

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, **ESTATE OF MARTIN J. WHITE** (The Martin White Company) 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 **M-1** zone to an **B-1** zone for the following reasons: that there is an error in the zoning and that there has been a substantial change in the neighborhood, to wit: the Harbor Tunnel Road, and the use of the subject property for a truck terminal and the development in the area is a truck terminal for a truck terminal. Also there is no access to the Harbor Tunnel Road.

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 **Truck Terminal**.

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.

ESTATE OF MARTIN J. WHITE
 515 Old Annapolis Road, Towson, Md. 21286
 Telephone: 278-1111
 Contract purchaser: **John G. Rose**
 Legal Owner: **John G. Rose**
 Address: **515 Old Annapolis Road, Towson, Md. 21286**
 Address: **515 Old Annapolis Road, Towson, Md. 21286**

ORDERED By the Zoning Commissioner of Baltimore County, this **15th** day of **August** 1967, 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 **15th** day of **September** 1967, at **1:00** o'clock.

Zoning Commissioner of Baltimore County.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that **the petitioner having proven error in the zoning 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.

a Special Exception for a **Truck Terminal** should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this **15th** day of **September** 1967, that the herein described property or area should be and the same is hereby reclassified, from a **M-1** zone to a **B-1** zone, and **and** Special Exception for a **Truck Terminal** should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and Office of Planning and Zoning.

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 **15th** day of **August** 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 **M-1** zone, and/or the Special Exception for **Truck Terminal** be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 Robert J. Gerstung, Esq., County Office Building
 501 Keyser Building 111 W. Chesapeake Avenue
 Baltimore, Maryland 21202 Towson, Maryland 21204

Your petition has been received and accepted for filing this **15th** day of **August** 1967.

John G. Rose
 Zoning Commissioner

Petitioner: **Estate of Martin J. White**
 Petitioner's Attorney: **Robert J. Gerstung, Esq.** Reviewed by **John G. Rose**
 Chairman of Advisory Com.

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District **13th** Date of Posting **Sept 3, 1967**
 Posted for: **Reclassification from M-1 to B-1 and Special Exception**
 Petitioner: **The Estate of Martin J. White**
 Location of property: **3 1/2 of Harbor Tunnel Rd. and 450' of Old Annapolis Rd.**
 Location of signs: **3 1/2 of Harbor Tunnel Rd. and 450' west of Old Annapolis Rd.**
 Remarks: **2 signs**
 Posted by: **J. J. Rose** Date of return: **Sept 7, 1967**

INVOICE No. 48447
 BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21204

DATE: **Aug. 29, 1967**

TO: **Messrs. Wyatt and Jones**
 501 Keyser Building
 Baltimore, Md. 21202

DEBIT TO ACCOUNT NO.	QUANTITY	TOTAL AMOUNT
01-622	Petition for Reclassification & Special Exception for The Martin White Co. #66-68-RX	50.00
		50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

INVOICE No. 48485
 BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21204

DATE: **Sept. 21, 1967**

TO: **The J. H. Hoffman Company**
 225 N. Frankfort Road
 Baltimore, Md. 21223

DEBIT TO ACCOUNT NO.	QUANTITY	TOTAL AMOUNT
01-622	Advertising and posting of property for The Martin White Co. #66-68-RX	68.50
		68.50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF PUBLICATION
 TOWSON, MD., August 31st 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 of the two consecutive weeks before the 31st day of August 1967, the first publication appearing on the 31st day of August 1967.

THE JEFFERSONIAN
 Manager: **Richard H. Strickland**

Cost of Advertisement, \$

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
 13th DISTRICT

ZONING: From M-1 to B-1
 Zone. Petition for Special Exception for Truck Terminal.
 LOCATION: South side of Harbor Tunnel Road, Interstate Highway #93, 340 feet West of Old Annapolis Road. DATE & TIME: SEPTEMBER 20, 1967 at 1:00 P.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, September 20, 1967 at 1:00 P.M.
 Being the property of Estate of Martin J. White, Jr., as shown on plat filed with the Zoning Department.

