

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Harry U. Reipe, Jr., legal owner of the property situate in Baltimore County and which is described in the description and 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 Business Local zone to an Business Major zone, for the following reasons:

Change in 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 _____

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.

DATE 4/16/69 of March 1969

Address _____

Contract purchaser _____

Address Jones Road

Bradenhaw, Md.

Petitioner's Attorney _____

Address _____

DATE 4/16/69 of March 1969

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of March 1969, 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 the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the _____ day of April 1969, at 10:30 o'clock

A.M.

Zoning Commissioner of Baltimore County.

(over)

10:30A
4/17/69

10:30A

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Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of changes in the area

the above reclassification should be had, and it further appearing that by reason of

Special Exception from _____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day

of _____ April _____ 1969, that the herein described property or area should be and

be same is hereby reclassified; from a _____ BL zone to a _____ BM

zone, and a Special Exception from _____ should be granted.

_____ from and after the date of this order, subject to approval of the site plan by the

State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

DEPUTY Zoning Commissioner of 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 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 _____ day

of _____ 1969, 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 _____ zone, and/or the Special Exception for _____

_____ be and the same is hereby DENIED.

DOLLEBERG BROTHERS

Registered Professional Engineers & Land Surveyors

709 WASHINGTON AVENUE AT YORK ROAD

TOWSON, MD. 21204

January 24, 1969

Zoning Description

All that piece or parcel of land situate, lying and being in

the Eleventh Election District of Baltimore County, State of Maryland

and described as follows to wit:

Beginning for the same on the northwest side of Pulaski Highway

at the distance of 1550 feet northeasterly measured along the north-

west side of Pulaski Highway from the center of Jones Road and

running thence and binding on the northwest side of Pulaski Highway

North 45 degrees 26 minutes East 295 feet, thence leaving said Highway

and running North 44 degrees 34 minutes West 356.75 feet to the south-

east right of way line of the Baltimore and Ohio Railroad, thence

binding on said right of way line the three following lines vizi:

South 46 degrees 19 minutes West 100 feet; South 47 degrees 13 minutes

West 99.50 feet and South 46 degrees 33 minutes West 104 feet and

thence leaving said railroad and running South 45 degrees 34 minutes

East 30 feet to the place of beginning.

Containing 2.5 Acres of land more or less.

Being the property of the petitioners herein as shown on a plat

filed in the office of the zoning department.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 24, 1969

Mr. Harry U. Reipe, Jr.,
Jones Road
Bradenhaw, Maryland 21021

Oliver L. Myers
Chairman

MEMBERS

BUREAU OF ENGINEERING

BUREAU OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

RE: Type of Hearings Reclassification
from Business Local to Business Major
Location: 82 1/2 Pulaski Hwy., 1550'
N. of center line Jones Rd.
District: 11th
Petitioners: Harry U. Reipe, Jr.
Committee Meeting of February 11, 1969
Item 18A

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 subject property is presently unimproved with the property to the east improved with two large warehouse buildings for the Belair Moving & Storage Company. Immediately to the west is a one-story frame dwelling and to the north a railroad right-of-way. Existing to the south is vacant land with a truck terminal approximately 500' west of this site. The frontage along the subject site is not improved with curb and gutter.

BUREAU OF ENGINEERING:

Highways:

Access from Pulaski Highway, U.S. Route 40, at State Road. Private residential drive through property requires relocation.

Storm Drains:

Property surface drains to Pulaski Highway roadside ditch. Functional, but inadequate for full development at present zoning.

