PETITION FOR REGLASSIFICATION : BEFORE FROM AN 'A" RESIDENCE ZONE TO : AUGUSTINE J. MULLER, A

AMENDED OFDER

It appearing that doubts have arisen as to the purport and seaning of the Order passed herein on October 16, 1952, and with the consent of the Applicant and Appellants or record and for the purpose of clarifying said Order, it is this 25 th and order, 18, 19 the Zoning Consistency of Baltisore County, ORDERED that the property or area classified county, ORDERED that the property or area should be and the same is hereby reclassified from and after the date of this Order from an "A" Fundamene Zone to an "F" Light Industrial Zone, subject to compliance with the following conditions and provisions:

1. That a strip of land 165 feet in width measured Southerly from the South side of Wight Arenus as now waved and a strip of land 100 feet in width measured Emeterly from the rear or South 11 degrees 10 minutes East 966 feet line of said property, shall be forever maintained with evergence 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 end strip of land 165 feet in width, and along or South of the strip of 164 minutes East 966 feet line within eath strip of 164 incutes East 966 feet line within eath strip of 164 line within the screening of the strip of 165 feet in width: It being the intention hereof that no screening the strip of 165 feet in width: It being the intention hereof that no screening the screening the strip of 165 feet in width: It being the intention hereof that no screening the screening the screening that the screening the screening the screening that the screening the screening that the s

 That said 165 foot strip of land shall be maintained with evergreen screening material.

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- That any buildings hereafter erected on the property shall have a setback of at least 100 feet from the rear or South II degrees lk minutes 966 feet line of the property.
- h. That said 100 foot strip of land shall be maintained with evergreen screening materials
- 5. That any outside lights used in connection with the parking lot or other operations, be directed to the south away from Wight Amene and he controlled that they will not shine in the windows of the houses bordering on Wight Amene or the houses to the west of the property.

of the property.

It is this \$\frac{1}{2}^{\infty}\$ day of October, 1952, OKERSED by the Zoning Commissioner of Editances County that the above described property or area should be and the same is heavily reclassified, from and above the date of this Cortes from an age Residence Zone to an \*P\* Light instantial Zone; subject to the couplines with the Strengting provisions.

Zoning Acquity alongs of Billiams County, lng need be maintained over the entire restricted area but only in a line or lines along or South of the South aide of Wight Arems and along or East of said South 11 degrees 15 minutes East 966 feet line of said property; said strips of land shall not be used for any industrial purpose; no building shall be eroted hereafter upon said strips of land, nor shall said strips of land or any part of them be used for industrial parxing lot purposes, it being the intention of his prevision that said strips of land shall forever be maintained as buffer areas to protect the residential properties lying to the North of Wight Arems and to the West of said property hereby reclassified for industrial use.

2. That not more than four entrances or exits to and from anid industrial property and Wight Aremse 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 Aremse 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 Arenue, and be so controlled that they will not shine in the windows of the houses bordering on Wight Arenue or the houses to the West of the property hearby replacedited for industrial use.

Zoning Countsioner of Baltimore County

Petition for Sechastication from
on "4" Seriodic Some to an "9"
Light Industrial Econ = 8 A". Cor.
Tork Ecod and Might Arm., Site Nature.

1 Zoning Commissions of Saliknore

Mr. Commissioners

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

Johnson Boude Attorneys for Protestants

FILED OCT 24 1952

ME: PETITION FOR RECLASSIFICATION FROM AN "A"
RESILENCE COME TO AN "P" LIGHT THUSTICAL
LOWE - S. W. Cor. York Read and Might Ave.,
Sth District - Townon Nurseries, Incorporated
Petitioner

But Histoids " Present membranes are properly which is the subject of this petition comprises to great at a located at the centimest corner of Tork Road and Road and

The land of the petitions 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 Aumen is sparsely developed with schedunical houses on large lots and screage. The property southwest of Wight Aumen to the uset of the petitioner's land is developed likesus.

in the Other increase relational and interest in the Other increase relational and interest of the other increase relational and interest of the other increase relation in the Other increase relation in the other increase. The patients relations that its not fastile to continue the operation of the normary and that some other use, ether excitation of the patients of the operation of the other increases and increases increased increases increased increases and increases increases increased increases in the individually some property to the cases.

It is the intention of the petitioner to have access to the industrial operations by means of the existing readways leading to and from Tork Road and that Might Awane will not be used in memoration with the industrial operation.

The property swarze who border on Night Avenue content that the use of this property for light industrial use will deprece property values in the area and be detrimental to the enjoyment of their properties for residential use.

