

To The Zoning Commissioner of Baltimore County:—

Hobb, his wife,
his legal owner,

of the property situated
in the Eighth Election District of Baltimore County, lying on the
westernmost side of York Turnpike Road, and described as follows:

(SEE PARCEL SHEET FOR DESCRIPTION)

All that acreage of land in the Eighth District of Baltimore County on the west side of York Road beginning 388 feet south of Warren Road if continued westerly; thence northerly and biding on the west side of York Road 1885 feet; thence north 89 degrees 30 minutes west 501 feet to the east side of Pennsylvania Railroad right-of-way thence southerly and along on said right-of-way 1580.80 feet; thence south 77 degrees 00 minutes west 75.00 feet; thence south 13 degrees 00 minutes west 30 feet; thence south 77 degrees 00 minutes west 80.00 feet.

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" residential zone to an "R-1" light residential zone.

Reasons for Reclamation: That the subject property is virtually surrounded by commercial and industrial enterprises, and the few remaining residential properties in the immediate vicinity have largely lost their desirability as residential properties and their present highest utility is for light industrial or commercial use; that the subject property is by virtue of the character of the surrounding area no longer desirable for residential or agricultural use.

Present buildings of no consequence for industrial use.

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification, 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.

Ronald M. Hobb
Rathilde M. Hobb Local Owner

Address York Road,
Cockeysville, Maryland.

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of January, 1954, 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the 21th day of February, 1954 at 10:00 o'clock A. M.

Zoning Commissioner of Baltimore County

Petition No. 2881 District No. 8
Processed by D. Stanton
Hearing Scheduled Yes., Feb. 24, 1954

Attention: Mr. Dill

Subject of Petition: From A to F (Light Industrial) on W.S. of York Road -
388' S. of Warren Road

Comments:

The property under consideration is located near the center of a community where it is expected that considerable further residential development will take place. Immediately opposite the site, on the east side of Ford Road, is a growing residential area, in the center of which is the Cockeysville Elementary School, presently being enlarged by the addition of two new wings. With the further construction of the Harrisburg Expressway, this new road will absorb the through traffic now using the Ford Road and the latter will revert to a community road. In order to insure the sound development of the community and to provide for future expansion along the west side of the Ford Road, the property under consideration should be reserved for residential development, particularly in view of the existing residential use in the area, the location of the school, and the proximity of the community center.

The portion of the property south of Warren Road and along the railroad right-of-way is considered suitable for restricted light industrial development. A large area immediately to the south is zoned for industrial use and the railroad and new expressway to the west would provide the necessary transportation facilities.

a. That portion of the property south of an extension of the center line of Highway 2000.

b. That portion of the property immediately north of an extension of the center line of Warren Road, but west a line 425' to the west of, and parallel to York Road and south of a line 300' to the north of and parallel to an extension of the center line of Warren Road.

It is further recommended that if the petition is granted, it be subject to the submission of plans, approved by the Planning Commission and the State Roads Commission, showing satisfactory arrangements for entrances and exits and off-street parking and service areas, and set-backs.

2-22-154 bb

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, being an extension of an
existing light industrial zone, the granting of which will not be detrimental
to the safety and general welfare of the community and not "spot zoning"

----- IN PART -----

It Is Ordered by the Zoning Commissioner of Baltimore County, this 30th day of April, 1974, that part of that part of hereinafter described area, that the above described property or area should be and the same is hereby reclassified from and after the date of this Order, from a "A" Residence zone

to a T.T. Right Industrial the property reclassified being more particularly described as follows: beginning at a point on the west side of York Rd 358 feet south of Warren Road, thence N 77° 20' East 229.56 feet, thence N 13° E 30 feet, thence N 77° West 795.08 feet to the east right-of-way of the Pennsylvania Railroad, thence northerly, on the east right-of-way of Pennsylvania Railroad S 17° 26' East 1590.2 feet thence S 59° 30' East 381 feet to a point 200 feet from York Rd, thence S 24° 20' East 224.24 feet, thence S 24° 20' East 200 feet to the west side of York Road, thence southerly and binding on the west side of York Road 358 feet to beginning.

