

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Heirs of Otto H. Hamm and Richard F. Hamm, legal owners 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-6 zone to an ML zone for the following reasons:

The J. Gibson McIlvain Company occupies the adjoining premises to the North as a distribution yard for lumber, serving only the wholesale trade; and it desires to acquire the premises described in the within plat, provided the zoning change can be made, so as to have a uniform zoning status; and has entered into an agreement of sale with the heirs of Otto H. Hamm, et al, the legal owners, who are represented by Richard F. Hamm.

1. Change in neighborhood.
2. Error in 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

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 be and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

BY Heirs of Otto H. Hamm
Richard F. Hamm
Contract purchaser
Address Old Philadelphia Road
White Marsh, Maryland
Petitioner's Attorney
Address 1701 Arch Street
Philadelphia, Pa. 19103

BY Heirs of Otto H. Hamm
Richard F. Hamm
Legal Owner
Address 44 Old Farm Road
Wilton, Connecticut
Protestant's Attorney
Address 1701 Arch Street
Philadelphia, Pa. 19103

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of June, 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 29th day of June, 1966, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 26, 1966 #66-291R

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
1A, 2ND FLOOR

GEORGE E. GAVELIN
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONER

P. C. Herr, Esquire
1701 Arch Street
Philadelphia, Pa. 19103

Re: Heirs of Otto H. Hamm
(Item 1, May 26, 1966)

Dear Sir:

The above referenced petition is accepted for filing as of the date on the enclosed filing certificate. Notice of the hearing date and time which will be held not less than 30 days nor more than 90 days after the date on the filing certificate will be furnished to you in the near future.

If you have any questions concerning this matter, please do not hesitate to contact me at VA 3-3000, Extension 351.

Very truly yours,

James E. Ryan
James E. Ryan, Principal
Zoning Technician

JED:ym

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

P. C. Herr, Esquire
1701 Arch Street
Philadelphia, Pa. 19103

Dear Sir:

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

STATE ZONING COMMISSION: Any proposed entrance will be subject to State Roads Commission approval. These entrances must be constructed under permit from State Roads Commission.

BUREAU OF ENGINEERING: This office will review and make any necessary comments at a later date.

ZONING ADMINISTRATION DIVISION: The proposed zoning is in conflict with the proposed Northeastern Area Master Plan Map.

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 zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:
Fire Bureau
Health Department
Industrial Development Commission
Board of Education
Buildings Department
Bureau of Traffic Engineering

Very truly yours,

James E. Ryan
James E. Ryan, Principal
Zoning Technician

JED:ym

cc: Mr. John Meyers-State Roads Commission
Mr. Carlyle Brown-Bureau of Engineering

State Registered
Member ASCE
NSPE
MSS

DAVID W. FOMMER
Consulting Engineering
Land Surveying - Site Planning
111 W. 25th Street
Baltimore, MD 21208

January 26, 1966.

DESCRIPTION OF PARCEL OF LAND TO BE RE-ZONED FROM R-6 RESIDENTIAL TO M.L. INDUSTRIAL, PHILADELPHIA ROAD SOUTH-EST OF COWENTON AVENUE, ELEVENTH DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point in the center line of Philadelphia Road where the same is intersected by the line dividing the present ML Zone from the present R6 Zone, said point being approximately 1370 feet Southwest of Cowenton Avenue, and running thence and binding on the center line of Philadelphia Road South 89 Degrees 25 Minutes 10 Seconds West 183.54 feet and South 56 Degrees 55 Minutes 00 Seconds West 96.71 feet, thence leaving the center line of Philadelphia Road and running parallel to and at the distance of 100 feet measured Northeasterly, at right angles from the Northeast line of Lot No. 17, Section 1 of Hampshire Village, recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 18, folio 78, South 56 Degrees 40 Minutes 00 Seconds East 210.81 feet, and running thence South 52 Degrees 38 Minutes 50 Seconds East 205.59 feet to the dividing line between the present R6 Zone and the present ML Zone, and running thence and binding on said line North 37 Degrees 21 Minutes 10 Seconds East 255.15 feet and North 52 Degrees 38 Minutes 50 Seconds West 402.00 feet to the place of beginning. Containing 2.57 acres of land more or less.



