

1254 ✓
MAP
#7

Re: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "B" COMMERCIAL ZONE - WEST SIDE OF YORK ROAD, BMD. 1050' N. OF MT. CARMEL ROAD, 7th District of Baltimore County, CLYDE M. & MELVA E. ENSOR, PETITIONERS.

The above entitled appeal having come on for hearing before the Board of Zoning Appeals of Baltimore County, on appeal from an Order of the Zoning Commissioner passed on August 20, 1948 denying the petition for reclassification, from an "A" Residence Zone to an "B" Commercial Zone, testimony having been taken before the Board and the respective parties or their counsel heard:

It is thereupon this 18th day of November, 1948, ORDERED by the Board of Zoning Appeals of Baltimore County that the order of the Zoning Commissioner be and the same is hereby reversed, and, it is further ORDERED that the property described in the petition be and the same is reclassified from an "A" Residence Zone to an "B" Commercial Zone.

It is further ORDERED that the petitioners provide for an off-street parking area of at least two and one-half square feet for every one square foot of land covered by commercial buildings.

Samuel H. Horne
William G. Duff
Earle F. Lewis
Board of Zoning Appeals
of Baltimore County.

Approved: County Commissioners
of Baltimore County
By *Charles H. Kahl*
President

Date: Nov. 12, 1948

PETITION FOR RECLASSIFICATION # 1251

LOCATION - West side of York Road 1050' north of Mt. Carmel Road. Hereford 7th Dist.
Size of lot, 731 x 227'
PRESENT ZONING - "A" Residence
PROPOSED ZONING - "B" Commercial
DATE REQUESTED - July 16, 1948
DATE OF REPLY - August 19, 1948

This property is located at the northern end of Hereford. The nearest zoning is on the east side of York Road approximately 350' south of this lot.

There is nothing inherent in the location of Hereford which indicates the likelihood of appreciable population growth. It is remote from the Northern Central Railroad. Exposed location of the York Expressway somewhat west of Hereford is likely to attract nearly all through traffic away from present York Road.

From the standpoint of traffic safety, there seems to be no objection to the proposed use of the site in question. The garage building however, should be set back farther than it is shown on the plat, which indicates one corner of the building touching the side property line, and which would tend to have a depressing effect on the dwelling on the adjacent lot if the garage projected beyond it. A setback of approximately 45' from the property line would be advisable.

Malcolm D. Hill
Malcolm D. Hill, Director
Baltimore County Planning Commission

cc: Charles E. Doing
Helen I. Smith
Christian H. Kahl
William W. McVicar
John K. Huff
John H. McFall
H. Hickey Harfield

OPINION OF THE BOARD OF ZONING APPEALS
OF BALTIMORE COUNTY

This is an appeal from the refusal of the Zoning Commissioner of Baltimore County to reclassify to an "B" Commercial use a small tract of ground on the east side of York Road, north of the Mt. Carmel Road, at Hereford.

The applicant proposes to conduct a Farm Machinery Sales and Service business at this location. Numerous witnesses have testified before us as to a definite need in this agricultural community for service of this character and we believe that the proposed location is a suitable one. It is directly on the York Road at the outskirts of the village of Hereford. There are a number of commercial establishments along the York Road in this community, some zoned commercially and some existing nonconforming uses. The community is not entirely residential.

Adequate provision can be made for off the highway parking and no evidence has been produced to us to indicate that there will be any traffic congestion or hazard in connection with the operation of any approved commercial use on the property in question.

We have concluded that the granting of the reclassification will not in any manner adversely affect the health, safety, morals and the general welfare of the community and have accordingly signed an order granting the reclassification.

Samuel H. Horne
William G. Duff
Earle F. Lewis
Board of Zoning Appeals
of Baltimore County

August 30, 1948

\$22.00

RECEIVED at Clyde M. Ensor, 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 denying the petition for reclassification of property on west side of York Road, north of Mt. Carmel Road, 7th Dist.

Zoning Commissioner

PAID
AUG 31 1948
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

REC'D AUG 27 1948

PETITION FOR RECLASSIFICATION FROM "A" RESIDENCE ZONE TO "B" COMMERCIAL ZONE - W.S. YORK ROAD, 1050' N. OF MT. CARMEL ROAD, 7th DIST. OF BALTIMORE COUNTY, CLYDE M. ENSOR, AND WIFE, PETITIONERS.

REPORT CHARLES H. DOING
ZONING COMMISSIONER
BALTIMORE COUNTY

Mr. Doing:
Will you please enter an Appeal from your decision and Order of August 20, 1948, and forward the papers in the above matter to the Board of Zoning Appeals for Baltimore County.

Charles H. Doing
Attorney for Clyde M. Ensor
and wife - Petitioners

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing is the one remaining unimproved lot on the west side of York Road, in Hereford, out of a total of fourteen lots there laid out and there now exists a row of nine dwellings on the north, to sandwich this single commercial lot among this group of dwellings, which was strongly protested by the majority of the residents of said dwellings, unquestionably would be "spot zoning".

