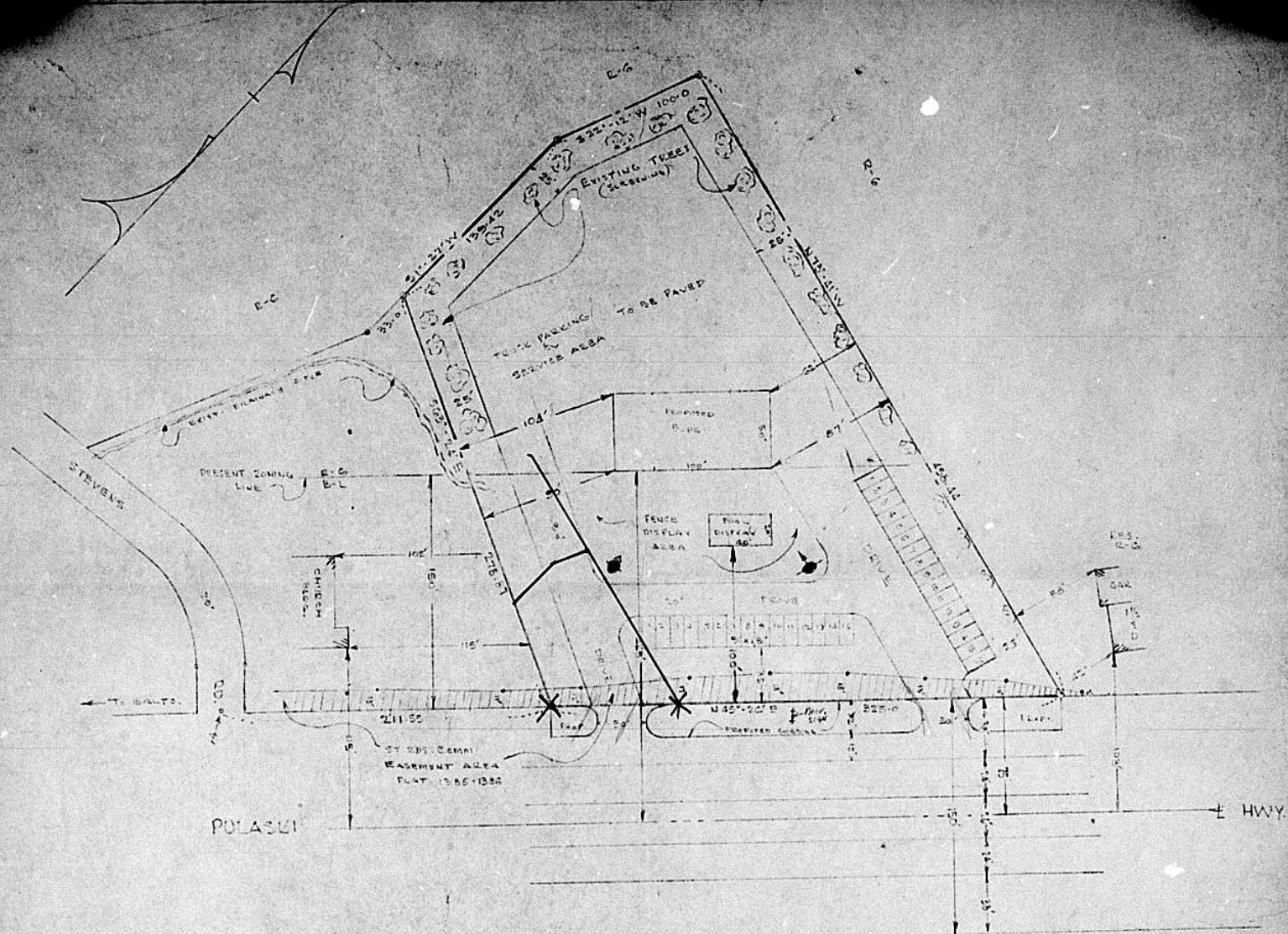




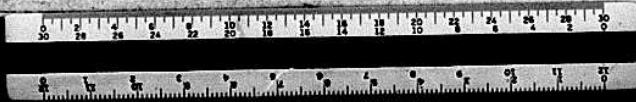
PRESENT USE - NONE  
 PROPOSED USE - FENCE MANUFACTURING, SALES & DISPLAYS  
 PRESENT ZONING - E.C. B.L.  
 PROPOSED ZONING - M-1  
 AREA OF PROPERTY - 2.13 AC.  
 AREA OF PAVED BLVD - 5,000 SQ. FT.  
 NO. PARKING SPACES - 20  
 LIGHT STANDARDS AND DIRECTION  
 OF LIGHT 10' HIGH

PROPERTY OF  
 UNIVERSAL FENCE CO.  
 11TH DISTRICT BALTIMORE CO., MARYLAND  
 Scale: 1"=50' Date: 12-4-65

REVISED 1-3-64



Leland M. D.  
 CIVIL



PETITION FOR RECLASSIFICATION  
AND VARIANCE  
11TH DISTRICT

ZONING: From R-4 and R.L. to M.L. Zone.  
Petition for Variance to the Zoning Regulation of Baltimore County to permit a structure to be located within 42 feet of the north property line and within 50 feet of the south property line instead of the required 125 feet.

LOCATION: Northwest side of Pulaski Highway 211.55 feet northeast from center line of Stevens Road.

DATE & TIME: Monday, March 2, 1964 at 11:00 A. M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Regulation to be excepted as follows:

Section 255.1 (247.4)—No building or structure shall be closer than 125 feet at any point to the nearest boundary line of a residential zone.

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 Eleventh District of Baltimore County:

Beginning for the same on the northwest side of Pulaski Highway at the distance of 211.55 feet measured northeasterly along the northwest side of Pulaski Highway from the center line of Stevens Road and thence running and binding on the northwest side of Pulaski Highway 150 feet wide North 45 degrees 24 minutes East 325 feet; thence leaving Pulaski Highway for four lines of division as follows: North 72 degrees 41 minutes West 658.44 feet, South 22 degrees 12 minutes West 100 feet, South 1 degree 27 minutes West 139.42 feet and South 43 degrees 24 minutes East 278.57 feet to the place of beginning.

