

State of Maryland, Baltimore County, Md.

To Charles H. Dotin, et al. constituting the Board of Zoning Appeals of Baltimore County
YOU ARE COMMANDED, that the record and proceedings in a certain case of.....

York Rd. & Ridgely Ave., Lutherville, Md.

Decision of January 21, 1954.

with all things touching the same, as fully and perfectly as they remain before you, by whatsoever name or names the parties aforesaid, or either of them, are called in the same, you send and certify to the CIRCUIT COURT FOR BALTIMORE COUNTY, before the Honorable.....

Chief J. HOWARD HURRAY
Judge of the Circuit Court for Baltimore County, presiding, together with this writ, immediately after receipt of the same.

WITNESS, the honorable J. Howard Hurray Chief Judge of the Circuit Court for Baltimore County, this 11th day of January, 1954.

Issued this 19th day of February, 1954

True Copy Test
George T. Pyper
Clerk

RECEIVED
AUG 10 1955
COUNTY COMMISSIONERS
OFFICE

RE: PETITION OF IRVIN RANKIN AND HARRY GOLDBERG for reclassification of property described in petition No. 2556, from an "A" Residence Zone to an "M" Commercial Zone.

The appeal in the above entitled matter coming on for hearing on the 5th day of November, 1953, before the Board of Zoning Appeals of Baltimore County from an Order of the Zoning Commissioner of Baltimore County dated June 16, 1953, granting a reclassification from an "A" Residence Zone to an "M" Commercial Zone in regard to the property described therein; and it appearing from the facts and evidence adduced at the appeal that the said reclassification would not be detrimental to the health, safety, and general welfare of the community and for reasons set forth in said opinion; therefore,

It is this 21st day of January, 1954, Ordered by the Board of Zoning Appeals of Baltimore County that this property be reclassified from an "A" Residence Zone to an "M" Commercial Zone; subject, however, to the following provisions and conditions: Provisions of at least 5 square feet of off-street parking space to each 1 square foot of land to be covered by commercial buildings, and provided that there shall be no ingress and egress along York Road except at the intersection of York Road and Ridgely Road. This reclassification shall not, under any event, be extended beyond the center line of Ridgely Road. The northern boundary of Ridgely Road from Curtis Avenue to the rear of the subject property shall be screened by planting of shrubbery.

Approved:
County Commissioner
of Baltimore County

Michael R. Cunningham

AUG 11 1955

Date:

Board of Zoning Appeals of Baltimore County

FILED JUN 29 1953

Petition of Irvin Rankin and Harry Goldberg for a Reclassification of
Property described in their Petition
#2556 from "A" Residence to "M" Commercial.
Zoning Commissioner of Baltimore County

Mr. Commissioners:

Please enter an appeal on behalf of George H. Berry from the decision in the above entitled case to the Board of Zoning Appeals.

George H. Berry
Protestant

OPINION OF THE BOARD OF ZONING APPEALS
OF
BALTIMORE COUNTY

This is an appeal by George H. Berry from an Order of the Zoning Commissioner of Baltimore County dated June 16, 1953, granting a reclassification from an "A" Residence Zone to an "M" Commercial Zone in regard to the property described in the 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 a tract of land containing 20.52 acres of land, more or less, on the west side of York Road and on the north side of Ridgely Road and part of the land extending beyond the southern boundary of the last mentioned road. The lay out of the land is rather irregular, having a frontage of 574.13 feet on York Road and 1491 feet, more or less on the southerly boundary.

The land as a whole is not desirable for residential development in that there are numerous low spots, some soggy and wet and others with actual pools of water located in the middle and rear portions and some near the southern boundary. The land also is situated in the northerly part of Lutherville and the area has not been extensively built up with residential properties or other structures, although there have been many indications that this area will develop rapidly and it is advisable to provide sufficient and adequate shopping facilities sufficiently far in advance in order to provide an orderly and satisfactory development of the community. The creation of a shopping center at this location should be adequate to serve the needs not only of this area, but for the residents between here and Towson. The newly approved shopping center on the York Road at Timonium will in no way conflict with the subject

property as it is a separate, distinct, and fast growing community.

There have been some changes since original zoning of January 1, 1945, and one during the last year or two. There was a reclassification of a piece of property very close to the subject land on which there has now been erected an office building, and adjoining it is a business being operated under a special permit. There was some objection to the petitioners' property being reclassified because of the danger of the traffic which would result from the increase in the number of cars along the highways which would be patronizing the business in various stores in the shopping center, but the Board is of the opinion that this can be adequately controlled by proper ingress and egress and especially by prohibiting any entrance from the northerly part of the land along the York Road, since this is situated on a hill. It is further to be noted that Ridgely Avenue is proposed to be extended in an easterly direction across the York Road to the Dulany Valley Road, and going in the other direction the avenue will be extended southward to tie in with Seminary Avenue. This will, of course, open to a greater area for residential development.

