

RE: PETITION FOR RECLASSIFICATION FROM "M-1" ZONE TO "M-2" ZONE S. S. CROWTHER AVE., 500.38' W. OF YORK ROAD, 8th DISTRICT KILMARNOCK ASSOCIATES, Petitioner

BEFORE ZONING COMMISSIONER OF BALTIMORE COUNTY No. 5708

MAP #9 SEC. 3-C ML

Pursuant to the advertisement, posting of property and public hearing on the above petition for reclassification of property described in the within petition from "M-1" Zone to "M-2" Zone, and it appearing that by reason of location, the safety, health and the general welfare of the locality involved not being detrimentally affected, the reclassification of the following described property, part of which is "M-1" and part of which is "M-2", should be had:

"Beginning for the same at a point on the south side of Crowther Avenue distant 292.38 feet measured southwesterly along the south side of Crowther Avenue from the west side of York Road (66' wide), thence for a line of division now made (the courses herein being referred to the meridian established for the Baltimore County Metropolitan District Coordinated System), South 15° 09' 30" East 345.97 feet to the north side of Kilmar Road (70' wide) at the distance of 350.00 feet westerly, measured along the north side of Kilmar Road from the intersection formed by the north side of Kilmar Road and the west side of York Road, thence binding north side of Kilmar Road by a line curving to the right with radius of 710.00 feet the distance of 148.08 feet and chord bearing South 84° 01' 10" West 147.81 feet, thence still binding on the north side of Kilmar Road, due west 147.85 feet, thence North 15° 00' 00" East 21.21 feet to the east side of Ayresbury Road (80' wide), thence binding on the east side thereof by a line curving to the left with radius of 304.00 feet the distance of 201.00 feet and chord bearing North 15° 14' 10" West 200.98 feet to a point in the bed of Crowther Avenue, thence 66° 24' 12" East 29.07 feet to the south side of Crowther Avenue, thence binding thereon North 73° 27' 12" East 208.10 feet to the place of beginning.

Containing 1.967 acres of land more or less. (Description referred to as "Exhibit 'A'")

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COUNT HOUSE
TOWSON 4, MARYLAND

To: Nathan K. Spamer, Esq.
923 Honey Ridge
Baltimore 2, Md.

RECEIVED
Zoning Department of
Baltimore County

QUANTITY	DETAILS	TOTAL AMOUNT
1	Advertising and posting of property for Kilmarnock Associates	24.00

12-6-62 3429 • • • 711- 24.00

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 FROM "M-1" ZONE TO "M-2" ZONE
S. S. CROWTHER AVE., 500.38' W. OF YORK ROAD, 8th DISTRICT KILMARNOCK ASSOCIATES, Petitioner

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 16, 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., on the 16th day of November, 1962, at 11:00 a.m., the first publication appearing on the 16th day of November, 1962.

THE JEFFERSONIAN,
Frank Smith, Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: 11-14-62
Posted for: Ann M. B. Spamer to Ann M. B. Spamer
Petitioner: Kilmarnock Associates
Location of property: S. S. Crowther Ave. 500.38 ft. west of York Road, 8th Dist.
Location of Signs: South side of Crowther Avenue, 525 ft. west of York Road.
Remarks: By George B. Hammond, Zoning Department
Date of return: 11-15-62

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
I, or we, KILMARNOCK ASSOCIATES, 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 aforesaid property be reclassified, pursuant to the Zoning Law of Baltimore County, from an M-1 Zone to an M-2 Zone; for the following reasons:

The M-2 Zone line projected divides the property rendering the same impracticable and in effect constitutes economic waste of usable land designed for attractive industrial use.

See Attached Description
and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for...
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 for Baltimore County.

None Contract purchaser
Address 209 E. Fayette St. Baltimore 2, Md.
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of November, 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 had before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 16th day of December, 1962, at 9:30 o'clock.
J. M. Haddad, Jr., Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE
TO: Mr. John O. Rose, Zoning Commissioner Date: November 23, 1962
FROM: Mr. George E. Garvallo, Deputy Director
SUBJECT: 5708 M-1 to M-2 South side of Crowther Avenue 500.38 feet West of York Road. Being property of Kilmarnock Industrial Park.
8th District
REMARKS: Wednesday, December 5, 1962 (9:30 A.M.)
The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from M-1 to M-2 zoning and has the following advisory comments to make with respect to pertinent planning factors:
1. The 8th District Zoning Map created a ban of M-1 zoning along the frontage of York Road here in order to protect the residential area on the easterly side of York Road from being overwhelmed by the industrial use allowed in the M-2 zone. With one exception - the house tract at the southeast corner of Kilmar and York Roads, the York Road frontage has been developed in uses which do accomplish the goals of the original zoning map.
2. The subject industrial lot has two sets of zoning restrictions on it - M-1 and M-2. The M-1 standards pose practical problems with respect to development of the property for a specific industrial use. Inasmuch as the buffering and protection of adjoining residential uses has been accomplished on York Road and in light of the zoning change on part of parcel 7, the Planning staff voice no objection to M-2 zoning on the entirety of parcel 8.

