

RE: PETITION FOR RECLASSIFICATION
From "M-6" and "M-1" to "M-1A"
Zone - M-1A Pulaski Highway
150' from existing line to
Baltimore Co., Baltimore
Henry W. Volz, Middle River
A. V. Williams, Middle River
Brokers, Inc., Baltimore
Volz, Middle River, Baltimore

MAP
15-B
ML
8/11/64

The petitioners have requested reclassification of property on the northwest side of Pulaski Highway 150 feet from turning lane into the Baltimore County Beltway, in the Fifthward District of Baltimore County, from "M-6" and "M-1" zones to "M-1A" zone.

The petition has been amended to read 25.9 acres presently zoned "M-6" should be zoned "M-1A" and the Pulaski Highway frontage presently zoned "M-1" should be zoned "M-1A".

To further clarify the request the 25.9 acres which is proposed to be zoned "M-1A" is outlined in "pink" and the Pulaski Highway frontage to be zoned "M-1" is outlined in "blue".

Plat to be marked Exhibit "A" is attached hereto and made a part hereof.

It is this 24th day of September, 1964, by the Zoning Commissioner of Baltimore County, ORDERED that the 25.9 acres should be and the same are reclassified from "M-6" zone to a "M-1A" zone, outlined in "pink", and the Pulaski Highway frontage is hereby reclassified from "M-1" zone to "M-1A" zone, outlined in "blue" on said plat, subject to the approval of the plan for the development of said property by the State Health Commission, Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of
Baltimore County

PETITION FOR ZONE RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Henry W. Volz, Middle River, A. V. Williams, Middle River, Inc., Inc., 150' from existing line to Baltimore Co., Baltimore, 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. B-1 zone to an R-1 zone, for the following reasons:

See Attached Description

Character of neighborhood has changed.

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 provided 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.

Albert V. Williams

Contract purchaser

Address: Box 2065 Baltimore, Md. 21220

Witness's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of July, 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 29th day of August, 1964, at 2:00 o'clock.



CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
121 ALLEGANY AVENUE
TOWSON, MD. 21204
VALLEY ROAD
-2-

PROPERTY TO BE ZONED
PULASKI HIGHWAY AND BALTIMORE BELTWAY

BEGINNING for the same on the Northernmost right of way line of Ramp E of the Baltimore County Beltway as shown on State Roads Commission of Maryland Right of Way Plat No. 21617 at a point distant 442.83 feet measured Northwestely along said right of way line of said Ramp from the Northwesternmost right of way line of Pulaski Highway as shown on Plat No. 19513 said point being in the third or South 44 degrees 57 minutes 13 seconds West 582.13 foot line of that tract of land which by deed dated September 1, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. #2772 folio 302 etc., was conveyed by Henry Volz et al to Albert V. Williams, thence binding on the said Northernmost right of way line of Ramp E and on the Northeasternmost right of way line of the Baltimore County Beltway and on the Southeasternmost right of way line of Route No. 7 as shown on said State Plat No. 21617 and 21616 and 21615 the ten following courses and distances:

1. North 74 degrees 47 minutes 11 seconds West 238.43 feet
2. North 71 degrees 41 minutes 32 seconds West 92.70 feet (erroneously shown as South 71 degrees 44 minutes 56 seconds East 92.60 feet on said Plat)
3. North 45 degrees 39 minutes 15 seconds West 94.78 feet
4. North 54 degrees 30 minutes 46 seconds West 131.78 feet
5. North 46 degrees 18 minutes 10 seconds West 106.69 feet
6. North 37 degrees 32 minutes 43 seconds West 600.00 feet
7. North 46 degrees 46 minutes 13 seconds East 78.97 feet (erroneously

CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
121 ALLEGANY AVENUE
TOWSON, MD. 21204
VALLEY ROAD
-2-

