

Petition for Zoning Re-Classification #5180
To The Zoning Commissioner of Baltimore County—
We, Louis J. O'Donnell and Barbara S. O'Donnell, his wife
and John H. Hampshire and Lillie M. Hampshire, his wife,
and George E. Houch, Jr., and Jeanne R. Houch, his wife, legal owners
of the property situate
(See attached description)



hereby petition that the zoning status of the above described property be re-classified, pursuant to the
Zoning Law of Baltimore County, from an... R-6... zone to an... M-R... zone.
Reasons for Re-Classification:

Size and height of building: front... feet; depth... feet; height... feet.
Front and side set backs of building from street lines: front... feet; side... 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.
Louis J. O'Donnell, Barbara S. O'Donnell, John H. Hampshire, Lillie M. Hampshire, George E. Houch, Jr., Jeanne R. Houch
610 W. Joppa Road, Towson 4, Md. Baltimore 12, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this... 28th... day of
November... 1960... 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 Balti-
more County, that property be posted, and that the public hearing hereon be had in the office of the
Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore, on
the... 11th... day of January... 1961, at 1:00 P.M.

Zoning Commissioner of Baltimore County
(over)

#5180
MAP
#9
SEC 3-C
MR
RE: PETITION FOR RECLASSIFICATION
FROM AN "R-6" ZONE TO "M-R"
ZONE - W. S. Proposed Kenil-
worth Drive 320' W. of West
Road, 9th District -
Louis J. O'Donnell, Barbara S.
O'Donnell, John H. Hampshire,
Lillie M. Hampshire, George E.
Houch and Jeanne R. Houch,
Petitioners
BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5180

Pursuant to the advertisement, posting of property and public
hearing on the above petition for reclassification from "R-6" Zone to "M-R"
Zone of the property at the northeast and northwest corners of West Road
and the Proposed Kenilworth Drive, the proposed "M-R" Zone is adjacent
to an existing "M-R" Zone and is a logical extension of the "M-R" Zone.

The roads upon which the subject tract bind have been
planned as "collector" type and are designed to carry traffic to the
Baltimore County Beltway, Charles Street Avenue, York Road or Bosley
Avenue. 70 foot rights-of-way, with pavement widths of 42 feet or
more, have been established. In view of the ultimate access to the
Hampshire property, its relationship to the Beltway and the industrial
nature of adjacent properties the subject tract is well suited for "M-R"
zoning.

For the above reasons the reclassification should be
granted.

It is this 12th day of January, 1961, by the
Zoning Commissioner of Baltimore County, ORDERED 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 "R-6" Zone to a "M-R"
Zone.

Zoning Commissioner of
Baltimore County

OFFICE OF PLANNING
Inter-Office Correspondence

From George E. Gavrells, Deputy Director December 30, 1960
To John G. Rose, Zoning Commissioner
Subject #5180 - R-6 to M-R, NE and NW
corners of West Road and proposed
Kenilworth Drive. John H.
Hampshire, et al
9th District
Hearing: Wednesday, January 11, 1961 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject
petition for reclassification from R-6 to M-R Zoning and presents
herewith its report.

A. Suitability of Location

The proposed M-R zone is situated at the intersection of West
Avenue and proposed Kenilworth Drive. Both of these roads have
been planned as "collector" type streets and are designed to
carry traffic to the Beltway, to Charles Street, to York Road
or to Bosley Avenue (Towson Inner Beltway). 70 foot rights-of-
way with pavement widths of 42 feet or more have been established
for these roads.

The proposed M-R zone is situated adjacent to an existing M-R
zone wherein Young and Seldon, printers, and Parke-Davis, drug
manufacturer and distributor, have established plants. Creation
of M-R zoning on the subject tract represents a logical extension
of present zoning.

In view of the ultimate superior access to the Hampshire property,
its excellent relationship to the Beltway, and the industrial nature
of adjacent properties, the planning staff considers the subject
tract well suited in terms of its location for M-R zoning.

B. The Development Plan

In accordance with Section 250.2, the petitioner has prepared a
preliminary development plan wherein he has indicated the extent,
location, and character of proposed structures and uses. It is
our understanding that these uses are proposed and do not represent
the actual plans of industrial establishments desiring to locate
here. We, therefore, make no specific comment on the details of
the preliminary development plan. If the petition is granted,
comments will be made in connection with special hearings arranged

OFFICE OF PLANNING
Inter-Office Correspondence

From George E. Gavrells December 30, 1960
To John G. Rose
Subject #5180
9th District 1/11/61 (1:00 P.M.)

page 2

for review of specific industrial building proposals. We are
satisfied, however, that the preliminary development plan
presented by the petitioner does meet the standards and is in
conformity with the spirit and intent of the M-R Zone.