Exhibit 'A'
JAMES S. SPAMER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
400 YORK ROAD - TOWSON 4, MD.
#5708
SHEET 1 OF 1
DATE: Nov 23, 1962
Zoning Description - Plantabba Corporation
Beginning for the same at a point on the south side of Crowther Avenue distant 292.38 feet measured southwesterly along the south side of Crowther Avenue from the west side of York Road (66 feet wide), thence for a line of division now made (the courses herein being referred to the meridian established for the Baltimore County Metropolitan District Coordinated System), South 15° 09' 30" East 345.97 feet to the north side of Kilmar Road (70 feet wide) at the distance of 350.00 feet westerly, measured along the north side of Kilmar Road from the intersection formed by the north side of Kilmar Road and the west side of York Road, thence binding on the north side of Kilmar Road by a line curving to the right with radius of 710.00 feet the distance of 148.08 feet and chord bearing South 84° 01' 10" West 147.81 feet, thence still binding on the north side of Kilmar Road, due west 147.85 feet, thence North 15° 00' 00" East 21.21 feet to the east side of Ayresbury Road (80 feet wide), thence binding on the east side thereof by a line curving to the left with radius of 304.00 feet the distance of 201.00 feet and chord bearing North 15° 14' 10" West 200.98 feet to a point in the bed of Crowther Avenue, thence 66° 24' 12" East 29.07 feet to the south side of Crowther Avenue, thence binding thereon North 73° 27' 12" East 208.10 feet to the place of beginning.

Containing 1.967 acres of land more or less.
Signed: J. M. Haddad, Jr.
Zoning Commissioner of Baltimore County

JAMES S. SPAMER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
400 YORK ROAD - TOWSON 4, MD.
#5708
SHEET 1 OF 1
DATE: 11-8-62
Zoning Description - Plantabba Corporation
Beginning for the same at a point on the south side of Crowther Avenue distant 292.38 feet measured southwesterly along the south side of Crowther Avenue from the west side of York Road (66 feet wide), and running thence binding on the land of said Plantabba Corporation, South 15° 09' 30" East 345.97 feet to the north side of Kilmar Road (70 feet wide), thence westerly binding thereon by a line curving to the right with a radius of 710 feet to the western boundary of the present M-1 Zone, thence northwesterly binding on said western boundary to the south side of Crowther Avenue, thence binding on the south side of Crowther Avenue, North 73° 27' 12" East to the place of beginning.

PETITION FOR ZONING RECLASSIFICATION
8th District

NOTING: From M.L. to M.L. Zone.
LOCATION: South side of Crowther Avenue 104.36 feet West of York Road.
DATE & TIME: WEDNESDAY, DECEMBER 2, 1962 at 9:00 A.M.
PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing concerning all that parcel of land in the Eighth District of Baltimore County.
Beginning for the same at a point on the south side of Crowther Avenue distant 132.33 feet westerly from the west side of York Road (16 feet wide), and running thence binding on the land of said Plantation Corporation, South 11° 49' 30" East 214.37 feet to the north side of Kilmar Road (18 feet wide), thence westerly binding thereon by a line curving to the right with a radius of 118 feet to the western boundary of the present 7th Zone, thence northwesterly binding on said western boundary in the south side of Crowther Avenue, thence binding on the south side of Crowther Avenue, North 71° 27' 43" East to the place of beginning.
Being the property of Kilmar Associates, as shown on plat plan filed with the Zoning Department.
In Order of
J. O. ROSE,
Commissioner of Baltimore County.
11-15-11

CERTIFICATE OF PUBLICATION

TOWSON, MD., 15th Nov., 1962

THIS IS TO CERTIFY, That the annexed advertisement was published in THE COUNTY NEWS WEEK, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one successive weeks before the 5th day of December, 1962, the first publication appearing on the 15th day of Nov., 1962.

THE COUNTY NEWS WEEK

W. J. Hayden
Manager

TELEPHONE
VALLEY 3-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 15304

DATE 11/8/62

TO: The Mark-Hall Company
923 Munnery Building
Baltimore 2, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 00622

QUANTITY

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Reclassification for Kilmar Associates

see invoice #15211

11-562 2345 • • • TIL -

TOTAL AMOUNT \$25.00

COST

25.00 -

25.00

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.

