

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

Maryland Title Guarantee Co., formerly Title Holding Co.

I, or we, David Hattelman, owner in equity 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 RG zone to an ML zone; for the following reasons:

1. Error in the Land Use Map
2. Changes in the character of the neighborhood

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 a 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.

Contract purchaser:

Maryland Title Guarantee Co., - Legal Owner
David Hattelman, Owner in Equity

Address

Address: Maryland Nat. Bank

Fred E. Waldrop, Petitioner's Attorney

Address: Masonic Bldg., Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of May, 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 17th day of June, 1968, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

UND H RECEIVED FOR FILING

DATE 6/14/68 BY Hattelman

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 be had; and it further appearing that by reason of

a Special Exception for a truck terminal should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of June, 1968, that the herein described property or area should be and the same is hereby reclassified; from a RG zone to a ML zone; and/or a Special Exception for a truck terminal should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that ~~because~~ the petitioner did not prove error on the map or change in the neighborhood, the reclassification should NOT BE HAD; also, as the petitioner did not meet all requirements of Section 502.1 of the Baltimore County Zoning Regulations, the special exception for truck terminal should be DENIED.

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 12th day of June, 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 RG zone; and/or the Special Exception for Truck Terminal be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Fred E. Waldrop
Attorney at Law

January 27, 1969

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

RE: Maryland Title Guarantee Co.
for reclassification from R-G to M.L.
and for Special Exception for Truck Terminal
W/S of Willow Spring Rd. 116.04' S. of Woodley Rd
12th District

Gentlemen:

Please withdraw the Appeal I filed on behalf of my clients, Maryland Title Guarantee Co.

This matter is presently set for hearing on Wednesday, February 26, 1969 at 10:00 A.M.

Sincerely yours,

Fred E. Waldrop
Attorney for Petitioner

FEW:sp

RE: PETITION FOR RECLASSIFICATION
from R.G. to M.L. zone, and
SPECIAL EXCEPTION for
Truck Terminal
W/S of Willow Spring Road 116.04
feet S. of Woodley Road
12th District

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY

Maryland Title Guarantee Co.
Petitioner

No. 68-292-RX

ORDER OF DISMISSAL

Petition of Maryland Title Guarantee Co. for reclassification from R.G. zone to M.L. zone, and special exception for truck terminal, on property located on the west side of Willow Spring Road 116.04 feet south of Woodley Road, in the 12th District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed January 28, 1969 (a copy of which is attached hereto and made a part hereof) from the attorney representing the petitioner-appellant in the above entitled matter;

WHEREAS, the said attorney for the petitioner-appellant requests that the appeal filed on behalf of said petitioner be dismissed and withdrawn as of January 28, 1969.

IT IS HEREBY ORDERED, this 28th day of January, 1969, that said appeal be and the same is dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slawik, Acting Chairman

W. Giles Parker

Walter A. Reiter, Jr.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Comm. Date: May 13, 1968

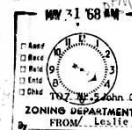
FROM: H. B. Staab - Industrial Development Commission

SUBJECT: Maryland Title Guarantee Company
Central Avenue - 12th Election District
Item 178 - May 7, 1968 ZAC Agenda

The Industrial Development Commission has reviewed the application for reclassification and a special exception for the subject site and agrees with the petitioners that the original zoning was in error and that use of the land for a truck terminal because of its location adjacent to the Dundalk Marine Terminal of the Maryland Port Authority is logical.

The Industrial Development Commission recommends that the petition be granted favorable consideration.

H. B. STAAB
Director



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 31, 1968

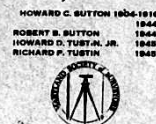
FROM: Leslie H. Greif, Deputy Director

SUBJECT: Petition #68-292-RX, Reclassification from R-G to M.L. Special Exception for a Truck Terminal, West side of Willow Spring Road 116.04 feet south of Woodley Road, Maryland Title Guarantee Co., et al.

