

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, B. G. Processing, 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 that the zoning status of the above described property be reclassified, pursuant to the zoning law of Baltimore County, from...

See attached description

asked for a Special Exception under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a trailer park;

Property is to be posted and advertised as prescribed 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.

Contract purchaser
Address
Maurice W. Baldwin
Petitioner's Attorney
Address Masonic Building, Towson, Md, 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 10th day of August, 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 16th day of September, 1965, at 11:00 o'clock



Chesaco Park thence binding parallel to and 500.00 feet northeasterly as measured aforesaid from said outline of Chesaco Park north 60 degrees 31 minutes west 590.00 feet more or less to the southeast right of way line of the Philadelphia Washington and Annapolis Railroad Company thence binding on said southeast right of way line by a line curving southwesterly toward the right having a radius of 665.12 feet a distance of 507.00 feet more or less to intersect the aforesaid northeastermost outline of Chesaco Park thence leaving the right of way of said railroad and binding on a part of said northeastermost outline of Chesaco Park south 40 degrees 31 minutes east 31.00 feet more or less to the place of beginning.

Containing 0.09 acres of land, more or less.



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

the above Reclassification should be had; and it further appearing that by reason of...

a Special Exception for a... should be granted.

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 for a... 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 comply with the requirements of Section 502.1 of the Baltimore County Zoning Regulations...

the above reclassification should NOT BE GRANTED and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17 day of September, 1965, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as a... and/or the Special Exception for... be and the same is hereby DENIED.

Deputy Zoning Commissioner of Baltimore County



William M. Maynadier
County Surveyor
Professional Engineer and Land Surveyor
Towson, Md. 21204

For purpose of Zoning only
Parcel 2 Special Exception requested

All that piece or parcel of land situate, lying and being in the Fifteenth District of Baltimore County, State of Maryland and described as follows:
Beginning for the same on the northeast side of Potomac Avenue where said side of said avenue is intersected by the division line between lots numbered 336 and 337 as laid out on a plat of Sheet 1 Plan D Chesaco Park and recorded among the plat records of Baltimore County in Plat Book W.P.C., No 6 folio 164 etc., running thence and binding on the northeast side of Potomac Avenue northwesterly 40.00 feet to the division line between lots numbered 338 and 339 thence leaving road and binding on the division line between lots numbered 338 and 339 northeasterly 100.00 feet to the northernmost corner of said lot numbered 338 thence binding on the rear outlines of lots numbered 338 and 337 southeasterly 40.00 feet to the aforementioned division line between lots numbered 336 and 337 thence binding on the last mentioned division southwesterly 100.00 feet to the place of beginning.

Containing 0.09 of an acre of land more or less.

William M. Maynadier

Registration No. 157



William M. Maynadier
County Surveyor
Professional Engineer and Land Surveyor
Towson, Md. 21204



For purpose of Zoning only

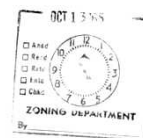
Parcel 2 Special Exception requested

All that piece or parcel of land situate, lying and being in the Fifteenth District of Baltimore County, State of Maryland and described as follows:

Beginning for the same on the northeast side of Potomac Avenue where said side of said avenue is intersected by the division line between lots numbered 336 and 337 as laid out on a plat of Sheet 1 Plan D Chesaco Park and recorded among the plat records of Baltimore County in Plat Book W.P.C., No 6 folio 164 etc., running thence and binding on the northeast side of Potomac Avenue northwesterly 40.00 feet to the division line between lots numbered 338 and 339 thence leaving road and binding on the division line between lots numbered 338 and 339 northeasterly 100.00 feet to the northernmost corner of said lot numbered 338 thence binding on the rear outline of lots numbered 338 and 337 southeasterly 40.00 feet to the aforementioned division line between lots numbered 336 and 337 thence binding on the last mentioned division southwesterly 100.00 feet to the place of beginning.

Containing 0.09 of an acre of land more or less.