Containing 2.28 acres of land.

Being the property of Kingdom Halls, Inc. as shown on plat plan filed with the Zoning Department.

By Order of

JOHN G. ROSE

Zoning Commissioner of  
Baltimore County.

Feb. 14.

64-53  
**CERTIFICATE OF PUBLICATION**

TOWSON, MD., February 11, 1964.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once a week~~ ~~of~~ 1 time ~~announced weeks~~ before the 2nd day of March, 1964, the first publication appearing on the 14th day of February, 1964.

THE JEFFERSONIAN

*Frank Smith*  
Manager.

Cost of Advertisement, \$\_\_\_\_\_

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Kingdon Halls, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 & R-1 zone to an R-1 zone; for the following reason:

to allow said property to be used for fence and swimming pool sales and displays.  
Variance to Section 255.1 (2)(b)(4) to permit a structure to be located within 60 feet of the north property line and within 90 feet of the south property line instead of the required 125 feet.

See Attached Description

and/or a Special Exception under the said Zoning Law and/or Zoning Regulations of Baltimore County to use the herein described property for the sale of swimming pools and displays.

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.

Universal Fence Company, Kingdon Halls, Inc.  
President, Legal Owner  
Address: 5209 Towson Avenue, Baltimore 23, Maryland  
Address: 5209 Towson Avenue, Baltimore 23, Maryland  
Protestant's Attorney  
Address: 1017 Midway Building, Baltimore 1, Maryland

ORDERED BY THE Zoning Commissioner of Baltimore County, this 17th day of February, 1964, 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 106, County Office Building in Towson, Baltimore County, on the 23rd day of March, 1964, at 10:00 o'clock.

