

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

James W. Lowell S. Stanley, 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 petitions (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an M-L zone; for the following reasons:
Error in original zoning and change in the neighborhood.

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 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 _____ Legal Owner _____
Address _____ Address, 800 Post Box Court, Towson 4, Maryland
Petitioner's Attorney _____ Protestor's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 16th _____ day of _____ 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 _____ 26th _____ day of _____ April _____ 1965, at 2:00 o'clock _____ P.M.



James W. Stanley
Zoning Commissioner of Baltimore County

70AP 117167

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of _____

the above Re-classification should be had, and it is hereby ordered that by reason of _____

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____ 1965, that the herein described property or area should be and the same is hereby reclassified, from a _____ zone to a _____ zone, and/or a Special Exception therefor _____

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____ 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 _____ zone, and/or the Special Exception for _____

Zoning Commissioner of Baltimore County

MICROFILMED

Description of Part of the Property of Mrs. John Stanton to be Rezoned from R-6 to M-1
January 29, 1965

Beginning for the same at a point on the west side of Allender Road, as proposed to be widened to 50 feet, said point of beginning being distant 700 feet, more or less, measured northerly along said west side of Allender Road from the centerline of Pulaski Highway, and running thence binding on said west side of Allender Road as proposed to be widened North 21° 16' West 462.5 feet, more or less to intersect the south side of the Baltimore and Ohio Railroad Right-of-Way, thence binding on said south side of the Baltimore and Ohio Railroad Right-of-Way, South 77° 00' West 176.4 feet more or less, thence for lines of division the four following courses and distances viz: first South 27° 15' West 758.1 feet, second South 63° 48' East 472.6 feet, third North 26° 48' East 529.7 feet, and fourth North 62° 04' East 26.00 feet more or less to the place of beginning. Containing 8.05 acres of land more or less.

MAP #11-C ML 4/16/65

March 26, 1965

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

Reclassification From R-6 To M-1 for Lowell S. S. Stanley
Subject: Stanley Located W/S Allender Road W of Pulaski Hwy. 11-C
The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

OFFICE OF PLANNING AND ZONING: The Project Planning Division will review the plans of Allender Road and submit comments at a later date if it is deemed necessary.
INDUSTRIAL COMMISSION: See attached comments.
TRAFFIC ENGINEERING: This Bureau questions the adequacy of the Allender Road Bridge over the B & O Railroad tracks. See Bureau of Engineering comments.
BUREAU OF ENGINEERING: Utilities: Water and Sanitary Sewer not available. Storm Drain - No comment. Road - Allender Road and Red Lion Road existing paving, no curb and gutter. The structural adequacy of the Allender Road Bridge over the B & O RR should be determined by the developer in order to insure that it will take the necessary truck loads which could be encountered due to rezoning. The bridge was constructed by and is the responsibility of the B & O RR.

HEALTH DEPARTMENT: Subject to Health Department regulations pertaining to water and sewer.
FIRE BUREAU: See attached comments.

The following members had no comment to offer:
Board of Education
Buildings Department
State Roads Commission
See: Albert V. Outby-Planning and Zoning
George Hall-Industrial Commission
Richard Moore-Traffic Engineering
Carlyle Brown-Bureau of Engineering
William Greenalt-Health Department
Ira Morris-Fire Bureau

Yours very truly,
James W. Stanley
JAMES W. STANLEY
Chief of Permit and Petition Processing

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Ross, Zoning Commissioner
FROM: Mrs. H. B. STAAB, Zoning Advisory Committee Meeting
SUBJECT: March 16, 1965 - Item #3



The subject site lies within the proposed industrial corridor between the Baltimore and Ohio Railroad and Pulaski Highway.
The Industrial Development Commission concurs with the Office of Planning's proposal to zone this area M. L. on the Master Plan for this district and therefore feels the petition should be granted.

H. B. STAAB
H. B. STAAB, Director
Industrial Development Commission

HBS:GCH:clm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman, Zoning Advisory Committee
FROM: Mr. Charles F. Morris, Sr., Fire Bureau - Plans Section
SUBJECT: Property Owner: Lowell S. Stanley
Location: W/S Allender Road-700' W. Pulaski Highway
District: 11th - 11-a
Present Zoning: R-6
Proposed Zoning: M-L
No. Acres: 8.05

Water not available to this site, and type of buildings and businesses to go on this site must be considered as far as fire protection requirements.

CRV/bbr



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Ross, Zoning Commissioner
FROM: George E. Gavrelis, Director
SUBJECT: Petition #65-298-R - R-6 to M-L West side of Allender Road 700 feet West of Pulaski Highway. Being the property of Lowell S. Stanley.
11th District
HEARING: Monday, April 26, 1965 (2:00 P.M.)

