

Petition for Zoning Re-Classification

To the Zoning Commissioner of Baltimore County—

I, James S. Decker, of the property situate at the southeast corner of Hillen Road and Davis Ave., Towson, in the 9th District of Baltimore County, Fronting southerly, on east side of Hillen Road, 200' more or less, to a point 50' north of the northernmost boundary of "Greenbriar", thence northeasterly, parallel to said boundary line and on the northernmost side of North Road, 315' to the west side of Stevenson Lane, thence northerly, on west side of Stevenson Lane, 201', more or less, to the southernmost right-of-way line of the M. & P. R. R., thence westerly, on said right-of-way 888', more or less, to the westernmost outline of the property of The Black & Decker Mfg. Co., thence on said line southeasterly of 278.83' and northeasterly 83.17' to the southwest side of Davis Ave. and thence southeasterly on said avenue 280.45' to beginning.

hereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "A" Residence Zone to an "P" Industrial Zone.

Reasons for Re-Classification.....

Character of use for which above property is to be used Light Industrial 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.

I, or we, agree to pay expenses of above reclassification, 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.

THE BLACK & DECKER MFG. CO.

James S. Decker
President & General Manager

Address Towson 4, Maryland

ORDERED BY the Zoning Commissioner of Baltimore County, this 20th day of September, 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 Backlot Bldg., in Towson, Baltimore County, on the 29th day of September, 1947, at 2:00 o'clock P.M.

Charles H. Decker
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR RECLASSIFICATION FROM "A" RESIDENCE ZONE TO "P" INDUSTRIAL ZONE
S. J. COX, HILLEN ROAD & DAVIS AVE.,
AT TOWSON - 9th District.
THE BLACK & DECKER MANUFACTURING CO.
PETITIONER

Upon hearing on appeal before the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner of Baltimore County, passed on October 20, 1947, granting in part the petition for reclassification from an "A" Residence Zone to an "P" Industrial Zone, in the above entitled matter, and it appearing by reason of location, the granting of which would not adversely affect the health, safety, morals and general welfare of the community and will not tend to create congestion in the roads and streets and alleys and that the area involved will not create a fire hazard and will not interfere with schools, transportation and other public requirements and convenience and will not endanger the safety of the public from panic and other dangers and that the greatest utility of the particular area hereby reclassified is for industrial use and that the area is in fact already non-residential by use. For the above reasons the above reclassification should be had with the exception of the westernmost portion of the above described property, more particularly described as follows:

Northwest corner of Stevenson Lane and North Road, as shown on the plat filed with above petition, fronting northeasterly, on the northeast side of North Road, 200.51', more or less, to a concrete monument there situate, thence northerly, parallel to Stevenson Lane, 160', more or less, to the southernmost line of the Maryland & Pennsylvania Railroad, thence southeasterly, along said right-of-way line, 195', more or less, to the westernmost side of Stevenson Lane and thence southerly, on said side of Stevenson Lane, 225.51', more or less, to beginning.

It is ORDERED by the Board of Zoning Appeals of Baltimore County, this 11th day of December, 1947, that the above described property or area, with the exception as above set forth, should be and the same is hereby reclassified, from and after the date of this Order, from an "A" Residence Zone to an "P" (Light) Industrial Zone.

Approved: County Commissioners of Baltimore County
By Christian H. Hill
President

Date: Dec 12, 1947

Pursuant to advertisement, posting of property, and public hearing on the above petition and it appearing by reason of location, being an extension of a light industrial area necessary for the anticipated growth and expansion of the industry of the petitioner, the granting of which would not adversely affect the health, safety, morals and general welfare of the community and will not tend to create congestion in the roads and streets and alleys and that the area involved will not create a fire hazard and will not interfere with schools, transportation and other public requirements and convenience and will not endanger the safety of the public from panic and other dangers and that the greatest utility of the particular area hereby reclassified is for industrial use and that the area or land adjacent to the particular area sought to be reclassified is in fact already non-residential by use. For the above reasons the above reclassification should be had with the exception of the westernmost portion of the above described property, more particularly described as follows:

Northwest corner of Stevenson Lane and North Road, as shown on the plat filed with above petition, fronting northeasterly, on the northeast side of North Road, 200.51', more or less, to a concrete monument there situate, thence northerly, parallel to Stevenson Lane, 160', more or less, to the southernmost line of the Maryland & Pennsylvania Railroad, thence southeasterly, along said right-of-way line, 195', more or less, to the westernmost side of Stevenson Lane and thence southerly, on said side of Stevenson Lane, 225.51', more or less, to beginning.