RE:LEA.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

June 6, 1966 #66-291R

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
1A, 2ND FLOOR

GEORGE E. GAVELIN
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONER

P. C. Herr, Esquire
1701 Arch Street
Philadelphia, Pa. 19103

Re: Reclassification from R-6 to ML
for the heirs of Otto H. Hamm
located Philadelphia Road
SE of Cowenton Ave, 11th Dist.
(Item 1, May 26, 1966)

Dear Sir:

Addendum to Zoning Advisory Committee comments of May 26, 1966.

BUREAU OF ENGINEERING:
Sewer and water are not available.

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 zoning 10 days before the Zoning Commissioner's hearing.

Very truly yours,

James E. Ryan
James E. Ryan, Principal
Zoning Technician

JED:ym

cc: Mr. Carlyle Brown-Bureau of Engineering

P. C. Herr, Esquire
1701 Arch Street
Philadelphia, Pa. 19103

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

Your petition has been received and accepted for filing this 24 day of May, 1966.

John G. Rose
John G. Rose
Zoning Commissioner

Petitioner Heirs of Otto H. Hamm

Petitioner's Attorney P. C. Herr

Reviewed by *James E. Ryan*
Chairman of
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 17, 1966

FROM: George E. Gavelin, Director of Planning

SUBJECT: Petition #66-291-R. Northwest side of Philadelphia Road 1370 feet South of Cowenton Ave. Petition for Reclassification from R-6 to M.L. Heirs of Otto H. Hamm - Petitioners

11th District

HEARING: Wednesday, June 29, 1966. (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to M.L. zoning. It notes that the petition falls within the Northeastern Planning Area and that the County Council is in the final stages of their processing of the Comprehensive Zoning Map. As heard by the County Council the Comprehensive Rezoning Map proposes a combination of M.L.R. and M.L. zoning for the subject property. Action on this petition for reclassification should await legislative clarification by the County Council in connection with their adoption of the Northeastern Area Zoning Map.

TELEPHONE
833-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 38662

DATE 6/3/66

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

To: J. Gibson McIlvain Company
Old Philadelphia Road
White Marsh, Maryland

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622	QUANTITY	REMARKS	TOTAL AMOUNT
		STANDARD OFFICE SECTION AND RETURN WITH YOUR REMITTANCE	\$50.00
		Petition for Reclassification for Heirs of Otto H. Hamm	50.00
		#66-291-R	
			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.

TELEPHONE
323-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 39403

DATE 6/29/66

TO: J. Gibson McFadyen Co.
Philadelphia Road
White Marsh, Md. 21162

BILLED BY: Spring Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 00-422

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
Advertising and posting of property for Richard F. Hann, et al 66-291-R		48.50
		4850

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
RECLASSIFICATION
11th DISTRICT

ZONING: From R-4 to M.L.
Zone.

LOCATION: Northwest side
of Philadelphia Road 1870 feet
South of Cowenton Avenue.
DATE & TIME: WEDNES-
DAY, JUNE 29, 1966 at 2:00
P.M.

PUBLIC HEARING: Room
108, County Office Building, 111
W. Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations of Bal-
timore County, will hold a public hearing:
Present Zoning: R-4
Proposed Zoning: M.L.
All that parcel of land in the
Eleventh District of Baltimore
County.

