

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, we, **NOTTINGHAM FARMS, INC.**, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a party hereto, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an **R-10** zone to an **M-1** zone, for the following reasons:

- error in the original zoning; and
- change in the character of the neighborhood.

See attached description

Enclosed is a Special Description, under the said Zoning Law, and a Zoning Map, showing the location of the property to be re-classified, and the location of the proposed new zoning.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, we, agree to pay expenses of above re-classification and/or Special Exception advertising, including 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.

Nottingham Farms, Inc.
Contract purchaser
Address: **Campbell Building**
Towson, Maryland 21204

W. Taylor McLean
Petitioner's Attorney
Address: **Campbell Building**
Towson, Maryland 21204

ORDERED by the Zoning Commissioner of Baltimore County, this **9th** day of **June**, 1967, that this 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 **11th** day of **June**, 1967, at **10:00** o'clock.

John D. Galt
Zoning Commissioner of Baltimore County.

(over)

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

W. Taylor McLean, Esq.
Campbell Building
Towson, Maryland 21204

Dear Sir:

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

BUREAU OF ENGINEERING: (Item 3 - Nottingham Farms, Inc. See Page 2 for Item 3, Edna L. Burton)
Water - Existing 8" water in Cockeysville Road
Sewer - A sanitary sewer which will serve the southern most portions of the subject site is presently under design. However, it appears that sanitary is not available to the northern part of the tract.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Beaver Dam Road is to be developed as a minimum 18' road on a 70' R/W; Cockeysville Road is to be developed as a minimum 30' road on a 60' R/W.

FIRE PROTECTION: It will be necessary to provide water mains and fire hydrants in accordance with the Baltimore County Standard Design Manual, 1963 edition. Site plans shall be required to indicate size of water mains and hydrant locations when submitted to this office for review.

INDUSTRIAL DEVELOPMENT COMMISSION: The above site is in the industrial corridor between the Pennsylvania Railroad and the Harrisburg Expressway. The site is surrounded on all four sides with industrial zoning and has always been considered as part of the industrial land reserve of the County.

The Industrial Development Commission feels that the request for re-classification from R-10 to M-1 is within the comprehensive plans for this area and therefore suggests that the petition be granted.

HEALTH DEPARTMENT: No building application will be approved for any building until public water and sewer are available.

TRAIL ENGINEERING: The proposed site is surrounded by M-1 land, and therefore appears to be suitable for M-1 development. However, the roads in the York Road corridor, at this time, cannot handle any increased density in this corridor. It is requested that if the site is zoned M-1 that no development shall occur on this site until such time as York Road is widened to a sufficient width to handle the increased trip density, or Beaver Dam Road is built to Federal Road.

LOWING ADMINISTRATION DIVISION: If the petition is granted, no company may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

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 plan or problems that may have a bearing on this case. The Director and/or the Deputy Director or 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:

Project Planning Division
State Roads Commission
Public Works
Board of Education

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of... **error in the original zoning use**...

the above Re-classification should be had; and it further appearing that by reason of...

A Special Exception from...

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this **23rd** day of **June**, 1967, that the herein described property or area should be and the same is hereby reclassified, from an **R-10** zone to an **M-1** zone, and/or a Special Exception from...

and/or from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

DEPUTY **Edward D. Galt**
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...

the above re-classification should NOT BE HAD, and the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this **9th** day of **June**, 1967, that the above re-classification 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** zone; and/or the Special Exception for...

and the same is hereby DENIED.
Zoning Commissioner of Baltimore County

W. Taylor McLean, Esq.

- 2 -

May 9, 1967

BUREAU OF ENGINEERING: (Item 3 - Edna L. Burton)
Water - Existing 8" water in Cockeysville Rd.
Sewer - The Beaver Dam Run Interceptor sewer, which will make sanitary available to this site, is presently under design by consultant.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Beaver Dam Road is to be developed as a minimum 18' road on a 70' R/W.

