

PETITION FOR ZONING RE-CLASSIFICATION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The Prosser Company, 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-6 zone to an ML zone, for the following reasons:

1. There have been changes in the area which practically prohibit the use of the subject property for residential purposes.
2. ~~That~~ That the properties abutting the subject property on two sides are zoned and used commercially.
3. That there was error in the original zoning.
4. For other reasons to be brought up at the time of hearing of this petition.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, we, agree to pay expenses of above reclassification and or Special Exception advertising, posting, 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.

The Prosser Company, Inc.
By: *[Signature]* Legal Owner
Address: Glenarm Road
Baltimore County, Maryland

Protestant's Attorney
John J. Bishop, Jr.
Address: 201 Courtland Avenue
Towson, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 26th day of February, 1968, that the above 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 27th day of February, 1968, at 11:00 o'clock.

Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. 1968. 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 one time ~~successive~~ before the 25th day of February, 1968, the first publication appearing on the 8th day of February, 1968.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.

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

the above reclassification should be had, and to further appearing that by reason of

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of February, 1968, that the herein described property or area should be and the same is hereby reclassified, from a R-6 zone to a ML zone, and to further appearing that by reason of

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 26th day of February, 1968, 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

be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

MICROFILMED

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD - ARGUS
Catonsville, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.

February 13, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John J. Bishop, Jr., Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for one ~~successive~~ weekly before the 13th day of Feb., 1968, that is to say the same was inserted in the issues of February 3, 1968.

THE BALTIMORE COUNTIAN

By *[Signature]*

Editorial Manager

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
TO: The Prosser Company, Inc.
Glenarm, Maryland 21057
Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT #61-422
QUANTITY
Petition for Reclassification
#68-195-R
50.00

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
TOTAL AMOUNT
50.00
COST
50.00

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

MULLER, RAPHEL & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS - LAND SURVEYORS - SURVEY CONSULTANTS
201-008 COURTLAND AVENUE - TOWSON, MARYLAND 21204
410-2008 - 410-2101

Description to Accompany Zoning Petition

THE PROSSER COMPANY, INC.
11th Election District, Glen Arm, Md.

BEGINNING FOR THE SAME at the intersection formed by the northeast side of Glen Arm Road and the center line of Long Green Pike said point being the beginning of the 2nd line of the land which by deed dated May 31, 1967, and recorded among the land records of Baltimore County in Liber OTG 4815 folio 701 was conveyed by David G. Kitenhouse and wife to The Prosser Company, Inc., running thence and binding in the bed of Long Green Pike and on the 2nd line in the aforesaid deed N 27° 40' 00" E 243.88 feet thence leaving the bed of Long Green Pike and binding on part of the 3rd line in aforesaid deed N 23° 35' 00" W 292.06 feet to the outline of the land which by deed dated December 3, 1962, and recorded among the land records of Baltimore County in Liber R.R.G. 4093 folio 382 was conveyed by David G. Kitenhouse and wife to Joseph L. Prosser Co., Inc., running thence and binding on said outline S 42° 16' 00" W 355.47 feet to the northeast side of the aforesaid Glen Arm Road and to intersect the 1st line in the aforesaid deed and on the northeast side of Glen Arm Road S 47° 44' 00" E 327.98 feet to the place of beginning. Containing 2.00 acres of land more or less.

BEING all of the land which by deed dated May 31, 1967, and recorded among the land records of Baltimore County in Liber OTG 4815 folio 701 was conveyed by David G. Kitenhouse and wife to The Prosser Company, Inc.

Date Feb. 9 - 1967

E. F. RAPHEL Reg. L.S. # 2246

EXHIBITS - LOTS - PARCELS - TOPOGRAPHY - LOCATION - CONTRACTORS SERVICE - SURVEYOR DESIGN AND LAYOUT - NOTES - SURVEY REPORTS - BIRTH DRAINAGE - WATER - ZONING PLATS - PERMIT - DRAINAGE AND TESTIMONY

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11th
Date of Posting Feb. 9, 1968
Posted for *[Signature]*
Petitioner *[Signature]*
Location of property *[Signature]*
Location of Sign *[Signature]*
Remarks *[Signature]*
Posted by *[Signature]*
Date of return Feb. 16, 1968

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 16, 1968
FROM: George E. Gavelis, Director of Planning
SUBJECT: Petition #68-195-R, Reclassification from R-6 to M.L. Northeast corner of Glenarm Road and Long Green Pike. The Prosser Co., Inc., petitioners.

