

PETITION FOR ZONING RE-CLASSIFICATION

LEGAL SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, EDNA L. BURTON, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an M-L zone, for the following reasons:

- (a) error in the original zoning; and
- (b) change in the character of the neighborhood.

See attached Description

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

Edna L. Burton
Contract purchaser
Address: Cockeysville, Md.
Protestant's Attorney
R. Taylor McLean
Address: Campbell Bldg., Towson, Md.
223-1800

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of May, 1967, 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 12th day of June, 1967, at 11:00 o'clock.



Zoning Commissioner of Baltimore County.

P. Taylor McLean, Sec.

- 2 -

May 9, 1967

BUREAU OF ENGINEERING (Item 3 - Edna L. Burton)
Letter - Existing of water in Cockeysville Rd.
Sewer - The Beaver Dam Run Interceptor sewer, which will make sanitary available to this site, is presently under design by consultants.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Beaver Dam Road is to be developed as a minimum 66' road on a 60' R/W.

Very truly yours,

JOHN G. ROSE, Principal
Zoning Technician

CC: Carlisle Brown-Bureau of Engineering
J. Charles Morris-Bureau of Fire Prevention
George Hall-Industrial Development
William Greenblatt-Health Department
C. Richard Moore-Bureau of Traffic Engineering

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 map

the above Re-classification should be had, and it further appearing that no reason of

Special Exception exists, should be granted.

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-L zone, and that the Special Exception be granted, 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 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 error in the original zoning map

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of May, 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 at and to remain a R-10 zone, and the Special Exception for error in the original zoning map be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: Mr. George E. Corvelli, Director
SUBJECT: Petition #67-247-R, Re-classification from R-10 to M-L. East side of Beaver Dam Road 1025.29 feet south of Cockeysville Road. Being the property of Edna L. Burton.

1. It is recommended that the proposed zoning change be granted, as it is in the public interest and will be a benefit to the community.
2. The proposed zoning change is in accordance with the Comprehensive Zoning Ordinance of Baltimore County.

DOLLENBERG BROTHERS
Registered Professional Engineers & Land Surveyors
708 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

May 5, 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 a point on the northeast side of Beaver Dam Road at the distance of 1025.29 feet measured southeasterly along the northeast side of said road from 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 northeast side of Beaver Dam Road South 25 degrees 51 minutes East 115.30 feet, thence leaving said road and running the three following courses and distances viz: North 60 degrees 01 minutes East 257.90 feet, North 29 degrees 46 minutes West 115 feet and South 60 degrees 01 minute West 250 feet to the place of beginning.

Containing 0.67 of an acre of land more or less.

Being the property of Edna Burton as shown on a plat filed with the zoning department.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: Mr. H. B. Staab, Industrial Development Commission
SUBJECT: Zoning Advisory Committee Agenda - May 9, 1967
Item No. 3 - Nottingham Farms, Inc.
Beaver Dam and Cockeysville Roads
8th Election District

The above site is in the industrial corridor between the Pennsylvania Railroad and the B&O 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-L is within the comprehensive plans for this area and therefore suggests that the petition be granted.

H. B. STAAB
Director

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: George E. Corvelli, Director
SUBJECT: Petition #67-247-R, Re-classification from R-10 to M-L. East side of Beaver Dam Road 1025.29 feet south of Cockeysville Road. Being the property of Edna L. Burton.

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 comments:

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.

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

May 9, 1967

TO: Taylor McLean, Sec.
Cockeysville Rd.
Towson, Maryland 21204
SUBJECT: R-10 to M-L for Nottingham Farms, Inc., and Edna L. Burton. Located N/E side of Beaver Dam Rd, 8/8 side of Cockeysville Rd, 8th District (Items 3 & 4 May 9, 1967)

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)
Sewer - Existing 6" 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 66' road on a 60' R/W; Cockeysville Road is to be developed as a minimum 66' road on a 60' R/W.

FIRE PREVENTION: It will be necessary to provide water main and fire hydrants in accordance with the Baltimore County Standard Design Manual, 1964 edition. Site plans shall be required to indicate size of water main 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-L 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.

TRAFFIC ENGINEERING: The proposed site is surrounded by M-L land, and therefore appears to be suitable for M-L 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-L 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 Fadenia Road.

ZONING ADMINISTRATION DIVISION: If the Petition is granted, no occupancy 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 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:

Project Planning Division
State Roads Commission
Building Engineer
Board of Education

OFFICE OF THE BALTIMORE COUNTMAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

May 29, 1967

THIS IS TO CERTIFY, that the enclosed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTMAN, a group of weekly newspapers published in Baltimore County, Maryland, on a week for successive weeks before the 10th day of May, 1967, that is to say the same was inserted in the issues of

May 29, 1967.

THE BALTIMORE COUNTMAN

By Paul J. Morgan

Editorial Manager

C. M.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY,
May 29.

ZONING: R-1 Zone to M-L Zone.
LOCATION: E/S Deaver Dam Road
1023' S. of Cockeysville C&D.
DATE & TIME: Monday, June 12,
1987 at 11:00 a.m.
PUBLIC HEARING: Room 109, County
Office Building, 111 W. Chesapeake
Ave., Towson, Maryland.

TOWSON, MD., May 25, 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., once a week of 1 issue ~~times a week~~ before the 18th day of ~~June~~ June 1967, the ~~1st~~ publication appearing on the 25th day of May 1967.

L. Frank Strick
Manager.

Cost of Advertisement, \$.....

May 11. Baltimore County

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21284

No. 45597

DATE June 2, 1967

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

BILLED
BY Training Dept. of Salto. Co.