BEGINNING for the same on the Northwest side of Pulaski Highway (Route 40) 150 feet wide at the intersection formed by the North side of the turning lane into Baltimore Beltway and the first line of that tract of land which by deed dated September 1, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. #2772 folio 302 etc., was conveyed by Henry W. Volz et al to Albert V. Williams, thence binding on the said Northwest side of Pulaski Highway and on part of said first line and on the first line of that tract of land which by lease dated June 4, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. #2962 folio 306 etc., was conveyed by Henry W. Volz et al to Albert V. Williams and on the first line of that tract of land which by deed dated December 17, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. #2075 folio 173 etc., was conveyed by George Reich and wife to Middle River Brokerage Co., Inc. North 44 degrees 57 minutes 13 seconds East in all 1306.86 feet, thence leaving said side of said Highway and running with and binding on the second through the fifteenth lines inclusive of said last mentioned conveyances, the third line of the secondarily described conveyance and on the third line of the firstly described conveyance the fourteen following courses and distances:

1. North 45 degrees 02 minutes 47 seconds West 40.00 feet
2. North 44 degrees 57 minutes 13 seconds East 31.00 feet
3. North 6 2 degrees 17 minutes 30 seconds West 60.73 feet
4. North 39 degrees 20 minutes 41 seconds West 30.14 feet
5. North 22 degrees 06 minutes 51 seconds West 28.24 feet

shown as South 47 degrees 17 minutes 34 seconds West 78.30 feet on said Plat)

8. North 47 degrees 18 minutes 44 seconds East 300.17 feet (erroneously shown as South 64 degrees 51 minutes 54 seconds West 243.72 feet on said Plat)
9. North 32 degrees 31 minutes 21 seconds East 208.80 feet and
10. North 35 degrees 59 minutes 53 seconds East 199.30 feet more or less to intersect the fifth or North 51 1/2 degrees West 115.7 perch line of that tract of land which by deed dated April 4, 1905 and recorded among the Land Records of Baltimore County in Liber W.P.C. #285 folio 59 etc., was conveyed by Phoebe A. Hebb et al to Henry Volz, thence running reversely with and binding on said fifth line South 55 degrees East more or less 1297 feet more or less to the beginning of the third or South 44 degrees 57 minutes 13 seconds West 333.12 foot line of that tract of land which by lease dated June 4, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. #2962 folio 306 etc., was conveyed by Henry William Volz et al to Albert V. Williams, thence running with and binding on said third line and on the third line of the firstly mentioned Volz to Williams conveyance South 44 degrees 41 minutes 07 seconds West 881.82 feet more or less to the place of beginning.

CONTAINING 25.9 Acres of land more or less.

This description compiled from deeds and plat and not an actual survey.

BEING part of that tract of land which by deed dated April 4, 1905 and recorded among the Land Records of Baltimore County in Liber W.P.C. #285 folio 59 etc., was conveyed by Phoebe A. Hebb et al to Henry Volz.

4/9/64

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
BUREAU OF PUBLIC SERVICES
Inter-Office Correspondence

From: George E. Lewis
To: James Dyer
Subject: Industrial Zoning
NEC Pulaski Highway and Beltway

This office, the Bureau of Engineering and the Office of Planning and Zoning have reviewed plan for industrial zoning at the northeast corner of Pulaski Highway and the Beltway with the Petitioner.

In this review it was indicated that the access points to Rt. 7 and Pulaski Highway are acceptable for public road or private road.

The Owner has agreed that the alignment as shown for the proposed public road may be modified to conform to County Standards, however, the location of this road will be determined by the proposed industry and the proposed subdivision of the property.

This office feels that the present plan is an acceptable concept and can be used for the zoning case. The Owner is aware that final use of the property is subject to Public Works Requirements and Subdivision Regulations.

George E. Lewis
Chief
Bureau of Public Services

GLEB

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

No. 25202

DATE 7/27/64

TO: A. V. Williams
P.O. Box 5045
Baltimore 20, Md.

QUANTITY: 1
DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE

REMITTANCE TO: \$50.00

Petition for Reclassification for Henry Vols, et al.

1-1764 0134 * 5202 11P- \$600

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BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: Mr. George E. Garver, Director

SUBJECT: 65-54-R, R-6 and R-1 to M-1. Northwest side of Pulaski Highway (Route 10) 150 feet from the north side of the turning lane into Baltimore Highway, being property of Henry Vols et al.