MAURICE W. BALDWIN
ATTORNEY AT LAW
TOWSON, MARYLAND
Masonic Building



October 12, 1965

Mr. Edward D. Hardesty
Deputy Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception for a Trailer Park - SE/5 of Philadelphia Road, 104 feet Northeast of Potomac Avenue, 15th District B. G. Processing, Inc., Petitioner No. 66-70X

Dear Mr. Hardesty:

Please enter on Appeal in the above-entitled matter to the County Board of Appeals from your decision dated September 17, 1965 denying the application.

This request for Appeal is made on behalf of the Petitioner, B and G Processing, Inc.

Very truly yours,

Maurice W. Baldwin

MWB:sk

For Zoning purpose only:

All that piece or parcel of land situate lying and being in the 15th Election District of Baltimore County, State of Maryland and described as follows:
BEGINNING for the same on the southeast side of Philadelphia Avenue at the distance of 101.00 feet more or less measured northeasterly along said side of said avenue from the corner formed by the intersection of said side of said avenue with the northeast side of Potomac Avenue said beginning point also being where the said southeast side of Philadelphia Avenue intersects the northeasternmost outline of Chesaco Park Sheet "1" Plan "D" as laid out on a plat and recorded among the plat records of Baltimore County in Plat Book W.P.C., No. 6, folio 164 etc., running thence and binding on a part of said northeastermost outline of Chesaco Park south 60 degrees 31 minutes east 459.00 feet more or less to the end of the third or fourth 29 degrees 29 minutes west 395.17 feet line of the land conveyed by T. Bernard Todd and wife to Thomas Souan by a deed dated January 20th, 1958 and recorded among the Land Records of Baltimore County in Liber 541.8, No. 130, folio 78 etc., thence binding reversely on said third line and reversely on the second line therein the following two courses and distances viz: north 29 degrees 29 minutes east 375.17 feet and south 60 degrees east 31.57 feet to intersect the second line of the land conveyed by T. Bernard Todd and wife to Thomas Souan by a deed dated December 10th, 1956 and recorded among the aforesaid Land Records in Liber 541.8, No. 3070, folio 259 etc., thence binding on a part of said second line and on all of the third line therein the following two courses and distances viz: north 29 degrees 29 minutes east 70.00 feet more or less to the end of said second line and south 60 degrees 31 minutes east 201.12 feet to intersect the third line of the land conveyed by T. Bernard Todd and wife to Guy S. Erway et al by a deed dated April 15th, 1955 and recorded among said land records in Liber 541.8, No. 2470, folio 186 etc., thence binding on a part of said third line north 73 degrees one minute east 361.00 feet more or less to the end of said line thence continuing the same course north 73 degrees one minute east 35.00 feet more or less to a point distant 900.00 feet measured northeasterly at a right angle from the aforementioned northeastermost outline of

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for Trailer Park : COUNTY BOARD OF APPEALS
SE/5 of Philadelphia Road 104' NE of : OF
Potomac Avenue :
15th District : BALTIMORE COUNTY
B. G. Processing, Inc. :
Petitioner : No. 66-70-X

ORDER OF DISMISSAL

Petition of B. G. Processing, Inc. for Special Exception for trailer park on the southeast side of Philadelphia Road 104' northeast of Potomac Avenue, in the 15th District of Baltimore County.

Whereas, the Board of Appeals is in receipt of a letter of dismissal of appeal filed March 23, 1967 from the attorney representing the petitioner-appellant in the above entitled matter.

Whereas, the said attorney for the said petitioner-appellant requests that the appeal filed on behalf of said petitioner be dismissed and withdrawn as of March 23, 1967.

It is hereby ORDERED this 28 day of March, 1967 that said appeal be and the same is dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Gies Parker

John A. Slowik

BALDWIN & GEDE
ATTORNEYS AT LAW
24 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

March 21, 1967

Board of Appeals for Baltimore County
County Office Building
Towson, Maryland 21204

Re: B-G Processing, Inc.
Petition 66-70-X

Gentlemen:

Please dismiss the above-entitled matter now
pending before your Board at the request of the Appellant.

