

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Maryland Properties, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-20 zone to an M-L zone, for the following reasons: error in original zoning and changes in the character of 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.

MARYLAND PROPERTIES, INC.
J. Walter Jones
Contract purchaser
Address: 10000 Rte. 202
Legal Owner

Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of June, 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 15th day of July, 1965, at 11:00 o'clock.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 7, 1965
FROM: George E. Govrelis, Director
SUBJECT: Petition 56-19-R. "R-20 to M-L Zone. West side of Wight Avenue 870 feet North of Beaver Dam Road. Being the property of Maryland Properties Inc."

8th District

HEARING: Monday, July 19, 1965 (11:00 A.M.)

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

The subject proposal is in accord with the recommendations of the Composite Guideplan and is a logical extension of the Greater Baltimore Industrial Park.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, error in original zoning of the subject property and changes in the character of the neighborhood,

the above Re-classification should be had; and it further appearing that by reason of the same

Special Exception for the above property should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 20th day of July, 1965, that the herein described property or area should be and the same is hereby reclassified; from an R-20 zone to an M-L zone, and for a Special Exception for the above property should be granted. From and after the date of this order, subject to approval of the site plan for development of said property by the Bureau of Public Works and the Office of Planning and Zoning.

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

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 20th day of July, 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 R-20 zone; and/or the Special Exception for the above property should be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

MATZ, CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
1020 Council Bluffs Rd. - Towson, Md. 21204
422 - 0900
ZONING DESCRIPTION
PROPERTY OF MARYLAND PROPERTIES, INC. - WEST
SIDE OF WIGHT AVENUE - EIGHTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
Present Zoning - R-20
Proposed Zoning - M-L

Beginning for the same at a point in the center line of Wight Avenue, 50 feet wide, at the distance of 870 feet, more or less, as measured northerly along said centerline from its intersection with the center line of Beaver Dam Road, said point of beginning being at the end of the thirteenth line of that parcel of land described in a deed from David MacTaggart, Jr. and wife to Maryland Properties, Inc. dated October 1, 1964 and recorded among the Land Records of Baltimore County in Liber RRG 4269, page 130, running thence and binding on the center line of said Wight Avenue, the two following courses and distances, (1) N 01° 57' W - 25.00 feet, and (2) northwesterly by a curve to the right with a radius of 403.10 feet, the distance of 330.23 feet, thence N 47° 01' W - 255.01 feet, and N 44° 59' E - 288.70 feet to the center line of a stream, thence binding thereon, the five following courses and distances, (1) N 24° 06' W - 25.47 feet, (2) N 60° 55' W - 50 feet, (3) S 63° 50' W - 40 feet, (4) N 48° 10' W - 80 feet and (5) N 05° 40' W - 20 feet, thence S 70° 50' W - 120 feet and S 74° 26' W - 244.15 feet

Water Supply
Sewerage
Drainage
Highways
Structures
Development
Investigations
Reports

MAP
#8
SEC. 3-D
NW-17B
NW-18B
ML
NW-17C
NW-18C

to the center line of a road, 30 feet wide, as called for in said deed, thence binding thereon, the four following courses and distances, (1) S 23° 26' E - 24.52 feet, (2) S 05° 16' E - 30 feet, (3) S 24° 51' W - 25 feet and (4) S 53° 45' W - 51.50 feet, thence N 25° 45' W - 53 feet, S 62° 25' W - 20 feet and S 25° 45' E - 53 feet to the center line of said 30 foot road, thence binding thereon, the following courses and distances, (1) S 62° 25' W - 90 feet, (2) S 55° 09' W - 276 feet, (3) S 30° 34' W - 57 feet, (4) S 23° 21' W - 43 feet and (5) S 20° 31' W - 9.96 feet, thence S 70° 24' E - 832.26 feet to the place of beginning.

J. O. 65033
RSKing
3/20/65



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. James Oyer, Chairman
TO: Zoning Advisory Committee Date: June 17, 1965
FROM: Mr. Charles F. Morris, Sr.
SUBJECT: W/S - Wight Ave. 870' N. of Beaver Dam Road
Owned by - Maryland Properties, Inc.

The 36 acres proposed for rezoning to a manufacturing light will require a sufficient water supply for fire protection.

Please submit a site plan showing how this requirement shall be met. Spacing of hydrants for this land use is 300' apart as measured along an improved road and the National Board of Fire Underwriters Water Supply Requirements for the streets involved. In addition, if roads shall be developed privately it will be necessary to meet all installation requirements as listed in the Fire Prevention Code under section 26.15 A, B, C, D, E.

Contact Mr. Charles F. Morris, Sr. at WA-5-7310 for assistance in meeting this requirement.

MR:js

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose
FROM: Mr. H. B. Stash
SUBJECT: Zoning Advisory Committee
Meeting - June 11, 1965
Item #14 8th District
Property Owner - Maryland Properties, Inc.
Location: Wight Avenue

The subject site is surrounded by industrially zoned land which the owner has assembled to enlarge an existing industrial park.

The Office of Planning has indicated that the area between York Road and the Harrisburg Expressway, south from Sharon Road, should be developed as an industrial area.

The Industrial Development Commission recommends that this petition be granted to allow this entire area to develop as an industrial corridor.

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

GOH:HSmf

MARYLAND PROPERTIES, INC.
Attn: Mr. J. Walter Jones
Jefferson Building
Towson, Maryland 21204

SUBJECT: Re-classification From R-20 to a M-L Zone for Maryland Properties, Inc., located on W/S Beaver Dam Road W/S of Wight Avenue 8th District (Item 8 June 15, 1965)

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

INDUSTRIAL DEVELOPMENT COMMISSION: See attached comments.

