

PETITION FOR RECLASSIFICATION:  
FROM AN "A" RESIDENCE ZONE TO:  
AN "F" LIGHT INDUSTRIAL ZONE -  
S.W. Corner of York Road and  
Wight Avenue, Eighth District -  
Towson Nurseries, Incorporated,  
Petitioner

BEFORE  
AUGUSTINE J. MULLER,  
Zoning Commissioner  
of Baltimore County

AMENDED ORDER

It appearing that doubts have arisen as to the  
purpose and meaning of the Order passed herein on October  
16, 1952, and with the consent of the Applicant and Appellants  
of record and for the purpose of clarifying said Order, it  
is this 10th day of February, 1953, by the Zoning Commissioner  
of Baltimore County, ORDERED that the property or area  
described in the Petition for reclassification filed herein  
should be and the same is hereby reclassified from and after  
the date of this Order from an "A" Residence Zone to an "F"  
Light Industrial Zone, subject to compliance with the follow-  
ing conditions and provisions:

1. That a strip of land 165 feet in width  
measured southerly from the South side of Wight Avenue as  
now paved and a strip of land 100 feet in width measured  
easterly from the rear or South 11 degrees 14 minutes East  
966 feet line of said property, shall be forever maintained  
with evergreen screening material, with the evergreen trees  
planted not more than 10 feet apart, in a line along or South  
of the South side of Wight Avenue within said strip of land  
165 feet in width, and along or East of said South 11 degrees  
14 minutes East 966 feet line within said strip of land 100  
feet in width; it being the intention hereof that no screen-

ing need be maintained over the entire restricted area but  
only in a line or lines along or South of the South side  
of Wight Avenue and along or East of said South 11 degrees  
14 minutes East 966 feet line of said property: said strips  
of land shall not be used for any industrial purpose; no  
building shall be erected hereafter upon said strips of land,  
nor shall said strips of land or any part of them be used  
for industrial parking lot purposes, it being the intention  
of this provision that said strips of land shall forever be  
maintained as buffer areas to protect the residential prop-  
erties lying to the North of Wight Avenue and to the West of  
said property hereby reclassified for industrial use.

2. That not more than four entrances or exits  
to and from said industrial property and Wight Avenue shall  
be opened or maintained, and no such entrance or exit shall  
be opened to traffic or maintained unless and until a concrete  
sidewalk not less than three feet in width shall be constructed  
from every such entrance or exit along the South side of  
Wight Avenue to the York Road.

3. That any outside lights used in connection  
with the parking lot or other operations be directed toward  
the South, away from Wight Avenue, and be so controlled that  
they will not shine in the windows of the houses bordering  
on Wight Avenue or the houses to the West of the property  
hereby reclassified for industrial use.

AUGUSTINE J. MULLER  
Zoning Commissioner of Baltimore County

Petition for Reclassification from  
an "A" Residence Zone to an "F"  
Light Industrial Zone - S.W. Cor.  
York Road and Wight Ave., 8th Dist.,  
Towson Nurseries, Incorporated.

BEFORE

AUGUSTINE J. MULLER

Zoning Commissioner of Baltimore County

Mr. Commissioners:

Please enter an appeal on behalf of Charles A. Bishop, Jr.,  
and Hereward Bishop, his wife, from the decision in the above entitled case  
to the Board of Zoning Appeals.

George H. Barry

John R. Barry  
Attorneys for Protestants

FILED OCT 24 1952

RE: PETITION FOR RECLASSIFICATION FROM AN "A"  
RESIDENCE ZONE TO AN "F" LIGHT INDUSTRIAL  
ZONE - S.W. Cor. York Road and Wight Ave.,  
8th District - Towson Nurseries, Incorporated  
Petitioner

The property which is the subject of this petition comprises  
8 1/2 acres and is located at the southwest corner of York Road and  
Wight Avenue, Cockeysville, Eighth District. The property fronts  
approximately 1600 feet on York Road and 2200 feet on Wight Avenue.  
The southernmost 500 feet of the frontage to a depth of 150 feet,  
including the timbered summit property and the restaurant property,  
is zoned Light Industrial. The property on the east side of York  
Road, opposite the southernmost 500 feet of the property, is zoned  
Light Industrial. There is also light industrial property bordering  
a portion of the southernmost line of the land. The property to the  
north and west is zoned "A" residential.