10th District
Wednesday, August 19, 1964 (2:00 P.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. It has the following advisory comments to make with respect to pertinent planning factors:

1. Within the context of emerging comprehensive plans for the vicinal area, the planning staff is satisfied that industrial use potentials for substantial portions of the petitioner's property can be in accordance with that plan. Accessibility features and the fact that the property is part of the industrial corridor along Pulaski Highway aided this conclusion. However, the planning staff is not at all in accord with M-1 zoning here. That zone is most permissive and allows the full range of commercial uses as well as those stipulated specifically in the M-1 zone. The petitioner apparently is proposing a small industrial park here. M-1 zoning is unduly strict to this property and provides a limited, but yet adequate set of use potentials for the subject property.
2. The planning staff expresses concern with respect to the relationship between prospective land uses on the north and south sides of Philadelphia Road. Plans are being formulated for a health and educational complex utilizing the proposed Franklin Square Hospital and Rosen Community College as core facilities. It is the present intent of land use studies in the area to recommend land uses here which will achieve a transitional function between the nonresidential uses along Pulaski Highway and the residential, institutional, and educational facilities north of Philadelphia Road. Even with M-1 zoning on the portions of the subject property which are zoned R-6, the planning staff would question whether or not the area embraced by Lot 1 in the petitioner's proposed site plan should be zoned for industrial purposes.
3. The planning staff would offer no objection to reclassification of those portions of the petitioner's property which are zoned for commercial purposes now to M-1 zoning.

GE:ems

65-54-R
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8/11/64

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

No. 25263

DATE 7/27/64

TO: A. V. Williams
Box 5045
Baltimore 20, Md.

QUANTITY: 1
DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE

REMITTANCE TO: \$136.00

Advertising and posting of property for Middle River Insurance Co., et al.

1-1764 0134 * 5263 11P- \$136.00

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CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD. August 3, 1964

THIS IS TO CERTIFY, that the annexed advertisement of "Middle River Insurance Co." was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the 28 day of July 1964; that is to say, the same was inserted in the issues of 7-29-64

Stromberg Publications, Inc.
Publisher.

By: Mrs. Palmer Price

RECEIVED
BALTIMORE COUNTY, MARYLAND
ZONING COMMISSIONER
BY ORDER OF
JOHN C. ROSE
ZONING COMMISSIONER

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 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 for 1 successive week before the 28th day of July 1964; the first publication appearing on the 28th day of July 1964.

THE JEFFERSONIAN
J. Jeffersonian
Publisher

Cost of Advertisement, \$1.00

PETITION FOR RECLASSIFICATION

FROM: JOHN C. ROSE

ZONING, FROM R-6 and R-1 to M-1

LOCATION: Northwest side of Pulaski Highway (Route 10) 150 feet from the north side of the turning lane into Baltimore Highway, being property of Henry Vols et al.

