

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles E. Bosch, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an Business Local zone to an Industrial zone; and (2) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an Business Local zone to an Industrial zone; for the following reasons:

To make existing business conform with present regulations.

See attached description

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

I, or we, agree to pay expenses of above re-classification 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.

Contract purchaser Charles E. Bosch Legal Owner
Address 2211 Wisconsin Road
Baltimore, Maryland 21221
MI 6-5283
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of March, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of April, 1965 at 11:00 o'clock A.M.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date March 31, 1965

FROM: George E. Gavrelis, Director

SUBJECT: Petition 65-275-R. "B.L. to B.M. Southeast side of Philadelphia Road 31.46 feet Southeast of Rosewick Avenue. Being the property of Charles E. Bosch."

15th District

HEARING: Monday, April 12th, 1965 (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

1. The Northeastern Area Master Plan and Composite Guide Plan recommend that the subject property remain in the local business category. The property is not adjacent to any Business, Major Zone and is located across the street from dwellings (on land which will be recommended for apartment use). We see no reason to alter the Master Plan recommendation for the subject property.
2. Even at present, the subject site does not seem to have been well adapted to warehouse use. In particular, maneuverability of large trucks is hampered by the present building's proximity to Philadelphia Road. Although the petitioner may desire to provide an interior loading and unloading facility, we still do not see how trucks could be accommodated on the site without having either to back in from or out onto Philadelphia Road. (Even if this problem were resolved, however, the fact would remain that the use is not appropriate at this location.)

INVOICE		BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		No. 28626	
Division of Collection and Receipts		COURT HOUSE		TOWSON 4, MARYLAND		DATE 3/26/65	
TO:	For Mr. Charles E. Bosch, 2211 Wisconsin Road, Baltimore, Md. 21221	DEPOSIT TO ACCOUNT NO.	61-622	QUANTITY	1	TOTAL AMOUNT	\$50.00
Description: Petition for Reclassification for Charles E. Bosch							
PAID - Baltimore County, Md. - Office of Finance							
3-2265 2197 • 28626 TIV-						\$0.00	
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. 32008	
Division of Collection and Receipts		COURT HOUSE		TOWSON, MARYLAND 21204		DATE 7/26/65	
TO:	Mr. Charles E. Bosch, 2211 Wisconsin Road, Baltimore, Md. 21221	DEPOSIT TO ACCOUNT NO.	61-622	QUANTITY	1	TOTAL AMOUNT	\$7.50
Description: Advertising and posting of property for Reclassification							
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND							

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 24, 1965

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on March 24, 1965 at 11:00 A.M. on March 24, 1965 the first publication appearing on the 24th day of March, 1965.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement: \$ 7.50

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD. March 24, 1965

THIS IS TO CERTIFY, that the annexed advertisement of "Charles E. Bosch" inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week successive weeks before the 1 day of March, 1965; that is to say, the same was inserted in the issues of 3-24-65

Stromberg Publications, Inc.
Publisher.

By: Mrs. Palmer Price
Mrs. Palmer Price

March 15, 1965

Mr. Charles E. Bosch
2211 Wisconsin Road
Baltimore, Md. 21221

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this 2nd day of March, 1965

JOHN G. ROSE
Zoning Commissioner

Owner Name: Charles E. Bosch
Reviewed by: James E. Rose

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of failure to show an error in the original zoning or substantial changes in the character of the neighborhood

the above Reclamation should be had; and it further appearing that by reason of failure to show an error in the original zoning or substantial changes in the character of the neighborhood

a Special Exception for Industrial should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21 day of April, 1965, that the herein described property or area should be and the same is hereby reclassified; from a Business Local zone to a Industrial zone, and/or a Special Exception for Industrial should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of failure to show an error in the original zoning or substantial changes in the character of the neighborhood

the above re-classification should NOT BE HAD, and the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21 day of April, 1965, that the above re-classification 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 Business Local zone; and the Special Exception for Industrial be and the same is hereby DENIED.

Deputy Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 3-25-65

Posted for: Charles E. Bosch

Petitioner: Charles E. Bosch

Location of property: SE 1/4, Phila. Rd. 31.46' SE 1/4, Rosewick Ave.

Location of Sign: On Philadelphia Road at front of business sign

Remarks: Sign posted 3 days before hearing

Posted by: Robert Lee Bull Date of return 7-1-65

L. ALAN VANS

SURVEYORS AND CIVIL ENGINEERS

State Registration
BALTIMORE 14, MARYLAND - HAMILTON 6-2144
8 POPLAR STREET - CAMBRIDGE, MARYLAND - AC 8-3350

February 10 1965.

