

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION #5472

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Shamrock Realty Co., Inc., legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-10 and R-20 zone to an R-A zone, for the following reasons:

R-A zoning is a logical and appropriate use of the land, providing an excellent transition zoning between industrial to the West and residential to the East. Apartment zoning will prevent increased industrial encroachment into the residential area. There have been zoning changes in this immediate area.

See Attached Descriptions

Notice to the Zoning Commissioner of Baltimore County, that the above described property is being reclassified from R-10 and R-20 to R-A zone, and/or Special Exception for the reasons stated herein.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification and/or Special Exception 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.

Shamrock Realty Co., Inc.
Roland R. MacKenzie, President
Contract purchaser
Address: Shawan Road
Cockeysville, Maryland
William S. Baldwin
Petitioner's Attorney
Address: 24 W. Pennsylvania Ave., Towson 4

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of December, 1962, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of January, 1963, at 2:30 o'clock P.M.



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 localities, the safety, health and the general welfare of the locality involved not being detrimentally affected

the above Reclassification should be had, and it is further appearing that by reason of localities, the safety, health and the general welfare of the locality involved not being detrimentally affected

and/or Special Exception for the reasons stated herein.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 31st day of January, 1963, that the herein described property or area should be and the same is hereby reclassified, from R-10 and R-20 zone to an R-A zone, and/or Special Exception for the reasons stated herein.

and/or Special Exception for the reasons stated herein. The site plan by the Office of Planning and Zoning to be returned to the Zoning Commissioner and made a part of this file, and further, subject to the approval of the Division of Land Development and the State Roads Commission. 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 localities, the safety, health and the general welfare of the locality involved not being detrimentally affected

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of January, 1963, that the above reclassification 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 R-10 and R-20 zone, and/or the Special Exception for the reasons stated herein.

Zoning Commissioner of Baltimore County

PETITION FOR RECLASSIFICATION from an "R-10" and "R-20" Zone to "R-A" Zone - SOUTH SIDE WARREN ROAD, 1037 EAST OF YORK ROAD - EIGHTH DISTRICT - SHAMROCK REALTY CO., INC., PETITIONER

BEFORE THE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 5472

ORDER OF DISMISSAL

Petition of Shamrock Realty Company Inc., for reclassification from "R-10" and "R-20" Zone to an "R-A" Zone on the south side of Warren Road 1037 feet east of York Road, in the Eighth District of Baltimore County.

Whereas the Board of Appeals is in receipt of a letter dated April 4, 1962 from the Attorney representing the petitioners in the above entitled matter.

Whereas the said attorney for the said petitioners requests that the appeal filed on behalf of said petitioners, be dismissed and withdrawn as of April 4, 1962.

It is thereby ORDERED that 19th day of April, 1962, that said appeal be dismissed with prejudice as of the aforementioned date.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin
Chairman
A. Mitchell Austin
Charles S. Smith

RECLASSIFICATION FROM "R-10" AND "R-20" ZONES TO AN "R-A" ZONE - SOUTH SIDE WARREN ROAD, 1037 EAST OF YORK ROAD - EIGHTH DISTRICT - SHAMROCK REALTY CO., INC., PETITIONER
ZONING COMMISSIONER
BALTIMORE COUNTY
No. 5472

ORDER OF APPEAL OF ALLSTON VANDER HORST

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Please enter an appeal in the above case to the County Board of Appeals from the order of the Zoning Commissioner dated January 31, 1962, whereby the property described in said order was reclassified from "R-10" and "R-20" Zones to an "R-A" Zone.

Allston Vander Horst
Appellant

1. Request to Appeal
J.C. Howell, Jr., Esq.
606 Maryland Trust Building
Baltimore 2, Maryland
Plaza 2-7943
Attorney for Allston Vander Horst, Appellant



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: George Reier
FROM: J.O. Howell
SUBJECT: Application #5472

Date: 1/27/63

The Office of Planning and Zoning has reviewed the subject application and is endorsing it upon the basis of strict compliance with the approved site plan that has been made a part of zoning petition file #5472.

BALTIMORE COUNTY, MD.

INTER OFFICE CORRESPONDENCE

TO: Mr. John D. Rees, Zoning Commissioner
FROM: Mr. George E. Carvalls, Deputy Director
SUBJECT: #5472, R-10 and R-20 to R-A, Southside of Warren Road, 1037 feet East of York Road, being property of Roland R. MacKenzie.

