

To The Zoning Commissioner of Baltimore County:—

See description attached

Reasons for Re-Classification:

Now 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.

ORDERED: That the Zoning Commissioner of Baltimore County, this 15th day of January, 1961, 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 County Office Building, Baltimore County, at the second day in Towson, Baltimore County, on the 8th day of March, 19 61 at 11:00 o'clock A. M.

Zoning Commissioner of Baltimore County

Edw. AZRAEL
MATHESON Bldg (over) 3/5/61
10 West St. #2 11AM (2-SIGNS)

Pursuant to the advertisement, posting of property and public hearing on the above petition for reclassification of the property described therein from an "R-6" Zone to a "M-1" Zone, the property requested to be reclassified is located in an area solidly residential from the Baltimore National Pike to the Patapsco River and does not tie in with the commercial and industrial zones on the Baltimore National Pike.

For the above reasons the reclassification should be denied.
It is this 13th day of March, 1961, by the Zoning
Commissioner of Baltimore County, ORDERED 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 an "R-6" (residence)
Zone.

Zoning Commissioner
of Baltimore County

OFFICE OF PLANNING

Inter-Office Correspondence

From G.W. Savellis, Deputy Director February 23, 1961
To John G. Rose, Zoning Commissioner
Subject R 5219, R-6 to M-L. 3/8 Grid Frederick Road 404.84 feet
from the intersection 104th St by the 3/8 Old Frederick Rd.
and SE of Dunbar Road. Frederick Heinke
Hearings 11:00 A.M. 3/8/61 1st District

The staff of the Office of Planning and Zoning has reviewed the subject petition for zoning reclassification, R-6 to M-1 zoning. It has the following advisory comment to make with respect to pertinent planning factors:

1. The subject petition falls within an area recently rezoned on a comprehensive basis. In making recommendations for non-residential land uses--particularly, industrial, great weight was given to the land use and the traffic characteristics of the area along Route 40. We believe that adequate provision was made for industrial expansion in the recently created McAdams West of Rolling Road, as well as in the area proposed for industrial zoning along side Security Boulevard.

The area along Old Frederick Road is exclusively zoned for residential purposes. Several non-conforming uses do occur along the westerly boundary of the subject tract. They do not appear to impinge on the residential development potential of the subject tract. Creation of industrial zoning for this property would create land use potentials in non-conformity with those of adjacent properties and would result in classic examples of spot zoning.

#521

District: 1st Date of Posting: 2-15-61
 Posted for: Ans B - 6 Jan to Jan 11-6 Jan
 Petitioner: Fredrick Blevins
 Location of property: 35 Old Fredrick Rd. 4545 1/2 off from the intersection
formed by the 35 of Old Fredrick Rd. and the S.E. of
Wentworth Road, S.E. in the City of Annapolis 19506. Angles 317 1/2 ft. W. to 6 ft.
Slumber Road on the South end of Old Fredrick Rd.
 Remarks:
 Posted by: Loose Rose Hummel Date of return: 2-16-61

[illegible]

GEG:bc

FEB 23 '61 AM

☐ Aired
☐ Recd
☐ Held
☐ Encl
☐ Chkd

ZONING DEPARTMENT

By *BA*

No. 4504
PAT. 40451

TO: Mr. Edward Agnew
Attorney

BILLED BY: Zoning Department of
Baltimore County

REPORT TO ACCOUNT NO.		01622	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR RECEIPT TANG.		COST
—	Advertising and posting of property for Frederick W. Weinman		16.50
	PAID — Baltimore County, Md. — Office of Treas. 3-1061 0311 * * * TIL *		16.50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

TELEPHONE VALLEY 3-3000	INVOICE	No. 4223
BALTIMORE COUNTY, MARYLAND	OFFICE OF FINANCE	DATE 2/27/61
Division of Collection and Receipts		
COURT HOUSE		
TOWSON 4, MARYLAND		
Mr. Edward Asrael Mathison Building Baltimore, Maryland	BILLED BY	Zoning Department of

REPORT TO ACCOUNT NO.		01622	EST. CO.
QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE		COST
—	Petition for Declassification for Frederick W. Heinichen		50.00
	FAO — Economic Council, Vol. — Office of Finance J-2761 2152 * * * TIL — 50.00 J-2761 2152 * * * TIL — 50.00		

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

COMMONWEALTH

AVE.

RD.

PINE AVE.

--280' To Balto. National Pike

OLD FREDERICK

SUTER

RD.

Zoned - R6
Use - Residential

Zoned R6
Use - Vacant

Zoned - R6
Use - Vacant

PROPOSED 70'

RD.

Zoned - R6
Use - Residential

Zoned - R6
Use - Residential

DUNBAR

PLACE

AVE.

LINCOLN

No. Of Employees - 64

Parking
Spaces Required - 22
Spaces Provided - 56

Area Of Property - 8.23 Acres
Existing Use - Vacant
Proposed Use - Warehouses
Present Zoning - R6
Proposed Zoning - M1

APPROVED FOR FILING
Reviewed By [Signature]
Date 1/7/61

PLAT TO ACCOMPANY
ZONING APPLICATION
OLD FREDERICK ROAD
1ST ELECT. DIST. BALTO. CO.
SCALE - 1"=50'
DEC. 6, 1960

MILNER RAPHAEL & ASSOCIATES
PLANNERS & LAND SURVEYORS
1000 W. BALTIMORE AVE.
BALTIMORE, MARYLAND

