

Petition for Zoning Re-Classification #4783

To The Zoning Commissioner of Baltimore County Cecelia C. Diehlmann, wife
I, or we, Frederick R. Diehlmann & legal owner of the property situate
#1-B
in the First Election District of Baltimore County, on the northwest corner
Rolling Road and Powers Lane, thence running northerly and binding on the
west side of Rolling Road 630.96 feet, thence North 70 degrees 50 minutes West *MIR*
300.14 feet, thence South 19 degrees 09 minutes West 220.78 feet, thence South
31 degrees 41 minutes West 350.73 feet to the north side of Powers Lane, thence
easterly and binding on the north side of Powers Lane 492.41 feet to place
of beginning, as shown on plat plan filed with the Zoning Department
11/6/59
5.6 acres

herby petition that the zoning status of the above described property be re-classified, pursuant to the
Zoning Law of Baltimore County, from an R-G zone to an M.R. zone.

Reasons for Re-Classification:

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 prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification, 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.

W. Lee Harrison, Atty.
212 Washington Avenue
Towson 4, Md. Va 3 6200

Address #1 Dutton Court
Catonsville 28 Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of
October, 1959, 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 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 Rockwell Bldg. in Towson, Baltimore County, on
the 16th day of November, 1959, at 10 o'clock, A.M.

Zoning Commissioner of Baltimore County

(over) 3 Signs

OFFICE OF PLANNING Inter-Office Correspondence

From George E. Gavrells Nov. 16, 1959
To Mr. Wilkie H. Adams
Subject #4783 - R-G to M.R., N.W. corner of
Rolling Road and Powers Lane. Approximately
5.6 acres.
F. R. & C. C. Diehlmann
First District - Room 301
November 16, 1959 10:00 A. M.

The Office of Planning has reviewed the subject petition for reclassification from R-G to M.R.
zoning and has the following comments to make:

A. The Reclassification to M. R.

The Office of Planning recommends favorably towards the proposed reclassification. M. R.
zoning is in the nature of a special exception and is a zone designed to fit almost anywhere
in Baltimore County. The location of the subject tract in close proximity to Baltimore National
Pike (Route #40) and on Rolling Road - a road scheduled for widening, makes it eminently
suited for M. R. development.

B. The Development Plan

We are satisfied with the development plan presented by the petitioner. The plan, however,
indicates his present plans for creating an M. R. Industrial park with four buildings. Inasmuch
as the hearing today deals only with the American Metalsol building at the southeast corner
of the tract, we accept the overall plan as being only an acceptable version of a possible
organization of buildings, circulation, and parking on the entire tract. Approval of buildings
and specific site plans other than American Metalsol will be dependent upon the results of
future M. R. hearings.

GEG:h

George E. Gavrells

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING #4783

NOTICE OF HEARING

Mr. & Mrs. Frederick Diehlmann
1 Dutton Court
Catonsville 28, Md.

Re: NW cor. Rolling Rd. & Powers Lane
1st District
Frederick R. & Cecelia C. Diehlmann-Petitioners

TIME: 10:00 A.M.
DATE: Monday, November 16, 1959
PLACE: Room 301
Baltimore County Office Building, 111 W. Chesapeake Avenue
Towson, Maryland

