

Petition for Zoning Re-Classification

To The Zoning Commission of Baltimore County—
 Zoning
 Lawrence H. & Ada T. Grimm
 legal owner of the property situate at the northeast corner of Reisterstown Road and Colby Road, at Pikesville, in the 3rd Election District of Baltimore County, containing 1.501 acres, more or less, bounded on the north by Reisterstown Road, on the east by Colby Road, on the south by a depth of 135' and on the west by a depth of 135', being land as described in deed from Provident Savings Bank to Lawrence H. & Ada T. Grimm.

Whereas the above described property is now zoned "A Residence Zone" and it is desired that the same be changed or reclassified (as to zoning) from a residential use area, to a commercial use area, for the purpose of establishing a commercial use area, to commercial use area.

Reasons for Re-Classification

Character of ~~RESIDENTIAL~~ use for which above property is to be used.
 Automobile Sales and Service Building on first floor, apartments on second floor.

Material of Construction of Building: Brick and stone.
 Size and height of building: front... 62 feet, depth... 30 feet, height... 16 feet.
 Front and side set backs of building from street lines: front... 20 feet, side... 20 feet.

Property to be used as presented by Zoning Department.

As we, the undersigned, agree to pay expenses of above reclassification, after filing, etc., upon filing of this petition, not to exceed \$100, and further agree to and are to be bound by the rules, regulations, and provisions and requirements herein set forth and as set forth in the resolutions and orders of the Zoning Commission of Baltimore County, pursuant to the Zoning Act for Baltimore County and as presented by or referred to in the "Applications for Building Permits now adopted and used in the Baltimore County Metropolitan District".

Lawrence H. Grimm
 Legal Owner

Address 387 Church Lane, Pikesville, Md.

Ordered by The Zoning Commission of Baltimore County, this 14th day of July, 1942, that the subject matter of this petition be advertised, as required pursuant to the "Zoning Act", in a newspaper of general circulation throughout the Metropolitan District of Baltimore County, that property be posted, and that the public hearing hereon be had in the office of the Zoning Commission of Baltimore County, in the County House, in Towson, Baltimore County, on the 14th day of July, 1942, at 2 o'clock p.m.

James H. Timanus
 Zoning Commissioner

Whereas the above described property is now zoned "A Residence Zone" and it is desired that the same be changed or reclassified (as to zoning) from a residential use area, to a commercial use area, for the purpose of establishing a commercial use area, to commercial use area.

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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 be had.

It is Ordered by the County Commissioners of Baltimore County this 14th day of July, 1942, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order from a residential use area, district or division to a commercial use area, district or division.

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In re: : BEFORE THE BOARD OF
 Petition of Lawrence H. Grimm : ZONING APPEALS OF
 and wife, for reclassification, :
 northeast corner, Reisterstown : BALTIMORE COUNTY
 and Colby Roads, Pikesville, Md. :

RECEIVED

JOHN J. TIMANUS, Zoning Commissioner:
 Please enter an appeal, in behalf of Lawrence H. Grimm and wife, the Petitioners in the above entitled matter, from your Order as Zoning Commissioner, dated May 14, 1942, to the Board of Zoning Appeals of Baltimore County.

John J. Timanus
 Attorney for Petitioners

Dated - May 15, 1942.

FILED MAY 16 1942

H. CHRISTIAN JENIFER
 JENNIFER AND JENIFER
 ATTORNEYS AT LAW
 TOWSON, MD.

JENNIFER AND JENIFER
 ATTORNEYS AT LAW
 TOWSON, MD.

July 3, 1942

Mr. John J. Timanus
 Reckord Building
 Towson, Maryland
 Dear Mr. Timanus:
 Re: Re-classification
 Reisterstown & Colby Roads
 Lawrence H. Grimm, and wife,
 petitioners

Receipt is acknowledged of your letter of July 2nd advising us that the Board of Zoning Appeals has passed an Order under date of June 24th maintaining your Order in the above entitled matter and denying the petition for reclassification. We are very glad indeed that the Appeal Board sustained your view.