8th District

REARND: Wednesday, January 31, 1962 (1:30 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following advisory comments to make:

- The 8th District Zoning Map originally provided for a larger lot residential development potentials for the area east of York Road and south of Warren Road. R-10 zoning was created for the Greenport Manor development in recognition of the lot areas here even though the lot frontages are sixty (60) feet rather than the required seventy (70) feet. Since the adoption of the map extensive changes in land use potentials have been made possible by changes in the zoning map. The area intervening between the subject property and York Road has been reclassified to industrial zoning. The area to the south and east have shifted to smaller lot zoning. At the same time a need for the provision of land appropriately zoned to meet rental housing needs has become apparent. This need is a result of the increase in employment opportunities brought about by continued industrial development in the area. Provision of rental housing for newly formed families and older families also is a factor in the general need for rental housing with appropriate zoning in this area.
- In view of land use potential which now is different from those anticipated by the 8th District Zoning map, in view of changes in the balance of land use needs occurring with increases and shifts of the County's population, and in view of the industrial development potentials of the area, the Planning staff believes that apartment zoning here is an appropriate land use.

OS:mas

JAMES S. SPANEN & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
400 YORK ROAD - TOWSON 4, MD.

DATE: 11/14/61
Description for Zoning Purpose
FILE: #5472
SHEET: 1 OF 2

All that piece or parcel of land, situate, lying and being in the 8th Election District of Baltimore County and described as follows, to wit:

Beginning for the same at a concrete monument heretofore set on the south side of the Warren Road approximately 2236 feet easterly from the east side of York Road and at the beginning of the first line of the first parcel of land which by deed dated October 16, 1961, and recorded among the Land Records of Baltimore County in Liber W.J. No. 3909, folio 284, was conveyed by Sheffield Land Corporation to Roland R. MacKenzie and Louise F. MacKenzie, his wife, and running thence binding on the south side of Warren Road and with said first line, North 77° 16' West 405 feet to the beginning of the first line of the second parcel of land described in the aforesaid deed, thence binding on the first line of the aforesaid second parcel of land and on the south side of Warren Road, North 77° 16' West 405 feet, thence leaving Warren Road and still binding on the outline of the aforesaid second parcel of land, South 12° 54' West 250 feet, North 77° 16' West 200 feet and North 12° 54' East 250 feet to the south side of Warren Road, thence still binding on said outline and on the south side of Warren Road, North 77° 16' West 30 feet, thence leaving Warren Road and still binding on the outline of the aforesaid second parcel of land, South 12° 54' West 270.5 feet and South 10° 24' East 87 feet to the end of the 5th line of the parcel of land which by deed dated October 16, 1961, and recorded among the aforesaid land records in Liber W.J. No. 3909, folio 284, was conveyed by John S. Williamson Jr., and Barbara S. Williamson, his wife, to Roland R. MacKenzie and Louise F. MacKenzie, his wife, thence binding reversely on said parcel of land, South 10° 24' East 389.27 feet, South 70° 00' East 395.00 feet, South 13° 15' West 108.05 feet, East 15° 15' East 500.00 feet and North 13° 25' East 87.15 feet to the beginning of the fourth line of the aforesaid first parcel of land conveyed by Sheffield Land Corporation to MacKenzie, thence binding on a part of said fourth line, North 13° 25' East 19 feet to the parcel of land containing 0.55 of an acre which by deed dated September 8, 1952 and recorded among the aforesaid land records in Liber O.L. No. 2170, folio 402, was conveyed by Sheffield Land Corporation to Katherine Bruckner and Rita Bruckner Dixon, thence binding on said parcel of land, North 77° 16' West 305 feet, North 13° 25' East 135 feet, and South 77° 16' East 305 feet to intersect fourth line in the first parcel of land conveyed by Sheffield Land Corporation to MacKenzie, thence binding on a part of said fourth line, North 13° 25' East 796 feet to the place of beginning.

Containing 39.33 acres of land more or less.

