

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County--
Name: MARCO HOMES, INC. legal owner of the property situate
in Baltimore County

All that parcel of land in the Thirteenth District of Baltimore County on the Northeast corner of Baltimore Washington Expressway and Hickory Road thence southerly and westerly on the East side of Baltimore Washington Expressway 1554.1 feet; thence South 59 degrees 20 minutes East 111.7 feet; thence North 26 degrees 45 minutes East 40 minutes East 110.25 feet; thence North 33 degrees 55 minutes East 30.21 feet; thence South 11 degrees 10.25 feet; thence South 86 degrees 47 minutes East 30.21 feet; thence South 11 degrees 29 minutes West 154.3 feet; thence South 33 degrees 55 minutes East 314.5 feet; thence South 63 degrees 15 minutes West 217.56 feet; thence South 9 degrees 53 minutes West 207.17 feet; thence South 33 degrees 55 minutes East 150 feet to the West side of Oak Road; thence southerly and binding on the West side of Oak Road 108.82 feet; to the North side of Hickory Road thence westerly and binding on the North side of Hickory Road 117.39 feet to the place of beginning.

Zoning Law of Baltimore County from an M-10 zone to an M-1 zone
Reasons for Re-Classification: In order that this tract may conform to the properties in the adjacent neighborhood

Size and height of building front none feet, depth none feet, height none feet.
Front and side set backs of building from street lines front none feet, side none 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.

MARCO HOMES, INC.
HENRY J. KNOTT, PRES. Legal Owner
Address 2 W. University Parkway #12

ORDERED: By The Zoning Commissioner of Baltimore County, this 12th day of November 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, 111 W. Chesapeake Ave. in Towson, Baltimore County, on the 7th day of January 1957, at 10:30 o'clock A. M.

Zoning Commissioner of Baltimore County
(1007)

4007
MARCO HOMES, INC.
200 corner of Baltimore Washington Exp.
& Hickory Rd.
TOWSON, MD.
4007

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location, being adjacent to existing manufacturing uses, the granting of which will not be detrimental to the safety, health and the general welfare of the community

the above re-classification should be had
It is Ordered by the Zoning Commissioner of Baltimore County this 15th day of January 1957, 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-10 zone to an M-1 (Manufacturing Light) zone.

Walter H. Adams
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 re-classification should NOT be had
It is Ordered by the Zoning Commissioner of Baltimore County, this 15th day of January 1957, 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.

Zoning Commissioner of Baltimore County

Approved: January 26 - 57
County Commissioners of Baltimore County
Walter H. Adams, President

December 6, 1956

\$35.00

RECEIVED of Marco Homes, Inc., petitioner, the sum of Thirty-five (\$35.00) dollars, being cost of petition for Re-Classification, advertising and posting property on the Northeast corner of Baltimore Washington Expressway and Hickory Road, Thirteenth District of Baltimore County.
Thank you.

Zoning Commissioner of Baltimore County

HEARING:
Monday, January 7, 1956
at 10:30 A. M.

Room 108
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

RECEIVED
DEC 8 1956
COMPTROLLER'S OFFICE
710

01622-8 10.00
01623-8 25.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13th Date of Posting 12-18-56
Posted for: Law Office, 200 W. University Parkway
Petitioner: Marco Homes, Inc.
Location of property: 200 W. University Parkway and Hickory Rd.
Location of Signs: at corner of Baltimore Washington Exp. and Hickory Rd. on the East side of Baltimore Washington Expressway, on the West side of Oak Road, on the North side of Hickory Rd.
Remarks: Posted by: [Signature] Date of return: 12-17-56

OFFICE OF THE BALTIMORE COUNTIAN
DEC 2 1956

THE COMMUNITY NEWS THE COMMUNITY PRESS
Baltimore, Md. Dundalk, Md.
Catonville, Md.
No. 1 Newburg Avenue CATONVILLE, MD.

