PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

#71-176R

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, TOWSON NURSERIES, INCORPORATED 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-6 and R-40 zone to an ML zone; for the following reasons:

Error in original zoning and/or character of the neighborhood has changed to warrant re-classification.

See attached description

MAP 8 SEC 3-D SHEET-3-E NW-19-B ML

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 re-classification 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.

TOWSON NURSERIES, INCORPORATED

Contract purchaser

Legal Owner

C. Warner Price, President

Address Cockeysville, Maryland 21030

James D. Nolan, Petitioner's Attorney
Nolan, Plumhoff & Williams
Address 204 W. Pennsylvania Ave.
Towson, Maryland 21204

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of August, 1970, 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 25th day of November, 1970 at 10:00 o'clock

Zoning Commissioner of Baltimore County

(over)

TOWSON NURSERIES, INC. - Towson Nurseries, Inc. - W/S of Paper Mill Rd. 133.92' N of Pennsylvania Rd. - 8th Dist. - R-6 & R-40 to ML

71-176-R #306

ORDER RECEIVED FOR FILING
DATE 11/23/70
BY Ed Harris etc
ADMINISTRATIVE ASSISTANT

RE: PETITION FOR RECLASSIFICATION
SE/corner of York and Phoenix Roads, NE/S of Pennsylvania Railroad, 133.92' North of Paper Mill Road - 8th District
Towson Nurseries, Incorporated - Petitioner
NO. 71-176-R (Item 306)

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY

::: ::: :::

This Petitioners have withdrawn their Petition and it is, therefore, ORDERED by the Deputy Zoning Commissioner of Baltimore County this 27th day of November, 1970, that the said Petition be and the same is hereby DISMISSED without prejudice.

Deputy Zoning Commissioner of Baltimore County

LAW OFFICES OF
NOLAN, PLUMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

JAMES D. NOLAN
J. EARLE PLUMHOFF
NEWTON A. WILLIAMS
WILLIAM H. HESSIAN, JR.

AREA CODE 301
TELEPHONE
823-7800

November 23, 1970

The Honorable Edward D. Hardesty
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Dear Mr. Hardesty:

Re: Petition for Reclassification for Towson Nurseries, Inc. #71-176-R
Scheduled Hearing Date - Wednesday, November 25, 1970, at 10 a.m.

After thorough consultation with my clients and various experts, it has been decided to withdraw our petition in the above entitled case seeking M.L. zoning, of course, without prejudice. This decision was made on the basis of the following factors, among others:

(1) That the Planning Board and staff is presently recommending, and the Proposed Zoning Map, Cockeysville, 3D, show a major portion in an industrial classification, namely M.L.R., with the balance of the tract effectively in a "reservoir status," namely, D.R. 1 and R.D.P.

(2) That such zoning as to the M.L.R. recommended portion of the tract represents a recognition of the existent reality of the fine nursery operation which has flourished on this tract for many years, completely in harmony with its neighbors and surrounding uses.

(3) That in due time the northward thrust of industrial park zoning of the finest type will naturally include the balance of this tract, presently left in a reservoir status, located as it is between the Baltimore-Harrisburg Expressway on the west and the Pennsylvania Railroad on the east.

My clients feel, and I concur, that this 385 acre parcel with access to York Road, Phoenix Road, Ashland/Paper Mill Road, and the Pennsylvania Railroad, and very near to the Baltimore-Harrisburg

---

2.

The Honorable Edward D. Hardesty November 23, 1970

Expressway and, hence, the entire Beltway system, offers in this Cockeysville area a unique opportunity to combine the finest type of industrial uses with high density residential and fine commercial development, as soon as public utilities become fully available--as they soon will. Thus, we do not believe that the northwestern portion of the property proposed for D.R.1 is the ultimate "correct" zone for actual development of the property, but we assume (correctly, I trust) that such proposed zoning like the proposed R.D.P. proposed for the northeastern portion off Phoenix Road, represents a "reservoir" or "interim" zone until the entire property can be planned for development as an integrated and coordinated unit.

Both my clients and myself appreciate your office's having set aside time for this matter in your crowded hearing schedule, and we are certain that you can use the time to good advantage otherwise.

Sincerely,

James D. Nolan

JDN:nk

cc: Mr. Charles B. Heyman
Mr. George E. Gavrelis

#71-176R

DOLLENBERG BROTHERS
Registered Professional Engineers & Land Surveyors
709 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204
VALLEY 3-4470

FRED H. DOLLENBERG
PAUL D. DOLLENBERG
CARL L. DERNOLD
JOHN P. ATEE
PHILIP K. CROSS
HENRY W. KRAMM

March 30, 1970

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 in the center of the Pennsylvania Railroad right of way at a point distant North 33 degrees 38 minutes East 133.92 feet measured along the center of said right of way from the center line of the Paper Mill Road and running thence and binding in the center of the Pennsylvania Railroad right of way the eight following courses and distances viz: North 33 degrees 38 minutes East 590.41 feet, North 36 degrees 36 minutes East 62.50 feet, North 38 degrees 17 minutes East 66 feet, North 41 degrees 11 minutes East 66 feet, North 42 degrees 41 minutes East 66 feet, North 44 degrees 52 minutes East 66 feet, North 46 degrees 29 minutes East 66 feet and North 47 degrees 53 minutes East 66 feet, thence leaving said railroad right of way and binding on the outlines between the properties of the Mayor and City Council of Baltimore and the Towson Nurseries, Incorporated, the two following courses and distances viz: North 15 degrees 45 minutes West 1217.61 feet and North 52 degrees East 3497 feet, thence leaving the property of the Mayor and City Council of Baltimore and continuing to bind on the outlines of the property of the Towson Nurseries, Incorporated, the ten following courses and distances viz: North 7 degrees East 41.50 feet, North 67 degrees 30 minutes West 249 feet, South 79 degrees West 191.50 feet, South 69 degrees West 400 feet, North 66 degrees West 196 feet, North 51 degrees West 165 feet, North 13 degrees East 254 feet, South 85 degrees 40 minutes West 659 feet, South 56 degrees West 247 feet and North 24 degrees 22 minutes West 909.25 feet to the center of the Phoenix Road, thence binding in or near the center of the Phoenix Road the seven following courses and distances viz: South 56 degrees 49 minutes West 948 feet, South 42 degrees 18 minutes West 200 feet, South 5 degrees 18 minutes East 140 feet, South 1 degree 42 minutes East 150 feet, South 17 degrees 16 minutes West 135.50 feet, South 27 degrees 16 minutes West 100 feet and South 43 degrees 33 minutes West 515.17 feet to a point in the York Road, thence South 2 degrees 16 minutes West, binding for a part in the York Road, 578.75 feet to a corner of the Jessop's Methodist Church property, thence binding on the outlines between said Church property and the Towson Nurseries, Incorporated, the seven following courses and distances viz: North 78 degrees 05 minutes East 199 feet, South 1 degree 35 minutes East 420.67 feet, South 9 degrees 25 minutes East 206.33 feet, South 67 degrees 15 minutes West 269.67 feet, North 14 degrees 30 minutes East 200 feet, North 76 degrees 39 minutes East 19 feet and North 2 degrees East 590 feet to the center of the York Road, thence binding in the center of the York Road, the four following courses and distances viz: South 42 degrees West 198 feet, South 46 degrees West 297 feet, South 40 degrees West 229 feet and South 67 degrees West 132 feet, thence leaving said road and binding on the outlines of the property of the Towson Nurseries, Incorporated, the three following courses and distances viz: South 13 degrees 30 minutes East 500 feet, South 10 degrees 51 minutes East 1175.75 feet