Very truly yours,

John D. Galt
Zoning Technician

cc: Carlyle Brown-Bureau of Engineering
J.A. Charles Morris-Bureau of Fire Prevention
George Hall-Industrial Development
William Greenwell-Health Department
C. Richard Moore-Bureau of Traffic Engineering

TELEPHONE
RE-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 45596

Date June 9, 1967

To: Nottingham Farms, Inc.
Campbell Building
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY
Advertising and posting of property for Nottingham Farms, Inc.
667-246-R
103.00

RETURNED TO DIVISION WITH YOUR RECEIPT
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
TOTAL AMOUNT
103.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors

708 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

#67-246R

April 21, 1967

Zoning Description

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

Beginning for the same at the corner formed by the intersection of the southeast side of Cockeysville Road with the northeast side of Beaver Dam Road and running thence and binding on the southeast side of Cockeysville Road North 60 degrees 01 minute East 280.64 feet, thence leaving said road and running the three following courses and distances viz: South 28 degrees 24 minutes East 175.16 feet, North 60 degrees 16 minutes East 279.26 feet and North 28 degrees 24 minutes East 176.39 feet to the southeast side of Cockeysville Road, thence binding on the southeast side of said road and running the three following courses and distances viz: South 29 degrees 47 minutes East 175 feet, North 60 degrees 01 minute East 100 feet and North 29 degrees 47 minutes East 175 feet to the southeast side of Cockeysville Road, thence binding on the southeast side of Cockeysville Road North 60 degrees 01 minute East 225.75 feet, thence leaving said road and running the five following courses and distances viz: South 28 degrees 59 minutes East 300 feet, North 60 degrees 01 minute East 100 feet, South 29 degrees 59 minutes East 130 feet, South 86 degrees 53 minutes East 155.44 feet, South 78 degrees 55 minutes East 244.81 feet and South 82 degrees 22 minutes East 145.58 feet to the west right of way line of the Pennsylvania Railroad, thence binding on said west right of way line South 3 degrees 11 minutes East 272 feet, thence leaving said railroad and running the five following courses and distances viz: South 11 degrees 53 minutes East 92.7 feet, South 47 degrees 35 minutes East 104.25 feet, South 66 degrees 01 minute East 104.19 feet, South 77 degrees 24 minutes East 16.90 feet and North 76 degrees 16 minutes East, binding for a part in the center of a railroad spur track there situate, 117.43 feet to the northeast side of Beaver Dam Road, thence leaving said railroad spur track and binding on the northeast side of said road North 25 degrees 51 minutes East 161.23 feet, thence leaving said road and running the three following courses and distances viz: North 60 degrees 01 minute East 257.90 feet, North 29 degrees 46 minutes East 115 feet and South 60 degrees 01 minute East 220.02 feet to the northeast side of Beaver Dam Road, thence binding on the northeast side of Beaver Dam Road, North 29 degrees 46 minutes East 600 feet, thence leaving said road and running the three following courses and distances viz: North 60 degrees 01 minute East 125 feet, North 29 degrees 46 minutes East 50 feet and South 43 degrees 01 minute East 125 feet to the northeast side of Beaver Dam Road, thence binding on the northeast side of Beaver Dam Road, North 29 degrees 46 minutes East 150 feet, thence leaving said road and running the three following courses and distances viz: North 60 degrees 01 minute East 126 feet, North 29 degrees 46 minutes East 50 feet and South 60 degrees 01 minute East 126 feet to the northeast side of Beaver Dam Road and thence binding on the northeast side of said road North 29 degrees 46 minutes East 175.29 feet to the place of beginning.

Containing 47.86 Acres of land more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 2, 1967

FROM: George E. Gonnells, Director

SUBJECT: Petition 67-246-R, Re-classification from R-10 to M-1. Eastmost corner of Cockeysville and Beaver Dam Roads. Being the property of Nottingham Farms, Inc.

8th District

HEARING: Monday, June 12, 1967 (11:00 A.M.)

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

The subject property lies within an area which is recognized by this office as an industrial corridor; we offer no objection to the subject petition.

TELEPHONE
RE-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 45559

Date May 24, 1967

To: Hon. C. Bayne, Auditor, Thomas & McLean
Campbell Building
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY
Petition for Re-classification for Nottingham Farms, Inc.
667-246-R
50.00

RETURNED TO DIVISION WITH YOUR RECEIPT
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
TOTAL AMOUNT
50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors

708 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

#67-246R

April 21, 1967

Being the property of Nottingham Farms, Inc. as shown on a plat filed with the Zoning Department.

Saving and excepting therefrom that part of the above described parcel of land that was heretofore zoned Manufacturing Light (ML).



CERTIFICATE OF PUBLICATION

TOWSON, MD. June 27, 1967

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 27th day of June, 1967, before the 1st day of June, 1967, the 1st publication appearing on the 25th day of May, 1967.

THE JEFFERSONIAN

Richard A. Stettin
Manager.

Cost of Advertisement \$...

PETITION FOR
DECLASSIFICATION
NO. 104-61
ZONING: From R-10 to M-1.

