

Re: PROPERTY LOCATED AT THE SOUTHEAST CORNER OF HARMON AND YORK ROADS, 8th DISTRICT OF BALTIMORE COUNTY, WOOD PRODUCTS, INC.

On or about January 8, 1954, Mr. Wilsie H. Adams, Zoning Commissioner of Baltimore County, held a hearing for the purpose of determining whether or not the Wood Products, Inc. was operating a Light Industrial plant for the manufacture of wood shipping crates or pallets in violation of the Zoning Regulations of Baltimore County.

The Zoning Commissioner held that the property in question is zoned residential, and that it enjoys a non-conforming commercial use, but not an industrial use.

The testimony before this Board showed that from about 1925 to 1953 the several owners of said property conducted thereon a general automobile sales, service and repair business. Repair service extended to passenger cars, trucks, tractors, lawn mowers, farm implements and occasionally other machinery and equipment. In the course of repairing various types of equipment, it frequently became necessary to do welding, lathe and drill press work in making worn or broken parts whole, were not readily obtainable.

The occasional making of miscellaneous machine parts was incidental to the general repair business conducted on the premises. On one occasion one of the operators of the business made a wood planing machine for the Williams Manufacturing Co., and on another occasion he made a bucket type of loading attachment for a tractor. However, this operator, who testified before this Board, was unable to say whether the manufacturing of the planing machine or bucket type loader was before or after the adoption of the Zoning Regulations of Baltimore County on January 2nd, 1945.

The evidence further showed that the various operators of said business also kept on the premises a number of automobiles and trucks, not in running condition, for miscellaneous parts.

The operation which has been carried on, on the premises in question, since about May, 1953, and which the neighbors complain about, consists of the manufacture and storage on the premises of shipping crates and pallets, using electrically operated saws and wood working equipment.

The Board finds from the evidence that the occasional manufacture of miscellaneous parts for various types of machine equipment prior to January 2nd, 1945 was incidental to the commercial business being carried on on the premises and was not such a use as would give the owner an industrial non-conforming use for the manufacture of wood products or products of any kind, nature or description not incidental to the commercial use carried on prior to the adoption of the Zoning Regulations.

Therefore this Board finds that the manufacturing of wood products, shipping crates and pallets on said premises is in violation of the Zoning Regulations and Restrictions for Baltimore County and should be terminated at once.

MAR 31 1954

BOARD OF ZONING APPEALS OF BALTIMORE COUNTY.

Re: PROPERTY AT S. E. CORNER OF YORK AND HARMON ROADS, Eighth District of Baltimore County, Wood Products, Inc.

A hearing was held before me, Wilsie H. Adams, Zoning Commissioner of Baltimore County on Friday, January 8, 1954 at 10:00 a.m. in regard to a complaint that the Wood Products, Incorporated, was operating in violation of the Zoning Regulations and Restrictions for Baltimore County.

It is the opinion of the Zoning Commissioner from the evidence heard that this location has a non-conforming commercial use. The testimony of Mr. Edgar A. Peppeler, Jr. was that this building was used as a repair shop for trucks and automobiles up until the time he rented the building, which was May 13, 1949. Mr. Peppeler testified that in the garage was a lathe and welding equipment and with the lathe a small amount of manufacturing was done from time to time.

Manufacturing which is incidental to a retail business is permitted in a commercial zone under the Regulations and Restrictions but this incidental manufacturing does not give rise to a non-conforming use for a light industrial operation which has no connection with the nonconforming use.

It is, therefore, the opinion of the Zoning Commissioner of Baltimore County that the Wood Products, Incorporated, are in violation of the Zoning Regulations and Restrictions.

Wilsie H. Adams
Zoning Commissioner
of Baltimore County

Date Feb. 2, 1954

Filed Feb. 9, 1954

Re: PROPERTY OF : BEFORE WILSIE H. ADAMS, ESQ.,
WOOD PRODUCTS, INC., : ZONING COMMISSIONER
27 E. Cor. York & Harmon Rds., : 8th District of Baltimore Co. :
: OF BALTIMORE COUNTY

NOTICE OF APPEAL

MR. COMMISSIONER:

Please note an appeal in the above entitled matter to the Board of Zoning Appeals of Baltimore County, on behalf of Wood Products, Inc.

Wilsie H. Adams
Attorney for Wood Products, Inc.

State of Maryland, Baltimore County, Ct.

To: Charles H. Deane, Daniel M. Hubers, and Carl T. Vohden, constituting the Board of Zoning Appeals of Baltimore County

YOU ARE COMMANDED, that the record and proceedings in a certain case of.....

Wood Products, Inc.

SEAL

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 11 morable, John B. Contrum Associate Judge of the Circuit Court for Baltimore County, presiding, together with this writ, immediately after receipt of the same.

WITNESS, the Honorable J. HOWARD MURRAY Chief Judge of the Circuit Court for Baltimore County, this 11th day of January, 1954

Issued this 9th day of April 1954 108 54

GEORGE L. BYERLY

Clerk.

True Copy Test

George L. Byerly
Clerk.

April 26, 1954

RECEIVED

of Wood Products, Inc. the sum of Four (\$4.00) Dollars, cost of certified copy of orders and other papers in the matter of property at the southeast corner of York and Harmon Roads, 8th District.

Zoning Commissioner

February 15, 1954

\$30.00

RECEIVED of Messrs. Wanshine & Blinski the sum of thirty (\$30.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner in the matter of the use of property of Wood Products, Incorporated, S. E. Cor. York & Harmon Roads, 8th District.

Zoning Commissioner

PAID
FEB 15 1954
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
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APR 28 1954
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
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