

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Brander F. Kelly, Jr., Evelyn M. Kelly, Kenneth Low Kelly, Kenneth Low Kelly, Trustees legal owner(s) of the property situate

All that lot of ground situate in the 8th Election District of the Baltimore County, beginning at the northeast corner of the intersection of the Alma House Road and the York Road and running north from the easterly side of the York Road 400 feet; thence north 74 degrees 15 minutes east 200 feet; thence north 12 degrees 45 minutes west 60 feet; thence 200 feet to the easterly side of the York Road thence along the easterly side of the York Road fronting thence north 15 degrees 45 minutes west 300 feet; thence north 74 degrees 15 minutes east 400 feet; thence north 15 degrees 45 minutes west 335-2/10 feet; thence north 74 degrees 15 minutes east 161-3/4 feet; thence north 12 degrees 45 minutes west 20-1/4 feet; then on along the northerly boundary of the property heretofore conveyed to Houlsted Products, Inc., to the easterly side of the York Road and thence thence north 15 degrees 45 minutes west 400 feet more or less; thence easterly 335-2/5 feet; thence running south 1 degree 30 minutes west 2310 feet to the northerly side of the Alma House Road thence along the northerly side of the section of the Alma House with the York Road saving and excepting a tract of 14.26 acres situate at the southeast corner of the whole tract being the property which by Deed dated May 23 1950 and recorded in Liber 134, folio 513 was conveyed by Marian Low Kelly to George W. Snow, Jr., being property of Brander Kelly, Jr., Evelyn M. Kelly, Kenneth Low Kelly and Kenneth Low Kelly, Trustees, under the Will of Marian Low Kelly, as shown on the plat plan filed with the Zoning Department.

I, or we, agree to pay expenses of above reclassification, 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.

Brander F. Kelly, Jr., Evelyn M. Kelly, Kenneth Low Kelly, Ind. & Trustees
John E. Raine, Jr. Legal Owner
John E. Raine, Jr. Attorney
Mariane Kelly Attorney
Townson

ORDERED By The Zoning Commissioner of Baltimore County, this... 14th... day of... January... 1955, 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Building, in Towson, Baltimore County, on the 2nd... day of... February... 1955, at 10:00 o'clock... A.M.

Zoning Commissioner of Baltimore County
 (over)

8th Election District, North side Alma House Road, West side York Road. Described by notes and bounds on attached sheet. See Plat filed.

herby 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 "H" Heavy Industrial Zone. Reason for Re-Classification: The property is well suited for quarrying, processing and transportation of all types of minerals.

Name and height of building... Feet... Depth... Feet... Height... Feet... Front and side set-backs of building from street... Feet... Side... Feet... Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification, 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.

Brander F. Kelly, Jr., Evelyn M. Kelly, Kenneth Low Kelly, Ind. & Trustees
John E. Raine, Jr. Legal Owner
John E. Raine, Jr. Attorney
Mariane Kelly Attorney
Townson

ORDERED By The Zoning Commissioner of Baltimore County, this... 14th... day of... January... 1955, 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Building, in Towson, Baltimore County, on the 2nd... day of... February... 1955, at 10:00 o'clock... A.M.

Zoning Commissioner of Baltimore County
 (over)

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO A "H" HEAVY INDUSTRIAL ZONE - East side of York Road northeast corner of Alma House Road, 8th Dist., Brander F. Kelly, Jr., Evelyn M. Kelly and Kenneth Low Kelly, Ind. & Trustees Petitioners

This petition for reclassification asks that a large tract of land, containing more than 190 acres, located on the east side of York Road north of the County Alma House property, be reclassified to a "H" Heavy Industrial Zone. It is the intention of the petitioners that the property shall be used for the quarrying and processing of the limestone.

The operation would require frequent blasting with heavy explosives. The processing of the stone would necessarily result in noise, dust and the constant movement of large trucks and heavy machinery.

While areas of considerable size have been established in this vicinity for Light Industrial operation there is no heavy industrial area in this section of the County. An operation somewhat similar to that proposed here is in operation some distance west of York Road but this is a non-conforming use over which the zoning has no control.

