

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 We, **MIMMIE A. BOHLEN**, widow, **JOHN G. BOHLEN** and **MARY J. BOHLEN**, his wife, and **EMMA KOTCH**, legal owners, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an **E-6** zone to an **M-L** zone, for the following reasons:

Substantial changes in the use of land in the area have taken place since the subject property was initially designated for residential use by the Zoning Law of Baltimore County, said changes being reflected not only in the actual use of the property, but in subsequent re-classifications of surrounding properties.

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a **truck terminal**.

Property is to be posted and advertised as prescribed by Zoning Regulations.

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

- (1) **Minnie A. Bohlen** (3) **Mary J. Bohlen**
 Minnie A. Bohlen (4) **Emma Kotch**
 John G. Bohlen
 Address (1) 8428 Pulaski Highway Baltimore 21, Md.
 Address (3) 8432 Pulaski Highway Baltimore 21, Maryland
 Address (4) 8430 Pulaski Highway #21 Baltimore 21, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this **2nd** day of **October**, 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 be had before the Zoning Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore County, on the **29th** day of **November**, 1961, at **11:00 o'clock** A.M.



John G. Bohlen
 Zoning Commissioner of Baltimore County
 (over)
 11-23-61
 11/29/61
 2 each

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON 4, MARYLAND

No. 9737
 DATE 11/29/61

TO: **Charles F. Obrecht, Esq.**
 511-616 Ramsey Building
 Baltimore 2, Md.

BILLED BY: **Advertising Department of Baltimore County**

DEPOSIT TO ACCOUNT NO.	QUANTITY	TOTAL AMOUNT
0169	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	\$38.00
	Advertising and posting of property for John G. Bohlen, et al	38.00

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.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON 4, MARYLAND

No. 8151
 DATE 10/2/61

TO: **Charles F. Obrecht, Esq.**
 511-616 Ramsey Building
 Baltimore 2, Md.

BILLED BY: **Zoning Department of Baltimore County**

DEPOSIT TO ACCOUNT NO.	QUANTITY	TOTAL AMOUNT
01 622	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	\$50.00
	Advertising and posting of property for John G. Bohlen, et al	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.

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 involved not being detrimentally affected and that sufficient changes in the character of the neighborhood having taken place to warrant the re-zoning, the above Re-classification should be had; and it further appearing that by reason of location, a Special Exception for a **Truck Terminal** should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this **29th** day of **November**, 1961, that the herein described property or area should be and the same is hereby reclassified; from an **"E-6"** zone to an **"M-L"** zone, and/or a Special Exception for a **Truck Terminal** should be and the same is granted, from and after the date of this order, subject, however, to approval of the site plan by the State Roads Commission, Division of Land Development and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location, the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this **2nd** day of **October**, 1961, that the above re-classification 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 a **_____** zone; and the Special Exception for **_____** be and the same is hereby DENIED.

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: **Mr. John G. Rose, Zoning Commissioner** Date: **November 17, 1961**

FROM: **Mr. George F. Gavrellis, Deputy Director**

SUBJECT: **#5413-RX, E-6 to M-L and Special Exception for Truck Terminal, Northwest side of Pulaski Highway 1167 feet Southwest of Golden Ring Road, Being property of Minnie A. Bohlen, et al.**

15th District
HEARING: Wednesday, November 29, 1961 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a zoning re-classification and special exception. It has the following advisory comments to make with respect to pertinent planning factors:

- From a land use viewpoint the zoning re-classification appears to be a logical and appropriate use. This statement is made with particular preference to the relation of this property to Pulaski Highway and the non-residential uses or use potentials alongside that road.
- The Planning staff has reviewed also the sited site plan and is particularly pleased with the attempt of the petitioner to provide buffering between the proposed use and the existing residences on Burkfield and Kendrick Roads. We wonder, however, whether or not there may be adequate buffering alongside the residentially-zoned northern property line.
- There is a possibility that the subject property may be affected by a proposed branch of the beltway which would provide for the beltway connection to the Dundalk and Sparrows Point areas. Withholding possible granting of this petition, pending clarification of the beltway conflict, would be desirable but may not be practical. In any event, the petitioner should make special effort to contact the State Roads Commission with respect to the proposed beltway extension.

