

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Edward Stambaugh and
Anna Stambaugh, legal owner of the property at 1500
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-6 zone to an M-L zone for the following reasons:

1. Error
2. Change in the character of the neighborhood.
3. Such other and further reasons as may be assigned at the time of the hearing hereof.

See attached description

and for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a truck terminal.

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

We, the undersigned, agree to pay expenses of above reclassification and/or Special Exception advertising, etc., upon filing of this petition, and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

BY: *Edward Stambaugh*
Contract purchaser
Address: Pulaski Highway & Mohr's Lane
Baltimore County, Maryland.

BY: *Anna Stambaugh*
Legal Owner
Address: Pulaski Highway & Mohr's Lane
Baltimore County, Maryland.

BY: *Edward Stambaugh*
Petitioner's Attorney
Address: 1208 E. 17th St., Baltimore, Md.

BY: *John H. Stambaugh*
Protestant's Attorney
Address: 1208 E. 17th St., Baltimore, Md.

ORDERED: By The Zoning Commissioner of Baltimore County, this 17th day of May, 1966, 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 22nd day of June, 1966, at 11:00 o'clock A.M.

BY: *John H. Stambaugh*
Zoning Commissioner of Baltimore County.

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

HARRY J. SHERIDAN, Jr., require
1700 Ramsey Building
Towson, Maryland 21204

Dear Sir:

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

RECLASSIFICATION: Under and water are not available.
Road - Pulaski Highway is a State Road.

ADDITIONAL COMMENTS: If there is to be access from the site to Pulaski Highway, the driveway must be cut for a distance of 200 feet from Mohr's Lane. The curb must be 15 feet from and parallel to the edge of the traveled line of the highway. The curb must return onto Mohr's Lane on a 30 foot radius. The driveway entrance width is 35 feet with a 30 foot radii. The right of way line of Pulaski Highway also must be curved.

HEALTH DEPARTMENT: The proposed site will be subject to the Health Department regulations pertaining to sewage and water disposal.

TRAFFIC ENGINEERING: See attached comments.

LANDSCAPE ARCHITECTURE: If trucks are to be stored outside of the proposed structure, the area on which the trucks are stored must be paved with a durable surface suitable for trucks and providing proper drainage. This area should be indicated on revised plans prior to the hearing. In the event that the residential area adjacent to the proposed M-L is not used manufacturing as indicated on the proposed Master Plan for the area, and in the event that the new bill which was approved by the Planning Board pertaining to set backs in manufacturing areas is not enacted by the County Council, screening will be required along the easterly boundary of the property as well as additional set backs in accordance with Section 214.1 of the Baltimore County Zoning Regulations.

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:

Building Department
Board of Education
Industrial Development Commission
Bureau of Traffic Engineering

Very truly yours,
John H. Stambaugh
Zoning Technician

cc: Mr. Carlisle Brown-Bureau of Engineering
Mr. John Meyer-State Roads Commission
Mr. William Greenwalt-Health Department
Mr. William H. Rye

Pursuant to the advertisement, posting of property, and public hearing on the above petition and upon the testimony of the petitioner, the zoning status of the subject property

the above reclassification should be had; and it further appearing that the petitioner, has met all requirements of Section 502.1 of the Baltimore County Zoning Regulations pertaining to the operation of a Truck Terminal.

a Special Exception for a Truck Terminal should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23rd day of June, 1966, that the herein described property or area should be and the same is hereby reclassified from an R-6 zone to an M-L zone, and a Special Exception for a Truck Terminal should be and the same is hereby granted.

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

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of June, 1966, 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 and to remain a R-6 zone, and/or the Special Exception for a Truck Terminal be and the same is hereby DENIED.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Eyer, Chairman
Zoning Advisory Committee
FROM: Mr. Charles J. Morris, Jr.
Fire Bureau
SUBJECT: *Edward Stambaugh, Anna Stambaugh*
Location: 1500 Corner of Mohr's Lane and Pulaski Highway
District: 15th
Proposed Zoning: R-6
Proposed Zoning: M-L Special Exception-Truck Terminal

1. Shall be required to meet all fire department regulations.
Contact this writer or Capt. Paul H. Rehder, for any information.

L. ALAN EVANS & ASSOCIATES

4200 ELSDORP AVENUE - BALTIMORE, MD. 21214 - Hamilton 6-1144
BRANCH OFFICE - 809 POPULAR ST. - CAMBRIDGE, MD. 21613 - AC 8-3360
L. ALAN EVANS, L.S. LAND SURVEYOR
J. CARROLL HAGAN, L.S. LAND SURVEYOR
NORMAN C. EMMETT, L.S. LAND SURVEYOR

DESCRIPTION FOR RECLASSIFICATION FROM R-6 TO M-L AND SPECIAL EXCEPTION FOR SAME SAVING AND EXCEPTING THE RECLASSIFICATION ON THE FRAGMENT M-L ZONE AT PULASKI HIGHWAY AND MOHR'S LANE

BEGINNING for the same at a point on the northwest side of Pulaski Highway, 150 feet wide, at the intersection of said northwest side of Pulaski Highway with the center line of Mohr's Lane, thence leaving said place of beginning and running and binding on said northwest side of Pulaski Highway North 45 degrees 24 minutes East 670 feet, thence North 44 degrees 36 minutes West 268 feet, more or less, thence South 45 degrees 26 minutes West 740 feet, more or less to said center line of Mohr's Lane thence running and binding on said center line of Mohr's Lane the two following courses and distances, viz: South 57 degrees 48 minutes East 160.3 feet and South 61 degrees 34 minutes East 118.5 feet to the place of beginning.

