

RE: PETITION FOR RECLASSIFICATION
from "M-6" and "M-1" Zoning to an "M-1" Zone - S. E. Side of
Pulaski Highway at Loretto Road,
11th District, Palmer A. Blue,
Leo Blue, Valley Development
Co., Gunpowder Development Co.,
Mildred S. Darnay and Valentine J.
Darnay, Petitioners

BEST COPY
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5530

Pursuant to the advertisement, posting of property and
public hearing on the above petition for reclassification from "M-6"
and "M-1" Zoning to an "M-1" Zone, the testimony produced at the hearing
showed that land use studies conducted by the comprehensive planning
division of the Office of Planning indicate appropriateness of indus-
trial zoning at this location.

Evidence of multiple recent changes in the immediate
neighborhood was presented, said changes in the main being from residen-
tial to industrial categories. Further, Mr. Jurewicz stated that while
the Office of Planning may have had some vague thoughts about "M-6"
classification for this property, that it was not a serious problem since
much of the property in the area is zoned in the manufacturing-light
category, and that this type of zoning is here quite appropriate.

Petitioners also pointed out that they have related
from their original petition a substantial tract of land which may
be required for the Gunpowder State Park. This was done because it
was felt that it would be unfair to ask the Zoning Commissioner to
place an industrial category on land which may later have to be
acquired by a State agency. The plans accompanying the zoning petition
show a tentative proposal for interior circulation for the sub-tract
property and the development plan with, of course, be subject to
review by the appropriate County departments in the event that the said
application be granted.

The aerial photograph produced by Mr. Klaus indicates
the type and character of the neighborhood in which the subject tract
is located and from all of the evidence at hand, it seems that indus-
trial category of zoning is here in the area and is quite appropriate.
Vital road and railroad network is very clearly indicated on the aerial
photo close to the subject property and would be a further evidence of
the appropriateness of industrial zoning.

For the above reasons the reclassification should be had.

It is this 12th day of April, 1962, by the Zoning
Commissioner of Baltimore County, ORDERED that the aforesaid property
should be and the same is hereby reclassified, from "M-6" and "M-1"
Zoning to an "M-1" Zone, from and after the date of this Order, subject,
however, to approval of the site plan by the State Route Commission,
Division of Land Development and the Office of Planning and Zoning.

Zoning Commissioner of
Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 3-22-62
Posted for: L-6-B-1-Zones to an M-1-Zone
Petitioner: Valley Development Company, et al
Location of property: S.E. of Pulaski Hwy. at Loretto Road, etc.
Remarks: George R. Jurewicz
Posted by: George R. Jurewicz Date of return: 3-23-62

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

we, the undersigned, legal owner 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 reclassified, pursuant
to the Zoning Law of Baltimore County, from an R-6 and R-1 zone to an
M-1 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: None

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, 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 as to be bound by the zoning
regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore
County.

VALLEY DEVELOPMENT COMPANY
By: Harvey C. Jones II, President
GUNPOWDER DEVELOPMENT COMPANY
By: Harvey C. Jones II, President
Harvey C. Jones II, President
Address: 203 W. Chesapeake Avenue
Towson 4, Maryland
Phone: 423-3488
ORDERED BY THE Zoning Commissioner of Baltimore County, this 11th day
of February, 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 11th day of April, 1962, at 2:00 o'clock
P.M.



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Soper, Zoning Commissioner Date: March 20, 1962
FROM: Mr. George E. Gavrilis, Deputy Director

SUBJECT: #5530, R-6 and R-1 to M-1, Southeast side of
Pulaski Highway at Loretto Road, Being property
of Valley Development Company, et al.

11th District
Wednesday, April 11, 1962 (3:00 P.M.)