10th District

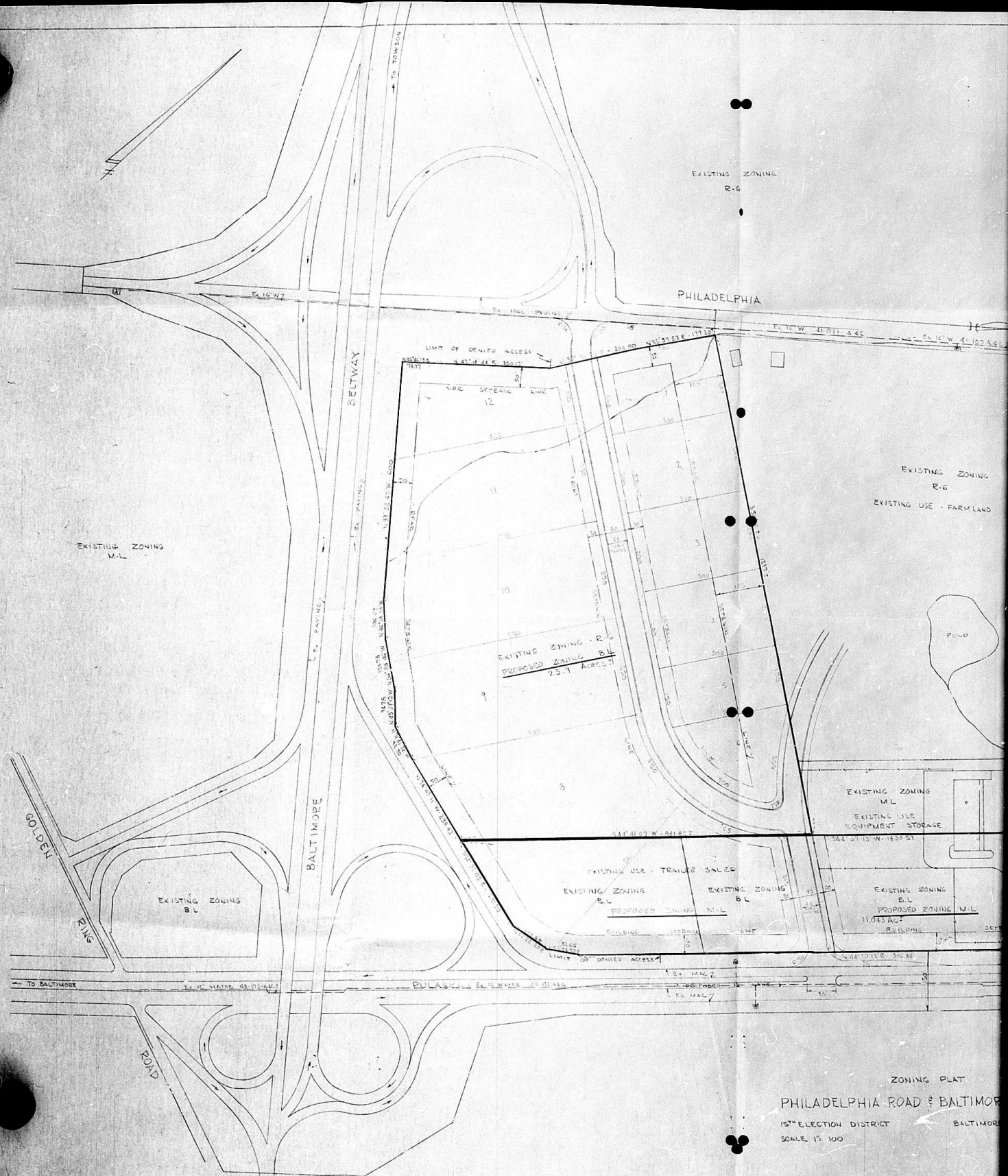
Wednesday, August 19, 1964 (2:00 P.M.)

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. It has the following advisory comments to make with respect to pertinent planning factors:

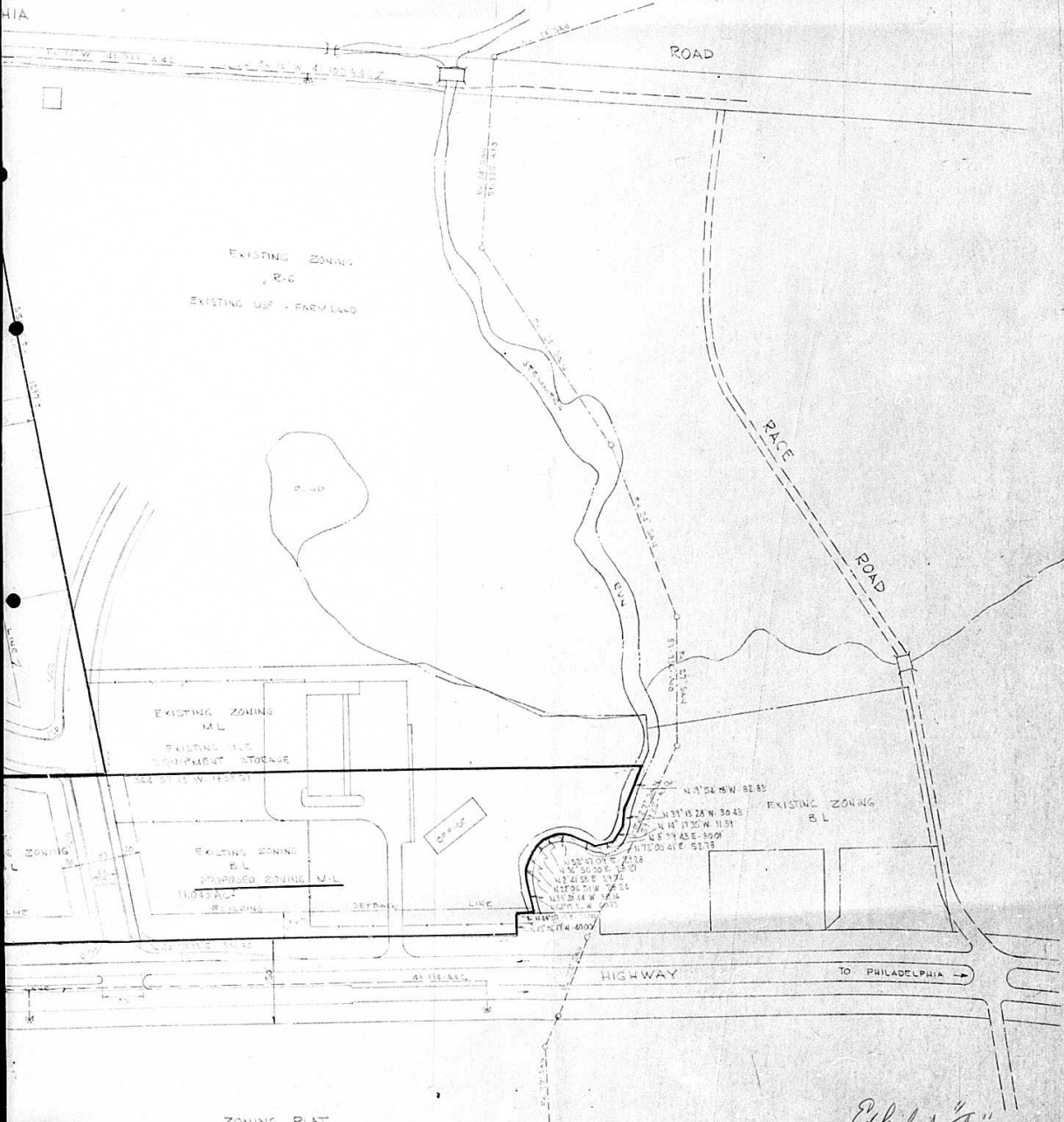
1. Within the context of emerging comprehensive plans for the vicinal area, the planning staff is satisfied that industrial use potentials for substantial portions of the petitioner's property can be in accordance with that plan. Accessibility features and the fact that the property is part of the industrial corridor along Pulaski Highway aided this conclusion. However, the planning staff is not at all in accord with M-1 zoning here. That zone is most permissive and allows the full range of commercial uses as well as those stipulated specifically in the M-1 zone. The petitioner apparently is proposing a small industrial park here. M-1 zoning is unduly strict to this property and provides a limited, but yet adequate set of use potentials for the subject property.
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3. The planning staff would offer no objection to reclassification of those portions of the petitioner's property which are zoned for commercial purposes now to M-1 zoning.

GE:ems

65-54-R
MPP
15-12
M
8/11/64



ZONING



PHILADELPHIA ROAD & BALTIMORE BELTWAY

5th ELECTION DISTRICT

BALTIMORE COUNTY, MD.

SCALE 1" = 100'

MARCH 27, 1966
REV JULY 9, 1966
REV JAN 14, 1964
REV SEPT 23, 1964 (M-L TO B-L)

CHARLES D. GRACE
ENGINEER & SURVEYOR
121 ALLEGANY AVE.
TOWSON 4, MD.