FILED OCT 31 1952

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO A "D" RESIDENCE ZONE - Property located Northwest of Intersection of Philadelphia Road and Chesaco Ave., 14th District - A. J. Seling, Chas. E. Seling and Lawrence Seling and The Hooper Co., Petitioners

NOTICE OF APPEAL

10/31/52

To the Zoning Commissioner of Baltimore County:

The Petitioners in the above matter, feeling aggrieved by the decision of the Zoning Commissioner, desire to appeal same to the Board of Zoning Appeals.

Please note and enter appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner of Baltimore County in the above matter, dated Oct. 24, 1952.

James J. Lindsay
Attorney for Petitioners
James J. Lindsay

True Copy-Test:

Zoning Commissioner
of Baltimore County

#2359

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO A "D" RESIDENCE ZONE - Property located Northwest of Intersection of Philadelphia Road and Chesaco Ave., 14th District - A. J. Seling, Chas. E. Seling and Lawrence Seling and The Hooper Co., Petitioners

The property which is the subject of this petition lies to the northwest of the intersection of Philadelphia Road and Chesaco Avenue, Rosedale, Fourteenth District. The residential development in the area is predominantly cottage with the exception of a small group house area between the Philadelphia and Old Philadelphia Roads in the Neighbors Avenue section and a development of semi-detached houses now under construction near the intersection of Hazelwood and Kenwood Avenues. The contour of the land is rugged, the fall toward Red House Run being approximately 10%.

The Red House Run Interceptor Sewer which would serve this property also serves portions of the Bel Air Road and the Parkville sections. This Sewer, according to the Metropolitan District, was designed for 25 persons per acre. Information is to the effect that the pumping station handling the sewage from this Interceptor is inadequate. In addition to the property in question there is much undeveloped land in this watershed which, if developed, will contribuate sewage to this Interceptor.

Testimony introduced at the hearing by residents of the area was to the effect that the storm water drainage problem existing in Red House Run is a serious one. The Run is a winding one and even though the State Roads Commission is constructing a new bridge at the intersection of the Run with Philadelphia Road there is still much work to be done in straightening out the present channel in order to alleviate this drainage problem. In addition to the sewerage and storm water drainage problems, the facilities such as schools, shopping areas and transportation are inadequate to take care of such a large and concentrated development.

In view of the foregoing it is the opinion of the Zoning Commissioner of Baltimore County that the reclassification of this property to allow the construction of group houses would be detrimental to the general welfare of the community and should be denied. However, it is the opinion that the development of this property with semi-detached houses in accordance with the requirements of the Planning Commission will not unduly tax the public utilities and other facilities of the area and would appear to be a reasonable development of the land.

It is ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of October, 1952, that the above petition for reclassification from an "A" Residence Zone to a "D" Residence Zone be denied. However, in accordance with the power and authority in me vested as Zoning Commissioner of Baltimore County, I hereby grant the reclassification of the property hereinafter described, from an "A" Residence Zone to a "B" Residence Zone, subject to the filing of a plan approved by the Baltimore County Planning Commission for the development of this property:

All that parcel of land described in the petition saving and excepting therefrom that portion more particularly described, beginning at the beginning of the sixth or North 13 degrees 56 minutes 10 seconds West line of the land described in this petition running running thence and binding on said line 329.32 feet, thence North 58 degrees 55 minutes 53 seconds east 1200 feet, more or less, to the westernmost side of a 60 foot roadway and binding thereon and running in a southerly direction a distance of 370 feet, more or less, to intersect the northernmost side of a 60 foot roadway there situate and binding thereon and running in a westerly direction 1470 feet to beginning. Being that portion outlined in "Blue" on plot plan filed with petition and made a part of this Order.

Zoning Commissioner
of Baltimore County

#2359

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:—

I, or we, the undersigned (The Hooper Co. et al) legal owner... of the property situate in the Fourteenth District of Baltimore County, description of which is attached hereto and made a part hereof,

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "A" Residence zone to an "D" Residence zone.

Reasons for Re-Classification: Development of the land

Size and height of building: front .... feet; depth .... feet; height .... feet.

Front and side set backs of building from street lines: front .... feet; side .... feet.

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification, 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.

THE HOOPER COMPANY

By: E. V. ... President
Legal Owner of the portion of the herein described tract which is not owned by the Selings

A. J. Seling
Charles E. Seling
Lawrence Seling
Legal Owners of a portion of the herein described tract.

Address ....

