



LAW OFFICE
W. LEE HARRISON
607 KOTOLA FEDERAL BUILDING
100 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

April 5, 1965



John G. Rose, Esq.
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification of property of The Baltimore Airport, Inc., SW/S Windsor Mill Road 2273 S/E Rolling Road, Second District, #65-174-R

Dear Mr. Rose:

Please note an appeal to the County Board of Appeals of Baltimore County from your Decision dated April 2, 1965 on behalf of The Baltimore Airport, Inc.

I have enclosed herewith my check in the amount of \$70.00 to cover the costs of the appeal.

Very truly yours,

W. Lee Harrison

b

Enc.

SEE PETITION FOR RECLASSIFICATION :
FROM R-2, R-4, and D-1 ZONES
to R-4, Zone - 24/5 Windsor Mill
Road 2273 S/E Rolling Road,
2nd District - The Baltimore
Airport, Inc., Petitioner -
BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 65-174-R

The petitioner asked for a reclassification of property on the southwest side of Windsor Mill Road 2273 feet southeast of Rolling Road, in the Second District of Baltimore County, from R-2, R-4 and D-1 Zones to R-4 Zone.

A contiguous parcel of land presently owned by the petitioner was denied the reclassification to R-4 Zone by the Deputy Zoning Commissioner on October 17, 1963. The Board of Appeals reclassified the property to R-4 Zone on July 13, 1964.

The subject property and the contiguous property owned by the petitioner would be used as an industrial park. At the present time the road pattern is inadequate to support such a large industrial area. While the Office of Planning seems to have vacillated on the question of what the proper zoning should have been prior to and after the adoption of the map, the County Council made a definite decision and a proper one.

The zoning is not in error nor have there been any changes that would warrant the reclassification of the subject property.

For the above reasons the reclassification should be denied.

It is this 2nd day of April, 1965 by the Zoning Commissioner of Baltimore County, ORDERED that the above described property or area be and the same is continued as to and remain R-4 and D-1 Zones.

W. Lee Harrison
Zoning Commissioner

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

WE, the Baltimore Airport, 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-2, R-4, and D-1 Zone to an R-4 Zone, for the following reasons: Development of an Industrial Park property is located in the Baltimore - Washington Industrial corridor with easy access through adjacent beltway; property to interchange at Security Boulevard; County erred in not providing sufficient industrial land for this district.

As attached Description

Property is to be posted and advertised as prescribed by Zoning Regulations

WE agree to pay expenses of above reclassification, including 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.

Oliver A. Rutherford, Inc. Vice-President
Contract purchaser
c/o Chester C. Jennings, Esq.
Secretary, 341 E. Calver St., Baltimore,
Address Maryland, 21202
W. Lee Harrison Petitioner's Attorney
Address Loyola Building, Towson, Md. 21206

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of October, 1965, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of December, 1965, at 10:00 o'clock.



(over)

enth line of said deed the three following courses and distances:

(1) N. 29° 02' 20" E., 199 feet, more or less, (2) S. 52° 29' E., 173.50 feet and (3) N. 37° 21' 40" E., 237.84 feet to the end of the third line of the land described in a deed from The Baltimore Airport, Inc., to the County Commissioners of Baltimore County, dated April 13, 1931 and recorded among said Land Records in Liber L. McL. M. 875, Page 535, thence binding reversely on the third and second lines of said last mentioned deed the two following courses and distances, (1) S. 51° 18' E., 100 feet and (2) N. 37° 21' 40" E., 250 feet to the southwest side of Windsor Mill Road and also to a point on the eleventh line of said first mentioned deed and thence, binding on said southwest side of Windsor Mill Road and on a part of said eleventh line S. 15° 18' E., 359.07 feet to the place of beginning.

GAV:abr
J. O. #64152
7/24/64



Law Firm
John G. Childs
Associates
Engineers - Surveyors - Site Planners
2129 N. Charles St., Baltimore, Maryland 21208
JUN XXXX
665-5585

DESCRIPTION

PARCEL A, PART OF RUTHERFORD PROPERTY,
WINDSOR MILL ROAD, SECOND ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND
Present Zoning: "B-L"
Proposed Zoning: "M-L"

Beginning for the same at a point on the southwest side of Windsor Mill Road, at the distance of 1918 feet, more or less, as measured southeasterly along said southwest side of Windsor Mill Road from its intersection with the centerline of Rollin Road, said point of beginning being at the end of the first line of the Baltimore County zoning description 2 BL 39, said point of beginning being also on the first line of the land described in a deed from Howard E. Macken and wife to The Baltimore Airport, Inc., dated February 21, 1930 and recorded among the Land Records of Baltimore County in Liber L. McL. M. 842, Page 540 and running, thence binding on the second line of said zoning description southeasterly 160 feet, more or less, thence binding on a part of the third line of said zoning description northwesterly 50 feet, more or less, to a point on the fourteenth line of said deed and thence binding on a part thereof N. 52° 54' 20" E., 165 feet, more or less, to said southwest side of Windsor Mill Road, thence binding thereon and

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- 2 -

also binding on a part of the aforementioned first line
S. 49° 29' E., 25 feet, more or less to the place of beginning.

