

4525-RX
#4525-RX
MAP #13
B.M.
11/7/58

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

To the Zoning Commissioner of Baltimore County:

I, or we, E. B. Helfrich Co. Legal Owner

All that parcel of land in the Thirteenth District of Baltimore County on the Northwest side of Southwestern Boulevard and Baltimore County Railway, thence Northerly and binding on the West side of Southwestern Boulevard 150 feet thence North 73 degrees 13 minutes West 116.50 feet to the East side of Leeds Avenue; thence Southerly and binding on the East side of Leeds Avenue 150 feet to the North side of Baltimore County Railway; thence Easterly and binding on the Railway 1047 feet to the place of beginning.

Sheweth petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an B-1 Zone to an B-M Zone and (2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for LIVING QTR.

Property to be posted as prescribed 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.

Witness
Allen B. Helfrich
The E. B. Helfrich Co.
Allen B. Helfrich, Pres.
Legal Owner
6 N. Davidson Ave.
Address
Catonsville 28, Md.

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ORDERED by the Zoning Commissioner of Baltimore County this 7th day of October, 1958, 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 10th day of November, 1958, at 2 o'clock P. M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition (1) for reclassification from a "B-1" Zone to a "B-M" Zone and (2) for a special exception to use said property for living quarters and it appearing that by reason of location, the safety, health and the general welfare of the community not being detrimentally affected, the reclassification and special exception should be granted, therefore:

It is this 24th day of November, 1958, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition should be and the same is hereby granted; 1st first for reclassification from a "B-1" Zone to a "B-M" Zone and, second, for a special exception for living quarters in a "B-M" Zone, subject, however, to approval of plans for the development of said property by the Office of Planning and the Bureau of Land Development of Baltimore County.

W. H. Adams
Zoning Commissioner of
Baltimore County

Department of Public Works
BUREAU OF LAND DEVELOPMENT
Inter-Office Correspondence

From George R. Lewis November 18, 1958
To W. H. Adams
Subject Zoning Petition #4525-RX
Reclassification and Special Exception for Living Quarters
W.M. Side Southwestern Boulevard and Baltimore County Railway
District 13

This office has the following comment on the referenced petition:

- Leeds Avenue right of way shall be widened to 50', which will require a 3' widening adjacent to this property.

George R. Lewis
George R. Lewis
Chief - Permit Section
Division of Land Development

ORLEs
cc: Planning (Mr. Stirling)

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md. THE HERALD-ARGUS
Dundalk, Md.
No. 1 Newburg Avenue CATONSVILLE, MD.

November 8, 1958

THIS IS TO CERTIFY, that the annexed advertisement of W. 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 8th day of November, 1958, that is to say the same was inserted in the issues of October 31 and November 7, 1958.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

4525
#4525

District 13 Date of Posting 11-6-58
Posted for: Leads Avenue right of way B-M zone & Living Quarters
Petitioner: The E. B. Helfrich Co.
Location of property: N.W. Side of Southwestern Blvd & Baltimore County Railway
District 13
Location of Signs: East side of Leeds Avenue 50 ft. South of Davidson Ave.
Remarks:
Posted by: George R. Lewis Date of return: 11-7-58

OFFICE OF PLANNING

Inter-Office Correspondence

From Office of Planning November 19, 1958
To W. H. Adams, Zoning Commissioner
Subject Zoning Petition #4525-RX, B-1 to B-M
and Special Exception for Living Quarters,
East side of Leeds Ave., North side of Inner
Beltway, west side of Southwestern Boulevard,
Approximately 1/2 acre,
13th District.
Hearing: November 19, 1958 (2:00 P. M.)

Advisory Recommendation:

The reclassification and Special Exception requested appears to this office to be reasonably well suited to the site.

We suggest, however, that, in the event the Zoning Commissioner sees fit to grant the petition, it would be desirable if the new zoning is made subject to approval of a plan for site development, by the Office of Planning, and by the Bureau of Land Development.

Factor of approval would be desirable for several reasons:

- The importance of limiting access to Leeds Avenue only;
- The major drainage problem involved;
- The regulation that animal hospital be at least 100 feet from any residential zone.

October 29, 1958

\$60.00
RECEIVED of Robert Paul Mann, attorney for petitioner, the sum of Forty Dollars (\$60.00) to cover cost of petition, advertising and posting property situated on the Northwest side of Southwestern Boulevard and Baltimore County Railway.

An additional sign is required for posting this property, therefore, a balance of Three Dollars (\$3.00) is due.

Zoning Commissioner
of Baltimore County

RECEIVED:

Wednesday, November 19, 1958
at 2:00 P. M.
Room 100
County Office Building
111 W. Chase, Suite Avenue
Towson, Maryland

RECEIVED
OCT 31 1958
COMPTROLLER'S OFFICE
BY W

01600-440.00

#4525-RX

November 5, 1958

\$3.00
RECEIVED of Robert P. Mann, attorney for petitioner, E. B. Helfrich Co., the sum of Three Dollars (\$3.00) to cover cost of an additional sign for posting the property situated on the Northwest side of Southwestern Boulevard.
Thank you.

Zoning Commissioner
of Baltimore County

RECEIVED
NOV 5 1958
COMPTROLLER'S OFFICE
BY W

⑥ Proposed Zoning - B.M.

② B.L.
② Wooded, Not in use

© Southwest Blvd

To Washington

②, ③ etc. are corresponding letters of check list.
hearings in accordance with Buffalo Met. District.

PLOT PLAN FOR
ZONING APPLICATION
Leads Ave, Beltway & Southwest Blvd.
Scale 1"=20'

Aug. 15, 1958.

H.H. McC. Rep. Expt. #1595.