DEPOSIT TO ACCOUNT NO. **31-622**

RETURN THIS PORTION WITH YOUR REMITTANCE

TOTAL AMOUNT

QUAN

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

	REVENUE	COST
1	100	100
2	180	180
3	240	240
4	280	280
5	300	300
6	300	300
7	280	280
8	240	240
9	180	180
10	100	100

Advertising and posting of property for Edna L. Burton
167-247-2

Ph *Pharmaceutical Companies: Role in the U.S. Health Care System*

6-12-67 : 11:30 : 125571 72- 4208

6-126 100-4-59771-88-1 87-98

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

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

No. 45560

DATE May 24, 1967

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

Zoning Dept. of Balto. Co.

To: Messrs. Royston, Mueller, Thomas & McLean
Campbell Building
Towson, Md. 21204

TOTAL AMOUNT	5.00
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DEPOSIT TO ACCOUNT NO. 01-622

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Petition for Reclassification for Edna L. Durton/
 #67-247-2

56.29

9-7067 8-10-01 * #45561 722m 5000

5-21-77 11:00 AM 137-1378-1 5000

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

May 24, 1967

R Taylor McLean, Esq.
Campbell Building
Towson, Md. 21204

NOTICE OF HEARING

Re: Petition for Reclassification for Edna L. Burton
#67-247-

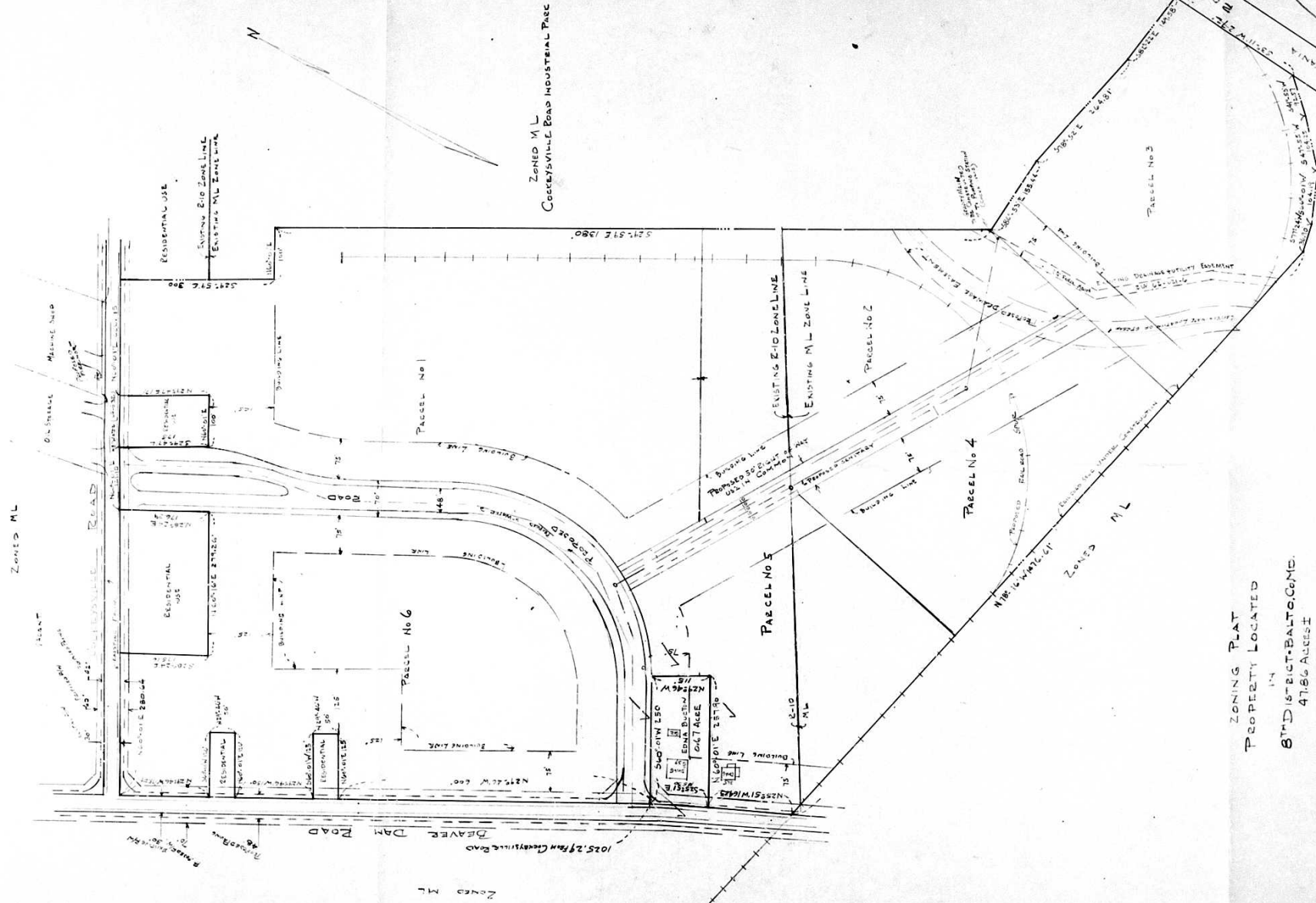
TIME: 11:00 A.M.

DATE Monday June 12 1967

PLACE ROOM 106 COUNTY OFFICE BUILDING, Ill W. Chesapeake

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY



ZONING PLAT
PROPERTY LOCATED
1/4
8TH DISTRICT-BALTO.CO.MD.
47.86 ACRES

#67-247R
OFFICE
COPY

map
#8
SEC.3-D
NW-17-B
ML



EXISTING ZONING R10+ML
PROPOSED ZONING ML
EXIST. USES TO BE ESTABLISHED AT
ALTER 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
101 WASHINGTON AVE - TOWSON MD