PETITION OR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

L or we Maryland Proporties, Inclegal 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-20 tone to an NW-17-C MLzone; for the following reasons:

Many changes in the neighborhood, including reclassification of contiguous properties require reclassification of the subject property; the parcels involved are part of the Greater Baltimore Industrial Park.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimor Property is to be posted and advertised as prescribed by Zoning Regulations.

I, of we, agree to pay expenses of above re-classification and or Special Exception advertising. ing. Et. upon filing of this petition, and further agree to and are to be bound by the zoning nd restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore MARYLAND PROPERTIES, INC. By: Conard O. Gerber, Legs Owner Address Cockeysville, Maryland 21030 Ernest C. Trimble

Address 404 Jefferson Building Towson, Maryland 21204 ORDERED By The Zoning Commissioner of Baltimore County, this. 26th 196_8, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out 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 13th day of January 196 9 at 14±00 o'clock .A. .. M.

Zoning Commissioner of Beltimore County.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

*69-148F December 9, 1958

Ernest S. Trimble, Esq., 404 Jefferson Building Towson, Maryland 21204

RE: Type of Mearing: Reclassification from an 2-20 zone to an ML zone Location No. of Beaver Joan Mc., M. of Wight Ave. 6 E. of Gifrey Rd. Districts But Petitioners Moryland Properties, Inc. Committee Nacting of Nov. 26th, 1968 Iten 125

11 11 to (i)

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

The property is presently improved with a duelling. To the east of the subject site is weent lend; to the west directly across the struct, Silray Road, is an industrial builting under construction; to the south and to the reer is weent land.

<u>Bungay OF Entroperation</u>: Instruct as these percels will become part of "Secator Battemor Endstrial Park" Section 6, the availability of roads and utilities will be as for the overall section previously proaded Ht.

PROJECT PLANNING DIVISION: The petition has been reviewed and there are no comments as to the site plan.

Subseq is Traffic EntiniERING:
As presently sound, the proposed site will generate emproximately
60 to 70 train per day. As industrial, it could generate
300 trias per day. Nowever, this should not create any
major probles since the lend surrounding this sweet is
not and would provide butter mount of industrial scenes
to all industrial load in the sero.

MCA



DESCRIPTION

0.37 ACRE PARCEL, NORTH OF BEAVER DAM ROAD, WEST OF WIGHT AVENUE, AND EAST OF GILROY ROAD, EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "M-L" ZONING

PARCEL "B"

Beginning for the same at a point, distant northeasterly - 685 feet, more or less, from a point in the center of Beaver Dam Road, said last mentioned point being at the distance of 390 feet, more or less, as measured easterly along the center of said Beaver Dam Road, from its intersection with the southeast side of Gilroy Road, running thence four courses; (1) N 12" 02' 10" E - 120 feet, more or, less, (2) N 77° 57' 50" W - 133 feet, more or less, (3) S 12° 02' 10" W - 120 feet, more or less and (4) S 77° 57' 50" E - 133 feet, more or less, to the place of beginning.

Containing 0. 37 of an acre of land, more or less.



PPK:mpl

Ernest C. Trimble, Esq. 40% Jefferson Building Towson, Meryland 2120% RE: Maryland Properties, Inc. Item 125

BOARD OF EDUCATION:

Does not effect shoot population.

JED:JO Enc.

HEALTH DEPARTMENT: Public water and sewers are available to the site.

FIRE BUREAU: Fire Bureau has no comment on this site at this time.

INDUSTRIAL DEVELOPMENT:
We have reviewed the plans submitted for reclassification of the subject property from R-20 to M.L.

The property in question is surrounded by an area zoned and/or developed for industry with all utilities available. Because of its location and the desirability of removing recidential zoning from an industrial area, it is rec_mended that the petition be granted favorable consideration.

ZORING ADMINISTRATION DIVISION
This polition is accounted for filing on the date of the enclosed
filing contificate. Mostice of the hearing date and time, which
will be held not loss than 30, nor more than 90 days after the date on
the filing contrilicate, will be founded to you in the near future.

Very truly yours,

JAMES E. DYER, Chairman

The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations, Additions, information may be obtained from the Division of Air Pollution, Baltimure County Department of Health

J. O. #65033

December 9, 1968

MCA

DESCRIPTION

3. 25 ACRE PARCEL, NORTHEAST CORNER OF BEAVER DAM ROAD AND GILROY ROAD, EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "M-L" ZGNING

PARCEL "A"

Beginning for the same at the point of intersection of the southeast side of Gilroy Road and centerline of Beaver Dam Road, running thency binding on the southeast side of said Gilroy Road (1) N 09° 53' 40" E 7 342 feet, more or less, thence five courses: (2) S 80° 10' 30"/E - 260. 25 feet, (3) N 12- 18/40" E - 60.00 feet, (4) S 82" 27' 50" E - 146.09 feet, (5) S 11" 24' 10" W - 173, 34 feet and (6) S 13' 32' 10" W - 236, 61 feet to the conterline of said Beaver Dam Road thence binding thereon (7) westerly - 390 feet, more or less to the place of beginning.