CEB:ims
 NOV 17 61
 OFFICE OF PLANNING & ZONING

STATE OF MARYLAND
STATE ROADS COMMISSION
 300 WEST PRESTON STREET
 BALTIMORE 1, MD.
 November 29, 1961

Mr. John G. Rose
 Zoning Commissioner
 County Office Building
 Towson 4, Maryland

RE: Zoning Petition **5413-RX**
 E-6 Zone to M-L Zone and Special Exception for Truck Terminal
 North side of Pulaski Highway
 (Route 40) 1167 feet West of Golden Ring Road

Dear Mr. Rose:

This office has reviewed the subject petition and the following comments are with respect thereto:

The subject property will be seriously affected by tentatively proposed Southern Extension of the Baltimore Beltway. This section was tentatively scheduled to be constructed before 1965.

Indicated in red, on the attached plan, is the effect of the proposed improvements.

Thank you for your cooperation.

Very truly yours,
 Charles Lee, Chief
 Development Engineering Section
 John L. Duerr
 Asst. Development Engineer

Encl.
 JLD/als

PETITION FOR ZONING RE-CLASSIFICATION AND A SPECIAL EXCEPTION
15TH DISTRICT

ZONING: From **E-6 Zone** to **M-L Zone** for Special Exception for Truck Terminal

LOCATION: Northwest side of Pulaski Highway 1167 feet Southwest of Golden Ring Road

DATE AND TIME: Wednesday, November 29, 1961 at 11:00 A.M.

FILED: **RECORDED**, Room 105, County Office Building, 11 W. Chesapeake Ave., Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing concerning all that parcel of land in the Fifteenth District of Baltimore County, Maryland, for the use of a **Truck Terminal**, 1167 feet, more or less, southerly from the westerly side of Golden Ring Road, and running thence binding on the north-west side of Pulaski Highway, as laid out on a plat of 1167 feet, more or less, 28' 00" W-138' 12" E. S. 34' 30" W-144' 00" E. S. 27' 00" E. 117' 00" W-131' 42" E. and S. 17' 00" E. 142' 87" E. to the place of begin-ning. Containing 1132 acres of land, more or less, being the property of John G. Bohlen, et al. as shown on plat plan filed with the Zoning Department.

By order of
JOHN G. ROSE
 Zoning Commissioner of Baltimore County.
 Nov. 18.

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 10, 1961.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on **November 10, 1961** before the **29th** day of **November**, 1961, the **29th** day of **November**, 1961, appearing on the **10th** day of **November**, 1961.

THE JEFFERSONIAN.
George F. Gavrellis
 Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: **15th**
 Date of Posting: **11-9-61**

Posted for: **John G. Bohlen, Emma Kotch & Truck Terminal**

Petitioner: **John G. Bohlen, Emma Kotch, et al.**

Location of property: **1167 ft. S.W. of Golden Ring Road, N.E. of Pulaski Hwy.**

Location of Sign: **North side of Pulaski Highway, 1350 ft. S.W. of Golden Ring Road, on the N.E. of Pulaski Hwy.**