William N. Adams
Zoning Commissioner
of Baltimore County

-----the above re-classification should NOT be had

.....19...., that the above petition 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.

Approved: _____
County Commissioners of Baltimore County

Date MAY 12 1954 By W. D. Sullivan Agent

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th Date of Filing: 2-10-54
 Re: An A. Residence owned by "Sgt. Industrial Zone"
 Position: Donald B. Webb, 4 Mathews Ave. 7401
 Posted for: 1. Issuance of property tax \$83.45 of taxes for 1st of year 1954 on
the W. of 7th St. 1954. See Black
 Location of Sign: on sign 388 S. Grand and on sign 388 S. Grand
1720 ft. N. of 7th St. and on sign 388 S. Grand
 Remarks:
 Posted by: George R. Hammond Date of return: 2-11-54

FEB 15 1954 2881
CERTIFICATE OF PUBLICATION

TOWSON, MD. *Feb. 11, 1954*

THIS IS TO CERTIFY That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of *two* successive weeks before the *26* day of *Feb.* 195*4*, the first publication appearing on the *5* day of *Feb.* 195*4*.

The UNION NEWS
H. K. [Signature]
 Manager.

Baltimore County Planning Commission
303 Washington Avenue
Crown 4, Maryland

WILLIAM W. MACVICAR, CHAIRMAN
ALONZO G. DECKER, JR., VICE-CHAIRMAN
JAMES E. CODY
AUGUSTINE J. MULLEN
JOHN K. RUFF

MALCOLM H. DILL, DIRECTOR

May 6, 1951

MEMORANDUM

TO: Wilsie Adams

FROM: Malcolm H. Dill

I wish to offer the following comments on the petition for rezoning of the Habb tract across from the Cookleville School on York Road. They are based on my inspection of the site with you and on subsequent office study.

We think it would be satisfactory to rezone for light industry that part of the tract south of the drainage course which runs westward from a few hundred feet north of Warren Road. A typical flood control strip should be left here in connection with any development of the area, the width to be determined by the Storm Drainage Department. This strip would form a logical boundary between light industrial and residential use to the north of it.

To think it would be a mistake to put industrial zoning across from the elementary school, (the permanence of which is confirmed by its recent enlargement), and from existing residences opposite the northern part of the tract in question. A suggested layout for development of this residential part of the property is appended hereto. It indicates lots backing onto the railroad which, in part at least, is in a cut below it would be the lots. We doubt that the non-residential activities across the railroad and further north, between the railroad and York Road, are such as to preclude satisfactory use of this part of the property for residential development.

If the new zoning regulations were now in effect we would recommend that the southerly part of the tract be put in the M. R. Restricted Manufacturing Zone because of the imminence of adoption of these regulations. In view of the nearness of the school and residential development to this site we suggest that, if you decide to grant industrial zoning, it should be subject to the same conditions which are included in the proposed M. R. Zone. In several cases property owners in the M. R. Zone and in the surrounding comparable situations have agreed to meet voluntarily the specifications of the M. R. Zone. I believe that it would be reasonable to make such a re-