Zoning Commissioner
of Baltimore County

RECEIVED OF: 10:28:22 7553
11-16-59
DATE: 10/27/59

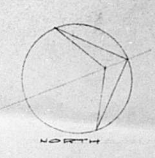
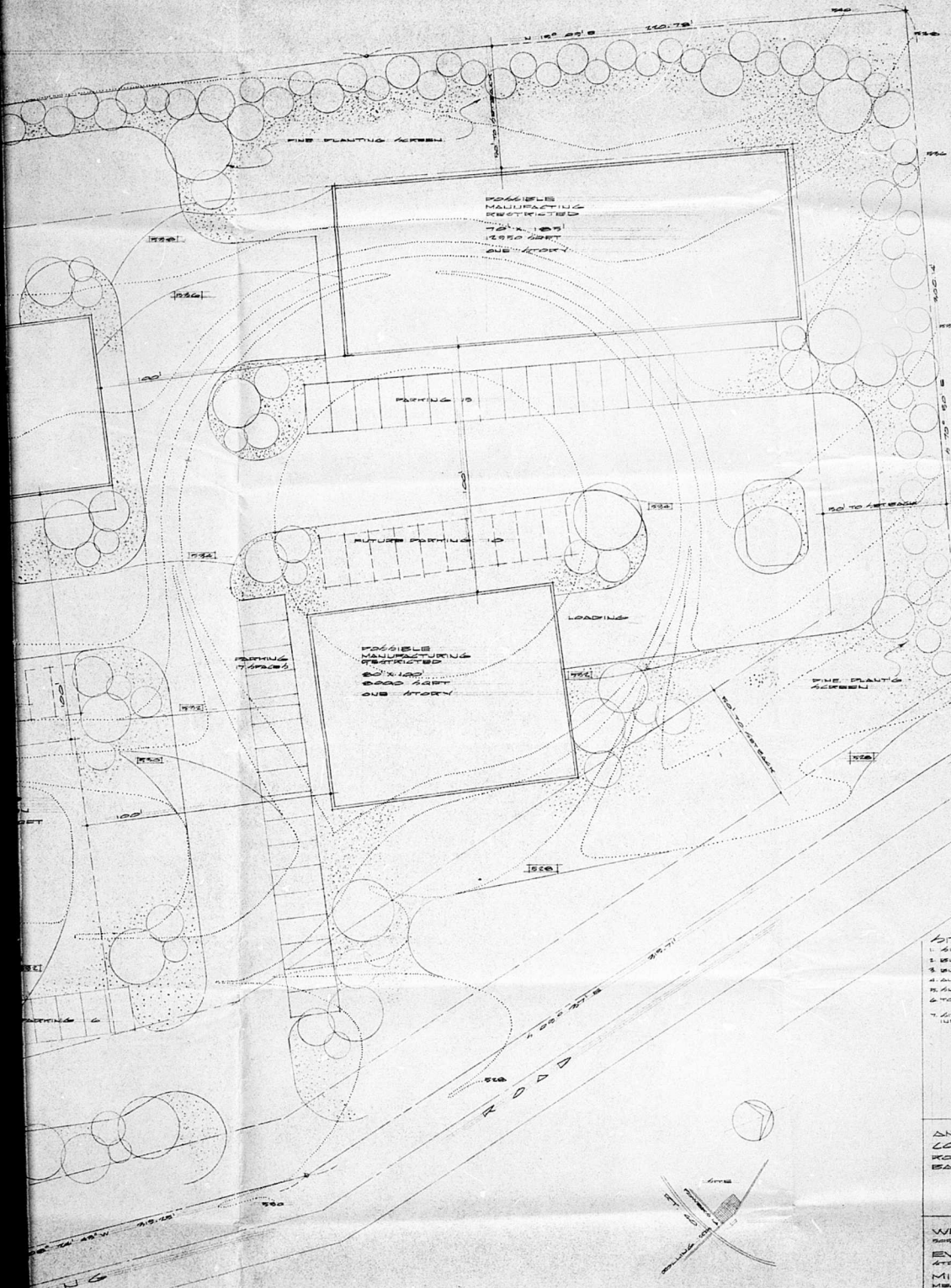
LOCATION OF PROPERTY: see above
AMOUNT: \$ 16.00

Zoning Commissioner
of Baltimore County

01622 46.00

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1st Date of Posting 11-17-59
Posted for: George E. Gavrells to an M-R Zone
Petitioner: Frederick R. & Cecelia C. Diehlmann
Location of property: NW corner of Rolling Road & Powers Lane
see above
Location of Signs: on corner of Rolling Road & Powers Lane
and on 1st Dutton Court
on 1st Dutton Court and on 1st Dutton Court
on 1st Dutton Court and on 1st Dutton Court
Remarks: see above
Posted by George E. Gavrells Date of return: 11-15-59



#4783 ✓
MAP
#1-B
MR

- SITE PLAN NOTES**
1. SITE AREA 5,000 SQFT
 2. BUILDING AREA 6,000
 3. BUILDING AREA ALLOWED (75%) 6,100
 4. AUTO PARKING (AT 10:10) 75 TO 100
 5. PARKING BY CARPOOLING 100
 6. TRUCKS BY TRUCKS OR BUSSES 100
 7. TRUCKS BY TRUCKS OR BUSSES 100

AMERICAN METAL
CORPORATION OF MARYLAND
ROLLING ROAD & POWERS LAKE
BALTIMORE COUNTY, MARYLAND

WEBER & JACOB ARCHITECTS
200 NORTH BAYVIEW STREET - BALTIMORE 7, MARYLAND
EWELL, NELSON & BOMHARDT
STRUCTURAL ENGINEERS
MILFORD A. NILES
MECHANICAL ENGINEERS

STATE OF MARYLAND	PRELIMINARY SITE PLAN Scale: 1" = 40'
	10 JULY 1966

LOCATION PLAN
SCALE: NOT TO SCALE

OK R.O. 5/24/59

51P

RESIDENTIAL AREA