12th District
HEARING: Wednesday, June 12, 1968 (2:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

1. In relation to the request for the extension of ML zoning (currently the present ML zoning to Willow Springs Avenue), we see no need for such extension. At the time the Planning Board and County Commissioners adopted the Twelfth District-Dundalk-Comprehensive Rezoning Map, there was apparently felt to be no need to expand the industrial zoning area either relative to this tract or any other in the vicinity. Now, in 1968, the Planning Office would verify that the map passed in 1955 is still valid.
2. The residential character of land in the vicinity of the petitioner's land has been established for some time. No industrial in-road ought to be made into the land area now zoned for residential purposes. It would seem clear that there is a definite need to maintain the thread of residential development along the west side of Willow Spring Road in order to tie together the group home subdivision on Woodley Road with the rest of the Willow Spring - St. Helena neighborhood.
3. As to the request, to operate a truck terminal on the subject land, for a special exception this office feels that the present fee road pattern for ingress and egress to the property is probably inadequate for such use. No information has been given by the petitioner as to the amount of expected traffic entering or leaving the truck terminal, and therefore no reasonable judgment can be made as to the capacity of any modified road system in the area to handle the traffic. In any case, it should be said that the type use proposed under this special exception, will be inappropriate in the neighborhood relative to the nearby residential properties, both as to noise and traffic conflicts.
4. On the Patapsco Neck Master Plan, adopted in 1962, a proposal for a locality playground - park in this area was approved by the Planning Board. While this proposal should not affect the zoning request one way or another, it is as a point of information made for the record in this case.



ESTABLISHED 1849

S. J. MARTENET & CO.
SURVEYORS AND CIVIL ENGINEERS
9 E. LEXINGTON STREET
BALTIMORE, MD. 21202
PHONE: 530-4263

SIMON J. MARTENET 1849-1881
HARRY G. JAVINS 1871-1894
EUSTACE P. TUSTIN 1870-1881
J. HOWARD BUTTON 1868-1891
WILLIAM A. ATWOOD 1867-1891
SAMUEL A. THOMPSON 1860-1864
GEORGE E. WINNER 1867-1868
HOWARD G. TUSTIN 1867-1868

All that lot of ground of The Title Holding Company situated in Baltimore County, in the State of Maryland, and described as follows:

SPECIAL EXCEPTION

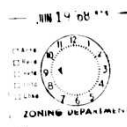
BEGINNING for the same at a point formed by the intersection of the North side of a 50 foot road, laid out by agreement between the Safe Deposit and Trust Company of Baltimore, Trustee, and the Henry McShane Manufacturing Company of Baltimore City, et al., Gated August 15, 1895, and recorded among the Land Records of Baltimore County in Liber L.M.B. No. 217, folio 415, and the West side of Willow Spring Road as now being widened from 30 feet to 40 feet by a line drawn parallel with and distant 10 feet Westwardly, measured at right angles, from the West side of said Willow Spring Road 30 feet wide, and running thence binding on the North side of said 50 foot road above mentioned, as now surveyed, South 84 degrees 10 minutes and 20 seconds West 33.84 feet to the Northeast side of Central Avenue as proposed to be extended 60 feet wide, thence binding on the Northeast and East sides of said Central Avenue extended the three following courses and distances namely: North 47 degrees 26 minutes and 50 seconds West 926.60 feet, by a line curving to the right (North) with a radius of 417.93 feet and a chord which bears North 25 degrees 51 minutes and 25 seconds West 304.63 feet, the distance of 311.96 feet, and North 4 degrees, 16 minutes and 0 seconds West 1.56 feet to intersect the first line of the land described in a Deed from the Willow Spring Realty Improvements Company to the Mayor and City Council of Baltimore, dated November 22, 1928, and recorded among the Land Records of Baltimore City in Liber S.C.L. No. 4950, folio 171, thence binding on a part of the first line of said Deed, North 84 degrees 14 minutes and 37 seconds East 780.26 feet to intersect the West side of Willow Spring Road as now being widened to 40 feet as heretofore mentioned and thence binding on the West side of said Willow Spring Road, as proposed to be widened South 4 degrees 16 minutes and 0 seconds East 979.86 feet to the place of beginning. Containing 2.475 acres of land, more or less.

The courses in the above description are referred to the True Meridian of the Topographical Survey of the City of Baltimore.

April 1, 1968

Fred E. Waldrop
Attorney at Law

June 13, 1968



Mr. John G. Rose
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Petition for Reclassification and Special Exception for Truck Terminal, W/S Willow Spring Road, 116.04' S. of Woodley Road, 12th Dist., Md. Title Guarantee Co., Petitioner - No. 68-292-RX

Dear Mr. Rose:

Please enter an Appeal to the Baltimore County Board of Appeals in the above captioned matter, from your Order of June 12, 1968, denying the reclassification and special exception.