Water:

Public facilities not available.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE		INVOICE No. 62137
Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		DATE April 7, 1969
TO: Bel Air Moving & Storage Co. U.S. Rt. 40 East Bradenhaw, Md. 21021		Zoning Dept. of Baltimore County
REPORT TO ACCOUNT NO. 01-622	QUANTITY	TOTAL AMOUNT
ADVERTISING AND POSTING OF PROPERTY FOR HARRY U. REIPE, JR. #69-267-2		43.25
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE		INVOICE No. 60893
Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		DATE April 7, 1969
TO: Bel Air Moving & Storage Co. U.S. Rt. 40 East Bradenhaw, Md. 21021		Zoning Dept. of Baltimore County
REPORT TO ACCOUNT NO. 01-622	QUANTITY	TOTAL AMOUNT
Petition for Reclassification for Harry U. Reipe, Jr. #69-267-2		56.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

Mr. Harry U. Reipe, Jr.,
Jones Road
Bradenhaw, Maryland 21021
RE: Item 18A
February 24, 1969

BUREAU OF ENGINEERING: (Continued)

Sanitary Waste Disposal:

Public facilities not available.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject petition indicates that the land is presently zoned BL and the petition is requesting BM zoning. A change from BL to BM should not create any major increase in trip density.

BOARD OF EDUCATION:

No bearing on school population.

HEALTH DEPARTMENT:

There are no public water or sewers in this area. It appeared that the existing sewerage system is failing; therefore, prior to approval of any building applications for this tract, soil percolation tests must be conducted to determine the suitability of the soil for underground sewage disposal.

BUILDING ENGINEER'S OFFICE:

Plans must conform with Baltimore County Building Code.

FIRE DEPARTMENT:

Any use that petitioner would propose for site shall meet all Fire Department regulations.

STATE ROADS COMMISSION:

An inspection at the subject site revealed an entrance opposite the median crossover in Pulaski Highway.

Mr. Harry U. Reipe, Jr.,
Jones Road
Bradenhaw, Maryland 21021
RE: Item 18A
February 24, 1969

STATE ROADS COMMISSION: (Continued)

The plan has a note which reads: "No new entrances planned at this time." The State Roads Commission must know if the developer plans to use the existing entrance, in which event the entrance must be reconstructed in accordance with State Roads Commission Policy and Standards. If this entrance is not to be used, then it must be closed with a permanent barrier.

The plan must be revised to indicate the entrance and how it is to be treated prior to a hearing date being assigned.

ZONING ADMINISTRATION DIVISION:

In view of the comments by the State Roads Commission, this office is withholding a hearing date until such time as those comments are complied with.

Very truly yours,

Oliver L. Myers, Chairman

OLH:JD

Enc.

OFFICE OF



THE TOWSON TIMES

TOWSON, MD. 21204 March 27, 1969

THIS IS TO CERTIFY, that the annexed as emulsion of
John G. Rose, Zoning Commissioner of
Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for One ~~SEVEN~~
week before the 27th day of March, 1969, that is to say, the same
was inserted in the issue of March 20, 1969.

STROMBERG PUBLICATIONS, Inc.

By *Ruth Morgan*

PETITION FOR
RECLASSIFICATION
11th DISTRICT
ZONING: From R.L. to B.M.
Zone.
LOCATION: Northwest side of
Palmer Highway, 1550 feet
Northwest of Jones Road.
DATE & TIME: Monday,
April 7, 1969 at 10:30 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations of
Baltimore County, will hold a public
hearing:
Proposed Zoning: B.M.
Proposed Zoning: B.M.
All that parcel of land in the
Eighth District of Baltimore
County
Beginning for the same on the
northwest side of Palmer Highway
at the distance of 1550 feet
northwestward along the north-
west side of Palmer Highway
from the center of Jones Road and
running thence and ending on the
northwest side of Palmer Highway
North 45 degrees 15 minutes West
100 feet, thence bearing and
distance South 45 degrees 15
minutes West 100 feet, thence
bearing and distance South 45
degrees 15 minutes West 100 feet
to the southeast right of way line of
the Baltimore and Ohio Railroad,
thence bearing and distance South
45 degrees 15 minutes West 100
feet, thence bearing and distance
South 45 degrees 15 minutes West
100 feet, South 47 degrees 15
minutes West 100 feet and South
48 degrees 15 minutes West 100 feet
and thence bearing and distance
South 48 degrees 15 minutes West
100 feet, thence bearing and
distance South 48 degrees 15
minutes West 100 feet to the place
of beginning.
Containing 2.3 Acres of land more
or less.
Being the property of Harry U.
Rose, Jr., as shown on plat plan
filed with the Zoning Department,
Baltimore County, Maryland, April 7,
1969 at 10:30 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.
BY ORDER OF
JOHN G. ROSE,
Zoning Commissioner of
BALTIMORE COUNTY
March 30, 1969

