

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, F. Christian & Nora K. Anderson, 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 B-1 & R-20 zone to an B-1 zone, for the following reasons:

For use as a warehouse and fabrication shop

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 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.

James K. Gallagher Edward J. Gallagher Francis K. Gallagher
Contract purchaser Legal Owner
813 N. Calvert Street
Baltimore - 7c Md
m 215 N. Fayette Street
Baltimore - 2 Maryland
Baltimore's Attorney
Address 813 N. Calvert Street Phone 249-4224
10th day of December, 1963, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of April, 1964, at 10:00 o'clock a.m.

ORDERED BY THE Zoning Commissioner of Baltimore County, this 10th day of December, 1963, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of April, 1964, at 10:00 o'clock a.m.

MICROFILMED

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of 1964 the safety, health and the general welfare of the locality involved not being detrimentally affected

the above Reclamation should be had; and that the reclassification of the property should be had

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of April, 1964, that the herein described property or area should be and the same is hereby reclassified, from B-1 & R-20 zone to a B-1 zone, and a Special Exception for warehouse and fabrication shop use, from and after the date of this order, subject, however, to approval of the site plan by the State Roads Commission, Bureau of Public Services 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

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of April, 1964, that the above reclassification 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 B-1 & R-20 zone; and/or the Special Exception for warehouse and fabrication shop use, be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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MULLER, RAPHAEL & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS - LAND SURVEYORS - CIVIL ENGINEERS
201 ESB COVINGTON AVENUE, TOWSON, MARYLAND
VALLEY 8-3800

ZONING DESCRIPTION

BEGINNING for the same at a point in the center of Falls Turnpike Road at the distance of 430.54' measured northerly from the intersection of the center lines of Falls Turnpike Road and Fairfield Road, said point of beginning being at the end of the 6th or N77°42'00"E 190' line of the land which by deed dated August 11, 1953 and recorded among the Land Records of Baltimore County in Liber GLB 2339, Folio 153, was conveyed by James A. Redmond, Jr. and wife to F. Christian Anderson et al, running thence and binding on the center of Falls Turnpike Road and on the 7th line of the aforesaid deed, as now surveyed, N12°56'10"W 87.30' thence leaving Falls Turnpike Road and running on the 8th and 9th lines of the land in the aforesaid deed, as now surveyed, S81°03'50"W 135.50' and N28°35'50"W 527.00' to the easternmost end of a stone culvert under the tracks of the Northern Central Railroad, running thence and binding on the 10th line of the land in the aforesaid deed, as now surveyed, N62°55'10"W 21.00' to the center line of the right of way, 66' wide of the said Northern Central Railroad, running thence on the center line of the aforesaid right of way and binding on the 11th, 12th, 13th and part of the 14th lines of the land in the aforesaid deed Redmond to Anderson et al, as now surveyed, S27°40'50"W 131.65', S22°47'53"W 151.80', S17°59'30"W 136.60' and S13°27'31"W 131.65', thence leaving the aforesaid right of way of the Northern Central Railroad and leaving the outline of the whole tract in the aforesaid deed and running and binding on the outline of the land acquired by the State Roads Commission of Maryland, as shown on Plat #62142 of the Right of Way Division of the said State Roads Commission of Maryland, the four following courses and distances, as now surveyed: (1) S78°00'40"E 195.29'; (2) S33°34'20"W 138.73'; (3) S81°06'00"E 204.29'; (4) S0°24'20"W 7.6' to intersect the 2nd or westerly 180' line of the land which by deed dated April 18, 1946 and recorded among the Land Records of Baltimore County in Liber BJS 1451, Folio 326, was conveyed by The Green Spring Realty Company to Howard D. English and wife, at the end of 37.90' from the beginning of said line, running thence and binding reversely on a part of the aforesaid 2nd line in the last mentioned

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 29, 1963
FROM: Mr. George A. Peters, Deputy Director
SUBJECT: #21, B-1 and B-20 to B-1, West side of Falls Road 430.54 feet North of Fairfield Road, Being property of F. Christian Anderson.

3rd and 9th District
REMARKS: Wednesday, April 10, 1963 (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-20 to B-1 Zoning. It has the following advisory comments to make with respect to pertinent planning factors:

1. The Planning Staff notes that the subject tract is part of a larger tract which secured B-1 Zoning under Petition #668. Under that petition commercial zoning was granted for an area extending westerly from Falls Road to Jones Falls. The subject petition seeks to reclassify part of the original tract to B-1 Zoning and to extend commercial zoning across Jones Falls to the Northern Central Railroad.
2. The Planning Staff offers no real objection to the creation of B-1 Zoning on the subject property. It notes, however, that access from Falls Road - an important and controversial part of the preceding zoning case, is not possible by means of the traffic light at Lake Avenue. It notes also that there is no practical means of utilizing the area between the Railroad and Jones Falls. This area appears to be completely pre-empted by the stream.
3. The petitioners site plan indicates that he proposes to use the property for warehouse and fabrication. Under B-1 Zoning not more than 25 employees would be permitted for manufacturing purposes. Is B-1 Zoning in fact the appropriate zone for the specific use contemplated by the petitioners?

