

RE: PETITION FOR RECLASSIFICATION
from R-20 zone to M.L. zone
Northwest side of Wight Avenue
111.05' East of McCormick Road
8th District
Maryland Properties, Inc.
Petitioner

BEFORE #68-3R

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 68-3-R

OPINION

This case is an application for reclassification from R-20 to M.L. for approximately 4-1/3 acres of land located in the middle of what has come to be known as the industrial corridor, and comprised mainly of a tract known as the Greater Baltimore Industrial Park, comprising more than four hundred and fifty (450) acres of land zoned M.L. and substantially developed in accordance with said zoning, in the 8th District of Baltimore County. The application was granted by the Zoning Commissioner, and will be affirmed by the Board.

The evidence is clear that the proposed application would have no effect whatever on traffic in the immediate area by way of tending to cause any congestion whatever. In fact, Dr. Walter Worthington Ewell, a traffic expert, testified that if this petition were not granted, new traffic would still be generated at about the same rate as the property is developed over the next five years. For example, in addition to the industrial development, there is a new police station planned on the south side of Wight Avenue almost contiguous to the subject property, at which fifty-two (52) parking spaces are planned, plus a tract behind the proposed police station to be used by the Board of Education for the storage and maintenance of school buses, and which will provide parking spaces for two hundred seventy (270) vehicles. This compared with an effect caused by the proposed reclassification of no more than forty-three (43) cars at either afternoon or morning peak hour. The evidence, specifically Petitioner's Exhibits Nos. 3 and 4, shows very graphically that there have been overwhelming changes in the character of the neighborhood since the adoption of the zoning map in December of 1955. In actuality,

Maryland Properties, Inc. - #68-3-R

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the M.L. zoning has increased the land values in the area, and rezoning in this area will have no actual effect on the remaining residential properties as to their value, being completely surrounded by M.L. zoning.

The few protestors who appeared seemed to base their objection to this petition on the fact that they had been inconvenienced by the operations taking place in the area in connection with the development of the land for M.L. uses. They complained of what they considered to be nuisances, zoning violations, etc., including the burning of trash, the creation of dust, the use of the presently narrow roads by heavy trucks, bulldozers, etc. However, the Board, while it may sympathize with this position, cannot find that this is any reason to refuse reclassification of this property. The Planning Staff of Baltimore County is very much in favor of the approval of the application, and in fact the testimony of Mr. George Govevris, Director of Planning and Zoning, was unequivocally to the effect that R-20 is not now appropriate zoning, based on changes in the neighborhood, and that M.L. is the logical zoning consistent with all of these changes, which appear among other places on the zoning map in this area.

For the above reasons, the decision of the Zoning Commissioner will be affirmed and the classification be granted as requested.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 19th day of March, 1968, by the County Board of Appeals ORDERED, that the reclassification petitioned for be and the same is hereby GRANTED, subject to site plan approval by the Bureau of Public Services and the Department of Planning and Zoning.

Any appeal from this decision must be in accordance with Chapter 1100, sub-title B of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slowik, Acting Chairman

W. Giles Foster

Walter A. Keltz

PETITION FOR ZONING RECLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-20 zone to an M.L. zone; for the following reasons:

Property is contiguous to existing industrial land to the north, east and southeast and is to be incorporated into the Greater Baltimore Industrial Park. There have been many reclassifications from residential to industrial in the immediate area of the subject property subsequent to the adoption of the Land Use Map. Mistake in the original zoning and changes justify the reclassification of the subject property.

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.

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

Wheat C. Trumble

404 Jefferson Building

Petitioner's Attorney

Address

TOWNSHIP, Maryland 21204

ORDERED BY THE Zoning Commissioner of Baltimore County, this 31st day of March, 1968, 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 11th day of July, 1968, at 1:00 o'clock.

By: [Signature] Zoning Commissioner of Baltimore County.

(over)

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CERTIFICATE OF PUBLICATION

TOWNSHIP, MD. July 13, 1967

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 week, on August 13, 1967, the first publication appearing on the 13th day of July, 1967.