The lot in question has a frontage of but 73.4 feet on the York Road and the building which is proposed to be erected thereon is 60' x 100' which obviously allows no room for expansion and serves but a single business enterprise.

The expected location of the York Expressway will be somewhat west of Hereford and will no doubt attract nearly all through traffic from the present York Road which will obviate any need for a commercial shopping center at this location even if the lot in question would be large enough to accommodate one.

For the reasons stated above the reclassification should not be had:

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of August, 1948, that the above petition be and the same is hereby denied and that the above described property do area be and the same is hereby continued as and to remain an "A" Residence Zone.

Charles H. Doing
Zoning Commissioner
of Baltimore County.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1254

District: Commercial
Posted for: Clyde M. Ensor
Petitioner: W.S. York Road 1050 feet N of Mt. Carmel Road
Location of signs: W. S. of York Road 1085 feet N of Mt. Carmel Road
Remarks: Harry G. Hartach
Date of return: July 23/48

July 19, 1948

\$18.00 ✓

RECEIVED of Lawrence E. Ensor, attorney for Clyde M. Ensor, and wife, the sum of Eighteen (\$18.00) Dollars, being cost of petition for reclassification, advertising and posting of property, west side of York Road, 1050' north of Mt. Carmel Road, 7th District of Baltimore County.

Zoning Commissioner

Hearings:
Tuesday, August 3, 1948
at 10:00 a.m.

PAID
JUL 19 1948
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

REC'D JUL 24 1948

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 23/48
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 2 days of August, 1948, the first publication appearing on the 16th day of July.
THE JEFFERSONIAN,
H. G. Hartach
Manager

Cost of Advertisement, \$.....

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:—

~~Wm. Clyde M. and Melva F. Enzor~~ legal owners.. of the property situate on the West side of the York Road in the village of Hereford, having a frontage of 73.4 feet and a depth on the North side of 227 feet and on the South side 262.15 feet and being 138 feet across the rear.

Beginning for the outlines to include the same at a marble stone marked "A" set for the end of 100 feet in the first line in a deed from Emory C. Leight and wife, to Harry S. Aramcoot, dated December 17, 1933, recorded among the Land Records of Baltimore County, in Liber C.O.B.Jr., No. 1043, folio 433, etc., said marble stone being at the end of the first line of that parcel of land conveyed by Harry S. Aramcoot and wife to Clarence N. Pearce and wife, by deed dated April 1946 recorded among the Land Records of Baltimore County, in Liber S.J.C. No. 1429, folio 296, etc., running thence binding on the first line of the first mentioned deed as now surveyed North 42 degrees 45 minutes East 138 feet to a stake at the end of that line, thence continuing with said deed South 23 degrees 45 minutes East 227 feet to a point in the York Road, thence ending on that road, South 30 degrees 6 minutes West 20 feet and South 22 degrees 33 minutes West 23.4 feet and to the Easternmost corner of the above mentioned parcel of land mentioned in the deed from Harry S. Aramcoot and wife to Clarence N. Pearce and wife, thence binding on that deed reversely, continuing the same course North 72 degrees 33 minutes West 240 feet to the same place of beginning, containing 562 thousandths of an acre (0.562) of land, more or less.

Being a part of the same land that was conveyed unto Harry S. Aramcoot by the above mentioned deed from Emory C. Leight and wife, dated December 17, 1933 recorded among the Land Records of Baltimore County, in Liber C.O.B.Jr., No. 1043, folio 433, etc.

And being all the lot of ground which by deed dated June 19, 1943 was conveyed by Viola M. Hagle and Evelyn M. Hagle to Clyde M. Enzor and Melva F. Enzor, his wife.

Clyde M. Enzor
Melva F. Enzor
Clyde M. Enzor
Melva F. Enzor
Legal Owners

Address 21. Corral Rd., Parkton, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of July 1948, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County, in a newspaper of circulation throughout Baltimore County, that property be posted, and that the public hearing hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the 3rd day of August 1948 at 10:00 o'clock A.M.

Charles H. King
Zoning Commissioner of Baltimore County

(over)

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:—

~~Wm. Clyde M. and Melva F. Enzor~~ legal owners.. of the property situate on the West side of the York Road in the village of Hereford, having a frontage of 73.4 feet and a depth on the North side of 227 feet and on the South side 262.15 feet and being 138 feet across the rear.

A front 1/2 mile N. of Mt. Carmel Road

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" zone to an "R-1" zone.

Reasons for Re-Classification: *Single A Building for the purpose of a building for habitation.*

Character of use for which above property is to be used: *Approx. Commercial use.*

Size and height of building: front 20 feet; depth 200 feet; height 15 feet. Front and side set backs of building from street lines: front 10 feet; side 10 feet. Property to be posted as prescribed by Zoning Regulations.

Where 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.

Clyde M. Enzor
Melva F. Enzor
Clyde M. Enzor
Melva F. Enzor
Legal Owners

Address 21. Corral Rd., Parkton, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of July 1948, 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the 3rd day of August 1948 at 10:00 o'clock A.M.

Charles H. King
Zoning Commissioner of Baltimore County

(over)

NO PLAT
IN
THIS FOLDER