BY W. M. Lee, Zoning Commissioner of Baltimore County.

RECEIVED FOR  
PROCESSING  
BY W. M. Lee  
DATE 2/17/64  
OFFICE OF  
PLANNING & ZONING

WILLARD M. LEE  
REGISTERED CIVIL ENGINEER  
4004 MAINFIELD AVENUE  
BALTIMORE 14, MARYLAND

RECORDED 4,1903

R.W.S. Palaski Highway 211-55 N.W. Centre line Stevens Road  
11th District Baltimore County, Maryland

Beginning for the same on the northwest side of Pulaski Highway at the distance of 211-55 feet measures northeasterly along the northwest side of Pulaski Highway from the centre line of Stevens Road and thence running and curving on the northeast side of Pulaski Highway 150 feet wide North 45 degrees 20 minutes East 325 feet thence leaving Pulaski Highway 150 feet, four lines of 20 minutes East 125 feet North 75 degrees 41 minutes East 458-44 feet, South 22 degrees 12 minutes West 100 feet, South 1 degree 47 minutes West 194-42 feet and South 0 degrees 54 minutes East 278-57 feet to the place of beginning.

Containing 2.28 acres of land.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location and circumstances in the character of the neighborhood.

the above reclassification should be had, and to the extent appearing that of variance to the Zoning Regulations to permit a structure to be located within 60 feet of the north property line and within 90 feet of the south property line instead of the required 125 feet should also be granted.

IT IS ORDERED BY THE Zoning Commissioner of Baltimore County this 17th day of March, 1964, that the herein described property or area should be and the same is hereby reclassified; from R-6 and R-1 zone to an R-1 zone.

and/or a Special Exception to the said Zoning Regulations should be and the same is hereby granted.

and after the date of this order, the Variance requested to permit a structure to be located within 60 feet of the north property line and within 90 feet of the south property line instead of the required 125 feet should also be granted, subject to approval of the State Roads Commission and the State Highway Administration 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 17th day of March, 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 to remain a R-6 and R-1 zone; and/or the Special Exception for the sale of swimming pools and displays be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. James Dyer, President & General Manager  
FROM: Timothy W. Morgan  
SUBJECT: Kingdon Halls, Inc.  
Pulaski Highway and Stevens Road

The Baltimore County Department of Health would require a satisfactory post-mortem test on this property before signing any building application.

Timothy W. Morgan, Chief  
Division of Engineering & Urban Development  
Section of Environmental Health

THW

RECEIVED  
JAN 27 1964  
BALTIMORE COUNTY  
OFFICE OF PLANNING

TELEPHONE 822-2000 BALTIMORE COUNTY, MARYLAND No. 21523  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COUNTY HOUSE  
TOWSON 4, MARYLAND  
DATE 2/17/64  
To: Messrs. James Wilson & Company, 1827 Fidelity Building, Baltimore 14, Md.  
CLERK: [Signature]  
REPORT TO ACCOUNT NO. [Blank]  
QUANTITY: [Blank]  
DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE  
SUBJECT: Petition for Reclassification & Variance for Kingdon Halls, Inc.  
[Blank] 50.00  
[Blank] 5000  
1-764 8539 • • • TIL •

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.

OFFICE OF THE BALTIMORE COUNTMAN  
THE COMMUNITY NEWS, Baltimore, Md.  
THE HERALD - ARJIS, Catonsville, Md.  
No. 1 Newburg Avenue, CATONSVILLE, MD.  
February 17, 1964.  
THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTMAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one month, commencing on the 17th day of February, 1964, that is to say the same was inserted in the issues of February 14, 1964.  
THE BALTIMORE COUNTMAN  
By: Paul J. Morgan, Editor and Manager

