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MAP #4B

THOMAS W. OFFUTT, ET AL
VS
BOARD OF ZONING APPEALS

JAMES G. SAFFELL
VIRGINIA J. SAFFELL
(Interveners)

.....

JAMES G. SAFFELL and
VIRGINIA J. SAFFELL, his wife
VS
BOARD OF ZONING APPEALS

IN LAW

There are two appeals in the above-entitled matter from a decision of the Board of Zoning Appeals, reclassifying, upon the applications of James G. Saffell and Virginia J. Saffell, his wife, the owners, two tracts of land located on the west side of Reisterstown Road at Reister's Mill Road in the village of Owings Mills, Maryland, from "A" Residential to "F" Light Industrial, subject however to a setback along the Reisterstown Road of 250 feet. An appeal was taken by the protestants from the action of the Board of Zoning Appeals reclassifying the property. There was an appeal by the applicants from the increase in the setback from 150 feet to 250 feet by the Board of Zoning Appeals.

The Court first will consider the appeal of the protestants from the decision of the Board reclassifying the property in question.

The general principles governing the Court in Zoning cases have been set forth in a number of recent opinions. The Court has kept them in mind in arriving at its conclusions.

In *Kreche vs Weinberg*, 79 Atl. 2d 387 the Court said:

"In the Northwest Merchants Terminal case, we also discussed the presumption of reasonableness attendant to a zoning ordinance, and we said that while this might also apply to rezoning, it did not apply with the same weight. The presumption as to the original ordinance would be that the zones were well planned and arranged and were to be more or less permanent, subject to change only to meet genuine changes in conditions. Where property is rezoned, it must appear that either there was some mistake in the original zoning, or that the character of the neighborhood has changed to such an extent that such action ought to be taken."

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There is a marked contrast between the soberness of the industrial areas, such as those located, and the cheerful communities where light industry is located. Good taste cannot be enforced from above even if it is possessed in a high degree by the official architects. The charm of a city or countryside lies in the final analysis, an expression of the feeling for beauty of the people themselves. The general level of culture sets the community or national patterns. Depressing rows of identical dwellings are perhaps less desirable from a community standpoint than a well-designed factory. Although billboards and other unsightly structures are still tolerated, there has been a marked improvement in public taste in recent years. Throughout the country today one sees many immaculate factories of architectural merit set among spacious landscaped grounds with lawns, shrubbery and trees and handsome residences nearby.

We have no right to anticipate that in the present instance there will be a threshold to a modern architectural and economic era. It is not unreasonable to believe that the two companies will make every effort, as they have indicated, to construct buildings of attractive design which will be assets rather than liabilities to the community. Self interest would dictate such action. There should be neither dirt, noise nor odors emanating from either of the contemplated industries.

The railroad at this location is not a thing of beauty and by skillful arrangement of buildings and landscaping the present unsightly appearance of the railroad tracks and of the whole neighborhood could be much improved.

The natural trend of light industry today is to seek sites in country communities and small towns and villages where labor can be hired and adequate space acquired with some security against enemy attack. A desirable industry has a stabilizing influence upon a community and frequently spurs the workers to long and exhausting hours in commuting. It is true that many of the employees of both companies in this case do not live in this neighborhood but experience in Baltimore County has shown that eventually many of the workers in the local plants establish homes reasonably near their work and new help is recruited from local residents.

The objections of the schools of the community to the establishment of industry and the threats of parents to withdraw their children from educational institutions if industries should be established on the land in question seem to the Court to be without

foundation. Goucher College, one of the outstanding institutions of higher learning for women in the United States, is located near two manufacturing plants, one of them quite large. No one has suggested that the health, safety or morals of the young ladies who attend this institution have been adversely affected. Public schools are likewise located near light industrial plants.

It is contended that a serious traffic condition will be created on the Reisterstown Road. This is not borne out by the testimony. As has been pointed out, the other main highways from Baltimore City are even more heavily travelled than Reisterstown Road and the additional traffic resulting from the establishment of the two plants should prove no real burden.

The Court has made inquiry and has ascertained that the change of setback from 150 feet to 250 feet was not a typographical error as suggested. The condition seems a reasonable and proper one.

For the reasons assigned the action of the Board in both appeals will be affirmed.