11th District

HEARING: Monday, February 26, 1968 (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. Recent industrial expansion at Glen Arm has led to a health problem, since this area is not serviced by public water and sewer systems. Authorization of further industrial development would aggravate the problem.
2. It is the recommended policy of this office that industrial and other urban development should be confined closer to the present urban service area or to areas where public utilities are recommended to be extended. If this policy is not followed, existing areas will require premature and expensive extensions of public utility systems.

January 5, 68

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

John J. Bishop, Jr.,
203 Courtland Avenue
Towson, Maryland 21204

SUBJECT: Reclassification from an R-6 zone to an M.L. zone for The Prosser Co., Inc., located NW Cor. of Glen Arm Rd. & Long Green Pike
11th District
(Item 70, January 2, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING:
Public utilities are not available.
Road - Glen Arm Road is to be developed as a minimum 40' road on a 60' R/W.
Storm Drain - A closed storm drainage system is required along the northeast property line of this site from Glen Arm Road to the rear of the property.

BUREAU OF TRAFFIC ENGINEERING:
The plan should be revised to show a 40' roadway on a 60' R/W, showing proposed curbs on the entire frontages of the property.

HEALTH DEPARTMENT:
This office will review and make any necessary comment at a later date.

FIRE DEPARTMENT:
It shall be required to meet all Fire Department regulations pertaining to warehouse operation at the time of construction plans.

ZONING ADMINISTRATION DIVISION:
High compass screening must be indicated for the entire frontage of Glen Arm Rd. and Long Green Pike. A setback of 30' is required in an M.L. zone. Revised plans showing all revisions to be submitted prior to a hearing date being assigned.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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:

Project Planning Division
State Funds Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

[Signature]
JAMES E. DYER,
Principal Zoning Technician

JED:djd
601 Carlisle Brown-Surf. of Engr.; C. Richard Mac-Surf. of Traff. Engr.; Mr. Greenblatt - Mach Dept.; Lt. Charles Harris

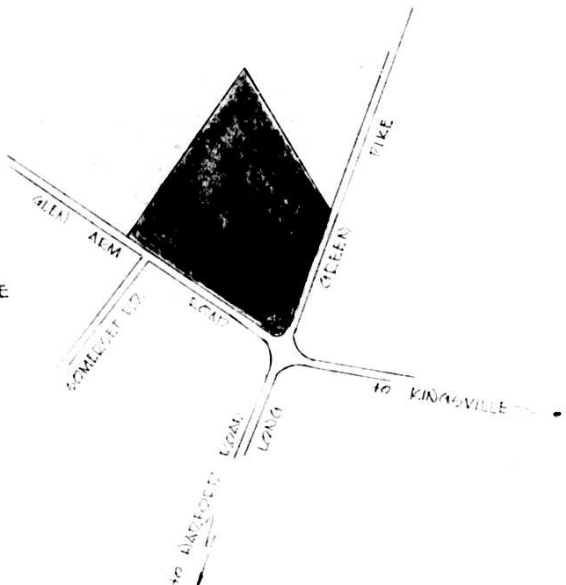
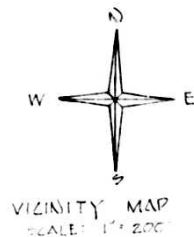
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Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT #61-622
QUANTITY
Advertising and posting of property
#68-195-R
50.00

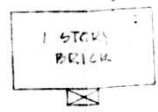
RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204



M-L

THE PROSSER CO. INC.
201 COURTLAND AVE.
BALTIMORE, MD.

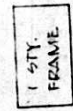


GLEN

ARM

ROAD

SOMERSET RD.



OFFICE COPY

MRP
11-B
ML



PLAT TO ACCOMPANY ZONING PETITION
THE PROSSER CO. INC.
114 ELECT. DIST.
BALTIMORE CO., MD.
DECEMBER 28TH 1967

REVISED - 1-8-68

GENERAL NOTES:

AREA OF PROPERTY - 2.00 ACRES
EXISTING USE - RESIDENTIAL
PROPOSED USE - WAREHOUSE
EXISTING ZONING - R-6
PROPOSED ZONING - M-L
NUMBER OF EMPLOYEES - 20

PARKING NOTES:

NUMBER OF SPACES REQUIRED - 7
NUMBER OF SPACES PROVIDED - 8



E.F. Raphael

MULLER RAPHAEL & ASSOC.
201 COURTLAND AVE.
TOWSON 4, MARYLAND