Very truly yours,

Maurice W. Baldwin
Maurice W. Baldwin,
Attorney for Appellant

MWB:bc

cc: Charles F. Brooks, Esq.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Maurice W. Baldwin, Esquire
Nassau Building
Towson, Maryland 21204

Dear Sirs:

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

STATE ROADS COMMISSION: This Bureau will review the subject petition and submit any necessary comments at a later date.

BUREAU OF TRAFFIC ENGINEERING: This Bureau will make any necessary comments at a later date.

INDUSTRIAL DEVELOPMENT COMMISSION: This Bureau will make any necessary comments at a later date.

BUREAU OF ENGINEERING: Water - Existing 6" water in Potomac Avenue. Adequacy of existing water to be determined by the developer or his engineer.
Sewer - Not available.
Road - Philadelphia Avenue is to be developed as a minimum 30' curb and gutter road on 50' right of way.

HEALTH DEPARTMENT: The petitioner should indicate the method of water and sewage disposal.

OFFICE OF PLANNING AND ZONING - ZONING ADMINISTRATION DIVISION: If the petitioner has purchased 160' x 30' and 30' and intend to use same lots for providing access, the description should be revised to include the two lots in the Special Exception. If a service building is proposed, this should be indicated on the site plan. Philadelphia Road from Chesapeake Avenue to the petitioners property is an unimproved road. Since this road appears to be the most satisfactory access to the site, the petitioner should indicate what, if any, improvements will be made for this section of Philadelphia Road.

FIRE BUREAU-PLANS REVIEW: This Bureau will review 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 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 Commission's hearing.

The following members had no comment to offer:

Board of Education
Buildings Department

cc: Mr. John Duerr-State Roads Commission
Mr. Richard Moore-Bureau of Traffic Engineering
Mr. George Hall-Industrial Development Commission
Mr. Carlisle Brown-Bureau of Engineering
Mr. William Greenwalt-Health Department
Mr. James H. Dyer-Office of Planning and Zoning
Zoning Administration Division
Lt. Morris-Fire Bureau-Plans Review

Very truly yours,

James H. Dyer
James H. Dyer, Chief
Petition and Permit Processing

TELEPHONE
823-3000

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 32060

DATE 8/18/65

TO: Maurice W. Baldwin, Esq.
Nassau Building
Towson, Md. 21204

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Petition for Special Exception for B.G. Processing, Inc. 66-70-X	\$50.00
		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.

TELEPHONE
823-3000

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 40626

DATE 9/9/66

TO: Maurice W. Baldwin, Esq.
22 W. Penna. Ave.
Towson, Md. 21204

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertising and posting of property for B.G. Processing, Inc. 66-70-X	75.40
		75.40

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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 3, 1965

FROM: George E. Gavrelis, Director

SUBJECT: 66-70-X Special Exception for a Trailer Park. Southeast side of Philadelphia Road 104 feet Northeast of Potomac Ave. Being the property of B.G. Processing, Inc.

15th District

RECEIVED: Thursday, September 16, 1965 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for a Mobile Home Park and has the following advisory comment to make:

1. It has been said that Special Exceptions are a matter of right unless it can be shown that the specific use being sought contravenes the conditions listed in Section 502.1 of the Zoning Regulations. We note that forty six (46) mobile homes are proposed to be located on subject property if the Special Exception is granted. The Planning staff is suspicious of the adequacy of the roads leading to the subject property from Pulaski Highway for the purposes of providing adequate circulation here. It is not in a position to say that the addition of forty six (46) more families would in fact create traffic hazard or congestion. The Planning staff would look upon the subject petition and the Mobile Home use of the property as an interim measure.

