

4278-X

4278-R

PETITION FOR (1) ZONING RECLASSIFICATION (2) SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County:

I, or we, The Dundalk Company, Bethlehem Steel Legal Case Company, The Title Holding Company, Joseph J. Baylin and Oelia Baylin, his wife, and Alan Wurtzburger and Janet E. C. Wurtzburger, his wife, the legal owners of the property hereinafter described, and General Motors Corporation, the holder of an option thereon, said property being located in the 12th Election District of Baltimore County, Maryland, and described on the attached schedule.

PARCEL 1 - All that parcel of land in the 12th District of Baltimore County on the East side of Willow Spring Road, beginning 130.04 feet north of Woodley Road; thence northerly and binding on the east side of Willow Spring Road 791.47 feet; thence the following courses and distances: North 34 degrees 47 minutes east 401.75 feet; north 84 degrees 51 minutes east 45 feet; south 6 degrees 42 minutes east 345.89 feet; north 73 degrees 09 minutes east 77.79 feet; north 69 degrees 16 minutes east 67.85 feet; south 23 degrees 44 minutes east 461.33 feet; south 31 degrees 31 minutes west 12.25 feet; south 83 degrees 42 minutes west 634.28 feet to the place of beginning.

PARCEL 2 - All that parcel of land in the 12th District of Baltimore County on the east side of Willow Spring Road beginning 120 feet south of Riverview Avenue; thence southerly and binding on the west side of Willow Spring Road 1275.66 feet to the north side of proposed 50 foot Road; thence southerly and binding on said proposed Road 33.84 feet to the easternmost side of proposed Central Avenue; thence northerly and binding on the easternmost side of proposed Central Avenue 1238.56 feet; thence south 34 degrees 15 minutes west 120 feet more or less to the east boundary of Baltimore City; thence binding on said Baltimore City east boundary line in a northerly direction 440 feet more or less to the south side of Riverview Avenue; thence southerly and binding on the South side of Riverview Avenue 75 feet more or less to the east side of proposed Central Avenue; thence southerly and binding on the east side of proposed Central Avenue 120 feet; thence north 35 degrees 44 minutes east 800 feet to the place of beginning. Starting and measuring therefrom that portion zoned M.C. as shown on plat plans filed with the Zoning Department.

General Motors Corporation

by *John H. Grand* Attorney Detroit 2, Michigan

Nov. 13, 1957: Petition withdrawn by counsel for petitioner.

W. H. Adams Zoning Commissioner of Baltimore County

PETITION FOR (1) ZONING RECLASSIFICATION (2) SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County:

I, or we, The Dundalk Company, Bethlehem Steel Legal Case Company, The Title Holding Company, Joseph J. Baylin and Oelia Baylin, his wife, and Alan Wurtzburger and Janet E. C. Wurtzburger, his wife, the legal owners of the property hereinafter described, and General Motors Corporation, the holder of an option thereon, said property being located in the 12th Election District of Baltimore County, Maryland, and described on the attached schedule.

I hereby petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from M.C. BY & RD ZONE to an M.C. Zone; and (2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property,

where permitted use as a storage and shipping center for new motor vehicles manufactured by General Motors Corporation (Leafield Motors Division), which activities are now performed at 124 Aimee in Baltimore City. Property to be used as described by zoning regulations.

I, or we, agree to pay expenses of the above reclassification and Special Exception, 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.

The Dundalk Company, The Title Holding Company, Sparrows Point 10, Maryland, Bethlehem Steel Company, Sparrows Point 10, Maryland, General Motors Corporation, 3000 Riverchase, Bethlehem, Pennsylvania

William D. Stein Attorney Baltimore 2, Maryland
Joseph J. Baylin Attorney Sparrows Point 10, Maryland
Alan Wurtzburger Attorney Sparrows Point 10, Maryland
Oelia Baylin Attorney Sparrows Point 10, Maryland
John H. Grand Attorney Detroit 2, Michigan

General Motors Corporation

by *John H. Grand* Attorney Detroit 2, Michigan

Nov. 13, 1957: Petition withdrawn by counsel for petitioner.
W. H. Adams Zoning Commissioner of Baltimore County

MICROFILMED

ORDERED BY the Zoning Commissioner of Baltimore County this 22 day of October, 1957 that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 13th day of November, 1957, at 11:15 o'clock A.M.