January 2, 1957
THIS IS TO CERTIFY, that the annexed advertisement of Walter H. Adams, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 2nd day of January, 1957, that is to say the same was inserted in the issue of December 29 and 31, 1956.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

NOTICE OF ZONING PETITION FOR RECLASSIFICATION - DEPARTMENT
Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change of re-classification from an M-10 zone to an M-1 zone of the property heretofore described, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act by amendment of the Zoning Act, will hold a public hearing in Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Monday, January 7, 1957, at 10:30 A. M. to determine whether or not the following petition and description of property should be changed or reclassified as shown: (See Manufacturing Light) to be had in the All-That parcel of land in the Thirteenth District of Baltimore County on the Northeast corner of Baltimore Washington Expressway and Hickory Road; thence southerly and binding on the West side of Baltimore Washington Expressway 1554.1 feet; thence South 59 degrees 20 minutes East 111.7 feet; thence North 26 degrees 45 minutes East 40 minutes East 110.25 feet; thence North 33 degrees 55 minutes East 30.21 feet; thence South 11 degrees 10.25 feet; thence South 86 degrees 47 minutes East 30.21 feet; thence South 11 degrees 29 minutes West 154.3 feet; thence South 33 degrees 55 minutes East 314.5 feet; thence South 63 degrees 15 minutes West 217.56 feet; thence South 9 degrees 53 minutes West 207.17 feet; thence South 33 degrees 55 minutes East 150 feet to the West side of Oak Road; thence southerly and binding on the West side of Oak Road 108.82 feet; to the North side of Hickory Road thence westerly and binding on the North side of Hickory Road 117.39 feet to the place of beginning, as above set forth and with the Zoning Department, being property of Marco Homes, Inc.
By Order of
WALTER H. ADAMS,
Zoning Commissioner
of Baltimore County.
Dec. 24-41

January 10, 1957

\$35.00

RECEIVED of Henry Knott, the son of Thirty-five (\$35.00) dollars to cover cost of additional advertising and signs of the property for M. do Homes, Inc. and Severn Construction Company.
Thank you.

Zoning Commissioner of Baltimore County

01400-01632
01600-01633

RECEIVED
JAN 11 1957
COMPTROLLER'S OFFICE
710

OFFICE OF PLANNING

Inter-Office Correspondence

MEMORANDUM

From Office of Planning January 15, 1957
To Wilsie H. Adams, Zoning Commissioner.
Subject Zoning Petition #4007. R-6 to M-L.

Northeast Corner of Baltimore-Washington Expressway. 42.297 Acres.
13th District. Hearing January 7, 1957.

- (1) Studies of the 13th District including New Zoning Proposals have been completed by this office and are ready to present to the Planning Board. Part of the subject tract is marked for M-R in these proposals. The major part of the remainder of the tract is considered reasonably suitable for M-R. This office is decidedly opposed to other industrial reclassification for any of the tract for the following reasons:

(A) Neighboring Land Use:

The site is diagonally opposite a recently developed 60 acre subdivision (Country Gardens) which lies south of the New Extension of the east-west arm of Hickory Road (Virginia Avenue) and is adjacent to a growing residential area west of the north-south arm of Hickory Road. No industrial uses which will tend to devalue these nearby residential areas should be permitted on the subject tract. M-R Zoning would require approval of any particular industrial use proposed.

(B) Access:

Direct use of the adjacent Baltimore-Washington Expressway is blocked by limited access requirements. Access from the south side of the tract by way of the east-west arm of Hickory Road is undesirable because of the narrowness of the pavement and conflict of industrial traffic with residences along Hickory Road and with a school site to the east of Hickory Road. The proposed cloverleaf connecting Daisy Avenue (which runs east-west and lies some 1200 feet to the north of an adjacent industrial property owned by the Petitioner) might seem to suggest the desirability of constructing a connecting industrial service road, but such access would involve conflict with intervening residences. Access to the south by way of the Harbor Tunnel-Baltimore-Washington Expressway interchange is blocked by limited access regulations.

