COUNTY COMMISSIONERS

RE: PETITION FOR RECLASSIFICATION FROM AN "A"
RESIDENCE ZONE TO AN "F" INDUSTRIAL ZONE
S. W. Side Western Maryland R. R. Jed Dist. - B. Shapiro & Co., Inc.,

The above entitled matter coming on for hearing before the Board of Zoning Appeals of Baltimore County on October 23, 1952, having been referred back to the Board by the Circuit Court for Baltimore County for additional testimony; and it appearing from the facts and evidence adduced thereat that the granting of the Petition would not be detrimental to the health, safety, and general welfare of the community: therefore.

day of November, 1952, Ordered by the Board of Zoning Appeals of Baltimore County that said property be reclassified from an "A" Residence Zone to an "P" Light Industrial Zone.

oard of Zoning Appeals of

Date: JUN 18 1953

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZOUE TO AN "P" AIDUSTRIAL ZONE - S. W. Side Western Maryland Reilroad, 500 ft. cast of Hood Ave., 5rd Dist. of Balto. Co. B. Shapiro & Co., Inc. Fettioner

Appeal in the above entitled matter coming on for hearing on May 4, 1950 before the Board of Zoning Appeals of Baltimore County from an Order of the Zoning Commissioner of Baltimore County dated April 13, 1950 denying the petition for reclassification, described therein, from an "A" Residence Zone to an "P" Industrial Zone, and it appearing from the facts and evidence adduced at the appeal hearing the granting of this petition would be detrimental to the safety, morals and the general welfare of the community, therefore:

It is this __ 8th__ day of June, 1950, ORDERED by the Board of Zoning Appeals of Baltimore County that the order of the Zoning Commissioner of Haltimore County denying the petition be and the same is hereby affirmed.

> Sunuk Il Shoon TO of Zoning Appeals

OPINION OF THE BOARD OF ZONING AFPEALS BALTIMORE COUNTY

At the request of the Honorable Judge John B. Contrum, Judge of the Circuit Court for Baltimore County, the Board of Zoning Appeals of Baltimore County had a hearing on a case entitled B. Shapiro & Company, Inc. vs. Bourd of Zoning Appeals of Baltimore County.

The case came on for hearing before the Board, testimony was taken, and counsel heard.

The Board is of the opinion that the matter of ingress and egress to the property in question is catisfactory and consideration is given that the right of way of Hood Avenue is 40 feet and the right of way into the property in question is 30 feet. It was noted that the entire area under consideration is less than 1 1/2 acres, and that the amount of traffic to and from this place, if it were reclassified to a Light Industrial Zone, would not be excessive. If at sometime in the future Graffic would increase extensively, these roads could be widened and thus correct the objection. The subject property borders on a railroad for approximately 300 feet, and it was noted that there is no "A" Residence use development immediately adjoining the property; and, therefore, for this and the foregoing reasons the Board will pass its Order reclassifying the property from an "A" Residence Zone to an "p" Light Industrial Zone.

Zoning Appeals o

OPINION OF THE BOARD OF ZORING APPEALS

This is an a peal by B. Shapiro & Co. Inc., owners of the property described in the petition from the order and decision of the Zoning Commissioner dated April 13, 1950, by which order the petition for reclassification of the property, from an "A" Residence Zone to an "F" Industrial Zone, was denied.

The case came on for hearing before the Bo rd, testimony was taken and considered by the Board and counsel for both sides heard.

The property, which is the subject of the petition, is located on the south side of the Western Maryland Railroad 300 feet east of Hood Avenue, near Pikesville, in the Third District of Baltimore County. The petitioner has glready erected a building on this property without having it reclassified. The Board feels that to reclassify the land involved herein would be "spot zoning" and that the roads are entirely inadequately to serve an industrial use such as the petitioner desires to subject this property to. The property adjacent to this land is all in an "A" Residence Zone and the homes are very attractive and the Board feels that the reclassification would depreciate the value thereof.

The Board, therefore, will sign an Order affirming the decision of the Zoning Commissioner refuding the peclassi-Chairman Some

TOWSON, MD.

Board of Zoning Appeals of Baltimore County

B SHAPIRO & COMPANY, INC. IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY BOARD OF ZINING APPEALS OF BALTIMORE COUNTY

This is an appeal from the decision of the Board of Zoning Appeals of Baltimore County confirming the action of the Zoning Commissioner denying a petition for the reclassification of property along the Western Maryland Railroad in the Third District of Baltimore County.