Beginning for the same at a
point in the center line of Phil-
adelphia Road where the same is
intersected by the line dividing
the present M.L. Zone from the
present R-4 Zone, said point be-
ing approximately 1270 feet
Southwest of Cowenton Avenue,
and running thence and binding
on the center line of Philadelphia
Road South 50 Degrees 25
Minutes 10 Seconds West 183.54
feet and South 50 Degrees 35
Minutes 00 Seconds West 96.71
feet, thence leaving the center
line of Philadelphia Road and
running parallel to and at the
distance of 100 feet measured
Northeastly at right angles
from the Northeast line of Lot
No. 17, Section 1 of Hammshire
Village, recorded among the
Land Records of Baltimore Coun-
ty in Plat Book G.L.B. No. 18,
folio 78, South 56 Degrees 40
Minutes 00 Seconds East 210.81
feet, and running thence South
61 Degrees 38 Minutes 50 Sec-
onds East 265.50 feet to the di-
viding line between the present
R-4 Zone and the present M.L.
Zone, and running thence and
binding on said lines North 37
Degrees 21 Minutes 10 Seconds
East 255.18 feet and North 52
Degrees 38 Minutes 50 Seconds
West 402.00 feet to the place of
beginning. Containing 2.37 acres
of land more or less.

Being the property of Heirs of
Otto H. Hann, et al as shown
on plat plan filed with the Zon-
ing Department.

Hearing: Wednesday, June 29,
1966 at 2:00 P.M.

Public Hearing: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY.
June 9.

OFFICE OF
THE BALTIMORE COUNTY

THE COMMUNITY NEWS
Roisterdown, Md

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

June 13, 1966.

THIS IS TO CERTIFY, that the annexed advertisement of

John G. Rose, Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTEAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for One successive weeks before

the 13th day of June, 1966, that is to say
the same was inserted in the issues of

June 9, 1966.

THE BALTIMORE COUNTEAN

By: Paul J. Morgan
Editor and Manager

ORIGINAL

PETITION FOR RECLASSIFI-
CATION—11TH DISTRICT

ZONING: From R-4 to M.L. Zone.
LOCATION: Northwest side of Phil-
adelphia Road 1870 feet South of
Cowenton Avenue.
DATE & TIME: Wednesday, June 29,
1966 at 2:00 P.M.

PUBLIC HEARING: Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:

Present Zoning: R-4
Proposed Zoning: M.L.
All that parcel of land in the
Eleventh District of Baltimore Coun-
ty.

Beginning for the same at a point
in the center line of Philadelphia
Road where the same is intersected
by the line dividing the present M.L.
Zone from the present R-4 Zone, said
point being approximately 1270 feet
Southwest of Cowenton Avenue, and
running thence and binding on the
center line of Philadelphia Road
South 50 Degrees 25 Minutes 10
Seconds West 183.54 feet and South
50 Degrees 35 Minutes 00 Seconds
West 96.71 feet, thence leaving the
center line of Philadelphia Road and
running parallel to and at the
distance of 100 feet measured
Northeastly at right angles from the
Northeast line of Lot No. 17,
Section 1 of Hammshire Village, re-
corded among the Land Records of
Baltimore County in Plat Book
G.L.B. No. 18, folio 78, South 56
Degrees 40 Minutes 00 Seconds East
210.81 feet, and running thence
South 61 Degrees 38 Minutes 50 Sec-
onds East 265.50 feet to the di-
viding line between the present R-4
Zone and the present M.L. Zone, and
running thence and binding on said
lines North 37 Degrees 21 Minutes
10 Seconds East 255.18 feet and
North 52 Degrees 38 Minutes 50
Seconds West 402.00 feet to the
place of beginning. Containing 2.37
acres of land more or less.

Being the property of Heirs of
Otto H. Hann, et al as shown
on plat plan filed with the Zoning
Department.

Hearing Date: Wednesday, June
29, 1966 at 2:00 P.M.

Public Hearing: Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.

By order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County
June 9.

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 9, 1966.

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., successively
for 1 Time successive weeks before the 29th day of June, 1966, the first publication
appearing on the 9th day of June, 1966.

THE JEFFERSONIAN,

L. Frank Sirota
Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1 sign
District 11th
Date of Posting 6-9-66
Posted for: Hearing Wed. June 29-66 - 2:00 P.M.
Petitioner: Heirs of Otto H. Hann
Location of property: NW 1/4 S. P. Data Rec. 1326-1 S. 4
Catonville Ave.
Location of Sign: 250' from the entrance to
J. Gibson McFadyen Co. on the NW 1/4 S. 4
Remarks: Phila. Rd.
Posted by: Robert B. Bull Date of return: 6-16-66
Signature

