

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—
Robert F. W. Heacock and
Mabel A. Heacock, his wife, legal owners of the property situate

In the Second Election District of Baltimore County, beginning on the southeast side of Old Court Road 850 feet southwest of Liberty Road, running southeast 245 feet northeast 115 feet southeast 708.7 feet southwest 412.73 feet northeast 722 feet to Old Court Road and northeasterly 251 feet 6 inches to the place of beginning.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "M-1" zone to an "M-2" zone.
Reasons for Re-Classification: For the assembly of electrical appliances, electric instruments and devices and for the manufacture of certain articles from wire, sheet metal, plastic and the like.

Size and height of building: front 160 feet, depth, 225 feet, height 22 feet.
Front and side set backs of building from street lines: front 75 feet, side 50 feet.
Property to be posted as prescribed by Zoning Regulations.

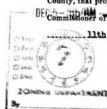
I, or we, agree to pay expenses of above reclassification, advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

The Rowan Controller Company

W. C. Wilkinson, President

Contract Purchaser

ORDERED BY The Zoning Commissioner of Baltimore County, this 15th day of January, 1956, 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 Record Building, in Towson, Baltimore County, on the 11th day of January, 1956, at 1:00 o'clock P.M.



(over)

RE: PETITION FOR RECLASSIFICATION FROM AN "M-1" Zone to a "M-2" Zone - S. S. Old Court Road, 850 feet W. Liberty Road, 2nd District - Robert F. Heacock and Mabel A. Heacock, Petitioners

OPINION

This is a petition for the creation of a "Manufacturing Restricted" Zone pursuant to Section 250 of the Zoning Regulations.

The property is located on the south side of Old Court Road "W" of Liberty Road and contains 2.5 acres.

In accordance with the Regulations the Petitioners filed with their petition a complete preliminary development plan showing the existing topography, proposed grading, screening and planting, extent, locations and character of proposed structures, uses and open areas.

A copy of this development plan was submitted to the Planning Commission and its recommendation in writing were made to the Zoning Commissioner. In its recommendations the Planning Commission "gave its general approval to this as being an appropriate application to the principle of the "M-2" Zone and in this particular location." It further stated: "It is understood that the proposed use involves no appreciable noise, dust, odor, or other objectionable qualities, which are characteristic of some types of industry."

As to the location we find that it is a proper one for this carefully restricted manufacturing zone.

The surrounding area has not yet developed. The property is close to existing commercial zoning on Liberty Road and the contour of the land is such as to prevent any deleterious effects on residential development which is planned west of the location.

The development plan provides a substantial setback from Old Court Road, ample off-street parking and suitable planting

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the plans as submitted having met the requirements of the M.B. (Manufacturing Restricted) Zone and the Office of Planning, having given its general approval

It is Ordered by the Zoning Commissioner of Baltimore County this 17th day of January, 1956, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from an "M-1" zone to an "M-2" zone.

any subject, to the submission of complete and final development plans to be approved by the Office of Planning before the issuance of any building permit in accordance with Section 250.5 of the Zoning Regulations.

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

the above re-classification should NOT be had: It is Ordered by the Zoning Commissioner of Baltimore County, this 17th day of January, 1956, 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 an "M-1" zone.

Approved _____ County Commissioners of Baltimore County

Date _____ By _____ President

THE OFFICE OF GORDON GILBERT POWER
113 COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

March 8, 1956

Mr. Wilsie H. Adams
Zoning Commissioner
Buildings & Zoning Department
of Baltimore County
303 Washington Ave.
Towson 4, Maryland

Re: Petition for Reclassification from an "M-1" Zone to a "M-2" Zone - S. S. Old Court Road, 850 feet W. Liberty Road, 2nd District - Robert F. Heacock and Mabel A. Heacock, Petitioners

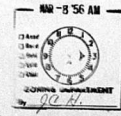
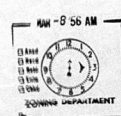
Dear Mr. Adams:

Please enter an appeal to the Board of Zoning Appeals from your Order dated Feb. 27th, wherein you grant reclassification in the above matter from an "M-1" (residence) Zone to an "M-2" (manufacturing restricted) Zone.