GAV:abr
J. O. #64152
7/24/64



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2129 N. Charles St., Baltimore, Maryland 21208
JUN XXXX
665-5585

DESCRIPTION

PARCEL B, PART OF RUTHERFORD PROPERTY,
WINDSOR MILL ROAD, SECOND ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND

Present Zoning: "R-6"
Proposed Zoning: "M-L"

Beginning for the same at a point on the southwest side of Windsor Mill Road at the distance of 1748 feet, more or less, as measured southeasterly along said southwest side of Windsor Mill Road from its intersection with the center line of Rollin Road, said point of beginning being also the beginning of the Baltimore County zoning description 2 BL 39, said point of beginning being also at the beginning point of the twelfth line of the land described in a deed from Howard E. Macken and wife to The Baltimore Airport, Inc., dated February 21, 1930 and recorded among the Land Records of Baltimore County in Liber L. McL. M. 842, Page 540 and running thence binding reversely on the fourth line of said zoning description and also binding on a part of said twelfth line S. 44° 19' W., 160 feet, more or less, to the end of the sixth line of the Baltimore County Zoning description 2 RA 31, thence, binding reversely on a part thereof southeasterly 770 feet, more or less, to a point on the eighth line of the aforementioned deed, thence binding on a part of said eighth line on the ninth line and on a part of the

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- 2 -

Law Firm
John G. Childs
Associates
Engineers - Surveyors - Site Planners
2129 N. Charles St., Baltimore, Maryland 21208
JUN XXXX
665-5585

DESCRIPTION

PARCEL C, PART OF RUTHERFORD PROPERTY,
WINDSOR MILL ROAD, SECOND ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND

Present Zoning: "R-A"
Proposed Zoning: "M-L"

Beginning for the same at a point on the southwest side of Windsor Mill Road at the distance of 1918 feet, more or less, as measured southeasterly along said southwest side of Windsor Mill Road from its intersection with the center line of Rollin Road, said point of beginning being also the beginning of the Baltimore County Zoning description 2 RA 31, said point of beginning being also on the first line of the land described in a deed from Howard E. Macken and wife to The Baltimore Airport, Inc., dated February 21, 1930 and recorded among the Land Records of Baltimore County in Liber L. McL. M. 842, Page 540, and running thence binding on a part of the first line of said zoning description and also binding on the southwest side of Windsor Mill Road and also binding on a part of the first line of said deed S. 49° 29' E., 134.2 feet to the beginning of the tenth line of the land described in a deed from Oliver B. Rutherford and wife to The Baltimore Airport, Inc., dated

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September 29, 1930 and recorded among the aforesaid Land Records in Liber L. McL. M. 865, Page 11, thence binding on said tenth line and still binding on the first line of said zoning description and on said southwest side of Windsor Mill Road S. 49° 53' E., 199.50 feet, more or less, to the place of beginning, of said last mentioned deed, thence leaving said southwest side of Windsor Mill Road and binding on the first line of the last mentioned deed S. 16° 15' W., 6.08 feet, thence binding on the second line of said deed S. 51° 34' E., 21.32 feet to a point on the second line of said zoning description, thence binding on a part thereof and continuing the same course and binding also on a part of the third line of said last mentioned deed S. 18° 15' W., 658 feet, more or less, to a point on the fifth line of said zoning description and thence binding on a part thereof northwesterly 1310 feet, more or less, to a point on the eighth line of the deed first herein referred to and thence binding on a part thereof N. 29° 02' 20" E., 150 feet, more or less, to a point on the sixth line of said zoning description and thence binding on a part thereof northeasterly 770 feet, more or less, to a point on the first line of the land described in a deed from Frederick L. Neeseammet, et al, to Joseph Braglio and wife, dated October 13, 1959 and recorded among the aforesaid Land Records in Liber T.D.S. 1897, Page 113, thence binding on a part of said first line S. 44° 19' W., 6.00 feet, more or less, to the end thereof and thence binding on the second line of said last mentioned deed S. 20° 15' 20" W.,

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215.30 feet, thence binding on a part of the third line of said last mentioned deed N. 52° 54' 20" E., 220 feet, more or less, to a point on the seventh line of said zoning description and thence binding on a part thereof and also binding on the last line of said zoning description the two following courses and distances, (1) southeasterly 50 feet, more or less, and (2) northeasterly 160 feet, more or less, to the place of beginning.

GAV:dr
7/24/64
J. O. #64152



#65-174R
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N/A
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12/2/64

W. CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
George W. Childs
Edward W. Childs
Edward W. Childs
Edward W. Childs
Edward W. Childs
Edward W. Childs

W. CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
209 N. Charles St. - Baltimore, Maryland 21201
XXXXXX
685-5585

DESCRIPTION

PARCEL D, PART OF RUTHERFORD PROPERTY,
WINDSOR MILL ROAD, SECOND ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND

Present Zoning: "R-6"
Proposed Zoning: "M-L"

Beginning for the same at a point on the third line of the land described in a deed from Oliver B. Rutherford and wife to The Baltimore Airport, Inc., dated September 29, 1930 and recorded among the Land Records of Baltimore County in Liber L. McL. M. 865, page 11, where said line is intersected by the fifth line of the Baltimore County zoning description 2 RA 31, said point of beginning, being S. 18° 15' W., 658 feet, more or less, from a point on the southwest side of Windsor Mill Road, said point on the southwest side of Windsor Mill Road being located 2273 feet, more or less, as measured southeasterly along said southwest side of Windsor Mill Road, from its intersection with the center line of Rolling Road and running thence binding on a part of the fifth line of said zoning description northwesterly 1310 feet, more or less to a point on the eighth line of that land described in a deed from Howard E. Macken and wife to The Baltimore Airport, Inc., dated February 21, 1930 and recorded among said Land Records in Liber L. McL. M. 842, Page 540,

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N/A
N/L
12/2/64

thence binding reversely on a part thereof S. 29° 02' 20" W., 150 feet, more or less, thence binding reversely on the seventh, sixth, and on the fifth lines of said last mentioned deed the three following courses and distances: (1) S. 28° 33' 50" W., 1386.68 feet, (2) S. 28° 56' 40" W., 91.82 feet and (3) N. 64° 01' E., 418.75 feet to the end of the sixth line of the deed first herein referred to, thence binding reversely on the sixth, fifth, fourth and on a part of the third lines of said first mentioned deed the four following courses and distances: (1) S. 28° 54' E., 1362.95 feet, (2) N. 62° 45' E., 1052.90 feet, (3) N. 13° 12' 30" W., 837.13 feet, more or less, and (4) N. 18° 15' E., 500 feet, more or less, to the place of beginning.

