PETITION FOR ZONING RE-CLASS PICATION ASSESSMENT AND/OR SPECIAL EXCEPTION

ereby petition (1) that the zoning status of the b the Zoning Law of Baltimore County, from an	R-10 zone to an $E/3$.
ML zone; for the for the form to the form	ollowing reasons $NW - E - NW - E$
Change in neighborhood	
SPECIAL HEARING: Off-Street Parking	in a R-10 (residential) zone.
See attached description	
A St. for a Presid Presenting under the said To	
nd (2) for a Special Exception, under the said as	oning Law and Zoning Regulations of Baltimore
ounty, to use the herein described property, fo	
ounty, to use the herein described property, fo	
ounty, to use the herein described property, fo	prescribed by Zoning Regulations.
ounty, to use the herein described property, fo Property is to be posted and advertised as Lor we, agree to pay expenses of above rec	prescribed by Zoning Regulations. Lassification and or Special Exception advertising.
ounty, to use the herein described property, for Property is to be posted and advertised as L or we agree to pay expenses of above re- costing, etc. upon filing of this petition, and for	rescribed by Zoning Regulations. Lassification and or Special Exception advertising, rither agree to and are to be bound by the zoning
ounty, to use the herein described property, for Property is to be posted and advertised as j L or we, agree to pay expenses of above recosting, etc., upon filing of this petition, and for regulations and restrictions of Baltimore County	prescribed by Zoning Regulations. Lassification and or Special Exception advertising.
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ounty, to use the herein described property, for Property is to be posted and advertised as j L or we, agree to pay expenses of above recosting, etc., upon filing of this petition, and for regulations and restrictions of Baltimore County	prescribed by Zoning Regulations. Lassification and or Special Exception advertising, there agree to and are to be bound by the noning adepted pursuant to the Zoning Law for Baltimore T. Courtenay Jenkina, Jr Listlan 44111.ms, 177
ounty, to use the herein described property, for Property is to be posted and advertised as L or we, agree to pay expenses of above resorting, etc. upon failing of this petition, and for equipment and restrictions of Baltimere County outly.	prescribed by Zoning Regulations. lassification and or Special Exception advertising, there agree to and are to be bound by the noning adopted pursuant to the Zoning Law for Baltimore 7. Courtenay Jenkina, if is limit willings, if Faul P. Courtenay Jenkina, if The Willings of the Courtenay Jenkina, if The Willings of the Courtenay Jenkina Courtenay T/E Northern Dentrak Lond Co.
property is to be posted and advertised as L or we, agree to pay expenses of above re- cotting, etc. upon filing of this petition, and for guiptions and restrictions of Baltimure County output	prescribed by Zoning Regulations. classification and or Special Exception advertising, there agree to and are to be bound by the noming adopted pursuant to the Zoning Law for Baltimore T. Courtenay Jenkins, Jr. Jenis P. Coster Jr. Jenis P. Coster T.// Northern Central Land So. Address LAIZ Clarkciev Bond Baltimore, Maryland 21209.
property is to be posted and advertised as L or we, agree to pay expenses of above re- cotting, etc. upon filing of this petition, and for guiptions and restrictions of Baltimure County output	prescribed by Zoning Regulations. lassification and or Special Exception advertising, there agree to and are to be bound by the rooting adopted pursuant to the Zoning Law for Baltimore T. Courtenay Jenkins, Jr. Jan P. Courtenay Jenkins, Jr. Tall P. Courtenay Jenkins, Jr. Address

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 4, 1968 Mr. I. Courtenay Jenkins, Jr., Northern Central Land Co., 1417 Clarkview Road Baltimore, Maryland 21209

Type of Hearing:

RE: Reclassification from an
R-ID zone to an RL zone
location: SW/S Walnut Ave.,740' S/W
of falls Road
Petitioner: T. Courtensy Jonkins,Jr. Petitioners 1. Districts 3rd Committee Meeting of Oct. 22nd, 1968 Item 100

The Zoning Advisory Countities has reviewed the plans submitted with the above referenced partition and has made an on site field inspection of the pracarty. The following combents are a result of this review and inspection.

contents are a result of this review and finanction.