Enclosed is a check in the amount of \$50.00 to cover the cost of filing this appeal.

Sincerely yours,

Fred E. Waldrop

FEW:sp

cc: Messrs. Bowie & Bates
22 W. Pennsylvania Avenue
Towson, Maryland 21204

ESTABLISHED 1849
S. J. MARTENET & CO.
REGISTERED
SURVEYORS AND CIVIL ENGINEERS
9 E. LEXINGTON STREET
BALTIMORE, MD. 21202
PHONE: 539-4263

DESCRIPTION OF A PORTION OF THE PROPERTY
OF THE TITLE HOLDING COMPANY ZONED R.G.
AS SHOWN ON PLAT OF SURVEY BY S. J.
MARTENET & CO., DATED OCTOBER 9, 1957,
AND REVISED APRIL 2, 1968

Beginning for the same at a point on the west side of
Willow Spring Road, 40 feet wide, said point being in line with the
north side of a 14 foot alley on the east side of Willow Spring Road
projected westerly; running thence, binding on the line of the north
side of said alley projected westerly south 83 degrees, 42 minutes
and 30 seconds west 150.10 feet; running thence, parallel with Willow
Spring Road and distant 150.00 feet, measured at right angles there-
from, north 4 degrees and 16 minutes west 562.11 feet to intersect
a line drawn parallel with Woodland Avenue and distant 150 feet,
measured at right angles from the south side thereof; thence binding
on said line so drawn south 85 degrees and 44 minutes west 396.02
feet to intersect the northernmost property line of the land of The
Title Holding Company, thence running with and binding on the said
property line north 24 degrees, 14 minutes and 37 seconds east 546.20
feet to intersect the west side of Willow Spring Road hereinafter
mentioned and thence binding on the west side of Willow Spring Road
south 4 degrees and 16 minutes east 571.00 feet to the place of
beginning.

Being all of the land zoned R. G. by the Zoning Board of
Baltimore County on the property of The Title Holding Company as
shown on Plat of Survey by S. J. Martenet & Co., dated October 9,
1957 and revised April 2, 1968.

April 2, 1968

ESTABLISHED 1849
S. J. MARTENET & CO.
REGISTERED
SURVEYORS AND CIVIL ENGINEERS
9 E. LEXINGTON STREET
BALTIMORE, MD. 21202
PHONE: 539-4263

RECLASSIFICATION ZONE R-G TO M-L
DESCRIPTION OF A PORTION OF THE PROPERTY
OF THE TITLE HOLDING COMPANY ZONED R.G.
AS SHOWN ON PLAT OF SURVEY BY S. J.
MARTENET & CO., DATED OCTOBER 9, 1957,
REVISED APRIL 2, 1968 AND ADDITIONS
APRIL 27, 1968

Beginning for the same at a point on the west side of
Willow Spring Road, 40 feet wide, said point being in line with the
north side of a 14 foot alley on the east side of Willow
Spring Road projected westerly; said point of beginning being
also distant 111.00 feet, measured southerly along the west side
of Willow Spring Road, from the south side of Woodley Road, 40
feet wide, extended westerly; running thence, binding on the line
of the north side of said alley projected westerly south 83 degrees,
42 minutes and 30 seconds west 150.10 feet; running thence, parallel
with Willow Spring Road and distant 150.00 feet, measured at right
angles therefrom, north 4 degrees and 16 minutes west 562.11 feet
to intersect a line drawn parallel with Woodland Avenue and distant
150 feet, measured at right angles from the south side thereof;
thence binding on said line so drawn south 85 degrees and 44
minutes west 396.02 feet to intersect the northernmost property
line of the land of The Title Holding Company, thence running with
and binding on the said property line north 24 degrees, 14 minutes
and 37 seconds east 546.20 feet to intersect the west side of Willow
Spring Road hereinafter mentioned and thence binding on the west side
of Willow Spring Road south 4 degrees and 16 minutes east 571.00 feet
to the place of beginning.

