

Recd - FEB 11 1955

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JAMES A. MAY and
MARY A. MAY, his wife
SOPHIA MORTON

IN THE

CIRCUIT COURT

FOR

BALTIMORE COUNTY

MABEL BRITTINGHAM
and
NILDA PARRY and
E. VINCENT PARRY,
her husband

vs
H. GUY CAMPBELL
CARL F. VOLDEN and
DAVID A. MURPHY,
constituting the
Board of Zoning Appeals
of Baltimore County

and
WEBER STORAGE COMPANY, INC.
(a body corporate)

ORDER

It is, this 23rd day of November, 1954, by the Circuit Court for Baltimore County, ORDERED that the Appeal and Petition of James A. May, et al., be dismissed as of this date and the Clerk of the Circuit Court is hereby directed to enter the said Appeal and Petition of James A. May, et al., "DISMISSED" on the docket of this Court.

Judge

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE - S. E. side Harford Road, Carney, Carl F. Weber, et al., Petitioners

The appeal in the above entitled matter coming on for hearing on the 16th day of April, 1953, before the Board of Zoning Appeals of Baltimore County from an Order of the Zoning Commissioner of Baltimore County dated March 30, 1952, denying the reclassification from an "A" Residence Zone to an "E" Commercial Zone in regard to the property described therein; and it appearing from the facts and evidence adduced at the appeal that the reclassification from an "A" Residence Zone to an "E" Commercial Zone would not be detrimental to the safety and general welfare of the community and for reasons set forth in said opinion; therefore,

It is this 9th day of July, 1953, Ordered by the Board of Zoning Appeals of Baltimore County that this property be reclassified from an "A" Residence Zone to an "E" Commercial Zone; subject, however, to the following provisions and conditions:

1. That any building erected shall be on the South side of the lot and shall be limited to one-story high, not to exceed 15 ft. in height.
2. The ingress and egress of trucks and moving vans shall be by the way of Harford Road because the avenues on the North side are narrow and not suitable for moving vans.
3. No trees on the North boundary line of the property in question shall be removed, but shall remain for screen purposes.

APPROVED: Date MAR 1
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
Carl F. Volden
Commissioner

Board of Zoning Appeals of Baltimore Co.

OPINION OF THE BOARD OF ZONING APPEALS
OF
BALTIMORE COUNTY

This is an appeal by Weber Storage Company, Inc., from an Order of the Zoning Commissioner of Baltimore County dated March 30, 1952, denying the reclassification from an "A" Residence Zone to an "E" Commercial 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 this petition is on the rear portion of applicant's tract of land lying on the Southeast side of Harford Road in the Fourteenth District of Baltimore County between East Avenue and Second Avenue.

The petitioner proposes to erect a one-story storage warehouse on the rear of the property in question, with an entrance and driveway towards the rear of the present buildings, the means of ingress and egress being by way of Harford Road. It is the opinion of the Board that to increase the size of present commercial buildings by the adding of additional stories would be more detrimental to the general welfare of the community than the extending of the commercial area as requested. There are other commercial enterprises in this community on both sides of the Harford Road, some extending back quite far, one being the property operated by a baking company.

The proposed reclassification of the tract of land in question would have a tendency to set the limit of the commercial property in this area. The property adjoining the petitioner's to the South has a very extensive depth also and the rear end of these properties are hinged in in such a way as to deny the owners a proper use thereof. The Board will,

2. The ingress and egress of trucks and moving vans shall be by the way of Harford Road because the avenues on the North side are narrow and not suitable for moving vans.

3. No trees on the North boundary line of the property in question shall be removed, but shall remain for screen purposes.

H. Guy Campbell
Chairman

Carl F. Volden

Board of Zoning Appeals of
Baltimore County

True Copy Test:
Carl F. Volden
Zoning Commissioner
of Baltimore County

OPINION OF THE BOARD OF ZONING APPEALS
OF
BALTIMORE COUNTY

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The proposed reclassification of the tract of land in question would have a tendency to set the limit of the commercial property in this area. The property adjoining the petitioner's to the South has a very extensive depth also and the rear end of these properties are hinged in in such a way as to deny the owners a proper use thereof. The Board will, therefore, pass its Order granting the reclassification from an "A" Residence Zone to an "E" Commercial Zone, subject to the following conditions:

1. That any building erected shall be on the South side of the lot and shall be limited to one-story high, not to exceed 15 ft. in height.

therefore, pass its Order granting the reclassification from an "A" Residence Zone to an "E" Commercial Zone, subject to the following provisions and conditions:

1. That any building erected shall be on the South side of the lot and shall be limited to one-story high, not to exceed 15 ft. in height.
2. The ingress and egress of trucks and moving vans shall be by the way of Harford Road because the avenues on the North side are narrow and not suitable for moving vans.
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H. Guy Campbell
Carl F. Volden

Board of Zoning Appeals of
Baltimore County

PAID
FEB 13 '53
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY Harvey H. Wilson

PAID
APR 8 - '53
COUNTY COMMISSIONER
OF BALTIMORE COUNTY
BY *Wm. H. H. H.*

Zoning Commissioner of
Baltimore County

THE JEFFERSONIAN,
H. Smith

[Signature]
Zoning Commissioner
of Baltimore County

Michael Paul Smith
attorney for Petitioner

True Copy-Test:
Chas. D. King
Zoning Commissioner of Baltimore.

