

SEP 04 63
PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION
COMMISSIONER OF BALTIMORE COUNTY.
I, Wm. Harry A. Smuck, legal owner of the property situated 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-1 zone; for the following reasons:
1. That an error was committed in the original zoning for this particular property.
2. That there has been sufficient changes in the neighborhood to warrant a reclassification.
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 of Baltimore County.
A. PAUL CONNOR
ATTORNEY AT LAW
3801 MARYLAND AVENUE
BALTIMORE 12, M.D.
Address 5020 Ritchie Highway
Baltimore, Maryland 21225
Petitioner's Attorney
Address - 3210 Havre de Grace Ferry Road
Baltimore, Maryland 21227
ORDERED BY The Zoning Commissioner of Baltimore County, this 20th day of September, 1963, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in a newspaper 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 106, County Office Building in Towson, Baltimore County, on the 6th day of November, 1963, at 10:00 o'clock P.M.
J. H. STAAB
Zoning Commissioner of Baltimore County.

PETITION FOR A ZONING RECLASSIFICATION
13th District
LOCATION: West side of Washington Avenue 100 feet from the west side of Maryland Avenue
DATE & TIME: WEDNESDAY, NOVEMBER 6, 1963 at 1:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, 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 Thirteenth District of Baltimore County
Containing 17.48 acres more or less.
BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

DESCRIPTION OF Harry A. Smuck Property
G.L.S. 2294 folio 238
Beginning for the same at an old stone marker 24, now found, which marks the end of the second line of that conveyance to some from William H.B.M. (263-102) and running thence from the point of beginning so filed and binding on and with the outline of said conveyance as corrected for the magnetic declination of 1952,
North 1° 20' 25" 00" West 835.23 feet to a stone marker 23
North 11° 20' 00" East 100.05 feet to a stone found
North 8° 21' 50" West 231.71 feet to an iron pipe
North 22° 25' 00" East 131.58 feet to a stone found
North 89° 23' 00" East 21.77 feet to a stone found
South 79° 14' 30" East 112.05 feet to an iron pipe
North 60° 18' 00" East 131.63 feet to an iron pipe
North 60° 18' 00" East 81.29 feet to the intersection
formed by the westernmost outline of the abovementioned conveyance and the boundary line of Baltimore City, thence binding on the boundary line of Baltimore City, South 53° 03' 00" East 653.02 feet to a Baltimore City monument, thence continuing the same course South 53° 03' 00" East 212.71 feet to the intersection formed by the said Baltimore City boundary and the easternmost outline of the abovementioned conveyance and thence with the easternmost outline, South 11° 27' 00" East 87.12 feet to the place of beginning.
Containing 17.48 acres more or less.
Being all of Parcel A of that tract of land described in the Land Records of Baltimore County in Liber G.L.S. 2294, folio 238 according to a survey by James D. Hite in December 1922.
Malcolm Littlefield

PETITION FOR RECLASSIFICATION
From an R-6 Zone to a M-1 Zone
1/8 of Washington Avenue, 100' West of Maryland Avenue - 13th District - Harry Smuck - Petitioner
HEARING
DEPUTY ZONING COMMISSIONER
Case No. 63-124
The petitioner's property consists of some 17 1/2 acres of land bounded on the north by the new Patuxent Avenue. Patuxent Avenue is a parcel 181' wide thereabouts with six moving lanes of traffic. Lying about 100' east of subject property is a large tract of land which was recently rezoned "M-1". A portion of this property is currently being used by Baltimore County as a sanitary land fill. Remains continuous to subject property are the rail lines of W & A. The petitioner also owns an additional eight acres of land lying to the north of Patuxent Avenue in Baltimore City, most of which is zoned industrial.
There was testimony that the petitioner's property is full of streams and depressions; is heavily wooded and grown over. Although sewer and water are available, the cost of extending the water and sewer into the petitioner's property for residential development would be grossly exorbitant. There is no road pattern into subject property and indeed it would be very expensive to extend the existing adjacent county streets and roads into the land because of the exorbitant cost in grading due to its rough topography. If the requested zoning is granted, the petitioner testified the land would be used for an industrial park. W & A has already advised that if the land is rezoned the rails would be extended into subject property.
The petitioner also advised there is a 35' wide driveway opening on the north border of the property bounded by Patuxent Avenue and that all traffic for ingress or egress would be routed by way of Patuxent Avenue. No traffic would at anytime be allowed to travel through the residential section immediately to the south and west of subject tract.
There was abundant testimony to show the petitioned property was in error.
For the foregoing reasons, it is ORDERED by the Deputy Zoning Commissioner of Baltimore County, this day of November, 1963, that the herein described property or area should be and the same is hereby reclassified from an R-6 Zone to an M-1 Zone from and after the date of the order.
Edward L. Grims
Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
FROM Mr. H. B. Staab
TO Mr. John Rose
SUBJECT Pet. # 63-124-R
w/s Washington Avenue
100' west of Maryland Avenue
Property of Harry Smuck
Date November 13, 1963
With the opening of Patuxent Avenue in Baltimore City this property has frontage, a high grade road and use of the residential streets in the C zone will not be required.
Since the land has excellent rail possibilities and the adjoining portion of this tract in Baltimore City is zoned industrial, we recommend that the portion in Baltimore County also be zoned for industrial use.
H. B. STAAB, Director
Industrial Development
Commission
HBS:cm

