

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County,
McHenry Estate Co. of Balto. City,
I, or we, James McHenry, legal owner of the property situate
with 10 McHenry
on the west side of Reisterstown Road, at Pikeville, in the 3rd
District of Balto. Co. beginning 200' northwest of McHenry St.,
thence northeasterly on said side of Reisterstown Road, 120' with a
rectangular depth southwesterly of 150'

hereby petition that the zoning status of the above described property be re-classified, pursuant to the
Zoning Law of Baltimore County, from an "A" Residence zone to an "B" Commercial zone.

Reasons for Re-Classification.....

Character of use for which above property is to be used..... APPROVED COMMERCIAL USE

Size and height of building: front.....feet; depth.....feet; height.....feet.

Front and side set backs of building from street lines: front.....feet; side.....feet.

Property to be posted as prescribed by Zoning Regulations.

we we, agree to pay expenses of above re-classification, 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.

McHenry Estate Co. of Balto. City
James McHenry
Legal Owner

Address.....

ORDERED: By The Zoning Commissioner of Baltimore County, this 7th.....day of

May.....1947 that the subject matter of this petition be advertised, as required
by the "Zoning Law of Baltimore County, in a newspaper of general circulation throughout Baltimore
County, that property be posted, and that the public hearing herein be had in the office of the Zoning
Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the.....
8th.....day of.....1946, at.....o'clock A.M.

John P. Ryburg
Zoning Commissioner of Baltimore County

(over)

Zoning Commissioner of Baltimore County
Reckord Building
Towson-4, Maryland.

Mr. Commissioners: Re: Appeal of David S. Sykes and Frank A.
Kaufman to Petition for Reclassification
from "A" Residence Zone to "B" Commercial
Zone, West side Reisterstown Road,
220' North West McHenry Street, McHenry
Estate Company, Petitioners.

Please enter the above entitled appeal
dismissed with prejudice

David S. Sykes
David S. Sykes

Frank A. Kaufman
Frank A. Kaufman

Pursuant to the advertisement, posting of property and public hearing on the above petition
and it appearing that by reason of.....location being contiguous to and a proper
logical extension of an existing established commercial zone.....the above re-classification should be had.
It is Ordered by the Zoning Commissioner of Baltimore County this.....day of
.....1947, that the above described property be and the same is
hereby re-classified, from and after the date of this Order, from an "A" Residence zone to an "B" Commercial
Zone, and that the above petition be and the same is hereby denied and that the
Sethback of buildings from abutting roads to be approved by Zoning
Department.

John P. Ryburg
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.

It is Ordered by the Zoning Commissioner of Baltimore County, this.....day of
.....19....., that the above petition 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.....zone.

Zoning Commissioner of Baltimore County

Approved.....County Commissioners of Baltimore County

Date: 1/22/47 By Charles H. Hines
President

BOARD OF ZONING APPEALS
TOWSON, MARYLAND.

IN THE MATTER OF PETITION OF MCHENRY ESTATE CO.

Appeal from Order of Zoning Commissioner on Petition
for Reclassification from "A" Residence Zone to "B" Commercial
Zone, West side Reisterstown Road, 220' North West McHenry Street,
north 101' with depth of 150'.

TO THE BOARD OF ZONING APPEALS:

The undersigned appeal from an Order of the Zoning
Commissioner, dated January 4, 1947, (in the matter of the
Petition of McHenry Estate Co.) reclassifying from "A" Residence
Zone to "B" Commercial Zone the property situated on the west
side of Reisterstown Road, Pikeville, 220 feet north west of
McHenry Street, running northerly 101 feet with a depth of 150
feet, and in support of said appeal respectfully represent:

1. That the undersigned are taxpayers of Baltimore
County, residing in premises owned by them and located on the
south side of Clovelly Road which is immediately north of the
property reclassified under said Order.
2. That the property of the undersigned, as well as
other residential property in the neighborhood, will suffer a
serious and material lessening in value due to such reclassification.
3. That such reclassification will create a congestion
in traffic which will be hazardous for children living in the
residential area immediately to the north.
4. That such reclassification, extending the now ex-
isting commercial zone, will push back a natural barrier between
the use zones, and will make possible the obliteration of a
beautiful wood area which protects the dwellings to the north
and to the west.
5. That such reclassification will tend to produce a

1.

a nuisance by the gathering of a large number of automobiles
and people, with attendant bright lights, noises and dirt.