Very truly yours,

RECEIVED

RE-CLASSIFICATION

PETITION - LAWRENCE H. GRIMM & WIFE
 N.W. Cor. Reisterstown & Colby Roads,
 Pikesville

Automobile Sales and Service Building, 1st
 floor, apartments second floor

OPINION OF ZONING COMMISSIONER

On March 24, 1942, the petition in the above captioned matter, was filed with the Zoning Commissioner, in pursuance of the Zoning Act of 1941 of Baltimore County, for the re-classification of a parcel of land situate at the northeast corner of Reisterstown and Colby Roads, at Pikesville, in the 3rd Election District of said County, it being a parcel fronting 150' northwesterly on Reisterstown Road with a depth southwesterly and binding on Colby Road of 135', petitioning the change or status, agreeable to said Zoning Act, to permit, as stated in said petition, the use of said property for "Automobile Sales and Service Building on first floor, apartments on second floor", the hearing on this petition being had on April 14th, 1942, at 2 o'clock p.m.

Under the zoning plans and regulations and under the zoning districts as promulgated pursuant to said Zoning Act, the area in which the above property is located was zoned and classified as "A Residence Zone", which provides for the use in such zone of single or two family dwellings and other uses, not of a commercial or industrial nature. This "A Residence Zone" is at and adjacent to the property described in the

petition, and on both the east and west sides of the Reisterstown Road, begins on the east side thereof, at a point 250' south of Hamill Avenue, (which is the extension westerly of the above mentioned Colby Road) and runs northerly along the Reisterstown Road a distance of approximately 1400' and to a point 200' south of the southeast corner of Reisterstown Road and Slade Avenue, and on the west side of Reisterstown Road, this "A Residence Zone" begins at a point about 250' south of Colby Road and runs northerly along the west side of Reisterstown Road a distance of 1400' to a point 160' south of the southwest corner of Reisterstown Road and Slade Avenue; this "A Residence Zone" extending easterly and westerly some distance from the Reisterstown Road and taking in developments, which are, with the exception of possibly one or two non-conforming uses, entirely single dwellings.

Under the aforesaid zoning plans and regulations and established zoning districts and immediately north and south of the above mentioned "A Residence Zone", two "R Commercial Zones" were set up, one to the south, on the east side of the Reisterstown Road and running southerly a distance of 1110' to the western boundary line of Baltimore City, and the one on the east side of the Reisterstown Road and south of said "A Residence Zone" running southerly on the east side of Reisterstown Road 1150' to the said City Line. Two "R Commercial Zones" were also set up binding on and to the north of said "A Residence Zone" and at the intersections of Reisterstown Road and Slade Avenue. The "R Commercial Zone", first mentioned, includes existing commercial uses established prior to said Zoning Act and includes additional uncommercialized areas sufficiently large to take care of any reasonable commercial expansion for some time to come, the existing commercial use

not comprising more than 25% of this area. The "R Commercial Zone" set up at the intersection of Reisterstown Road and Slade Avenue, likewise, including existing commercial uses and providing for a reasonable expansion of commercial use.

In that part of said "A Residence Zone" south of Colby Road there are four dwellings on the west side of the Reisterstown Road and to the northwest of the west side of Colby Road, and fronting on Reisterstown Road and running to second mentioned commercial area, there are eleven dwellings, and on the east side of Reisterstown Road and between said commercial areas there are ten dwellings and a church. On either side of Colby Road and to the rear of the property mentioned in said petition, there are eighteen recently erected dwellings. At the two intersections of the Milford Hill and Reisterstown Roads there are filling stations and there is adjoining other commercial uses south of Milford Hill Road. To the rear of these last mentioned roads intersection, and on either side of Milford Hill Road, there have been recently erected continuous lines of dwellings. In the "A Residence Zone" heretofore mentioned, there is but one commercial use, on the west side of Reisterstown Road which existed long prior to the Zoning Act. There was some evidence as to the existence of a riding academy in this residential area, on the east side of Reisterstown Road. An inspection of these premises show that there is a large well-kept dwelling and grounds at the northeast corner of Reisterstown Road and Maryland Avenue and to the rear and at least several hundred feet from Reisterstown Road there is an attractive building used as a riding academy with an entrance from Maryland Avenue, there being nothing which would indicate, in the use, anything detrimental to the surrounding property.