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO Mr. John G. Rose, Zoning Commissioner
FROM Mr. OFFICE R. GORTALIS, Deputy Director
SUBJECT Pet. # 63-124-R, R-6 to M-1, West side of Washington Avenue 100 feet West of Maryland Avenue. Being property of Harry Smuck.
13th District
HEARING: Wednesday, November 6, 1963 (1:00 P.M.)
The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to M-1 zoning and has the following advisory comments to make with respect to pertinent planning factors:
1. The 13th District Zoning Map sought to identify areas appropriately situated for industrial uses and to recommend the proper zoning thereon. Since the adoption of the Map, portions of Patuxent Avenue have been completed. The subject property is situated both in the City and in the County, with the City's portion understood to be zoned for industrial purposes.
2. From a Planning viewpoint, extension of the industrial zoning into the County may be appropriate if realistic boundaries are established which protect the residential area in the County. The Planning staff would suggest that industrial zoning extend no further south into the County than one lot depth north of Maryland Avenue. Such a boundary would be more responsive to topography and would further assure that only that portion of the subject property physically related to Patuxent Avenue be zoned for industrial purposes.
3. Additional adjustment of the possible extension of industrial zoning here may be required along Washington Avenue and Rose Avenue.

INTER-OFFICE CORRESPONDENCE
DEPARTMENT OF PUBLIC SAFETY
Baltimore County, Maryland
FIVE BUREAU
TOWSON 4, Maryland
TO: Mr. James Eyer
FROM: Capt. Paul H. Heinicke
SUBJECT: Comments on Properties Presented at Meeting on October 4, 1963
Date: October 9, 1963
1. Harry A. Smuck
1/8 of Washington Ave. to W/S of Maryland Ave.
District 13
2. Guarantee Title Holding Corp.
W/S Ingelwood Ave. & W/S Security Boulevard
District 1
Advise owners of the Fire Prevention Code, Section 20.18 A, B, C, D & E and for further information, please contact Capt. Paul H. Heinicke at 5A-5735.
Respectfully yours,
Paul H. Heinicke
Fire Prevention Division
BALTIMORE COUNTY FIRE BUREAU
OCT 10 1963
OFFICE OF PLANNING & ZONING

BOARD OF EDUCATION
Baltimore County
Towson 4, Maryland
SUBJECTS CONCERNING A ZONING APPLICATION BY HARRY A. SMUCK
ON THE WEST SIDE OF WASHINGTON AVENUE 100 FEET FROM THE WEST SIDE OF MARYLAND AVENUE
November 6, 1963
1. May we respectfully comment that the subject tract of land, containing 17.48 acres of land, more or less, is examined as the location of the future new "English Consul Elementary School".
2. School enrollment studies, that pertain to this section of the county, establish the need for the subject acreage to house public elementary school pupils in grades one through six.
3. Funds for acquisition of this site are contained in the 1964 School Capital Budget which allocation was based upon the current R-6 zoning of this property.
4. Advance architectural planning funds for the future new "English Consul Elementary School" contained in the 1964-1966 School Capital Program and construction funds for the building are scheduled in the 1966-1967 School Capital Program.
Proton L. Grims, Director
Capital Program Planning