J. O. #64152
GAV:dr
7/24/64



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner, dated November 25, 1964
FROM: George E. Gavellis, Director
SUBJECT: 865-174-R, Reclassification from R-6, R-A and B-1 to M-L Zoning. Southwest side of Windsor Mill Road 2273 feet Southeast of Rolling Road. Being property of The Baltimore Airport, Inc.
2nd District
HEARING: Wednesday, December 9, 1964 (10:00 A.M.)

Due to the lack of time the writer is unable to make comment on the subject petition.

INTER-OFFICE CORRESPONDENCE
DIVISION OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Townen 4, Maryland

TO: Mr. James E. Dyer
FROM: C. Richard Moore
SUBJECT: Item 1 - ZAC - October 19, 1964
The Baltimore Airport, Inc. - Southwest side of Windsor Mill Road 2273' southeast of Rolling Road to M-L.
Petition for Reclassification from R-6, R-A & B-L.

Review of the plan dated July 22, 1964 for subject petition results in the following comments:
Additional access should be required to Rolling Road to handle the traffic volumes expected from the site.
Access to the site from major highways is marginal due to the condition of Rolling Road and Windsor Mill Road.

C. Richard Moore, Engineer IV
Bureau of Traffic Engineering

CRM:mr

V. Lee Harrison, Esq.
Loyola Building
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

October 26, 1964

2nd Dist.
Petition for Reclassification
for The Baltimore Airport, Inc.
located on the S/2 Windsor
Mill Rd, 1500' E of Rolling
Road

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
BUREAU OF TRAFFIC ENGINEERING: See Attached Comments
OFFICE OF PLANNING & ZONING: This office concurs with the Bureau of Traffic Engineering comments attached hereto.
INDUSTRIAL DEVELOPMENT COMMISSION: Will review and submit comments at a later date.
BUREAU OF ENGINEERING: The width of Windsor Mill Road is presently inadequate to handle the traffic that will be generated by this development, however, this road gutter street on a 60' right-of-way. Additional information will be required in order to determine the adequacy of water and sewer. It is suggested that the petitioner's engineer submit plans to Mr. George Baker, Room 213 of the Baltimore County Office Building, in order that this information may be determined prior to resubmitting the petition.

no comments from the following Departments.

Health Department
Board of Education
Fire Bureau
S & B Commission
Buildings Department
State Roads Commission

If you have any questions, concerning this matter, please contact the writer.

cc: George Reier-Bureau of Engineering

Yours very truly,

James E. Dyer
Chief of Permit and
Petition Processing

RE: PETITION FOR RECLASSIFICATION : BEFORE
from R-6, R-A, and B-1 zones : COUNTY BOARD OF APPEALS
to an M-L zone, : OF
SW/5 of Windsor Mill Road 2273' :
SE of Rolling Road, :
2nd District : BALTIMORE COUNTY
The Baltimore Airport, Inc., :
Petitioner : No. 65-174-R

OPINION

This case comes before the Board of Appeals on petition of The Baltimore Airport, Inc. for the reclassification of 80.2 acres of land located on the southwest side of Windsor Mill Road, 2273 feet southeast of Rolling Road in the Second Election District of Baltimore County, from its present zoning classifications of R-6, R-A and B-1 to Manufacturing Light (M-L). The breakdown of the present zoning is as follows: approximately 66 acres are zoned R-6; approximately 14 acres are zoned R-A; and less than one acre of the subject property is zoned B-1.

The subject property is bordered on the north by Windsor Mill Road and residential property to the north; on the south and west by R-6 land; and on the east by a tract of land consisting of approximately 116 acres which is zoned M-L-R. This latter tract of land, sometimes referred to as the "Meekins" property, was reclassified M-L-R by the Board of Appeals on July 22, 1964. This reclassification was affirmed by the Circuit Court for Baltimore County on July 22, 1965, and a subsequent appeal to the Court of Appeals of Maryland was dismissed on September 23, 1965.

The subject property is presently used as an airport under a nonconforming use and is actively operated as the "Rutherford Airfield". There is, therefore, no actual residential or commercial use of the property in conformance with its existing zoning.

No one appeared before the Board in opposition to the proposed reclassification, and the hearing was heard by two Board members by agreement of counsel.

It is the opinion of the Board that the reclassification of the "Meekins" tract from R-6 to M-L-R, and the subsequent affirmation of that reclassification by the Circuit Court, is a sufficient change to warrant the requested reclassification here. In the "Meekins" case the request was for R-6 to M-L, however, the Board's decision granted the petitioner M-L-R. In order to be consistent the Board feels that the subject property should also be reclassified to M-L-R rather than M-L as requested by the petitioner.

Subsequent to the filing of the petition in this case the petitioners acquired an additional 3.4 acres of land (outlined in green on petitioner's exhibit #2) thereby providing an additional means of ingress and egress to the subject property from Rolling Road.