LOCATION: Easternmost corner of Cockeysville Road and Beaver Dam Road.
DATE & TIME: Monday, June 12, 1967 at 11:00 a.m.
PUBLIC HEARINGS: Room 104, County Office Building, 111 N. Chesapeake Ave., Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Present: Zoning R-10 Zone Proposed Zoning: M-1 Zone
Concerning all that parcel of land in the 18th District of Baltimore County, beginning for the same at the corner formed by the intersection of the southeast side of Cockeysville Road with the northeast side of Beaver Dam Road and running thence and blinding on the southeast side of Cockeysville Road, North 60 degrees 21 minutes East 200.61 feet, thence leaving said road and running the three following courses and distances: viz: South 28 degrees 21 minutes East 175.16 feet North 60 degrees 15 minutes East 275.25 feet and North 28 degrees 21 minutes East 175.28 feet to the southeast side of Cockeysville Road, thence blinding on the southeast side of said road North 60 degrees 21 minutes East 121.10 feet, thence leaving said road and running the three following courses and distances: viz: South 29 degrees 47 minutes East 173 feet to the southeast side of Cockeysville Road, thence blinding on the southeast side of Cockeysville Road North 60 degrees 21 minutes East 226.75 feet, thence leaving said road and running the six following courses and distances: viz: South 29 degrees 59 minutes East 200 feet, North 60 degrees 01 minute East 180 feet, South 29 degrees 59 minutes East 117.7 feet, South 66 degrees 53 minutes East 135.41 feet, South 10 degrees 52 minutes East 26.41 feet and South 88 degrees 22 minutes East 115.38 feet to the west right of way line of the Pennsylvania Railroad, thence blinding on said west right of way line South 3 degrees 11 minutes East 272 feet, thence leaving said railroad and running the five following courses and distances: viz: South 41 degrees 53 minutes West 92.37 feet, South 17 degrees 53 minutes West 101.25 feet, South 68 degrees 01 minute West 104.19 feet, South 77 degrees 21 minutes West 96.90 feet and North 78 degrees 16 minutes West, blinding for a part in the center of a railroad spur track three feet, 1776.61 feet to the northeast side of Beaver Dam Road, thence leaving said railroad spur track and blinding on the northeast side of said road North 28 degrees 21 minutes West 164.21 feet, thence leaving said road and running the three following courses and distances: viz: North 60 degrees 01 minute East 207.20 feet, North 28 degrees 46 minutes West 115 feet and South 60 degrees 01 minute West 220 feet to the northeast side of Beaver Dam Road, thence blinding on the northeast side of Beaver Dam Road, North 28 degrees 46 minutes West 63.0 feet, thence leaving said road and running the three following courses and distances: viz: North 60 degrees 01 minute East 125 feet, North 29 degrees 06 minutes West 50 feet and South 60 degrees 01 minute West 125 feet to the northeast side of Beaver Dam Road, thence blinding on the northeast side of said road North 29 degrees 06 minutes West 175.28 feet to the place of beginning.

Containing: 47.86 Acres of land more or less.
Being the property of Noel. Wadhwa Farms, Inc., as shown on a plat filed with the Zoning Department.
Saying and excepting therefrom that part of the above described parcel of land that was heretofore owned and administered by the State of Maryland.
Noting Date Monday, June 12, 1967 at 11:00 a.m.
Public Hearing Room 108

OFFICE OF
BALTIMORE COUNTY

County Office Building, 111 N. Chesapeake Ave., Towson, Md.
BY ORDER OF:
JOHN G. NORD,
ZONING COMMISSIONER
OF BALTIMORE COUNTY

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

May 20, 19 07

THIS IS TO CERTIFY, that the annexed advertisement of John G. Nord, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for one week before the 20th day of May, 19 07, that is to say the same was inserted in the issues of May 20, 1907.

