

RE: PETITION FOR RECLASSIFICATION
FROM AN "R-6" Zone to an "M-L" Zone,
NE Corner Greenspring Avenue Ext'd.
and Ridewood Drive - 8th District
Edward DeWaters, Christian
Andersen, Donald F. Collins and
Frederick P. Klaus - Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 5496

OPINION

The petitioner seeks to reclassify from an "R-6" Zone to an "M-L" Zone on the northeast corner Greenspring Avenue Extended and Ridewood Drive in the Eighth District of Baltimore County, a tract of ground containing 5.360 acres of land.

The petitioner, at the outset, informed the Board that prior to the hearing the petitioner had conveyed all right, title and interest in the land which is the subject of this petition to the Ridewood Industrial Park. The property in question has a frontage on Greenspring Avenue Extended which dead-ends at the center of this property. The said avenue is an industrial road serving this Industrial Park. To the east of this property, the Northern Central Railroad bounds, and the southern-most portion borders on a paper street known as Riderville Lutherville Drive. At the time of the adoption of the Ninth and part of the Eighth District Map by Baltimore County, a strip of land approximately 140 feet in depth was zoned "R-6" and the balance of the land was zoned "M-L". The western boundary of this property along Riderville Lutherville Drive borders an old residential subdivision known as Talbot Manor. In this section of the development there has been very little residential development about this parcel of ground which is the subject of this proceeding.

Testimony by the witnesses present leave no doubt that the tract of land which is the subject of this petition is most suitably that of an "M-L" reclassification, since the reclassification of the subject property tends to round out the existing industrial uses for which the adjacent property is now classified. In substance, witnesses further testified that the subject tract is not suitable for residential use and the requested use would coincide more favorably than that of its present classification.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 13th day of September, 1962, by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby granted.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

CHAIRMAN

D. Mitchell Austin

Ch. B. Hoff

RE: PETITION FOR RECLASSIFICATION
FROM AN "R-6" Zone to an "M-L" Zone - N. E. Cor. Green Spring Ave., Ext'd., and Ridewood Drive, 8th District -
Edw. A. DeWaters, Christian Andersen, Donald F. Collins and Frederick P. Klaus, Petitioners

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5496

Upon hearing on the above petition for reclassification of property at the northeast corner of Green Spring Avenue, Ext'd., and Ridewood Drive, in the Eighth District of Baltimore County, from an "R-6" Zone to an "M-L" Zone, it is the opinion of the Zoning Commissioner that the granting of the petitioners' request will enable them to use the property immediately to the north of the subject property for "M-L" uses. If the petition to change the strip bordering on Ridewood Drive remains "R-6", it will not be possible to so arrange the buildings and access roads so as to get an adequate and proper use of all of the petitioners' property.

Section 255.1 of the Zoning Regulations of Baltimore County affords adequate protection to residents now living in this general area. Inspection of this property from all angles must be done on foot and such inspection discloses that many different plans for the construction of residential roads may be made in the future. The Talbot Manor plat has not been developed as originally planned and it is quite likely many changes will occur in future residential planning of the area.

For the above reasons the reclassification should be granted.

It is this 27th day of March, 1962, by the Zoning Commissioner of Baltimore County, ORDERED that the above reclassification be and the same is hereby reclassified; from an "R-6" Zone to an "M-L" Zone from and after the date of this Order, subject, however, to approval of the site plan by the Division of Land Development and the Office of Planning and Zoning.

Zoning Commissioner of
Baltimore County

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

F. Christian Andersen, Edward A. DeWaters, Ronald F. Collins and Frederick P. Klaus - Petitioners of the property shown 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 reclassified pursuant to the Zoning Law of Baltimore County, from an "R-6" Zone to an "M-L" Zone, for the following reasons:

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:

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

1. or we agree to pay expenses of above reclassification 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.

Marion E. DeWaters
Contract purchaser
Address: *Marion E. DeWaters*
Richard Murray
Petitioner's Attorney
W. Giles Parver
Protestant's Attorney

Address: _____
ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 1962, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1962, at 11:00 o'clock.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 23, 1962
FROM: Mr. George E. Gavrelli, Deputy Director
SUBJECT: #5496. R-6 to M-L. Northeast corner of Greenspring Avenue Extended and Ridewood Drive. Being property of F. Christian Andersen, Edward A. DeWaters Sr. and Frederick P. Klaus.