Containing 3.25 acres of land, more or less.



J. O. #65023

October 31, 1968

Water Supply Sewerage & Drainage > Highways Structures & Developments > Planning Reports

BALTIMORE COUNTY, MARYLAN

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date November 25, 1968

FROM. H. B. Staab - Industrial Development

SUBJECT ZAC Agenda - November 26, 1968 Item 125 - 8th Election District Maryland Properties, Inc. Beaver Dam and Gilroy Roads

We have reviewed the plans submitted for reclassification of the subject property from R-20 to M. L.

The property in question is surrounded by an area zoned and/or developed for industry with all utilities available. Because of its location and the desirability of removing residential zoning from an industrial area, it is recommended that the petition be granted favorable consideration.

We have no comments on Items 126 through 129.

B. STAAB



BALTIMORE COUNTY, MARYLAND

TO. Mr. John G. Rose, Zoning Commissioner Date ... Jonuary 3, 1969,

FROM. George E. Gavrelis, Director of Planning

Petition #69-148-R. Reclassification from R-20 to M.L. Zone. Northeast corner of Beaver Dam Road and Gilroy Road. Maryland Properties, Inc., Petitioners.

8th District

HEARING: Monday, January 13, 1969 (11:00 A.M.)

The stoff of the Office of Planning and Zoning has reviewed the subject patition for reclassification from R-20 to M.L. zoning. In light of the commitment and changes to industrial zoning this corridor, the plann stoff endorses the proposed reclassifications to M.L. zoning.

GEG:bm

BALTIMORE COUNTY, MARYLAN

INTER-OFFICE CORRESPONDENCE

TO John G. Rose Zoning Commissioner Date... November 25, 1968

FROM. Ellsworth N. Diver, P.E. SUBJECT Zoning Advisory Committee Meeting Friday, November 29, 1968

Attached are comments for the zoning petitions for the Zoning Advisory Committee Meeting to be held on Friday, November 29, 1968.

> Serum on Diver ELLSWORTH N. DIVER, P.E. D'ief, Bureau of Engineering

EMD: EAM: 5W

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JOHN G. ROSE TO. Zoning Commissioner

Date November 29, 1968

FROM PROJECT PLANNING DIVISION

SURJECT Zoning Advisory Agenda Item #125

November 26, 1968 Maryland Properties, Inc. N/S Beaver Dam Rd. between Wight Ave. & Gilroy Rd.

This petition has been reviewed and there are no

Blattimore County, Maryland BUREAU OF TRAFFIC ENGINEERING JEFFERSON BUILDING TOWSON, MARYLAND 21204

EUGENE CLIFFORE Traffic Engineer

December 4, 1968

Mr. John G. Rose

C. Richard Moore

Item 125 - ZAC - November 26, 1968 Property Owner: Maryland Properties, Inc. North of Beaver Dam Road West of Wight Avenue Reclassification R-20 to M.

As presently zoned, the proposed site will generate approximately 60 to 70 trips per day. As industrial, it could generate 300 trips per day. However, this should not create any major problem since the land surrounding this parcel is ML and would provide better means of industrial access to all industrial land in the area.

C. Richard Hoore

CRM: nr

BALTIMORE COUNTY, MARYLAND

FROM William M. Greenwalt

SUBJECT Item 125 - Zoning Advisory Committee Meeting, Tuesday, November 26, 1968

125. Property Owner: Maryland Properties, Inc.
Location: No. of Beaver Das RC., W. of Wight Ave.,
District: 8th
Present Zoning: R-20
Proposed Zoning: M.
No. Acres: Pracel #8 3.25 ± Parcel #8 0.37 ±

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

Chief Chief Water and Sewer Section
BURBAU OF ENVIRONMENTAL HEALTH

ORIGINAL

liste November 26, 1968

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO M. John G. Ruse, Soning

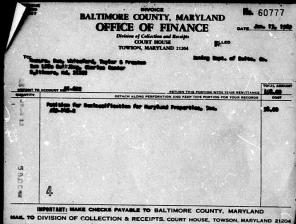
Date ...ovenner 26, 1968

FROM Captais Charles F. Morris, or.
Fire Aureau
SUBURCT Item: #125 Zoning Agenda, Tuenday, Movember 27, 1968.

