

Recd May 13, 1954

2432

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "F" LIGHT INDUSTRIAL ZONE - S. E. Side Milford Mill Road, 275 feet N. E. Western Maryland Railroad, William F. and Dorothea N. Chew, Petitioners.

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5. That a 4-foot sidewalk be installed for pedestrians along Milford Mill Road.

H. D. Campbell
Chairman
Carl F. Walsh
James W. Sullivan
BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

The appeal in the above entitled matter coming on for hearing on the 30th day of April, 1953, before the Board of Zoning Appeals of Baltimore County from an Order of the Zoning Commissioner of Baltimore County dated February 20, 1953, granting in part the reclassification of an "A" Residence Zone to an "F" Light Industrial Zone; and it appearing from the facts and evidence adduced at the appeal that the reclassification from an "A" Residence Zone to an "F" Light Industrial Zone would not be detrimental to the health, safety, and general welfare of the community and for reasons set forth in the opinion; therefore,

It is this 27th day of May, 1953, Ordered by the Board of Zoning Appeals of Baltimore County that this property be reclassified from an "A" Residence Zone to an "F" Light Industrial Zone, subject to the following conditions and restrictions:

1. That that portion of the property fronting on Ventura Lane be screened with evergreens.
2. That adequate off-street parking for employees' cars be provided.
3. That no building be erected on the reclassified property closer to Milford Mill Road than the existing brick office building.
4. That the area between Milford Mill Road and the building line shall be restricted to parking.

4. That the area between Milford Mill Road and the building line shall be restricted to parking.
5. That a 4-foot sidewalk be installed for pedestrians along Milford Mill Road.

H. D. Campbell
Chairman
Carl F. Walsh
James W. Sullivan
BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

May 12, 1954
Irving Brohawn, et al vs. Board of Zoning Appeals
April 1, 1954- Judge Gontrom. Hearing had
May 10, 1954 - Action of Board sustained.
George L. Beyerly
Clerk
GEORGE L. BEYERLY
Clerk of Circuit Court
of Baltimore County

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welfare of the community. The Petitioner testified that he intended to build another pre-fab shop of approximately 60 feet by 150 feet to be approximately 275 feet from Milford Mill Road with a depth of the building being parallel with said road. The Petitioner has operated in this area since 1944, having bought the property originally in 1942.

The protestants were apprehensive of this reclassification stating that it would result in a serious traffic hazard along Milford Mill Road as there would be an increase in the amount of trucks and other vehicles using the roads in this industrial area. It was also brought out that there would be an additional danger to children going to and from school as there are no sidewalks, but it was also testified that in all probability the children would be provided transportation by bus to and from the schools.

The increase of 10 additional automobiles a day and the possibility of one additional truck per day for the handling of the finished product should not unduly burden the highway with traffic, and the Board has failed to find that the granting of this reclassification would be detrimental to the health, safety, or general welfare of the community. It will, therefore, pass its Order granting the reclassification of the entire area from an "A" Residence Zone to an "F" Light Industrial Zone with the following conditions and restrictions:

1. That that portion of the property fronting on Ventura Lane be screened with evergreens.
2. That adequate off-street parking for employees' cars be provided.
3. That no building be erected on the reclassified property closer to Milford Mill Road than the existing brick office building.

RECEIVED
JUL 20 1954
COUNTY COMMISSIONERS
OFFICE

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RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "F" LIGHT INDUSTRIAL ZONE - S. E. Side Milford Mill Road, 275 feet N. E. Western Maryland Railroad, William F. and Dorothea N. Chew, Petitioners.

The property which is the subject of this petition is located on the south side of Milford Mill Road, 275 feet northeast of the Western Maryland Railroad. The property fronts 268 feet on the south side of Milford Mill Road with an irregular depth southerly of approximately 1200 feet, the southermost 700 feet, however, has a width of approximately 100 feet.

The property of the petitioner located on the south side of Milford Mill Road and on the easternmost side of the Western Maryland Railroad to a depth of 1200 feet is zoned industrial. The northernmost 600 feet of this property is now used as a woodworking plant, warehouse and storage yard by the petitioner.