Zoning Commissioner of Baltimore County

LAW OFFICE TURNBULL AND BREWSTER 24 WEST FARMERSVILLE AVENUE TOWSON, MARYLAND

November 12, 1957

Honorable W. H. Adams Zoning Commissioner of Baltimore County Office Building Towson 4, Maryland

Re: Petition for Reclassification and Special Exception of that property of the Dundalk Company, Bethlehem Steel Company, et al, by the General Motors Corporation, the holder of an option thereon.

Dear Mr. Adams:

As counsel for the General Motors Corporation in the above matter, we wish to advise that our client desires to withdraw, without prejudice, its application for reclassification and special exception.

We would appreciate it if you would mark your records accordingly, and advise us of any costs outstanding incident to this application.

Very sincerely yours,

DBB/etn

Samuel I. Brewster

OFFICE OF PLANNING

From: Office of Planning, November 13, 1957
To: W. H. Adams, Zoning Commissioner

Subject: Zoning Petition #278-X, M.C. BY & RD to M.C. Northeast corner of City and County Line & Greening Highway, driving into Parcel I and II by Willow Spring Road, approx. 26 acres, 12th District. Hearing: Nov. 13, 1957 (11:15 A.M.)

Advisory Recommendation - Land Use

It appears that the use is suitable and that M.C. zoning is acceptable, in the location - if adjoining residential properties are protected from whatever nuisance effect is involved. Fully developed residential areas are adjacent to the property, to the North, to the East and to the Southwest. Permanent and effective screening should be established along these courses of the property border. A setback setback distance should be appropriate to the actual character of the use. The exact nature of the activities planned for the site is not known to this Office. The M.C. zone provides that 30 foot rear and side yard set backs shall apply in the case of a warehouse or a service garage, but 100 ft. setbacks that the nuisance potential of the above activities involved is equivalent to that of assembly. Or the nuisance potential may be intermediate between that of assembly, or the nuisance potential may be intermediate between that of the 100 ft. setback M.C. zone and that of the 30 ft. setback M.C. zone. We recommend that, in the event the proposal is granted, setback stipulations be made on the basis of evidence presented at the hearing as to the nuisance potential of intended activity, rather than on the basis of the terms prescribed by the Petitioner for zoning the intended use.

02/15

Department of Public Works

From: GEORGE H. LEWIS, November 13, 1957
To: WALTER H. ADAMS

Subject: Zoning Petition #278-X, Reclassification and Special Exception M.C. BY & RD to an M.C. Zone Special Exception for Storage & Shipping Center General Motors Corporation 2/3 Willow Spring Rd. 130' N of Woodley Road District 12

This office has the following comments on the referenced petition:

- 1) Petitioner's plan should set up 60' right of way for proposed Central Avenue, and 60' right of way for Willow Spring Road. Any zoning of this site should exclude these rights of way. The Office of Planning shall verify the widths of right of way given above.
- 2) Development of this area into a paved car storage will require a fairly extensive drainage system.
- 3) Owner must satisfactorily provide for the existing drainage courses through the property. Design and construction of this system shall be subject to Baltimore County approval.
- 4) Proper screening shall be included in any order to protect the adjacent residential developments.

It is suggested that any rezoning of this tract be made subject to approval of the Division of Land Development and the Office of Planning.

George H. Lewis GEORGE H. LEWIS Chief - Permit Section Division of Land Development

GHL:la
CC: Mr. Stirling (Planning)

October 24, 1957

\$35.00

RECEIVED OF Turnbull & Brewster, attorneys for petitioner The Dundalk Company, et al, the sum of Thirty-five Dollars (\$35.00), being cost of petition, advertising and posting property situate in the 12th District of Baltimore County on the East side of Willow Spring Road, beginning 130.04 feet North of Woodley Road. Thank you.

Zoning Commissioner of Baltimore County

td

01.600-35.00

RECEIVED NOV 21 1957 COMPTROLLER'S OFFICE

November 7, 1957

\$39.00

RECEIVED OF Turnbull & Brewster, attorneys for petitioner, The Dundalk Company, et al, the sum of Thirty-nine Dollars (\$39.00) to cover cost of advertising and posting the property situate on the East side of Willow Spring Road, 12th District of Baltimore County. Thank you.

