DECISION AND ORDER OF THE BOARD OF ZONING AFFRALS OF COMM

Cor. With

#12

BULTIMORE COUNTY

RE: Petition for reclassification from "A" Residence Lone to "F" Light Industrial Zone, southwest corner North Point Hoad and Moffett Avenue, if extended, Jacob Caplan, Petitioner.

The property which is the subject of the appeal in this case is in an area which is predominantly residential except for numerous non-conforming commercial uses and the industrial non-conforming use of the subject property.

This Board agrees with the Zoning Countainment has to some the property for industrial was sould be spot soning and that there is no seed for a saditional industrial countains and that there is no seed for a saditional industrial countains and the send-conforming the estate and has a right to continue, and the non-conforming the sends as the send of th

SEE 9 1954

Petition No. 2964 District No. 12 Processed by Stanton Hearing Scheduled Mon., April 19

Attention: Mr. Adams

Subject of Petition: A - F S.T. cor. of North Point Ea. & Moffett Ave, if extended

Part of this property is occupied by a grain distributing company, a non-conforming use A which has existed on the site for several years. The land has always been somed for residential use and it is considered that this to logical for the area. In 1950 a petition to re-zone the land for commercial use was denial because there was no evidence in favor of the change.

Preliminary land use studies indicate that the property should not be developed for industrial use. There is a great deal of land zoned for industrial use in the Dundalk area, much of which is as yet unneveloped. Most of it is located to the east of North Point Road while the area to the west of the road is somed for community development. It is not considered that the proposed change would be in the interat of a sound development of this area and it is recommended that the use be left

There is considerable land in the vicinity of the petitioners property which is somed for commercial use and we would confirm our comments of November 3, 1950 that commercial soming of the property would be unsatisfactory.

mandine

Filed APR 3 U 1854

PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "F" LIGHT IMDUSTRIAL ZONE - S. W. COR. NORTH POINT ROAD AND MOFFEIT AVE. (IF EXTENDED) JACOB CAPLAN, PETITIONER

REPORE WILSTE H. ADAMS ZONTHO COMMISSIONER FOR BALTIMORE COUNTY

Mr. Commissioner:

Please enter an appeal in the above entitled case to the Board of Zoning Appeals for Baltimore County.

William P. Bolton, Jr., Duncan Building, Towson +, Maryland.

> CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland #2464 4-7-54 Batriet 18 Posted for an A Similar gone to I Sight Inchestual gene Petitioner: Jacob Caplon Pertinuer Jacob Cognery M. It Al & Flery Fortel (Moffital of Estado) Location at property 5 to Consured M. It Al & Flery Fortel (Moffital of Estado) Manuel S. E. & borochof and the W. S. of 19 ft Ald Stor Soft Manuel S. E. & W. W. 345 ft Lash traction of some control is to the total of the What grant flowed in you fit produces for the Secretary to the first of What grant flowed in grant we fit produces for the forest of the Secretary for the Secreta Posted by Bloge & Hessiand Date of roturn 4-8-5-4

2964 OFFICE OF THE BALTIMORE COUNTIAN

THE HERALD ARGUS

CATONSVILLE, MD. No. 1 Newburg Avenue

april 10, 1954

THIS IS TO CERTIFY, that the annexed advertisement of Welsie H. adams, zoning Commissioner of Baltimore Country was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the /OFL day of Land 1954, that is to say the same was inserted in the issues of successive weeks before april 2 and 9, 1954 THE BALTIMORE COUNTIAN

By Paul J. Morgan Editor and Manager.

Petition for Zoning Re-Classification man X

To The Zoning Commissioner of Baltimore County:rxxxx Jacob Caplan

on the southwest corner of North Point Road and Thirty Foot Road (Moffett Ave. if extended), thence Southeastly and binding on the Southwest side of North Point Road 865.65 feet, thence South 38 degrees 46 minutes West 634.5 feet, thence North 48 degrees 23 minutes West 161.08 feet, thence North 14 degrees 20 minutes West 887.17 feet, thence N.eastary and binding on the Southeast side of thirty foot road 175.08' to place of beginning.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the

Approved light industrial 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__ 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.

Jacob Caplon

Address North Point Bd. A Hoffatt eve.

4/12/54

ORDERED By The Zoning Commissioner of Baltimore County, this 26th March 1954, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimere County," in a new spaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing hereon he had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the19thday of ...April 19.54, at 1:000 clock ... P. M.

Zoning Commissioner of Baltimore County

2964

April 19, 1954

fication, advertising and posting property, North Point

Zontaz Constantenev

It Is Ordered by the Zoning Commissioner of Baltimore County this..... hereby reclassified, from and after the date of this Order, from a... Zoning Con-missioner 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 the fact that the property is goned for residential use; also there is a great deal of industrially moved land in the Dundalk erea, much of which is undeveloped, therefore, there is no need for additional industrial soning at this time, the above re-classification should NOT be had April 1954, 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 n "A" Wilia N. adam

MCGIVED of William P. Rolton, Jr., Attorney for Copland Grain Company, petitioner, the sun of Thirty (\$30,00) Dellars, being cost of appeal to the Board of Soning Appeals of Baltimor County from the decision of the Coming Commissioner denvine realessification of property from an "A" Residence Zone to an "F" Light Industrial Zone, Southwest corner of North Point Road and Moffett Avenue, 1 "th District.

Zoning Commissioner