The Baltimore Airport, Inc. - #65-174-R

Testimony offered by the petitioners, especially that of W. Worthington Ewell, a recognized expert in the field of traffic engineering, has satisfied the Board that existing roads are adequate for the traffic which will be generated by the proposed industrial development of the subject property. The subject property will be used in conjunction with the neighboring "Meekins" tract as a modern industrial complex. Testimony also indicated that traffic generated by the use of the subject property as an industrial area would be less than that which would be generated if the subject property were developed under its present zoning with 46 acres of R-4 homes and 14 acres of apartments. The testimony of Mr. Ewell has further shown a proposed widening of parts of Windsor Mill Road to forty (40) feet in 1968 and 1969, and a widening of a portion of Rolling Road, between Windsor Mill and Liberty Roads, which is in the Capital Improvement Program of Baltimore County to be built in 1970.

In affirming the reclassification of the "Meekins" tract Judge John E. Roine, Jr., at Page 5 of the transcript of his oral opinion in that case, stated as follows: "The Board, I think, can properly reach a conclusion that you do not get these big roads until a need for the roads are demonstrated and industrial or commercial development in this County will be strangled or stagnated if, before you have the development, you require the County, at its own cost, to put in large, modern road systems, gambling or hoping that sometime later on industry will come in to use the roads. . . ."

As stated above, the Board feels that the rezoning of the property immediately to the southeast is a substantial change in the character of the neighborhood and, in accordance with Judge Roine's decision, we do not feel that any congestion will be created on the streets and roads in the vicinity of the subject tract.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 2nd day of February, 1966 by the County Board of Appeals, ORDERED that the reclassification to M-L-R be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle 8 of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William S. Baldwin, Chairman

R. Bruce Aldeman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Roper, Zoning Commissioner Date: November 25, 1964

FROM: George H. Garvella, Director

SUBJECT: #65-174-R... Reclassification from R-6, R-A and B-1 to M-L-R. Southwest side of Windsor Mill Road 2273 feet Southeast of Rolling Road. Being property of The Baltimore Airport, Inc.

2nd District

HEARING: Wednesday, December 9, 1964 (10:00 A.M.)

Due to the lack of time the writer is unable to make comment on the subject petition.

GSG:bms

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

No. 28694

DATE 4/14/66

To: M. Lee Harrison, Esq.,
Loyola Building
Towson, Maryland 21204

BILLED BY

Office of Planning & Zoning
119 County Office Building
Towson, Maryland 21204

REPORT TO ACCOUNT NO. 01-622

TOTAL AMOUNT

QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

COST

Cost of Appeal - The Baltimore Airport, Inc., No. 65-174-R

\$70.00

PAID - Baltimore County, Md. - Office of Finance

4-1465 3313 : 28694 TIP = 70.00

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
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

No. 27646

DATE 12/28/64

To: H. S. Bank
General Offices
Division of Maryland Gap Corp.
Delays Mills, Md.

BILLED BY

Zoning Department of Balto. Co.

REPORT TO ACCOUNT NO. 01-622

TOTAL AMOUNT

QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

COST

Advertising and posting of property for Baltimore Airport, Inc.

206.00

#65-174-R

PAID - Baltimore County, Md. - Office of Finance

42484 6278 : 27646 TIP = 206.00

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.

INVOICE
BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

No. 27577

DATE 11/14/64

To: M. Lee Harrison, Esq.,
Loyola Building
Towson, Md. 21204

BILLED BY

Zoning Department of Balto. Co.

REPORT TO ACCOUNT NO. 01-622

TOTAL AMOUNT

QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

COST

Petition for Reclassification for The Baltimore Airport, Inc.

\$50.00

PAID - Baltimore County, Md. - Office of Finance

11-1764 6624 : 27577 TIP = 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.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 2ND

Date of Posting: April 24, 1965

Posted for: Appellate

Petitioner: The Baltimore Airport, Inc.

Location of property: 2273 S.W. of Windsor Mill Rd. 2273 S.W. of Baltimore Rd.

Location of Signs: 2273 S.W. of Windsor Mill Rd. 2273 S.W. of Baltimore Rd.

Remarks: 2 signs on each side of road, 4 signs on each side of road.

Posted by: J. Brown

Signature

Date of return: April 27, 1965

4 Signs

CERTIFICATE OF PUBLICATION

TOWSON, MD. 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.
No.
day of
appearing on the
1964.

THE JEFFERSONIAN

Manager

Cost of Advertisement \$

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 2ND

Date of Posting: Nov. 21, 1964

Posted for: Reclassification from R-6, R-A & B-1 to M-L-R

Petitioner: THE BALTIMORE AIRPORT, INC.

Location of property: 2273 S.W. of Windsor Mill Rd. 2273 S.W. of Baltimore Rd.

Location of Signs: 2273 S.W. of Windsor Mill Rd. 2273 S.W. of Baltimore Rd.

Remarks: 2 signs on each side of road, 4 signs on each side of road.

Posted by: J. Brown

Signature

Date of return: Nov. 25, 1964

200 S.W. WINDSOR MILL RD 150 W OF TIMMONS LANE

4 SIGNS

County in Liber L. McL. M. 842, Page 540 and running thence binding on the second line of said zoning description easterly 160 feet, more or less, thence binding on a part of the third line of said zoning description northwesterly 50 feet, more or less, to a point on the fourteenth line of said deed and thence binding on a part thereof N. 52 degrees 54' 20" E., 165 feet, more or less, to said southwest side of Windsor Mill Road, thence binding thereon and also binding on a part of the aforementioned first line S. 49 degrees 29' E., 25 feet, more or less to the place of beginning.

PARCEL B.