The subject oregority consists of two precisis the first parell being C.9 eres more or less. This profits is parelled being C.9 eres more or less. This profit is partially improved with a end lead-furner building, and one succided partial gree for this building. He appetitioner plant to ronstruct a new building, and of the pareling for the bed-furner building. He also proposes to provide parking on the second building, and the conclists of 2.7 eres. The parking in a residential zone, and would be isolated behind the Ward-furner building. The subject proporties are located at the southern extremitted of the Bare Hills Insustrial Parks. The topography of the conclists of the control of the List the southern property that it subject is grade is so abrough that it appears that it would be very difficult, if not impossible, to extend Clarkview had asset this property line.

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

Site Plan: On the day of insection there were 91 cars parked on the existing parking lot where the proposed building will be broaded two-force of extreme parking about be provided for those 91 emicles, plus the additional parking reg. incend for the proceeds building.

it appearing that by weatow of the petitioner having proven error in the zoning of the subject property on the land Use Man. the above Reclassification should be had; and its further appearing that by receases of exxxxxxxxxx As the petitioner has withdrawn his petition for a special hearing to permit offattest 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 3049 day of ... December 1968 ... that the herein described property or area should be and the same is hereby reclassified; from a.n. R-10 zone to a. M-L. from and offer the date of this order, subject to approval of the site plan by the Survey of Public Services and the Office of Planning and Zoning. The per Bion for special hearing to permit be served to the perfect of the perfect RECEIVED ! nt to the advertisement, posting of property and public hearing on the above petition earing that by reason of ... DAT the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE IT IS ORDERED by the Zoning Commissioner of Baltimore County this ..., 196.... 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.... ... zone; and or the Special Exception for

- Page 2 -

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

The site plan must be revised to indicate a complete parking brookdown for the Ward-Turner Building as well as the proposed building control of the site of the si

JOSEPH D. THOMPSON, P.E.AL. 8.

CIVIL ENGINEERS LAND SURVEYORS 1150 101 SHELL BUILDING - 200 EAST JOPPA BOAD TOWSON, MARYLAND 21204 . VAlley 3.8820

DESCRIPTION OF A PORTION OF A10 AREA TO BE CHANGED TO ME SOUTHWEST OF FALLS ROAD, SOUTH OF OLD PIMELEO ROAD 1RD DISTRICT, BALTIMORE COUNTY, MARYLAND

9-10 2 m-2

SEGINNING for the same at a good to abe createline of Altamont Avenue (now Walnut Avenue) at the distance of 740 feet measured southwesterly along the centerline of Altamont Avenue (Wainut Avenue) from its intersection with the centerline of Fells 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 43 minutes 52 seconds East 358.68 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 rainutes 50 seconds West 33 feet to the centerline of the right of way of the Gre and Electric Company of Beltimore Transmission Line and running thence and binding thereon North 15 degrees \$4 minutes 10 seconds West 325 feet more or less, to the dividing line between the area zoned R10 and the area zoned ML and running thence and binding on said dividing line at right angles to the aforesaid right of way in a northeasterly direction 620 feet and in an easterly direction 235 feet to the place of beginning.

CONTAINING 5.9 acres of land, more or less,



9-9-66

Petition has been received and accepted for filing this

JOHN G. ROSE, Zoning Commissioner

Petitioner's Attorney

Chairman of

Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPON

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

SUBJECT Petition 69-136-859H. Reclassification from R-10 to M.L. Special Hearing for Off-street Parking a residential zone. South side of Walnut Ave. (Alaumont Avanue) 740 feet southwest of Falls Road. Northern Central Land Company, Petitioners.

3rd District

FROM George E. Gavrelis, Director of Planning

GEG:um

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

The stoff of the Office of Plunning and Zoning has reviewed the subject petition for reclassification from 8-10 to M.t., going together with a use permit for parting in a reliabilistic sea. In light machine to the subject to this property through the established industrial of the very local conditions to the industrial zoning request. Similarity, we conceptual objection to the request for parking in an adjoining residence zone where the plan as unbitted. Approved of the parking plan by this office will preceding a spelling out of hours of operation, possible lighting, definitely grading and debilled screening plans. Sufficient upone bus not been allowed olong the esterily edges of the property for screening or, possibly, transition of gradding.