THE JEFFERSONIAN

[Signature]

Manager

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 23, 1967

FROM: George E. Govevris, Director of Planning

SUBJECT: Petition #68-3-R. Northwest side of Wight Avenue 111.05 feet East of McCormick Road. Petition for Reclassification from R-20 to M.L. Maryland Properties, Inc. - Petitioners.

8th District

HEARINGS: Thursday, July 6, 1967 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-20 to M.L. zoning and has the following advisory comments to make with respect to pertinent planning factors:

1. The subject property falls within the area now called "The Industrial Corridor". The Planning staff voices no objection to the proposed reclassification.

GEG:bm

Description to Accompany Zoning Petition
for Maryland Properties, Inc.

July 6, 1967

Beginning for the same at a point on the north side of Wight Avenue as proposed to be extended westerly 70 feet wide said point of beginning being also the southeast corner of parcel "B" as shown on a plat entitled Section Two Greater Baltimore Industrial Park, dated June 19, 1962 and recorded among the land records of Baltimore County in Plat Book W.J.R. 28, folio 97, said point of beginning being also South 72° 47' 30" West 324.99 feet measured along the North side of Wight Avenue as shown on said plat, from its intersection with the west side of Pepper Road 30 feet wide as shown on said plat of Section Two Greater Baltimore Industrial Park and running thence binding on part of the west side of said Plat of Section Two North 16° 23' 10" West 598.19 feet to intersect the outline of a plat entitled Re-subdivision and addition to Section One Greater Baltimore Industrial Park dated April 4, 1962 and recorded among the land records of Baltimore County Plat Book W.J.R. 28, folio 64 at a point distant South 16° 23' 10" East 945.65 feet from the South side of Schilling Road 70 feet wide, thence binding on part of the south side of said plat South 17° 30' 10" West and continuing said course 315.82 feet, thence South 16° 31' 19" East 602.64 feet to intersect the aforementioned north side of Wight Avenue as proposed to be laid out 70 feet wide and running thence binding on the north side of said widening line; North 72° 47' 30" East 314.44 feet to the place of beginning.

Containing 4.344 acres of land more or less.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and the petitioners having proven change in the character of the subject property.

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

and if further appearing that by reason of the above

IT IS ORDERED BY the Zoning Commissioner of Baltimore County this 6th

day of September, 1967, 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 if further appearing that by reason of the above

and from and after the date of this order, subject, however, to approval of the site

plan by the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition

and appearing that by reason of the above

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 6th

day of September, 1967, 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 zone; and/or the Special Exception for