The petitioner testified at the hearing that it is his intention to construct a building on the property in question of dimensions 50 feet by 150 feet, the 150 foot side to be parallel with Milford Mill Road. This building is to be located with a setback of approximately 400 feet from Milford Mill Road. The petitioner further testified that the lot was graded in such way that it is possible to construct a two-level building which suits the needs of the operation which he carries on. The petitioner also stated that the rear 600 feet of the light industrially zoned property is not suitable for the purpose which he intends as it is too low to accommodate a two-level building.

The protestants to the granting of this reclassification contend that a serious traffic hazard now exists on Milford Mill Road, that no sidewalks exist and the increase in truck traffic caused by

This is an appeal by George L. Freeman, Jane Freeman, Irving Brohawn, Betty Brohawn, Dorothy Sundheimer, and Walter Sundheimer from an Order of the Zoning Commissioner of Baltimore County dated February 20, 1953, granting in part the petition for reclassification from an "A" Residence Zone to an "F" Light Industrial Zone in regard to the property described in said petition.

The case came on for hearing before the Board, testimony was taken, and counsel heard.

The property which is the subject of the petition is a tract of land 268 feet on the south side of Milford Mill Road, 275 feet northeast of the Western Maryland Railroad, having an irregular depth of approximately 1200 feet. The property at the northeast corner of Milford Mill Road and the railroad is zoned Light Industrial to a depth of 800 feet, and the property at the southeast corner is zoned to a depth of approximately 500 feet from the railroad. The property at the northeast corner of Milford Mill Road and the Western Maryland Railroad is zoned "M" Commercial, with a frontage of 260 feet on the north side of Milford Mill Road and 350 feet on the railroad. It is to be noted that the petitioner already owns property zoned industrial which lies on the south side of Milford Mill Road and on the easternmost side of the Western Maryland Railroad to a depth of 1200 feet; the northernmost 600 feet of which is now used by the Petitioner as a storage yard, warehouse, etc.

The Board is of the opinion that in view of the present reclassification of these surrounding properties that the subject property should be reclassified as requested unless such reclassification would be detrimental to the health, safety, and general

this and other industries in the area, in addition to the through traffic going from Reisterstown Road to Liberty Road, make the road very dangerous.

In addition, the residents on the north side of Milford Mill Road and those living on Deerfield Road, backing up to the property, contend that the reclassification of this property to light industrial use will be detrimental to the proper enjoyment of their properties for residential use and will lower property values in the area.

In considering this petition it can be noted from the Zoning Map that the property at the southwest corner of Milford Mill Road and the Railroad is zoned to a depth of approximately 500 feet from the Railroad. The property at the northeast corner is zoned Light Industrial to a depth of 800 feet from the Railroad. It would appear that all things being equal the property at the southeast corner should be zoned industrially to a comparable depth.

The property at the northeast corner of Milford Mill Road and the Western Maryland Railroad is zoned "M" Commercial fronting 260 feet on the north side of Milford Mill Road and 350 feet on the Railroad. The property on the north side of Milford Mill Road opposite the land in question is improved by a frame dwelling belonging to Mr. W. G. Woodman. In the rear of this property is a large unimproved parcel of land comparable to the areas zoned Light Industrial at the northwest and southwest corners of Milford Mill Road and the Railroad. It appears that the possible use of the property at the northeast corner of Milford Mill Road and the Railroad would be in keeping with that which exists to the west of the Railroad, that is for Light Industrial Use. However, this

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development might not take place for some time to come.

In view of the foregoing it is the opinion of the Zoning Commissioner that a part of the property of the petitioner should be zoned for Light Industrial use. It is true that the southernmost 600 feet of the petitioner's property which is zoned Light Industrial is not being utilized. It was suggested by the attorney for the protestants that this property should be put to use before any other property is zoned Light Industrial. This would appear to be true. However, an inspection of the property and the layout of the plant which the petitioner operates indicate that the operation would be strung out over a long distance and most probably be an inefficient one.

In addition, it is felt that the location of the building as proposed by the petitioner would not be detrimental to the enjoyment of surrounding properties for residential use especially if the frontage of the property on Milford Hill Road to a depth of 150 feet were reserved for residential use and evergreen screening materials were placed bordering Ventura Lane.

In view of the foregoing, it is the opinion of the Zoning Commissioner of Baltimore County, that the petition for reclassification should be granted, in part, subject to the provision that the portion of the property fronting on Ventura Lane be screened and maintained with evergreen screening material, and, also subject to the provision that adequate off-street parking be provided to accommodate all of the automobiles used by employees of this project, this parking lot to be installed preferably along the Ventura Lane outline of the property.