The property in question is a strip running on the railroad 300 feet with a depth of 200 feet. It is approximately 1300 feet from other property located on the Western Maryland Railroad zoned for light industry.

The Petitioner desires to have the classification of the property changed from residential to light industrial. The property was originally purchased by a man named Siskind from Mrs Thomas who owns a tract of land of about fifty-seven acres surrounding the

It appears that the Building Engineer issued a permit for the erection of a cinder block plant on this lot and the application for the permit was approved by the Zoning Department on March 5, 1946. The cinder block plant was operated for almost two years.

In the Fall of 1948, the property was bought by B. Shapiro and Sons at public suction and was settled for on January 19, 1949. When the Shapiros purchased the property Mr. Paul Schmidt, representing the purchaser checked with the Zoning Department and was informed that the property was zoned as light industrial and as such informed his clients. It develops that when, in 1950, the Shapiros undertook to sell the property a check revealed that the property was zoned as "A" Residential and 'he proposed sale of the plant was called off.

It appears that the late Zoning Commissioner, Mr. Timanus, prior to 1946, had undertaken to zone the particular section in

which the lot is located as light industrial but for some reason apparently due to an oversight - the light industrial classification was not finally made.

The whole difficulty in this case appears to have resulted from mistakes made in the Zoning office first, in failing to go through with the original plan to classify the property as light industrial and second in approving the issuance of the original permit and third, in informing Mr. Schmidt, representing the Shapiros, that the property was zoned for light industrial when, in fact, it was still zoned as residential.

The residents of the neighboring development oppose the reclassification for various reasons. The main one, it appears to the Court, is that the means of ingress and egress to the lot and building in question are inadequate. This may be so but it appears to the Court that the County, having made the original mistake, should undertake to correct the condition if it does exist.

We have, in this case, an instance of a real hardship being inflicted upon innocent citizens by reason of an error in one of the County departments. The value of the building does not appear to be great, but it might have been worth many thousands of dollars more. Such a mistake could completely ruin a property owner. It seems to the Court that those who rely upon statements by County officials should receive some protection and also some consideration by this

The Court is referring this matter back to the Zoning Board with the suggestion and request that it may be gone into anew. It is possible that the County authorities can work out some plan whereby the means of ingress and egress to this property can be improved.

John B. Gontrum, Judge

March 17, 1952

RED APR 19 1950

In the matter of the Petition for Reclassification from an "A" Residence Zone to an "F" Industrial : CRAFLES H. DOING Tone - St. s Western Maryland B. R. - : Zoning Cosmissioner 3rd Dist. - B. Shepiro & Co. Inc., of Patitioners. Baltimore County

Please enter on Appeal to the Board of Zoning Appeals from your Order dated April 13, 1950.

THE BALTIMORE COUNTY LAW DEPARTMENT

TOWROW 4 MARYLAND

JAMES A. PINE

Charles W. Keld.

Charles W. Held, Jr.

CMH, Jr./g

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1.98	Pursuant to the adve
Petition for Zoning Re-Classification	and it appearing that by t
To The Zoning Commissioner of Baltimore County	
I, or we, B. Shapiro & Co., Inc. legal owner. of the property situate	
in Baltimore County, and described as follows:	
HEGINATE for the same on the Southwest ride of the right of may of Western Maryland Sailroad, it being a line parallel with and 50 feet Southwesterly, measured at right sugges from the center line of the Morthestermanst track of said Mailroad, at a point dispersion of the Southesterly, measured along said right of the process line from the first of the said firstly after dated of the said firstly after dated of the said of the said firstly after dated of the parcel of land firstly after dated of the part of the said	R Is Ordered by the
the band Mesoris of Maltisore County in Liber R.J.G.No.1313, folio 224, etc., and running thence, binding on said Southers tide of the right of may of Kestern Maryland Maltrod, South 69 decrees and 22 almates East 30 (seek those of the Rosels with 1944 Williams) in the South Southern Maryland Maltrod, Feek and thence, North 20 decrees and 38 maltrod, Said Williams & Maryland Maltrod, Said Williams & Park Williams & reclamate, parameter and 38 maltrod, Said Williams & Williams & Rosels & Maltrod, Said Williams & Rosels & Maltrod, Said Williams & Rosels & R	hereby redsaulded from
Zoning Law of Baltimore County, from an	
Reasons for Re-Classification:To permit light manufacturing; manufacturing	
of furniture and wood products.	Pursuant to the ac
	it appearing that by res
	if appearing that of the
Size and height of building: front feet, depth	
Size and height of huilding, from Front and side set backs or building from street lines; front	
Property to be posted as prescribed by Zoning Regulations.	
Property to be posted as presented of above re-classification, advertising, posting, etc., upon filing 1, or 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.	It Is Ordered by
B. English a Co., Ilic.	
By W. V. Alepus	above described prop-
Much /3, /950 c/o Neithers and Mileston Lead Owner Con Neithers and Mileston Mileston Address Mileston Control of Mary Mary Mary Mary Mary Mary Mary Mary	
ORDERED By The Zoning Commissioner of Baltimore County, this	
March 1950, that the subject matter of this petition be advertised, as required	
by the "Zoning Law of Baltimore County," in a new spaper of general circulation throughout Baltimore	
County that property be posted, and that the public hearing hereon be had in the office of the Zoning	
Market on the Heckord Bldg, in Towson, Baltimore County, on the	Approved
Commissioner of Battimore County, in the County County County County County, in the County Count	JUN 18
	Date
Zoning Commissioner of Haltimore County	
(aver)	· · · · · · · · · · · · · · · · · · ·