be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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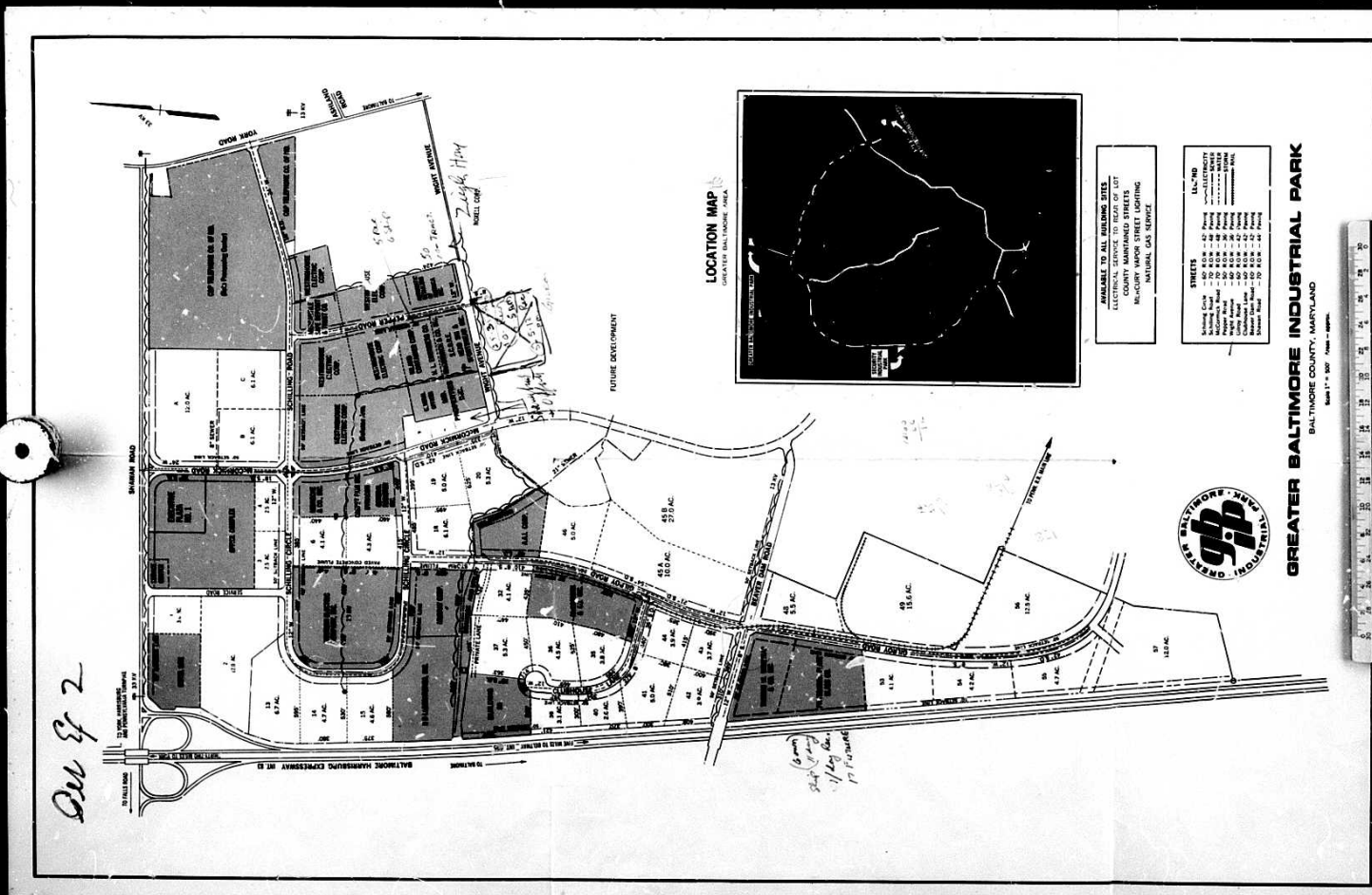
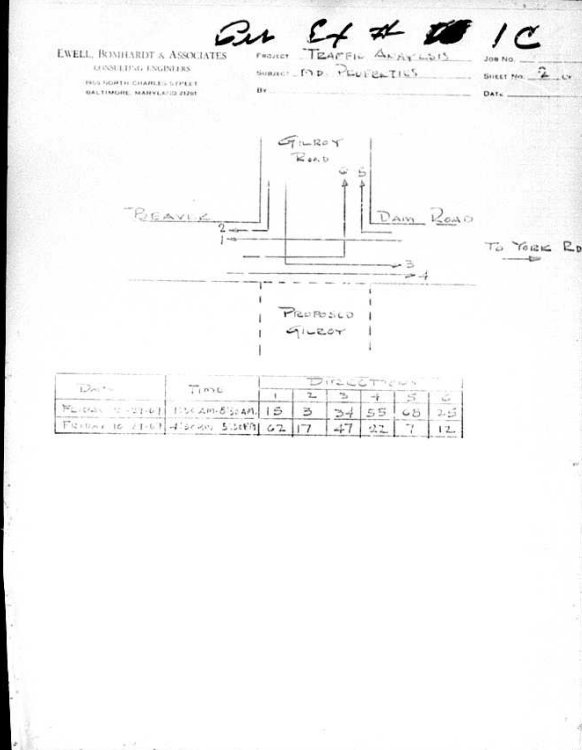
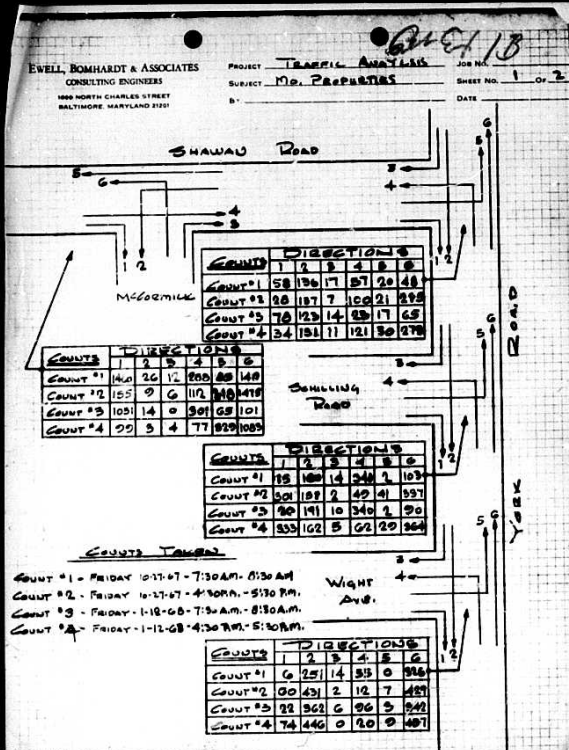
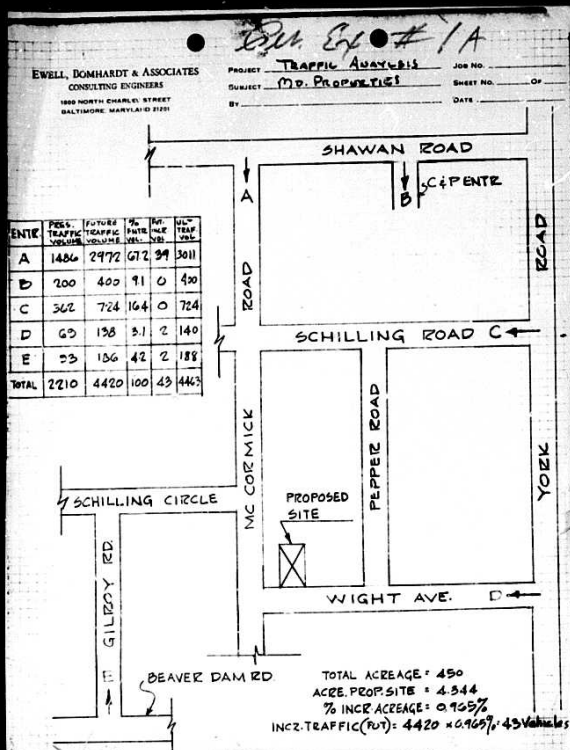
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**PETITION FOR
RECLASSIFICATION
NO. 12345**