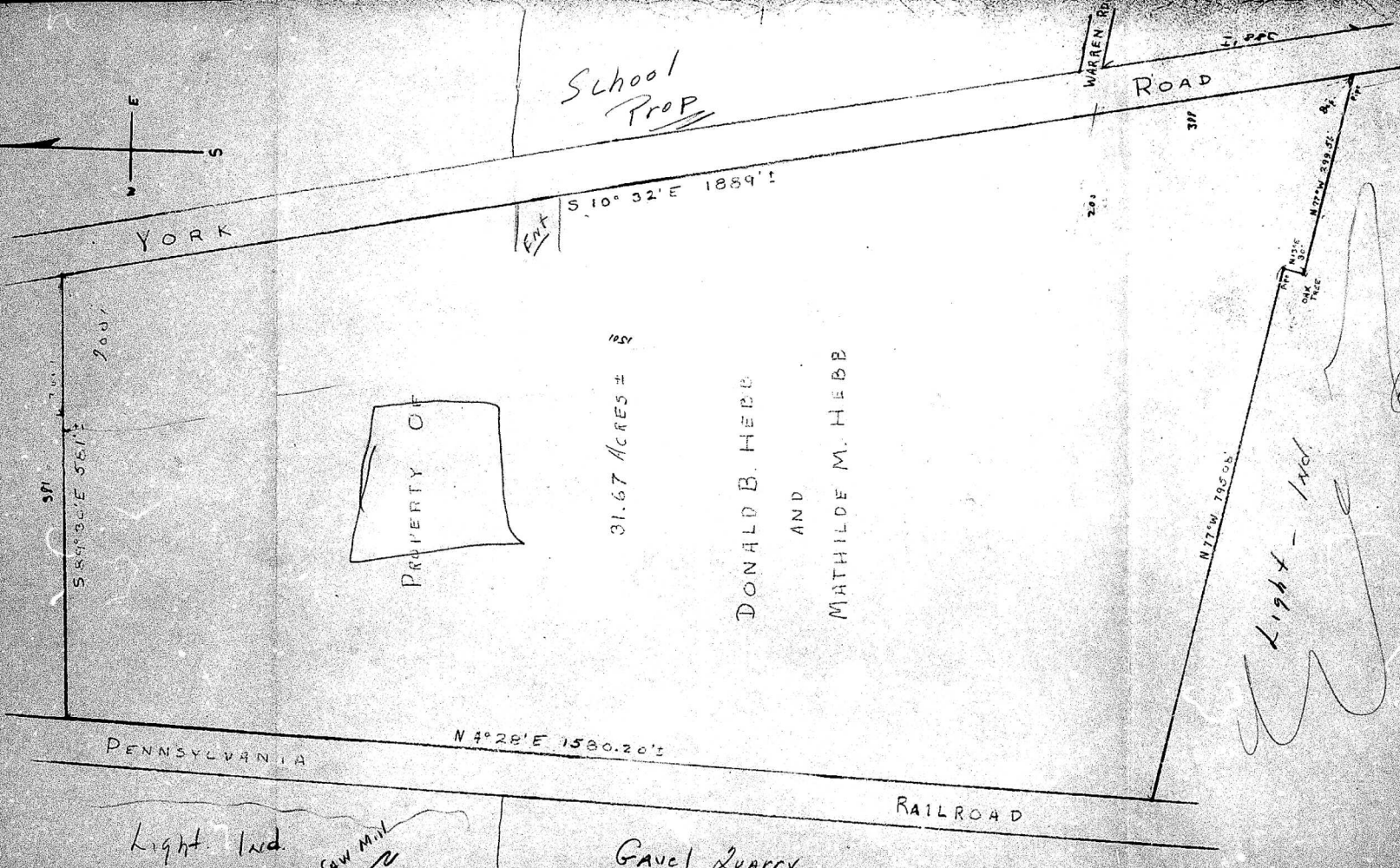
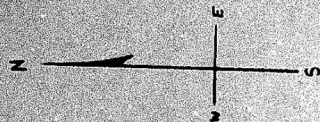
\$29.00

RECEIVED of Nylander & Nylander, attorneys for Donald B. Webb and Mathilde Webb, his wife, petitioners, the sum of Twenty Nine (\$29.00) Dollars, being cost of petition for reclassification of property, west side of York Road, beginning 388 feet south of Warren Road if continued westerly, 8th District, Baltimore County, Maryland.

Yoning Conclusions:

Hearing:
Wednesday, February 24, 1954
at 10:00 a.m.
Reckord Building
Towson, Md.

PAID
FEB 1 - 1964
COUNTY COMMISSIONER
OF BALTIMORE COUNTY
BY *Paul B. Burrell*



SCALE: 1" = 100'

Compiled from Deeds