Very truly yours,
Gordon G. Power
Gordon G. Power
Attorney for Mr. and Mrs. Marion R. Price

Edward J. Reese, Jr.
Edward J. Reese, Jr.
Attorney for Theodore Julio

GGP:g



APPROVED:
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
Commissioner _____
Date SEP 11 1956

BOARD OF ZONING APPEALS OF BALTIMORE CO.

SEP 11 1956

which will result in an attractive layout which we believe will be pleasant and practical.

In this connection it is important to note that the Regulations require that the property be used strictly in accordance with the approved development plan and only for the uses set forth in our Order. This will protect the neighborhood against the possibility of any offensive or objectionable industrial operation.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 29th day of June, 1956, by the Board of Zoning Appeals of Baltimore County, ORDERED that the property described in the petition filed herein be reclassified and created as a "Restricted Manufacturing Zone" and,

It is further ORDERED that the proposed development plan filed herein is hereby approved with the specific requirement that buildings and grounds continue to be so maintained that they will not adversely affect visual properties, and,

It is further ORDERED that the following uses be permitted:

- Assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
- Manufacture, compounding, assembling, or treatment of articles of merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, film, fur, glass, hair, horn, leather, paper, pipe, plastic, precious or semi-precious metals or stones, sheet metal, excluding large stampings such as motor vehicle fenders and bodies, shells, textiles, tobacco, wax, wire, wood and yarns.

MICROFILMED

Baltimore County Planning Board

COUNTY OFFICE BUILDING
TOWNSHIP 4, MARYLAND

January 10, 1956

HERBERT H. FRANK
JOHN R. FINE
PAUL R. SANDERS
CLAUDE R. HILMAN
JUDITH E. WILSON
J. FRED REED
EDWARD G. WYATT

TO: Mr. Willie H. Adams
FROM: Mr. James J. Debeck
SUBJECT: Zoning Petition #396

The site which is proposed to be reclassified consists of approximately 92 acres and is located on the south side of Old Court Road, beginning 850 feet west of Liberty Road. The subject petition is in many respects similar to the recent petition filed by the Decker Corporation for an R. R. Zone in the 9th District.

The applicant intends to build a modern-type plant for the manufacturing and assembling of electrical instruments and controls. Some of the products are used in connection with the national defense program. The Federal Government requires industries engaged in national defense contracts to be located at what is felt to be a safe distance from possible bombing targets such as the central area of Baltimore City.

The building will be set back at least 130 feet from the center line of Old Court Road. The proposed plan makes ample provision, as is required by the Zoning Regulations, for offstreet parking for employees and visitors, for screening and planting, and for future expansion of the plant. We have been informed by the County Engineering Department that it has tentative plans for extension of the sewer westward on Old Court Road so that it would pass in front of this site. On the basis of these plans the applicant would probably have to make a contribution to the Sanitation sewer. It is understood that the daily water consumption of this plant will be low because of the very nature of the industry. However, as the amount of consumption is unknown, it is necessary that further investigation be made to determine the impact on the existing water mains.

It is understood that the proposed use involves no appreciable noise, dust, odors, or other objectionable qualities which are characteristic of some types of industry. The M. R. Zone regulations give ample protective insurance that uses can be limited to those specifically now indicated, and that such other specifications and requirements as the Zoning Commissioner and the Office of Planning may make as to

planting, setbacks, access, offstreet parking, etc., will be rigidly adhered to.

The Office of Planning believes that this petition by the Decker Corporation is a logical and appropriate application of the purpose for which the Office of Planning originally proposed this type of zone to be created, and for which the Board of County Commissioners adopted this zone as a part of the revised Zoning Regulations. The Office of Planning further believes that the conditions under which the Zoning Commissioner would grant the petition - for this specific proposed use alone, and subject to approved provision of adequate planting, lawn, parking space, etc. - are sufficient guarantees of consideration for the general welfare of the area.