ZONING: From R-20 to
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REGULATIONS:
 EXISTING ZONING R 20
 PROPOSED ZONING M.L.
 AREA 4.84 AC.
 EXISTING USE OFFICE BUILDING
 PROPOSED USE
 PARKING REQUIRED 18 SPACES
 PARKING PROVIDED 28 SPACES

Greater Baito Ind. Park
 W.J.R. 28-64

LOT 22

EXISTING ZONING M.L.
 Vac. Parking Area

EXISTING ZONING R 20

N 75° 36' 14" E

3382'

Easement

EXISTING ZONING R 20

Dwelling

EXISTING ZONING R 20

Existing Building

LOT 25

Existing Building

110 ft.

Ex. Shop

N 10° 24' 19" W

4.84 AC.

ME CORMICK

Greater Baito Ind. Park
 RR G 30-26

Proposed 70 ft. R.W.

ROAD

WIGHT AVENUE

AVENUE

572' 4" 30' W 34.4'

324.99'

Prop. 15' Water

Parking

Existing Curbside

PEPPER ROAD 50 ft. Wide

LOT 26
 BLOCK 2
 GREATER BAITO IND. PARK
 W.J.R. 28-64

Existing Building

Existing Building

Existing Building

Existing Building

#68-3P
 MAP #C
 SEC. 3-D
 NW-18-B
 ML



EXISTING ZONING R 20

PLAT TO ACCOMPANY
 ZONING PETITION

BALTO. CO. MD.
 WIGHT AVENUE
 ELECTDIST 8
 SCALE 1"=30'

GEORGE W. WRIGHT STEPPING STONE, INC.
 100 E. BALTIMORE AVENUE
 BALTIMORE, MD. 21202