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#71-176R

DOLLENBERG BROTHERS
Registered Professional Engineers & Land Surveyors
709 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204
VALLEY 3-4470

FRED H. DOLLENBERG
PAUL D. DOLLENBERG
CARL L. DERNOLD
JOHN P. ATEE
PHILIP K. CROSS
HENRY W. KRAMM

(2)

and South 50 degrees 15 minutes West 1667 feet, thence binding on the outlines between the properties of the Mayor and City Council of Baltimore and the Towson Nurseries, Incorporated, the two following courses and distances viz: South 28 degrees 36 minutes East 633.50 feet and South 27 degrees 45 minutes East 1161.17 feet to the north side of the Paper Mill Road, thence binding in said road the two following courses and distances viz: South 62 degrees 47 minutes East 33 feet and North 42 degrees 39 minutes East 86.14 feet to a point on the easternmost side of the Paper Mill Road, thence binding on the easternmost side of the Paper Mill Road, the four following courses and distances viz: North 24 degrees 13 minutes West 330 feet, North 1 degree 32 minutes East 82.50 feet, North 24 degrees 32 minutes East 161.58 feet and North 30 degrees 15 minutes East 16.50 feet, thence leaving said road and binding on the outline of the property of the Towson Nurseries, Incorporated, South 77 degrees 48 minutes East 1401 feet to the center of the Pennsylvania Railroad right of way, thence binding in the center of the Pennsylvania Railroad right of way, North 33 degrees 41 minutes East 1212 feet, thence leaving said railroad and binding on the outlines of the property of the Towson Nurseries, Incorporated North 57 degrees 48 minutes West 426.54 feet to the center of the Paper Mill Road, thence binding in the center of the Paper Mill Road, North 56 degrees 16 minutes East 332.25 feet and thence leaving said road and binding on the outlines between the properties of Theodore A. Deakovedo and the Towson Nurseries, Incorporated, the seven following courses and distances viz: North 30 degrees 21 minutes East 38.94 feet, North 67 degrees 39 minutes 20 seconds East 219.14 feet, North 13 degrees 52 minutes West 322.34 feet, North 9 degrees 33 minutes East 275.76 feet, North 72 degrees 53 minutes East 126 feet, South 15 degrees 59 minutes 30 seconds East 291.69 feet and South 18 degrees 57 minutes East 275.96 feet to the place of beginning.

Saving and excepting therefrom all land lying within the right of way lines of the Pennsylvania Railroad and of the various roads mentioned herein.

The net area proposed to be Zoned M.L. being 385 Acres of land more or less.

Being the land of the petitioner herein as shown on a plat filed in the office of the Baltimore County Zoning Department.

PROFESSIONAL ENGINEER & LAND SURVEYOR
FRED H. DOLLENBERG
No. 1126
REGISTERED
STATE OF MARYLAND

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
TOWSON, MD.

#71-176R

PROPERTY OF TOWSON NURSERIES, INC.

8TH ELECTION DISTRICT OF BALTIMORE COUNTY

I. DESCRIPTION OF PROPERTY

The property is irregular in shape, and consists of 390 acres, more or less, roughly bounded by Paper Mill Road, the Pennsylvania Railroad, York Road, Phoenix Road, and by property owned by the Mayor and City Council of Baltimore, situated in the 8th Election District of Baltimore County.

II. PRESENT ZONING

The subject property is presently zoned R-40, but is being used and has been used for a protracted period of time as nursery property.

III. REQUESTED ZONING

The property owner had requested the opportunity to meet with the Planning Staff and the Planning Board for the purpose of working out a planned unit development, with a mixture of zones. However, no meeting has been scheduled, and although the property owner has no immediate use for the property, he has had a number of inquiries and believes that it should be zoned primarily ML. The property owner requests the opportunity of working with Planning on a more complete zoning classification for the entire tract of land.

IV. REASONS FOR REQUEST

This entire area, including the 390 acres more or less owned by Towson Nurseries, Inc., offers a unique opportunity for development. There is presently an Agreement between Towson Nurseries, Inc., and other area property owners, by which they will all cooperate in the bringing of water and sewer facilities to this area in the very near future.

Respectfully submitted,

James D. Nolan, attorney for
Towson Nurseries, Inc.

TELEPHONE 494-3415

INVOICE No. 75377

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

DATE Nov. 1970

BILLED BY:

TO: Messrs. Nolan, Plumhoff and Williams, 204 W. Penna. Ave., Towson, Md. 21204 — Zoning Dept. of Baltimore County

DEBIT TO ACCOUNT NO. 01-662 — RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH FILING PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY		COST
	Petition for Reclassification for Towson Nurseries #71-176-R	50.00

TOTAL AMOUNT $50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

03-08-71

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

JOE
OLIVER L. MYERS
Chairman

MEMBERS
BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

August 27, 1970

James D. Nolan, Esq.
Nolan, Plumhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Reclassification
from an R6 and R40 zone to an ML zone
Location: S/S York Road, int. S/S/ Phoenix
Petitioner: Towson Nurseries, Inc.
Committee Meeting of May 12, 1970
8th District
Item 306

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently a nursery known as the Towson Nursery, Inc. It is a storage area for shrubs and plants, trees, top soil and the like. The surrounding properties are all resicential in character. The property is bordered by the Pennsylvania Railroad to the southeast and land owned by the Mayor and City Council of Baltimore. The adjoining residential properties are zoned R-6 and R-40 and a portion of the property is improved with a church.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The subject property is located outside of the Baltimore County Metropolitan District. An extension of the Metropolitan District is required, which would encompass this property, before public water supply and sanitary sewerage can be provided to serve the proposed development. This property is currently proposed to be included in the Baltimore County Master Water and Sewer Plan 1970 - 1980, subject, however, to amendments.