Laurence H. Grimm, one of the petitioners in this matter, is now engaged in the garage and sale of used car business at the northeast corner of Reisterstown Road and Seven Mile Lane. This location being in the commercial area running northerly from the City Line, and statements made by petitioner, at the time petition was filed, indicated that if he was unsuccessful in buying the property, at his present location, he would then want to establish this business at the location mentioned in the petition, that is a reason given in the petition for re-classification. At the hearing this petitioner indicated that possibly there would be some other commercial use made of the property in question other than as stated in his petition, but has not yet stated in writing just what use he intended to make of the property, if re-classified, as he was requested to furnish, and it is fair to assume in view of previous statements made and the fact that the property where he is now located, belonging to an estate, will not be purchased by him, that then he would use the property mentioned in petition for a like use.

There is considerable traffic over the Milford Hill Road to the Reisterstown Road and there is more or less a dangerous traffic condition at that location. This also would apply, if this petition were granted, to a great extent at the intersection of Colby, Hamill and Reisterstown Roads as the area to the east and west thereof is being rapidly improved by residences.

In view of the above facts and the evidence adduced at the hearing and taking into consideration that there is ample room to establish commercial enterprises in the commercial areas heretofore mentioned and to grant this

3rd

Clarence E. Grusey,

June 17, 1942

Lawrence H. & Ada T. Grims,
Provident Savings Bank

102 Reisterstown Road

Auto Sales & Service Building

Reisterstown & Colby Roads, NW
Colby and Rose Aves.,

Pikesville, Md.

100 x 135

25

30

40

50

20

Sesement, brick end block along hnt water
heatMetropolitan
do

Lawrence H. Grims, Esq., Sr. owner,

APPLICATION FOR BUILDING PERMIT

ZONING AND BUILDING DEPARTMENTS

No. _____ District _____ Baltimore County, Md., Jan. 17, 1942

To: _____ Building Inspector. PL 24

Application is hereby made for a Building Permit as follows:

Present Owner LAWRENCE H. & ADA T. GRIMS Address of Present Owner 102 Reisterstown Rd.

Former Owner PROVIDENT SAVINGS BANK

Builder's Name _____ Architect's Name _____

Use of Building _____

Type of Building AUTO SALES & SERVICE

Location of Building Reisterstown Rd. & Colby Rd.

Between what intersecting streets or roads Colby Rd. & Rose Ave.

Distance of Building _____ feet (N. E. S. or W.) from _____ Street or Road,

Name of development Pikesville _____

Number of Lot, Block and Section on Plat _____

Front setback of building 25 feet from front property line, being the right of way line of street or road.

Side setback of building 20 feet from right of way line of side street or road—or side property line.

Size of Building: Front 40 feet; depth 20 feet; Height 20 feet from grade to top of roof.

Character of Construction BASEMENT BRICK BLOCK FRAM. WITH

Plans and specifications of above building to be furnished Building Engineer if requested.

Is existing building: Repaired _____ Altered _____ Enlarged _____

Describe Repairs, etc.: _____

Water Supply METROPOLITAN

Sewage Disposal METROPOLITAN

NOTE: This application and the permit, if issued, are both subject to the following provisions:

1. No part of building or structure (or projection or attachment thereto) to project beyond line established by existing building.
2. The approval of this application or issuance of permit does not waive or affect existing building restrictions.
3. The applicant agrees to sell not back, front, side and rear areas as may be required.
4. Permit issued hereunder to be used only for above building and only at above location.
5. Work must be started within six months from date of permit, and completed within reasonable time, otherwise permit to be null and void.
6. This application and building permit, if issued, are subject to (a) the "Building Code of Baltimore County", (b) the "Zoning Law of Baltimore County" and the zoning plan and regulations adopted in pursuance thereof, and (c) the "Baltimore County Metropolitan Law", Planning Code, and all the rules and regulations thereof.

I, or we, certify that the answers to above questions are true and I, or we, agree to above requirements.

Approved As To Zoning Only. (Applicant not to fill in this space)

Date _____

Issue Building Permit. Date _____

By _____ Building Engineer.

By _____

CAUTION To Begin Construction Before Building Permit Has Been Issued Violates the Law. Building Code, Zoning Act And Metropolitan District Law Impose Severe Penalties For Non-compliance.

Draw a sketch below showing

General nature, location of lot, dimensions of lot, dimensions of building, location of building on lot, location of street, location of front boundary, and from street line within 100 feet from street line.

NOTE: Draw arrow indicating North on plan below.

135'

Name of Street Colby Rd.

Name of Street Reisterstown Rd.

Name of Street Rose Ave.