105-124-K
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District.....13th..... Date of Posting.....Oct. 18, 1963.....
 Posted for Petition for Reclassification from R-6 to M-1.....
 Petitioner.....Harry Smuck.....
 Location of property.....N/S. of Washington Ave., 1001' from the N/S. of Maryland Ave.....
 Location of Signs.....1541 N. Maryland Ave., on property line (1).....
 At Dead-end of Maryland Avenue 1501' N. Washington Ave. (1).....
 Remarks.....
 Posted by.....
 Date of return.....October 24, 1963.....

2 signs

TELEPHONE
 VALLEY 3-3000

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

No. 20235

DATE.....11/8/63.....

To: John T. Cecil, Esq.
 3210 Hammond's Ferry Rd.
 Baltimore 27, Md.
 BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
01/22		Advertising and posting of property for Harry Smuck	\$7.00
		#63-121-R	
		11-763 6328 * * * 711-	\$7.00

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.

TELEPHONE
 VALLEY 3-3000

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

No. 20128

DATE 9/20/63

To: John T. Cecil
 3210 Hammond's Ferry Road
 Baltimore 27, Md.
 BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01/22		Petition for Reclassification for Harry A. Smuck	\$50.00
		9-2163 4049 * * * 711-	\$50.00

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.

**PETITION FOR A ZONING
 RECLASSIFICATION**

13th District

ZONING: From R-6 to M-1

Zone:

LOCATION: West side of Wash-

ington Avenue 100 feet from the

West side of Maryland Avenue

DATE & TIME: WEDNESDAY,

NOVEMBER 6, 1963 at 100 P.M.

PUBLIC HEARING: Room 108,

County Office Building, 111 W.

Chesapeake Avenue, 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 Thirteenth District

of Baltimore County

beginning for the same at an

old stone Number 24, now found,

which marks the end of the second

line of that conveyed to Downs

from Williams, N.B.M. (243-352)

and running thence from the point

of beginning so fixed and blasing

on and with the outline of said

conveyance as corrected for the

magnetic declination of 1962, North

47 degrees 25' 30" West 885.23

feet to a stone Number 23 found,

North 31 degrees 50' 00" East

40.48 feet to a stone found, North

6 degrees 51' 50" West 20.74

feet to an iron pipe, North 22

degrees 25' 20" West 181.64 feet

to a stone found, North 85 degrees

23' 20" East 91.77 feet to a stone

found, South 79 degrees 41' 30"

East 122.65 feet to an iron pipe,

North 69 degrees 18' 30" East

28.03 feet to an iron pipe, North

67 degrees 48' 30" East 81.29

feet to the intersection formed

by the westernmost outline of

the abovementioned conveyance

and the boundary line of Baltimore

City, thence ending on the bound-

ary line of Baltimore City, South

53 degrees 07' 00" East 655.02

feet to a Baltimore City monument

thence continuing the same course

South 53 degrees 07' 00" East

No. 1 Newburg Avenue

CATONSVILLE, MD.

October 21, 19 63.

THIS IS TO CERTIFY, that the annexed advertisement of

John G. Rose, Zoning Commissioner of

Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of

three weekly newspapers published in Baltimore County, Mary-

land, once a week for One Week successive weeks before

the 21st day of October, 1963, that is to say

the same was inserted in the issues of

October 16, 1963.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
 Editor and Manager

