

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We, John T. Sadler and wife,
R-20 Zone - N. W. Cor. York
Road and Wight Ave., 8th Dist.,
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 _____ zone to an _____
zone; for the following reasons:

There are zoning changes in the neighborhood.
The Petitioners feel that the highest and best use of
the property would be ML.

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.

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 to be bound by the zoning
regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore
County.

Contract purchaser
Address 1002 Michigan Avenue
Towson 4, Md. Phone Va. 3-2743

Wendell D. Allen
Petitioner's Attorney
Address 906 Hunsey Bldg.
Towson 4, Md. Phone Va. 3-2743

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 through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the _____ day of _____, 1962, at _____ o'clock
P. M.

JAN 23 1962
Zoning Commissioner of Baltimore County.

130P
3/7/62
1-2000

130P
3/7/62
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130P
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130P
3/7/62
1-2000

130P
3/7/62
1-2000

IN THE MATTER OF THE
PETITION FOR RECLASSIFICATION
FROM AN "R-20" Zone to an
"M-L" Zone - N. W. Cor. York
Road and Wight Ave., 8th Dist.,
John T. and Emily M. Sadler,
Petitioners

REPOSE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 5198

Upon hearing on the above petition for reclassification of
property, from an "R-20" Zone to an "M-L" Zone, at the northwest corner
of York Road and Wight Avenue, in the 8th District of Baltimore County,
the petitioners have submitted the following memorandum in support of
the petition:

The evidence in the above entitled case discloses that the
highest and best use of the tract involved in this petition is for indus-
trial purposes; that under Application #1846 of Qfer-Dickinson Co., Inc.,
a very large tract of land, located on the south side of Shawan Road
and extending between York Road and the Baltimore-Harrisburg Expressway,
was being zoned M-L, which zoning is final; that an additional tract of
land, owned by J. Frederick Offutt, was re-zoned M-L under Application
#1826, which zoning is final; that under Application #1900 a tract of
38.5 acres, belonging to Eddie Offutt, and an additional tract containing
32.31 acres, belonging to Stensness and Shotts, were zoned M-L under
date of March 7, 1962 and that to date no Appeal has been taken from such
Order.

The testimony further discloses that quite recently, as
result of a corporate merger, McCormick & Company has now acquired the
Qfer-Dickinson and J. Frederick Offutt tracts, and that a portion of
the former, containing between 35 and 40 acres, has been sold to The
Chesapeake and Potomac Telephone Company for the construction of a
very large facility, and that McCormick & Company will construct a
large building on an additional part of the tract. Although Mr.
Robert Louis Shell appeared as a protestant, cross-examination dis-
closed that on December 6, 1960, he withdrew his objections to the
Qfer-Dickinson reclassification in consideration, among other things,
of an Agreement with that company under which he has the right to
require that company, and its successors, to purchase his property
on Wight Avenue.

It is respectfully suggested, therefore, that he has
no interest in the pending Petition. In addition to this it is
suggested that, because of the changes in zoning in the area and
because of the substantial characterization of the neighborhood by
the McCormick & Company developments as industrial land, the Petition
in this case should be granted. This position is fully supported
by the report of the Department of Planning and Zoning (George E.
Gavrilis, Deputy Director).

INVOICE		No. 10282	
BALTIMORE COUNTY, MARYLAND		DATE 1/23/62	
OFFICE OF FINANCE			
Division of Collection and Receipts			
COURT HOUSE			
TOWSON 4, MARYLAND			
TO:	Wendell D. Allen, Esq. 906 Hunsey Building Baltimore 2, Md.	BILLED TO:	Zoning Department of Baltimore County
DEPOSIT TO ACCOUNT NO.	01622	QUANTITY	50.00
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		COST	
Petition for Reclassification for John T. Sadler		50.00	
1-2342 039 • • • TIL-		50.00	

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

Sewerage and highway problems can, of course, be handled
at the time of the filing of an Application for a Building Permit.
These problems are analogous to that presented in the case of
St. Mark's on the Hill v. Dohb, 219 Md. 387, at 394, where the Court
of Appeals said:

"Traffic problems of this nature which concern the
enforcement of speed limits and the installation
of traffic control devices are problems for the
police department rather than the zoning authorities.
Robert v. Washington Township (N.J.) 135 A. 2d 13
Twenty-One White Plains Corp. v. Village, etc.
(N.Y.) 180 N.Y.S. 2d 13; Queensbury v. City of
New Rochelle (N.Y.) 129 N.Y.S. 2d 691."

This explains fully the facts in the matter and for the
above reasons the petitioners' request is approved.

It is this 27th day of March, 1962, by the Zoning
Commissioner of Baltimore County, ORDERED that the herein described
property or area should be and the same is hereby reclassified; from
an "R-20" Zone to a "M-L" Zone, from and after the date of this Order,
subject to approval of the site plan by the State Roads Commission,
Division of Land Development and the Office of Planning and Zoning.

Zoning Commissioner of
Baltimore County.

INVOICE		No. 10387	
BALTIMORE COUNTY, MARYLAND		DATE 3/5/62	
OFFICE OF FINANCE			
Division of Collection and Receipts			
COURT HOUSE			
TOWSON 4, MARYLAND			
TO:	Wendell D. Allen, Esq. 906 Hunsey Building Baltimore 2, Md.	BILLED TO:	Zoning Department of Baltimore County
DEPOSIT TO ACCOUNT NO.	01622	QUANTITY	49.50
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		COST	
Advertising and posting of property for John T. Sadler		49.50	
3-562 1-39 • • • TIL-		49.50	

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.

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION	
TOWSON, MD. February 15th 1962	
THIS IS TO CERTIFY, That the annexed advertisement was published in The COUNTY Paper, Inc., a weekly news- paper printed and published in Towson, Baltimore County, Md., once in each of _____ successive weeks before the 7th day of _____ 1962, the first publication appearing on the 15th February 1962.	
The COUNTY Paper, Inc. Manager	

INVOICE		No. 10387	
BALTIMORE COUNTY, MARYLAND		DATE 3/5/62	
OFFICE OF FINANCE			
Division of Collection and Receipts			
COURT HOUSE			
TOWSON 4, MARYLAND			
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3-562 1-39 • • • TIL-		49.50	

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.

ML
VALANT

S86°43'E 397.0'

R20

N15°07'W 789.0'

S9°27'E 711.1'

R20
VACANT

BR
VACANT

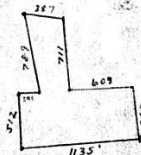
R20
VACANT

N62°42'E 191.80'

N82°42'E 609.2'

R20

DWG.



S81°00'W 1135.07'
WIGHT AVE.

NOXZEMA CHEMICAL CO.
MR

APPROVED FOR FILING

Reviewed By DP

Date 1/23/62

#5498

MAP
#8

SEALED

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

AREA OF PROP. - 18.44A.
EXIST. USE OF PROP. - RESIDENCE
PROP. USE OF PROP. - INDUSTRIAL PARK
EXIST. ZONING OF PROP. - R20
PROP. ZONING OF PROP. - ML



PLAT TO ACCOMPANY
ZONING PETITION
8TH ELECT. DIST. BALTO. CO., MD.
SCALE: 1" = 100' JAN. 15, 1962

