

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, COOK, MUDD & HOWARD, owner of the property situated 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 M.L. zone to an M.L. zone, for the following reasons:

There was an error in the adoption of the zoning map, and there has been a change in the conditions and character of the neighborhood since the adoption of the map.

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 an outdoor advertising sign as shown on the attached plat.

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.

BALTIMORE GAS AND ELECTRIC COMPANY
Contract purchaser: James H. Cook
Address: 22 West Pennsylvania Avenue, Towson, Maryland 21204
Legal Owner: James H. Cook
Address: 22 West Pennsylvania Avenue, Towson, Maryland 21204
Protestant's Attorney: Robert R. Schuman
Address: 1700 Gas and Electric Building, Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of February, 1966, 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 106, County Office Building in Towson, Baltimore County, on the 30th day of March, 1966, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

COOK, MUDD & HOWARD
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND

March 29, 1966

Mr. John G. Rose
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition #66-213-RX

Dear Mr. Rose:

Will you kindly dismiss, without prejudice the above-captioned petition for reclassification and special exception.

Enclosed is our check for \$94.00 for advertising and posting in the amount of \$94.00.

Very truly yours,

James H. Cook
James H. Cook

JHC:rm
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 18, 1966

FROM: Mr. George E. Covellis, Director of Planning

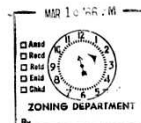
SUBJECT: Petition #66-213-RX. "West side of York Road 1276.57 feet South of Hillside Avenue. Petition for Reclassification from M.L. to M.L. Zone. Petition for Special Exception for Outdoor Advertising Sign." Baltimore Gas & Electric Company - Petitioners

8th District

HEARING: Wednesday, March 30, 1966. (1:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

1. Although we would regret the removal of the last vestige of protective roadside zoning in the immediate vicinity of the subject property, we will not oppose reclassification of the property as an ML zone.
2. Paragraph 413.3.g of the Zoning Regulations requires that outdoor advertising signs in any ML zone "shall be placed at least 1,000 feet apart on the same side of the street or highway..." A special exception for another outdoor advertising sign, approximately 785 feet south of the requested sign here, was granted under Petition #66-32-X. If the sign is erected under the latter petition, the sign requested under the subject petition will be in violation of the Zoning Regulations.



Description for Zoning Re-Classification of that portion of Cockeysville Service Center property now owned M.L. (Manufacturing Restricted) to M.L. (Manufacturing Light)

All that parcel of land lying and being in the 8th Election District of Baltimore County, State of Maryland, and described as follows:

Beginning for the same on the southwesternmost side of York Road, 66 feet wide, at a point 1276.57 feet more or less measured in a southeasterly direction along said side of said road from its intersection with the prolongation of the center line of Hillside Avenue, said point of beginning being at the beginning of the last or S18°48'40"E-150.39' line of that parcel of land which by a deed dated January 27, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. #1303 folio 298 was conveyed by North Central Development Corp. to Bankers Trust Company et al, thence running along said side of said road and running with and binding on a part of said last line, S18°48'40"E-430.6' to intersect the southernmost boundary line of Zone 8 M.L. 1 as recorded among the Zoning Records of Baltimore County, thence running with and binding on a part of said line in a southeasterly direction 183.71' to the end thereof, thence running with and binding on a part of the westernmost boundary line of said Zone 8 M.L. 1 parallel to and 200 feet distant measured at right angles in a southeasterly direction from the center line of York Road, 66 feet wide, N88°10'40"E-631.71' to intersect the 5th or S72°08'10"E-900.031' line of the above mentioned conveyance from North Central Development Corp. to Bankers Trust Company et al, thence running with and binding on a part of said line S72°08'10"E-189.09' to the end thereof, thence running with and binding on the 6th and 7th lines of said parcel of land and running with and binding on the right-of-way of the State Roads Commission of Maryland, as shown on State Roads Commission of Maryland plat No. 9283 for stream change under Contract No. 2-610-2-415, the two following courses and distances, S18°48'40"E-32.1' and N71°11'20"E-15.00' to the place of beginning.

Containing 2.106 acres of land more or less.

Being a part of that parcel of land which by a deed dated January 27, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. #1303 folio 298 was conveyed by North Central Development Corp. to Bankers Trust Company et al.

RECLASSIFICATION FROM M.L. TO M.L. (MANUFACTURING LIGHT) AND SPECIAL EXCEPTION FOR ADVERTISING SIGN.