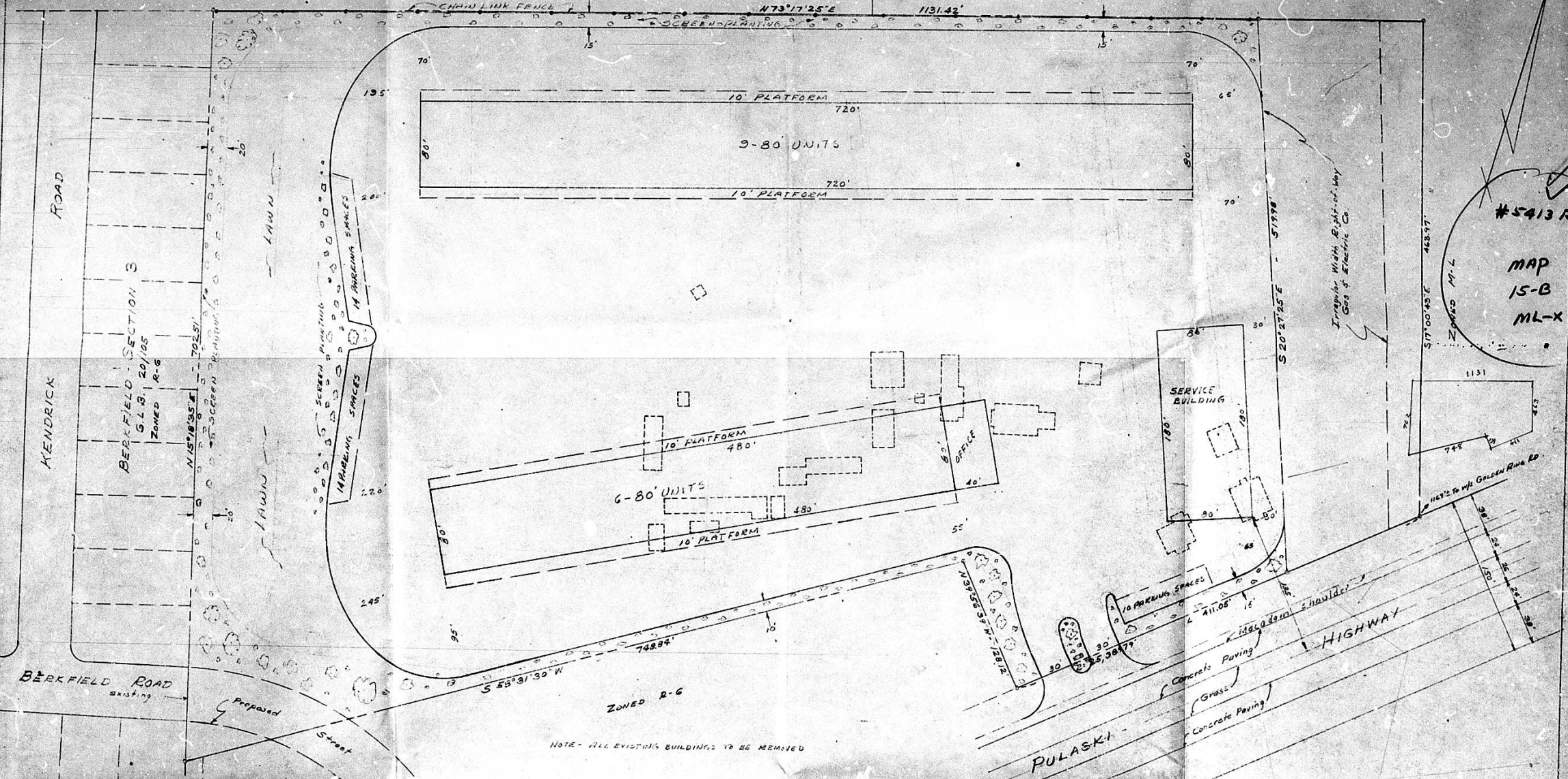
Remarks: **See Plat**

Posted by: **George F. Gavrellis**
 Signature

Date of return: **11-10-61**

BALTIMORE COUNTY PLAYGROUND
ZONED R-6

ZONED R-6



#5413 RXX
MAP
15-B
ML-X

KENDRICK ROAD
BERKFIELD - SECTION 3
G.L.B. 20/85
ZONED R-6

BERKFIELD ROAD
existing

PULASKI HIGHWAY
Concrete Paving
Grass
Concrete Paving
14' x 10' x 12" shoulder
411.05'
1167.2 TO W/2 GOLDEN RING RD

NOTE - ALL EXISTING BUILDINGS TO BE REMOVED

AREA OF PROPERTY: 15.32[±] ACRES

Prepared By
W.H. PRIMEOSE & ASSOCIATES
21 W. PENNSYLVANIA AVE
TOWSON 9, MD.
W.H. Primeose

PLAT TO ACCOMPANY PETITION
FOR RE-CLASSIFICATION TO M-L ZONE AND
FOR SPECIAL EXCEPTION FOR
TRUCK TERMINAL
15th ELECTION DISTRICT - BALTO. CO., MD.
SCALE 1"=50' SEPT 13, 1961

APPROVED FOR FILING
Reviewed By
Date 11-15-61

REVISED 11/10/61