BUREAU OF TRAFFIC ENGINEERING: This bureau will make a detailed review of the site plan and surrounding roads and submit comments at a later date.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of the plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Office of Planning and Zoning
Board of Education
Health Department
Buildings Department
Fire Bureau - Plans review
State Roads Commission
Bureau of Engineering

cc: H. B. Stash-Industrial Development Commission
Richard Moore-Bureau of Traffic Engineering

Very truly yours,

JAMES E. OYER, Chairman
Permy and Petition Processing

June 23, 1965

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
10000 Rte. 202, TOWSON 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. James Oyer, Chairman
TO: Zoning Advisory Committee Date: June 17, 1965
FROM: Mr. Charles F. Morris, Sr.
SUBJECT: W/S - Wight Ave. 870' N. of Beaver Dam Road
Owned by - Maryland Properties, Inc.

The 36 acres proposed for rezoning to a manufacturing light will require a sufficient water supply for fire protection.

Please submit a site plan showing how this requirement shall be met. Spacing of hydrants for this land use is 300' apart as measured along an improved road and the National Board of Fire Underwriters Water Supply Requirements for the streets involved. In addition, if roads shall be developed privately it will be necessary to meet all installation requirements as listed in the Fire Prevention Code under section 26.15 A, B, C, D, E.

Contact Mr. Charles F. Morris, Sr. at WA-5-7310 for assistance in meeting this requirement.

MR:js

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose
FROM: Mr. H. B. Stash
SUBJECT: Zoning Advisory Committee
Meeting - June 11, 1965
Item #14 8th District
Property Owner - Maryland Properties, Inc.
Location: Wight Avenue

The subject site is surrounded by industrially zoned land which the owner has assembled to enlarge an existing industrial park.

The Office of Planning has indicated that the area between York Road and the Harrisburg Expressway, south from Sharon Road, should be developed as an industrial area.

The Industrial Development Commission recommends that this petition be granted to allow this entire area to develop as an industrial corridor.

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

GOH:HSmf

MARYLAND PROPERTIES, INC.
Attn: Mr. J. Walter Jones
Jefferson Building
Towson, Maryland 21204

SUBJECT: Re-classification From R-20 to a M-L Zone for Maryland Properties, Inc., located on W/S Beaver Dam Road W/S of Wight Avenue 8th District (Item 8 June 15, 1965)

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

INDUSTRIAL DEVELOPMENT COMMISSION: See attached comments.

BUREAU OF TRAFFIC ENGINEERING: This bureau will make a detailed review of the site plan and surrounding roads and submit comments at a later date.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of the plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Office of Planning and Zoning
Board of Education
Health Department
Buildings Department
Fire Bureau - Plans review
State Roads Commission
Bureau of Engineering

cc: H. B. Stash-Industrial Development Commission
Richard Moore-Bureau of Traffic Engineering

Very truly yours,

JAMES E. OYER, Chairman
Permy and Petition Processing

June 23, 1965

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
10000 Rte. 202, TOWSON 21204

Walter Jones & Company
Jefferson Building
Towson, Md. 21206

June 25, 1945

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

1945 day of June 1945

[Signature]

JOHN G. ROSE
Zoning Commissioner

Owners Name: Maryland Properties, Inc.

Reviewed by: *[Signature]*

PETITION FOR RECLASSIFICATION

8th DISTRICT

LOCATION: From B-20 to M.L. Zone

LOCATION: West side of Right Avenue 870 feet North of Beaver Dam Road.

DATE & TIME: MONDAY, JULY 19, 1945 at 11:00 A.M.

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

By Order of John G. Rose, Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 22, 1955

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., successive weeks before the 19th day of July, 1955, the first publication appearing on the 2nd day of July, 1955.

THE JEFFERSONIAN,

[Signature]
Manager.

Cost of Advertisement, \$.

66-19-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 8th Date of Posting: July 3, 1945

Posted for: *[Signature]* In accordance with the provisions of the

Petitioner: Maryland Properties, Inc.

Location of property: West side of Right Avenue 870 feet North of Beaver Dam Road

Location of Signs: West side of Right Avenue 870 feet North of Beaver Dam Road

Remarks:

Posted by: *[Signature]* Date of return: July 8, 1945

PETITION FOR RECLASSIFICATION

8th DISTRICT

ZONING: From B-20 to M.L. Zone

LOCATION: West side of Right Avenue 870 feet North of Beaver Dam Road.

DATE & TIME: MONDAY, JULY 19, 1945 at 11:00 A.M.

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

By Order of John G. Rose, Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. July 1, 1955

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of successive weeks before the 19th day of July, 1955, the first publication appearing on the 1st day of July, 1955.

THE TIMES,

[Signature]
Manager.

Cost of Advertisement, \$ 35.00

Telephone Order 81265

Registration No. 2757

TELEPHONE 823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 31995

DATE 7/2/45

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

To: Maryland Properties, Inc.
P.O. Box 188
Cockeysville, Md.

PAID BY: Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 81-622
QUANTITY
DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property
66-19-R

TOTAL AMOUNT \$61.00

COST

61.00

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. 31905

DATE 7/2/45

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

To: Maryland Properties, Inc.
P.O. Box 188
Cockeysville, Maryland

PAID BY: Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 81-622
QUANTITY
DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Reclassification
66-19-R

TOTAL AMOUNT \$6.00

COST

6.00

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.