150'

150'

150'

March 24, 1942

\$5.00

RECEIVED OF Lawrence H. & Ada T. Grims, the sum of Eight (\$8.00) dollars, being cost of advertisement and posting of property, Northwest corner of Reisterstown Road and Colby Road, at Pikesville, pursuant to petition being filed for re-classification.

Zoning Commissioner.

ZONING DEPARTMENT—BALTIMORE COUNTY, MD.
Certificate of Posting of Re-Classification Notice

No. _____ District 2 Date of Return 3/27/42

Date of Posting Property 3/24/42

Location of Sign on Property _____ feet from front Street or Road.

Location of property N.W. COR. REISTERSTOWN RD. & COLBY RD.

Re-Classification Petitioned for AUTO SALES & SERVICE BUILDING

Re-Classification APL 24

Postman LAWRENCE H. & ADA T. GRIMS

Remarks _____

Inspector making return H. E. Gortals

NOTICE OF ZONING

Whereas, the Board of Zoning Appeals of Baltimore County, Maryland, has received and considered the application of _____ for the re-classification of the property located at the corner of _____ and _____ streets, in the _____ District, Baltimore County, Maryland, and has determined that the same should be re-classified as _____;

And whereas, the Board of Zoning Appeals of Baltimore County, Maryland, has determined that the same should be re-classified as _____;

Therefore, the Board of Zoning Appeals of Baltimore County, Maryland, hereby certifies that the same should be re-classified as _____.

Witness my hand and the seal of the Board of Zoning Appeals of Baltimore County, Maryland, this _____ day of _____, 1942.

By _____ Secretary

CERTIFICATE OF PUBLICATION

TOWSON, MD. _____ 1942.

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 _____ day of _____, 1942, the first publication appearing on the _____ day of _____.

In _____

THE JEFFERSONIAN.

Manager.

Cost of Advertisement, \$_____

Co. Commissioners of Balto. Co.,
Zoning Dept. of Balto. Co.,
Towson, Md.

to

George G. Wheeler, Jr.,
Towson, Md.

June 16, 1942.

June 16, 1942 - To services of stenographer taking testimony before Board of Zoning Appeals in re: Application of Lawrence H. Grims and wife for re-classification of lot at N.W. corner of Reisterstown Road and Colby Road, Pikesville.

One per diem _____ \$12.00

Approved: JUN 16 1942

Zoning Commissioner.

RE: RE-CLASSIFICATION

PETITION - LAWRENCE E. GRINN - WIFE

R.N. Cor. Reisterstown & Colby Roads,
Pikesville

Automobile Sales and Service Building, 1st
Floor, apartments second floor

OPINION OF ZONING COMMISSIONER

On March 24, 1945, the petition in the above captioned matter, was filed with the Zoning Commission, in pursuance of the Zoning Act of 1941 of Baltimore County, for the reclassification of a parcel of land situate at the northwest corner of Reisterstown and Colby Roads, at Pikesville, in the 5th Election District of said County, it being a parcel fronting 150' northeasterly on Reisterstown Road with a depth southeasterly and backing on Colby Road of 135', petitioning the change of status, agreeable to said Zoning Act, to permit, as stated in said petition, the use of said property for "Automobile Sales and Service Building on first floor, apartments on second floor", the hearing on this petition being had on April 14th, 1945, at 2:00 o'clock p.m.

Under the zoning plans and regulations and under the zoning districts as promulgated pursuant to said Zoning Act, the area in which the above property is located was zoned and classified as "A Residence Zone", which provides for the use in such zone of single or two family dwellings and other uses, not of a commercial or industrial nature. This "A Residence Zone" extends adjacent to the property described in the

petition, and on both the west and east sides of the Reisterstown Road, thence to the east along Colby Road, a distance south of Randall Avenue, (which is the extension easterly of the above mentioned Colby Road) and runs northerly along the Reisterstown Road a distance of approximately 1450' and to a point 200' south of the southeast corner of Reisterstown Road and Glade Avenue, and on the west side of Reisterstown Road, this "A Residence Zone" begins at a point about 230' south of Colby Road and runs northerly along the west side of Reisterstown Road a distance of 1450' to a point 160' south of the southwest corner of Reisterstown Road and Glade Avenue; this "A Residence Zone" extending easterly and westerly some distance from the Reisterstown Road and taking in developments, which are with the exception of possibly one or two non-conforming uses, entirely single dwellings.