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Brishapuro . Oo one south was not are south and of western many and RR 300 east of the south sed of Mastern Maryland RR . Hood are 2 segn 375 east of the we

Fight Industrial B Shapuro . Go Inc

Book Svarry Ex Fartside

Hate of Posting Mar 24/50

Hate of return Mar 24/52

rtisement, posting of property, and public hearing on the above petitionthe above re-classification should be had. Zoning Commissioner of Baltimore County this 19...., that the above described property or area should be and the same is and after the date of this Order, from a " M. Mayona Zoning Commissioner of Baltimore County ertisement, posting of property and public hearing on the above petition and ...the above re-classification should NOT be had: 9,.... that the above petition he and the same is hereby denied and that the perty or area be and the same is hereby continued as and to remain a...... Zoning Commissioner of Baltimore County 1953

RE: PETITION FUR RECLASSIFICATION FROM AN "A"
RESIDENCE ZONE TO AN "F" INDUSTRIAL ZONE SW.S WESTERN MD. R. R. - JRD DIST. - B.
SHAPIRO & CO. INC., PETITIONERS.

and public hearing on the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the subject property being entirely surrounded by an "A" Zesidence Zone, and is but 300 from a partially developed residential subdivision known as "Mellines", and is accessible only by reads wholly inadequate for heavy healths and truck traffic, the patition ought to be EUGH.

There has been considerable residential developing in this wielnity at Lochearn, West Subrook Park and along the Reinterstown Rood, and in view of the current building along the railroad in the vicinity of Subrook Park, it is evident that the Selector Maryland fallers are resonably married that the Selector Maryland fallers are resonably married that the selector of the subject property in the reasonably married that the selector of the subject property in the reasonably married that the selector of the subject property and the selector of the subject property and the selector of the selector of the subject property and the resonably married that the selector of the future residential development of this area.

It is, therefore, ordered by the Zaning Commissioner of Haltimore County this j graph day of April, 1950, that the above-elserition be and the same is hereby ERRIED and that the above-described property or area be and the same is hereby continued as and to remain as MWR Residence Zone.

Ency Afforday

Zoning Commissioner

of Baltimore County

87.20

RECHIVED of Johnson Bowle, Attorney for B. Shapiro & Co., Inc. the sum of \$7.20, being cost of certified copies of petition and other papers filed in the matter of petition for reclassification of property on Hood Avenue, 3rd Ditrict of Beltimore County

- Zoning Cossissioner

August 18, 1950

March 22, 1950

\$25.JO V

RECEIVED of B. Shapiro & Co., Inc. the sum of Twenty Five (\$25.00) Dollars, being cost of petition for realissification, advertising and posting of property, southwest side of the rightofway of the Western Maryland Hailroad, 3rd District of Baltimore County.

Zoning Commissioner

Hearings Wednesday, April 5, 1950 at 3:00 p. m.

MAR 2 21950

APR 2 01950 OUNTY COMMISSIONERS OF BALTIMOSE COUNTY

1688

April 20, 1950

\$22.00

RECHIVED of Johnson Bowle, Attorney for B. Shapira & Co. Inc., being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner denying the petition for reclassification, from an "A" Residence Zone to an "pa Industrial Zone, southwest side of the Western Heryland Reilroad, 3rd District of Beltimore County.

Zoning Commissioner