Beginning for the same at a point 25 feet distant measured at right angles in a southeasterly direction from the southwesternmost side of York Road, 66 feet wide, said point of beginning being S18°48'40"E-5' more or less and S71°11'20"E-25' from the beginning of the first or S18°48'40"E-430.6' line of the above described parcel of land to be removed from M.L. (Manufacturing Restricted) to M.L. (Manufacturing Light), thence running parallel to and 25 feet distant measured at right angles in a southeasterly direction from said first line and parallel to said side of said road, S18°48'40"E-10', thence S71°11'20"E-40', N88°10'40"E-10', and N71°11'20"E-10' to the place of beginning.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

James H. Cook, Esquire
22 West Pennsylvania Avenue
Towson, Maryland 21204

SUBJECT: Reclassification from M.L. to M.L. and Special Exception-Advertising Sign for the Baltimore Gas and Electric Co. located York Road opposite Warren Road, 8th District (Item 3, March 1, 1966)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

INDUSTRIAL DEVELOPMENT CONVERSION: This office will review and submit any necessary comments at a later date.

REVIEW OF EXISTING UTILITIES - Existing 12" and 30" water in York Road. Sewer - The Kelly Branch Sewer exists south of this property. Adequacy of existing utilities to be determined by developer or his engineer.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested action 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Fire Bureau-Plans Review
2-18 Department
Board of Education
Buildings Department
Bureau of Traffic Engineering
State Roads Commission
Office of Planning and Zoning

Very truly yours,

James E. Hagan
James E. Hagan
Zoning Technician

JED:ylb

cc: Mr. George Hall-Industrial Development Commission
Mr. Carlisle Brown-Bureau of Engineering

Containing 100 square feet of land more or less.

The above described parcels of land being based on a survey and plat by James S. Spenser and Associates, titled "Property Survey for Baltimore Gas and Electric Company, 8th Election District Cockeysville, Md.", dated November 22, 1957, revised January 17, 1958.

James W. Pearce
James W. Pearce, Engineer
Electric Distribution Department



JWP:md

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th
Posted for: Reclassification from M.L. to M.L. and Special Exception
Petitioner: Baltimore Gas and Electric Co.
Location of property: York Road, 8th District, Baltimore County, Md.
Locales of Signs: 1276.57 ft. S. of Hillside Ave.
Remarks: See attached plat.
Posted by: J. Hagan
Date of return: March 17, 1966

2 signs

March 2, 1966

James H. Cook, Esq.
22 W. Penna. Ave.
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 28 day of Feb., 1965.

John G. Rose
John G. Rose
Zoning Commissioner

Petitioner: Baltimore Gas & Elec. Company

Petitioner's Attorney: James H. Cook, Esq. Reviewed by James E. Hagan
Chairman of Advisory Committee

M.L.

PENNSYLVANIA

RAILROAD



M.L.

NORTH CENTRAL DEVELOPMENT
CORP

M.L.

M.R.

B.R.

ZONING PLAT OF PROPERTY

LOCATED AT

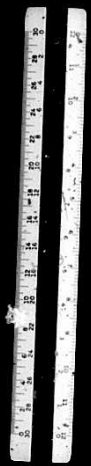
"COCKEYSVILLE", 8 TH. DIST., BALTIMORE CO., MD.

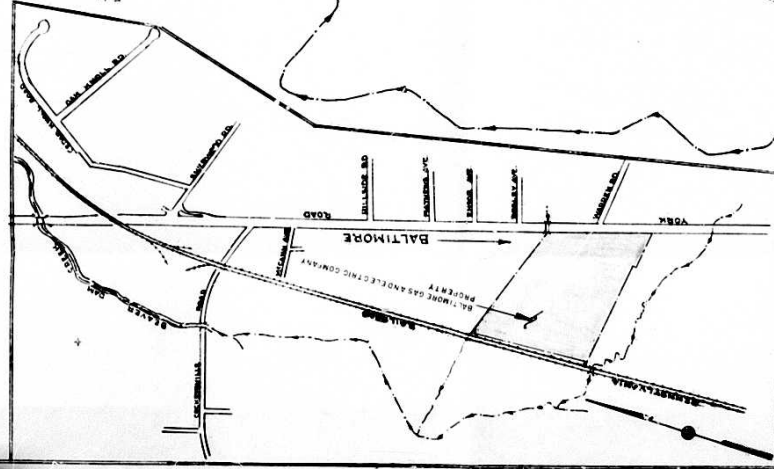
17.537 ± ACRES TOTAL TRACT

2.106 ± ACRES ZONED M.R.