PETITION FOR RECLASSIFICATION
11th DISTRICT
ZONING: From R.L. to B.M.
LOCATION: Northwest side of Pal-
mer Highway, 1550 feet Northwest of
Jones Road.
DATE & TIME: Monday, April 7,
1969 at 10:30 A.M.
PUBLIC HEARING: Room 106, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.
The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations of
Baltimore County, will hold a public
hearing:
Proposed Zoning: B.M.
Proposed Zoning: B.M.
All that parcel of land in the
Eighth District of Baltimore Coun-
ty
Beginning for the same on the
northwest side of Palmer Highway
at the distance of 1550 feet north-
westward along the north-
west side of Palmer Highway
from the center of Jones Road and
running thence and ending on the
northwest side of Palmer Highway
North 45 degrees 15 minutes West
100 feet, thence bearing and dis-
tance South 45 degrees 15 minutes
West 100 feet, thence bearing and
distance South 45 degrees 15 min-
utes West 100 feet, South 47 de-
grees 15 minutes West 100 feet and
South 48 degrees 15 minutes West
100 feet, thence bearing and dis-
tance South 48 degrees 15 minutes
West 100 feet, thence bearing and
distance South 48 degrees 15 min-
utes West 100 feet to the place of
beginning.
Containing 2.3 Acres of land more
or less.
Being the property of Harry U.
Rose, Jr., as shown on plat plan
filed with the Zoning Department,
Baltimore County, Maryland, April 7,
1969 at 10:30 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.
By order of
JOHN G. ROSE,
Zoning Commissioner of
BALTIMORE COUNTY
Mar. 30.

CERTIFICATE OF PUBLICATION

TOWSON, MD. MAR 20 1969

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 time ~~seven weeks~~ before the 7th
day of April, 1969, the said publication
appearing on the 20th day of March
1969.

THE JEFFERSONIAN

John G. Rose
Manager

Cost of Advertisement, \$.

Mr. Harry U. Rose, Jr.
James Road
Baltimore, Maryland 21080

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this

day of March, 1969

John G. Rose
JOHN G. ROSE,
Zoning Commissioner

Petitioner *Harry U. Rose, Jr.*

Petitioner's Attorney

Reviewed by

Oliver L. Myers
Chairman of
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#69-207-R

District 11th

Post'd for: *Harry U. Rose Jr.* Date of Posting: *3-20-69*
10:30 A.M.

Petitioner: *Harry U. Rose Jr.*Location of property: *N.W. 1/4 of Culver's Highway 1550' N.E. Jones Rd*

Location of Sign: *(1) Posted on Left Side of the Entry, March 20, 1969*
along Culver's Highway

Remarks:

Posted by: *Paul H. Hoss*
Signature

Date of return: *3-25-69*

ZONED R6

BALTIMORE AND OHIO

RAILROAD

ZONED BL
RESIDENTIAL USE

UNIMPROVED
PROPOSED USE:
FUTURE WAREHOUSE DEVELOPMENT

ZONED BM

ZONED BL
COMMERCIAL USE

1558' FROM CENTRELINE
OF JONES ROAD

NO NEW ENTRANCES PLANNED AT THIS TIME
N. 45°-26'E 295'

N. 44°-34'W 356.73'
EXISTING SEPTIC SYSTEM

EXISTING WAREHOUSE

EXISTING WAREHOUSE

EXISTING ENTRANCE

PULASKI

MEDIAN

HIGHWAY

EXISTING PAVING

EXISTING PAVING

#69-207R

OFFICE COPY

ZONING PLAT
PROPERTY LOCATED
IN
11TH DISTRICT-BALTO. CO. MD.
2.5 ACRES ±

Map #11
Sec "C"
BM



EXISTING ZONING
PROPOSED ZONING

BL.
BM. FOR FUTURE WAREHOUSE DEVELOPMENT

SCALE 1"=50' JANUARY 22, 1969
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE TOWSON MD