Present Zoning: "R-6." Proposed Zoning: "M-L." Beginning for the same at a point on the southwest side of Windsor Mill Road at the distance of 158 feet, more or less, as measured southeasterly along said southwest side of Windsor Mill Road from its intersection with the center line of Rollway Road, said point of beginning being also the beginning of the Baltimore County zoning description 2 RL 39, said point of beginning being also at the beginning point of the fifth line of the land described in a deed from Howard E. Macken and wife to the Baltimore Airport, Inc., dated February 21, 1930 and recorded among the Land Records of Baltimore County in Liber L. McL. M. 842, Page 540 and running thence binding reversely on the fourth line of said zoning description and also binding on a part on said fourth line S. 44 degrees 19' W., 100 feet, more or less, to the end of the sixth line of the Baltimore County zoning description 2 RA 31, thence, binding reversely on a part thereof southeasterly 770 feet, more or less, to a point on the eighth line of the aforementioned deed, thence binding on a part of said eighth line on the sixth line of said deed the following courses and distances: (1) S. 29 degrees 22' 20" E., 199 feet, more or less, (2) S. 52 degrees 29' E., 173.50 feet and (3) N. 37 degrees 27' 40" E., 232.4 feet to the end of the third line of the land described in a deed from the Baltimore Airport, Inc., to the County Commissioners of Baltimore County, dated April 18, 1931 and recorded among said Land Records in Liber L. McL. M. 875, Page 535, thence binding reversely on the third and second lines of said last mentioned deed the two following courses and distances: (1) S. 51 degrees 18' E., 100 feet and (2) N. 37 degrees 21' 40" E., 220 feet to the southwest side of Windsor Mill Road and also to a point on the eleventh line of said first mentioned deed and thence, binding on said southwest side of Windsor Mill Road and on a part of said eleventh line S. 16 degrees 19' E., 359.07 feet to the place of beginning.

PARCEL C.

Present Zoning: "R-6." Proposed Zoning: "M-L." Beginning for the same at a point on the southwest side of Windsor Mill Road at the distance of 198 feet, more or less, as measured southeasterly along said southwest side of Windsor Mill Road from its intersection with the center line of Rollway Road, said point of beginning being also the beginning of the Baltimore County zoning description 2 RA 31, said point of beginning being also on the first line of the land described in a deed from Howard E. Macken and wife to the Baltimore Airport, Inc., dated February 21, 1930 and recorded among the Land Records of Baltimore County in Liber L. McL. M. 842, Page 540, and running thence binding on a part of the first line of said zoning description and also binding on the southwest side of Windsor Mill Road and also binding on a part of the first line of said deed S. 49 degrees 29' E., 134.2 feet to the beginning of the tenth line of the land described in a deed from Oliver H. Rutherford and wife to the Baltimore Airport, Inc., dated September 29, 1930 and recorded among the Land Records in Liber L. McL. M. 865, Page 18, thence binding on said tenth line and still binding on the first line of said zoning description and on said southwest side of Windsor Mill Road S. 49 degrees 53' E., 199.50 feet, more or less, to the place of beginning of said last mentioned deed, thence leaving said southwest side of Windsor Mill Road and binding on the first line of the last mentioned deed S. 18 degrees 15' W., 6.08 feet, thence binding on the second line of said deed S. 51 degrees 34' E., 213.32 feet to a point on the second line of said zoning description, thence binding on a part thereof and also binding on a part of the third line of said last mentioned deed S. 18 degrees 15' W., 6.08 feet, more or less, to a point on the fifth line of said zoning description and thence binding on a part thereof northwesterly 110 feet, more or less, to a point on the eighth line of the last mentioned deed referred to and

thence binding on a part thereof N. 29 degrees 02' 20" E., 150 feet, more or less, to a point on the eighth line of said zoning description and thence binding on a part thereof northwesterly 770 feet, more or less, to a point on the first line of the land described in a deed from Frederick L. Messenamer, et al., to Joseph Traggio and wife, dated October 13, 1950 and recorded among the Land Records in Liber T.B.S. 1897, Page 113, thence binding on a part of said first line S. 4 degrees 19' W., 6.00 feet, more or less, to the end thereof and thence binding on the second line of said last mentioned deed, 20 degrees 15' 20" W., 315.30 feet, thence binding on a part of the third line of said last mentioned deed N. 52 degrees 10' 30" E., 220 feet, more or less, to a point on the seventh line of said zoning description and also binding on a part thereof, and also binding on the last line of said zoning description the following courses and distances: (1) southeasterly 50 feet, more or less, and (2) northwesterly 50 feet, more or less, to the place of beginning.

PARCEL D.

Present Zoning: "M-L." Proposed Zoning: "M-L." Beginning for the same at a point on the third line of the land described in a deed from Oliver H. Rutherford and wife to The Baltimore Airport, Inc., dated September 29, 1930 and recorded among the Land Records of Baltimore County in Liber L. McL. M. 865, Page 18, where said line is intersected by the fifth line of the Baltimore County zoning description 2 RA 31, said point of beginning being S. 18 degrees 15' W., 6.08 feet, more or less, from a point on the southwest side of Windsor Mill Road, said point on the southwest side of Windsor Mill Road being located 2273 feet, more or less, from a point on the southwest side of Windsor Mill Road, said intersection with the center line of Rollway Road and running thence binding on a part of the fifth line of said zoning description northwesterly 130 feet, more or less to a point on the eighth line of that land described in a deed from Howard E. Macken and wife to The Baltimore Airport, Inc., dated February 21, 1930 and recorded among said Land Records in Liber L. McL. M. 842, Page 540, thence binding reversely on a part thereof S. 29 degrees 02' 20" W., 150 feet, more or less, thence binding reversely on the fifth lines of said last mentioned deed the three following courses and distances: (1) S. 28 degrees 33' 50" W., 136.68 feet, (2) S. 28 degrees 56' 40" W., 91.82 feet and (3) N. 64 degrees 01' E., 48.75 feet to the end of the sixth line of the deed first herein referred to, thence binding reversely on the sixth, fifth, fourth and on a part of the third lines of said first mentioned deed the four following courses and distances: (1) N. 28 degrees 54' E., 1362.95 feet, (2) N. 62 degrees 45' E., 1052.50 feet, (3) N. 13 degrees 12' 30" W., 837.13 feet, more or less, and (4) N. 18 degrees 15' E., 587 feet more or less, to the place of beginning, 802 acres.