PETITION FOR RECLASSIFICATION AND VARIANCE  
11th DISTRICT  
ZONING: From R-6 and R-1 to M-1. Zone, Petitioner for Variance to the Zoning Regulations of Baltimore County to permit a structure to be located within 60 feet of the north property line and within 90 feet of the south property line instead of the required 125 feet.  
LOCATION: Northwest side of Pulaski Highway 211-55 feet northeast from center line of Stevens Road and thence running and curving on the northwest side of Pulaski Highway 150 feet wide North 45 degrees 20 minutes East 325 feet thence leaving Pulaski Highway 150 feet, four lines of 20 minutes East 125 feet North 75 degrees 41 minutes East 458-44 feet, South 22 degrees 12 minutes West 100 feet, South 1 degree 47 minutes West 194-42 feet to the place of beginning.  
Containing 2.28 acres of land.  
Using the property of Kingdon Halls, Inc. as shown on plat filed with the Zoning Department.  
BY ORDER OF JAMES D. DYER, ZONING COMMISSIONER OF BALTIMORE COUNTY  
Pl. 16

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE  
TO: Mr. John G. Rose, Zoning Commissioner Date: February 17, 1964  
FROM: Messrs. James Wilson & Company, Active Director

SUBJECT: R-6 & R-1 to M-1 and Variance to permit a structure to be located within 60 feet of the north property line and within 90 feet of the south property line instead of the required 125 feet.  
Northwest side of Pulaski Highway 211-55 feet northeast of Stevens Road, being property of Kingdon Halls, Inc.

11th District  
HEARD: Monday, March 2, 1964 (11A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 and R-1 to M-1 zoning together with variances to the setback requirements. It has the following advisory comments to make with respect to pertinent planning factors:

1. Current proposals for the Northeastern and Eastern Master Plans call for expansion of industrial zoning along Pulaski Highway and extending northeasterly to the A. & O. Railroad. The subject petition is in accordance with the staff proposals for the Master Plan.

CERTIFICATE OF POSTING  
JONAS DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland  
Date: 2/17/64  
Filed for: KINGDON HALLS, INC.  
Location of property: 211-55 PULASKI HWY. N.E. 85  
FROM: CATONSVILLE, MD. STEVENSON RD.  
Location of Sign: 211-55 PULASKI HWY. N.E. 85 AND APPROX. 211-55 PULASKI HWY. N.E. 85  
Remarks: [Blank]  
Posted by: Robert J. [Blank]  
Date of return: 2/20/64

TELEPHONE 822-2000 BALTIMORE COUNTY, MARYLAND No. 21630  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COUNTY HOUSE  
TOWSON 4, MARYLAND  
DATE 2/17/64  
To: Messrs. James Wilson & Company, 1827 Fidelity Building, Baltimore 14, Md.  
CLERK: [Signature]  
REPORT TO ACCOUNT NO. [Blank]  
QUANTITY: [Blank]  
DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE  
SUBJECT: Advertising and posting of property for Kingdon Halls, Inc.  
[Blank] 43.00  
[Blank] 300  
[Blank] 300  
1-764 8539 • • • TIL •

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.

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE  
TO: Mr. John G. Rose, Zoning Commissioner Date: February 17, 1964  
FROM: Messrs. James Wilson & Company, Active Director

SUBJECT: R-6 & R-1 to M-1 and Variance to permit a structure to be located within 60 feet of the north property line and within 90 feet of the south property line instead of the required 125 feet.  
Northwest side of Pulaski Highway 211-55 feet northeast of Stevens Road, being property of Kingdon Halls, Inc.

11th District  
HEARD: Monday, March 2, 1964 (11A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 and R-1 to M-1 zoning together with variances to the setback requirements. It has the following advisory comments to make with respect to pertinent planning factors:

1. Current proposals for the Northeastern and Eastern Master Plans call for expansion of industrial zoning along Pulaski Highway and extending northeasterly to the A. & O. Railroad. The subject petition is in accordance with the staff proposals for the Master Plan.