Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County :-

To The Zening Commissions of Raitmore Company. The Nagrocuric Company of Raitmore Company. The Read Raitmore and Company of Raitmore Company of Raitmore City Company of Raitmore City Company of Raitmore City Company of Raitmore Company of Raitmor

* See Attachment 1

ACCRECATION OF STREET OF STREET, STREE

Reasons for Re-Classification: ... Carling plans to construct and operate a ... brewery under licenses (Manufacturers License - Class 5 Brewery and Wholesalers License - Class 4 Beer applied for from the Comptroller of the Treasury, State of Maryland) on the above described property,

On the Presently, state of resignation of the control of the Present of the Control of the Contr to be posted as prescribed by Zoning Regulations.

Property to be posted as prescribed by Zoning Regulations.

Garling

ZYEXXX agreed to pay expenses of above re-classification, advertising, posting, etc., upon filing of this petition, and further agrees to and are to be bound by the zoning regulations and restrictions of

Baltimore County adopted pursuant to The Title Holding Company

Breedy Bonuldon, V. P. The B & O Railroad Company

the 15th day of July

Note: Michel Longing Company, Incorporated By J. Gord, Assist. Sec y Address 1000 Maryland Trust Building Baltimore 2, Maryland

Commissioner of Baltimore County, this 17th day of June 19. 57, 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 properly be posted, and that the public hearing hereon be had in the office of the 111 W. Checapyake Ave.

Zoniag Commissioner of Haltimore County, for the Heard-Ridg. in Towson, Baltimore County, on

7/15/57 MAII

Zoning Commissioner of Baltimore County

....... 19.57., at .. 11 .o'elock M.

OFFICE OF PLANNING

Inter-Office Correspondence Prom Office of Planning July 15, 1957

To Mr. Wilsie H. Adams, Zoning Commissioner Subject R-G to N-H, Approx. 200 feet North of Northwest corner of Fatapece Harbor Project and Baltimore County Beltway 11.64 acres. 13th District. Hearing: July 15, 1957 (11:00 A.M.)

Advisory Note on Land-use and Site Plan:

(1) This Office is now completing land-use studies of the 13th District and will propose a new 13th District Zening Map in the near future. At that time we will recommend U-H Zening for an area of which the subject tract is a part.

(2) The read referred to on the plat as "Spur Read" will need to follow a course account different from the one show, if place for its eressing of the case include a sage relection of the extra carried through. These plane also includes a sage relocation of the extra carried through Thomas plane also includes a sage relocation of the extra carried through Thomas plane in the sage of the carried product of the sage relocation of the sage relocation of the sage relocation.

ATTACHMENT I

Petition for Zoning Re-Classification dated June

17, 1957 on behalf of Carling Brewing Company, Incorporated.

The Title Holding Company holds the legal title to certain of the property presently classified as R-6 Zone for the account of Carling Revening Company, Incorporated which title is subject to party also desired to be reclassified to M.H. Zone is owned by Robert E. Michel and Mary Ellen Michel, his wife, subject to an option granted by Nr. and Nrs. Michel to Carling. The Ballinove and Ohio Railroud Company and The have title to certain of the above described property subject to a purchase contract with Carling whereby Carling has agreed to buy said property upon the fulfillismin of certain conditions. Consequently, all the above parties join in this putilion.

Department Of Bublic Works BUREAU OF LAND DEVELORMENT

Inter-Office Corres

GEORGE R. LENIS. MITSTE II. ADAMS

Zoning Petition #4190 Carling Browing Company, Inc. District 13

> This office has no comment with meanest to the recogings however, the location, alignment, and grade of Spur Road, as shown on the plat, has not been approved by Baltimore County. The actual bounds of zoning would have to be revised if the alignment of Spur Road is changed.

> > & Jem GEORGE V. LEMIS Chief - Permit S

July 15, 1957

CRL:ls

C: Mr. Stirling (Planning)

August 1, 1957

Dollars (\$9h,00), being cost of petition, advertising and posting property situate on the Southeast Right-of-May Len of Hollins Ferry Road.