In view of all the above factors, the Planning Board at its regular meeting of January 10th gave its general approval to this as being an appropriate application to the principle of the M. R. Zone and in this particular location.

JJD
JED

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AUG. 15, 1956

\$7.00

RECEIVED of Gordon G. Power the sum of seven (\$7.00) dollars, being cost of certified copy of petition and other papers in the matter of reclassification of property of Robert W. Hancock, and wife, south side of Old Court Road 850 feet west of Liberty Road, 2nd District.

Zoning Commissioner

01.623 Zoning Service Charge



December 15, 1955

\$35.00

RECEIVED of Francis T. Peach, the sum of Thirty-Five (\$35.00) dollars, being cost of petition for reclassification of Zoning Regulations, advertising and property posting, South side of Old Court Road, 850 feet West of Liberty Road, Second District of Baltimore County.

Zoning Commissioner of Baltimore County

HEARING:

Wednesday, January 11, 1956
at 1:00 P.M.

County Office Building - Room 109
111 W. Chesapeake Avenue
Towson, Maryland
cc: Robert W. Hancock
W. C. Wilkinson



March 13, 1954

\$50.00

RECEIVED of Gordon G. Power, Attorney for pro-stants, the sum of Fifty (\$50.00) dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner granting the reclassification of property on south side of Old Court Road, 850 feet west of Liberty Road, 2nd District.

Zoning Commissioner



OFFICE OF
THE BALTIMORE COUNTEAN
THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGUS
Catonville, Md.
No. 1 Newburg Avenue
CATONVILLE, MD.

January 4, 1956
THIS IS TO CERTIFY, that the annexed advertisement of Willie H. Adams, young Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 12 day of January 1954, that is to say the same was inserted in the issues of
December 23 and 30, 1955.

True copy-test:
William H. Adams Zoning Commissioner of Bal. Co. Co.
TH. BALTIMORE COUNTEAN
By Paul J. Morgan
Editor and Manager

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#3696

District: 2nd Date of Posting: Dec. 14, 1955
Posted for: An "R-6" Zone to a "M.R." Zone
Petitioner: Robert W. Hancock
Location of property: St. 3, Old Court Road, 850 feet W. Liberty Road, etc. sec plat
Location of Signs: South side of Old Court Road 850 feet W. Liberty Road
Remarks: _____
Signed by: George R. Russell Date of return: Dec. 15, 1955
Signature

True copy-test:
William H. Adams
Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#3696

District: 2nd Date of Posting: 12-14-55
Posted for: An "R-6" Zone to an "M.R." Zone
Petitioner: Robert W. Hancock
Location of property: St. 3, Old Court Rd. by 850 ft W. of Liberty Road
Location of Signs: South side of Old Court Rd. 850 ft west of Liberty Road
Remarks: _____
Signed by: George R. Russell Date of return: 12-15-55
Signature

TENTATIVE PLAN **ROWAN CONTROLLER COMPANY**

2ND ELECTION DISTRICT
 SCALE 1" = 50'

BALTIMORE COUNTY, MD.
 NOVEMBER 23, 1955

FRANCIS T. PEACH - ATTORNEY AT LAW
 2ND NATIONAL BANK BUILDING TOWSON 4, MD.
 VA 3-1174

FRANCIS T. PEACH & SONS
 ENGINEERS
 1000 E. BALTIMORE AVE.
 BALTIMORE, MD.

COMPUTATIONS

AREA OF TRACT 5.5 ± ACRES
 AREA OF BUILDING 1.0 ± ACRES
 NUMBER OF EMPLOYEES 140 ± PERSONS
 PROVIDED PARKING 140 ± SPACES
 PROPOSED ZONING - MANUFACTURING, RESTRICTED

520' - EXISTING CONTOURS.
 520.5' - PROPOSED FINISH ELEV.