J. J. Lindsay

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of September 1952, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the 6th day of October 1952, at 11:00 o'clock A. M.

Zoning Commissioner of Baltimore County

10/6 11 A.M.

(over)

(6-SIGNS)

DESCRIPTION OF LAND TO BE RE-CLASSIFIED FROM AN "A" RESIDENTIAL ZONE TO A "D" RESIDENTIAL ZONE - THE HOOPER COMPANY

BEGINNING for the same at the end of the third or north 67 degrees 11 minutes east 25 and 58/100ths foot line of the tract of land described in deed to Ethel Hodges dated November 4, 1949 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1794 folio 377 and running thence and binding on the outlines of the several tracts of land comprising this development or subdivision as shown on the plat filed with the Zoning Commissioner of Baltimore County the following courses and distances, viz: *north 33 degrees 06 minutes 40 seconds west 308 and 41/100ths feet, north 50 degrees 18 minutes 10 seconds east 148 and 5/10ths feet, north 33 degrees 47 minutes 10 seconds west 740 and 65/100ths feet, north 21 degrees 22 minutes 00 seconds east 485 and 96/100ths feet, north 20 degrees 28 minutes 10 seconds west 656 and 65/100ths feet, north 13 degrees 59 minutes 10 seconds west 329 and 32/100ths feet, north 58 degrees 55 minutes 53 seconds east 1958 and 7/10ths feet, north 17 degrees 17 minutes 18 seconds west 82 and 5/10ths feet, south 73 degrees 47 minutes 18 seconds east 726 feet, south 6 degrees 42 minutes 42 seconds west 70 and 95/100ths feet, south 57 degrees 12 minutes 42 seconds west 99 feet, south 0 degrees 22 minutes 42 seconds west 110 and 55/100ths feet, south 29 degrees 07 minutes 42 seconds west 166 and 65/100ths feet, south 16 degrees 37 minutes 18 seconds east 277 and 2/10ths feet, south 61 degrees 48 minutes 00 seconds east 66 feet, north 81 degrees 52 minutes 00 seconds east 103 and 95/100ths feet, north 79 degrees 37 minutes 00 seconds east 82 and 5/10ths feet, south 0 degrees 02 minutes 00 seconds west 240 and 9/10ths feet, south 21 degrees 17 minutes 00 seconds west 165 feet, south 46 degrees 27 minutes 00 seconds west 99 feet, south 45 degrees 00 minutes 00 seconds west 303 and 6/10ths feet, south 35 degrees 52 minutes 41 seconds west 540 feet, south 4 degrees 36 minutes 10 seconds west 50 and 41/100ths feet, south 40 degrees 48 minutes 50 seconds west 829 and 25/100ths feet and south 17 degrees 58 minutes 00 seconds east 275 feet, thence leaving the outline of the tract and running southwesterly by a straight line 950 feet, more or less, to the place of beginning.

The courses used in describing the above tract of land are according to the True Meridian as established in the Baltimore County Metropolitan District.

PETITIONERS' EXHIBIT NO. 1

PARKER W. FRAMES
INGRAHAM M. KNIGHT
PHONE, SARATOGA 2284-5

THE OFFICE OF
PARKER W. FRAMES
REALTOR
LORD BALTIMORE HOTEL
MEZZANINE FLOOR
BALTIMORE 3, MD

SALES - RENTALS - APPRAISALS
FACTORIES - WAREHOUSES
INDUSTRIAL SITES
STORES - OFFICES

October 4, 1952

Mr. James J. Lindsay, Esquire
111 E. Fayette Street
Baltimore

Dear Mr. [redacted] Lindsay

In accordance with your request we submit the following report of our observations of industrial growth in the eastern section of Baltimore, inside the City line and extending eastward into the County, on both sides of the Pulaski Highway, from Edison Highway for a distance of approximately five miles into the County.

The industrial growth and activity in the above area exceeds that in any other section of the City or County. With the taking up of available land in the City for this growth and the accompaning moderate priced residential development necessary to supply labor, there has been an increasing demand for land for both industry and residential areas in the county where transportation and utilities can be obtained. To help supply this demand for industrial sites the Railroads have extended their lines and have acquired large acreage for resale to industry in diversified sizes, thus setting a pattern for further growth to the east and southeast.

