Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

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Reason for No-Chandradon: Also avanority Ar main avalend, horsular an intermediate and a second state of the second state of t

I, 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 noning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

marian L. Kelly

Tavar Homeland

Zoning Commissioner of Baltimore County

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light industry in Baltimore County is destrable from a social and economic standardint. Such enterprises increase the taxable basis, exceeded and the conference endowment in pursal or sent-rural a resea and tend to lessen the congretion in the industrial areas. Employees are enabled to live in a pleasant rural environment and in reasonable proximity to their phases of employees within resultant decrease in transportation problems and expense. Frequently such employees cultivate gardens or maintain small pusinesses in addition to their jone. In some intransees, such industries rurally essential evolutions in the problems and other agricultural workers in the winter months, type of industry which the ammittants decire to establish on , at of the location on the York Ennd cought to be resoned would seen to fit within the general become of light industrial establishments in rural areas, and is the kind which should be encouraged in the country.

Without finally passing upon this appeal I am returning the satisf to the Shand of Zoolm, appeals with the request that this saturation be reviewed and a more detailed statement or not only the facts which influence the Board in arriving at their final decision but also a statement of the fundamental reasons or general theory guiding the Board in reaching its conclusions in this case and others of a similar nature.

June 29, 1951

/s/ John B. Gontrum John B. Gontrum, Jddge

saided from and after the date of this Order, from a ...

Zoning Commissioner of Baltimore County

Pursuant to the advertisment, posting of property and public hearing on the above petition and it appearing that by reason of .A998510m, .the granting of which would be "spot soning".

Zoning Commissioner of Baltimer County

Approved ______ County Commissioners of Baltimore County

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President

RE: PATITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "P" INDUSTRIAL ZONE - E. S. YORK ROAD, 1000 ft. N. ALMS HOUSE ROAD, Bth District, MARIAN L. KELLEY,

The appeal in the above entitled matter coming on for hearing on November 30, 1800 before the Board of Zening Appeals of Blatinere County from an Order of the Zoning Commission of Raltimore County dated September 8, 1880, desying the petition for reclassification from an "A" Residence Zone to an "P" Light Industrial Zone, and it appearing from the evidence and facts adduced at the appeal hearing that the granting of the petition would not be detyiented to the health, safety, norels and the sceneral writers of the accountry.

It is this __Glat_ day of December, 1950, GROENED by the Board of Edning Appeals of Baltimors County that the Order of the Zoning Commissioner desying the petition, be and the same is hereby reversed and the Board directs the Zoning Commissioner to great the petition for reclassification, from an "A" Residence Zone to an "PS Light Industrial Zone, subject, to the provision of at least two and one-half square feet of off-street parking area for every square

I dissent from the above Order Charge Show

Approved: County Commissioners of Beltimore County

Board of Zoning Appeals of Baltimore County JOHN S. WILLIAMSON, SR.

IN THE CIRCUIT COURT FOR

vs.

BALTIMORE COUNTY

THE BOARD OF ZONING APPEALS FOR BALTIMORE COUNTY

Misc. Docket No. 4, folic 250 Case No. 990

Feb. 7, 1952, Hon. John B. Gontrum. "earing had. Action of Board of Zoning Appeals for Baltimore County sustained.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I hereby certify that the aforeging is a true excerpt taken from the Docket entries in the above entitled cause.

In testimony whereof I hereunto set my hand and affix the Seal of the Circuit Court for Baltimore County this 13th day of February, 1952.

Clerk of the Circuit Court for Baltimore County.

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OPINION OF THE BOARD OF ZONING APPEALS
OF BALFILORE COUNTY

This is an appeal by Merian L. Kelley, owner of the property described peak and petition from an Order and decision of the Louing Commission petition from an Order and decision of the Louing Commission of the C

The case came on for hearing before the Bornd, the state of the state

Road educated to Troy's Ferm Equipment eatheld and the York in mellinears to Troy's Ferm Equipment eatheld about in mellinears to Troy's Ferm Equipment eatheld about the most states Coopered would not this property in deathern supplies and feed to the vertey which distributes form supplies and feed to the vertey which distributes form supplies and feed to the vertey with the latitace containing the supplies. Just not of that is the latitace containing an ice cream purpley.

is not released to the opinion that this property is not respectively readential purposes and the very security results of the control of the

the Order The Board will, therefore, sign on Order reversing the Control of the Contag Commissioner and income that the Control of Control of the Control of Control o

I dissent from the

Cheirney Son

Board of Zoning Appeals of Baltimore County COPY

JOHN S. WILLIAMSON, SR. et al : IN THE

BOARD OF ZONING APPEALS

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY
IN LAW

The Court has gone over the record in this case and has viewed the premises.

The problem presented is a difficult one, Decisions in matters of this kind are sometimes rejurded as precedents and have far-reaching effects. A reasonable consistency must be otherwise within the reals of general guidance principles.

Without intending any reflection upon the foreir Board which passed on this appeal it seems to the Court that this whole matter bac not been gone into with the thoroug ness which its far-reaching nature would justify. In other words, although the action of the Board may be reasonable, the Court is impressed that it is rather haghmared and impetuous and possibly not pursuant to any general plan or schees of foning.

Both sides of the York Road in that area will be affected by the Zoning of one side and some some comprehensive plan than the one proposed might be considered. The Court recognizes the frest that frequently light industry creates far less of a neighborhood problem than many converted enterprises. In many instances, it is more desirable from every point of view than gammaes, service stations, sundly houses or certain types of eating blaces. There are a number of light industries located in Bultimore County in the very center of fine residential communities and apparently they have no adverse effect upon either the pleasant home life in the area or real estate values, architecturally attractive factory buildings and well-kent premiers and the use of electric power do mathing to detruct from the beauty of neighborhoods where such industries are located.

The Court also recognizes the fact that the establishment of

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JOHN L. ASKEW
ATTORNEY AT LAW
215 NATIONAL SANA BUILDING
TOWSON 4. MARTLAND

September 18, 1950

Hr. Charles H. Daing Zoning Commissioner Buildings and States

s and Sching Demonstrate of Salitabre County Building , Warmland

H. Feilting for Reclassification from the Residence Date to as FFE Indistrict Lone - E.E. York Road, 1993 ft. R. of Absolute Road, Sin Statistic, Series L. Kelly.

Dear Mr. Doing

Picare outer on copied to the Zoning Sourd of Baltimore County from your Order deny!: the Patition for Reclaratification in the above natter.

John L. U

Jlaidf

John L. Waken

1/30 1

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\$20.00

ERCEIVED of John L. Asker, Attorney for Merian 1. Kelly, petitioner, the sum of Twenty Wine (\$29.00) Dollars, being cost of petition for reclassification, sivertising and posting of property, east side of York Rosd, 1000 feet north of the Alms House Road, 5th Distriet of Baltimore County.

Zoning Commissioner

Hearings Pridey, Sept. 8, 1950 at 11:00 a.m.

\$22,00



February 0, 1961

87.20

REDEIVED ofkenneth C. Proctor, Attorney for appellants, the sum of \$7.20, being cost of certified copy of petition and other papers filed in the matter of reclassification of property on the east side of York Road, north of Alms House Road, 8th District of Baltimore County.

Zoning Commissioner

THIS FOLDER

NO PLAT

Zoning Commissioner

October 30, 1950

1803

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting aug 25/30 Posted for: a to 7

Petitioner: Marian L. Kelley Location of property & side of york Road 1000 feet north

Location of Signs & stille of york Road 100-200-300-500 north of alms Ithuse Road

Posted by Harry & Gartside

Date of return aug 25/50