

2290 1/2

RE: HEARING TO DETERMINE NONCONFORMING USE
OF PROPERTY OF WILLARD S. LEE, N. S.
Warren Road, 100 feet W. Wilmar Place,
Eighth District of Baltimore County

The property which is the subject of this hearing is to establish the rights of Willard S. Lee in a nonconforming use for the operation of a contractor's storage yard located on the north side of Warren Road 100 feet west of Wilmar Place, Cockeysville. This lot is of dimensions 100 feet front by 400 feet deep and was acquired by Mr. Lee in 1929. Mr. Lee stated he started to store used brick, sand and stone on the lot and that he had two trucks which he used for general hauling purposes for Harry T. Campbell Sons Company and other companies and individuals. Mr. Lee testified that in 1946 he went in the excavating business and that his excavating equipment consisted of one power shovel, one bull-dozer, one trailer and three dump trucks. This equipment has been parked on the rear of the lot since 1946. In addition spare parts and equipment, used in connection with the business, have also been stored on the lot.

The residents of the neighborhood testified that Mr. Lee's operations prior to his going in the excavating business in 1946 were not noticeable or objectionable. Many persons in this area own and operate dump trucks for commercial hauling.

It is contended by counsel for the protestants that the use of this property for a contractor's storage yard is in violation of the Zoning Regulations and Restrictions for Baltimore County and the fact that some used brick, sand and two trucks were stored on this property prior to January 2, 1945 does not give the owner the right to operate a contractor's storage yard.

It is the opinion of the Zoning Commissioner of Baltimore County that the operation of a contractor's storage yard on the property in question is in violation of the Zoning Regulations and Restrictions and that a nonconforming use does not exist for the operation of a Contractor's storage yard. As stated before it is not unusual in the Lutherville-Texas-Cockeysville area for individuals to own trucks which are used for commercial hauling, many of these trucks being employed by the Campbell quarries at Texas. However, it is not felt that the parking of one or two trucks on the property prior to the adoption of the Zoning Regulations and Restrictions would give the owner the right to operate a contractor's storage yard.

It is, therefore, this 11th day of June, 1952,
ORDERED by the Zoning Commissioner of Baltimore County that a nonconforming use does not exist for the operation of a contractor's storage yard on this property and that the property be cleared of all materials and equipment within sixty (60) days from the date of this Order.

Augustine J. Hall
Zoning Commissioner
of Baltimore County

Name
and No.

WILLARD S. LEE
N. S. WARREN ROAD - 8th District -
NON-CONFORMING USE

#2290 1/2

Form X—Aug. 1948

COMPLAINT REPORT

Serial No.
Appl. No.
Type of Bldg.
District 8th
Date April 13, 1951

Name Willard S. Lee,
Wilmar Place & Glenmont
Address Montrose Ave. off Warren Road, Cockeysville
Complainant's Name Mrs. Howley Simmons
Address Montrose Ave. off Warren Road, Cockeysville, Md.
Rec'd By JCH Letter
In Person X
Telephone

Details of Complaint (Be definite)

Mrs. Simmons reports that Mr. Lee is using the property adjoining her property for a junk yard, has been doing so for two or three years - he has all kinds of junk, old lumber, equipment, etc. on this property

Inspector's Report:

Inspected the property mentioned above. Talking with Mrs. Simmons she is justified in her complaint, in my opinion. Mr. Lee does have a commercial property, my judgement he is exceeding his nonconforming use.

Date April 14, 1951

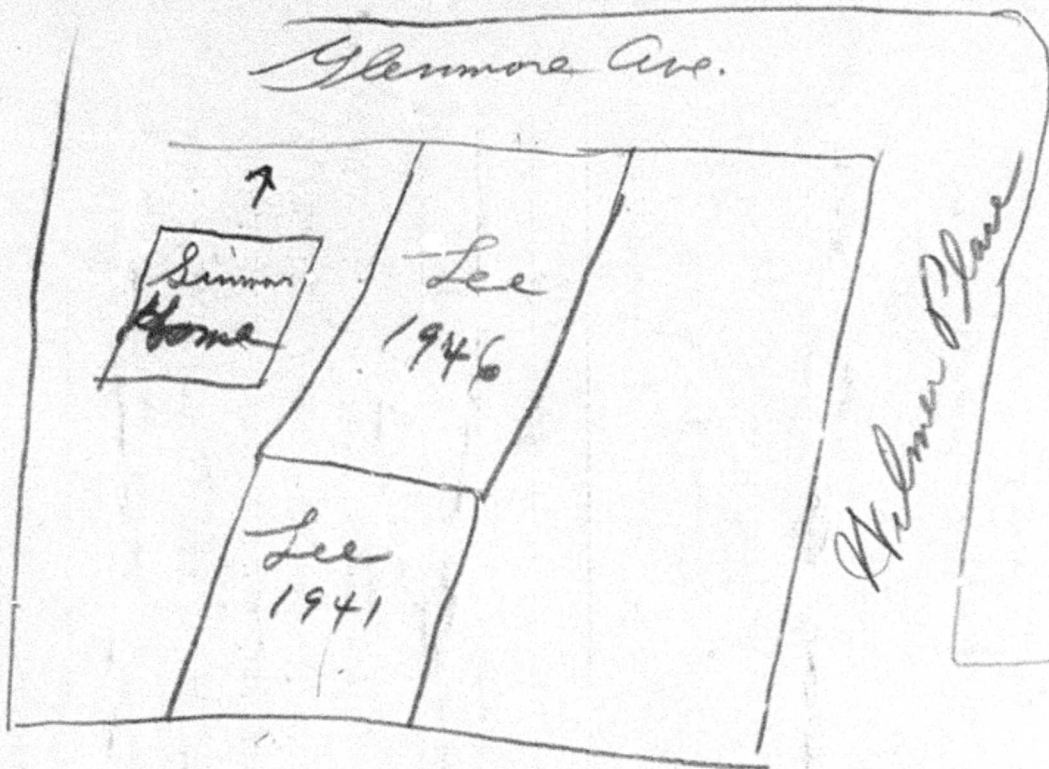
Markland R. Benson
Signature of Inspector.

(Over)

Plot of property on other side

1947
1948

York Rd.



Warren Rd.

Wilmer Place