November 1, 1953

John J. Connelley, Judge

In the case of *Wakeland vs Kraft* 96 Atl. 2d 27, Judge Hammond, speaking for the Court, approved the language in the *Kreche* case and said:

"In deciding the challenge to the action of the County Commissioners functioning as a municipal legislature, the court must use vigorous self-discipline, as it must always in such cases, to avoid substituting its judgment or views as to the wisdom or soundness of the action taken for that of the legislative body to whom such questions are confided. It is not the duty of the court to substitute its own judgment for that of the legislative body of a municipality, under powers granted by the legislature, has enacted a zoning ordinance, the Court's function in review is restricted and its scope is narrow. Such an ordinance, an exercise of police power, enjoys a presumption in favor of its validity. The attacking it, to be successful, must show affirmatively and clearly that it is arbitrary, capricious, discriminatory or illegal. This presumption of reasonableness and constitutionality applies to rezoning as well as to original zoning, though not with as great force. This is so because it is presumed that the original zoning was well planned, and designed to be permanent; it must appear, therefore, that either there was a mistake in the original zoning or that the character of the neighborhood was changed to an extent which justifies the remedial action. In *W. Merchants Term. v. O'Malley*, 121 Md. 271, 191, 60 A.2d 743; *Kreche v. Weinberg*, Md. 79 A.2d 387, and *Minney v. City of Solist*, 111 Md. 289, 105 A.2d 473."

"The Court will not substitute its judgment for that of the legislative body if the zoning decision was fairly debatable. *Doh v. Board of Public Works*, 214 Md. 325, 17 S.2d 528, 71 L. Ed. 2d 307; *Ames Arundel County v. Ward*, 156 Md. 100, 16 Atl. 2d 669, 165 A.2d 114; *Shy Anne Arundel County v. Snyder*, 156 Md. 165, 16 Atl. 2d 681, 165 A.2d 114, 75 A.2d 71; *Wij and Hoffman v. Mayor and City Council of Baltimore*, 79 A.2d 387. It is not the function, duty or right of a Court to come or reason, but only to determine whether the legislative body has properly applied the governing law to the facts. If there is room for reasonable debate as to whether the facts justify the municipal legislature in deciding the need for its enactment, it must be upheld. It is only when there is no room for reasonable debate, or a record barren of supporting facts, that the Court can declare the legislative action arbitrary, capricious, discriminatory, or an unequal application of the law."

I have read the voluminous testimony in this case and have viewed the property several times. I have studied the opinions of the then Zoning Commissioner, Mr. Haller, and of the Board of Zoning Appeals and the carefully prepared memoranda submitted by counsel.

The Court is of the opinion that there is substantial and ample evidence to support the finding of the Board of Zoning Appeals and the action of the Board is not illegal, arbitrary or discriminatory. The Board had ample grounds for considering that the public good not only of the community but of the county called for the reclassification of the property in question.

A mistake apparently was made at the time of the original zoning of this area and the property in question should have been zoned as light industrial rather than residential. The original error is being corrected.

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It is easy to understand and sympathize with the feeling of those who have extensive properties in this general section. It is hard for those who prefer the seclusion of large country places to have their rural retreats invaded and be forced to yield to the steady pressure of both population and industry.

There are a number of large estates in this general community. There are also commercial enterprises, industrial establishments, small dwellings and the Western Maryland Railroad. Automobiles and buses have appeared in this locality for passenger travel but the railroad, of course, hauls freight with the usual accompaniment of noise and smoke.

It is impossible, of course, for any individual or group of individuals clearly to foresee and plan with absolute definiteness years ahead in a rapidly growing community such as Baltimore County. General conditions also change from day to day.

Planners are not endowed with greater prescience than many practical business men and make their mistakes also. The planning is many fields by "master planners" of which we have heard so much in recent years has its limitations. Even the best of the planners see but through a glass darkly.

Apparently, there are many differences of opinion as to how communities should be laid out and divided into residential, commercial and industrial areas. New developments such as the automobile and the airplane and now the atom bomb alter the entire scheme of living and working. All designs for the future necessarily are tentative and must be modified as conditions change.

The Reisterstown Road, like all the highways leading out of Baltimore, with the exception of Charles Street, is a hodgepodge of residential, commercial and light industrial. It cannot be affected too adversely by the establishment of new enterprises such as the ones involved in this appeal.

The Court must endeavor to view zoning matters in the light of present and future needs as the zoning Board undertakes to do. The rules laid down by the Court of Appeals are intended to aid zoning authorities and courts to arrive at conclusions that are both practical and legal.