James D. Nolan, Esq.
Item 306
Page 2

August 27, 1970

Highways:

Paper Mill Road is an existing road maintained by Baltimore County and is proposed to be improved as a 50-foot closed roadway section within a 70-foot right-of-way. That portion of Paper Mill Road from a point approximately 1,800 feet west of the bridge over the Penn Central Railroad and westerly is proposed to be relocated and constructed on an alignment which will be contiguous with Shawan Road at its intersection with York Road.

Phoenix Road is an existing road maintained by Baltimore County and is proposed to be improved as a 50-foot closed roadway section within a 70-foot right-of-way. The portion of Phoenix Road from its intersection with York Road and easterly approximately 1,200 feet is proposed to be relocated in a northerly direction so as to provide a satisfactory intersection with York Road. It appears that the relocation would move the proposed intersection with York Road a minimum of 900 feet northerly from the present intersection. That portion of Phoenix Road severed by the relocation would be deemphasized and recommended to be closed as a public road, particularly at the York Road intersection.

In connection with the recent petition for reclassification of the Dundore property, which is immediately adjacent to the northwesternmost corner of this property, a proposed public road has been also established which will traverse the Dundore property from York Road southeasterly and will extend through the western portion of this site to intersect with Paper Mill Road. This road is proposed to be constructed as a 50-foot closed roadway section within a 70-foot right-of-way.

For additional information in regard to the aforementioned highways, the petitioner or his engineer may consult the Developers Design Approval Section of the Bureau of Engineering; however, more specific details and requirement: would be available at such time that the proposed development is reviewed and discussed before the Joint Subdivision Planning Committee. Also, the need and requirements for interior roadways within the subject site, including railroad spurs, will be determined at the Joint Subdivision Planning Committee stage.

York Road is a State road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

Since the subject property is immediately adjacent to the Loch Raven watershed property, which is under the jurisdiction of the Baltimore City Bureau of Water Supply, that agency should be apprised of the proposed reclassification petition.

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, storm drainage studies, facilities

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and easements or flood plain reservations will be required in connection with the development of this property.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

York Road is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Water:

The greater portion of the subject property is situated within the present limits of the Towson 4th Zone of Water Supply. A 12-inch and 30-inch water main exists in York Road as far north as Schilling Road; and from that point northerly, a 12-inch water main extends to a point approximately 500 feet north of Shawan Road.

All that portion of the subject property situated above elevation 480 is proposed to be served in the future from a 5th zone of Water Supply; therefore, in the interim, any development in this area would be contingent upon supplementary pumping facilities.

Due to the range of ground elevations encountered on this property, the development of this site may have to be staged or coordinated with the construction of adequate water supply facilities.

A study of the water supply system to determine the extent of water main extensions or reinforcements and/or supplementation that may be required to provide adequate water supply for the proposed development must be conducted prior to receiving Tentative Approval of any Preliminary Plan. After the petitioner, or his engineer, furnishes the Water Design Group of the Bureau of Engineering with water requirements, including

James D. Nolan, Esq.
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August 28, 1970

fire flows, that Group in cooperation with the Baltimore City Bureau of Water Supply will determine the extent of improvements required to furnish public water supply to this site.

Public water mains would be required to be extended in all public roads adjacent to this property and in all public roads within the development.

Sanitary Sewer:

Public sanitary sewerage is not presently available to serve this property; however, a study is currently being reviewed by the Sanitary Sewer Design Group of the Bureau of Engineering which will determine the extent of sanitary sewerage facilities required to serve the subject site. It appears that a major portion of this property could be served by the construction of gravity sewers which would be extended from the proposed Western Run Interceptor and Sub-interceptor Sewer. As of this date a definite construction schedule cannot be ascertained because the construction of the Western Run sewerage system is contingent upon agreements and cooperation of the various property owners and developers involved or interested in developing the contributing land areas.

The northeastern section of the subject property situated beyond ridge line of the Western Run watershed and which drains directly into the Gunpowder River could be provided with public sanitary sewers by means of a sewage pumping station which would require the construction of a force main to convey sewage flows to a point of discharge into the above mentioned gravity sewers. However, any such proposition is subject to the approval of the Sanitary Sewer Design Group of the Bureau of Engineering and the Department of Health.

DEPT. OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from R6 and R40 to ML of 385 acres. A parcel of this size can be expected to generate 19,000 vehicles a day. This trip density is undesirable since all roads in the York Road corridor are now at capacity during the peak hours.

HEALTH DEPARTMENT:

Public water and sewers are proposed.

Revised plan should be submitted showing how property will be served with water and sewers.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

James D. Nolan, Esq.
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August 28, 1970

FIRE DEPARTMENT:

Owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

Fire hydrants for the proposed site are required and must be in accordance with the Baltimore County Standard. The hydrants shall be spaced 300' apart along the approved road.

INDUSTRIAL DEVELOPMENT:

This office has reviewed the application for reclassification of the subject site for industrial zoning.

Because of the rapid depletion of industrial sites in this area of the County and the fact that this property is adjacent to a railroad with relatively good access to a major highway, the Industrial Development Commission recommends that this request for reclassification be given favorable consideration so as to provide for the continued expansion of industrial development in this section of the County.

BOARD OF EDUCATION:

The petitioner asks for a rezoning of this property in order to offer it for sale, and since manufacturing land will not yield any students there would be no affect on student population.

BUILDING ENGINEER'S OFFICE:

No comment from this office at this time.

STATE ROADS COMMISSION:

There is inadequate stopping sight distance at the proposed road intersection with York Road adjacent to the Jesson Church, due to the vertical and horizontal alignment of York Road; therefore, all lots should be arranged so as to have access from interior roads.

The approach to York Road from Phoenix Road is very poor due to the vertical and horizontal alignment of Phoenix Road. It is our opinion that if the subject property is developed as planned, the intersection should be improved.

York Road in the vicinity of the subject site is rather narrow (two lanes), has little or no shoulders, and has extremely poor vertical and horizontal alignment.

James D. Nolan, Esq.
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August 28, 1970

Improvement of this section of York Road is not in the current construction program, which extends through 1975, and it appears that it will be quite some years before the improvement is placed in the program.

