

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, the undersigned, legal owner of the property situated 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 and R-10 zone to an M-L-R zone, for the following reasons:

Error in original zoning and a genuine change in conditions.

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 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

Witness's Attorney

Address 507 Loyola Federal Building
Towson, Maryland 21204

Plaintiff's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 13th day

of October, 1966, that the subject matter of this petition be advised 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 11th day of November, 1966, at 10:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map:

the above reclassification should be had, and in further supporting that by reason of:

Special Exception does not, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of November, 1966, that the herein described property or area should be and the same is hereby reclassified; from a R-6 and R-10 zone to an M-L-R zone, and that a Special Exception does not, should be granted; from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

DEPUTY 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 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 13th day of October, 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 and R-10 zone, and/or the Special Exception for:

Zoning Commissioner of Baltimore County

MICROFILMED

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

V. Lee Harrison
607 Loyola Federal Building
Towson, Maryland

SUBJECT: Reclassification from R-6 and R-10 to M-L-R, for Violet M. Bond, et al., located on the N/W corner of the Baltimore Beltway and Dogwood Rd. 2nd District (Item # - October 18, 1966)

Dear Sir:

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

BUREAU OF ENGINEERING

Water - Existing 12" water in Dogwood Rd.
Sewer - Existing 12" Sanitary Sewer as indicated on the submitted plans. (See E-1)
Road - Dogwood Road is to be developed as a minimum 12' road on A

BUREAU OF TRAFFIC ENGINEERING

The main entrance road which is shown adjacent to the Beltway must be relocated to a point on or near the West property line. This is necessary to provide better sight distance at Dogwood Road.

INDUSTRIAL DEVELOPMENT COMMISSION

See attached comment.

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 Commissioner's hearing.

The following members had no comment to offer:

Fire Department
Health Department
State Roads Commission

Very truly yours,

James H. Smith, Principal
Zoning Technician

cc: Carlyle Brown - Bureau of Engineering
C. Richard Moore - Bureau of Traffic Engineering
George Hill - Industrial Development Commission

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: Mr. M. B. Staab, Zoning Commissioner
SUBJECT: Industrial Development Commission ZONING ADVISORY COMMITTEE MEETING
OCTOBER 18, 1966
OWNER: VIOLET M. BOND
LOCATION: BALTO. BELTWAY & DOGWOOD ROAD
2ND ELECTION DISTRICT

The subject site is bounded on the north and west property lines by an industrially zoned area, leaving it as an island of residential land surrounded by a proposed industrial park.

The Industrial Development Commission recommends that the petition for M-L-R Zoning be granted to permit the lot to be integrated into the industrial zone.

H. B. STAAB
Director
Industrial Development Commission

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 9, 1966

FROM: George E. Gavrelis, Director of Planning

SUBJECT: Petition #67-107-R, Northwest corner of the Baltimore County Beltway and Dogwood Road.
Petition for Reclassification from R-6 and R-10 to M-L-R. Zone Violet M. Bond, et al - Petitioners.

2nd District

HEARING: Monday, November 21, 1966. (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 and R-10 to M-L-R zoning. In light of the fact that the tract eventually is surrounded by similar zoning or an expressway, the planning staff offers no adverse comment regarding the proposed reclassification.

GEG:dms

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS

1020 Cromwell Bridge Rd. Baltimore, Md. 21204. Tel. 341-0233-0240

DESCRIPTION

8.930 ACRE PARCEL LOCATED ON THE NORTHWEST CORNER OF THE BALTIMORE BELTWAY AND DOGWOOD ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

PRESENT ZONING R-6 & R-10

PROPOSED ZONING M-L-R

Beginning for the same at the intersection of the west Right of Way Line of the Baltimore Beltway and the north Right of Way Line of Dogwood Road as shown on Maryland State Roads Commission Plat 17612, thence binding on the north Right of Way Line of Dogwood Road in a westerly direction 30 feet more or less to the second line of the first parcel conveyed by James E. Strong and wife to Charles H. Brooks and wife by a deed dated June 9, 1922 and recorded among the Land Records of Baltimore County in Liber W. P. C. 554, page 550, thence binding on a part of said second line N 12° 50' W 1405 feet more or less to a stone, thence binding on the third line of said first parcel and all of the second line of the secondly described parcel of the aforementioned deed northeasterly 296 feet more or less, thence binding on a part of the third line of the secondly described parcel S 17° E 505 feet more or less to the west Right of Way line of the Baltimore Beltway as shown on Maryland State Roads Commission

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Investigations ■ Reports

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		No. 42220 DATE 10/28/66
TO: V. Lee Harrison, Esq. 607 Loyola Federal Building Towson, Md. 21204		
BILLED Zoning Dept. of Balto. Co.		
REPORT TO ACCOUNT NO. 01-622	QUANTITY	TOTAL AMOUNT \$50.00 COST
Petition for Reclassification for Violet M. Bond, et al #67-107-R		50.00
10-3166 1455 = 82220 117-		50.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.		

Plat 24351, thence binding on said westerly Right of Way line in a south ly direction 970 feet more or less to the place of beginning.
Containing 8.930 Acres of Land more or less.

J.O. #63037-B
ELG:jlm
5/23/66



GENERAL NOTES

1. AREA OF PARCEL REQUESTING RECLASSIFICATION EQUALS 8.23 ACRES
2. EXISTING ZONING OF PARCELS "R-10" & "R-10"
3. EXISTING USE OF PARCELS RESIDENTIAL & "U" USE
4. PROPOSED ZONING OF PARCELS "ML-2"
5. PROPOSED USE OF PARCELS "LIGHT MANUFACTURING" & "WAREHOUSE USE"
6. OVERALL TRACT SHALL BE DEVELOPED AS A "INDUSTRIAL PARK" CONFORMING TO BALTIMORE COUNTY ENGINEERING STANDARDS

