

68-285R MAP 11-C BR

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, George H. Langenfelder, 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... R-6... zone, for the following reasons:

Changes in the neighborhood.
Error in the original zoning of the tract in that re-zoning a d adjacent commercial zoning and land uses and the adjacent railroad right-of-way should have resulted in commercial zoning being placed on the tract rather than the R-6 zoning actually placed thereon.

See attached description
and also for a Special Exception under the said Zoning Law and Zoning Regulations of Baltimore County to allow 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 re-classification 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
George H. Langenfelder
Legal Owner
Address: Bel Air Road
Kingsville, Maryland
W. Lee Thomas
Petitioner's Attorney
600 Nottingham Building
Address: Towson, Maryland 21204
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this... 30th... day of... April... 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the... 11th... day of... June... 1968, at 11:00 o'clock.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 4/24/68 BY John G. Rose

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of... sufficient change in the character of the neighborhood...

the above reclassification should be had; and it is further appearing that by reason of...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this... 30th... day of... April... 1968, that the herein described property or area should be and the same is hereby reclassified; from an... R-6... zone to an... R-6... zone.

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... 30th... day of... April... 1968, 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-6... zone; and/or the Special Exception for... and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 23, 1968

FROM: George E. Gavallia, Director of Planning

SUBJECT: Petition #68-285-R. Reclassification from R-6 to B.R. Northwest side of Pulaski Highway 850 feet South of Little Gunpowder Falls and Harford-Baltimore County Line. Property of George H. Langenfelder.

11th District

HEARING: Wednesday, June 5, 1968 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B.R. zoning. In light of existing land use on Pulaski Highway adjacent to this property, the fact that the property can make use of rail transportation, and a commitment elsewhere on Pulaski Highway to non-residential usage; the Planning staff feels that the requested zoning is appropriate.

GEG:bmi

TELEPHONE
823-3000
EXT. 387

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 54404

DATE June 5, 1968

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

Zoning Dept. of Balto. Co.

To: Messrs. Royston, Mueller, Thomas & McLean
600 Nottingham Building
Towson, Md. 21204

REPORT TO ACCOUNT NO. 401-522

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertising and posting of property for George H. Langenfelder #68-285-R	\$3.00

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

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 54354

DATE May 13, 1968

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

Zoning Dept. of Balto. Co.

To: Messrs. Royston, Mueller, Thomas & McLean
600 Nottingham Building
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-522

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Petition for Reclassification for George H. Langenfelder #68-285-R	\$0.00

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

W. Lee Thomas, Esq.,
600 Nottingham Building
Towson, Md. 21204

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

23rd day of April, 1968.

JOHN G. ROSE,
Zoning Commissioner

Petitioner: George H. Langenfelder

Petitioner's Attorney: W. Lee Thomas, Esq.

Reviewed by: James S. [Signature]
Chairman of Advisory Committee

OFFICE PHONE
823-3182

William G. Ulrich, Jr.
Registered Land Surveyor

16 FULLERTON HEIGHTS AVE. BALTIMORE, MD. 21206

FOR THE PURPOSE OF ZONING ONLY

All that piece or parcel of land lying and being in the 11th Election District of Baltimore County, State of Maryland, and described as follows:

Beginning for the same at a point on the northwest side of Pulaski Highway 150.00 feet wide distant 850.00 feet South 50 degrees 12 minutes West from the center of the Little Gunpowder River (said river being the division line of between Baltimore and Harford Counties), said point of beginning also being on the southwest side of a 20 foot wide easement mentioned in the fourth parcel of land described in the deed recorded among the land records of Baltimore County in Liber R.J.S. 1459 folio 424, etc., was surveyed by George H. Langenfelder, et. al, to George H. Langenfelder, June 29, 1946, running thence and binding on the northwest side of Pulaski Highway 150.00 feet wide South 50 degrees 12 minutes West 447.26 feet thence leaving the highway at a right angle North 39 degrees 48 minutes West 359.87 feet to intersect the right of way line of the Baltimore and Ohio Railroad, thence running and binding on said right of way line North 50 degrees 06 minutes East 447.26 feet to the Southwest side of said 20 foot road, thence binding on the Southwest side of said road South 39 degrees 48 minutes East 361.00 feet to the place of beginning.