Considering the foregoing, we consider the prospect of placing the type of traffic that would be generated by the proposed development, on this section of York Road to be extremely undesirable.

The plan must be revised to indicate no direct access to York Road, prior to a hearing date being assigned.

ZONING ADMINISTRATION DIVISION:

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

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JO
Enc.

James D. Nolan, Esq.
Nolan, Plumhoff & Williams
204 W. Penna. Ave., Towson, Md. 21204

Group 26
Item 306

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

25th day of August, 1970

EDWARD D. HARDESTY
Zoning Commissioner

Petitioner Towson Nurseries, Inc.

Petitioner's Attorney James D. Nolan Reviewed by

Chairman of the
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

5 Signs

#71-176

District 8th Date of Posting Nov. 6-70

Posted for Hearing Wed Nov 25, 1970 @ 10:00 A.M.

Petitioner Towson Nurseries

Location of property S/S of York & Phoenix Rds N/S of P.R.R. 132.92' N of Paper Mill Road

Location of Signs On Paper Mill Road 1' E of Phoenix Rd & York 2' on Phoenix Rd

Remarks

Posted by Mark H. Ness Signature Date of return 11/12/70

TELEPHONE
494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

No. 75419

DATE Nov. 24, 1970

BILLED BY:

TO:

Zoning Dept. of Baltimore County

James D. Nolan, Esq.
204 W. Penna. Ave.
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO. 00-000

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

QUANTITY		COST
		TOTAL AMOUNT $196.00
4	Advertising and posting of property for Towson Nurseries, Inc. #71-176-A	196.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

PETITION FOR RECLASSIFICATION
8th DISTRICT
ZONING: From B-6 and R-40 to M.L. Zone.
LOCATION: Southeast corner of York and Phoenix Roads, Northeast side of Pennsylvania Railroad 133.52 feet North of Paper Mill Road.
DATE & TIME: Wednesday, November 25, 1970 at 10:00 A.M.
PUBLIC HEARING: Room 104, 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:

Present Zoning: B-6 and R-40.

Proposed Zoning: M.L.

All that parcel of land in the Eighth District of Baltimore County.

Beginning for the same in the center of the Pennsylvania Railroad right of way at a point distant North 33 degrees 25 minutes East 133.52 feet measured along the center of said right of way from the center line of the Paper Mill Road and running thence and binding in the center of the Pennsylvania Railroad right of way the eight following courses and distances viz: North 33 degrees 25 minutes East 118.41 feet, North 34 degrees 35 minutes East 67.54 ft. North 35 degrees 17 minutes East 64 feet, North 42 degrees 11 minutes East 64 feet, North 44 degrees 35 minutes East, 64 feet, North 44 degrees 17 minutes East 64 feet and North 47 degrees 12 minutes East 64 feet, leaving said railroad right of way and binding on the outlines of the properties of the Mayor and City Council of Baltimore and the Towson Nurseries, Incorporated, the two following courses and distances viz: North 15 degrees 45 minutes West 1217.45 feet and North 62 degrees East 2192.5 feet, leaving the property of the Mayor and City Council of Baltimore and continuing to bind on the outlines of the property of the Towson Nurseries, Incorporated, the ten following courses and distances viz: North 7 degrees East 44.54 feet, North 47 degrees 30 minutes West 244 feet, South 79 degrees West 191.50 feet, South 89 degrees West 400 feet, North 66 degrees West 185 feet, North 51 degrees West 185 feet, North 13 degrees East 204 feet, South 80 degrees 40 minutes West 200 feet, South 39 degrees West 115 feet and North 2 degrees East 180 feet to the center of the York Road, thence binding in the center of the York Road, the four following courses and distances viz: South 42 degrees West 191 feet, South 48 degrees West 297 feet, South 47 degrees West 419 feet and South 57 degrees West 132 feet, thence leaving said road and binding on the outlines of the property of the Towson Nursery, Incorporated, the three following courses and distances viz: South 13 degrees 55 minutes East 300 feet, See R. 19 degree 21 minutes East 1174.75 feet and South 32 degrees 15 minutes West 1157 feet, thence binding on the outlines between the proportion of the Mayor and City Council of Baltimore and the Towson Nurseries, Incorporated, the two following courses and distances viz: South 23 degrees 24 minutes East 432.23 feet and South 27 degrees 44 minutes East 1.41 feet to the north side of the Paper Mill Road, thence binding in said road the two following courses and distances viz: South 62 degrees 17 minutes East 21 feet and North 12 degrees 19 minutes East 76.41 feet to a point on the easterm side of the Paper Mill Road, thence binding on the easternmost side of the Paper Mill Road, the four following courses and distances viz: North 24 degrees 13 minutes West 350 ft., North 1 degree 24 minutes East 52.51 ft., North 24 degrees 27 minutes East 181.58 feet and North 1 degree 15 minutes East 14.34 feet, thence leaving said road and binding on the outlines of the property of the Towson Nurseries, Incorporated North 77 degrees 45 minutes East 1401 feet to the center of the Pennsylvania Railroad right of way, thence binding in the center of the Pennsylvania Railroad right of way, North 33 degrees 41 minutes East 1212 feet, thence leaving said railroad and binding on the outlines of the property of the Towson Nurseries, Incorporated North 57 degrees 44 minutes West 428.20 feet to the center of the Paper Mill Road, thence binding in the center of the Paper Mill Road, North 34 degrees 18 minutes East 133.33 feet and thence leaving said road and binding on the outlines between properties of Theodore G. Gelbert and the Towson Nurseries, Incorporated the seven following courses and distances viz: North 34 degrees 21 minutes East 38.94 feet; North 67 degrees 39 minutes 20 seconds East 719.14 feet, North 13 degrees 57 minutes West 132.34 feet, North 5 degrees 33 minutes East 215.78 feet, North 72 degrees 13 minutes East 128 feet, South 18 degrees 10 minutes 30 seconds East 291.69 feet and South 19 degrees 57 minutes East 273.98 feet to the place of beginning.

Containing and excepting therefrom all land lying within the right of way lines of the Pennsylvania Railroad and of the various roads mentioned herein.

The net area proposed to be Zoned M.L. being 283 Acres of land more or less.

Being the property of Towson Nurseries, Incorporated, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, November 25, 1970 at 10:00 A.M.

Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of
EDWARD D. HARDESTY
Zoning Commissioner of
Baltimore County

Nov. 5.

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 5, 19.70.

