

# Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Golden Ring Realty Corp. legal owner... of the property situate

All that parcel of land in the Fifteenth District of Baltimore County on the southwest corner of Philadelphia Road and Beltway 7, thence running westerly and southerly bounding on Philadelphia Road and Beltway 7, first thence South 41 degrees 39 minutes West 314.31 feet; thence North 57 degrees 29 minutes West 514.13 feet North 47 degrees 13 minutes East 102.40 feet; thence North 57 degrees 29 minutes West 303 feet to the place of beginning.

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-6 zone to a M-1 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 the Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Golden Ring Realty Corp.  
William E. Erving  
President  
1832 Hanford Road  
Baltimore 6, Maryland  
Address \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 1960, the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, in 1960, 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 had in the office of the Zoning Commissioner of Baltimore County, in the Bedford Bldg., in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 1960, at 11:00 A.M.

FRANK E. COONE  
Smith & Harrison  
20 Washington Blvd.  
Chesapeake 4, Md.  
Zoning Commissioner of Baltimore County (over) 8/31/60  
11 AM

Pursuant to the advertisement, posting of property, and public hearing on the above petition \_\_\_\_\_ from the facts presented at the hearing it is clear that substantial changes have taken place in the area and the construction of the Baltimore County Beltway now under way, warrant the requested change, therefore,

It is Ordered by the Zoning Commissioner of Baltimore County this \_\_\_\_\_ day of \_\_\_\_\_, 1960, 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 R-6 (residential) zone to a M-1 (Manufacturing, light) zone, subject, however, to approval of site plan by the Office of Planning of Baltimore County and the State Route Commission.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of \_\_\_\_\_

It is Ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 1960, 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 as \_\_\_\_\_.

Approved \_\_\_\_\_  
County Commissioners of Baltimore County  
Date \_\_\_\_\_ By \_\_\_\_\_ President

## OFFICE OF PLANNING

Inter-Office Correspondence

Date August 19, 1960

To: Wilsie H. Adams, Zoning Commissioner

From: George E. Garverille, Deputy Director

Subject: #5061 R-6 to M-1, S.W. corner of Philadelphia Road and the Beltway 7.3 acres. Golden Ring Realty Corp.

15th District

Hearing: Wednesday, August 31, 1960 (11:00 A.M.)

The planning staff has reviewed the subject petition for reclassification from R-6 to M-1 zoning and has the following advisory comment to make with respect to pertinent planning factors:

- The 7.308 acre tract is an extension of the John W. Eversing tract which previously had been reclassified for M-1 zoning. Its location adjacent to interconnection of the Beltway with Philadelphia Road and with Pulaski Highway make it eminently suited for industrial usage. In fact, retention of residential zoning would not be in the best interest of the County in view of the need for well located industrial sites. The tentative Master Plan for this portion of the 15th District proposes industrial zoning for the subject property.
- In the event that the petition is granted and the petitioner contemplates subdivision of his tract, it is suggested that plans be submitted at an early date in order that a system of ingress, interior circulation, and egress can be approved by the County.



UGB:ad

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 15th Date of Posting 8-11-60  
Posted for 4515-6-60 to any other zone  
Petitioner: Golden Ring Realty Corp.  
Location of property: S.W. corner of Philadelphia Road and Beltway 7.3 acres  
Location of Sign: at S.W. corner of Philadelphia Road and Beltway 7.3 acres  
Remarks: See map of property in file #5061  
Signed by George E. Garverille Date of return: 8-12-60

## CERTIFICATE OF PUBLICATION

TOVSON, MD., AUGUST 12, 1960.

THIS IS TO CERTIFY, That the annexed advertisement was published in The COUNTY Paper, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 2 successive weeks before the 1960 day of August to 60, the first publication appearing on the 11th day of August to 60.

The COUNTY Paper, Inc.  
Fremick Kayser  
Manager.  
Per Adrian C. Sheldon

## BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

REPORT TO ACCOUNT NO. 0162  
QUANTITY \_\_\_\_\_  
DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE  
Advertising & sign - Golden Ring Realty Corp.  
TOTAL DUES \$ 34.00  
DATE 7/14/60

## BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

REPORT TO ACCOUNT NO. 0162  
QUANTITY \_\_\_\_\_  
DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE  
Petition for a reclassification  
TOTAL DUES \$ 50.00  
DATE 7/22/60

NOTICE OF ZONING PETITION FOR RECLASSIFICATION - 15th DISTRICT  
Pursuant to petition filed with the Zoning Commissioner of Baltimore County, the following property is hereby designated for reclassification from R-6 Zone to an M-1 Zone of the zoning territory after described, the Zoning Commissioner of Baltimore County, Md. Regulations of Baltimore County, will hold a public hearing in the County Office Building, 111 W. Chesapeake Avenue, Towson, on the Wednesday, August 31, 1960 at 11:00 A.M. to determine whether or not the petitioners and interested property should be changed or reclassified as proposed for zoning purposes.