Zoning Commissioner of Baltimore County

td

01.622-39.00

RECEIVED NOV 7 1957 COMPTROLLER'S OFFICE

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 12th Date of Posting 10-31-57 #4278
 Posted for Ans B-1, B-2, B-3 zones to an M-1 zone
 Petitioner: Dundalk Co., Bethlehem Steel Co., et al
 Location of property: E/S of Willow Spring Rd. by 130.04 ft. N. of Woodley Rd.
N/S of Willow Spring Rd. by 120 ft. S. of Government Ave. E. of Hubbs,
 Location of Signs: Corner of Riverview Rd. and Willow Spring Rd. 425 ft. south of Riverview
and on E/S of Willow Spring Rd. south of Riverview Rd. 425 ft. south of Riverview
Riverview and on N/S of Willow Spring Rd. south of Riverview Rd. 425 ft. south of Riverview
 Remarks: S/S of Riverview Ave. or N/S of Central Avenue
 Posted by George H. Hagan Date of return: 11-1-57
 Signature

**ZONING DEPARTMENT OF
 BALTIMORE COUNTY
 PETITION FOR ZONING
 RECLASSIFICATION AND
 SPECIAL EXCEPTION
 12TH DISTRICT**

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from an R-6 B. L. and R. G. Zones to an M. L. Zone and a Special Exception to use the property hereinafter described for a Storage and Shipping Center for new motor vehicles manufactured by General Motors Corporation the Zoning Commission 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, November 13, 1957 at 11:15 A. M.

to determine whether or not the following mentioned and described property should be changed or reclassified and whether a Special Exception for Storage and Shipping Center for new motor vehicles should be granted to wit:

PARCEL 1 — All that parcel of land in the Twelfth District of Baltimore County, on the East side of Willow Spring Road, beginning 130.04 feet North of Woodley Road; thence northerly and binding on the East side of Willow Spring Road 793.47 feet; thence the following courses and distances North 84 degrees 49 minutes east 401.75 feet, North 84 degrees 51 minutes east 45 feet, South 6 degrees 42 minutes East 384.89 feet, North 79 degrees 00 minutes East 77.79 feet, North 59 degrees, 16 minutes East 67.85 feet, South 59 degrees 44 minutes East 464.52 feet, South 31 degrees 31 minutes West 12.25 feet, South 83 degrees 42 minutes West 684.28 feet to the piece of beginning, as shown on plat plans filed with the Zoning Department, being property of The Dundalk Company, Bethlehem Steel, et al.

PARCEL 2—All that parcel of land in the Twelfth District of Baltimore County, on the West side of Willow Spring Road beginning 120 feet South of Riverview Avenue; thence southerly and binding on the West side of Willow Spring Road 1275.66 feet to the North side of proposed 50 foot Road; thence westerly and binding on said proposed Road 33.84 feet to the Easternmost side of proposed Central Avenue; thence northerly and binding on the Easternmost side of proposed Central Avenue 1238.56 feet; thence South 84 degrees 15 minutes west 120 feet more or less to the East boundary of Baltimore City; thence binding on said Baltimore City East boundary line in a northerly direction 440 feet more or less to the East South side of Riverview Avenue; thence westerly and binding on the South side of Riverview Avenue 75 feet more or less to the East side of proposed Central Avenue; thence southerly and binding on the East side of proposed Central Avenue 120 feet; thence North 85 degrees 44 minutes East 800 feet to the place of beginning.

Saving and excepting therefrom that portion Zoned M. L., as shown on plat plans filed with the Zoning Department, being property of The Dundalk Company, Bethlehem Steel, et al.

By Order of
 Wilsie H. Adams
 Zoning Commissioner

OFFICE OF

OCT 30 1957

4278

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
 Reisterstown, Md.

THE COMMUNITY PRESS
 Dundalk, Md.

THE HERALD-ARGUS
 Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

November 2, 1957.