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 in each of one time successive weeks before the 25th day of November, 19.70., the first publication appearing on the 5th day of November 19.70.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, $

PETITION FOR RECLASSIFICATION
8th DISTRICT
ZONING: From B-6 and R-40 to M.L. Zone.
LOCATION: Southeast corner of York and Phoenix Roads, Northeast side of Pennsylvania Railroad 133.52 feet North of Paper Mill Road.
DATE & TIME: WEDNESDAY, NOVEMBER 25, 1970 at 10:00 A.M.
PUBLIC HEARING: Room 104, 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:

Present Zoning: B-6 and R-40

Proposed Zoning: M.L.

All that parcel of land in the Eighth District of Baltimore County.

Beginning for the same in the center of the Pennsylvania Railroad right of way at a point distant North 33 degrees 25 minutes East 133.52 feet measured along the center of said right of way from the center line of the Paper Mill Road and running thence and binding in the center of the Pennsylvania Railroad right of way the eight following courses and distances viz: North 33 degrees 25 minutes East 118.41 feet, North 34 degrees 35 minutes East 67.54 ft. North 35 degrees 17 minutes East 64 feet, North 42 degrees 11 minutes East 64 feet, North 44 degrees 35 minutes East, 64 feet, North 44 degrees 17 minutes East 64 feet and North 47 degrees 12 minutes East 64 feet, leaving said railroad right of way and binding on the outlines of the properties of the Mayor and City Council of Baltimore and the Towson Nurseries, Incorporated, the two following courses and distances viz: North 15 degrees 45 minutes West 1217.45 feet and North 62 degrees East 2192.5 feet, leaving the property of the Mayor and City Council of Baltimore and continuing to bind on the outlines of the property of the Towson Nurseries, Incorporated, the ten following courses and distances viz: North 7 degrees East 44.54 feet, North 47 degrees 30 minutes West 244 feet, South 79 degrees West 191.50 feet, South 89 degrees West 400 feet, North 66 degrees West 185 feet, North 51 degrees West 185 feet, North 13 degrees East 204 feet, South 80 degrees 40 minutes West 200 feet, South 39 degrees West 115 feet and North 2 degrees East 180 feet to the center of the York Road, thence binding in the center of the York Road, the four following courses and distances viz: South 42 degrees West 191 feet, South 48 degrees West 297 feet, South 47 degrees West 419 feet and South 57 degrees West 132 feet, thence leaving said road and binding on the outlines of the property of the Towson Nursery, Incorporated, the three following courses and distances viz: South 13 degrees 55 minutes East 300 feet, See R. 19 degree 21 minutes East 1174.75 feet and South 32 degrees 15 minutes West 1157 feet, thence binding on the outlines between the proportion of the Mayor and City Council of Baltimore and the Towson Nurseries, Incorporated, the two following courses and distances viz: South 23 degrees 24 minutes East 432.23 feet and South 27 degrees 44 minutes East 1.41 feet to the north side of the Paper Mill Road, thence binding in said road the two following courses and distances viz: South 62 degrees 17 minutes East 21 feet and North 12 degrees 19 minutes East 76.41 feet to a point on the easterm side of the Paper Mill Road, thence binding on the easternmost side of the Paper Mill Road, the four following courses and distances viz: North 24 degrees 13 minutes West 350 ft., North 1 degree 24 minutes East 52.51 ft., North 24 degrees 27 minutes East 181.58 feet and North 1 degree 15 minutes East 14.34 feet, thence leaving said road and binding on the outlines of the property of the Towson Nurseries, Incorporated North 77 degrees 45 minutes East 1401 feet to the center of the Pennsylvania Railroad right of way, North 33 degrees 41 minutes East 1212 feet, thence leaving said railroad and binding on the outlines of the property of the Towson Nurseries, Incorporated North 57 degrees 44 minutes West 428.20 feet to the center of the Paper Mill Road, thence binding in the center of the Paper Mill Road, North 34 degrees 18 minutes East 133.33 feet and thence leaving said road and binding on the outlines between properties of Theodore G. Gelbert and the Towson Nurseries, Incorporated the seven following courses and distances viz: North 34 degrees 21 minutes East 38.94 feet; North 67 degrees 39 minutes 20 seconds East 719.14 feet, North 13 degrees 57 minutes West 132.34 feet, North 5 degrees 33 minutes East 215.78 feet, North 72 degrees 13 minutes East 128 feet, South 18 degrees 10 minutes 30 seconds East 291.69 feet and South 19 degrees 57 minutes East 273.98 feet to the place of beginning.

Containing and excepting therefrom all land lying within the right of way lines of the Pennsylvania Railroad and of the various roads mentioned herein.

The net area proposed to be Zoned M.L. being 283 Acres of land more or less.

Being the property of Towson Nurseries, Incorporated, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, November 25, 1970 at 10:00 A.M.

Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of
EDWARD D. HARDESTY
Zoning Commissioner of
Baltimore County

Nov. 5.

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BY ORDER OF
EDWARD D. HARDESTY
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Nov. 5, 1970

ORIGINAL

THE TOWSON TIMES

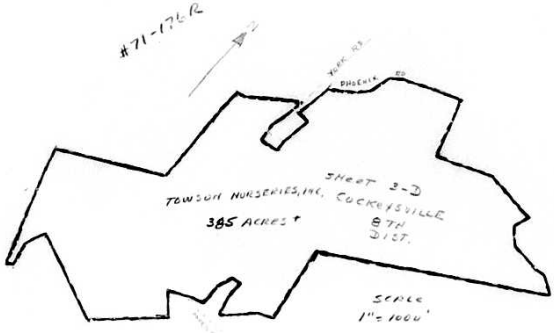
724 YORK ROAD
TOWSON, MD. 21204
821-7500