Containing 87,801 square feet or 2.014 acres of land,
more or less, being all of the land situated in the twelfth Election
District of Baltimore County, zoned R.G. by the Zoning Board of
Baltimore County on the property of The Title Holding Company as
shown on Plat of Survey by S. J. Martenet & Co., dated October 9,
1957 and revised April 2, 1968 and additions April 27, 1968.

April 29, 1968

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
DATE 6/12/68
To: David Mattison
Fred E. Waldrop, Esq.
Masonic Building
Towson, Md. 21204
Office of Planning & Zoning
119 County Office Bldg.,
Towson, Md. 21204
TOTAL AMOUNT
\$746.25
4
14525
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

THE DUNDALK FILES

DUNDALK, MD. 21222 MAY 7, 1968
THIS IS TO CERTIFY that the subject advertisement of
John G. Essig, Son of the Deceased, as published
in Baltimore County, Maryland, on a work for the
was inserted in THE DUNDALK FILES, a weekly newspaper published
in Baltimore County, Maryland, on the 27th day of May, 1968, and that the
was inserted in the issue of
May 23, 1968.

STROMBERG PUBLICATIONS, INC.

By: David Mattison

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Fred E. Waldrop, Esq.
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing this
7th day of May, 1968
John G. Rossi
Zoning Commissioner

Petitioner Maryland Title Guarantee Co., Inc.
Petitioner's Attorney Fred E. Waldrop, Esq.
Reviewed by James E. Shyne
Chairman of
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND
District 12th
Date of Posting June 28-68
Posted for Maryland Title Guarantee Co., Inc.
Petitioner
Location of property 11/2 S. Willow Spring Rd. 116.2 S. of Woodley Rd.
Location of Sign 11/2 S. Willow Spring Road
Remarks
Posted by David H. Hines
Date of return July 31, 1968