Containing 8.00 acres of land more or less



William G. Ulrich, Jr.

April 27, 1968

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

W. Lee Thomas, Esq.,
600 Nottingham Building
Towson, Maryland 21204

SUBJECT: Petition for reclassification from an R-6 zone to an B.R. zone, for George H. Langenfelder, located N/W of Pulaski Highway, 850' S/W of Little Gunpowder Falls 11th District (Item #2, April 23, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING:
Public water and sewer facilities are not available to this site.

HEALTH DEPARTMENT:
Prior to the approval of a building application for this site, percolation tests must be conducted to determine the suitability of the soil for underground sewage disposal.

STATE ROADS COMMISSION:
The frontage of the area to be developed must be curbed with 8" x 22" concrete. The roadside face of curb is to be 15' from and parallel to the existing edge of pavement of the travel way of Pulaski Highway. Either the R/W line or the 8 ft. parking setback line must be curbed for the area being improved for this use. Access will be subject to State Roads approval and permit.

BUREAU OF FIRE PREVENTION:
This development must meet all fire regulations with regard to warehousing.

BUREAU OF TRAFFIC ENGINEERING:
This Bureau is in complete agreement with the State Roads Commission comments.

ZONING ADMINISTRATION:
Prior to the hearing, the plans should be revised to clearly indicate that area that will be utilized for this operation. The limits of the area to be paved should be shown with a heavy, bold line.

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.

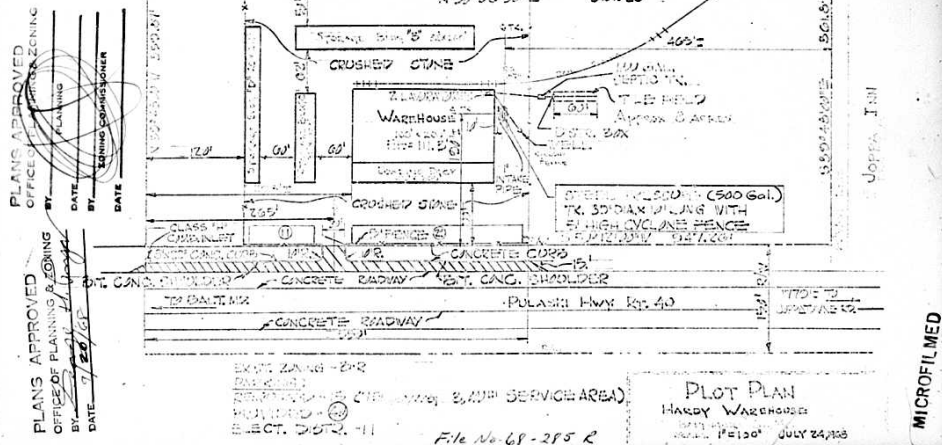
The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