Under the aforesaid zoning plans and regulations and under the zoning districts as promulgated pursuant to said Zoning Act, the area in which the above property is located was zoned and classified as "A Residence Zone", which provides for the use in such zone of single or two family dwellings and other uses, not of a commercial or industrial nature. This "A Residence Zone" extends adjacent to the property described in the petition, and on both the west and east sides of the Reisterstown Road, thence to the east along Colby Road, a distance south of Randall Avenue, (which is the extension easterly of the above mentioned Colby Road) and runs northerly along the Reisterstown Road a distance of approximately 1450' and to a point 200' south of the southeast corner of Reisterstown Road and Glade Avenue, and on the west side of Reisterstown Road, this "A Residence Zone" begins at a point about 230' south of Colby Road and runs northerly along the west side of Reisterstown Road a distance of 1450' to a point 160' south of the southwest corner of Reisterstown Road and Glade Avenue; this "A Residence Zone" extending easterly and westerly some distance from the Reisterstown Road and taking in developments, which are with the exception of possibly one or two non-conforming uses, entirely single dwellings.

not comprising more than 25% of this area. The "B Commercial Zone" set up at the intersection of Reisterstown Road and Glade Avenue, likewise, including existing commercial uses and providing for a reasonable expansion of commercial uses.

In that part of said "A Residence Zone" south of Colby Road there are four dwellings on the west side of the Reisterstown Road and on the northwest of the west side of Colby Road, and fronting on Reisterstown Road and running to the second mentioned commercial area, there are eleven dwellings and on the east side of Reisterstown Road and between said commercial areas there are ten dwellings and a church. On either side of Colby Road and to the rear of the property mentioned in said petition, there are eighteen recently erected dwellings. At the two intersections of the Milford Hill and Reisterstown Roads there are filling stations and there are adjoining other commercial uses south of Milford Hill Road. To the rear of these last mentioned roads intersection, and on either side of Milford Hill Road, there have been recently erected continuous lines of dwellings. In the "A Residence Zone" heretofore mentioned, there is but one commercial use, on the east side of Reisterstown Road which existed long prior to the Zoning Act. There was some evidence as to the existence of a riding academy in this residential area, on the east side of Reisterstown Road. An inspection of these premises show that there is a large well-kept dwelling and grounds at the northeast corner of Reisterstown Road and Maryland Avenue and to the rear and at least several hundred feet from Reisterstown Road there is an attractive building used as a riding academy with an entrance from Maryland Avenue, there being nothing which would indicate, in that use, anything detrimental to the surrounding property.

Lawrence E. Grinn, one of the petitioners in this matter, is now engaged in the garage and sale of used car business at the northeast corner of Reisterstown Road and Cover Mile Lane. This location being in the commercial area running northerly from the City line, and statements made by petitioner, at the time petition was filed, indicated that if he was unsuccessful in buying the property at his present location he would then want to establish this business at the location mentioned in the petition, that is a reason given in the petition for re-classification. At the hearing this petitioner indicated that possibly there would be some other commercial use made of the property in question other than as stated in his petition, but he has not yet stated in writing just what use he intended to make of the property, if re-classified, as he was requested to furnish, and it is fair to assume, in view of previous statements made and the fact that the property where he is now located, belonging to an estate, will not be purchased by him that then he would use the property mentioned in petition for a like use.

There is considerable traffic over the Milford Hill Road to the Reisterstown Road and there is more or less a dangerous traffic condition at that location. This also would apply, if this petition were granted, to a great extent at the intersection of Colby, Randall and Reisterstown Roads as the area to the east and west thereof is being rapidly improved by residences.

In view of the above facts and the evidence adduced at the hearing and taking into consideration that there is ample room to establish commercial enterprises in the commercial areas heretofore mentioned and to grant this

petition would mean the establishment of an undesirable commercial use in the middle of an exclusive residential area and would consequently devalue property and be most objectionable and a nuisance in a residential area and certainly not conducive to the health and general welfare of the community, and, further, to grant this petition would be 'spot zoning' and perhaps be establishing a precedent to re-classify adjoining property or compel the setting up of 'spot zoning' in other areas, I am, therefore, compelled to sign an Order denying the petition.

Zoning Commissioner.

11/9/9
#7