As pointed out in the opinion of the Zoning Commissioner there is a need for the dispersal of industry in the county. This need has recently been emphasized. The advisability of dispersal from a defense standpoint is a matter of which the Court can and should take judicial notice. The Greater May Company plays a small but important part in the military plan. The concentration of industry in large industrial areas

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RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "F" INDUSTRIAL ZONE - N. S. Painters Mill Road, Set. Reisterstown Road & Western Maryland Railroad, 14th Dist., James G. and Virginia J. Saffell, Petitioners and

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "F" LIGHT INDUSTRIAL ZONE - N. S. Painters Mill Road, Set. Reisterstown Road & W. Md. Railroad - 14th District of Baltimore County - Gerotor May Corporation, contract purchaser

The appeal in the above entitled matters coming on for hearing before the Board of Zoning Appeals of Baltimore County on the day of , granting the reclassification from an "A" Residence Zone to an "F" Light Industrial Zone in regard to the properties described therein; and it appearing from the facts and evidence adduced at the appeal and for reasons set forth in the Opinion attached hereto that the granting of the reclassification would not be detrimental to the health, safety, and general welfare of the community; therefore.

It is this 30th day of April, 1953, Ordered by the Board of Zoning Appeals of Baltimore County that the property described in these proceedings be reclassified from an "A" Residence Zone to an "F" Light Industrial Zone, with exception of the property lying along the West side of the Reisterstown Road for a depth of 250 feet, which shall remain in an "A" Residence Zone.

John J. Connelley
Chairman
Carl F. Weiss
Board of Zoning Appeals of Baltimore County

unquestionably constitutes a national hazard. I shall not go beyond the record in arriving at a decision but the article on the dispersal of industry in the New York Times of Sunday, October 25, an Associated Press dispatch, is timely. I shall quote from it briefly:

"Many industrialists who have scoffed at Government plans to build new plants outside potential target areas for atomic bomb attacks are beginning to accept the Office of Defense Mobilization's view that when it comes to building new factories it is good business to disperse them."

Until two months ago, officials of the agency said, the prime motive was to save money. Now the Federal Reserve's announcement that the United States no longer had a monopoly on production of the hydrogen bomb.

"What announcement cured a lot of scoffers," an official asserted. Right after the Soviet Premier spoke, the official added, atomic business men changed the mobilization agency with calls.

"About a year ago, we had to persuade them," he continued, "how they came around to us."

The Defense Mobilization, Arthur S. Fleming, said this week that a great deal remains to be done toward "improving the ability of industry to continue vital production in the event of attack." He asserted that 75 per cent of the country's industrial capacity was located in fifty big metropolitan centers.

Industry has legitimate rights to exist and develop and the workers in any neighborhood are entitled to have their need for employment considered. Baltimore County looks to industry for taxes and many of our citizens are dependent upon local industry for their living. Suitable locations for the establishment of light industry are limited. A short time ago, a branch of one large county enterprise was established in Carroll County because no acceptable site could be found in Baltimore County.

Much of the agitation against the establishment of light industry in Baltimore County is unfounded. There is a prejudice against light industry not justified by present day experience. The glowy area of industrial sites surrounded by the shabby suburbs of the market is giving way to a new and brighter day.

It is a fact of which the Court can take judicial notice that in the communities where light industry recently have been established and modern plants erected there seems to be no injury to the neighboring property or the surrounding countryside. We can point to several industries in Western areas near high class residential areas.

Electric power has come of age. Industrial buildings, with no unsightly stacks belching smoke and soot, can be made as attractive and clean as dwellings.

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OPINION OF THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

This is an appeal by Thomas W. Offutt, Benjamin Tongue, George P. B. Ward, Garrison Forest School, Inc., from the orders of the Zoning Commissioner of Baltimore County dated November 26, 1952, and December 11, 1952, granting the reclassification from an "A" Residence Zone to a "F" Industrial Zone as to certain parts of the tracts of land described in the petitions of James G. Saffell and Virginia J. Saffell, pertaining to the land lying on the West side of Reisterstown Road, one parcel being North of Painters Mill Road, and the other South of said road.

The case came on for hearing before the Board, testimony was taken for and against said petition, and counsel heard. The two cases were heard and considered as one, and this Opinion will accordingly deal with both properties.

The property which is the subject of these petitions is located on the West side of Reisterstown Road extending to the East boundary line of the Western Maryland Railroad; one piece of land being known as the Northern tract, and the other the Southern tract; the former having a frontage of 1367 feet on Reisterstown Road and 928 feet on Painters Mill Road, and the latter tract having 840 feet on Reisterstown Road by approximately 920 feet on Painters Mill Road. The total number of feet along the Western Maryland Railroad tract being 2326 feet.