Being the property of The Baltimore Airport, Inc., as shown on plan filed with the Zoning Department.

Hearing Date: Wednesday, December 9, 1964 at 10:00 A.M. Public Hearing: Room 109, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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

Nov. 20.

OFFICE OF THE BALTIMORE COUNTY ZONING COMMISSIONER

THE HERALD - ARGUS, Catonsville, Md.

UNION NEWS, Towson, Md.

Avenue, CATONSVILLE, MD.

November 25, 1964.

TO CERTIFY, that the annexed advertisement of the Baltimore County Zoning Commission for Baltimore County

in the BALTIMORE COUNTY, a group of newspapers published in Baltimore County, Maryland, once a week for One Week

on the 23rd day of November, 1964, that is to say

inserted in the issues of November 25, 1964.

THE BALTIMORE COUNTY

By Paul J. Morgan, Editor and Manager

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THE BALTIMORE COUNTY



OFFICE OF THE BALTIMORE COUNTY ZONING COMMISSIONER

THE COMMUNITY NEWS, Baltimore, Md.

THE HERALD - ARGUS, Catonsville, Md.

No. 1 Newburg Avenue, CATONSVILLE, MD.

November 25, 1964.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner for Baltimore County

was inserted in THE BALTIMORE COUNTY, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week

on the 23rd day of November, 1964, that is to say

the same was inserted in the issues of November 25, 1964.

THE BALTIMORE COUNTY

By Paul J. Morgan, Editor and Manager

PETITION FOR RECLASSIFICATION

2nd DISTRICT

ZONING: From R-6, R-8 and R-12 Zone to M-L Zone

LOCATION: Southwest side of Windsor Mill Road 2273 feet Southeast of Rollway Road.

DATE & TIME: WEDNESDAY, DECEMBER 9, 1964 at 10:00 A.M.

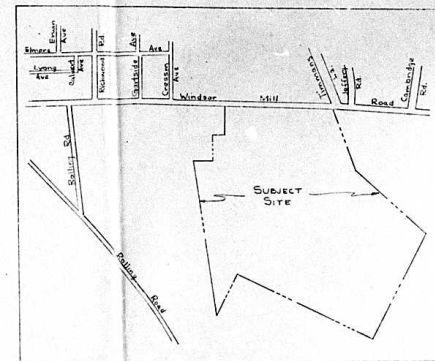
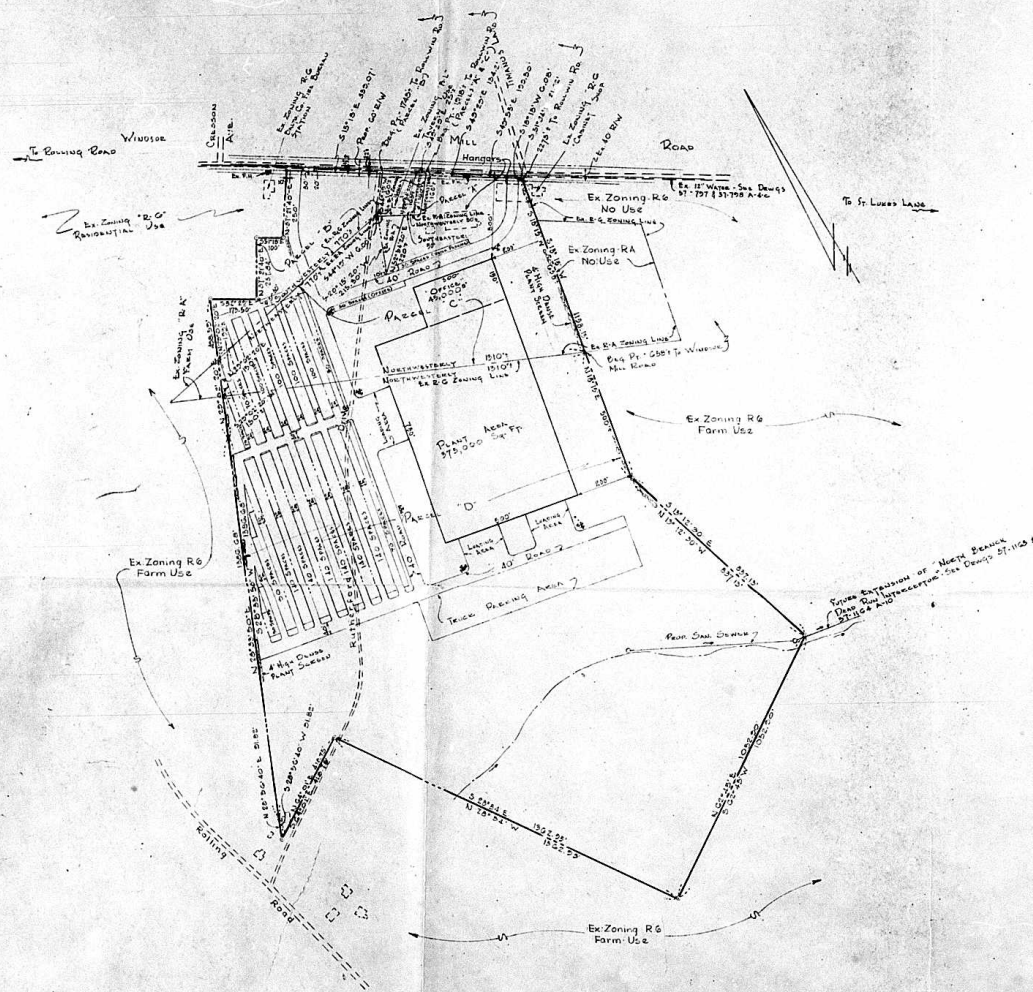
PUBLIC HEARING: Room 109, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

All that parcel of land in the Second District of Baltimore County.