THIS IS TO CERTIFY, that the annexed advertisement of

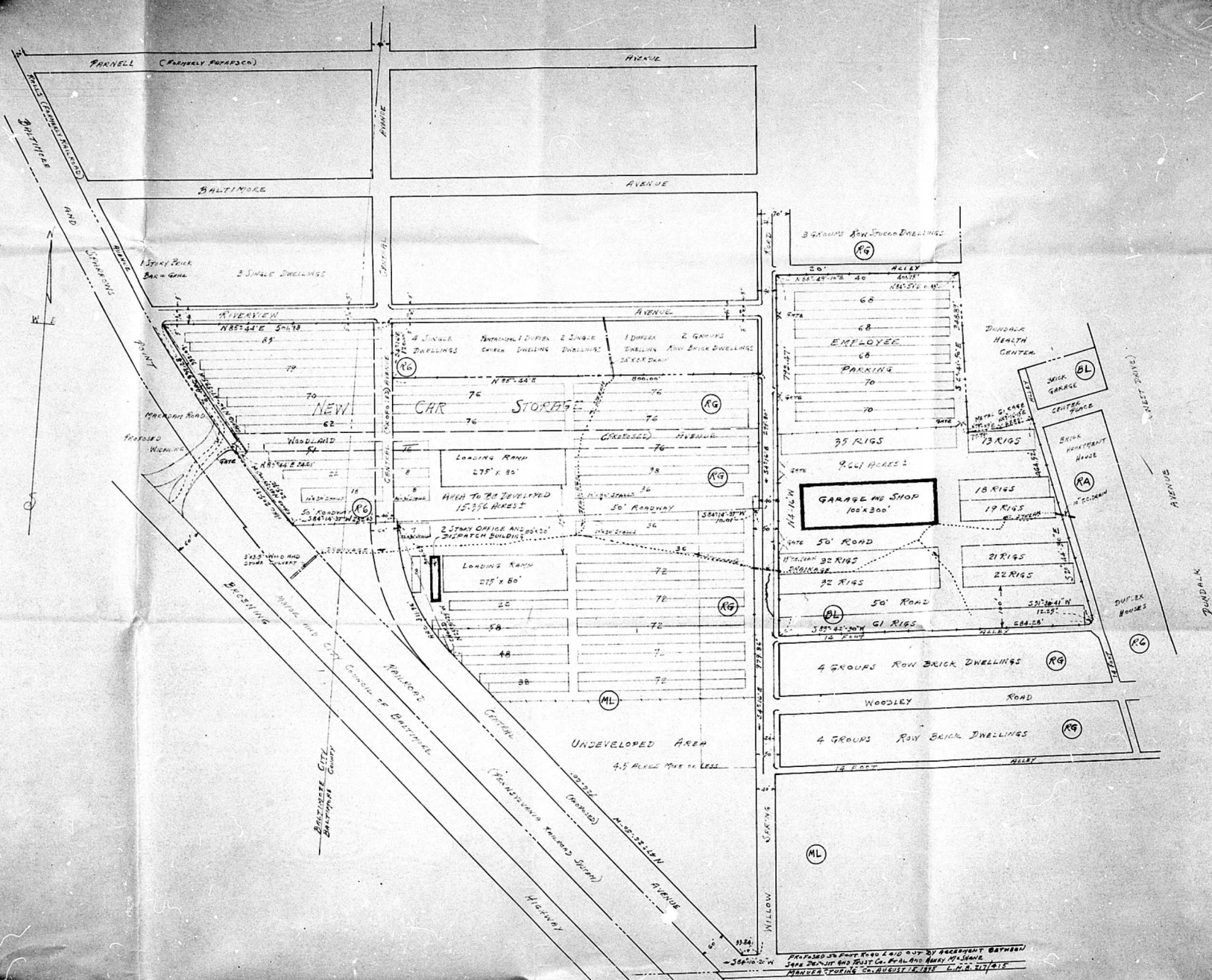
Wilsie H. Adams, Zoning Commissioner for Baltimore County

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 2nd day of November, 1957, that is to say the same was inserted in the issues of

October 25, November 1, 1957.