Froperty Owner: Maryland Properties, Inc. Location: North of Beaver Den Hoad, W. of Wight Avenue and E. of Blirdy Road Bistrict: Sth

#1. Fire Bureau has no comments on t is site at this time.

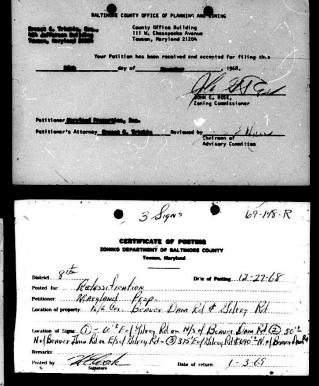
cc: Mr. Martin J. Hanna, Fire Protection Angineer



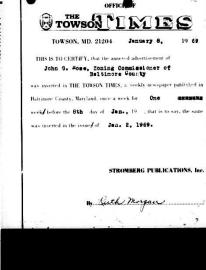
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE BES-3000 ETT. 367	BALL HORE COUNT: K, MANULAND OFFICE OF FINANCE Divides of Cellular and Energy Divides of College and Energy Divides (College and Energy Divides (College and Energy) Divides (College and Ener	60754
Tea 27 2 4 8 8 9 9 9 9 9	Pulse Properties, Dat. F.A. In 1889 Consequence of Enter, Co. ACCOUNT IN. SHARE THE POSTOR WITH YOUR ACCOUNT NO. DETACH ALONG PERFORATION AND KEET THIS POSTOR FOR YOUR RECORDS.	TOTAL AMBURT
- 15	Politica for Amiconification	2.0
502000	4	

MEPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAR. TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

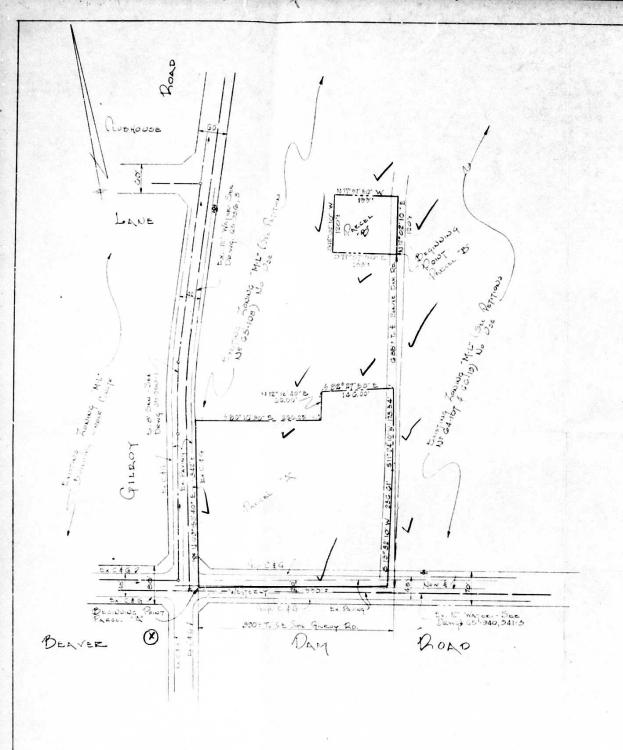


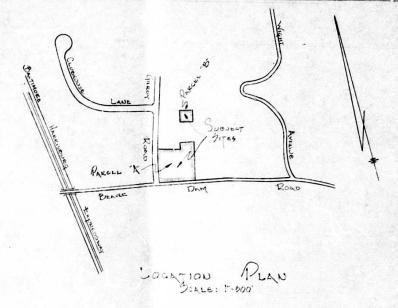






CERTIFICATE OF PUBLICATION THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each appearing on the ... and ... day of ... January THE JEFFERSONIAN, L. Lunk Structor





GENERAL NOTES

L AREN OF PARCEL "A" = 5.20 Ac.; AREN OF PARCEL "B" = 0.37 Ac. +
2. Existing Louis of Parcels "2.30"
3. Existing Obe of Parcels "Respecting" (Paccel A); "No Use (Parcel B)

4 PROPERTO JOHN OF PARCELS MELL AS NO USE
4 PROPERTO STORY AS PARCELS MALL BECOME A PORTION OF GREATER BALTIMORE
INDUSTRIAL PARK", SECTION 4.

#69-148R

OFFICE copy

> MAP #8 SEC.3-D

NW-17-C

PLAT TO ACCOMPANY PETITION OF PROPERTY BEAVER DAM ROAD & BLECTION DISTORT & DATIMORE COUNTY, MO.



MATZ, CHILDS & ASSOCIATES 1020 OROMWELL BRIDGE ROAD BALTIMORE, MARTIAND 1204

NO NO DRAWN ST LP DEF DENNISE

G0033 RLS PL