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west the Office of Planning in the land use study of this particular area has recommended the property being somed for Heavy Anufacturing use, the granting of which as described in the potition by the potitioner, will not be detrimental to the health, m fety and the general welfare of the community, the above re-classification should be had It Is Ordered by the Zoning Commissioner of Baltimore County this 15th. day of hereby reclassified, from and after the date of this Order, from a n "B-6" to a..."M-H". cone., subject to approval of plans for the development of the subject property by the Office of Planning and the Bureau of Land Development. Wilsin N. Colam Pursuant to the advertisement, posting of property and public hearing on the above petition an it appearing that by reason of It Is Ordered by the Zoning Commissioner of Baltimore County, this 19 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... Zoning Commissioner of Baltimore Court

CENTENARY YEARS 1849 - 1949

S. J. MARTENET & CO. URVEYORS AND CIVIL ENGINEERS 9 E. LEXINGTON STREET BALTIMORE-2, MD. ATTACHMENT 2

REGISTERED THIONAL PROFESSIONAL ENGINEERS LAND SURVEYORS

LEXINGTON 9-4263

DESCRIPTION OF PROPERTY DESIRED TO BE CLASSIFIED OR RE-CLASSIFIED AS "MH" ZONE

All that parcel of land situate in the Tairteenth Election District of Baltimore County bounded and described as follows:

BEGINNING for the same at a corner of the Right of Way of State Roads Commission of Maryland Patapsco Tunnel Project - West Approach located 150 feet Northwesterly (left), measured radially, from Station 181 plus 53.15 on the "Base Line of Right of Way" shown on State Roads Commission of Maryland PLAT No. 13499, Contract No. P.T.-101 issued April 19, 1955; said Right of Way corner being also at the Northeasterly Right of Way Line of a Road varying in width from 115 feet to 70 feet shown on said PLAT No. 13499 and on State Roads Coamission of Maryland PLAT No. 14571 Contract No. P.T .- 101 issued December 16, 1955 and running thence, binding on the Northeasternmost Right of Way Lines of said Road of varying width, the five following courses and distances, to wit: North 38 degrees, 42 and 39 seconds West 149.98 feet; South 51 degrees, 17 minutes. and 21 seconds West 20.00 feet to a point located 35 feet Northeasterly, measured at right angles, from Station 13 on the "Base Line of Right of Way" shown on said PLAT No. 14571; North 38 degrees, 42 minutes and 39 seconds West 227,48 feet to a point located 15 feet Northeasterly, measured at right angles and radially from Station 15 plus 27.48 on the "Base Line of Right of Way" shown on said PLAT No. 14571; Northwesterly by a line curving toward the North (right) with a radius of 783.51 feet and a chord which bears North 20 degrees, 44 minutes and 02 seconds West 483.63 feet the distance of 491.66 feet to a point located 35 feet Easterly, measured radially and at right angles, from Station 20 plus 41.10 on the "Base Line of Right of Way" shown on said PLAT No. 14571 and North 2 degrees, 45 minutes and 25 seconds West 337.27 feet to a point in the Southeasternmost Right of Way Line of a new location of Hollins Ferry Road at a point located

OWARD D. TUSTIN

CENTENARY YEARS 1849 - 1949

S. J. MARTENET & CO. URVEYORS AND CIVIL ENGINEE 9 E. LEXINGTON STREET

REGISTERED PROFESSIONAL ENGINEERS

Page 2

1. EVINGTON 9-4263

50 feet Southeasterly, measured at right angles, from Station 84 plus 62.96 on the "Base Line of Right of Way of Hollins Ferry Road" as shown on State Roads Commission of Maryland PLAT No. 10723 Contract No. B-635-11-420 issued December 13, 1955; thence, binding on the Southeasternmost Right of Way Line of Hollins Ferry Road as shown on said PLAT No. 10723 and on PLAT No. 10722 issued December 13, 1955, with revisions January 14, 1956 and February 7, 1956, the four following courses and distances, to wit: North 68 degrees. 39 minutes and 25 seconds East 637.04 feet to a point located 50 feet Southeasterly, measured at right angles, from Station 91 on the "Base Line of Right of Way of Hollins Ferry Road" as shown on said PLAT No. 10723; North 74 degrees, 22 minuter and 03 seconds East 100.50 feet to a point located 60 feet Southeasterly, measured at right angles, from Station 92 on said "Base Line": North 68 degrees. 39 minutes and 25 seconds East 150.00 feet to a point located 60 feet Southeasterly, measured at right angles, from Station 93 plus 50 on the "Base Line of Right of Way of Hollins Ferry Road" as shown on said PLAT No. 10722 hereinbefore referred to and South 76 degrees, 32 minutes and 34 seconds East 79.58 feet to a point located 105.42 feet Southeasterly, measured at right angles from Station 94 plus 15.35 on said last mentioned "Base Line" and 80 feet Southwesterly, measured at right angles, from Station 4 plus 50 on the "Base Line of Right of Way - Raup "H" of Baltimore County Beltway" as shown on said PLAT No. 10722; thence, binding on the Southwesternmost Right of Way Line of Ramp "H" as shown on said PLAT No. 10722 and on PLAT No. 10721 Contract No. B-635-11-420 issued January 19, 1956, the four following courses and distances, to wit: South 21 degrees, 20 minutes and 35 seconds East 112.17 feet to a point located 80 feet Southwesterly, measured at right angles and radially from Station 5