Containing 4.5 acres of land more or less.

Note: This description has been prepared for zoning purpose only and is not intended to be used for conveyance.



PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION FOR DISTRICT ZONING: From R-6 to M-L. Zone. Petition for Special Exception for a Truck Terminal. LOCATION: Northwest corner of Pulaski Highway and Mohr's Lane. DATE & TIME: Wednesday, June 22, 1966 at 11:00 A.M. PUBLIC HEARING: Room 106, 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. Present Zoning: R-6. Proposed Zoning: M-L. Petition for Special Exception for a Truck Terminal. All that parcel of land in the Fifteenth District of Baltimore County. BEGINNING for the same at a point on the northwest side of Pulaski Highway, 150 feet wide, at the intersection of said northwest side of Pulaski Highway with the center line of Mohr's Lane, thence leaving said place of beginning and running and binding on said northwest side of Pulaski Highway North 45 degrees 24 minutes East 670 feet, thence North 44 degrees 36 minutes West 268 feet, more or less, thence South 45 degrees 26 minutes West 740 feet, more or less to said center line of Mohr's Lane thence running and binding on said center line of Mohr's Lane the two following courses and distances, viz: South 57 degrees 48 minutes East 160.3 feet and South 61 degrees 34 minutes East 118.5 feet to the place of beginning. Containing 4.5 acres of land more or less.

Being the property of Edward Stambaugh and Anna Stambaugh, as shown on plat filed with the Zoning Department. Hearing Date: Wednesday, June 22, 1966 at 11:00 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. BY ORDER OF JOHN C. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD. June 1, 1966

THIS IS TO CERTIFY, that the annexed advertisement of "Edward Stambaugh" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 31st day of May 1966 that is to say, the same was inserted in the issues of 6-1-66

Stromberg Publications, Inc.
Publisher.

By: *Mrs. Palmer Price*
MRS. PALMER PRICE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: George E. Gonnelli, Director of Planning
SUBJECT: Petition #66-281-RX. Northwest corner of Pulaski Highway and Mohr's Lane. Petition for Reclassification from R-6 to M-L. Petition for Truck Terminal. Edward Stambaugh - Petitioner.

15th District
HEARING: Wednesday, June 22, 1966. (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 reclassification proposed under this petition would be in accordance with the Planning Board's recommendation regarding the Comprehensive Zoning Map for the Eastern Planning Area. We note, however, that part of the subject tract would be taken for proposed motorways.
2. We have no objection to a special exception for a truck terminal at this location, but request that any granting of the special exception be conditioned upon our approval of the site plan so that we may insure that substantial conflicts with motorways plans are avoided.

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 1, 1966

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks before the 31st day of May 1966, the first publication appearing on the 31st day of May 1966.

THE JEFFERSONIAN.
John H. Stambaugh
Manager.

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Harry J. Sheridan, Jr., Esq.
1700 Ramsey Building
Baltimore, Md. 21202

REMITTANCE TO: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 61-622

QUANTITY: 1

Advising and posting of property for Edward Stambaugh

66-281-RX

42.90

6-2260 0000 38676 TEP- 4280

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARY

PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th

Posted for: *Edward Stambaugh, Anna Stambaugh*

Petitioner: *Edward Stambaugh, Anna Stambaugh*

Location of property: *Northwest corner of Pulaski Hwy. & Mohr's Lane*

Location of signs: *Signs on Pulaski Highway, signs on Mohr's Lane for Sale Signs, signs on Pulaski Highway, signs on Mohr's Lane*

Remarks: *Robert H. Rehder, Jr.*

Posted by: *Robert H. Rehder, Jr.*

Date of return: 6-9-66

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
VA. 3-3000

GEORGE E. GAYLIS
DIRECTOR

JOHN G. ROSE
ZONING COMMISSIONER

May 18, 1966

Harry S. Schwartzelder, Jr., Esquire
1700 Hunsey Building
Towson, Maryland 21204

RE: Edward Stanbaugh
(Item 2, May 17, 1966)

Dear Sir:

The above referenced petition is accepted for filing as of the date the enclosed filing certificate. Notice of the hearing date and time which will be held not less than 30 days nor more than 90 days after the date on the filing certificate will be forwarded to you in the near future.