DESCRIPTION FOR RECLASSIFICATION FROM B.L. TO B.M.

BEGINNING for the same at an iron pipe now set on the southeast side of Philadelphia Road, Maryland State Route No. 7, 60 feet wide, as shown on State Roads Commission Maryland Right of Way Plat No. 9737, said place of beginning being situate, referring all courses to the meridian as established by the Maryland State Roads Commission, North 57 degrees 30 minutes East 31.46 feet measured along said southeast side of Philadelphia Road from 1st intersection with the extension southeasterly of the center line of Rosewick Avenue as shown on said State Roads Commission Right of Way Plat No. 9737, said place of beginning also being in the third line of the land which by deed dated October 18, 1954 and recorded among the Land Records of Baltimore County in Liber G.L.R. No. 2578 folio 182 was conveyed by John C. Heil and Lillian Heil, his wife, et al to Mr. H. France et al, constituting and acting for and on behalf of the Rosewick Community Church Baltimore County Md. Incorporated, thence leaving said place of beginning and said southeast side of Philadelphia Road and running and binding on a part of said third and on all of the fourth and on a part of the fifth lines of the aforementioned deed, as now surveyed, South 47 degrees 32 minutes 00 seconds East 155.0 feet more or less, thence North 57 degrees 30 minutes East 34.5 feet more or less and North 28 degrees 27 minutes 00 seconds West 150.5 feet more or less to said southeast side of Philadelphia Road, thence running and binding on said southeast side of Philadelphia Road South 57 degrees 30 minutes 00 seconds West 85.79 feet to the place of beginning.

Containing 0.21 acres of land more or less.

This description is not intended to be used for conveyance.

L. Alan Vans

March 10, 1965

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

Mr. Charles E. Bosch
2211 Wisconsin Road
Baltimore, Maryland 21221

Reclassification From B.L. to B.M. for Charles E. Bosch, located SE 1/4 Philadelphia Rd., SE of Rosewick Avenue, 15th District

The Zoning Advisory Committee has reviewed the subject petition makes the following comments:

OFFICE OF PLANNING AND ZONING: This office questions the adequacy of the parking and loading area located on the maneuvering space is concerned.

TRAFFIC ENGINEERING AND FIRE BUREAU: Will review the plan and comment at a later date.

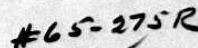
The following members had no comment to offer:

Bureau of Engineering
Board of Education
State Roads Commission
Industrial Commission
Buildings Department
Health Department

cc: Albert Quinby-Office of Planning & Zoning
Richard Moore-Traffic Engineering
Charles Morris-Fire Bureau

Yours very truly,
James E. Rose
Chief of Permit and
Petition Processing

PHILADELPHIA ROAD



MAP
15-A
BM

ELECTION DISTRICT N515
AREA OF PROPERTY - 9,472.4⁰ - 0.21 AC
PRESENT ZONE OF PROPERTY - BUSINESS LOCAL
PRESENT USE OF PROPERTY - WAREHOUSE
PROPOSED ZONE OF PROPERTY - BUSINESS, MAJOR
PROPOSED USE OF PROPERTY - WAREHOUSE
N⁰ PARKING SPACE - 3
SIZE OF PARKING SPACE - 9'x20'
PARKING:
RETAIL STORE - 2 SPACES
WAREHOUSE - 1 EMPLOYEE - 1 SPACE

ZONED: RESIDENTIAL - R-6
USE: VACANT



DATE	REVISION	BY
<i>11/16/04</i>	<i>Notes</i>	<i>JA</i>

SURVEYED BY	DATE
COMPUTED BY	DATE
DRAWN BY	DATE
<i>JCH</i>	<i>2/9</i>
CHECKED BY	DATE
<i>JCH</i>	<i>2/9</i>

Dwg. No.

The seal is circular with a double-lined border. Inside the border, the text "STATE OF MARYLAND" is at the top and "LAND SURVEYOR" is at the bottom. In the center is the coat of arms of Maryland, featuring a shield with a ship and a figure, flanked by two stars. Below the coat of arms, it says "No. 2021" and "REGISTERED".

L. ALAN EVANS
SURVEYORS & CIVIL ENGINEERS
4200 ELSRODE AVE - PHONE HA 8-2144
BALTIMORE 14 MARYLAND
- Branch Office -
N - OPLAR STREET - PHONE AC 8-3380
CAMBRIDGE, MARYLAND
STATE OF MARYLAND REG NO 2887
DATE 2/2/45 SCALE 1" = 20'
L. Alan Evans