A number of persons appeared at the hearing and testified at length, setting forth their reasons why they were either in favor or opposed to the reclassification. Those who were opposed were apprehensive of possible adverse effects on their properties either from the standpoint of depreciation in values of their investments or loss of revenue, or both; from dangers of traffic hazards due to increased vehicular travel, and the conviction that there is no need for any industry in

the area and that the property is not contiguous to an existing industrial or commercial use, and that whatever commercial and industrial enterprise now in existence in the area are there by virtue of non-conforming use or are small and insignificant in relation to the size of the tracts of land under consideration.

All these matters were of interest to the Board and were given every consideration, but it was also noted that there was considerable testimony to the contrary; and that in addition to those who testified in favor of the reclassification there was a voluminous petition bearing a large number of names of those favoring reclassification for the reasons stated therein, namely: "Being familiar with this general neighborhood and believing as we do that the development of these properties by the Corporations named for light industrial purposes would be of tremendous advantage to our community, would create employment, would not adversely affect the health, safety, morals or general welfare of our community, but would tend to improve same, and believing that the proper zoning of this property would be for light industrial purposes, especially when such zoning would generally benefit our community, we earnestly request and urge the zoning authorities of Baltimore County to grant the applications for re-zoning from residential to light industrial, particularly in view of the great public need for industrial zoning in our section of the County."

There are other matters, however, which the Board has considered from the evidence in the case and from a review of the property in question and the general area thereabouts, in addition to the general opinion of the neighbors, as to the desirability or undesirability of the tracts of land in question being reclassified, namely, there are a number of properties in

this general area which are not being used for residential purposes. Some of such properties are old, well established non-conforming uses situated in such a manner and with such physical structures of a permanent nature that in all likelihood they will continue to exist for many years to come. These are scattered out along both sides of the railroad, as well as some of the properties which have been reclassified or are subject to a special permit such as the Electrical Transformer Station, the Natural Gas Line Pressure Relief Station, and the Radio Towers.

The Board is of the opinion that under the original zoning that the two tracts of land in question were erroneously classified as "A" Residential.

An examination of the zoning map of Baltimore County shows two Light Industrial tracts were set up at the time of the original zoning, and both pieces being on the same side of the railroad tracks as the property now under consideration but farther to the north on the east side of the Reisterstown Road.

Subsequent to original zoning another large piece of land was reclassified on the east side of the railroad between the first mentioned Light Industrial areas. There are also commercial properties on both sides of the Reisterstown Road where it intersects the railroad which were set up under the original County zoning.

From an inspection of the property and adjoining areas it is clear that this is not a well settled and established exclusive residential or agricultural neighborhood.

There was some testimony that although Reisterstown Road is a heavily traveled highway it still could take an additional load of twice the number of vehicles without difficulty or serious danger. The number of employees that would be using

the Reisterstown Road would, of course, increase the traffic load on this highway, but it is perfectly possible and probable that the peak traffic from the plants would not necessarily coincide with the peak traffic now present on the Reisterstown Road in the morning and evenings at Painters Mill Road. Some of this traffic would no doubt use the route from Painters Mill Road through to McDonough Road. The installation of traffic lights and the building of merging lanes would greatly facilitate the handling of this traffic.

The Board is of the opinion that the reclassification of this property will not be detrimental to the health, safety, and general welfare of the community; and it will, therefore, pass its Order granting the reclassification of the two properties from "A" Residence Zone to "P" Light Industrial Zone, with exception of the property lying along the West side of the Reisterstown Road for a depth of 250 feet, which shall remain in an "A" Residence Zone.

James H. Sullivan
Chairman
Carl F. Sullivan
Board of Zoning Appeals of
Baltimore County

Re: Petition for Reclassification from an "A" Residence Zone to an "P" Light Industrial Zone - N. S. Painters Mill Road, between Reisterstown Road and V.M. R. R. 4th Dist., James O. and Virginia J. Saffell, Petitioners - Greater City Corp. Contract Purchaser

BEFORE AUGUSTINE J. MILLER

ZONING COMMISSIONER

ORDER FOR APPEAL

Mr. Zoning Commissioner:

Please enter an appeal to the Board of Zoning Appeals of Baltimore County from your decision in the above entitled matter granting the reclassification from an "A" Residence Zone to an "P" Light Industrial Zone.

