

RE: PETITION FOR A SPECIAL PERMIT FOR
STORAGE GARAGE - S. W. COR. RIVERSIDE
AND TERRACE ROADS, 15th District -
A. R. LANDVOIGT, INCORPORATED,
PETITIONER - B. & W. CONSTRUCTION CO.,
Contract Purchaser

Appeal in the above entitled matter coming on
for hearing before the Board of Zoning Appeals of Baltimore
County on February 1, 1961 from an Order of the Zoning
Commissioner of Baltimore County, dated October 31, 1960,
denying the petition for a special permit to use the use
of the property described in the petition for a Storage
Garage for Contractors' Tools and Equipment, and its
appearing from the facts and evidence adduced at the
appeal hearing that the granting of the petition would
be detrimental to the health, safety, morals and the
general welfare of the community, wherefore:

It is this 23rd day of February, 1961,
ORDERED by the Board of Zoning Appeals of Baltimore
County that the Order of the Zoning Commissioner of
Baltimore County denying the permit for a special permit,
be and the same is hereby sustained.

Chairman
Charles H. Hays
Board of Zoning Appeals
of Baltimore County

OPINION OF THE BOARD OF ZONING APPEALS
OF BALTIMORE COUNTY

This is an appeal by B. & W. Construction
Company, Incorporated, Contract Purchaser of the
property described in the petition from an Order and
decision of the Zoning Commissioner of Baltimore County
dated October 31, 1960 by which Order the petition for
a special permit for a Storage Garage was denied.

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

The property which is the subject of the petition
is located at the southeast corner of Riverside and Terrace
Roads in the Fifteenth District of Baltimore County.

The petitioner desires to use the property for
the purpose of a Storage Garage for contractors' tools
and equipment. The property for which this special
permit is requested is located in a residential area at the
main entrance to the development of Eastern Terrace and
the establishment of a Storage Garage at this location
would be equivalent to "spot zoning" and is particularly
objectionable in this area since, in the opinion of the
Board, it would be subject to exposure on the outside of
the building. This would be objectionable to persons
travelling Terrace Road and Riverside Road and would cause
congestion in the roads and streets adjacent thereto and
create a traffic hazard.

The Board is of the opinion that the granting
of this permit would appreciably devalue other properties
in the neighborhood and would affect the health, safety,
morals and the general welfare of the community and, in
fact, therefore, approve and ratify the action of the Zoning
Commissioner of Baltimore County in denying the petition
for a special permit.

Chairman
Charles H. Hays
Board of Zoning Appeals
of Baltimore County

1829

PETITION FOR SPECIAL PERMIT

IN THE MATTER OF
Petition of
A. R. Landvoigt, Inc.
owner
and
B & W Construction Co., Inc.
Contract Purch.
For a Special Permit
To The Zoning Commissioner of Baltimore

A. R. Landvoigt, Inc.
Contract Purchaser
B & W Construction Co., Inc.
Contract Purchaser

herely petition for a Special Permit, under the Zoning Regulations
and Restrictions passed by the County Commissioners of Baltimore
County, agreeable to Chapter 877 of the Acts of the General Assem-
bly of Maryland of 1945, 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 Garage
For Contractors Tools and Equipment on the parcel of ground

At the southeast corner of Riverside and Terrace Roads, 15th
District of Balto. Co., thence westerly on said side of River-
side Road 229.36 feet, thence south 82.13 feet, thence south-
westerly 71 feet and thence northeasterly 195 feet to beginning
Terrace Road.

by Jack Baker
Contract Purchaser
101 Hamilton Embury
Baltimore, Md.
Address

PETITION FOR SPECIAL PERMIT

IN THE MATTER OF
Petition of
A. R. Landvoigt, Inc.
owner
and
B & W Construction Co., Inc.
Contract Purch.
For a Special Permit
To The Zoning Commissioner of Baltimore

A. R. Landvoigt, Inc.
Contract Purchaser
B & W Construction Co., Inc.
Contract Purchaser

herely petition for a Special Permit, under the Zoning Regulations
and Restrictions passed by the County Commissioners of Baltimore
County, agreeable to Chapter 877 of the Acts of the General Assem-
bly of Maryland of 1945, 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