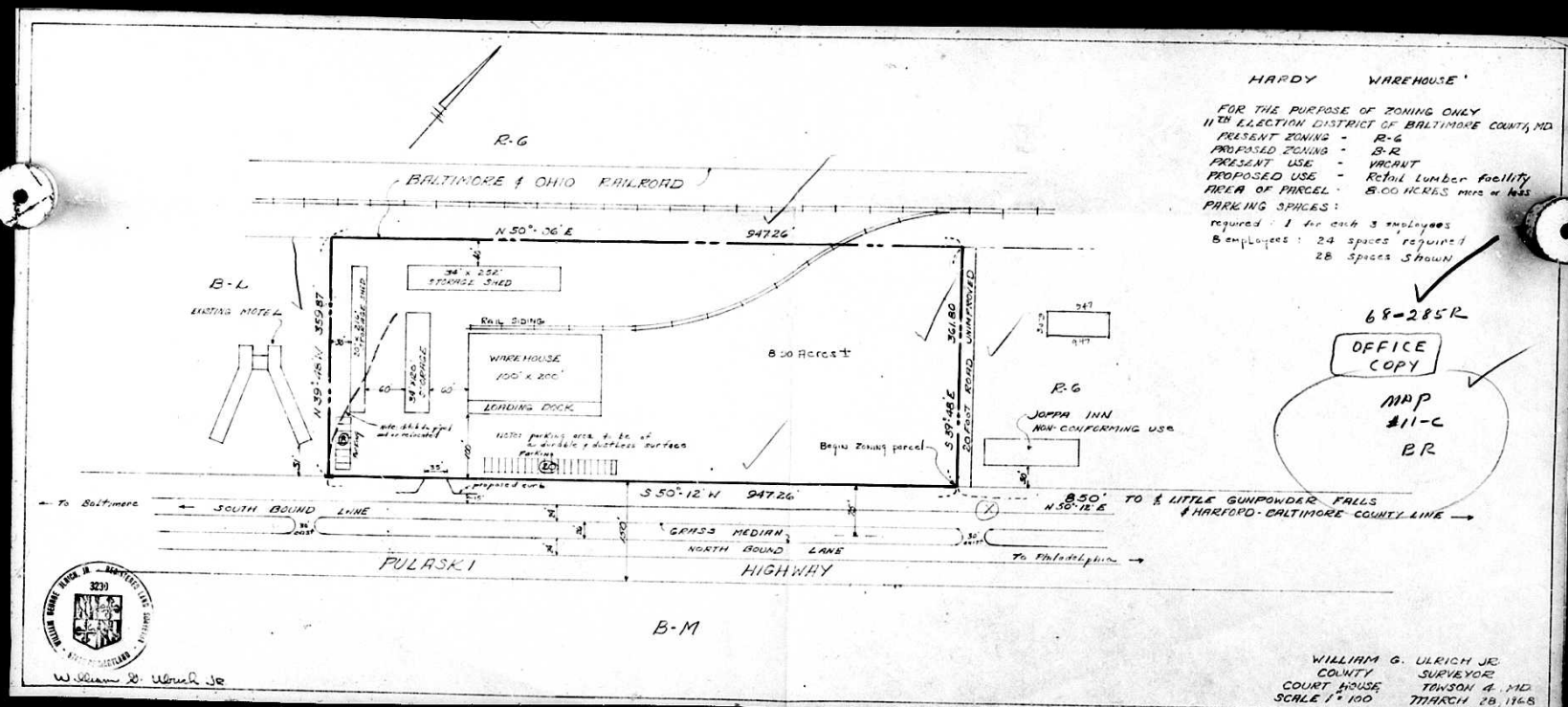
Project Planning Division
Building Engineering
Board of Education
Industrial Development

Very truly yours,

JAMES E. DYER, Esq., Supervisor
JEDs: Carlisle Brown-Bur., of Engr.; William G. Ulrich, Jr., Health Dept.; John Meyers-State Roads Commission; Charles Morris-Fire Prevention; C. Richard Moore-Bur. of Traffic Engr.



