

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-5 zone to an MLR zone, for the following reasons:

Numerous changes in the neighborhood since the adoption of the original zoning require a reclassification of parcels A, B and C as requested.

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.

Maryland Properties, Inc.
Contract purchaser Leonard O. Gerber, Legal Owner, President
Address P.O. Box 188, Cockeysville, Maryland, 21030

Ernest C. Trimble, Petitioner's Attorney
Address 404 Jefferson Building, Towson, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 14th day of November, 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 the 10th day of January, 1968, at 10:30 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 the petitioner having proven sufficient change in the character of the area in which the subject property is located,

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of January, 1968, that the herein described property or area should be and the same is hereby reclassified; from an R-5 zone to a MLR zone, and for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

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

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of November, 1967, that the above re-classification 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-5 zone; and/or the Special Exception for INDUSTRIAL PARK be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0900

DESCRIPTION

2,219.89 ACRE PARCEL, WHITE TRACT, SECURITY INDUSTRIAL PARK,
SOUTHWEST SIDE OF WINDSOR MILL ROAD, NORTHWEST OF BALTIMORE BELTWAY, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

PARCEL "A"
Present Zoning: R-6
Proposed Zoning: MLR

Beginning for the same at a point in the twenty-second or N 38° 11' 24" E 675.89 foot line of the land conveyed by The I. R. L. Real Estate Corp. to Allan L. Berman and others, co-partners trading as Ber-Bank Associates, by deed dated April 24, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. 4480, Page 230, at the distance of 333.13 feet, as measured reversely along said line from the end of said line and from a point in the center line of Windsor Mill Road, said last mentioned point being distant 921 feet, more or less, as measured northwesterly along said center line from its intersection with the center line of the Baltimore Beltway, and running thence reversely along parts of the twenty-second and twenty-first lines of said land, (1) S 35° 13' 16" W 342.76 feet, and (2) N 77° 26' 26" W 162.54 feet, thence (3) N 11° 45' 45" E 454.17 feet, and (4) S 52° 51' 15" E 348.92 feet to the place of beginning.

Containing 2,219.89 acres of land.
Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports
HW:mp1 J.O. #64152 October 2



BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 29, 1967
FROM: George E. Gavelis, Director of Planning
SUBJECT: Petition #68-148-R, North side of Dogwood Road 1075 feet West of the Baltimore County Beltway. Petition for Reclassification from R-6 to M.L.R. Zone, Maryland Properties, Inc. - Petitioners.
2nd District
HEARING: Wednesday, January 10, 1968. (10:30 A. M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to M.L.R. Zoning and has the following advisory comment to make with respect to pertinent planning factors:

In light of reclassification of adjacent properties for industrial purposes, the planning staff offers no adverse comments with respect to the subject petition. It is to be noted that both Parcel B and C will be in the line of a potential road connection between the industrial tract here and Security Boulevard to the south. This is further reasoning for establishing yet additional industrial zoning here.

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0900

DESCRIPTION

10,554.9 ACRE PARCEL, EULER TRACT, SECURITY INDUSTRIAL PARK,
EAST OF ROLLING ROAD, NORTH OF DOGWOOD ROAD, SECOND
ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Present Zoning: R-6
Proposed Zoning: M.L.R.
PARCEL "C"

Beginning for the same at a point in the eighteenth or N 19° 23' 20" W 1131.64 foot line of the land conveyed by The I. R. L. Real Estate Corp. to Allan L. Berman and others, co-partners trading as Ber-Bank Associates, by deed dated April 24, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. 4480, Page 230, said beginning point being distant 2627 feet, more or less, as measured northwesterly along the road laid out along the westernmost outline of said land and of the land described in the deed from Norman T. Buselmeier to Charles W. Mullineux and wife, dated May 22, 1919 and recorded among said Land Records in Liber W.P.C. 512, Page 140, from the intersection of said road with the center line of Dogwood Road, said intersection being distant 1075 feet, more or less, as measured westerly along said center line of Dogwood Road from its intersection with the center line of the Baltimore Beltway, and running thence, binding on a part of said eighteenth line, (1) N 19° 20' 46" W 784.56 feet, thence (2) S 56° 13' 56" W 720.10 feet, (3) S 17° 54' 24" E 532.92 feet, (4) N 69° 34'

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Page Two

14° E 397.25 feet, (5) S 19° 20' 46" E 86.00 feet, and (6) N 69° 34' 14" E 313.67 feet to the place of beginning.
Containing 10,554.9 acres of land.

HW:mp1 J.O. #64152 October 23, 1967



Dec. 21.

LOCATION PLAN
SCALE 1"=100'

GENERAL NOTES

1. TOTAL ACRES OF TRACT (INCLUDING PARCELS A AND B) 17.50
2. PRESENT ZONING DISTRICT MLR-2
3. PROPOSED USE OF TRACT: RECLASSIFICATION OF PROPERTIES
4. PROPOSED USE OF TRACT: RECLASSIFICATION OF PROPERTIES
5. AREA FROM TRACT LINE TO EXISTING APPROPRIATELY ZONED AREA
6. AREA FROM TRACT LINE TO EXISTING APPROPRIATELY ZONED AREA

OFFICE
CCPI

MAP 2-B

WESTERN

AREA

NW-4-G

NW-3-G

MLR

PLAN TO ACCOMPANY PETITION
RECLASSIFICATION OF PROPERTIES
VICINITY

WINDSOR MILL RD & BELTWAY
Election District 2
SCALE: 1"=200'

Enterprise Co., Md.
Oct. 23, 1967

Matz, Childs & Associates
1020 Gramwell Dr.
Towson, Md. 21204



ROLLING ROAD

DRIVE

ROAD

LANE

COURT

BLOCK "B"

BALTIMORE

BELTWAY