George E. Gavrells
Deputy Director

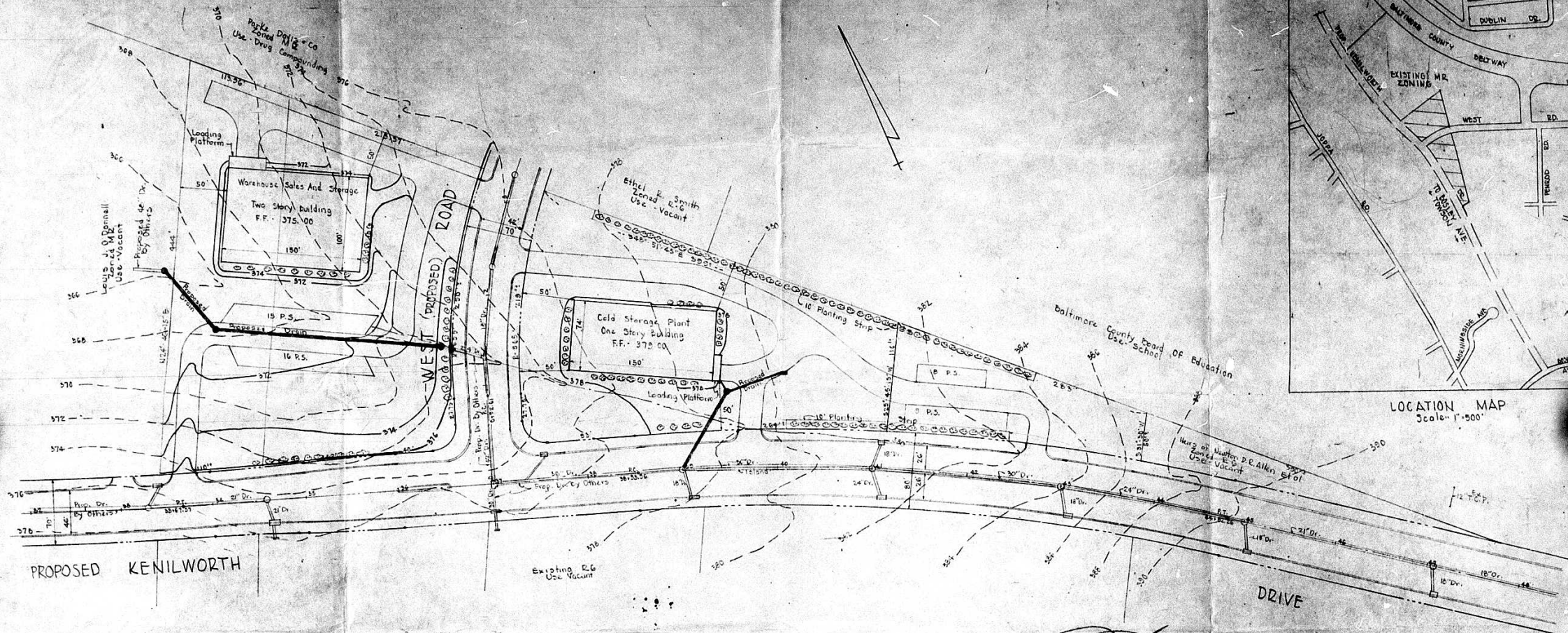


INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 4185
DATE 12/11/61
To: Allen, Burch & Allen
Attorneys
546-552 Equitable Building
Baltimore, Maryland
Billed by: Zoning Department of
Baltimore County
DEPOSIT TO ACCOUNT NO. 01622
QUANTITY 1
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
COST 25.00
Advertising and posting of property for John H. Hampshire, et al
located N.E. proposed Kenilworth Drive
FBI - Baltimore County, Md. - Office of Finance
1-1261 4402 * * * TEL - 2600

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 4123
DATE 12/14/60
To: Smith & Harrison
212 Washington Ave.
Towson 2, Md.
Billed by: Zoning
DEPOSIT TO ACCOUNT NO. 01622
QUANTITY 1
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
COST 50.00
Petition for Reclassification for John Hampshire, et al
FBI - Baltimore County, Md. - Office of Finance
1-1261 3462 * * * TEL - 5000

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District 9th
Date of Posting 12-18-60
Posted for: R-6 zone to M-R zone
Petitioner: John H. Hampshire, et al
Location of property: N.E. proposed Kenilworth Drive, on N.W. of
proposed Kenilworth Drive 320' W. of West Rd. etc. by 11th
Location of Sign: N.W. of West Road, and on the S.E. of
West Road 320' from the end of West Road.
Remarks: Signed by: George E. Gavrells
Date of return: 12-19-60

CERTIFICATE OF PUBLICATION
TOWSON, MD. December 23, 1960
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. 78809-12224
on 11th... successive weeks before the... 11th...
day of... 1960... The first publication
appearing on the... 22nd... day of... December
1960.
THE JEFFERSONIAN.
L. Keith... Manager.
Cost of Advertisement, \$...



Public Water & Sewer Available
 Area Of Property - 5.4 Acres
 Existing Use - Vacant
 Proposed Use - Warehouse Sales & Storage, Cold Storage Plant
 Present Zoning - R-6
 Proposed Zoning - MR

Parking
 Warehouse Sales & Storage
 16 Employees
 12 Spaces Required
 31 Spaces Provided
 Cold Storage Plant
 27 Employees
 9 Spaces Required
 17 Spaces Provided

#5180
 MAP
 #9
 SEC. 3-C
 MR

PLAT TO ACCOMPANY
 ZONING APPLICATION
 O'DONNELL, HAMPSHIRE & HOUCK
 3TH ELECT. DIST. BALTO. CO., MD.
 SCALE 1"=50' SEPT. 19, 1960