

Petition for Zoning Re-Classification

To the Zoning Commissioner of Baltimore County—

Without waiving the existing non-conforming use on this property, the undersigned, legal owner, of the property situate

In the 15th Election District of Baltimore County on the northwest side of the existing Washington Boulevard about 700 feet more or less southwest of its intersection with Sulphur Spring Road

The property consists of the remainder of an original 25.74 acre tract fronting on Washington Boulevard (before relocation) about 350 feet southwest of its intersection with Sulphur Spring Road (before relocation) after excluding therefrom approximately 6.08 acres of land condemned by the State Roads Commission for the Highway and for relocation of Sulphur Spring Road. Upon completion of the road improvements, a portion of the property will have a 30 foot frontage on the Washington Boulevard (before relocation). The remainder will have a frontage on relocated Sulphur Spring Road.

hereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an Industrial (M-1) to Residential (R-1) Manufacturing Light (The 30 foot frontage for a depth of 150 feet is zoned Industrial (M-1) for manufacturing light.) reasons for reclassification: (a) Since 1920 this property has been used by the family of the present owner for sand excavating and sand processing operations; (b) the property was originally mistakenly zoned residential; (c) conditions have changed since the original zoning; (d) it is not practicable to develop this property for residential purposes; (e) the County Planning Commission has tentatively reclassified this area as manufacturing light; (f) real estate experts for the State Roads Commission at the recent condemnation proceedings testified that manufacturing light was the proper classification for this property.

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 provided by Zoning Regulations.

and we agree to pay expense of above reclassification, 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.

William G. Schmelz
William G. Schmelz
Blanche S. Schmelz
Proctor W. Koshler
Address: c/o Lawrence S. Enser, Esq., 1517 Campbell Belvidere, Towson 4, Md.

ORDERED: By the Zoning Commissioner of Baltimore County, this _____ day of February, 1958, 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 Bedford Bldg., in Towson, Baltimore County, on the _____ day of _____ March, 1958, at _____ o'clock, P.M.

Notified
LIT ENSON, ESQ. 5/24/58
Schmelz, W.G.
D.M.
(over)
MICROFILMED FEB 6 1958

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of... location, the safety, health, and the general welfare of the locality not being detrimentally affected,

It is Ordered by the Zoning Commissioner of Baltimore County this _____ day of March, 1958, 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 "M-1" and "M-2" to an "R-1"

to an "R-1" no, subject, however, to approval of plans for the development of said property by the Office of Planning and the Bureau of Land Development.

W.G. Schmelz
Deputy 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 reclassification should NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 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 _____.

Zoning Commissioner of Baltimore County

Approved _____
County Commissioners of Baltimore County

Date _____ By _____ President

March 11, 1958

\$50.00

RECEIVED of Charles G. Page, Require, for petitioner, William G. Schmelz, the sum of Forty Dollars (\$40.00), being cost of petition, advertising and posting property situate on the East side of Sulphur Spring Road, Northwest side of Washington Boulevard, 15th District of Baltimore County. Thank you.

Zoning Commissioner of Baltimore County

RECEIVED
MAR 17 1958
COMPTROLLER'S OFFICE
MICROFILMED

April 7, 1958

\$50.00

RECEIVED of Frederick W. Koshler, petitioner, the sum of Fifty Dollars (\$50.00), to cover cost of advertising and posting situate on the Northwest side of Washington Boulevard, 700 feet Southwest of Sulphur Spring Road.

Zoning Commissioner of Baltimore County

RECEIVED
APR 7 1958
COMPTROLLER'S OFFICE
MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th Date of Posting Feb 25, 58
Posted for: William G. Schmelz, et al.
Petitioner: William G. Schmelz, et al.
Location of property: East side of Sulphur Spring Road, Northwest side of Washington Boulevard, 15th District of Baltimore County
Location of Signs: at intersection of Sulphur Spring Road and Washington Boulevard, 15th District of Baltimore County
Remarks: See attached map of property
Posted by: George H. Schmelz Date of return: Feb 25, 1958

THE BALTIMORE COUNTY OFFICE OF THE COUNTY CLERK THE COUNTY PRESS Baltimore, Md. Catonville, Md.

THIS IS TO CERTIFY that the annexed advertisement of the Baltimore County, Maryland, was inserted in THE BALTIMORE COUNTY, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 15th day of March, 1958, that is to say the same was inserted in the issues of March 7-14, 1958.

MICROFILMED