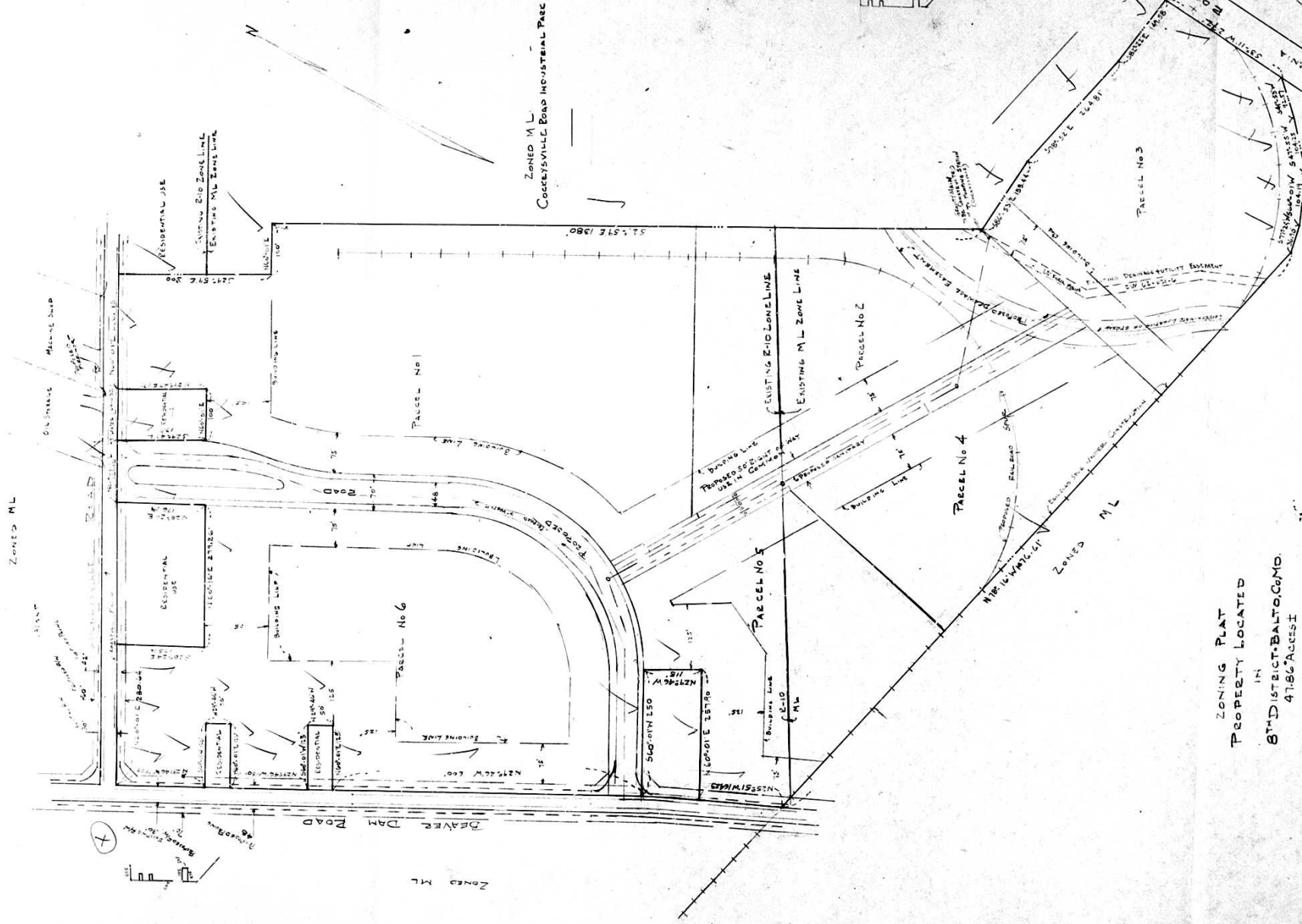
THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager
R. M.

67-246-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 6th Date of Posting: May 26, 1967
Posted for: Redesignation R-10 to M-1
Petitioner: Wadhwa Farms, Inc.
Location of property: Easternmost corner of Cockeysville Road and Beaver Dam Rd.
Location of Signs: P.O. Box, Cockeysville Rd. & Beaver Dam Rd. @ intersection. Signs 33' S. of Cockeysville Rd. @ S. of Cockeysville Rd.
Posted by: J. Nord Date of return: June 1, 1967
3 signs



ZONING PLAT
PROPERTY LOCATED
IN
8TH DISTRICT-BALTO. CO. MD.
47.86 ACRES

EXISTING ZONING: R10 & ML
PROPOSED ZONING: ML
EASEL USES TO BE ESTABLISHED AT
ALATES DATE AND RESTRICTED TO
USES PERMITTED UNDER ML ONLY
PROPER SCREENING TO BE ERECTED IN
ACCORDANCE WITH ZONING REGULATIONS
WHEN PROPERTY IS DEVELOPED



SCALE: 1" = 100' APRIL 1967
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE. - TOWSON

OFFICE
COPY

MAP
#8
SEC 3-D
NW-17-B
ML

67-266P