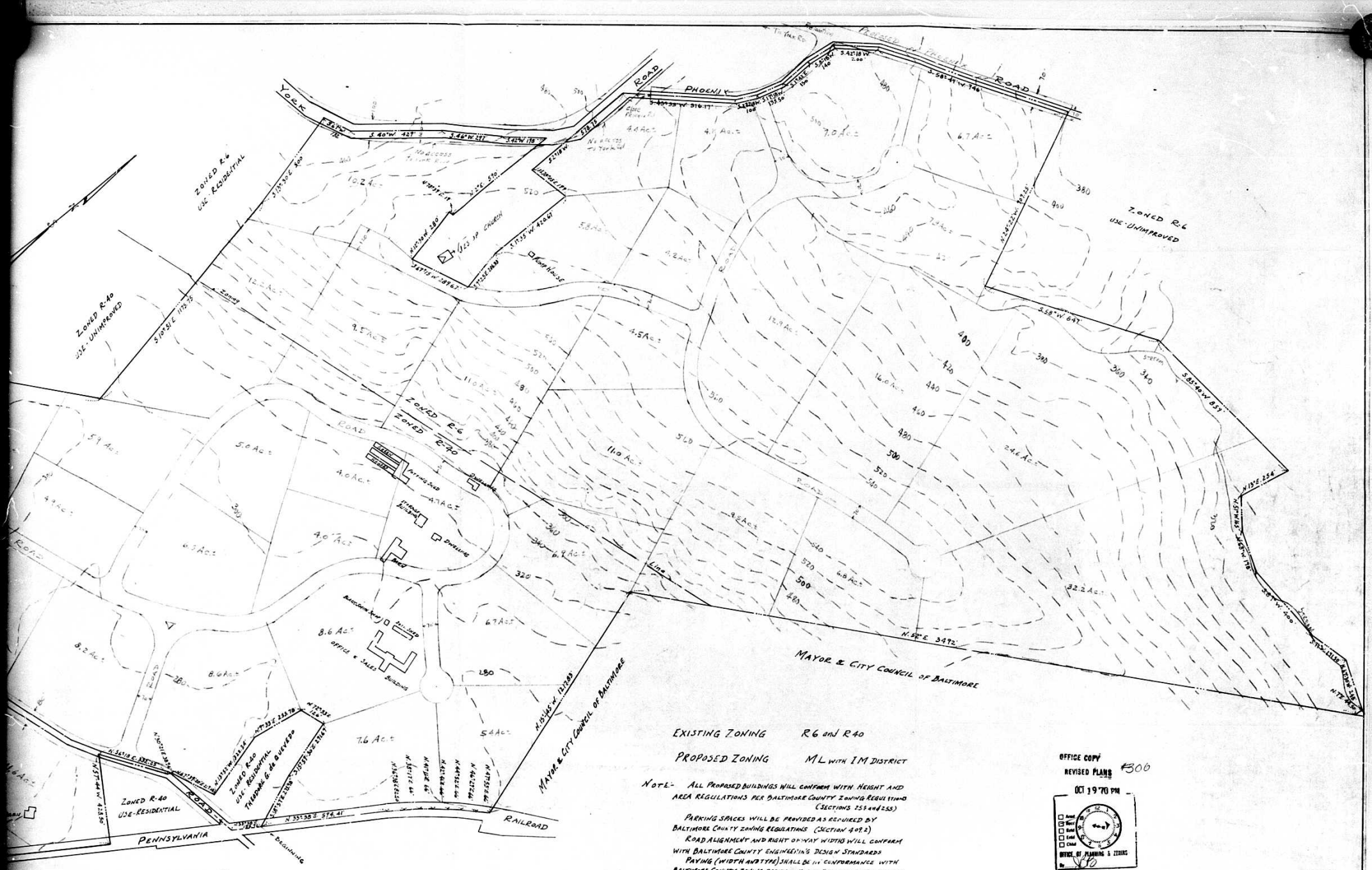
November 9 - 19 70

THIS IS TO CERTIFY, that the annexed advertisement of
Edward D. Hardesty
Zoning Commissioner of Baltimore County
TOWSON
was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~xxxxxxxx~~ week/ before the 9th day of Nov. 19 70, that is to say, the same was inserted in the issue/ of November 5, 1970.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan




YORK ROAD
PHOENIX ROAD
PROPOSED 40' PHOENIX ROAD
ZONED R-6
USE-RESIDENTIAL
ZONED R-40
USE-UNIMPROVED
ZONED R-6
USE-UNIMPROVED
ZONED R-40
ZONED R-6
ZONED R-40
USE-RESIDENTIAL
ZONED R-40
USE-RESIDENTIAL
TELEPHONE & DEVELOPD
OFFICE & SALES BUILDING
MAYOR & CITY COUNCIL OF BALTIMORE
MAYOR & CITY COUNCIL OF BALTIMORE
MAYOR & CITY COUNCIL OF BALTIMORE
PENNSYLVANIA RAILROAD
BEGINNING
EXISTING ZONING R6 and R40
PROPOSED ZONING ML WITH IM DISTRICT
NOTE- ALL PROPOSED BUILDINGS WILL CONFORM WITH HEIGHT AND AREA REGULATIONS PER BALTIMORE COUNTY ZONING REGULATIONS (SECTIONS 254 and 255)
PARKING SPACES WILL BE PROVIDED AS REQUIRED BY BALTIMORE COUNTY ZONING REGULATIONS (SECTION 409.2)
ROAD ALIGNMENT AND RIGHT OF WAY WIDTHS WILL CONFORM WITH BALTIMORE COUNTY ENGINEERING DESIGN STANDARDS
PAVING (WIDTH AND TYPE) SHALL BE IN CONFORMANCE WITH BALTIMORE COUNTY ZONING REGULATIONS AND ENGINEERING STANDARDS
EXISTING BUILDINGS TO BE DEMOLISHED
SANITARY SEWER INTERCEPTOR PLANNED IN WESTERN RUN; SEE PLAN DATED NOV 3, 1969 SUBMITTED TO BALTO CO ENGINEERING DEPT
30" WATER MAIN IN YORK ROAD AT ASHLAND ROAD SEE PLAN 63-708
OFFICE COPY
REVISED PLANS #306
OCT 19 '70 PM
OFFICE OF PLANNING & ZONING
SCALE-1"=200' MARCH 27, 1970
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGRS.
709 WASHINGTON AVENUE
TOWSON MARYLAND
PROFESSIONAL ENGINEER & LAND SURVEYOR
FRED N. DOLLENBERG
No. 1376
REGISTERED
STATE OF MARYLAND
Note: Compiled from plats and deeds
MICROFILMED