Min O. Smith

Min O. Smith

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND No. 10324 DATE 2/1/62

TO: County Appraisers, Inc. The Jefferson Building Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Advertising and posting of property for Sharnock Co.	53.00

2-162 067 * * * TL- 53.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND No. 10234 DATE 1/2/62

TO: Sharnock Realty Co., Inc. Roland E. MacKenzie Sharnock Road Cockeysville, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Petition for Reclassification to your property	50.00

2-162 9310 * * * TL- 50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND No. 10347 DATE 2/15/62

TO: J. Royall Tippetts, Jr., Esq. 806 Maryland Trust Building Baltimore 2, Maryland

BILLED BY: Office of Planning & Zoning 119 County Office Bldg., Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Cost of appeal to County Board of Appeals No. 5472	70.00

2-1562 941 * * * TL- 70.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

PETITION FOR ZONING RECLASSIFICATION No. 5472

TO: County Appraisers, Inc. The Jefferson Building Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Advertising and posting of property for Sharnock Co.	53.00

2-162 067 * * * TL- 53.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8 Date of Posting: 1-10-62

Posted for: J. Royall Tippetts, Jr., Esq. 806 Maryland Trust Building Baltimore 2, Maryland

Petitioner: Sharnock Realty Company

Location of property: S. of Warren Road 1037 ft. E. of York Road, Mc. Su. Sub.

Location of Signs: Gas sign 1070 ft. S. of York Road, on the S. S. of Warren Road.

Remarks: None

Posted by: J. Royall Tippetts, Jr., Esq. Date of return: 1-11-62

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 11, 1962

THIS IS TO CERTIFY, That the annexed advertisement was published in The COUNTY Paper, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks before the 31 day of January 1962, the first publication appearing on the 11th day of January 1962.

The COUNTY Paper, Inc.

Manager: J. Royall Tippetts, Jr., Esq.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 12, 1962

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks before the 31st day of January 1962, the first publication appearing on the 12th day of January 1962.

THE JEFFERSONIAN

Manager: Frank M. Smith

PETITION FOR ZONING RECLASSIFICATION No. 5472

TO: County Appraisers, Inc. The Jefferson Building Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Advertising and posting of property for Sharnock Co.	53.00

2-162 067 * * * TL- 53.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8 Date of Posting: 1-10-62

Posted for: J. Royall Tippetts, Jr., Esq. 806 Maryland Trust Building Baltimore 2, Maryland

Petitioner: Sharnock Realty Company

Location of property: S. of Warren Road 1037 ft. E. of York Road, Mc. Su. Sub.

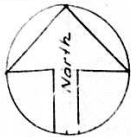
Location of Signs: Gas sign 1070 ft. S. of York Road, on the S. S. of Warren Road.

Remarks: None

Posted by: J. Royall Tippetts, Jr., Esq. Date of return: 1-11-62

JAMES B. BRADY & ASSOCIATES
REGISTERED LAND SURVEYORS
YORK RD. & CHESAPEAKE AVENUE
TOWSON, MD.

Scale: 1" = 200'



8 B.B.R.5
8 M.L.-1
YORK RD.

WARREN ROAD

8 R. 10.7

8 R. 20.6

GLENMOORE AVE

8 R. 10.7

Ex 12" Water Sec: A-4-C
48-130-131

Ac: 13.4: 5.7 c: 0.45
Qo: 59%

8 R. 10.7

39.33 AC.

8 R. 20.6

R-10

HIDEY ROAD

GREENTOP ROAD

GREENTOP RD.

SAMONA AVE

Road Grade
Seq. B-5: 48-123

8 M.L.-1

4971 M.L.

4972 M.L.

8 M.L. 1

Gross Acreage: 39.3
Less Flood Control — 3.7
Less Locked Land —
Less: Roads & Widens —
Net Ac

Plat for ZONING Purposes
Property of: Shamrock Realty Co., Inc.

P.O. Box 7,
Cockeysville

Baltimore Co., Md.

Nov. 15, 1961

Dist. 8
Scale: 1" = 200'

472
MAP
8
SEC. 3-D

~~COCKEYSVILLE~~
~~WARREN ROAD~~
~~YORK RD.~~
~~TEXAS RD.~~
~~SHAMROCK REALTY CO., INC.~~
~~1500 N. CHESAPEAKE AVENUE~~
~~TOWSON, MD.~~

JAMES B. BRADY & ASSOCIATES
REGISTERED LAND SURVEYORS
YORK RD. & CHESAPEAKE AVENUE
TOWSON, MD.

Note: Topo shown purchased & PAID Nov. 3, 1961