6. That such reclassification does not afford the
village of Pikeville an opportunity to extend northward, ex-
cept to the extent of 101 feet, which 101 foot extension can
only be for the benefit of the owners of the lot immediately
adjacent to the south.

7. That such reclassification constitutes a bestowal
of a privilege to a private and special interest in opposition
to the general benefit of the public.

8. That such Reclassification Order is arbitrary and
capricious and without legal effect.

WHEREFORE, the undersigned pray that the Order of the
Zoning Commissioner, dated January 4, 1947, in the above matter,
be reversed, and that the Petition for Reclassification filed
by McHenry Estate Company be denied.

January 13, 1947

David S. Sykes
Frank A. Kaufman

REC'D JAN 18 1947

HYBURG, GOLDMAN & WALTER
ATTORNEYS AT LAW
BALTIMORE-2

SUITE 1004
FIRST NATIONAL BANK BUILDING
BALTIMORE, MARYLAND

January 13th, 1947.

Zoning Commissioner,
Towson, Maryland.

Dear Sir: RE: PETITION FOR RECLASSIFICATION FROM
"A" Residence Zone to "B" Commercial Zone,
W.S. Reisterstown Road, 220' N.W. McHenry
St., 101' with depth of 150'.
McHenry Estate Company, Petitioners.

Enclosed herewith is appeal, in writing, in the
above entitled matter, which appeal we direct be sent to the
Board of Zoning Appeals.

Very truly yours,
HYBURG, GOLDMAN & WALTER

BY

David S. Sykes

DSS:P

*Official withdrawn
3/11/47 - by
Mr. Ryburg*

March 11, 1947.

Messrs. Ryburg, Goldman & Walter,
1304 First National Bank Bldg.,
Baltimore - 2, Md.

Att. David S. Sykes, Esq.

Dear Mr. Sykes:

Re: Petition for Reclassification
from "A" Residence Zone to
"B" Commercial Zone, W.S.
Reisterstown Road, 220' N.W.
McHenry Estate of Baltimore,
Petitioners

The appeal to the Board of Zoning Appeals of
Baltimore County, in the above entitled matter, from the
decision of the Zoning Commissioner granting the reclassifi-
cation from an "A" Residence Zone to "B" Commercial Zone, has
been withdrawn.

By the withdrawal of this appeal you are
entitled to a refund of \$125.00 of the appeal costs paid by
you. You will receive check for this amount in due course.

Very truly yours,

Zoning Commissioner.

CHD:jh

March 11, 1947.

William T. Feldman, Esq.,
1304 First National Building,
Baltimore - 1, Md.

Dear Mr. Feldman:

Re: Petition for Reclassification
from "A" Residence Zone to
"B" Commercial Zone, W.S.
Reisterstown Road, 220' N.W.
McHenry Estate of Baltimore, City,
Petitioners

The appeal to the Board of Zoning Appeals
of Baltimore County, in the above entitled matter, from
the decision of the Zoning Commissioner granting the
reclassification from an "A" Residence Zone to an "B"
Commercial Zone, has been withdrawn and there will be no
hearing on Thursday, March 13th, 1947, at 1:50 o'clock
P. M. as you were previously notified.

Very truly yours,

Zoning Commissioner.

CHD:G

March 11, 1947.

Mr. Joel G. Hubler,
Hubler Brothers,
Baltimore - 1, Md.

Dear Mr. Hubler:

Re: Petition for Reclassification,
from "A" Residence Zone to
"B" Commercial Zone, W. S.
Reisterstown Road, 300' N.W.
Mellary St.,
Mellary Estate of Baltimore City,
Petitioner.

