

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Maryland, Proprietors, Inc., 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-29 zone to an M-1 zone; 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 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 reclassification and of 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.

BY: Ernest C. Trimble, Esq.,
Petitioner's Attorney
Address: 404 Jefferson Building,
Towson, Maryland 21204
BY: Leonard O. Gerber, Esq.,
Contract purchaser
Address: Cockeysville, Maryland 21030

ORDERED By The Zoning Commissioner of Baltimore County, this 26th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of January, 1969, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 361-823-0900

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-1" 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:mp

J.O. #65033

10/31/68

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MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 361-823-0900

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-1" ZONING

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 thence binding on the southeast side of said Gilroy Road (1) N 09° 53' 40" E - 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 - 146.00 feet, (5) S 11° 24' 10" W - 173.34 feet and (6) S 13° 32' 10" W - 236.61 feet to the centerline 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.

PPK:mp

J.O. #65033

October 31, 1968



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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: George E. Gervell, Director of Planning

SUBJECT: Petition #69-148-R. Reclassification from R-20 to M-1. 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 staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-20 to M-1 zoning. In light of the commitment and changes to industrial zoning in this corridor, the planning staff endorses the proposed reclassification to M-1 zoning.

GEG:ams

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 9, 1968

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

RE: Type of Hearings: Reclassification from an R-20 zone to an M-1 zone. Location: No. of Beaver Dam Rd., W. of Wight Ave. & E. of Gilroy Rd. District: 8th. Petitioners: Maryland Properties, Inc. Committee Meeting of Nov. 26th, 1968 Item 125

Dear Sirs:

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 property is presently improved with a dwelling. To the east of the subject site is vacant land; to the west directly across the street, Gilroy Road, is an industrial building under construction; to the south and to the rear is vacant land.

BUREAU OF ENGINEERING: Inasmuch as this parcel will become part of "Greater Baltimore Industrial Park" Section 4, the availability of roads and utilities will be as for the overall section previously zoned M-1.

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

BUREAU OF TRAFFIC ENGINEERING: 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 M-1 and would provide better means of industrial access to all industrial land in the area.

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Ernest C. Trimble, Esq.,
404 Jefferson Building
Towson, Maryland 21204
RE: Maryland Properties, Inc.
Item 125

December 9, 1968

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

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.

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-1.

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.

BOARD OF EDUCATION: Does not affect school population.

ZONING ADMINISTRATION DIVISION: This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

JAMES E. DYER, Chairman

JED:JO
Enc.

BALTIMORE COUNTY, MARYLAND

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-1.

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.

H. B. STAAB
Director

NOV 26 1968



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: Ellsworth N. Dyer, P.E.