- nrc -6 '68 AM -----

69-136-15PH

CERTIFICATE OF POSTING Townen, Maryland

	A-2
	District 3rd Protect of Protect Protect of Protect of Protect of The Colored Section of Protect of
	Posted for Meclessifice from - Pesial Hearing.
	Petitioner: Nerthern Central Land Co
	Location of property 5/5 of WAINUT Live - 740 Swif Fells Rd.
	tocation of Signer 995 '6' Fells Rd co. 5/5 of Christien Rd
	Remarks
of So	Posted by Signature Date of return 12.6.68

	INVOICE		
LTIMORE	COUNTY,	MARYLAND	
OFFICE	OF FI	VANCE	

DATE DEC. 30, 1988

60757

rthern Central Land Co. 17 Clarkvige Reed	Samuel States of Bullet.
litiaere, Hd, 21209	

DEPOSIT TO	ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR RESULTANCE	\$05, 50 COST
QUARTITY		DETACH ALONG PERFORITION AND REEP THIS PORTION FOR YOUR RECORDS	COOT
1500	Advertising and posting #69-136-83FH	of presents	85.50
Ε.,			
CD UB		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
550	4		

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

COUNTY OFFICE OF PLANNING AND County Office Building 111 W. Chesepcake Avenue Towson, Maryland 21204 has been received and accepted for filing this Petitioner's Attorney Chairman of Advisory Committee BALTIMO COUNTY OFFICE OF PLANNING AND TONING To Courteney Jerkins, Jr., 111 W. Chesapeake Avenuthern Centers Land Co., Tourson, Maryland 21204

Pursuant to the advertisement, posting of preperty, and public hearing on the above petition and

Zonit-2 Commissioner of Baltimore Counts

#69-136 (ES) H

November 4, 1968

The pian must be revised prior to a hearing date being assigned. Very truly yours.

JAMES E. OYER, Chaleman

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 19th day of December 196.8, at 1,100.0 clock

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

BALLINGRE COUNTY, MARY AND OFFICE OF FINANCE Dicision of Collectics and Receipts COURT HOUSE TOWNON, MARYLAND 21204 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

Zone
LOCATION: South side of Walnut
Avenue (Altament Avenue) 740
feet Southwest of Falls Reed.
DATE & TIME: Wednesday, December 18, 1948 at 1-40 P.M.
PURLIC HEARING, Josen 198, Comp.

Petition for Special Meanta Uni-dice Section 30.7 of the Zenilo Jacker Section 30.7 of the Zenilo to determine whether or not the Zenilo Commissioner andre De-ciry Zenilo Commissioner should residential rose. All that percei of lead in the Table 10.8 of the Lone. Bedfinside for the same at a part in the centerine of Altreach the distance of 120 feet measured Section 20.8 of the Commission of the Desiration of the Commission of the Desiration of the Commission of the Early Section of the Commission of Section 20.8 of the Commission of the Early Section of the Commission of the Section of Table 10.8 of the Commission of the Commission of Table 10.8 of the Commission of the Commission of Table 10.8 of the Commission of Table 10.8 of the Commission of the Commission of Table 10.8 of the Commission of Table 10.8 of the Commission of the

CERTIFICATE OF PUBLICATION

NOV 1 8 1968 THIS IS TO CERTIFY that the annexed advertisement wa published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each appearing on the 20th day of Jovenher

THE JEFFERSONIAN,

OCOMMUNITE LIMITES

RANDALLSTOWN, MD. 21133 Boo. 6, THIS IS TO CERTIFY, that the annexed advertisement of John G. Bose, Aoning Commissioner of Bellimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published was inserted in the issue of Bovenber 28, 1968. STROMBERG PUBLICATIONS, Inc. By Ruth Mayon