This section of the County is developing in an orderly manner with a proper balance between residential and light industrial uses. The granting of this reclassification opening up this large acreage to any type of heavy industrial operation would completely alter the character of the entire area and would defeat the very purpose of zoning.

It is my opinion that the reclassification requested, which would permit any type of heavy industrial operation in this section now devoted to agricultural, residential and carefully controlled light industrial operations, would have a most serious adverse affect upon the entire area.

It is ORDERED by the Zoning Commissioner of Baltimore County this 14th day of February, 1955, that the above petition be and the same is hereby denied and that the above property or area be and the same is hereby continued as and to remain an "A" Residence Zone.

William H. Cramer
 Zoning Commissioner
 of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District... 8th Date of Posting... 1-14-55
 Posted for... Brander F. Kelly, Jr., Evelyn M. Kelly, Kenneth Low Kelly, Trustees
 Petitioner: Brander F. Kelly, Jr., Evelyn M. Kelly, Kenneth Low Kelly, Trustees
 Location of property... East side of York Road northeast corner of Alma House Road, 8th Dist., Baltimore County
 Location of Signage... East side of York Road northeast corner of Alma House Road, 8th Dist., Baltimore County
 Remarks: See attached plat
 Posted by... John E. Raine, Jr. Date of return... 1-16-55

IN THE MATTER OF THE PETITION OF BRANDER F. KELLY, JR., EVELYN M. KELLY, KENNETH LOW KELLY, KENNETH LOW KELLY, TRUSTEES FOR RECLASSIFICATION OF PROPERTY IN THE 8TH ELECTION DISTRICT OF BALTIMORE COUNTY, NEAR EAST CORNER OF YORK ROAD AND ALMA HOUSE ROAD.

ORDER TO DISMIS APPEAL

TO THE BOARD OF ZONING APPEALS
 Please enter the Appeal in the above entitled case DISMISSED.

John E. Raine, Jr.
 John E. Raine, Jr.,
 Attorney for Petitioners.

February 14, 1955

\$50.00
 RECEIVED of John E. Raine, Jr., attorney, the sum of Fifty (\$50.00) Dollars, being cost of petition for re-classification, advertising and posting property, northeast corner of the intersection of the Alma House Road and the York Road, 8th Election District, Baltimore County.

Zoning Commissioner of Baltimore County

PAID
 FEB 21 1955
 COUNTY COMMISSIONERS
 OF BALTIMORE COUNTY

THIS IS TO CERTIFY THAT THE ANNOUNCED ADVERTISEMENT WAS PUBLISHED IN THE JEFFERSONIAN, A WEEKLY NEWSPAPER PRINTED AND PUBLISHED IN TOWSON, BALTIMORE COUNTY, MD. ONCE IN EACH OF TWO CONSECUTIVE WEEKS BEFORE THE 14th day of FEBRUARY 1955, the first publication appearing on the 14th day of January 1955.

CERTIFICATE OF PUBLICATION

TOWSON, MD., JANUARY 21, 1955.

THIS IS TO CERTIFY THAT THE ANNOUNCED ADVERTISEMENT WAS PUBLISHED IN THE JEFFERSONIAN, A WEEKLY NEWSPAPER PRINTED AND PUBLISHED IN TOWSON, BALTIMORE COUNTY, MD. ONCE IN EACH OF TWO CONSECUTIVE WEEKS BEFORE THE 14th day of FEBRUARY 1955, the first publication appearing on the 14th day of January 1955.

THE JEFFERSONIAN,
 Manager.

Cost of Advertisement, \$.....

March 14, 1955

RECEIVED of John E. Raine, Jr., Attorney for Petitioners 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 denying the petition for reclassification of property at the northeast corner of York and Alma House Roads, 8th District, Brander Kelly, and others, petitioners.

Zoning Commissioner

RECEIVED
 1955

770

**NO PLAT
IN
THIS FOLDER**