HEARING DATE: Wednesday, September 20, 1967 at 1:00 P.M.
 Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 6, 1967
 FROM: George E. Gavelley, Director

SUBJECT: Petition #66-68-RX, Reclassification from M-1 to B-1. Special Exception for truck terminal, South side of Harbor Tunnel Road 440 feet west of Old Annapolis Road. Being the property of the Estate of Martin J. White.

13th District
 HEARING: Wednesday, September 20, 1967 (1:00 P.M.)

The planning staff of the Office of Planning and Zoning will offer no comment on the subject petition. Should it be decided to grant the special exception, however, we request the grant be conditioned upon approval of the site plan by this office.

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

Robert J. Gerstung, Esq., 501 Keyser Building
 Baltimore, Maryland 21202

SUBJECT: Reclassification from M-1 to B-1 and Special Exception for Truck Terminal, for the Estate of Martin J. White, locate: 650' W of Old Annapolis Road, 370' W of Hoffman Avenue 13th District (Item 1 August 15, 1967)

Dear Mr. Gerstung:
 The Zoning Advisory Committee has reviewed the subject petition and have the following comments to offer:

BUREAU OF ENGINEERING:
 Water - Existing 12" water in Old Annapolis Road.
 Sewer - Existing 12" sanitary sewer in Old Annapolis Road. Existing 18" sanitary sewer adjacent to the Patapsco River.
 Adequacy of existing utilities to be determined by developer or his engineer.
 Road - Old Annapolis Road is a State Road.

FIRE BUREAU: It shall be necessary to provide water mains and approved type fire hydrants in accordance with Baltimore County Standard Design Manual, 1964 edition. It shall be required to meet all fire department regulations.

BUREAU OF TRAFFIC ENGINEERING: This bureau will review the subject petition and submit any necessary comments at a later date.

STATE PLANS COMMISSION: The existing entrance channelization at the entrance to the property at Annapolis Road is satisfactory.

HEALTH DEPT. AND ZONING ADMINISTRATION: The Health Dept. and the Zoning office has had numerous complaints as to the dust generated by traffic moving in and out of the site. Therefore, it is recommended that the entire area that will be used by traffic be landscaped to eliminate this condition. Existing utilities should also be shown on the plan.

It is requested that revised plans indicating these items be submitted to this office prior to the hearing date.
 If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

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.

Very truly yours,
John G. Rose
 Zoning Commissioner

cc: Carlyle Brown-Hur, of Engr.
 Ed. Harris-Fire Bureau
 G. Richard Moore-Hur, of Traffic Eng.
 John Meyers-State Roads Com.
 William Greenhall-Health Dept.

ORDER RECEIVED FOR FILING

MICROFILMED

66-68-RX

66-68-RX

66-68-RX

✓ #68-68RX

July 19, 1967

ZONING DESCRIPTION - 4546 ANNAPOLIS ROAD

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

Beginning for the same at a point on the south right-of-way line of the Harbor Tunnel Road (Interstate Highway #95), 300 feet wide, at the distance of 440 feet, more or less, westerly measured along the south right-of-way line of said road from the west side of Old Annapolis Road, 50 feet wide, and running thence and binding on the south right-of-way line of the Harbor Tunnel Road North 77°-16' West 885.84 feet; thence leaving said road and running South 21°-56'-40" West 134.39 feet to a point on the north right-of-way line of the Baltimore Gas & Electric Company Right-Of-Way, 132 feet wide; thence binding on said north right-of-way line the two following courses and distances, viz: South 72°-27'-20" East 273.85 feet and South 60°-43'-17" East 792.95 feet; thence leaving said right-of-way and running North 05°-30' West 401.59 feet to the point of beginning;

Containing 5.0 acres of land, more or less.

Prepared by the office of:

KNECHT AND HUMAN
Landscape Architects & Engineers
15 Old Padonia Road
Cockeysville, Md. 21030



Andrew M. Knecht
July 19, 1967