As evidence of this development the following industries are among those that have located in the area since 1942:

1601 Edison Highway Lord Baltimore Press - Lrinters
1100 Erdman Avenue C. Hoffberger - fuel distributors
4309 Erdman Avenue Clandennin Bros. - Copper & brass
4211 Erdman Avenue Ackerman & Baynes - Sheet Metal
Monument & Kresson Sts. Whitehead Metal Products - warehouse
NEC Monumnet & Kresson Sts - General Motors Parts - warehouse
SEC Kresson & Ashland A.M. Castle - Steel warehouse
Monument St. - East of Kresson - Truscon Steel - warehouse
Monumnent St.- East of Kresson - J.J.Haines - floor coverings
Monument St. & Pulaski Hy. - Steel Specialties Co. warehouse
SEC Kresson & Pulaski Hy. - Merchants Terminal - Cold Storage
Pulaski Hy. west of Erdman Ave.- E. A. Kaestner - Dairy Equip.
Pulaski Hy. west of Erdman Ave.- Milcor Steel - warehouse
South side Erdman Ave. -Pulaski Hy to North Point Road
- Savage Truck Lines - terminal
- Riggs, Distler CO - sheet metal
- Alexander Smith Co. - floor coverings
- Vulcan Rail & Const. Co. - steel erectors
- Hill Chase - warehouse steel supplies
- Acme Venetian Metal Products Co. - blinds

L.D. #1

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South Side Erdman Avenue - Pulaski Hy. to North Pt. Road
- Air Brakes & Controls - Brake equip.
North Point Road - S. of-B & O - Superior Fireplace Co.-mfg.
- Baltimore Steel Co. - fabricators
- Bendix Aviatiob - electronic equip.
Pulaski Hy. & Debelius - Gosman Co. soft drink bottlers
North Point Rd. & Pulaski Hy. - Trucking center for numerous truck lines
6505 Pulaski Hy. - Paramount Mfg. Co.- Mfgs. chrome ware
North Point Road & PRR - Kiekofer Container Co. mfgs. paper boxes
7109 Pulaski Hy. - Idzi - Mfg. store fixtures
7306 Pulaski Hy. - General Motors Co. Highway Moors Corp.
7111 Pulaski Hy. - United Distributors - Floor ttile dist.
7120 Pulaski Hy. - Fallsway Spring & Equip. - sales & service
7800 Pulaski Hy. - Jos. J. Martin - Machinists
Pulaski Hy. & Race Road - Helwig & Leitch - mfg. food products
8531 Pulaski Hy. - Alban Tractor - sales & service
8643 Pulaski Hy. - Diecraft - Tool and die mfg.
8645 Pulaski Hy. - Industrial Container Corp. - box mfg.
Pulaski Hy. & Race Road - Marietta Concrete Products - mfg.

In addition to the above there have been a number of industries that have located plants or purchased land for future plants along the new North Point Spur of the Pennsylvania Railroad, between Eastern Avenue and Sparrows Point. However, many industries prefer to locate near the truck routes which use the Pulaski Hy. and along the main lines of the railroads paralleling the Pulaski Highway.

Yours very truly,

Parker W. Frames
Parker W. Frames.

PWF:F

PETITIONERS' EXHIBIT NO. 5

MORTON MACHT
11 EAST FAYETTE STREET
BALTIMORE 2, MARYLAND

December 15, 1952

Dear Mr. Funk:

With reference to the tract of land which we have been discussing consisting of about 116 acres lying to the north of Philadelphia Road (east of Rosewick Avenue) in the vicinity of Red House Run, which tract is the subject of re-zoning proceedings now being conducted to change the zoning to a group house classification.

We understand from you that the existing sanitary sewer line that would serve this tract (Red House Run Interceptor Sewer) is now of sufficient size and capacity to take care of the sewage from the above tract developed entirely as a group house project as well as the other areas for which this sewer was designed and constructed but that, because of variable factors, you feel that it might be necessary, if this tract is developed with group houses, to replace one of the existing pumps in the Red House Run Sewer Pumping Station with a larger pump, in order to assure that the other areas for which this sewer is intended will not be affected when developed and improved. We further understand that if we agree to stand the expense of so replacing one of such existing pumps with a larger pump of size to be determined by your office, you will approve and sanction the use of the existing interceptor sewer for the disposal of the sewage from the above 116 acre tract developed as a group house development.

Your confirmation of the above will be appreciated.

Yours very truly,

Morton Macht

Mr. John Funk
Director of Public Works
Baltimore County
Towson 4, Maryland

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