B & W Construction Co., Inc.
Contract Purchaser
101 Hamilton Embury
Baltimore, Md.
Address

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District: 15 Date of Posting: Oct 14/60
Posted for: Contractor's Storage Garage
Petitioner: A. R. Landvoigt, Inc.
Location of property: S.W. cor. of Riverside & Terrace Roads
Location of Signs: S.W. cor. of Riverside & Terrace Roads
Remarks:
Posted by: Harry C. Suckale Date of return: Oct 14/60

ORDERED by the Zoning Commissioner of Baltimore
County this 20th day of September, 1960,
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 27th
day of October, 1960, at 10:00 o'clock
A.M.

Charles H. Hays
Zoning Commissioner
of Baltimore County

Upon hearing on petition for a special permit, after
the required advertisement and posting of property, and it
appearing that by reason of location, being in a residential
area, the granting of same would be equivalent to "spot zoning"
therefore, the petition should be denied.

It is this 21st day of October, 1960 ORDERED
by the Zoning Commissioner of Baltimore County that the
aforesaid petition for a special permit, be and the same is
hereby denied.

Charles H. Hays
Zoning Commissioner
of Baltimore County

ZONING DEPARTMENT OF
BALTIMORE COUNTY
RE: PETITION FOR
SPECIAL PERMIT

Parasent to petition filed with
the Zoning Commissioner of Bal-
timore County for a SPECIAL PER-
MIT to use the property herein
after described for Storage Gar-
age for Contractors' Tools and
Equipment. The Zoning Commis-
sioner of Baltimore County, by ac-
tion of the Board of Zoning Ap-
peals of Baltimore County, will
decide on the petition. The Board
of Zoning Appeals of Baltimore
County will hold a public hearing
at the Zoning Office, in the Richard Build-
ing, Tower, Baltimore County,
Maryland.

On Friday, Oct. 14, 1960
at 10:00 a.m.
he determined whether or not the
SPECIAL PERMIT petitioned for
as aforesaid, should be granted. The
property is said petition being par-
ticularly described as follows, to-
wit:
All that parcel of land at the
southeast corner of Riverside and
Terrace Roads, in the 15th Dis-
trict of Balto. Co., thence westerly
on said side of Riverside Road
229.36 feet, thence south 82.13
feet, thence northeasterly 195 feet
to beginning. Being property of
A. R. Landvoigt, including Lot No.
21, Sec. 8, as shown on plat
of Eastern Terrace Road and
the Building and Zoning Depart-
ment.

OFFICE OF REC'D OCT 10 1960
THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
Baltimore, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.

October 14 1960
THIS IS TO CERTIFY, that the annexed advertisement of
Charles H. Hays, Zoning Commissioner
of Baltimore County
was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for 2 successive weeks before
the 14th day of October 1960, that is to say
the same was inserted in the issue of
October 14 and 15, 1960

THE BALTIMORE COUNTIAN

By P. J. Morgan
Editor and Manager

RECEIVED OF A. R. Landvoigt, Inc., B & W Con-
struction Co., Inc., Contract Purchaser, the sum of
Twenty (\$20.00) Dollars, being cost of petition for
a special permit, advertising and posting of property
Riverside Road, 200' north of Eastern Avenue, 15th
District of Baltimore County.

Hearings
Friday, Oct. 27, 1960
at 10:00 a.m.