Carl F. Sullivan
Attorney for Petitioners

Re: Petition for Reclassification from an "A" Residence Zone to an "P" Light Industrial Zone - N. S. Painters Mill Road, between Reisterstown Road and V.M. R. R. 4th Dist., James O. and Virginia J. Saffell, Petitioners - Greater City Corp. Contract Purchaser

The property which is the subject of this petition is located on the north side of Painters Mill Road, between Reisterstown Road and the Western Maryland Railroad. The property fronts 1367 feet on Reisterstown Road 75 feet on Painters Mill Road and 1300 feet on the Western Maryland Railroad.

It is the intention of the contract purchaser, if this reclassification is granted, to construct a one story factory building comprising 100,000 square feet. The approximate dimensions of this building are to be 200 feet by 100 feet, the 100 feet side to parallel the railroad. The building will be located 75 feet to 100 feet from the railroad so as to allow for the construction of a siding between the present railroad and the proposed building.

The contract purchaser, the Greater City Corp., which now operates its business at Maryland Avenue and Oliver Street, stated it is his intention to employ three hundred persons on one shift at this location. The main operations of the Company are the production of hydraulic pumps, motors and valves. The contract purchaser also stated that it is necessary for the business to be moved from its present location due to the fact that the proposed Jones Falls Expressway right-of-way will take in their present location.

The petitioner stated that they have made a survey of possible industrial locations in all sections of the City and the County and that they found this location to be the most desirable from the standpoint of location, transportation facilities and desirability for a labor supply standpoint. The contract purchaser further stated that there are no other locations available for high voltage electricity, natural gas and public water facilities. All problem existing, however, at the present time. This problem will be removed, according to the Department of Public Works, prior to the use of occupancy by the Greater City Corporation, by the re-design of pumping facilities in Pikeville.

The petitioner stated that it is not their intention at the present time to operate the building more than one shift and that no electric lighting will be employed but that only security lights will be on at night.

Counsel for the petitioner contends that the property located as it is, adjacent to the Railroad, to the Electric Transformer Station and near the natural gas line Pressure Relief Station, and bordering on the heavily traveled Reisterstown Road, the logical use of this property is for such use as is proposed by the petitioner.

The residents of the area protest the re-zoning of this property for industrial use giving testimony that such use would have a demoralizing effect upon the values of their residential properties. Many of these people are long time residents of the area and even though changes have taken place in the form of the Electric Transformer Station, the Pressure Relief Station for the natural gas line and the erection of the Broadcasting and Transmitting Station, it is their contention that the future of the area is for residential and agricultural use.

A check with the Baltimore County Planning Commission indicates that it is the announced plan of the State Roads Commission to construct the Northwest Expressway beginning at Webb Avenue extension in the City, following the Western Maryland Railroad and Overyn Falls to Owings Mills, and paralleling Reisterstown Road to the Westminster Pike. The proposed location of the Expressway will be approximately 1500 feet west of the Western Maryland Railroad at Painters Mill Road.

In addition to this proposed Expressway, it is expected that within the near future the railroad will serve the Reisterstown area will be constructed through this section. The location of Owings Mills as far as Owings Mills. It is felt that the construction of this sewer line, in addition to the construction of the Northwest Expressway, will have a great effect upon the development in this area. In view of this expected increased development it is apparent that the property in question will be used for some purpose other than agricultural, that is, for residential development or for some other use. It appears that the use which is proposed by the petitioner is a desirable one.

There is a great need for the dispersal of industry in the County. In addition to the desirability of dispersal from a defense standpoint, there is also a great need from a civilian standpoint. There is a need for the setting up of light industrial areas in the north, northeast and northwest of the City to provide locations where light industry might locate where transportation and labor are available. Not only are these locations desirable as far as industry is concerned but they are desirable as far as the inhabitants are concerned in that they will provide local employment.

With the increase of traffic problems in the County, it does not seem practical that a person residing in the areas heretofore mentioned be required to travel to either the southeastern or southwestern sections of the County or to Baltimore City where extensive industrial areas have been established and where industry is now located.

For these reasons it would appear that the location of a desirable industry on the property in question is logical and reasonable. It is the plan of the contract purchaser to carry on his industrial operations in the rear of the property along the Railroad. The contract purchaser stated that at the present time there were no plans for the use of the Reisterstown Road frontage except for open areas to be used as a lean and for a planting area. In view of this and to ensure that the residential properties on the east side of Reisterstown Road will be given proper protection against commercial encroachment, the Reisterstown Road frontage to a depth of 150 feet will not be zoned for industrial use and will remain an "A" Residence Zone.