It is ORDERED by the Zoning Commissioner of Baltimore County this 20th day of October, 1947, that the above described property or area, with the exception as above set forth, should be and the same is hereby reclassified, from and after the date of this Order, from an "A" Residence Zone to an "P" Light Industrial Zone.

Approved: Zoning Commissioner of Baltimore County
By Charles H. Decker
President

Date: _____

316 Post Office Building
Baltimore 2, Maryland
October 28, 1947

Charles H. Decker
Zoning Commissioner for
Baltimore County
Court House
Towson 4, Maryland

Dear Mr. Decker:

Please notice an appeal to the Board of Zoning Appeals from the order dated October 20, 1947 granting the petition for reclassification, "A" Residential Zone to "P" Industrial Zone - southeast corner Hillen Road and Davis Avenue, Ninth District - The Black and Decker Manufacturing Company, petitioner, on behalf of itself, the Burk-Lind-Ridge Improvement Association, Incorporated, and the following named property owners: George J. Carter, 232 Linden Avenue, Alvin Leroy, 210 Ridge Avenue, Theodore L. Lowe, 140 Ridge Avenue, H. S. Greenly, 237 Linden Avenue, Robert F. Decker, 234 Linden Avenue, L. A. Cox, 76 Susquehanna Avenue, Francis H. Canger, 220 Susquehanna Avenue, Elwood J. King, 233 Linden Avenue, H. D. Williams, 239 Willow Avenue, Raymond Pollock, 258 Susquehanna Avenue and Cecil G. Fitzpatrick, 241 Willow Avenue.

The appeal is made on the grounds that the order unreasonably infringes residential property rights, that the order is unsupported by the facts, and other grounds to be assigned at the hearing. My check for \$22.00 is enclosed herewith.

Yours very truly,

James S. Morrow, Jr.
James S. Morrow, Jr.,
Attorney at Law.

JMS:LS

Enc.

REC'D SEP 22 1947

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept 19, 1947

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 19th day of September, 1947, the first publication appearing on the 13th day of Sept, 1947.

THE JEFFERSONIAN
Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District, 9 Date of Posting, Sept 19, 1947
Posted for: Light Industrial
Petitioner: Black & Decker
Location of property: S.E. corner of Hillen Road and Davis Ave.
Location of map: S.E. corner of Hillen Road and Davis Ave. 2nd map to Stevenson Lane
Remarks: _____
Posted by: Harry C. Smith Date of return: Sept 11, 1947

Sept. 10, 1947

\$24.00

RECEIVED OF The Black & Decker Mfg. Co., the sum of Twenty Four (\$24.00) Dollars, being cost of pet'n for reclassification, advertising and posting of property at Southeast corner of Hillen Road and Davis Ave., 9th District of Baltimore County.

Zoning Commissioner

Hearing:
Monday, Sept. 29, 1947
at 2:00 o'clock P.M.

PAID
SEPT 29 1947
COUNTY COMMISSIONER
OF BALTIMORE COUNTY

Nov. 3, 1947

\$22.00

RECEIVED OF James S. Morrow, Jr., the sum of Twenty Two (\$22.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner in granting petition for reclassification of The Black & Decker Mfg. Co., of property at southeast corner of Hillen Road and Davis Ave., Towson, 9th District of Baltimore County.

Zoning Commissioner

PAID
NOV 3 1947

-NOTE-
SHADED AREA SUBJECT TO THE
RESTRICTIONS AS SET FORTH
IN A DEED FROM
THE BLACK & DECKER MFG. CO.
TO
CHARLES B. MANN - 3RD.

WAREHOUSE SITE

PRESENT FACTORY

MARYLAND & PENNSYLVANIA R.R.

MARYLAND & PENNSYLVANIA RAILROAD

JOPPA

ROAD



GREENBRIER

A SUB DIVISION
OF
BLACK & DECKER MFG. CO. PROPERTY
AT
TOWSON, BALTIMORE CO. MARYLAND.

NOTE-ROAD LOCATIONS IN SECTIONS NOS. 2 & 3 ARE TENTATIVE

SCALE-80 FEET TO ONE INCH
NOTES COPIED FROM PLAT MADE BY
FRED H. DOLLEBERG
SURVEYOR & CIVIL ENGINEER
TOWSON, MD.-DUNCAN BLDG-AUGUST 26, 1939.

12/13/69