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

The Planning Board, on April 6th 1965, tentatively approved for public hearing a Master Plan embracing this portion of the Eleventh District. This plan recommends M. L. zoning for the subject parcel, as is here proposed.

Mr. Lowell S. Stanley
800 Post Box Court
Towson, Md. BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
21284

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

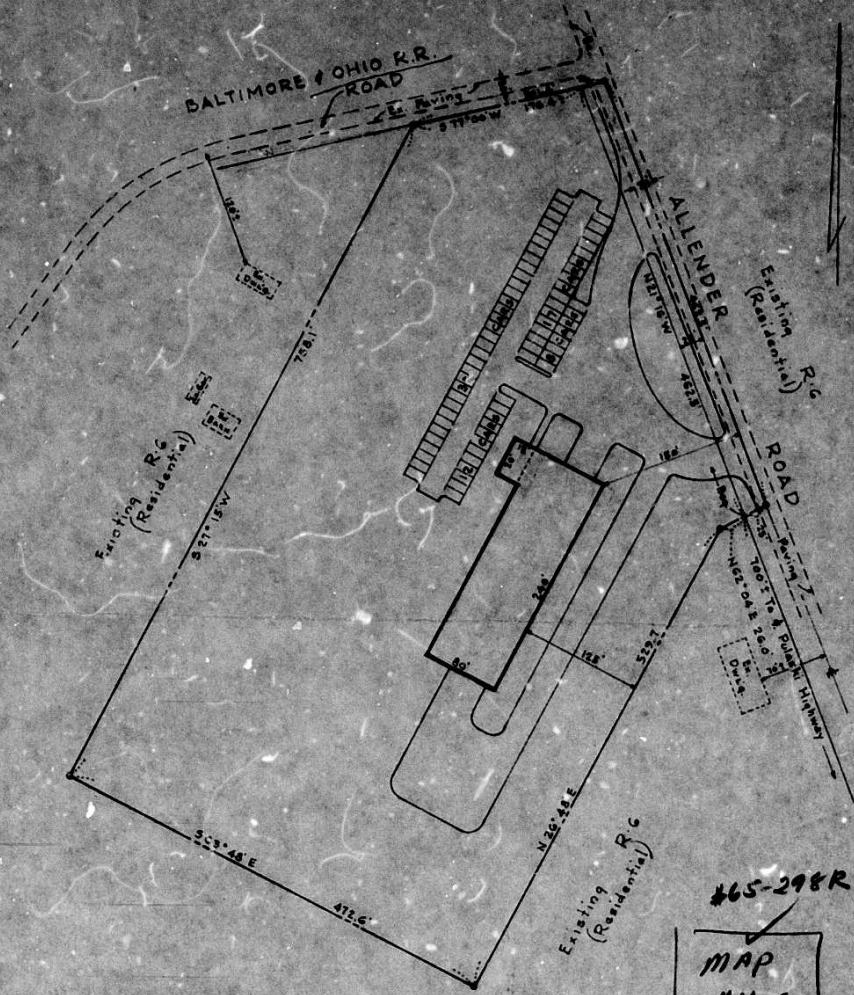
Your petition has been received and accepted for filing this
16th day of March, 1965

John G. Rose
JOHN G. ROSE
Zoning Commissioner
Owner Name: Lowell S. Stanley
Reviewed by *James W. Stanley*

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

To: Mr. Lowell S. Stanley
800 Post Box Court
Towson, Md. 21284

TELEPHONE: 286-6500
No. 28665
DATE 4/3/65
To: Mr. Lowell S. Stanley
800 Post Box Court
Towson, Md. 21284
MAIL ROOM: Building Department of Baltimore, Md.
PROPERTY TO BE ADVERTISED IN: 286-6500
QUANTITY: _____
PAYMENT BY: _____
REASON FOR DELAY: _____
DATE: _____
286-6500 • 28665 TYP •



AREA OF PROPERTY 8.05 Ac. ±
 EXIST. ZONING R-6
 PROP. ZONING ML
 EXIST. USE VACANT
 PROP. USE Distribution Warehouse
 PARKING REQ'D (1/300 sqft.) 65
 PARKING PROVIDED (10' x 20') 70

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
 ENGINEERS
 303 ALLEGHENY AVE.
 TOWSON 4, MARYLAND

PLAT TO ACCOMPANY ZONING PETITION
 R-6 TO ML
 ALLENDER ROAD
 WHITEMARSH, MARYLAND

Balto. Co. Md.
 Scale: 1" = 100'
 Elect. Dist. #11
 Jan. 27, 1965.

#65-298R
 MAP
 #11-C
 ML