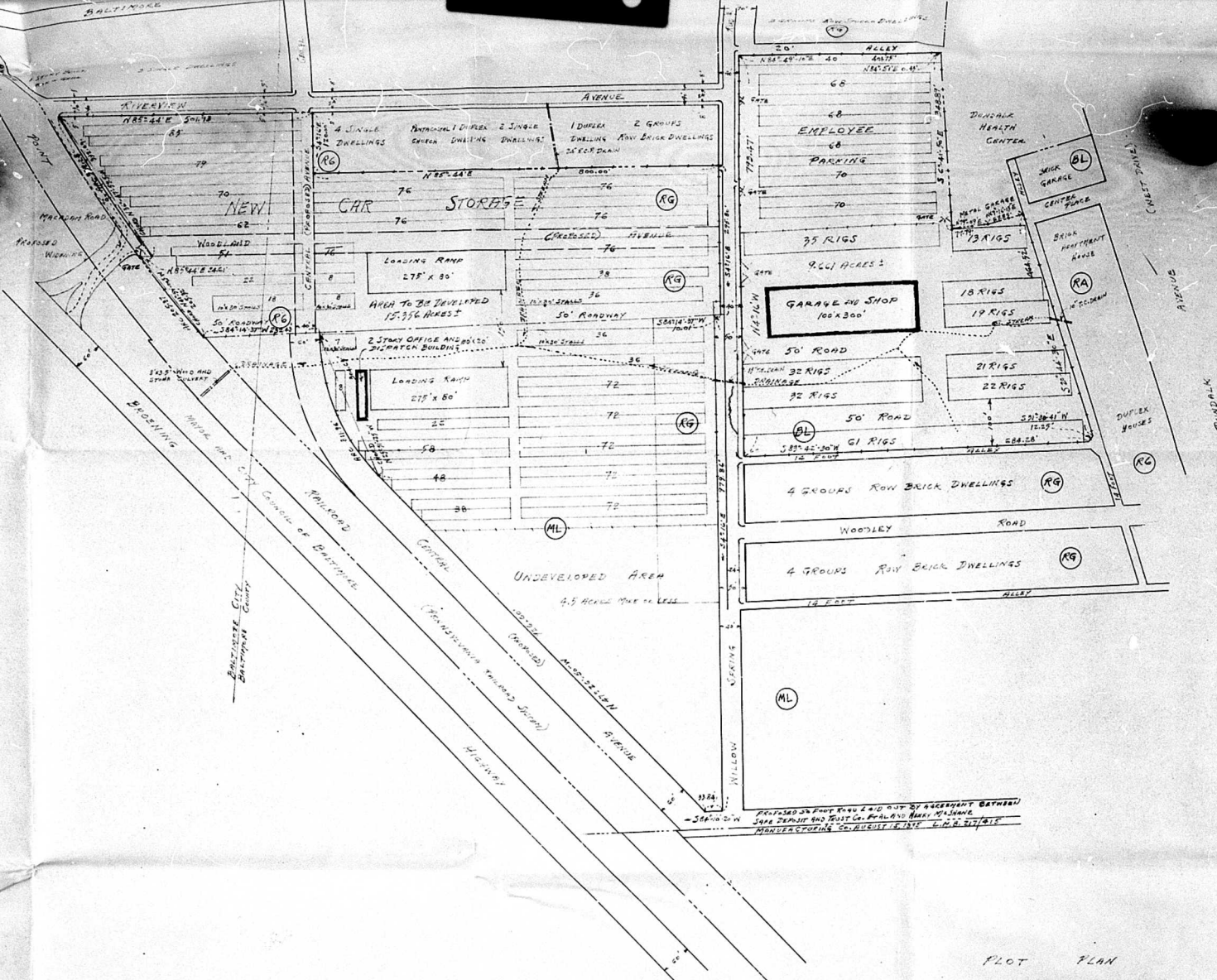
THE BALTIMORE COUNTIAN

By Paul J. Morgan
 Editor and Manager.



Proposed by FREDERICK L. WOOD, JR. BY AGREEMENT BETWEEN
 JOHN D. WOOD AND DAUGHTER, FREDERICK L. WOOD, JR. AND MARY M. WOOD
 HANDED TO JOHN D. WOOD AND DAUGHTER, FREDERICK L. WOOD, JR. AND MARY M. WOOD

W E



PLOT PLAN
 TWELFTH ELECTION DISTRICT - BALTIMORE COUNTY
 PROPOSED LAYOUT - HAULWAY FACILITIES
 GENERAL MOTORS CORPORATION
 DUNDALK, MARYLAND
 PROPOSED ZONING (ML)
 SCALE: 1"=100 FEET
 J. J. MARTENET & CO.
 SURVEYORS AND CIVIL ENGINEERS
 BALTIMORE, OCTOBER 22, 1957