PAID
SEP 20 1960
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

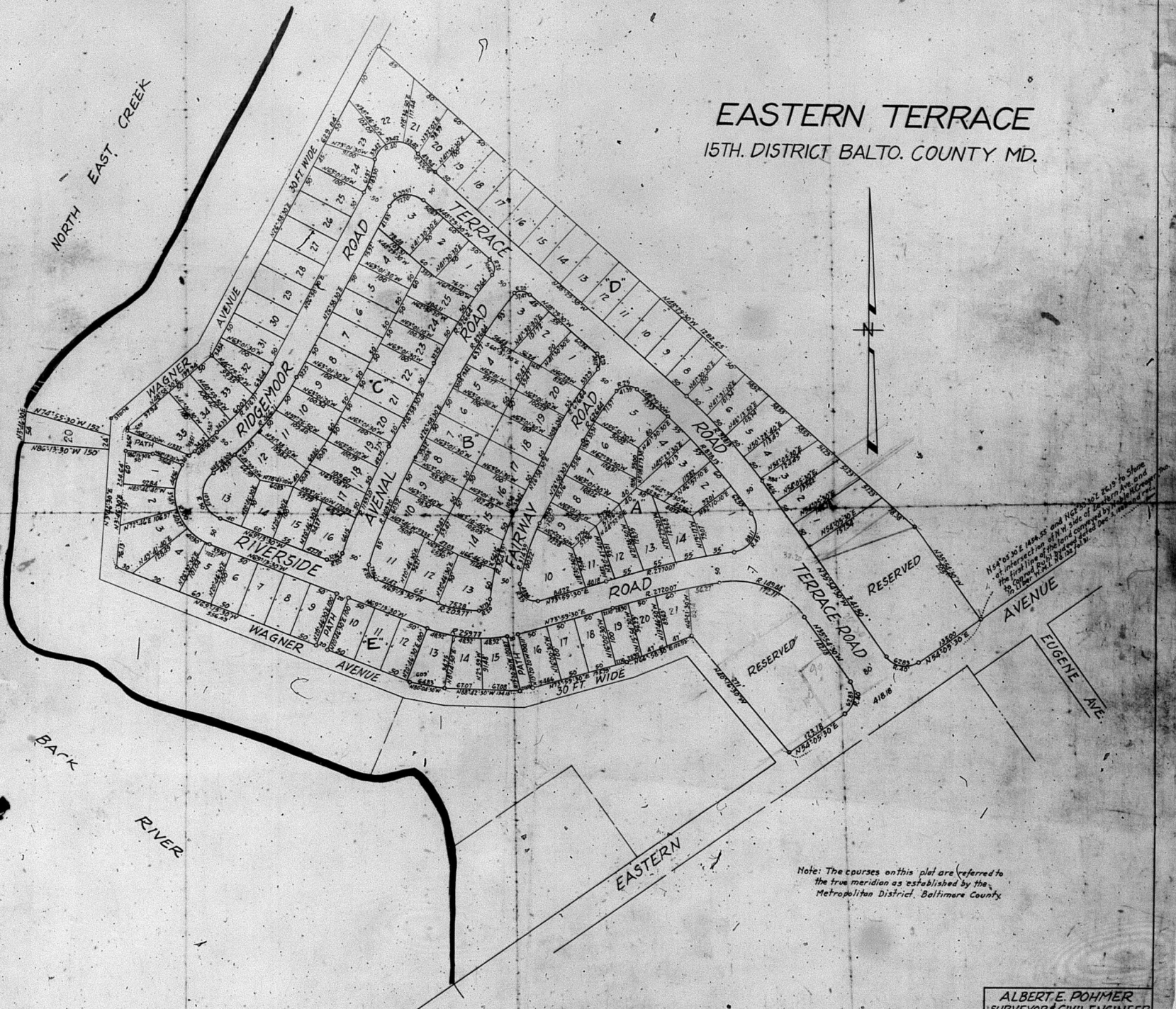
RECEIVED OF B & W Construction Company, Inc.,
the sum of Twenty Two (\$22.00) Dollars, being cost of
appeal to the Board of Zoning Appeals of Baltimore
County from the decision of the Zoning Commissioner
denying the petition for a special permit for a Storage
Garage, southwest corner of Riverside and Terrace Roads,
15th District of Baltimore County.

Zoning Commissioner

PAID
NOV 15 1960
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

EASTERN TERRACE

15TH. DISTRICT BALTO. COUNTY MD.



ALBERT E. POHMER
SURVEYOR & CIVIL ENGINEER
OFFICE: 2 E. LEXINGTON ST., BALTO. MD.
SCALE: 1"=100' ISSUED: 1-8-40