8th District

HEARING: Wednesday, March 7, 1962 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to M-L zoning and has the following advisory comments to make with respect to pertinent planning factors:

- 1.- The Eighth District Zoning Map confirmed the validity of industrial zoning at the southeastern quadrant of the Harrisburg Expressway-Plumonium Road interchange. That zoning map also affirmed the validity of residential zoning for the recorded residential development immediately to the south. It is the opinion of the Planning staff that the zoning map affirmed and established a proper boundary line between the two zones. This line is at the rear of the lots in the Talbot Manor subdivision which front on Ridewood-Lutherville Drive, a paper street.
- 2.- The Planning staff is of the opinion that extension of industrial use potentially southerly to Ridewood-Lutherville Drive would have the effect of upsetting the validity of the Eighth District Zoning Map as it applies to this locale and would adversely affect the orderly development of the Talbot Manor Subdivision in accordance with its residential zoning.
- 3.- Extension of industrial zoning southerly from its present boundary would affect also the traffic pattern in the residential area. Greenspring Avenue is now well past the desirable maximum length for a dead-ended industrial feeder street. Further extension into the residential area to the south would require alternate means of ingress and egress to the industrial area and ultimately would lead to the need for a road connection serving industrial traffic from Ridewood Avenue. The Planning staff deems that the introduction of industrial traffic into this residential area would be undesirable.
- 4.- The writer in earlier discussions concerning this petition mis-understood the exact location of the industrial zoning being sought and was under the impression that the rectangular area

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: _____ Date: _____
FROM: _____
SUBJECT: #5496. R-6 to M-L. Northeast corner of Greenspring Avenue Extended and Ridewood Drive. Being property of F. Christian Andersen, Edward A. DeWaters Sr. and Frederick P. Klaus.

designated on the petitioner's plat as R-6 would be retained as R-6. Knowing now the exact location of this petition, the Planning staff takes the position noted above and regrets any inconvenience it may cause to the petitioner.

GEH:bna



February 23, 1962

Fedder & Garton
Attorneys
121 Title Building
Baltimore 2, Maryland

Re: Petition for Reclassification for
Donald F. Collins, et al

Gentlemen:

We are enclosing copy of Comments, from the Office of Planning.

If you desire to have a member of the Planning Staff testify, it will be necessary for you to summons him through the Sheriff's Office.

Yours very truly,

JOHN G. ROSE
ZONING COMMISSIONER

JGR:bna
encl:

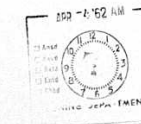
Mr. Clerk:

Please enter an Appeal in the above-entitled cause to the County Board of Appeals.

NOTICE OF APPEAL

Edward C. Mackie
Edward C. Mackie

W. Giles Parver
W. Giles Parver,
Attorney for Protestants,
717 Title Building
Baltimore 2, Maryland
Stratton 7-4034



PETITION FOR RECLASSIFICATION
FROM: 1TH DISTRICT
ZONING: From R 3 Zone to M-1 Zone.
LOCATION: Northeast corner of Green-
spring Avenue Extended and Ridewood
Drive.
DATE AND TIME: Wednesday, March 7,
1962 at 11:00 A. M.
PUBLIC HEARING: Room 104, County
Office Building, 111 W. Chesapeake Ave-
nue, 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 Eighth District of Baltimore
County:

Beginning at the same at the southeast
corner of Lot No. 10, Section AA, as shown
on the Plat of Talbot Manor and recorded
among the Land Records of Baltimore
County in Plat Book W.P.C. 8, folio 13, said
point of beginning being on the northern-
most side of Ridewood-Latherville Drive
as shown on said plat; said point of be-
ginning being also in the 7th or N. 89-57-27.
E. 57-29 foot line of the land, which by
deed dated December 27, 1953 and recorded
among the Land Records of Baltimore
County in Liber G.L.R. 7847, folio 88 was
conveyed by Frank R. McLaughlin and John
D. Barabang, his wife, to P. Christian
Anderson et al. at the distance of 30 feet
from the beginning of said line, running
thence and landing as a part of the 7th
and all of the 8th and 9th lines of the last
mentioned deed, as now surveyed N. 75-
34-16 E. 481.20 feet; N. 93-14-04 W. 149.34
feet; S. 75-34-16 W. 5.23 feet, thence by a
line of division and continuing the last
course S. 75-34-16 W. 482.26 feet to the
southeast corner of Lot No. 10, as shown
on the aforesaid Plat of Talbot Manor, run-
ning thence and landing on the easternmost
line of said Lot No. 10 S. 14-25-44 E. 149.09
feet to the beginning.

Containing 1.887 Acres of Land, more or
less.
Being a part of the first parcel of land
described in a deed dated March 31, 1961
and recorded among the Land Records of
Baltimore County in Liber W.J.R. 3902,
folio 271, was conveyed by Industrial
Estates for P. Christian Anderson, Nora M.
Anderson, his wife, Donald F. Collins, Mar-
jori Collins, his wife, Edward A. DeWaters,
Sr. and Frederick P. Kline.
Being the property of Donald F. Collins
et al. as shown on plat plan filed with the
Zoning Dep. stated.

By order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County
Feb. 16.

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 15, 1962

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., ~~was published~~

for 1 time ~~was published~~ weeks before the 7th

day of March, 1962, the first publication

appearing on the 16th day of February

1962

THE JEFFERSONIAN

Frank R. McLaughlin
Manager.

Cost of Advertisement, \$-----

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#5496

District 8th Date of Posting 8-8-62

Posted for: Appeal Hearing

Petitioner: Edw. de Mattos et al.