TELEPHONE
VALLEY 3-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 14241

DATE 10/25/62

TO: Kilmar Associates
923 Munnery Building
Baltimore 2, Maryland

BILLED BY: Zoning Department of Baltimore County

00622

DEPOSIT TO ACCOUNT NO.

QUANTITY

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for a Variance & Special Hearing

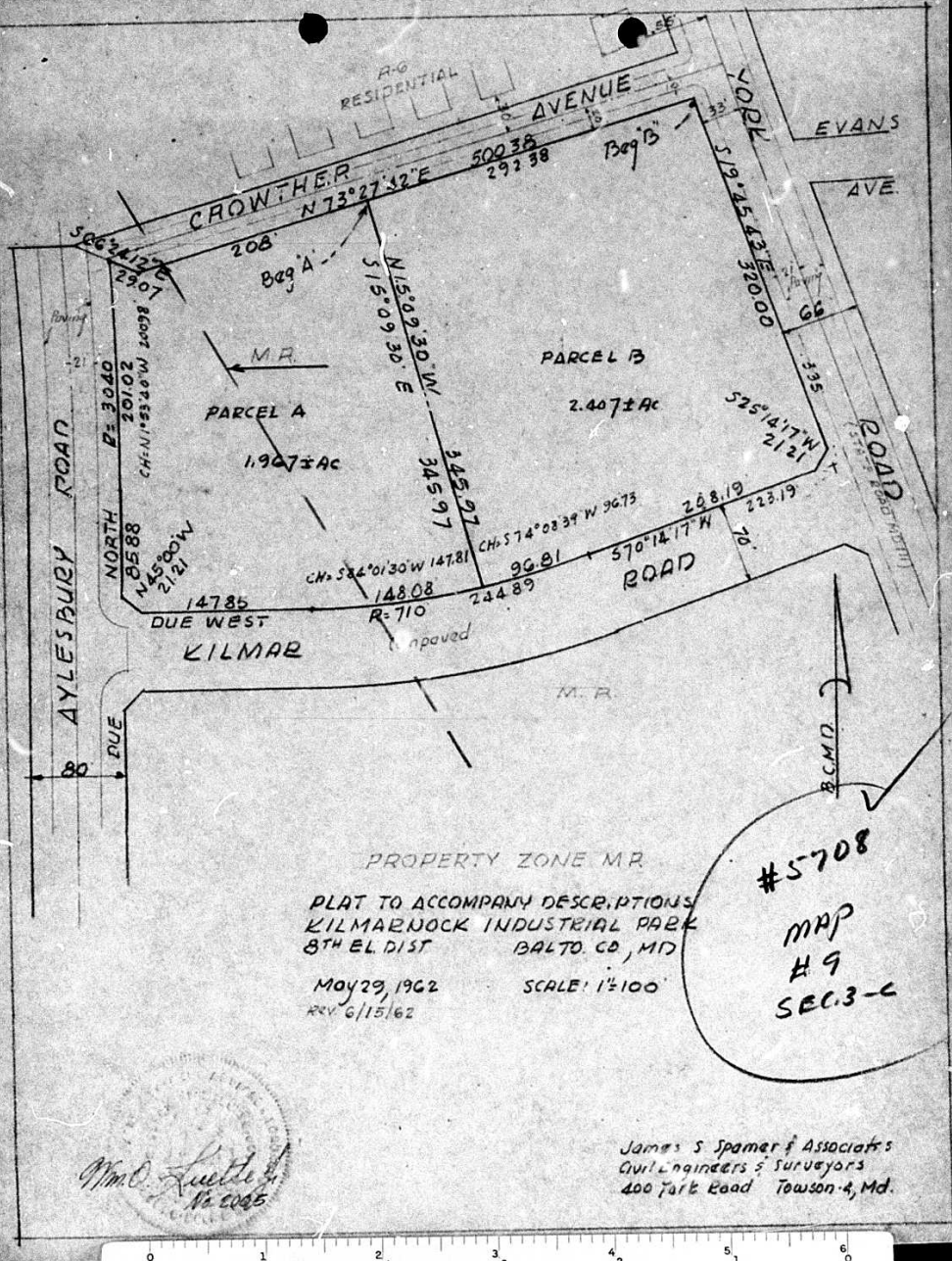
TOTAL AMOUNT \$25.00

COST

25.00 -

25.00

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.



Wm O. Little
 No. 2005

James S. Spamer & Associates
 Civil Engineers & Surveyors
 400 Park Road Towson 4, Md.