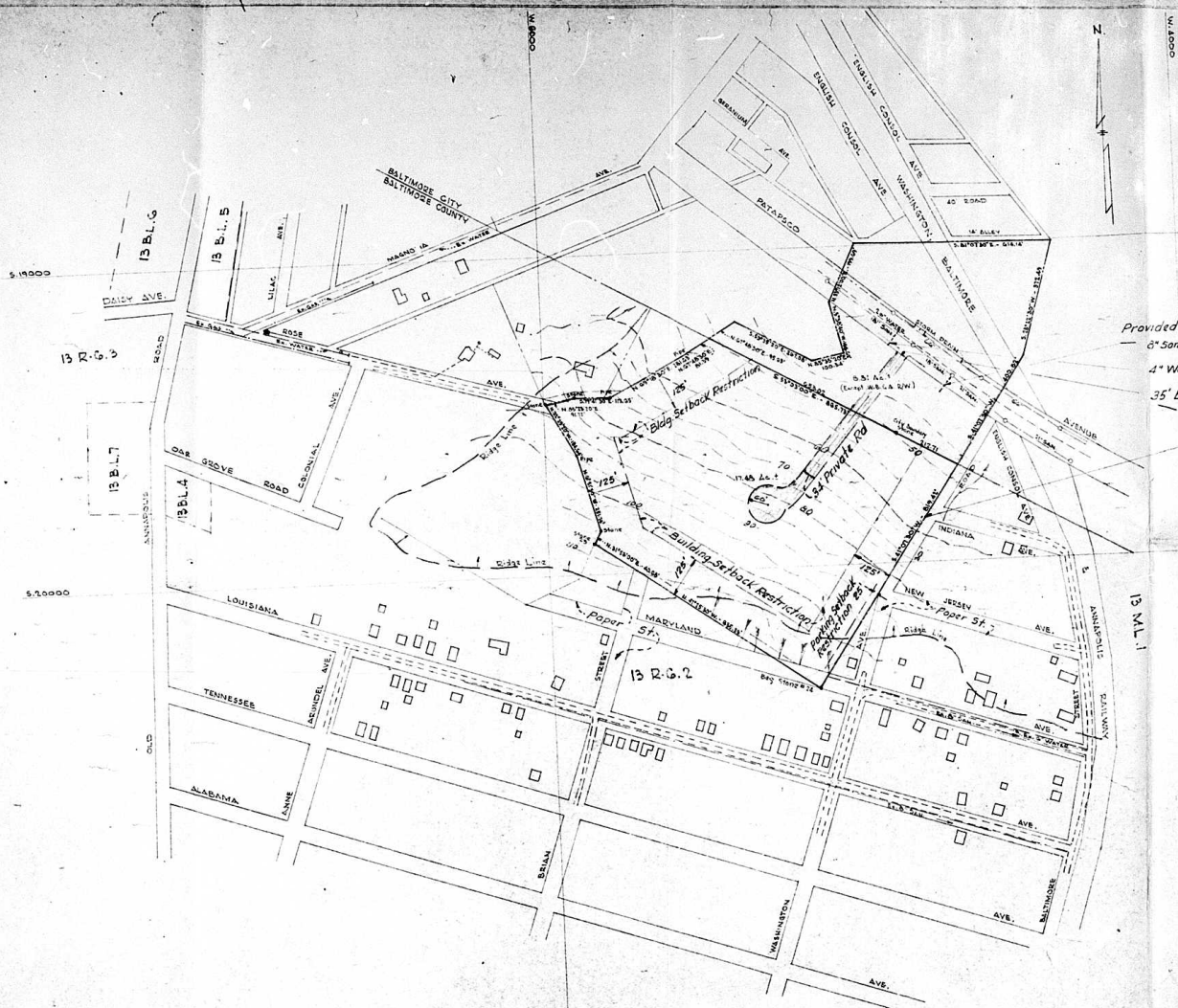
ORIGINAL

63-124
OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
 Rolandtown, Md.

THE COMMUNITY PRESS
 Dardotville, Md.

THE HERALD - ARGUS
 Catonsville, Md.



Provided by Balto. City
 8" Sanitary Conn. M-L 10d.
 4" Water Conn.
 35' Entrance

Landscaping & Screen Planting to be provided
 around Complete Outline.

Ex Use Vacant Prop Use Warehouses
 R-G to M-L

PLOT PLAN
 FOR ZONING APPLICATION
 PROPERTY OF
HARRY A. SMUCK ET AL
 ELECTION DISTRICT 1813 BALTIMORE COUNTY, MD.
 Scale: 1" = 100' March 21, 1961
 REV. Aug 28, 1963

ATT: Attorney: Mr. John T. Cecil 3210 Hampden Ferry Rd. Zone 27, Inc.

Survey by JAMES D. HIGGS
 December 1960

MICROFILMED

MICROFILMED

