

RECEIVED OF Newport Land Company, petitioner, the sum of Ten Dollars (\$10.00) to cover cost of advertising the property situate on the Northeast corner of York and Alms House Roads.

Zoning Commission of Baltimore County

RECEIVED FEB 6 - 1958 CONTROLLER'S OFFICE

January 15, 1958

\$32.00

RECEIVED OF Newport Land Company, petitioner, the sum of One Hundred and Fifty-two Dollars (\$152.00), being cost of petition, advertising and posting property situate on the East side of York Road and North side of Alms House Road.

Zoning Commissioner of Baltimore County

RECEIVED Wednesday, February 5, 1958 at 10:00 A. M. Room 108 County Office Building 111 W. Chesapeake Avenue Towson, Maryland

RECEIVED JAN 15 1958 CONTROLLER'S OFFICE

CERTIFICATE OF PUBLICATION

TOWSON, MD., JANUARY 24, 1958 THIS IS TO CERTIFY That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 21st day of JANUARY, 1958, the first publication appearing on the 21st day of JANUARY, 1958.

THE JEFFERSONIAN Frank Marshall, Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8th Date of Posting 1-23-58 Post for: 204 M-L Zone to an R-6 Zone Petitioner: Newport Land Company Location of property: E.S. of York Road and N.W. of Alms House Road Location of Signs: 2 signs on S.W. corner of York Rd. and Alms House Rd. 1 sign on N.W. corner of York Rd. and Alms House Rd. 1 sign on E.S. corner of York Rd. and Alms House Rd. 1 sign on S.E. corner of York Rd. and Alms House Rd. Post by: George A. Harwood, Recorder Date of return: 1-24-58

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

I, or we, NEWPORT LAND COMPANY, legal owner of the property situate

From M-L to R-6 - BEGINNING for the same at a point on the North 79 degrees 50 minutes East 554.05 feet line (said line being approximately 580 feet North of Alms House Road on the East side of York Road); thence binding on said line 430 feet East of York Road for the distance of 167.34 feet; thence North 10 degrees 16 minutes West 754.73 feet; thence South 79 degrees 14 minutes West 167.34 feet; thence South 10 degrees 16 minutes East 754.00 feet to the place of beginning.

From R-6 to R-6 - BEGINNING for the same on the North side of Alms House Road, beginning 200 feet East of York Road; thence easterly and binding on the North side of Alms House Road 2290.17 feet; thence North 9 degrees 44 minutes East 125.30 feet; thence South 10 degrees 16 minutes East 300 feet; thence North 9 degrees 44 minutes East 2089.27 feet; thence North 75 degrees 10 minutes West 2259.50 feet; thence North 75 degrees 09 minutes West 310.70 feet; thence South 10 degrees 16 minutes East 1372.75 feet; thence South 79 degrees 55 minutes West 364.05 feet; thence South 10 degrees 05 minutes East 1867.88 feet to the place of beginning.

vacant

Size and height of building: front land feet, depth feet, height feet. Front and side set backs of building from street line: front feet, side 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 of Baltimore County.

NEWPORT LAND COMPANY By August Levene, Vice-President Charles and Saratoga Streets Baltimore 1, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of January, 1958, 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 held in the office of the Zoning Commissioner of Baltimore County, in the Rockwell Bldg., in Towson, Baltimore County, on the 5th day of February, 1958, at 10:00 o'clock A. M.

Zoning Commissioner of Baltimore County (over) JAN 3 REC'D

Petition for Zoning Re-Classification

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-20 and M-L zone to an R-6 zone.

Reasons for Re-Classification:

"VACANT" Size and height of building: front land feet, depth feet, height feet. Front and side set backs of building from street line: front feet, side 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 of Baltimore County.

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Zoning Commissioner of Baltimore County (over) JAN 3 REC'D

DEPARTMENT OF PUBLIC WORKS
OF BALTIMORE COUNTY

Inter-Office Correspondence

From John B. Funk ----- January 31, 1958 -----
To Wilsie Adams, Zoning Commissioner
Subject Availability of Utilities for Kelly Tract

In reply to your request, the following comments are furnished relative to availability of water and sewer facilities to serve the referenced property located on the east side of York Road east of Texas.