PARCEL A.

Present Zoning: "R-6." Proposed Zoning: "M-L." Beginning for the same at a point on the southwest side of Windsor Mill Road, at the distance of 198 feet, more or less, as measured southeasterly along said southwest side of Windsor Mill Road from its intersection with the center line of Rollway Road, said point of beginning being also at the end of the first line of the Baltimore County zoning description 2 RL 39, said point of beginning being also on the first line of the land described in a deed from Howard E. Macken and wife to The Baltimore Airport, Inc., dated February 21, 1930 and recorded among the Land Records of Baltimore



VICINITY MAP
SCALE: 1"=500'

GENERAL NOTES

1. TOTAL AREA OF TRACT EQUALS 80.2 ACRES
2. PRESENT ZONING OF TRACT "R-6", "R-6A" AND "R-6B"
3. PRESENT USE OF TRACT "R-6A" AND "R-6B"
4. PROPOSED ZONING OF TRACT "R-6"
5. PROPOSED USE OF TRACT "MANUFACTURING PLANT"
6. A HIGH DENSITY PLANT SCREEN SHALL BE PROVIDED AROUND FARMING AREAS AND DENSE TRACTS TAKING RESIDENTIAL USE PROPERTIES
7. WINDSOR MILL ROAD (AND A 40' EASEMENT) IS PROPOSED TO BE WIDENED TO A 60' R/W WITH A 30' ROAD SETBACK AND ONE 4' SETBACK
8. REQUIRED OFF STREET PARKING (750-800)
9. PLANT USE: 1 UNIT PER EVERY 3 EMPLOYEES
10. PROPOSED OFF STREET PARKING (750-800) EQUALS 1555 UNITS
11. NO INDICATED PROPOSED TREE HEIGHT LOCATIONS
12. RUTHERFORD DRIVE IS A PENNSA QUINCEWOOD DIST ROAD

PLAT TO ACCOMPANY PETITION FOR RECLASSIFICATION OF PROPERTY VICINITY

WINDSOR MILL ROAD AT RUTHERFORD AIRFIELD

ELECTION DISTRICT 2

SCALE: 1"=200'

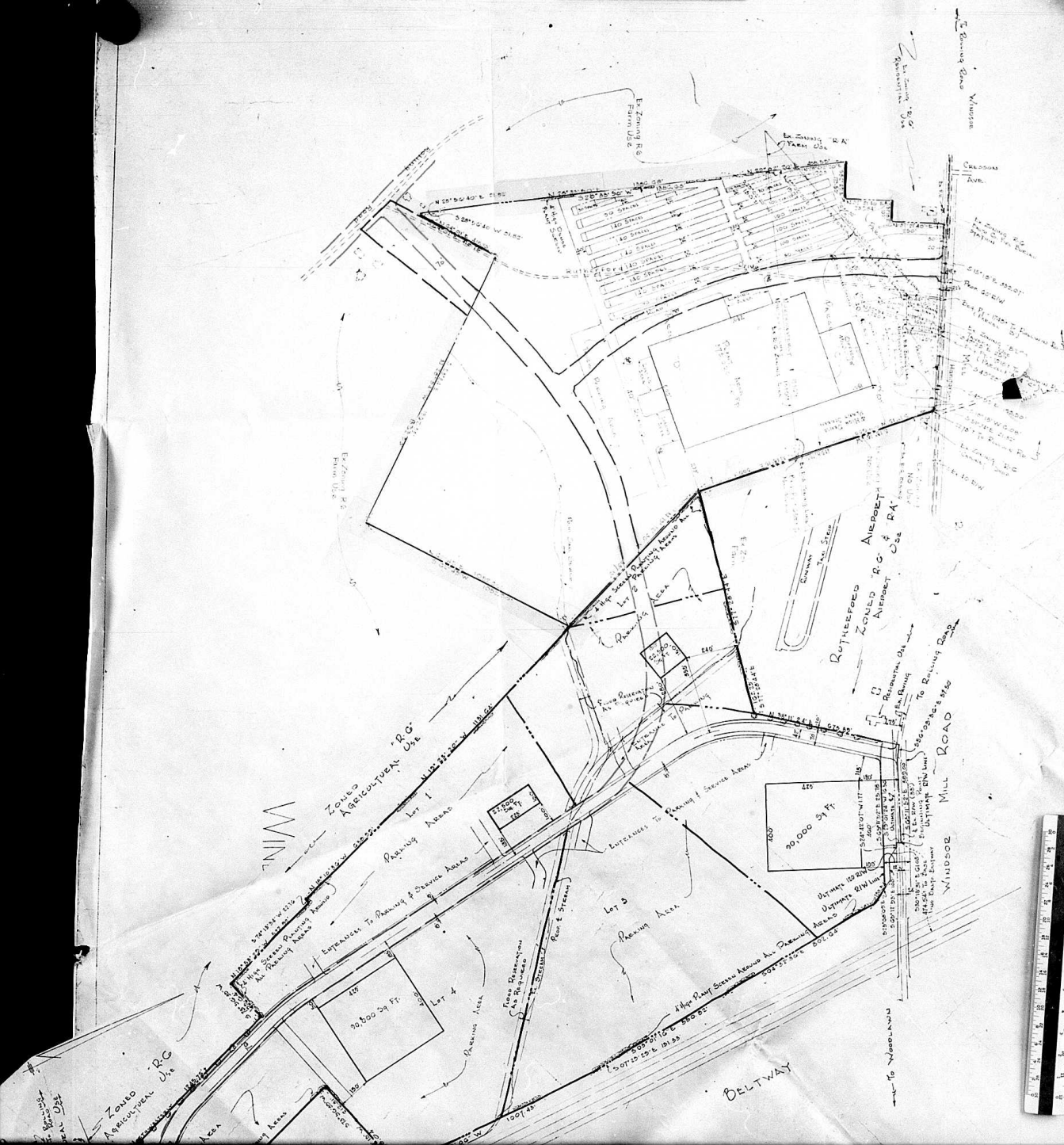
BALTIMORE COUNTY, MD.

