July 18, 1957

**6**3

RECEIVED of Jenifor & Jenifor, attorneys-at-law,

the sum of Two Dollars (\$2.00), being cost of additional advertising of the property situate on the West and of Potomac Avenue, North of Ridge Road, 13th District of Baltimore County.

JUL 1 S 1957

01,622 \$ 2,00

COMPTROLLER'S OFFICE

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-I. score . Richard Rouard Ring . . . . . . . legal owner ... of the property situate in the

beginning for the snee at a point in the Thirteenth Bistrict of Baltisore County, feath and the State and State and the State an

to a point; there s. 0 degs. 51 15" M 55.33 feet to a point; there 8.1 16 degs. 55! 15" M 52.14 feet to a point; there 8.18 degs. 51' W 12.14 feet to a point; there 8.18 degs. 51' W 12.14 feet to a point; there 8.0 degs. 18 fins. 55 W 11.50 of eet to the place of beginnings. Containing areas. 5. Jan. 5. Jan. 58 W 11.50 of eet to the

zone to an ML Various Law of Baltimore County from an R6

Resem for Refusedants This property binds upon the Fennsylvania Railroad tracks where they are paralleled by the Southwestern blvd. Its highest utility is for a railroad serviced, manufacturing site. Residential development would result in the chespest possible type of none, which would rayidly degenerate to also characteristics. Immediate use for manufacturing is anticipated.

Size and height of building: front 168 feet; depth 249 feet; height 30 feet. 

of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of

- Richard Haward Ring ..... Richard Howard Ring

Ballinare 27 Mayland

by the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Balti more 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 day of July 19.57 at 1 o'elock Pa M

13/5 M

Clinton P. Petts Denifer Blog

Zoning Commissioner of Baltimore County

822702 DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY No. 1178

............

Mr. Richard H. Ring has petitioned for a change in soming from "R-6" to "N-L" covering part of a tract of land owned by him. The property consists of approximately 7.72 acres. The Ring farm has been in the Ring family for many years. Portions have been sold from time to time. Recently part of the farm was sold to Adam F. Hoff for developing purposes. This development adjoins the property for which reclassification is being asked and new homes are being constructed there at the present time.

The communities of Halethorpe and Arbutus have grown up along the Fernaylvania Main Line. The property in question binds on the Pennsylvania Railroad. Mearby is a school and convent. A ness church of another denomination has nearly been completed. From personal observation standing on the site, only residences and the communical area of Arbutus across the Pennsylvania Reilroad tracks come to view. The whole area is one of a quiet suburban community. The many trains of the Pennsylvania Railroad do not seem to disturb

The Deputy Director of Planning favors a reclassification of the use of this property for several reasons such as:

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#4178

Posted by Lewis & Hammed Date of return: 4-21-57

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS THE COMMUNITY PRESS THE HERALD - ARGUS

No. 1 Newburg Avenue

CATONSVILLE, MD.

Jun 22 1957

THIS IS TO CERTIFY, that the annexed advertisement of Welsie H. Adams my Common description of Solitonia Battomine Court of Solitonia Court of Solitonia Court of Was inserted in THE BALTIMORE COUNTIAN a group of

three weekly newspapers published in Baltimore County, Marvland, once a week for successive weeks before the 22nd day of time, 1957, that is to say the same was inserted in the Issues of June 14 and 24, 1957.

THE BALTIMORE COUNTIAN

By Paul J. Morgany Editor and Managet

(1), Isolation by new East-West Highway would cut residential area from schools, etc.;

- (2) Use of Couthwestern Expressway, Pennsylvania Railroad and new East-West Highway by industry would be arcellent;
- (3) "M-L" moning would protect residents from heavy manufacturing uses, and
- (h) Traffic noises would be objectionable if residences were built in the area.

Certain non-built up areas will be found to be so suited to the Outurn mandred industry that it may be necessary for the Office of Planning to earwark them for that purpose. Certainly if manufacturing decline beyond a certain point the community starves. Industries as such are not necessarily a nuisance to their surroundings and nav even be a positive asset. Planning and functioning of industry may well dictate the future pattern c? residential, commercial and open

It is admitted Planning has disheartening experience with paper plans temperarily disregarded but Zoning Regulations must have a substantial relation to the health, safety, confort and convemisnos to the local community as well as that of all Baltimore County.