GRO/c

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MULLER, RAPHAEL & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS - LAND SURVEYORS - CIVIL ENGINEERS
201 ESB COVINGTON AVENUE, TOWSON, MARYLAND
VALLEY 8-3800

deed, as now surveyed, S85°58'30"E 37.90' to the beginning of the 2nd or westerly 180' line of the land which by deed dated April 13, 1944 and recorded among the Land Records of Baltimore County in Liber GLB 1937, Folio 327, was conveyed by The Green Spring Realty Company to Lawrence R. Sanders and wife, running thence and binding on the 2nd line of the land in the last mentioned deed, as now surveyed, N15°19'50"E 107.61' to intersect the 5th or N12°18'00"W 118' line of the aforesaid whole tract Redmond to Anderson, et al, running thence and binding on a part of the 5th and all of the 6th lines of the aforesaid whole tract, as now surveyed, N12°56'10"W 109.93' and N7° 03'50"E 190.00' to the beginning.

CONTAINING 4.76 Acres of land, more or less.

BEING part of the land which by deed dated August 11, 1953 and recorded among the Land Records of Baltimore County in Liber GLB 2339, Folio 153, was conveyed by James A. Redmond, Jr. and wife, to F. Christian Anderson et al.

George A. Peters
George A. Peters #2346

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BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS

BUREAU OF PUBLIC SERVICES

Inter-Office Correspondence

FROM: GEORGE A. PETERS Date: March 7, 1963
TO: Mr. John G. Rose, Zoning Commissioner
ATTN: Mr. James Tyler
Subject: F. Christian Anderson Property West Side Falls Road 130 feet to Center Line of Fairfield Rd. District 3 and 9 Rezoning from B-1 and B-20 to B-1

Evidence presented by the Applicant's engineer, Muller Raphael and Associates, indicate that the proposed building will be situated upstream and at the same elevation as the repaired road established by the State Roads Commission.

On the basis of the information submitted it appears that a stream channel situation greater than that constructed by the State Roads Commission will exist and thereby offer no problem.

George A. Peters
George A. Peters
Assistant Chief
Bureau of Public Services

GAP/v

MICROFILMED



PARCEL "A"

BEGINNING for the same at a point on the West side of the Falls Road, 36 feet South of the South side of Lake Avenue if continued westerly, thence running and binding on the West side of Falls Road North 12 degrees 18 minutes West 190 feet; thence North 91 degrees 42 minutes West 137 feet; thence North 28 degrees 49 minutes West 155 feet; thence South 36 degrees 01 minutes West 402 feet; thence due South 325 feet to a point on the North side of Fairfield Avenue, thence running along the North side of Fairfield Avenue easterly 30 feet, thence North 18 degrees East 122.83 feet to the North side of a ten foot alley there situate, thence running along the North side of said alley as now laid out easterly 190 feet to a point in line with the West side of the lot owned by Mrs. L. M. Sanders, thence running on a line in line with the West side of said L. M. Sanders lot northerly 12 feet, thence running on a line parallel to the North side of said ten foot alley easterly 30 feet to a point, thence southerly 12 feet to the North side of said alley, thence running along the North side of said alley easterly 30 feet, thence North 12 degrees 18 minutes West 10 feet, thence easterly 190 feet to the point of beginning.

3 SIGNS
9th

it is true the roads are only two lanes but this in itself has never been a prohibiting factor for commercialization.

After carefully weighing the entire case, with special consideration of the traffic situation, we find that there has been an error in original zoning; further, that the reclassification sought will not be detrimental to the health, welfare nor to the safety of the neighborhood.

For the reasons set forth in the foregoing Opinion, it is this 10th day of January, 1960, 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 Rule No. 1101 of the Rules of Practice and Procedure of the Court of Appeals of Maryland.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Charles H. Haff
John J. Ogden

#4688

MAP #9
SEC 3-C
BL

AREA OF PROP- 4.16 A.1
PRES. USE OF PROP- VACANT
PROP. USE OF PROP- WAREHOUSE &
FABRICATION SHOP
PRES. ZONING OF PROP- BL & R20
PROP. ZONING OF PROP- BM

PLAT TO ACCOMPANY ZONING PETITION
3RD & 9TH ELEC. DIST. BALTO. CO. MD.
SCALE: 1"=50' DEC 3, 1962

