# 4339

MAPORT LAW

N/s of York

N/s of Alms

C Road & House Rd.

Newport Land Company, petitioner, the sum of Ten Pollars (\$10.00) to cover cost of advertising the property situate on the Mortheast corner of Tork and Alms House Roads.

01.622-\$10.00



EE: PATITION FOR RECLASSIFICATION : FROT PR-20" and "M-L" Zones to "R-6" Zone - E.S. York Road : and N.S. Alme House Road, 8th District - Newport Land Company :

HEN MAH ZOTTEG CONTESTIONER OF BALTIMOR COUNTY No. 1339

#4339

Pursuant to the advertisement, posting of property and public hearing on the above petition, from the testimony of the patitioner it was shown that this tract is surrounded by industrial sites; a cometery; landfill operation; maintenance garage for County Highway equipment; a storage area and a Civil Defense Training area, all of which depict characteristics commonsurate with a higher density some than that designated on the goning map.

The netitioner also presented warious changes taking place in the neighborhood since the adoption of the Zording Map for the Righth District in Movember of 1955, one, there has been a great increase in industrial development in this area several new plants have been erected and many others planned in and around the subject property. Good soming practise calls for the creation of higher density residential romes in the vicinity of commercial and industrial

The most important change is the fact that public utilities will be available to service this property. From comments of the Office of Flanning they no doubt would have recommended a higher density some at the time the original map was adopted had they had knowledge of the availability of ample water and severage facilities

January 15, 1958

\$252.00

RECEIVED of Newport Land Company, petitioner, the sun of One Hundred and Fifty-two Dollars (\$152.00), being cost of potition, advertising and posting property situate on the East

Zoning Commissioner of Baltimore County

HEAR DIG :

Wednesday, February 5, 1958 at 10:00 A. M.

Room 108 County Office Building 111 W. Chesapeake Avenu Treson, Maryland

JAN 1 5 1958 COMPTROLLER'S OFFICE

11.602-\$ 150.00

#4339 HEW MAP #8

There was export testimony by Mr. Bernard Willeman, the former Deputy Director of the Office of Planning that there are many community facilities including churches, schools and retail service shops already established and more are planned for the

There was also introduced as evidence comments from the Department of Public Works that conitary sewers and water will be available to this trust.

For the above reasons the reclassification should be

It is this Zth. day of February, 1958, by the Zoning Commissioner of Baltimere County, CFESTED that the aforesaid petition be and the same is hereby granted from an "K-L" Zone to an "R-6" Zone

## CERTIFICATE OF PUBLICATION

TOWSON, MD. JORNARY 24. 19.58 THIS IS TO CERTIFY, That the annexed advertisement was published 'n THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on sand Mr. 2 times Market Week before the 5th day of February 19.58, the first publication appearing on the 17th day of January THE JEFFERSONIANO

Lunk Strikter

Cost of Advertisement, 8.

Petition for Zoning Re-Classification

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

To The Zoning Commissioner of Baltimore County:-

it: th parcels of land bying and being in Existh Election District of Baltimore

He misses Vari MILAS deed through broads in the plane of he large and la

(1) Petition for Zoning Re-Classification

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District ...

Point for last the 224 Mm to 3 gares to an 6-6 years. France long of the grant france of the first france

rocation at signal laste segon 35 ff worlds 675 ft, worlds 1875 ft, famolitie 1525 ft lings of figure land and and Miself alone House Stored Stand, some this will the fif forms forms from

Posted by Gearge & Herman Date of return: 1-24.58

Date of Posting 1-23-58

Free M.L. to R.6 = EEENING for the same at a point on the North 70 degrees \$\frac{1}{2}\$ minutes 50 decound last 580,05 feet line (said line being approximately \$00 feet North of Alms House Road on the Data side of Tork Read); theree binds ing on said line bold feet fast of Tork Read for the distance of 10% Mg feet; themes North 10 degrees of minutes Neat 156.53 feet; theree South 70 degrees feet to the least of the third of the third feet of the third feet of the third of third of the third of the third of the third of the third of third of the third of third of the third of third of third of third of the third of third of third of the third of thi
Pres 1,79 to 16.6 - ECONNEW for the same on the North side of Alra Baue Road, beginning AD fresh has to They Road; there has to the side of the Section 10,100 to 10,1
vacant
vacanf  and height of building front land feet; depth feet; height feet.
nt and side set backs of building from street lines: frontfeet; sidefeet.
perty to be posted as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above re-classification, advertising, posting, etc., upon filing
his petition, and further agree to and are to be bound by the zoning regulations and restrictions of
timore County adopted pursuant to the Zoning Law for Baltimore County.
NEWPORT LAWD COMPANY
NEWPORT LAND COMPANY
M By Aughst Levene, Vice Prosident
Charles and Saratoga Streets
Address Baitimore I, Maryland
TOTAL MATERIAL COMMUNICATION
ORDERED By The Zoning Commissioner of Baltimore County, this3rdalay of
Jappary 1958., that the subject matter of this petition be advertised, as required
the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Balti-
e County, that properly be posted, and that the public hearing hereon be had in the office of the
ing Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on
5th day of February 19.58 at 10.0 clock As M.
Willeman 1558 Zoning Commissioner of Baltimore County
VA5-4998 M Zoning Commissioner of Haltimore County
WAS-4992 in SS'S Zoning Commissioner of Ratinore County  25 W. Partenna 10 A M (over)  JAN 3 RECO
ane,

hereby petition that the zoning status o	f 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. R6 zone.
Reasons for Re-Classification:	
vac	ant
Size and height of building: front_lar	idfeet ; depthfeet ; heightfeet.
Front and side set backs of building from	n street lines: frontfeet; sidefeet.
Property to be posted as prescribed by 2	Ioning Regulations.
I, or we, agree to pay expenses of	above re-classification, advertising, posting, etc., upon filing
of this petition, and : arther agree to and	are to be bound by the zoning regulations and restrictions of
Saltimore County adopted pursuant to t	the Zoning Law for Baltimore County.
15	
15-4	NEWPORT LAND COMPANY
AM	By August Levene, Vice-President
^	Charles and Saratoga Screets
	Audress Baltimore l, Maryland
ORDERED By The Zonine Commissi	oner of Baltimore County, this. 3rd
	he subject matter of this petition be advertised, as required
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by the "Zoning Law of Baltimore County nore County, that property be posted, as coning Commissioner of Baltimore County	" in a newspaper of general circulation throughout Balti-

## DEPARTMENT OF PUBLIC WORKS OF BALTIMORE COUNTY

Inter-Office Correspondence

FromJohn_B. Funk	January 31, 1958
ToWilsie 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 sanita y 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 Ginder 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.

JOHN B. FUNK, Director Department of Public Works For: Wilsie H. Adams

From: Malcolm H.Dill

MHD

imcb

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 sewered, 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.

Malcolm H.Dill,

Director, Office of Planning

JBF:bl