It is the opinion of the Zoning Commissioner that the reclassification of the remaining portion for Light Industrial use will not be detrimental to the health, safety and general welfare of the community and the reclassification should be had.

It is this 27th day of November, 1952, ORDERED by the Zoning Commissioner of Baltimore County that the above described property or area should be reclassified, with the exception of the Reisterstown Road frontage to a depth of 150 feet, be and the same is hereby reclassified from an "A" Residence Zone to an "P" Light Industrial Zone, the part so reclassified being more particularly described as follows:

Beginning for the same on the north side of Painters Mill Road distant 150 feet westerly at right angles from Reisterstown Road and running thence binding on the north side of Painters Mill Road, 774 feet, more or less, to the Gas & Electric Transformer Station property, thence binding on said Gas & Electric Company's property northerly 120 feet and westerly 120 feet to the easternmost right-of-way of the Western Maryland Railroad, thence northerly, binding thereon, 120 feet to intersect the second or westerly 750 feet line in the description in petition, thence northerly on a part of said line easterly at right angles to Reisterstown Road, 590 feet, to a point distant 150 feet westerly at right angles from Reisterstown Road, thence, easterly, parallel and distant 150 feet at right angles, to Reisterstown Road, 1367 feet, more or less, to beginning.

Augustine J. Miller
Zoning Commissioner of
Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

I, or we, James O. & Virginia J. Saffell, legal owner(s) of the property situated at the corner of Reisterstown Road and Painters Mill Road, thence northerly and right angles to Reisterstown Road 1367 feet, thence at Painters Mill Road, thence easterly and binding on the easternmost right-of-way of the Western Maryland Railroad 118 feet, thence easterly to a point 120 feet northeast of the north side of Painters Mill Road, thence easterly and binding on the northernmost side of Painters Mill Road 504 feet to place of beginning.

Whereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "A" Residence Zone to an "P" Light Industrial Zone.

Reasons for Reclassification:

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.

James O. Saffell
Virginia J. Saffell
Legal Owner

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19 _____, 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 Reckard Bldg., in Towson, Baltimore County, on the _____ day of _____, 19 _____, at 11:30 A.M.

Augustine J. Miller
Zoning Commissioner of Baltimore County
(over)

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

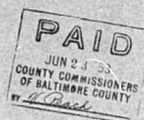
District 4th #2387
 Posted for: Gen. A. Reschke & Son, Inc. 5118 Light Industrial Zone
 Petitioner: James G. Saffell
 Location of property: At the Northwest Corner Reisterstown & Painters Mill Road See Plat
 Location of Sign: on sign on N. side of Painters Mill Rd. 1/2 block from intersection of Reisterstown Rd. on the N. side of Painters Mill Rd. 1/2 block from intersection of Reisterstown Rd. on the N. side of Painters Mill Rd. 1/2 block from intersection of Reisterstown Rd. on the N. side of Painters Mill Rd.
 Remarks: None
 Posted by: George A. Schumacher Date of return: 10-15-52

June 22, 1953

1640

RECEIVED of James G. L. Anderson, Attorney for Thomas W. Offutt, et al, appellants, the sum of \$16.40 being cost of certified cost of petition and other papers filed in the matter of reclassification of property on the north and south sides of Painters Mill Road, Dr. James G. Saffell, et al, petitioners.

Zoning Commissioner



October 23, 1952

16.00

RECEIVED of Michael Paul Smith, Attorney for Dr. James G. Saffell, et al, petitioners, the sum of Forty (\$40.00) Dollars, being cost of petition for reclassification, advertising and posting property, northwest corner of Reisterstown and Painters Mill Roads, 14th District.

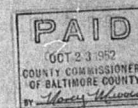
Zoning Commissioner

Hearings:

Wednesday, Oct. 29, 1952

at 11:00 a.m.

basement of
Richard Building
Towson, Md.

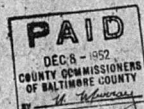


December 8, 1952

\$22.00

RECEIVED of James G. L. Anderson, Attorney for Protestants, the sum of Twenty Two (\$22.00) Dollars, being cost of a appeal to the Board of Zoning Appeals from the decision of the Zoning Commissioner granting the reclassification of property, Painters Mill Road, 14th District of Baltimore County.

Zoning Commissioner



NO PLAT
IN
THIS FOLDER