It is this 20th day of February, 1953, ORDERED by the Zoning Commissioner of Baltimore County, that, that part of the above described property, hereinafter described, be and the same is hereby reclassified, from and after the date of this Order from an "R" Residence Zone to an "I" Light Industrial Zone, the property reclassified being more particularly described as follows:

All that parcel of land on the west side of Ventura Lane beginning 150 feet westerly at right angles from Milford Hill Road, thence southerly, on the west side of Ventura Lane, 500.00 feet; thence South 75 degrees 50 minutes West 328 feet; thence South 17 degrees 33 minutes East 652.72 feet; thence South 87 degrees 02 minutes West 105 feet; thence North 10 degrees 22 minutes West 108 feet to a point distant 150 feet measured at right angles from Milford Hill Road and thence North 57 degrees 33 minutes East 270 feet, more or less, to beginning.

William F. Chew
Zoning Commissioner
of Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, William F. & Dorothy H. Chew legal owner(s) of the property situate

in the 3rd Election District of Baltimore County on the Southeast side of Milford Hill Road, beginning at a point 275' northeasterly from the Western Maryland Railroad Co. property, and running thence N 57° 33' 16" East 268 feet to the westerly side of Ventura Lane, thence South 10° 10' 31" East 652 feet, thence South 75° 50' 16" West 328 feet, thence South 17° 33' 16" East 652.72 feet, thence South 71° 20' 39" West 105 feet, thence North 10° 22' 07" West 108 feet to the place of beginning, containing 5.30 acres more or less, as shown on plot plans filed with the Building and Zoning Department.

hereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "R" Residence Zone to an "I" Light Industrial Zone.

Reasons for Re-Classification: Extension of existing light industrial to accommodate needs of expanding company

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.

William F. Chew
Dorothy H. Chew
Legal Owner
Address Garrison, Maryland

ORDERED by The Zoning Commissioner of Baltimore County, this _____ 20th 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 Bedford Bldg., in Towson, Baltimore County, on the _____ 17th day of _____ 1952, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County
(over)

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: 2-27-52
Posted to: William F. & Dorothy H. Chew
Petitioner: William F. & Dorothy H. Chew
Location of property: 3rd Election District, Baltimore County, on the Southeast side of Milford Hill Road, beginning at a point 275' northeasterly from the Western Maryland Railroad Co. property, and running thence N 57° 33' 16" East 268 feet to the westerly side of Ventura Lane, thence South 10° 10' 31" East 652 feet, thence South 75° 50' 16" West 328 feet, thence South 17° 33' 16" East 652.72 feet, thence South 71° 20' 39" West 105 feet, thence North 10° 22' 07" West 108 feet to the place of beginning, containing 5.30 acres more or less, as shown on plot plans filed with the Building and Zoning Department.
Remarks: _____
Posted by: George A. Peterson Date of return: 2-27-52

March 17, 1953

\$22.00
RECEIVED of James A. Robinson, Jr., Attorney for protestants, the sum of Twenty Two (\$22.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner rendered in the matter of property of William F. Chew, et al, northeastern side of Milford Hill Road, 275 feet northeast of the Western Maryland Railroad.

PAID
MAR 17 1953
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY *[Signature]*

Sept. 21, 1953

\$22.00
RECEIVED of James Robinson, Jr., Attorney for Irving Brohan, et al, protestants, the sum of \$22.00 being cost of certified copies of papers filed in the matter of reclassification of property on Milford Hill Road, 3rd District, William F. Chew, et al, petitioners.

PAID
SEP 23 1953
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY *[Signature]*

November 26, 1952

\$26.00
RECEIVED of William F. Chew & Co. the sum of Twenty Six (\$26.00) Dollars, being cost of petition for reclassification, advertising and posting of property north side of Milford Hill Road, beginning 275 feet northeasterly from the Western Maryland Railroad property, 3rd District of Baltimore County.

Hearings:
Wednesday, November 17, 1952
at 10:00 a.m.
Board Room, basement of the Bedford Building
Towson, Maryland

PAID
NOV 26 1952
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY *[Signature]*

**NO PLAT
IN
THIS FOLDER**