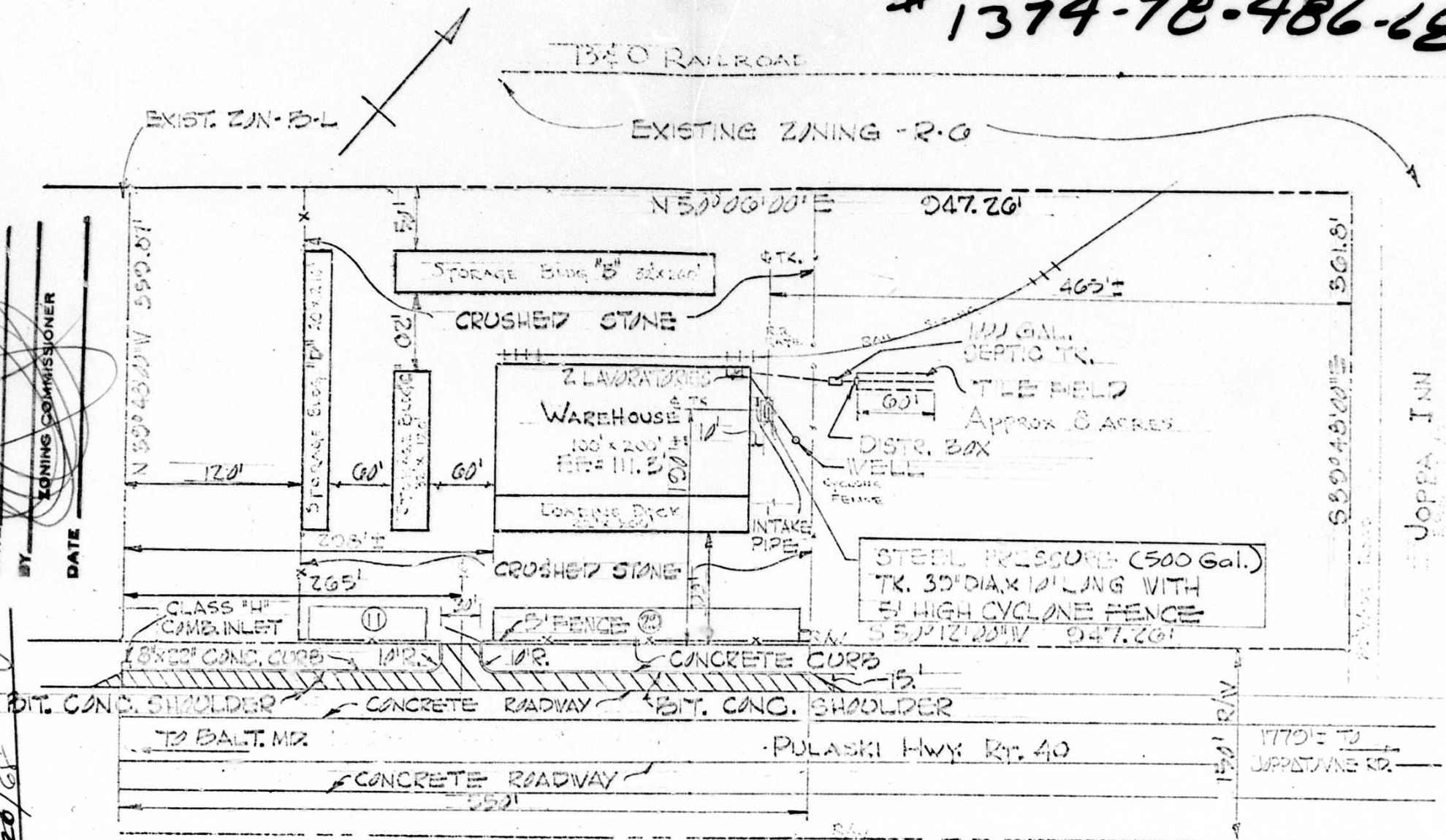
MICROFILMED



1374-78-486-68

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY [Signature]
DATE 9/20/68
BY [Signature]
DATE 9/20/68
ZONING COMMISSIONER

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY [Signature]
DATE 9/20/68



EXIST. ZONING - B-2

PARKING

REQUIREMENTS (15' (15'x10'x10') 3, 10' SERVICE AREA)

PROVIDED - 40

ELECT. DIST. - 11

File No-68-285 R

PLOT PLAN

HARDY WAREHOUSE

DATE 7/24/68