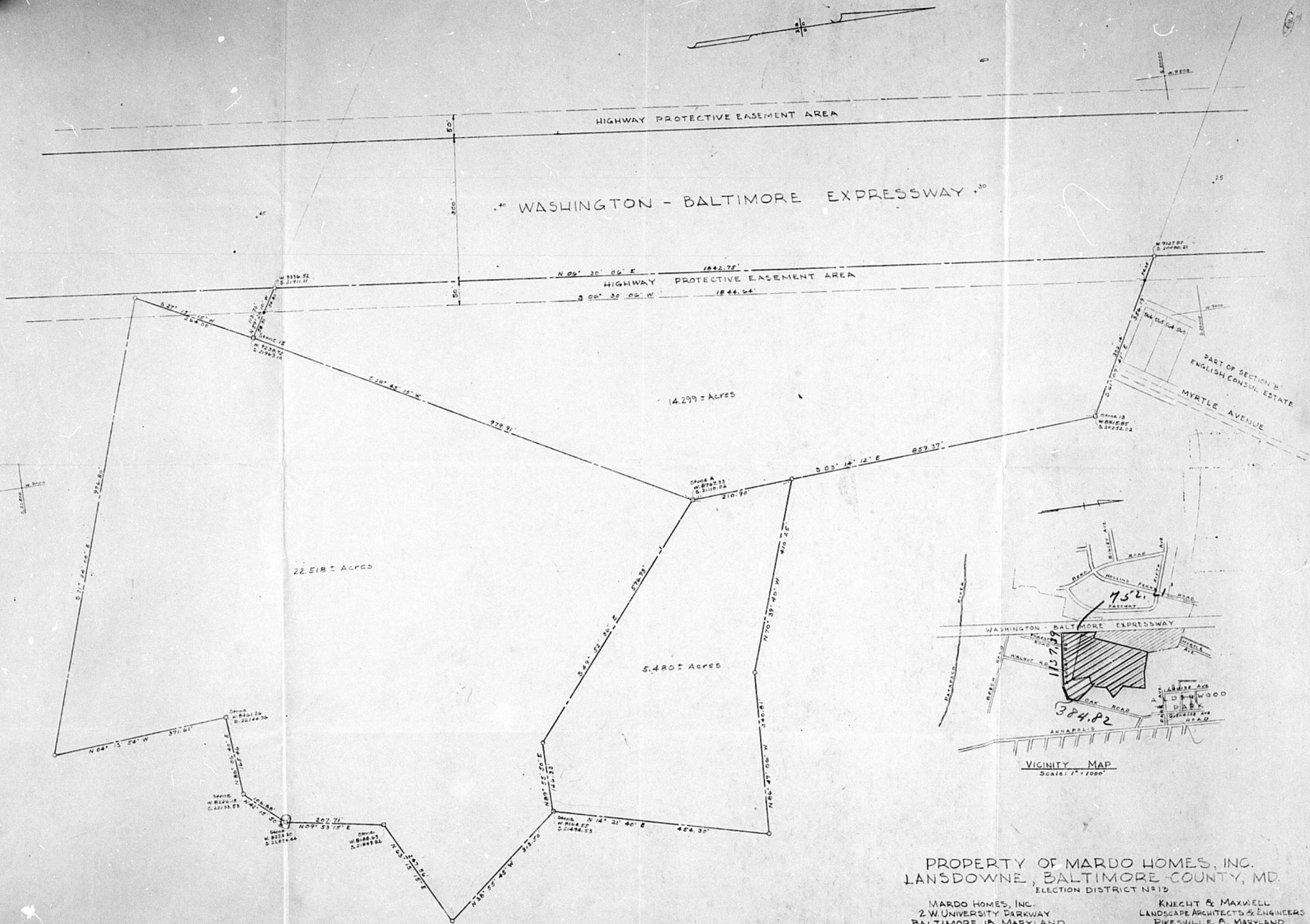
It is thus evident that any practical access plan will mean a decided conflict with some residential area. M-R Zoning would make it possible to minimize this conflict by controlling the type of industrial use and thus the nuisance effect of its traffic.

(C) Water and Sewerage:

There is limited servicing of public water in the 13th District due to pressure problems. Public sewerage capabilities should be checked and may be limited. If reclassification to M-R is granted rather than M-L, specific industrial uses which have water and sewerage needs that exceed local capacities can be excluded.

- (2) The two projecting areas along the eastern border of the tract and to the east of small stream would be contrary to the maintenance of the residential character of Hickory Avenue, if permitted industrial zoning. They appear to be included in the proposal as an accident of ownership and have no reasonable claim to industrial zoning from a land use point of view
- (3) A 150 foot set-back along Hickory Road, with maintenance of existing trees should be a provision of industrial reclassification of the tract.

GMS:gh



PROPERTY OF MARDO HOMES, INC.
 LANSDOWNE, BALTIMORE COUNTY, MD.
 ELECTION DISTRICT N 815

MARDO HOMES, INC.
 2 W UNIVERSITY PARKWAY
 BALTIMORE 18, MARYLAND

KNEIGHT & MAXWELL
 LANDSCAPE ARCHITECTS & ENGINEERS
 Pikesville 6, MARYLAND

SCALE: 1" = 100'

JULY 29, 1956

FILE: 3B94