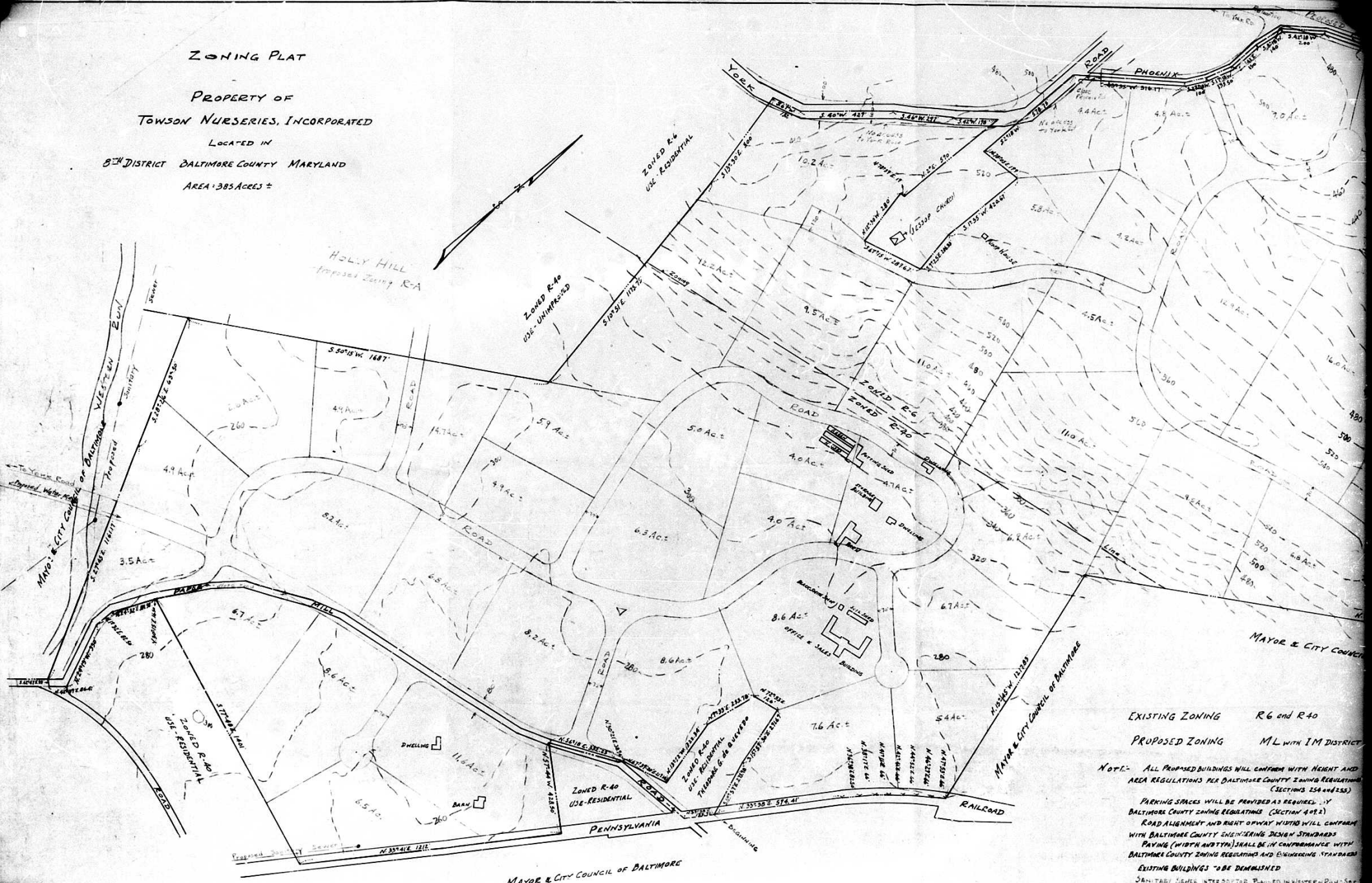
ZONING PLAT

PROPERTY OF
TOWSON NURSERIES, INCORPORATED

LOCATED IN

8TH DISTRICT BALTIMORE COUNTY MARYLAND

AREA: 385 ACRES ±


YORK ROAD
PHOENIX ROAD
HOLLY HILL
Proposed Zoning R-A
ZONED R-6
USE: RESIDENTIAL
ZONED R-40
USE: UNIMPROVED
ZONED R-6
ZONED R-40
ZONED R-40
USE: RESIDENTIAL
ZONED R-40
USE: RESIDENTIAL
THEODORE G. DE GUEVARA
ZONED R-40
USE-RESIDENTIAL
MAYOR & CITY COUNCIL OF BALTIMORE
WESTERN RUN
PARK HILL ROAD
PENNSYLVANIA RAILROAD
To York Road
Proposed Water Mains
Proposed Sanitary Sewer
Existing Sewer
Dwelling
Barn
Office & Sales Building
Storage Building
Shop House
Lessup Church
Parking Shed
Existing Building
No access to York Road
Zoning Line
Property Line
Proposed Sanitary Sewer
N 35°41'E 1811'
S 50°15'W 1687'
S 10°51'E 1172.75'
S 10°30'E 800'
N 35°58'E 574.41'