Ma h testimony concerned the excellence of the propose industry to occupy the site, however, only a portion of the land to be somed would be occupied by the industry. In addition there is much more wagest land still sound "R-6" that must be considered.

It is believed that the requested resoning is premature. The Deputy Flanning Director testified that the new use maps for the Thirteenth District, of which this area is a part, should be submitted for public hearing within a few months. When the whole pattern of proceed soring is set before the public then the very sizable area can be fitted into a comprehensive planFor the above reasons the natition is denied. It is this 1244 day of July, 1957, by the Deputy

munissioner of Baltimore County that the above petition be and the same is hereby denied and that the above described

OFFICE OF PLANNING

July 3, 1957

From Office of Planning To Mileie H. Adams, Zoning Commissioner Subject Zoning Petition #h178. R-G to M-L. Southwest corner of Wasichill Ave. and P.B. & W.R.R. (Perm R.R.) Approx 7 acres. 13th District Hearing: July 3, 1957 (1:00 P.M.)

In proposals toward a new Zoning Map for the 13th District soon to be presented by this Office, the area in which the subject tract lies will be recommended for light manufacturing.

Our proposals are based on extensive studies of this area, and our expected recommendation of light manufacturing for the subject tract is based on the following considerations:

- (1) The triangle of land bounded by the Southwestern Expressing (and Penn S. E. ), the County lellawy, and the expected route of a new East-Most Highery at Ill entertually be included by these transfer of the County of the Cou
- (2) These four transportation arteries will provide excellent transportation facilitates for manufacturing enterprises, and provide an opportunity for industrial development which, if missed, would be costly to the public, in the long results.
- (3) The subject tract is particularly suited to manufacturing because it lies adjacent to the railroad.
- (i) The recommended soming is M-L rather than M-H, to protect adjoining residential properties from the missince possibilities inherent in most heavy manufacturing uses. We are proposing no M-H seming within the triangle referred to.

ORS/4h

June 11, 1957

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RECEIVED of Jenifer and Jenifer, Attorneys for petitioner, Richard Houard Ring, the sun of Forty-one dollars (\$41.00), being cost of petition, advertising and posting property situate on the West and of Potomac Avenue, 1600 feet North of Ridge Road, Thirteenth District of of Baltimore County.

Thank you,

Zoning Commissioner of Baltimore County

HEART NO.

Wednesday, July 3, 1957 at 1:00 P. N.

01.632-141.00

CONVIDION

BORERT O. BONNELL, CM/MEMAN

EDGAR T. BENNETT, MEMBER

JOHN J. MCMULLEN, MEMBER

G. R. PEABE, SECRETARY

C. L. WANNEN, COMPTROLLER

A. S. GORDON, EXEC. ASST. TO CHR.

ROLAND E. JONES, SPEC. ASST. TO CHR.

JOSEPH D. BUBCHER,

SPEC. ASST. ATTY. SER.



NORMAN M. PRITCHETT.

W. C. HOPKINS, DEPUTY CHIEF ENGINEER

P. A. MORISON,

C. A. GOLDEISEN,

## STATE OF MARYLAND STATE ROADS COMMISSION

BALTIMORE 3. MD.

E. C. CHANEY. DISTRICT ENGINEER

July 1, 1957

OFFICE OF DISTRICT ENGINEER
POST OFFICE BUILDING
REISTERSTOWN, MD.

Mr. Wilsie H. Adams Zoning Commissioner Baltimore County Office Building Towson 4, Maryland

Re: Zoning Petition 4178 R.6 to M.L.

Dear Mr. Adams:

With respect to the subject application, I would like to call to your attention the fact that the State Roads Commission is developing plans at this time for a proposed expressway through the Arbutus - Halethorpe area. As these plans are not, at this time, far enough advanced to give an accurate alignment through the subject property, this office requests that the Commissioner withhold his order for a period of sixty (60) days, thereby affording the State Roads Commission time in which to develope said alignment.

It is my understanding that the property owner is satisfied to have the existing R.6 zoning remain for the property required by the State Roads Commission. If this is so, would it be possible for the Zoning Commissioner to grant the zoning reclassification with a clause saving and excepting all that area that will be required as the rights of way for the aforementioned expressway.

Thank you for your co-operation.

Yours very truly,

Edward D. Reilly Assistant Engineer

EDR:pw

cc: Mr. O. M. Stirling Mr. W. T. Sprague