

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, THE GRIMALDI, INC. 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an B-1 & D-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 CEMETERY

Property is to be posted and advertised as prescribed by Zoning Regulations, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser James S. Heston Legal Owner John F. Whitely
Address 111 W. Chesapeake Ave. Address 111 W. Chesapeake Ave.
Petitioner's Attorney James S. Heston Solicitor's Attorney John F. Whitely
Address Baltimore, Md. Address Baltimore, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this 26th day of April, 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 had before the Zoning Commissioner of Baltimore County in Room 1006, County Office Building in Towson, Baltimore County, on the 29th day of April, 1962, at 10:00 o'clock A.M.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 8, 1962
FROM: Mr. George E. Gavrelis, Deputy Director
SUBJECT: #5609-RX, B-1 and B-2 to M-1 and Special Exception for Cemetery, East side of Pulaski Highway 125 feet North of Holly Road, Being property of The Grimaldi, Inc.
15th District
HEARING: Wednesday, July 18, 1962 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from B-1 and B-2 zoning to M-1 zoning together with a Special Exception for cemetery. It has the following advisory comments to make with respect to pertinent planning factors:

1. Tentative land use studies by the Planning staff aimed at the making of recommendations for comprehensive rezoning of this portion of the 15th District indicate the appropriateness of industrial use potentials for the subject property. Such industrial zoning would be in accordance with the evolving pattern of non-residential zoning alongside Pulaski Highway. Industrial zoning for the subject property would be a recognition of its location on Pulaski Highway in close proximity to the possibilities of rail service and its location along the industrial corridor extending easterly from Baltimore City along Pulaski Highway.
2. The Planning staff is not in accord with the concept of a cemetery for the subject property. Although the Planning staff recognizes the need for cemeteries within the context of an expanding and aging population, it feels that the use of the subject property for cemetery purposes would not give full realization of the best use of the property and the goals of the evolving Master Plan for this portion of the County. From a planning viewpoint the subject property should be used for industrial purposes. Cemeteries, on the other hand, should be located where present or future access is adequate but also where no conflict exists in terms of the ultimate use of land. The Planning staff would argue, for example, that the cemetery would be more appropriate within the area of the Martin Airport approach zone or concentrations - where concentrations of population are not desirable but where future access would be more adequate.
3. If granted, special exception for cemetery purposes would pose certain problems which ought to be clarified. Under Section 255.1 the uses within the first 100 feet of an M-1 zone existing a residential zone are restricted only to those uses permitted in the M-2 zone. The M-2 zone does not permit cemeteries. Therefore, it is the opinion of the Planning staff that the petitioner's site plan would have to be revised to provide a 100 foot buffer strip along all boundaries of the property with the exception of the Pulaski Highway frontage.

George E. Gavrelis
Deputy Director of Planning

RECOMMENDATION OF MARYLAND STATE ROADS COMMISSION DEVELOPMENT ENGINEERING SECTION

COUNTY ZONING MAP AMENDMENT PETITION

Petition No. 5609-RX Map No. 7/13/62 Date: 7/13/62
Applicant: The Grimaldi, Inc.
Applicant's Address: 111 W. Chesapeake Ave.
Owner: The Grimaldi, Inc.
Owner's Address: 111 W. Chesapeake Ave.
Requested Change: From B-1, B-2 To M-1 & S.E.
Public Hearing: Date July 18, 1962 Time: 10:00 A.M.
Location of Property: East side of Pulaski Highway 125 feet North of Holly Road
(See 40) 125' North of Holly Rd.

Maryland State Roads Commission's comments are as indicated: Date: 7/13/62
No comment, as there are no State Highways involved.
Property NOT affected by any present tentative proposed Maryland State Roads Commission Highway improvement plans.
Property affected by present tentative proposed Maryland State Roads Commission Highway improvement plans, as denoted on the attached plan.
Construction and operation of any proposed commercial enterprise on this property generating vehicular ingress and egress to the State Highway will be subject to Maryland State Roads Commission entrance permit requirements.