CENTENARY YEARS 1849 - 1949

LEXINGTON 9-4263

REGISTERED PROFESSIONAL ENGINEERS LAND SURVEYOR

Page 3

1849 - 1949

S. J. MARTENET & CO. ORS AND CIVIL ENGINEERS 9 E. LEXINGTON STREET

CENTENARY YEARS

REGISTERED

LEXINGTON 9-4263 LAND SURVEYORS

from Station 192 plus 70.01 on the "Base Line of Right of Way of Patapaco Tunnel Project - West Approach" as shown on PLAT No. 12767 Contract No. P.T.-101 and 102 issued December 16, 1955 and PLAT No. 13497 Contract No. P.T.-101 issued December 16, 1955; thence, binding on a Right of Way Line of State Roads Commission of Maryland as shown on said two last mentioned Plats, South 17 degrees, 34 mirutes and 25 seconds East 214.35 feet to another corner of said Right of Way located 150 feet Northwesterly (left), measured radially, from Station 192 plus 50 on said last mentioned "Base Line of Right of Way" and thence, binding on the Northwesternmost Right of Way Line of Patapsco Tunnel Project - West Approach as shown on State Roads Commission of Maryland PLATS No. 13497, No. 13498 issued December 16, 1955 and PLAT No. 13499 Contract No. P.T.-101 issued April 19, 1955, in all, Southwesterly by a line curving toward the South (left) with a radius of 4447.18 feet and a chord which bears South 59 degrees, 19 minutes and 13 seconds West 1132.125 feet the distance of 1135.205 feet to the place of beginning.

Containing 28 acres of land, more or less.

The courses in the above description are referred to the meridian of State Roads Commission of Maryland PLAT No. 10723 Contract No. B-635-11-420 issued December 13, 1955 showing the Right of Way for a new location of Hollins Ferry Road.

June 13, 1957



DESCRIPTION OF PROPERTY DESIRED TO BE CLASSIFIED OR RE-CLASSIFIED AS "MH" ZONE

S. J. MARTENET & CO. SURVEYORS AND CIVIL ENGINEERS 9 E. LEXINGTON STREET BALTIMORE-2 MD

plus 62.17 on said "Base Line of Right of Way - Ramp "H""; Southeast-

erly by a line curving toward the East (left) with a radius of 279.00

feet and a chord which hears South 47 degrees. OH minutes and 58.5

seconds Rast 242.33 feet the distance of 250.68 feet to a point

located 80 feet Southwesterly, measured radially, from Station 7

plus 40.97 on said "Base Line of Right of Way - Ramp "H""; South-

easterly by a line curving toward the South (right) with a radius of

425.84 feet and a chord which bears South 63 degrees, 48 minutes and

58.5 seconds East 133.33 feet the distance of 133.88 feet to a point

located 80 feet Southwesterly, measured radially, from Station 9 on

No. 10722 and South 23 degrees, 05 minutes and 30 seconds East 203.38

angles, from Station 69 plus 03.37 on the tangent "Base Line of Right

of Way - Baltimore County Beltway" as shown on said PLAT No. 10721;

thence, still binding on the Right of Way Lines or Property Lines of

State Roads Commission of Maryland, South 19 degrees, 23 minutes and

recorded among the Land Records of Baltimore County in Plat Book W.P.C.

No. 3, folio 124 located South 8 degrees, 37 minutes and 25 seconds

30 seconds East 18.48 feet to a point in the division line between

Lot No. 12 and Lot No. 13 as laid out on the "PLAT OF GROSEDALE"

East 1261.13 feet from the intersection of the Center Line of

Hoffman Avenue, 30 feet wide, with the Center Line of Monumental

Avenue, 40 feet wide; thence, binding on said division line, as now

to the Southernmost outline of "GROSZDALE" thence, binding on said

outline and said Lot No. 13, as now surveyed, North 87 degrees and

43 minutes East 9.13 feet to a corner of the Right of Way of State

Roads Commission of Maryland located 363,47 feet Northwesterly (left)

surveyed. South 8 degrees. 37 minutes and 25 seconds East 52,335 feet

said "Base Line of Right of Way - Ramp "H"" as shown on said PLAT

feet to a point located 200.00 feet Westerly, measured at right

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

property: Con the Egger love of S/Wof Holling Ferry

Location of Signs: Ont wan M. M. for of Halling Firmy Ad + Som Acad another 140 4 5 of Hoffmandreme tendent of Ballo lo Bellung

Posted for: lin Role Bane to an MH Jane

Road etc. Lee Plat

DESCRIPTION OF PROPERTY DESIRED TO BE CLASSIFIED OR RE-CLASSIFIED AS "MH" ZONE

#4190

Date of Posting 7-3-57

Page 4