The land of the petitioner is now used for the operation of  
a horticultural nursery and has been so used for many years. The land  
on the north side of Wight Avenue is sparsely developed with substantial  
houses on large lots and acreage. The property south of Wight Avenue  
to the west of the petitioner's land is developed likewise.

With the increased residential and industrial development  
in the Cockeysville area, it is apparent that the use of the petitioner's  
land for the operation of a horticultural nursery is not the most efficient  
use. The petitioner testified that it is not feasible to continue the  
operation of the nursery and that some other use, either residential or  
industrial, will be made of the property. It is the contention of the  
petitioner that a light industrial use is a reasonable and proper use  
due to the fact that the property borders light industrial land on the  
south and is across York Road from industrially zoned property to the  
east.

It is the intention of the petitioner to have access to  
the industrial operations by means of the existing roadways leading  
to and from York Road and that Wight Avenue will not be used in  
connection with the industrial operation.

The property owners who border on Wight Avenue contend  
that the use of this property for light industrial use will depreciate  
property values in the area and be detrimental to the enjoyment of  
their properties for residential use.

It is the opinion of the Zoning Commissioner of Baltimore  
County that the use of this property for industrial purposes as  
outlined by the petitioner will not be detrimental to the general  
welfare of the community provided certain provisions are complied  
with in the use of the property. These provisions are as follows:

1. That any buildings hereafter erected upon the property  
shall have a setback of at least 100 feet from the  
south side of Wight Avenue.

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County -

All that parcel of land at the southwest corner of York Road and Wight Avenue,  
Eighth District of Baltimore County, thence running southerly and binding on  
the west side of York Road 1133 feet 7 inches, thence North 31 degrees 22  
minutes East 122 feet 3 inches, thence South 11 degrees 25 minutes East 70  
feet, thence North 76 degrees 24 minutes and binding on the West side of York  
Road 200 feet, thence South 35 degrees 30 minutes West 212 feet 3 inches, thence  
South 10 degrees 24 minutes West 139 feet 10 inches, thence South 51 degrees  
24 minutes West 177 feet 1 inch, thence South 10 degrees 11 minutes West 231.11  
feet, thence North 63 degrees 29 minutes West 1500 feet, thence South 60 degrees  
00 minutes West 604.25 feet, thence North 10 degrees 57 minutes West 450.10 feet,  
thence North 11 degrees 14 minutes West 966 feet to the south side of Wight Avenue,  
thence southerly and binding on the south side of Wight Avenue 2212 feet to place  
of beginning.

Zoning Law of Baltimore County, from an "A" residence zone to an "F" Light Industrial zone.  
Reasons for Re-Classification: Approved light industrial 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, we, agree to pay expenses of above reclassification, 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.

TOWSON NURSERIES, INCORPORATED  
By *Charles A. Bishop, Jr.*  
President Legal Owner  
Address .....

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of  
September 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 herein be had in the office of the Zoning  
Commissioner of Baltimore County, in the Heckard Bldg., in Towson, Baltimore County, on the  
29th day of September 1952, at 11 o'clock A.M.

Zoning Commissioner of Baltimore County  
(over)

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County -

I, we, Towson Nurseries, Incorporated, legal owner... of the property situated  
at Cockeysville, in the Eighth Election District of Baltimore  
County, Maryland,

(For location and description see typed  
sheet attached)

herby petition that the zoning status of the above described property be reclassified, pursuant to the  
Zoning Law of Baltimore County, from an "A" residence zone to an "F" Light Industrial zone.

Reasons for Re-Classification: Approved light industrial 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.

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Zoning Commissioner of Baltimore County  
(over)



WIGHT  
S. 80° 10' W. 2212'

AVE.

#2353  
MAP  
H.S.B.

CLEAR SPRING  
83 Acres

ML

YORK ROAD

COCKEYSVILLE, MD.

Scale: 1"=200'  
THE OFFICE OF  
PARKER W. FRAMES  
REALTOR  
LORD BALTIMORE HOTEL  
BALTIMORE 2, MD.  
April 1951