Remarks: John F. Whitely
James S. Heston
Attorneys

Form A-8

Valley 8-7559

JAMES B. WHEATLEY
Attorney At Law
DUNCAN BUILDING
TOWSON 4, MARYLAND

November 30, 1962

Baltimore County Office of Planning and Zoning
111 W. Chesapeake Ave.
Towson 4, Maryland

Attention: John G. Rose, Esquire
Zoning Commissioner
Re: Petition for Reclassification & Special Exception for the Grimaldi, Inc.
Petition No. 5609-RX

Dear Mr. Rose,

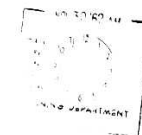
In regards to the above Petition of Grimaldi, Inc. and the hearing on this matter as set on Wednesday, December 5, 1962, in front of you, I wish to advise you that the Petitioners have requested that said Petition be withdrawn at this time.

Thanking you for your consideration in this matter, I remain,

Yours very truly,

James B. Wheatley
James B. Wheatley
Attorney for Petitioners

JWB:b
CC: W. LeRoy Ortal, Esq.
John F. Whitely, Esq.
Edwin J. Wolf, Esq.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 11-15-62
Posted for: Advertising for a Special Exception for Cemetery
Petitioner: The Grimaldi, Inc.
Location of property: East side of Pulaski Highway 125 feet North of Holly Road
Location of Sign: 125 feet North of Holly Road on the East side of Pulaski Highway
Remarks: George B. Heston
Posted by: George B. Heston Date of return: 11-16-62

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 6-28-62
Posted for: Advertising for a Special Exception for Cemetery
Petitioner: The Grimaldi, Inc.
Location of property: East side of Pulaski Highway 125 feet North of Holly Road
Location of Sign: 125 feet North of Holly Road on the East side of Pulaski Highway
Remarks: George B. Heston
Posted by: George B. Heston Date of return: 6-29-62

CERTIFICATE OF PUBLICATION

TOWSON, MD., NOV. 22, 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., NOV. 22, 1962 before the 15th day of July, 1962, the 15th publication appearing on the 29th day of June, 1962.

THE JEFFERSONIAN,
Frank M. Heston
Manager

Cost of Advertisement, \$.....

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION
ZONING: From B-1 and B-2 to M-1 and Special Exception for Cemetery.
DATE: AND TIME: Wednesday, July 18, 1962, at 10:00 A.M.
PLACE: PUBLIC HEARING: Room 1006, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Zoning Regulations of Baltimore County, has caused this petition to be posted and 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 had before the Zoning Commissioner of Baltimore County in Room 1006, County Office Building in Towson, Baltimore County, on the 29th day of April, 1962, at 10:00 o'clock A.M.

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

TO: M. Grimaldi & Sons
8125 Philadelphia Rd.
Baltimore 6, Md.
BILLED BY: Zoning Department of Baltimore County
DEPOSIT TO ACCOUNT NO. 01622
QUANTITY: 1 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
COST: \$50.00
Petition for Reclassification and Special Exception
TOTAL AMOUNT DUE: \$50.00
DATE: 6/26/62

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

TO: The Grimaldi, Inc.
8125 Phila. Rd.
Baltimore 6, Md.
BILLED BY: Zoning Department of Baltimore County
DEPOSIT TO ACCOUNT NO. 01622
QUANTITY: 1 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
COST: \$50.00
Advertising and posting of your property
TOTAL AMOUNT DUE: \$50.00
DATE: 7/14/62

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

TO: James B. Wheatley, Esq.
Duncan Building
Towson 4, Maryland
BILLED BY: Zoning Department of Baltimore County
DEPOSIT TO ACCOUNT NO. 01622
QUANTITY: 1 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
COST: \$50.00
Advertising and posting of property for Grimaldi, Inc.
TOTAL AMOUNT DUE: \$50.00
DATE: 7/17/62

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.

PULASKI

U.S. RT. 40

NAT. 22.15 E

145670

R-A

R-G

COMMERICAL

2 STY BRICK APTS.

OFF STREET PARKING AREA

OAK GROVE DR.

2 STY BRICK APTS.

OAK GROVE APTS. CORP.

R-A

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EXISTING HOUSE
MASTIFF JIM
15' x 20' REMOVED
14' x 14' REMOVED
12' x 12' REMOVED
10' x 10' REMOVED
8' x 8' REMOVED
6' x 6' REMOVED
4' x 4' REMOVED
2' x 2' REMOVED

R-C

R-G

EXISTING FARM LAND

S. 45° 20' W

SUSQUEHANNA TRANSMISSION CO

R-G