N 35°41'W 1328'
S 77°44'E 1401'
N 66°18'E 385.35'
N 72°53'E 225.78'
N 10°12'W 225.36'
N 10°51'W 1132.85'
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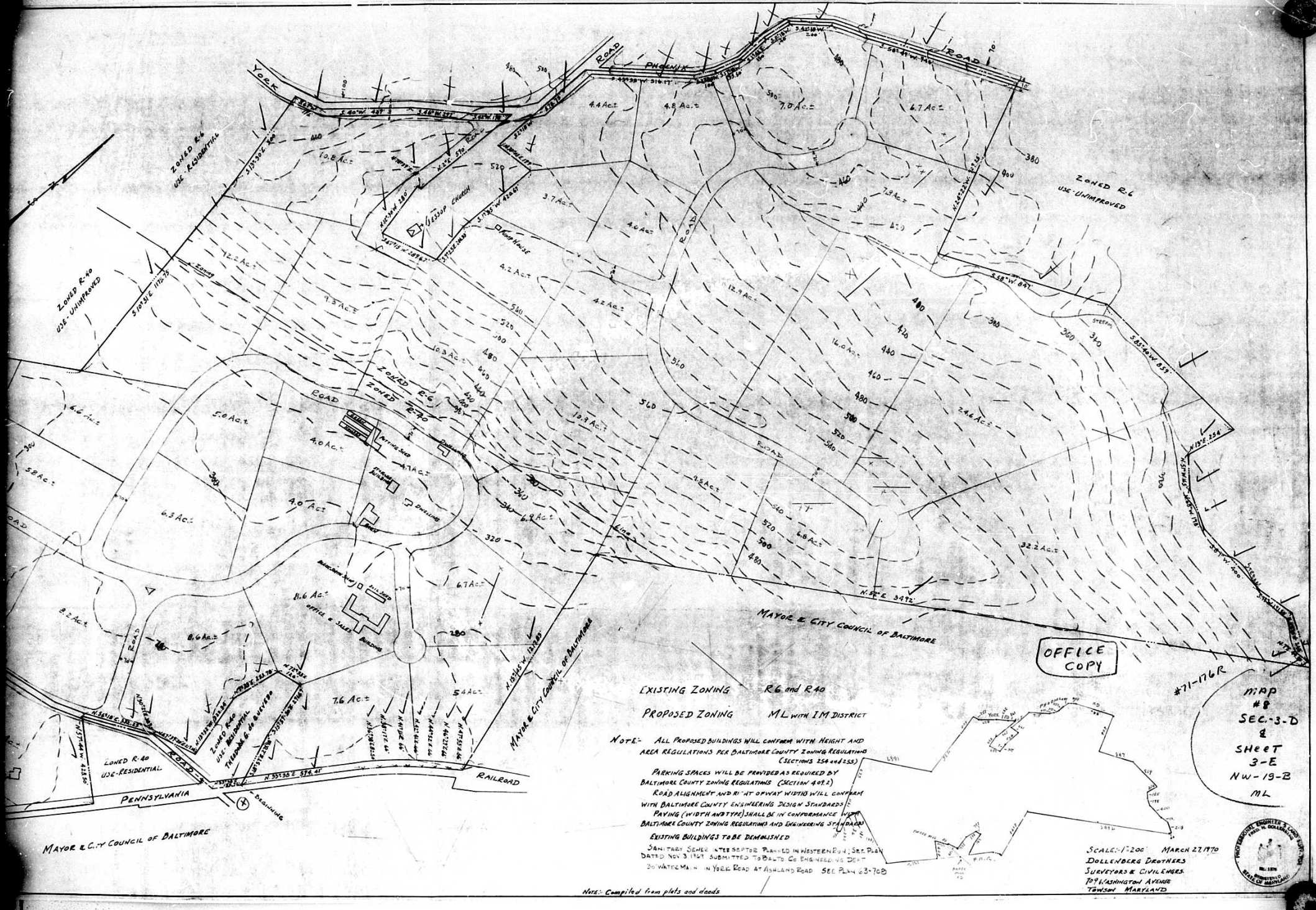
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ROAD
RAILROAD
PENNSYLVANIA
MAYOR & CITY COUNCIL OF BALTIMORE
MAYOR & CITY COUNCIL OF BALTIMORE
MAYOR & CITY COUNCIL OF BALTIMORE
JESSUP CHURCH
FARM HOUSE
DWELLING
OFFICE & SALES BUILDING
OFFICE COPY
#71-176R
MAP #8
SEC.-3-D
&
SHEET 3-E
NW-19-B
ML
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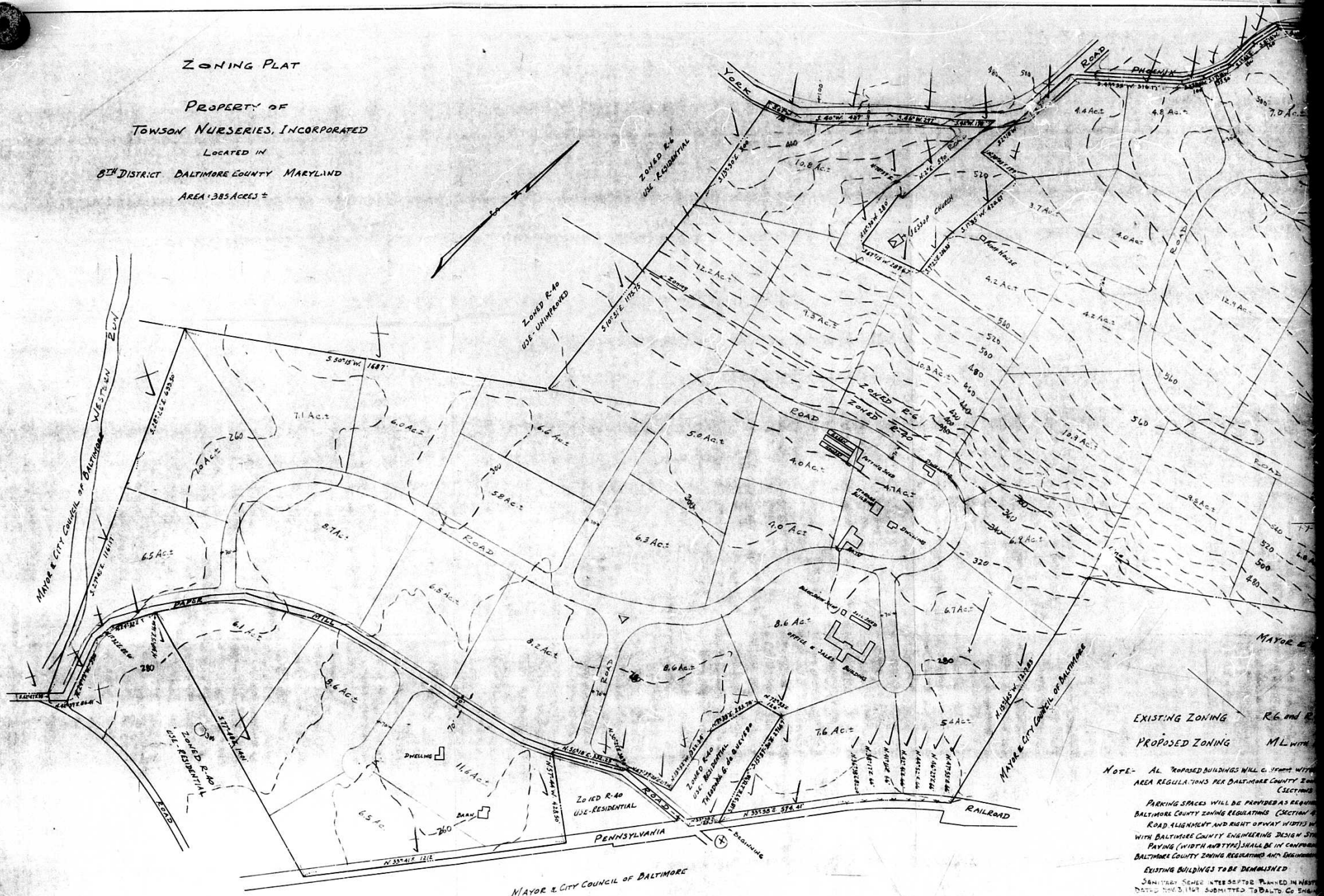

NOTE:- ALL PROPOSED BUILDINGS WILL CONFORM WITH AREA REGULATIONS PER BALTIMORE COUNTY ZONING (SECTION 4

PARKING SPACES WILL BE PROVIDED AS REQUIRED BALTIMORE COUNTY ZONING REGULATIONS (SECTION 4

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