GEG:bms

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 33463
DATE 10/14/65

TO: Maurice W. Baldwin, Esq.
Nassau Building
Towson, Maryland 21204

BILLED BY: Office of Planning and Zoning
119 County Office Bldg.
Towson, Maryland 21204

DEPOSIT TO ACCOUNT NO. 01-622	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DESCRIPTION	COST
1	Cost of appeal - B. G. Processing, Inc. No. 66-70-X	\$70.00
		70.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th
Posted for: B.G. Processing, Inc.
Petitioner: B.G. Processing, Inc.
Location of property: Southeast side of Philadelphia Road 104 feet Northeast of Potomac Ave.
Location of Signs: 1 sign on 125' front of subject property
Remarks: Signs are on 125' front of subject property
Posted by: Robert Lee Smith Date of Posting: 10/11/65

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th
Posted for: B.G. Processing, Inc.
Petitioner: B.G. Processing, Inc.
Location of property: Southeast side of Philadelphia Road 104 feet Northeast of Potomac Ave.
Location of Signs: 1 sign on 125' front of subject property
Remarks: Signs are on 125' front of subject property
Posted by: Robert Lee Smith Date of Posting: 10/11/65

INTER-OFFICE CORRESPONDENCE
BUREAU OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson, Maryland, 21204

Date: September 3, 1965

TO: Mr. James E. Dyer

FROM: Eugene J. Clifford

SUBJECT: Zoning Petition 66-70-X Philadelphia Avenue 104 feet Northeast of Potomac Avenue

Review of the subject plat dated June 29, 1965 and revised July 30, 1965 results in the following comment.

The roads in this area and roads servicing the proposed trailer park are below Baltimore County Standards and therefore can not be expected to handle trailer traffic.

The roads are 16' to 18' macadam paving.

Eugene J. Clifford
Eugene J. Clifford
County Traffic Engineer

EJC:cmh

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD. August 20, 1965

THIS IS TO CERTIFY, that the annexed advertisement of "B.G. Processing, Inc." was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the 24th day of August 1965 that is to say, the same was inserted in the issues of 8-20-65

Stromberg Publications, Inc.

Publisher.

By: Mrs. Palmer Price

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose
Zoning Commissioner

FROM: Mr. H. B. Staab

SUBJECT: Zoning Advisory Meeting

August 10, 1965
Item #3: 15th District
Property Owner: B. G. Processing, Inc.
Location: SE/S Philadelphia Road. 104' NE of Potomac Ave.
Special Exception for Trailer Park

The present use of this land for farming appears to be a good interim use of this site which lies within a large industrially zoned area.

Trailer parks in industrial areas are undesirable.

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

GCH:HS:sk

Maurice W. Baldwin, Esq.
Masonic Building
Towson, Md. 21204

August 17, 1965

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

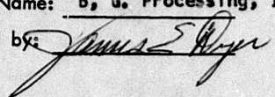
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this

10th day of August, ~~1964~~ 1965


JOHN G. ROSE
Zoning Commissioner

Owners Name: B. G. Processing, Inc.

Reviewed by: 

M-H

N 60° 31' W

530.00'

4' COMPACT SCREENING

275'

RECREATION AREA

G. SERWAY & R. A. HALL
G.L.B. # 2679-496 etc.

M-L

SEWAGE AREA

THOMAS SQUAI.
G.L.B. # 3307-75 etc.
G.L.B. # 3070-232 etc.

M-L

5.75 ACRES ±
46 MOBILE HOMES
EXIST. USE VACANT.
PRESENT ZONING = M.L.
PROPOSED ZONING = SPECIAL EXCEPTION

NOTE: ALL PAVING TO BE HARD
DUSTLESS DURABLE SURFACE.

CHESACO MOBILE
HOMES SITE

FOR ZONING ONLY

NOTE: PREPARED FROM DEEDS & OTHER INFORMATION
AND NOT FROM ACTUAL FIELD SURVEY.

CHESACO PARK SHEET '1' PLAND
P.B. W.R.C. N 96-164 etc.

POTOMAC AVE.

PHILA. WASH. & BALTO.
RAILROAD

NORTH EAST CREEK

15th ELECTION DISTRICT OF BALTIMORE COUNTY, MD.



WILLIAM M. MAYNADIER
COUNTY SURVEYOR
CIVIL ENGINEER & LAND SURVEYOR
COURT HOUSE
TOWSON, MD.

SCALE 1" = 50'

JUNE 23, 1961
REVISED JULY 30, 1965

#66-70x
MAP
15-B