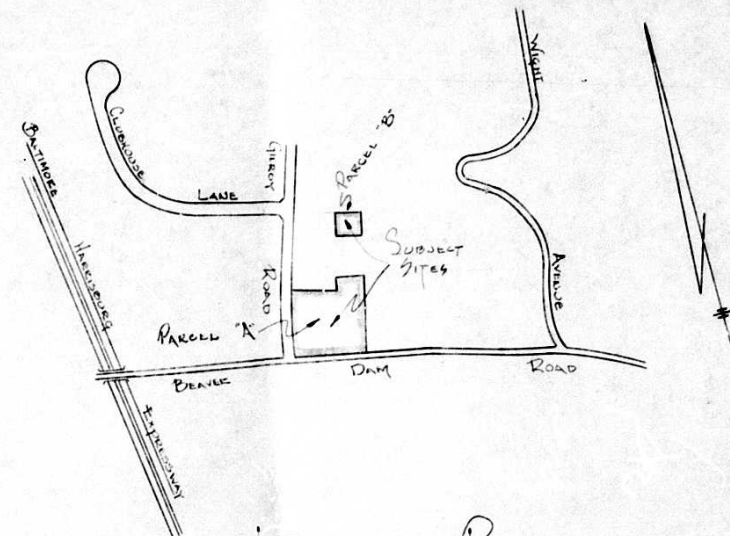
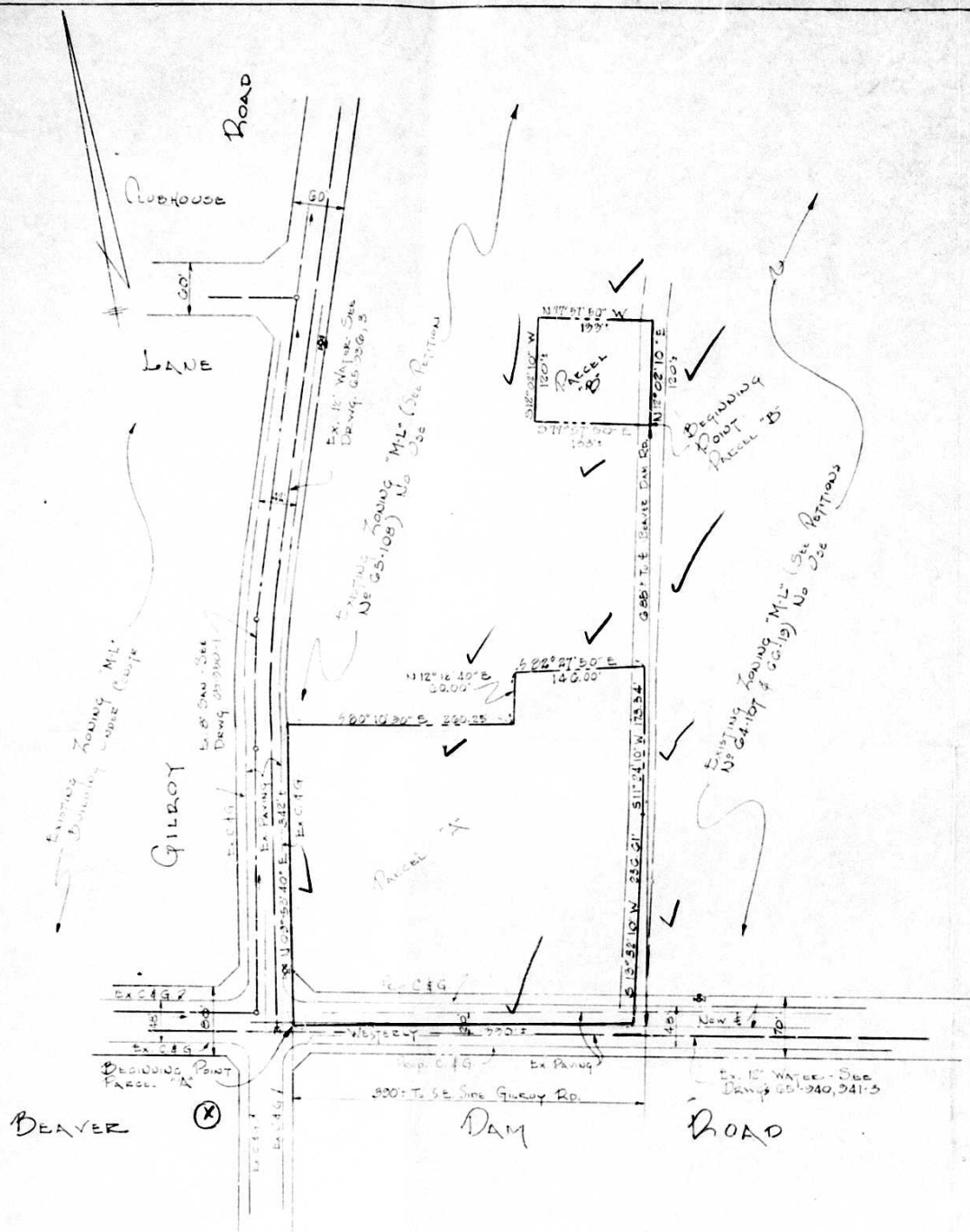
SUBJECT: Zoning Advisory Committee Meeting
Friday, November 29, 1968

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

Ellsworth N. Dyer, P.E.
Chief, Bureau of Engineering

END:ENW
Enclosures





GENERAL NOTES

1. AREA of Parcel "A" = 2.23 AC.; AREA of Parcel "B" = 0.37 AC.
2. EXISTING ZONING of PARCELS "R-30"
3. EXISTING USE of PARCELS "RESIDENTIAL" (Parcel "A"); "No Use" (Parcel "B")
4. PROPOSED ZONING of PARCELS "M-L"
5. PARCELS WILL BECOME A PART of GREATER BALTIMORE INDUSTRIAL PARK, SECTION 4.

#69-148R

OFFICE COPY

MAP
#8
SEC. 3-D
NW-17-C

ML

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
BEAVER DAM ROAD & GILROY ROAD
ELECTION DISTRICT 8 BALTIMORE COUNTY, MD.
SCALE: 1"=100'
Nov. 4, 1968