The Board is of the opinion that the granting of this reclassification from an "A" Residence Zone to an "M" Commercial Zone would not be detrimental to the health, safety, and general welfare of the community and will, therefore, pass its Order granting the reclassification of the same; subject, however, to the provisions of at least 5 square feet of off-street parking space to each 1 square foot of land to be covered by commercial buildings; and provided, that there shall be no

RE: PETITION OF IRVIN RANKIN & HARRY GOLDBERG for a reclassification of property described in their petition #2556 from "A" Residence to "M" Commercial.

Pursuant to the advertisement and posting of the property described in the above numbered petition public hearing was held on the 27th day of April, 1953. From the testimony and other evidence produced it appears a reclassification of the property described in the petition should be granted for the following reasons:

1. That practically the entire area or land is low, wet and swampy and therefore is undesirable, if not wholly unsuited for residential development, but may be used to good advantage for a retail shopping center with a large off street parking area.

2. There is and will be a need for a shopping center between Towson and Lutherville particularly when the development of the area becomes more dense in accordance with sub-division plans now in the making.

3. The Planning Commission of Baltimore County has approved a land use plan for the North Towson community area upon which it shows a shopping center at this location comparable in size to the area of land described in the petition. Ridgely Avenue will be extended eastward as shown on said plan to Dulany Valley Road and southward to tie in with Seminary Avenue. Obviously therefore the Planning Commission believes that this is a logical location for a shopping center in this vicinity, which belief is corroborated by the fact that the greater part of the Ridgely Avenue extension as shown on said plan will be achieved in connection with a sub-division which is now in the planning stage.

From the foregoing, it is plain that the community is developing and is undergoing changes which necessitates planning for and making provisions for an adequate shopping center with ample off street parking facilities. The applicants are prudent in taking these facts into consideration while the land is available and before the area becomes too closely settled. I believe that the development which is taking place necessitates the reclassification of said land.

Therefore it is ordered by the Zoning Commissioner of Baltimore County this 17th day of June, 1953 that the property or area described in said petition be and the same is hereby reclassified from and after date of this Order, from an "A" Residence Zone to an "M" Commercial Zone, subject however to the provision of at least five square feet of off street parking space to each one square foot of land to be covered by commercial buildings, and provided, that there shall be no ingress and egress along York Road except at the intersection of York Road and Ridgely Road. This reclassification shall not, under any event, be extended beyond the center line of Ridgely Road. The northern boundary of Ridgely Road from Curtis Avenue to the rear of the subject property shall be screened by planting of shrubbery.

Michael R. Cunningham
Zoning Commissioner

PETITION FOR ZONING RECLASSIFICATION

#2556

TO: CHARLES H. DOTIN

From: Malcolm H. Dill

Location - N.W. corner, Ridgely and York Roads, 8th District

Owner - Irvin Rankin

Present Zoning - "A" Residence

Proposed Zoning - "M" Commercial

This will confirm my recent verbal conversation with you regarding the proposal to rezone to commercial the 20.52 acres at the northwest corner of York and Ridgely Roads. Our land use plan for the North Towson community area, which has been approved by the Planning Commission, shows a shopping center at this location comprising approximately the same acreage. Obviously, therefore, we feel this is the logical location for a shopping center in this vicinity. When Ridgely Avenue is extended eastward as shown on our plan, to Dulany Valley Road and southward to tie in with Seminary Avenue, the reasonableness of the proposal will increasingly be clear. The greater part of the Ridgely Avenue extension as far as Pot Spring Road will be achieved in connection with a subdivision which is now in the planning stage.

Malcolm H. Dill, Director
Baltimore County Planning Commission

cc: W. W. MacVicar

Number	82	Date of Posting	4-15-53
Post for	Gen'l A. Wendell Jones, Jr. & Commendatore Jones (Wesley) (Colo)		
Pellicular	Wesley Jones, Jr. & A		
Location of property	1000 W. 4th St. & 1st St., Denver 19 on W. 4th St. of July 14, 57, 112 ft. See Plot		
Location of items	1000 W. 4th St. & 1st St., Denver 19 on W. 4th St. of July 14, 57, 112 ft. See Plot		
Remarks			
Post by	George B. Hummel	Date of return	4-15-53

Hearings;
Monday, April 27, 1953
at 2:00 p.m.
basement of
Reckard Bldg.,
Towson, Md.

PAID
APR 23 53
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY R. Whaley

\$22.00

RECEIVED of George M. Barry 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 granting reclassification of property, northwest corner of York and Ridgely Roads, 8th District of Baltimore County.

Zandberg, David A. [et al.]

PAID
JUN 30 53
COUNTY COMMISSIONER
OF BALTIMORE COUNTY
V. Beach

8.20

RECEIVED of George H. Barry, Attorney for Protestants,
the sum of \$5.40 being cost of certified copy of petition
and other papers filed in the matter of reclassification
of property at the northwest corner of York and Adelaide
Roads, 8th District, Benkin & Goldberg, petitioners.