SANITARY SEWERS:

There is presently no sanitary sewer service in this area. However, with funds provided in the 1958 amended Capital Budget, we are initiating preliminary and design drawings for the first phase of the Minebank Run Sewage System, which will consist of a pumping station in the Texas area and a force main approximately 12,000 feet in length to Timonium Road between the Harrisburg Expressway and York Road. This system, which will make sewer service available to the referenced property will temporarily discharge into the existing Timonium Gravity Sewer, which is a portion of the Lake Roland Intercepting System. Under the ultimate plan for the Minebank-Cockeysville System, the force main will discharge into the gravity interceptor to be constructed between Minebank Run and York Road as an extension of the Minebank Run Intercepting Sewer.

The first phase of the Minebank System, described above, will be capable of handling a minimum of 3.0 m.g.d. of sewage. This capacity is sufficient to serve a population of at least 10,000 persons.

No final sizing has been made of any of the Minebank Run facilities, which means that densities established for the area will determine the sizes of the ultimate system.

WATER SUPPLY:

This area will be served from the Towson Fourth Zone of Water Supply. At the present time a 30-inch transmission main in York Road terminates north of Cinder Road in the vicinity of the Timonium Fair Grounds. We are preparing design drawings for the extension of this transmission main in York Road to Warren Road. Construction is expected to be completed to Texas Road by the end of 1958, and to Warren Road by 1959. At that time, there will be adequate water supply to support a population of at least 25,000 in the Texas-Cockeysville area. With development of the ultimately planned system for the Towson to Cockeysville area as outlined on the attached drawing, an additional 20,000 to 25,000 persons can be serviced. The system has been designed to supply, in addition to residential demands, reasonable quantities of water for commercial and industrial development.

JBF:bl


JOHN B. FUNK, Director
Department of Public Works

For: Wilsie H. Adams

From: Malcolm H. Dill

January 31, 1958

Subject: Zoning Petition #4339 - Reclassification from R.20 and M. L. Zones to R.6 Zone - 8th Dist.

Concerning the petitioned rezoning of the subject property, the Baltimore County Planning Board at its regular meeting on January 29 noted the following pertinent factors:

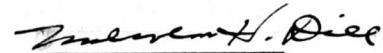
On May 18, 1955 the Baltimore County Planning Commission adopted a new Zoning Plan for that portion of the Eighth District which includes the property involved in Zoning Petition #4339, and transmitted it to the Zoning Commissioner. On December 6, 1955, the latter forwarded to the Board of County Commissioners his proposed Zoning Map for the same territory, based essentially on the Zoning Plan submitted to him by the Planning Commission. On Dec. 20, 1955, the County Commissioners adopted a new official Zoning Map for this same territory. The subject property in all three instances was shown approved as R.20 zoning.

Subsequent to December, 1955 the Department of Public Works has devised a plan for pumping potential sewerage from the Beaverdam Creek Watershed eastward via the Minebank Run Valley, for ultimate access to the Baltimore Sewage Disposal plant, rather than having to be pumped into the Roland Run sewer, the limited capacity of which in Baltimore City had been a significant factor in determining the R.20 zoning of the subject property. However, it will be at least two or three years before this subject property can actually be sewerred, on the basis of the revised sewerage plan.

No comprehensive restudy has as yet been made of the Beaverdam Creek Watershed to determine what areas, based on the changed sewerage potentialities, together with other pertinent factors, might appropriately be rezoned to higher densities. The Planning Staff has published its expectation of having a comprehensive revised Land Use Plan completed for this general area not later than July 1. In view of the above facts, the Planning Board unanimously passed the following resolution:

RESOLVED, That the Planning Board believes that in view of the above factors, selection of the subject tract for rezoning primarily to R.6, without being part of the comprehensive restudy of land use that is to be completed not later than July 1, would be premature and therefore undesirable at this time.

MHD
im:b


Malcolm H. Dill,
Director, Office of Planning