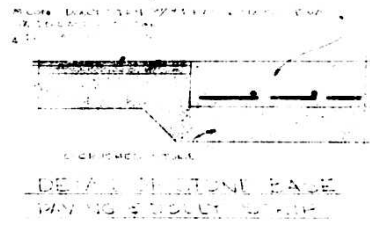
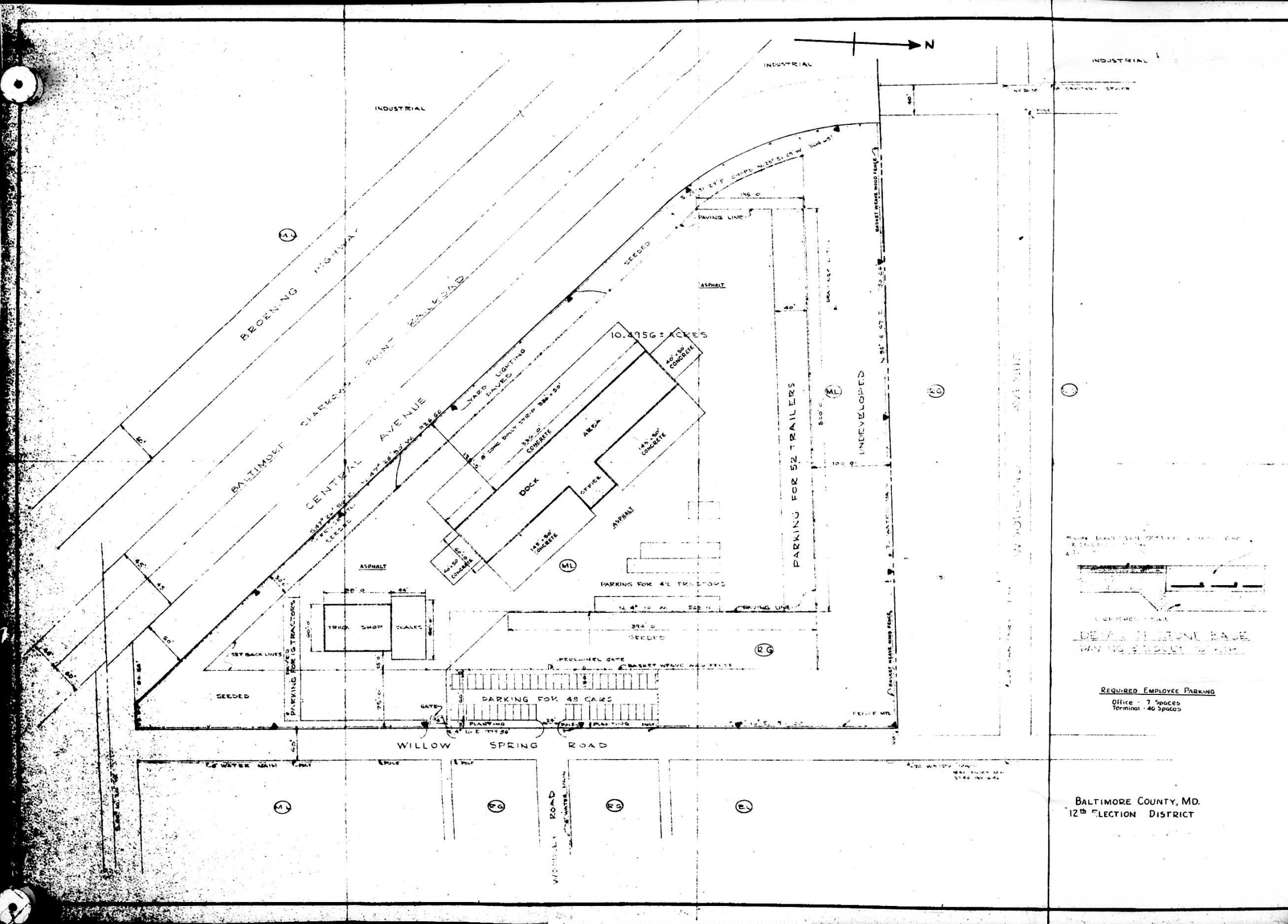
INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
DATE 6/19/68
To: Fred E. Waldrop, Esq.
Masonic Building
Towson, Maryland 21204
Office of Planning & Zoning
119 County Office Bldg.,
Towson, Md. 21204
DEBIT TO ACCOUNT NO. 01-622
QUANTITY 4
Cost of appeal - property of Md. Title Guarantee Co. \$70.00
No. 68-292-RX 2 signs 10.00
TOTAL AMOUNT \$80.00
4
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
DATE May 28, 1968
To: David Mattison
2 Maryland National Bank
10 Light Street
Baltimore, Md. 21202
Zoning Dept. of Baltimore Co.
DEBIT TO ACCOUNT NO. 01-622
QUANTITY 4
Petition for Reclassification & Special Exemption
for Maryland Title Guarantee Co. & David Mattison
No. 68-292-RX
TOTAL AMOUNT \$0.00
4
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND
District 12th
Date of Posting May 24-68
Posted for Maryland Title Guarantee Co., Inc.
Petitioner
Location of property 11/2 S. Willow Spring Road 116.2 S. of Woodley Rd.
Location of Sign 11/2 S. Willow Spring Road
Remarks
Posted by David H. Hines
Date of return May 27-68

CERTIFICATE OF PUBLICATION
TOWSON, MD. MAY 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 (1) week before the 32th
day of June, 1968, the first publication
appearing on the 23rd day of May
1968.
THE JEFFERSONIAN,
Manager

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
DATE 6/12/68
To: David Mattison
Fred E. Waldrop, Esq.
Masonic Building
Towson, Maryland 21204
Office of Planning & Zoning
119 County Office Bldg.,
Towson, Md. 21204
DEBIT TO ACCOUNT NO. 01-622
QUANTITY 4
Cost of appeal - property of Md. Title Guarantee Co. \$70.00
No. 68-292-RX 2 signs 10.00
TOTAL AMOUNT \$80.00
4
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204



REQUIRED EMPLOYEE PARKING
 Office - 7 spaces
 Terminal - 40 spaces

BALTIMORE COUNTY, MD.
 12TH ELECTION DISTRICT

PLOT PLAN

TERMINAL RENTAL INC.
 BALTIMORE COUNTY, MD.

SCALE 1"=50'-0"

DRAWN BY DEW

DATE 4/17/71

REVISED

JOB NO.

DWG. NO.

1



PLAT OF SURVEY
THIRTEEN ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE = 100 FEET TO ONE INCH
S. J. Mallett & Co.
Surveyors & Civil Eng'rs
Baltimore, October 9-1957
Approved: D. G. G. G. G.
Revised April 12, 1968 as to
Zoning and current owners
S. J. Mallett & Co.
Revised: April 12, 1968

Map # 12
SEC 4B
SE 4E