Location of property: N.E. corner of Greenspring Avenue, E. of and Ridewood

Street, in the 8th

Location of Signs: Posted at the end of Greenspring Street, on another

block on said property.

Remarks: George R. Hummel

Posted by George R. Hummel Date of return 8-9-62

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

No. 10274

DATE 1/18/62

TO: Messrs. Fedder and Garten
421 Title Building
Balto. 2, Md.

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO. 01622		TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Petition for Reclassification for Donald Collins, et al	50.00
		50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4,
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. 11554

DATE 2/16/62

TO: Messrs. Fedder & Garten
421 Title Building
Baltimore 2, Md.

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO. 01622		TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Advertising and posting of property for Donald F. Collins, et al	32.50
		32.50

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.

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

No. 11537

DATE 1/6/62

TO: W. Giles Parker, Esq.,
717 Title Bldg.,
Baltimore 2, Md.

BILLED BY: Office of Planning & Zoning
119 County Office Bldg.,
Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01622		TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Cost of appeal to Board of Appeals	870.00
	No. 5196	870.00

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.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#5496

District 8th Date of Posting 2-14-62

Posted for: Appeal to Board of Zoning

Petitioner: Donald F. Collins, et al.

Location of property: N.E. corner of Greenspring Ave. E. of and

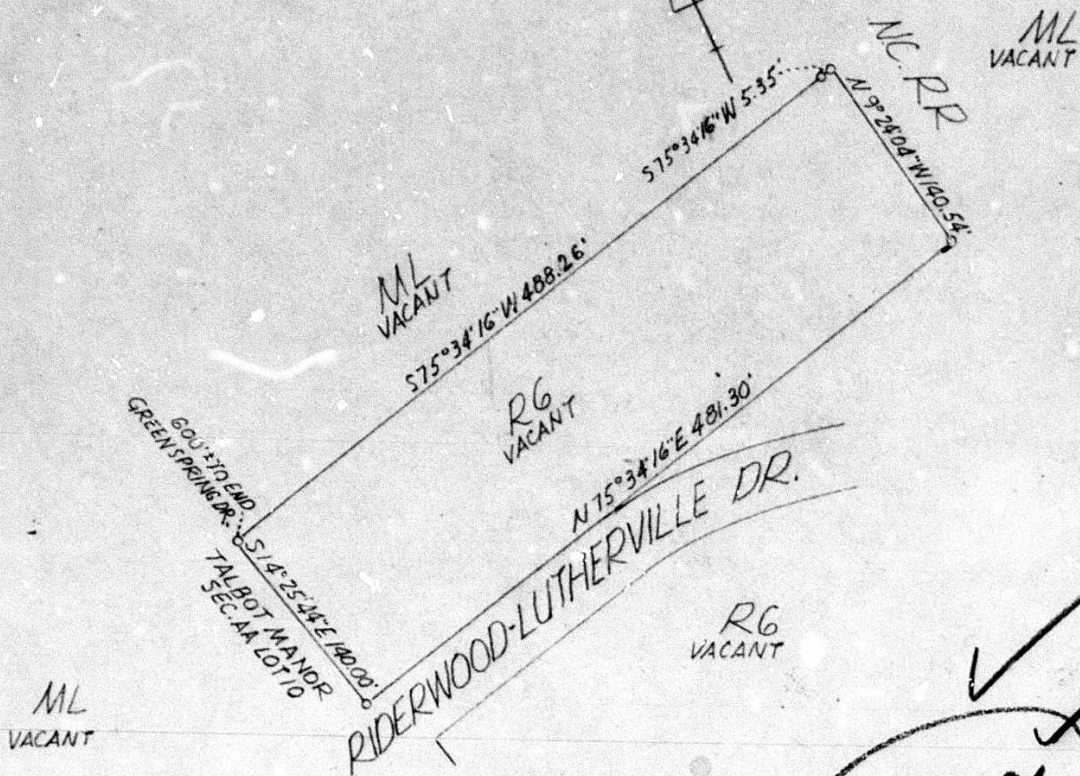
Ridewood Street, in the 8th

Location of Signs: Posted at the end of Greenspring Street, on another

block on said property.

Remarks: George R. Hummel

Posted by George R. Hummel Date of return 2-15-62



AREA OF PROP. - 1.5674c.[±]
 PRES. USE OF PROP. - VACANT
 PROP. USE OF PROP. -
 PRES. ZONING OF PROP. - R6
 PROP. ZONING OF PROP. - ML



#5496

MAP
#9

SEC. 3-C

MULLER, RAPHEL & ASSOCIATES, INC.
 REG. ENGINEERS & SURVEYORS
 201 COURTLAND AVE.
 TOWSON 4, MARYLAND

PLAT TO ACCOMPANY ZONING PETITION
 8TH ELECT. DIST. BALTO. CO., MD.
 SCALE: 1" = 100' 1/10/61