JULY 22, 1964



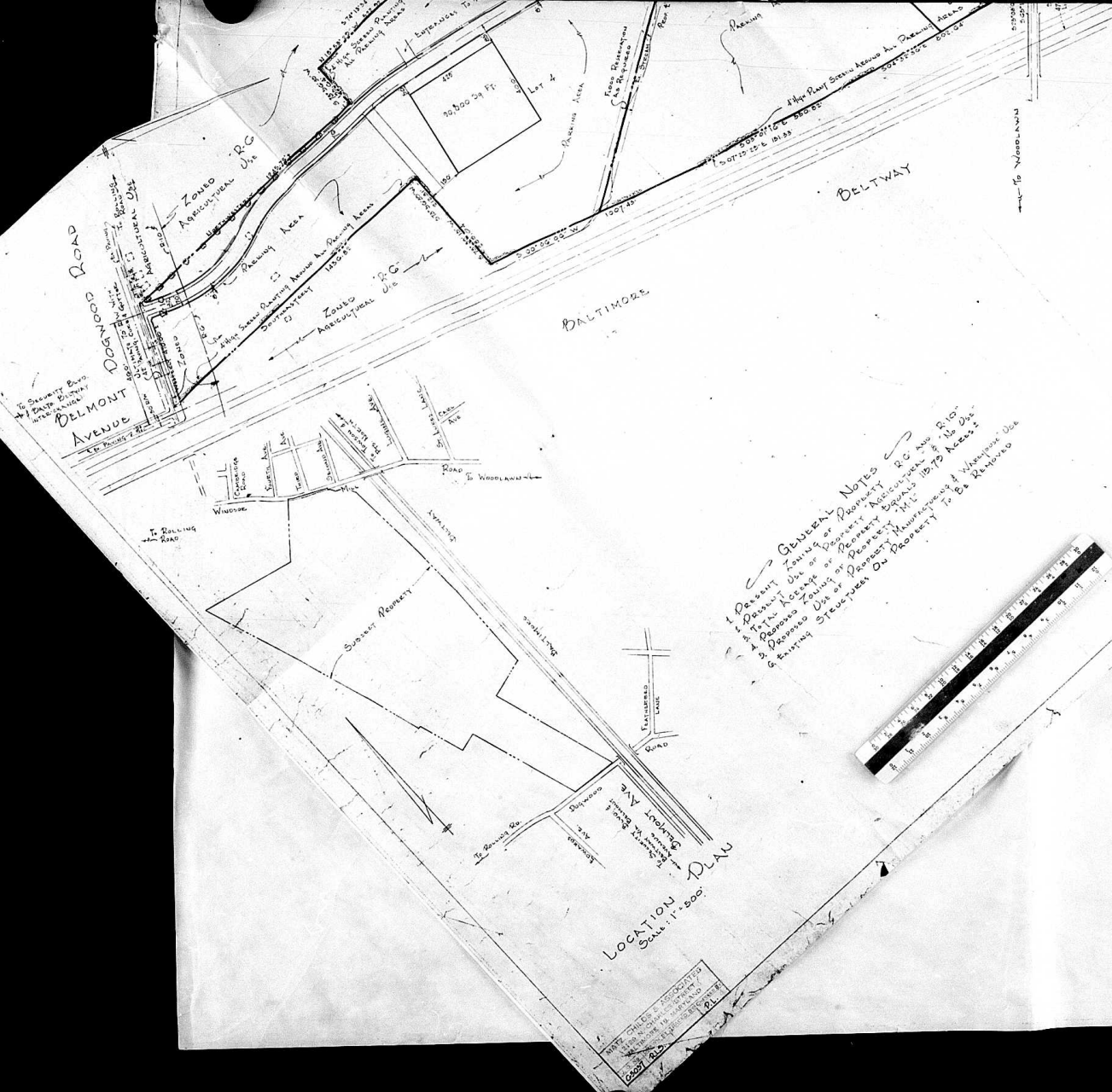
MATZ, CHILDS & ASSOCIATES
2120 N. CHARLES ST. &
BALTIMORE, MD. 21201
7-8500
DATE: JULY 22, 1964
BY: [Signature]

✓
#65-174R
MAP
2-B
WESTERN
AREA
NW-4-G
NW-3-G



Plat To Accompany Petition
 For Reclassification of Property
 Corner Baito Beltway & Windsor Mill Rd
 Baltimore County, Maryland
 April 1963
 Scale 1" = 200'

Plat Exp #2



PLAT TO ACCOMPANY
FOR DECLASSIFICATION OF PROPS
VICINITY
SOUTHWEST CORNER BALTO. BELTWAY & WINDSOR
Baltimore County, Md.
Scale: 1:200
1963