Ounty that the use of this property for industrial, propess as cutlined by the petitions will not be detrieval to the general salfars of the community provided certain provisions are coupled with in the use of the property. These provisions are as follows:

 That any buildings hereafter erected upon the property shall have a setback of at least 165 feet from the south side of Wight Avenue.

## Petition for Zoning Re-Classification

To The Zonine Commissioner of Reltimore County ...

All that purced of land at the nonthwest owner of York Bood and Might avenue, Rhybth Bastrict of Balthorne County, thereoe remains nontherly and District on All Might and County, the County of the County of County of the County of the County of the County of County of the County of Cou

Zening Law of Baltimore County, from an "A" residence .zone to an "F" light/zone.
Reasons for Re-Classification: Approved light industrial use,
Size and height of building: frontfeet; depthfeet; heightfeet
Front and side set backs of building from street lines: front
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

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.

TOWSON NURSERIES.	INCORPORATED
By Coa	net nes
President	Legal Owne
Address	

ORDERED By The Zoning Commissioner of Baltimore County, this	day of
September 1952, that the subject matter of this petition be advertised,	as required
by the "Zoning Law of Baltimore County," in a new spaper of general circulation throughou	t 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 Reckord Bldg., in Towson, Baltimore County, on	(be
29th day of September 1952, at 11 o'cle	ek.AtM

Zoning Commissioner of Baltimore County

er)

## Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County :-

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

(For location and description see typed sheet attached)

hereby petition that the roning status of the above described property be re-classified, pursuant to industri
Zoning Law of Baltimore County, from an A residence zone to an P. light/
Reasons for Re-Classification: Approved light industrial use,
Size and height of building: front
Front and side set backs of building from street lines; frontfeet; sidef
Property to be posted as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above re-classification, advertising, posting, etc., upon fi

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

INCORPORATI
INCORPORATI
Legal Ow

ORDERED By The Zening Cumministers of Baltimers County, this... A&A. day of Spylerisher.

19.24. And the subject matter of the position be devicated, as expected by the "Scientific and Bulliamers County," in a new-paper of general circulation throughout Baltimers County, that property be posted, and that the public bringing brenn to had in the office of the Zening Commissioner of Baltimers County, in the Beckerd Bidg., in Townson, Baltimers County, on the Zening Aday of Spirishbert 19.24. at 13.4. a visited. Act. M.

29.36. Agy of Spirishbert 19.25. at 13.4. a visited. Act. M.

Zoning Commissioner of Baltimore County

(0.44)

BEING a tract or parcel of land containing 83 acres, more or less, and having a frontage on the West side of the York Road of 1292 feet, more or less, with a depth on the South side of Yight Avenue of 2212 feet, more or less, with a width of 1863 feet, more or less, the outlines of said property being indicated in red on the plat attached

BEING all and the same property, the title to which was acquired by Towson Nurseries, Incorporated, Petitioner at legal owner, under and by virtue of the two following deserts.

 Dated March 28, 1927, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 642 folio 429, from Anna B. Cockey, Widow; and

 Dated March 26, 1930, and recorded among the Land Records of Baltimore County in Liber L.NoL.N. No. 845 folio 554, from Alice Graham Bucher and Lula W. Bucher, both September 1.7, 1952

2352

RECEIVED of Jenifor & Jenifor, Attorneys for The Touson Burseries, petitioner, the sum of Forty (\$40,00) Dollars, being cost of petition for reclassification, advertising and posting property, southwest corner of York Rose and eight Avenue, 8th District.

Hearings Monday, Sept. 29, 1952 at 11:00 a.m. barement of Reckord Building Towson h, Md.



October 28, 1952

102.00

RECEIVED of George M. Berry and Johnson Bosde, Attorneys for Charles A. Bishop, Jr., et al, protestants, the sum of Twenty Two (\$22,00) Bollars being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner granting reclassification of property of the Townen Mursariss, Incorporated, on west side of York Road, 8th District.

Zoning Commissioner

OCT 2 8 (952 COUNTY CUMMISSIONERS
OF BALTIMORE COUNTY

## CERTIFICATE OF PUBLICATION

TOWSON, MD. Lect 19 1952

THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of the successive weeks before the day of \_\_\_\_\_\_\_195 2, the first publication appearing on the \_\_\_\_\_\_day of \_\_\_\_\_day

The UNION NEWS

M. Leyen Manager.

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

	Luwion, Mary	land	
District 8th	deme Jone to 3. Myreenes former pulled +	Date of Posting	tris3
Posted for Cun A Kee	dent Jone to F.	light Include	ialgane
Location of property: S.W.	commissions	rught are	lu Blot
A Hot he and SS of	vilar of York Afferingly ungli der <sub>Her</sub> afet sooft	and worth, and	1500 ft Sould
Posted by George R.		Date of return: 9-	