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:—

I, or we, Weber Storage Co., Inc., legal owner of the property situate

All that parcel of land in the 14th District of Baltimore County on the southeast side of Harford Road beginning 400 feet southwest of Second Avenue, thence southwesterly and binding on the southeast side of Harford Road 142.77 feet, thence South 53 degrees East 1530.28 feet, thence South 27 degrees West 142.77 feet, thence North 53 degrees West 1530.28 feet to place of beginning, saving and excepting therefrom that portion zoned "E" Commercial, as shown on plot plan filed with the Buildings and Zoning Department, being property of C. F. Weber.

hereby petition that the zoning statu. of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an Armed zone to an E Commercial.

Reason for Re-Classification: improved commercial 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.

Weber Storage Co. Inc.
Carl Weber, Pres.
Legal Owner
Address 9219 Harford Rd.

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of February, 1953, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a new paper 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 Beekford Bldg., in Towson, Baltimore County, on the 11th day of March, 1953, at 2:00 o'clock P. M.

Zoning Commissioner of Baltimore County

(over)

Notify Mr
N.P. Smith
3/11
2 P.M.

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

the above re-classification should be had.

It Is Ordered by the Zoning Commissioner of Baltimore County this day of 19 that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from a zone to a zone.

bp
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location and being an unreasonable extension of a single commercial lot into an established residential area

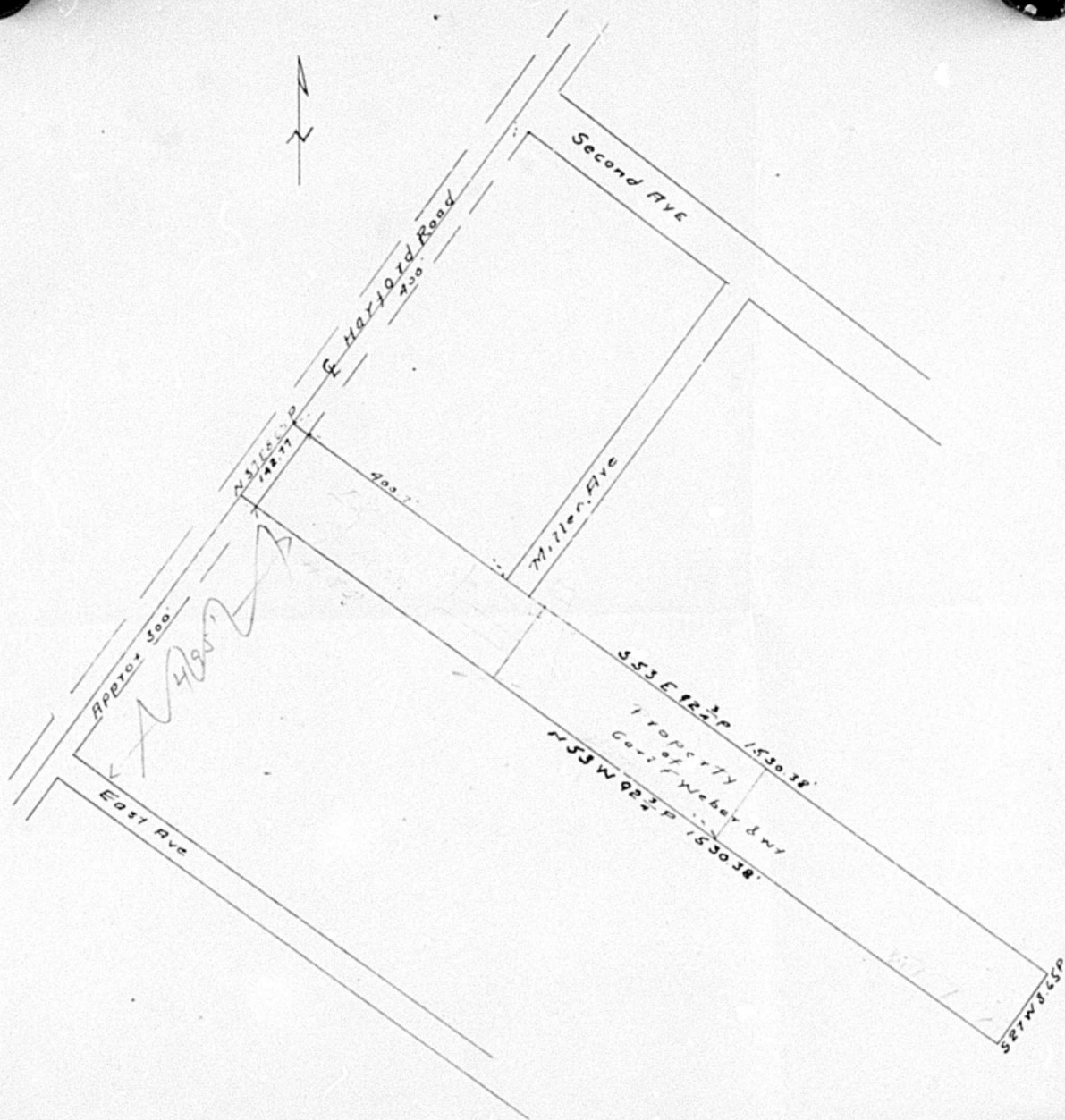
the above re-classification should NOT be had:

It Is Ordered by the Zoning Commissioner of Baltimore County, this day of March 30, 1953, 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 Residence zone.

black & white
Zoning Commissioner of Baltimore County

Approved County Commissioners of Baltimore County

Date By President



Scale 1" = 10 Perches