The appeal to the Board of Zoning Appeals
of Baltimore County, in the above entitled matter, from the
decision of the Zoning Commission granting the reclassi-
fication from an "A" Residence Zone to an "B" Commercial
Zone, has been withdrawn. There will be no hearing on
Thursday, March 13, 1947, at 1:30 o'clock P. M. as you were
previously notified.

Very truly yours,

CHB-JH

Zoning Commissioner.

cc: Mr. Frank A. Kaufman,
Clovally Lane,
Pikesville - 8, Md.

Rev. Roger A. Walke,
Clovally Road,
Pikesville - 8, Md.

March 11, 1947.

Mr. Joel G. Hubler,
Hubler Brothers,
Baltimore - 1, Md.

Dear Mr. Hubler:

Re: Petition for Reclassification,
from "A" Residence Zone to
"B" Commercial Zone, W. S.
Reisterstown Road, 300' N.W.
Mellary St.,
Mellary Estate of Baltimore City,
Petitioner.

The appeal to the Board of Zoning Appeals
of Baltimore County, in the above entitled matter, from the
decision of the Zoning Commission granting the reclassi-
fication from an "A" Residence Zone to an "B" Commercial
Zone, has been withdrawn. There will be no hearing on
Thursday, March 13, 1947, at 1:30 o'clock P. M. as you were
previously notified.

Very truly yours,

CHB-JH

Zoning Commissioner.

cc: Mr. Frank A. Kaufman,
Clovally Lane,
Pikesville - 8, Md.

Rev. Roger A. Walke,
Clovally Road,
Pikesville - 8, Md.

April 1, 1947.

Messrs. Ryburg, Goldman & Walter,
1504 First National Bank Bldg.,
Baltimore - 2, Md.

Att. David S. Sykes, Esq.,

Dear Mr. Sykes:

Re: Petition for Reclassification,
from "A" Residence Zone to "B"
Commercial Zone, W. S. Reisterstown
Road, 300' N.W. Mellary Estate
of Baltimore City, Petitioner.

I am enclosing check to the order of your
firm for \$10.00 being refund on the appeal costs in the above
entitled matter.

Very truly yours,

JH

Enc.

Zoning Commissioner.

January 13, 1947.

\$22.00

RECEIVED of Ryburg, Goldman & Walter, Attorneys
for Appellants, the sum of Twenty Two (\$22.00) Dollars being
cost of appeal to the Board of Zoning Appeals from the decision
of the Zoning Commission of Baltimore County in granting
petition of Mellary Estate Company, for reclassification
of property on West side of Reisterstown Road, 300' north
west of Mellary Street, 3rd District of Baltimore County.

Zoning Commission
of Baltimore County.



ZONING DEPARTMENT - BALTIMORE COUNTY, MD.

Certificate of Posting of Re-Classification of Special Permit Notice

3 District Date of Return May 5, 1946
Date of Posting Property May 17, 46
Location of sign on Property West from front Street or Road
Location of property West side Reisterstown Rd
Reclassification of Special Permit Petitioned for Commercial use
Petitioner Mr. Henry L. Latta, Esq.
Bond James M. Henry and Co. Ltd.
Inspector making return Harry L. Santolite

REC'D MAY 13 1946

CERTIFICATE OF PUBLICATION

TOWNSHIP, MD.

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
day of May, 1946 the first publication
appearing on the 1st day of May
1946 - THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$

May 7, 1946.

\$10.00

RECEIVED of Mellary Estate of Baltimore City,
Wm. Taft Felman, Atty.

the sum of eighteen (\$18.00) Dollars being cost of petition
for reclassification, advertising and posting of property,
west side of Reisterstown Road, north of Mellary Ave., 3rd
District of Balto. Co., pursuant to petition being filed for re-
classification.

Zoning Commissioner.

Hearing:
Tuesday, May 28, 1946
at 9:30 o'clock a.m.



NO PLAT
IN
THIS FOLDER