## OFFICE OF THE BALTIMORE COUNTEAN

THIS IS TO CERTIFY, that the annexed advertisement of Wilsie H. Adams, Zoning Commissioner of Baltimore County, was inserted in The BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 20th day of August, 1960, that is to say the same was inserted in the issues of August 15, 1960.

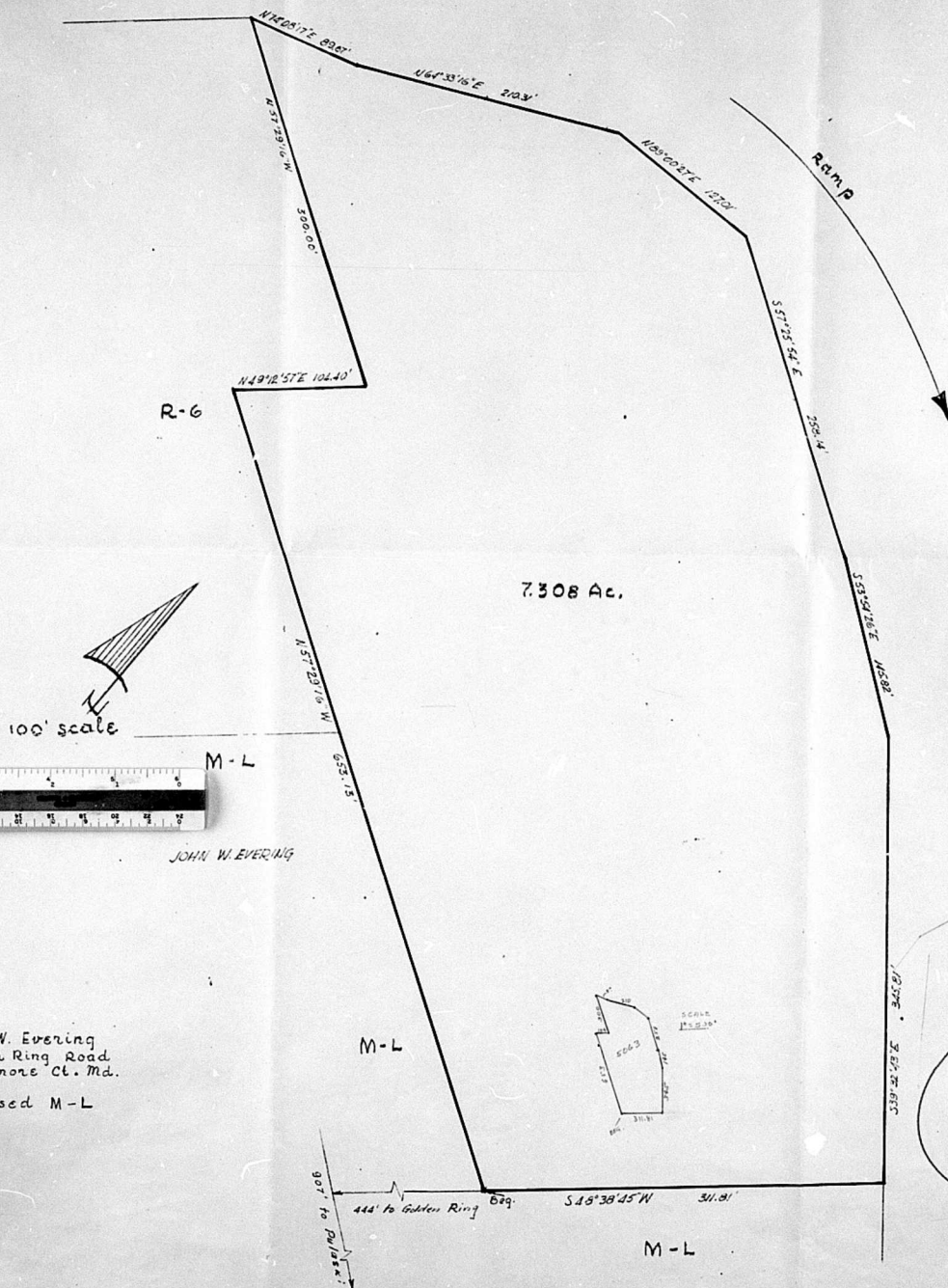
THE BALTIMORE COUNTEAN  
By Paul J. Morgan  
Editor and Manager

# EVERING INDUSTRIAL PARK

FIFTEENTH DISTRICT

Philadelphia Road

Baltimore County Beltway



Owner: John W. Evering  
Golden Ring Road  
Baltimore Ct. Md.  
Zoned: R-6  
Proposed M-L

#5063  
MAP  
15-B

Withman

OK Leo 7/1/46