REMARKS: The staff of the Office of Planning and Zoning has reviewed the subject
petition for reclassification from residential and commercial zoning
to industrial zoning. It has the following advisory comments to make
with respect to pertinent planning factors:

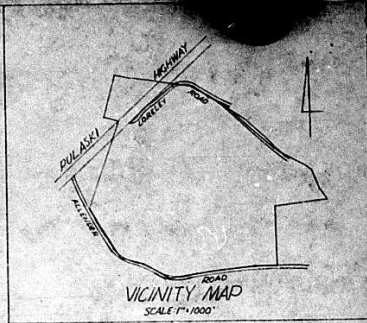
1. Land use studies conducted by our Comprehensive Planning Division
indicate the appropriateness of industrial use potentials here. It
is to be noted that the subject property is adjacent to Pulaski
Highway - a major link in the evolving urban complex extending along
the east coast from Boston to Norfolk, Virginia. The corridor formed
by Pulaski Highway, the B. & O. and Pennsylvania Railroads, and
shortly, the Northeast Expressway form a part of the commercial and
industrial complex along the Atlantic Seaboard. Studies by the
Planning staff indicate the appropriateness of affirming and extend-
ing this corridor in Baltimore County. The location of the sub-
ject property within this corridor is such that it fits most logically
with the preliminary proposals of the Planning staff for industrial
use potentials along this portion of Pulaski Highway.
2. The plan submitted by the petitioner indicates his preliminary
intentions for locating the property for industrial uses has no
status with respect to its approval by the County. At the same time
it has no real bearing on the issue of whether or not industrial
zoning is appropriate here. The Planning staff, it is however,
finding this opportunity to advise the petitioner that it would re-
quire a pattern of interior circulation which would give more direct
access to the proposed Gunpowder State Park. It is to be noted
that part of the subject property has been reserved for the State
Park and is excluded from the rezoning application.

MULLER, RAPHAEL & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS - LAND SURVEYORS - CIVIL ENGINEERS
201-208 COURTLAND AVENUE, TOWSON 4, MARYLAND
VALLEY 8-3008

ZONING DESCRIPTION

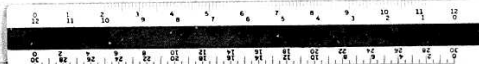
BEGINNING for the first on the southeast side of Pulaski Highway and in the 14th or
15th W 58 perch line of the land which by deed dated December 14, 1961 and recorded among the
Land Records of Baltimore County in Liber WNR 3935, folio 304, was conveyed by
Monumental City Savings and Loan Association Inc. to Valley Development Company and at
the distance of 321.89 feet from the beginning of said line, running thence reversely on
part of the 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th, 101st, 102nd, 103rd, 104th, 105th, 106th, 107th, 108th, 109th, 110th, 111th, 112th, 113th, 114th, 115th, 116th, 117th, 118th, 119th, 120th, 121st, 122nd, 123rd, 124th, 125th, 126th, 127th, 128th, 129th, 130th, 131st, 132nd, 133rd, 134th, 135th, 136th, 137th, 138th, 139th, 140th, 141st, 142nd, 143rd, 144th, 145th, 146th, 147th, 148th, 149th, 150th, 151st, 152nd, 153rd, 154th, 155th, 156th, 157th, 158th, 159th, 160th, 161st, 162nd, 163rd, 164th, 165th, 166th, 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S/b. 15



AREA OF PROP. - 118.76 A[±]
 EXIST. USE OF PROP. - RESIDENTIAL & AGRICULTURAL
 PROPOSED USE OF PROP. - INDUSTRIAL PARK
 EXIST. ZONING OF PROP. - R6 & BL
 PROPOSED ZONING OF PROP. - ML

MULLER, SARPH & ASSOCIATES, INC.
 REG. ENGINEERS & SURVEYORS
 701 COUNTESS AVE.
 TOWSON 4, MARYLAND



PLAT TO ACCOMPANY ZONING PETITION
 11TH ELECT. DIST. BALTO. CO. MD.
 SCALE 1" = 200'
 MAR. 14, 1962