Online Conclusions

RECEIVED
MAY 20 1964
COMPTROLLER'S OFFICE
J. F. P. Poe

To The Zoning Commissioner of Baltimore County:---

at the northwest corner of Ridgely and York Roads, 8th District of Baltimore County, thence northerly, on the west side of York Road, 571.13 feet, thence South 73 degrees 26 minutes West 411.50 feet, thence North 12 degrees 27 West 213.23 feet, thence South 75 degrees 26 minutes West 69 feet, thence South 13 degrees 45 minutes East 246.00 feet, thence South 68 degrees 47 minutes East 676.72 feet to the north side of Ridgely Road, thence easterly on the north side of Ridgely Road 1168.90 feet to beginning

hereby 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 "E" Commercial zone.

Reasons for Re-Classification: Shopping center

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.

That 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.

Law for Baltimore County

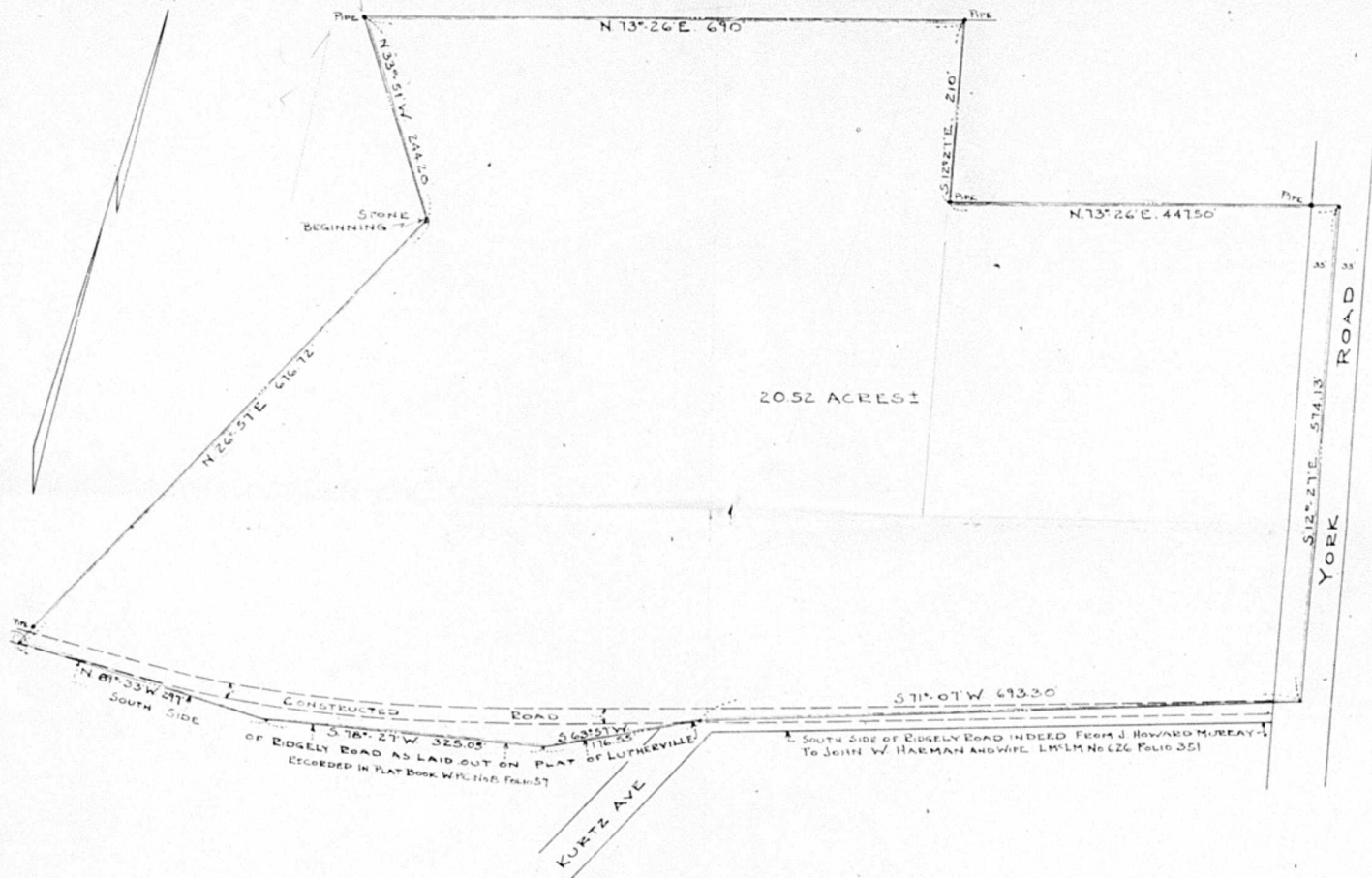
Erin R. Ruckin
Army, Daedag
Legal Owner

Address *831 Munsey Blvd*

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of Apr 11 1953, 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 Rebeck Bldg. in Towson, Baltimore County, on the 27th day of April A.C. 1953, at 2:00 o'clock P. M.

Zoning Commissioner of Baltimore County

(over)



PROPERTY OF
THE RIDGELY LAND COMPANY
8TH DISTRICT BALTO. CO. MD.

SCALE = 1" = 100' DECEMBER 5, 1952
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
109 WASHINGTON AVE TOWSON MD.

