

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

Knows: Wilbur Rohlen and Howard J. Rohlen, legal owners of the property situated

Northwest side of Nordbruch Avenue beginning 150 feet northeast of North Point Road, thence northeasterly and binding on the northeast side of Nordbruch Avenue 150 feet with a rectangular depth northeasterly of 300 feet and binding on the southeast side of Carroll Ave. 150 feet, being lots 66, 67 and 68, 118, 119 and 120, flat of Nordbruch as shown on plat plan as filed with the Building and Zoning Departments.

Plot Book
8-5
7-91

herely petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "A-1" Residential zone to an "A-2" Commercial zone.

Reasons for Re-Classification:

App. Com. Use

Size and height of building: front feet; depth feet; height feet.
Front and side set backs of building from street lines: front feet; side feet.
Property to be posted as prescribed by Zoning Regulations.

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 zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Wilbur Rohlen
Howard J. Rohlen
Legal Owner

Address: 1125 North Street Road, Dundalk
2-2-nd.

ORDERED By The Zoning Commissioner of Baltimore County, this day of 1952, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Record Bldg., in Towson, Baltimore County, on the day of 1952, at 12 o'clock P. M.

Zoning Commissioner of Baltimore County

(over)

11/11/52

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th Date of Posting: 6-11-52
Posted for: An A-2 Commercial Zone
Petitioner: Wilbur & Howard Rohlen
Location of property: NW side of Nordbruch Ave. 150 ft. from E of N. Point Rd. thence
S 1/4 E on Nordbruch Ave. 150 ft. and thence S 1/4 E on Carroll Ave. 150 ft.
Location of signs: Northwest side of Nordbruch Ave. 200 ft. south of North Point Road.
Remarks: George & Hummel
Posted by: Date of return: 6-11-52

NOTICE OF HEARING PETITION FOR RECLASSIFICATION OF ZONING DISTRICT
Presented to petition filed with the Zoning Commissioner of Baltimore County for change of zoning from an "A-1" Residential Zone to an "A-2" Commercial Zone of the property situated on the Northwest side of Nordbruch Avenue 150 feet from the Northeast side of North Point Road, being lots 66, 67 and 68, 118, 119 and 120, flat of Nordbruch as shown on plat plan as filed with the Building and Zoning Departments.
on Wednesday, June 12, 1952.
The following property is set for public hearing and advertising generally, subject to approval of the Zoning Board.
All that parcel of land on the north side of Nordbruch Avenue, between North Point Road and the Northeast side of North Point Road, being lots 66, 67 and 68, 118, 119 and 120, flat of Nordbruch as shown on plat plan as filed with the Building and Zoning Departments.
By order of
Zoning Commissioner of Baltimore County

FILED JUN 13 1952 CERTIFICATE OF PUBLICATION

TOWSON, MD. June 13th., 1952
THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. 2 times before the 25th day of June, 1952 the first publication appearing on the 13th day of June, 1952.
THE JEFFERSONIAN, Manager.

Cost of Advertisement, \$.....

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, being adjacent to an existing commercial use, the front having been used since 1932 for the operation of a junk yard, the commercializing of which will allow the construction of a warehouse to permit the storage of materials inside instead of outside, the granting of which will not be detrimental to the health, safety and general welfare of the community.

It is Ordered by the Zoning Commissioner of Baltimore County this day of 1952, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from an "A-1" Residential zone to an "A-2" Commercial zone, subject to the establishment of a setback for any building facing Carroll and Nordbruch Avenues equal to that of the houses to the east.

Signature of Zoning Commissioner

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

It is Ordered by the Zoning Commissioner of Baltimore County, this day of 1952, that the above petition be and the same is hereby denied and that the above described property or area be and the same is hereby continued as and to remain a zone.

Zoning Commissioner of Baltimore County

Approved: 7/10/52 Date: County Commissioners of Baltimore County
By: Assistant Zoning Commissioner President

\$20.00
RECEIVED of Wilbur Rohlen and Howard J. Rohlen the sum of \$20.00 (Twenty Dollars), being cost of petition for reclassification, advertising and posting of property on Nordbruch Avenue 13th District of Baltimore County.

Hearings:
Wednesday, June 25, 1952
at 11:00 A. M.

PAID
JUN 25 1952
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

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

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:

I 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

(Over)

Signature of Inspector.

Markland R. Benson
Plot of property on other side