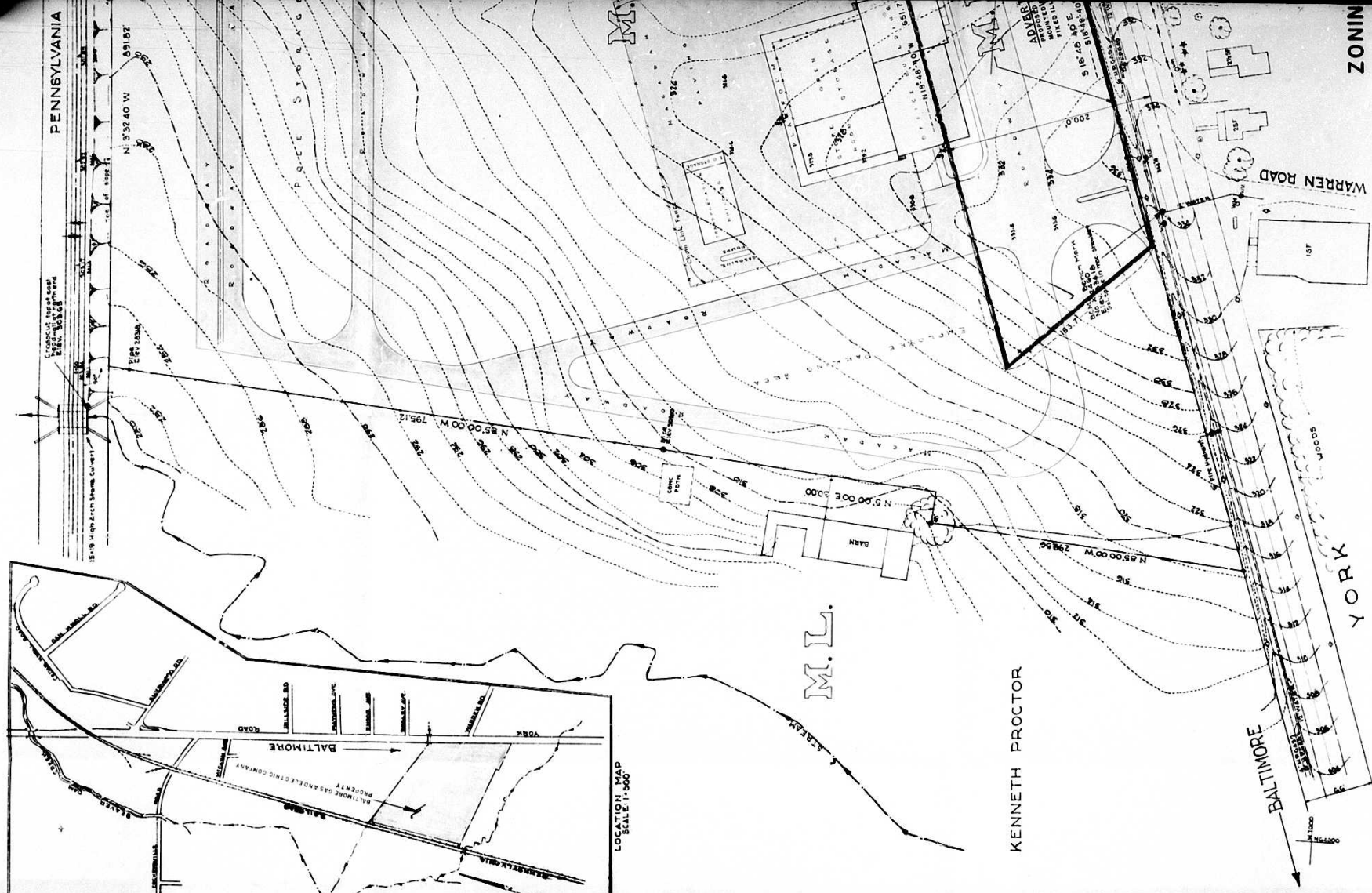
OFFICE
COPY
MAP #8
SEC. 3-D
NW-17-D
ML

SCALE: 1" = 50'





LOCATION MAP
SCALE 1:50,000



KENNETH PROCTOR

ZONIN

R.A.

"COCKEYSVILLE"

17.5
2.10