

PETITION FOR SPECIAL PERMIT

IN THE MATTER OF

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

For a Special Permit

To the Zoning Commissioner of Baltimore

Leonard M. Carpenter & Constance Carpenter, Legal Owners,
HIS WIFE
Shannahan Artesian Well Co., Inc. Contract Purchaser

hereby petition for a Special Permit, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 277 of the Acts of the General Assembly of Maryland of 1943, for a certain permit and use, as provided under said Regulations and act, as follows:

A Special Permit to use the land (and improvements now or to be erected thereon) hereinafter described for storage, repairing and rebuilding machinery on the land described as follows:

BEGINNING for the same on the Northwest side of the Old North Point Road at the distance of 924 ft. more or less Northwesterly from Deboy Avenue, thence North 40-5/4 degrees East 219 feet more or less to a stone, thence South 14 degrees East 19 ft. to a stone, thence South 14 degrees East 777 ft., thence North 40-5/4 degrees East 200 ft. 6 inches, thence North 132 degrees East 101 ft. 6 inches to a willow tree, thence across the said land in a northerly direction and following a ditch to the Southwest side of Old North Point Road, the place of beginning.

Contract Purchaser
Shannahan Artesian Well Co., Inc.
Address: 1728 Murray Hill
City of Baltimore, Md.
Legal Owners

July 22, 1948

\$18.00

RECEIVED of Norman M. Shannahan, Jr.,
Purchaser, Leonard M. Carpenter and Constance Carpenter,
Legal owners, the sum of Eighteen (\$18.00) Dollars,
being cost of petition for special permit, advertising
and posting of property, southwest side of Old North Point
Road, 10th District, 924' northwesterly from Deboy Ave.

Zoning Commission

Hearings

Monday, August 9, 1948

at 1:00 P. M.

PAID
JUL 23 1948
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of July, 1948, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 9th day of August, 1948, at 1 o'clock P. M.

Charles H. Dineen
Zoning Commissioner
of Baltimore County

Upon hearing on petition for special permit to use the property described in the within petition for the Storage, Repairing and Rebuilding Machinery and it appearing that by reason of location, being in a residential area, the petition should be denied, therefore:

It is this 22nd day of September, 1948, ORDERED by the Zoning Commissioner of Baltimore County, that the above petition for special permit be and the same is hereby denied.

Charles H. Dineen
Zoning Commissioner
of Baltimore County

PETITION FOR RECLASSIFICATION #1261 - S

LOCATION - S.W. side of Old North Point Road 924' N.W. of Deboy Ave. 12th Dist. 219x775' irreg.
PRESENT ZONING - "A" Residence
PROPOSED ZONING - Special Permit
DATE REQUESTED - July 28, 1948
DATE OF REPLY - August 25, 1948

This special permit proposes use not only for contractor's storage, for which the zoning regulations provide that a special permit may be issued, but also "repairing and rebuilding machinery". There seems to be a serious question as to whether it would be desirable to permit such operations, which are essentially industrial in character, within a residential zone. The kind of use indicated could well become indistinguishable in effect from a junk yard, which is allowed even in a heavy industrial zone without a special permit.

The tract is separated from the nearest commercial zone by approximately 700' of residential property. North Point Manor, a new subdivision with 117 lots is proposed for the property between North Point Boulevard and Old North Point Road, practically across the latter road from this tract.

There are very extensive areas of land zoned for light industrial use on the northeast side of North Point Boulevard, only small portions of which are yet being utilized.

All the apparent evidence seems to indicate that granting of this permit would constitute spot zoning and would tend to have a deprecating effect on present and potential residential development in its vicinity.

Malcolm H. Dill, Director
Baltimore County Planning Commission

CC: Charles H. Dineen
Nathan L. Smith
Christian M. Kahl
William W. MacFiear
John E. Hall
John M. McFall
W. Hilday Warfield

REC'D AUG 5 1948

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 30/48

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 the 25th day of August, 1948, the first publication appearing on the 25th day of August, 1948.

THE JEFFERSONIAN.

Manager.

Cost of Advertisement, \$

STATE OF MARYLAND OF BALTIMORE COUNTY
I, Clerk of the Court, do hereby certify that the within advertisement was published in the JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 25th day of August, 1948, the first publication appearing on the 25th day of August, 1948.

By Order of CHARLES H. DINEEN,
Zoning Commissioner of Baltimore County.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting: July 23/48
District: Storage, repairing & rebuilding machinery
Posted for: Norman Shannahan
Postmaster: Norman Shannahan
Location of property: southwest side of Old North Point Road 924 feet northwesterly from Deboy Ave.
Location of Signs: southwest side of Old North Point Road 1032 feet northwesterly from Deboy Ave.
Remarks: Harry E. Bartida
Date of return: July 28/48
Posted by: Harry E. Bartida

SCALE 10 TO THE
INCH

924 FT. TO DEBOY AVENUE

NORTH

3.56 ACRES

PROPERTY OF
LEONARD M. CARRETER & WIFE—
NORTH POINT ROAD NEAR
ROSEBANK AVENUE

ENCLOSURE