

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, NORTHERN CENTRAL LAND CO., legal owner(s) 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-10 zone to an M-L zone for the following reasons:

- (1) Error in map;
- (2) Change in neighborhood

SPECIAL HEARING: Off-street Parking in a R-10 (residential) zone.

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 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: T. Courtney Jenkins, Jr.
Address: 1417 Clarkview Road
Baltimore, Maryland 21209
Petitioner's Attorney: Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th day of November, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of December, 1968, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE 12/10/68 BY [Signature]

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 error in the zoning of the subject property on the land Use Map,

the above Re-classification should be had, and it further appearing that by reason of the petitioner's petition being withdrawn his petition for a special hearing to permit off-street parking in an R-10 (residential) zone, the petition is DISMISSED without prejudice to the petitioner.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of December, 1968, that the herein described property or area should be and the same is hereby reclassified; from an R-10 zone to an M-L zone, and as a Special Exception for off-street parking in an R-10 zone is granted. The petitioner is to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for 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 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 11th day of November, 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-10 zone; and/or the Special Exception for off-street parking in an R-10 zone be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

JOSEPH D. THOMPSON, P.E., C.E.
CIVIL ENGINEERS AND LAND SURVEYORS

DESCRIPTION OF A PORTION OF R10 AREA TO BE CHANGED TO M-L
SOUTHWEST OF FALLS ROAD, SOUTH OF OLD PIMICO ROAD
3RD DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the line of Altamont Avenue (now Walnut Avenue) at the distance of 740 feet measured southwesterly along the centerline of Altamont Avenue (Walnut Avenue) from its intersection with the centerline of Falls Road, said point intended to be in the easternmost outline of the land of the Northern Central Distribution Center and running thence and binding on said outline South 4 degrees 42 minutes 52 seconds East 358.66 feet, North 85 degrees 46 minutes 57 seconds West 152.02 feet, South 74 degrees 05 minutes 50 seconds West 780.70 feet thence continuing the same course South 74 degrees 05 minutes 50 seconds West 33 feet to the centerline of the right of way of the Gas and Electric Company of Baltimore Transmission Line and running thence and binding thereon North 18 degrees 54 minutes 10 seconds West 325 feet more or less, to the dividing line between the area zoned R10 and the area zoned M-L and running thence and binding on said dividing line at right angles to the aforesaid right of way in a northeasterly direction 120 feet and in an easterly direction 235 feet to the place of beginning.

CONTAINING 6.8 acres of land, more or less.



9-3-68

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 6, 1968

FROM: George E. Gervilio, Director of Planning

SUBJECT: Petition 69-136-RSPH. Reclassification from R-10 to M-L. Special Hearing for Off-street Parking in a residential zone. South side of Walnut Ave. (Altamont Avenue) 740 feet southwest of Falls Road. Northern Central Land Company, Petitioners.

3rd District

HEARING: Wednesday, December 18, 1968 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to M-L zoning together with a use permit for parking in a residential zone. In light of the exclusive access to this property through the established industrial area we voice no objection to the industrial zoning request. Similarly, we offer no conceptual objection to the request for parking in an adjoining residential zone. We do not approve the plan as submitted. Approval of the parking plan by this office will require a spelling out of hours of operation, possible lighting, detailed grading, and detailed screening plans. Sufficient space has not been allowed along the easterly edges of the property for screening or, possibly, transition of grading.

GEG:jms



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Mr. T. Courtney Jenkins, Jr.,
Northern Central Land Co.,
1417 Clarkview Road
Baltimore, Md. 21209

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

Your Petition has been received and accepted for filing this 15th day of November, 1968.

Petitioner: T. Courtney Jenkins, Jr.
Petitioner's Attorney: _____

Reviewed by: Chairman of Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Mr. T. Courtney Jenkins, Jr.,
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1417 Clarkview Road
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111 W. Chesapeake Avenue
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Your Petition has been received and accepted for filing this 15th day of November, 1968.

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Petitioner's Attorney: _____

Reviewed by: Chairman of Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Mr. T. Courtney Jenkins, Jr.,
Northern Central Land Co.,
1417 Clarkview Road
Baltimore, Maryland 21209

November 4, 1968

Type of Hearing: RE: Reclassification from an R-10 zone to an M-L zone. Locations SW/2 Walnut Ave., 740' S/W of Falls Road. Petitioners: T. Courtney Jenkins, Jr. District: 3rd. Committee Meeting of Oct. 22nd, 1968. Item 100.

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection:

The subject property consists of two parcels the first parcel being 4.9 acres more or less. This property is partially improved with a manufacturing building indicated on the petitioner's plans as the Ward-Turner Building, and the associated parking area for this building. The petitioner plans to construct a new building in the area of the parking for the Ward-Turner Building. He also proposes to provide parking on the second parcel, which consists of 2.7 acres. This parking would be by way of a Special Hearing to permit parking in a residential zone, and would be located behind the Ward-Turner Building. The subject properties are located at the southern extremities of the Bare Hills Industrial Park. The topography of the area to be reclassified to M-L is relatively flat. However, there is a steep drop in grades at the southern property line. This change in grade is so abrupt that it appears that it would be very difficult, if not impossible, to extend Clarkview Road past this property line.

Public Services: All public facilities exist as shown on the submitted plan.

Site Plans: On the day of inspection there were 91 cars parked on the existing parking lot where the proposed building will be located; therefore, off-street parking should be provided for these 91 vehicles, plus the additional parking required for the proposed building.

Mr. T. Courtney Jenkins, Jr.,
Northern Central Land Co.,
1417 Clarkview Road
Baltimore, Maryland 21209
RE: T. Courtney Jenkins, Jr.

November 4, 1968

The site plan must be revised to indicate a complete parking breakdown for the Ward-Turner Building as well as the proposed building. The parking breakdown should include one parking space for each 300 sq. ft. of office space and one parking space for each 3 employees on the largest shift in the manufacturing and warehousing areas of the buildings.

The plan must be revised prior to a hearing date being assigned.

Very truly yours,

James E. Over
JAMES E. OVER, Chairman

JED:NI
Enc.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: 11-30-68
Posted for: Reclassification - Special Hearing
Petitioner: Northern Central Land Co.
Location of property: SW/2 of Walnut Ave. - 740' S/W of Falls Rd.
Location of Sign: 995 W. Falls Rd. on S/W of Clarkview Rd.
Remarks: None
Posted by: [Signature] Date of return: 12-6-68

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 60757

DATE: Dec 30, 1968

To: Northern Central Land Co.
1417 Clarkview Road
Baltimore, Md. 21209

BILLED TO: Imp. Dept. of Bal. Co.

DEPOSIT TO ACCOUNT NO. 61-422 RETURN THIS PORTION WITH YOUR BALANCE. DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS.

Advertising and posting of property 69-136-RSPH 85.50

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