If you have any questions concerning this matter, please do not hesitate to contact me at VA 3-3000, Extension 353.

Very truly yours,

James E. Ryan
JAMES E. RYAN, Principal
Zoning Technician

JER:lm

Harry S. Schwartzelder, Jr., Esquire
1700 Hunsey Building
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this

17 day of MAY, 1966.

Petitioner Edward Stanbaugh

Petitioner's Attorney Harry Schwartzelder

revised by

John G. Rose
JOHN G. ROSE
Zoning Commissioner

James E. Ryan
Chairman of
Advisory Committee

TELEPHONE
223-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 38650

DATE 5/21/66

TO: Harry S. Schwartzelder, Jr., Esq.
1700 Hunsey Building
Baltimore, Md. 21202

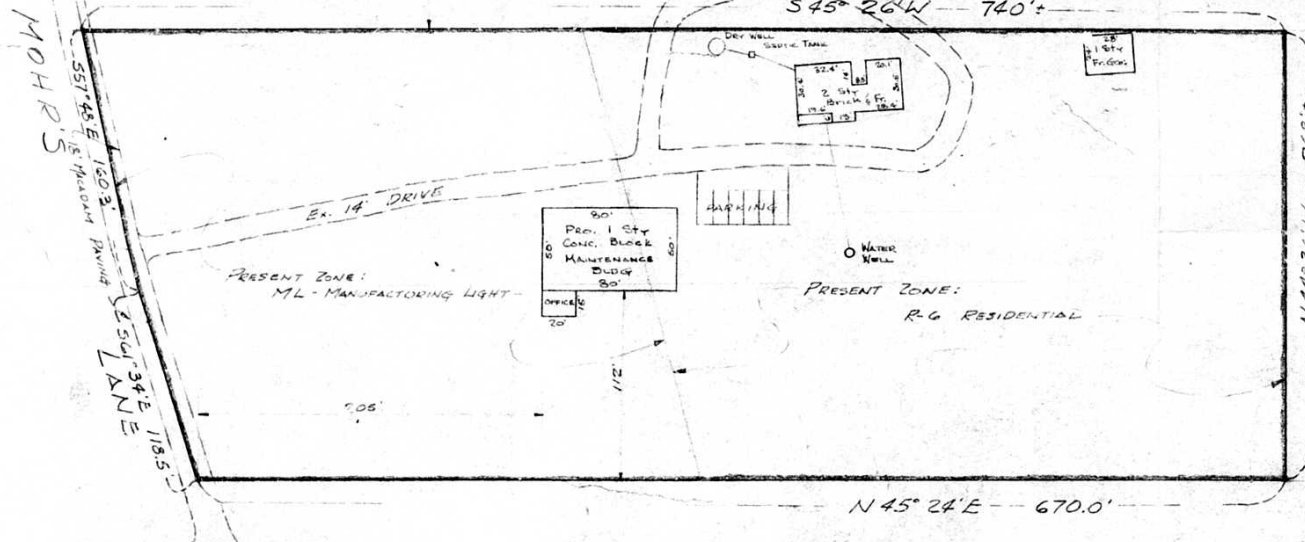
BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-522

QUANTITY	DETAILS: UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
		\$50.00
	Petition for Professionalization & Special Exception for Edward Stanbaugh	50.00
	66-281-RX	
	5-21-66 * 38650 TIP	0000

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 & OHIO RAILROAD



PRESENT ZONE
R-6 RESIDENTIAL

#66-281RX

MAP
15-B
ML-X

N 45° 24' E -- 670.0'

EX. CONCRETE PAVING

GRASS

MEDIAN

EX. CONCRETE PAVING

POLASKI

HIGHWAY

Notes:

ELECTION DISTRICT NO 15
PRESENT ZONE - R-6 RESIDENTIAL & ML
PROPOSED ZONE - ML MANUFACTURING LIGHT W/ 5000 SQ. FT.
AREA OF PROPERTY - 4.5 AC.
PRESENT USE - RESIDENTIAL
PROPOSED USE - TRUCK SALE & MAINTENANCE BLDG.

Off-street Parking

NO. OF EMPLOYEES - 2
NO. PARKING SPACES REQUIRED - 1/3 EMPLOYEES = 2
NO. PARKING SPACES PROPOSED - 6

DATE	REVISION	BY
SPECIAL EXCEPTION		
SURVEYED BY	DATE	
COMPUTED BY	DATE	
DRAWN BY	DATE	
CHECKED BY	DATE	
Dwg. No 1982		



L. ALAN EVANS

SURVEYORS & CIVIL ENGINEERS
4200 ELSRODE AVE. - PHONE HA 8-2144
BALTIMORE 12, MARYLAND

Branch Office -
8 POPLAR STREET - PHONE LC 8-3380
CAMBRIDGE, MARYLAND
STATE OF MARYLAND REG. NO. 2823

DATE June 7/1982 SCALE 1"=50'
L. Alan Evans