 1957

February 5, 1957

\$35.00

RECEIVED of Eastern Bag Service, Inc., petitioners, the sum of Thirty-five (\$35.00) dollars, being cost of petition for Zoning Re-Classification, advertising and posting property on the South side of Milford Hill Road, beginning 160 feet West of the centerline of Clowdfold Road, Second and Third Districts of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

RECEIVED

Wednesday, February 6, 1957

at 10:00 A. M.

Room 108

County Office Building

111 N. Charles Avenue

Towson, Maryland

01.623-410.00

01.623-425.00

\$2.00

RECEIVED of William D. Wells, attorney for petitioners, Eastern Bag Service, Inc., the sum of Two (\$2.00) dollars due to cover cost of advertising the property on the South side of Milford Hill Road, beginning 160 feet West of the centerline of Clowdfold Road, Second and Third Districts.

Thank you.

Zoning Commissioner of Baltimore County

td

01.623-425.00

270

NOTICE OF
ZONING PETITION
FOR RECLASSIFICATION -
2nd & 3rd DISTRICTS

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from a R-6 Zone to a M-R Zone of the property herein-after 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 168, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland:

Wednesday, February 6, 1957
at 10:00 A.M.

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

All that parcel of land partly in the Second and partly in the Third Districts of Baltimore County on the South side of Milford Mill Road, beginning 160 feet West of the centerline of Clendyfold Road; thence Westerly and bisecting on the South side of Milford Mill Road 413 feet; thence South 2 degrees 39 minutes West 133 feet; thence South 66 degrees 00 minutes East 100.62 feet; thence South 10 degrees 00 minutes West 75 feet; thence South 14 degrees 03 minutes East 493 feet; thence North 81 degrees 15 minutes East 295.7 feet; thence North 22 degrees 56 minutes East 617.81 feet; thence South 74 degrees 51 minutes West 319.5 feet; thence North 13 degrees 10 minutes West 125 feet to the place of beginning, as shown on plat plan filed with the Zoning Department, being property of Eastern Bag Service, Inc.

By Order of
WILSIE H. ADAMS,
Zoning Commissioner
of Baltimore County.

Jan. 18-25

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md.

THE COMMUNITY PRESS
Dundalk, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

January 24, 1957.

THIS IS TO CERTIFY, that the annexed advertisement of
Wilsie 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 26th day of January, 1957, that is to say the same was inserted in the issues of

January 18 and 25, 1957.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#4042

District 2nd & 3rd Date of Posting 1-22-57
Posted for: Ass R-6 Zone to an M-R Zone
Petitioner: Eastern Bag Service, Inc.
Location of property: S/S of Milford Mill Rd, by 100 ft. W of the centerline of Clendyfold Road, etc. See plat
Location of Signs: one sign 150 ft, another 450 ft. west of Clendyfold Road on the South side of Milford Mill Rd.
Remarks: _____
Posted by George R. Hummel Date of return: 1-24-57
Signature

