

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, or we, A. V. Williams legal owner... of the property situate in the 15th district of Baltimore County at the corner of Carroll Island Road and Bowleys Quarters Road as described in attached deed.

All that parcel of land in the Fifteenth District of Baltimore County, beginning for the same at the point formed by the intersection of the center line of Bowleys Quarters Road with the center line of Carroll's Island Road, and running thence along the center of said Bowleys Quarters Road, North 12 degrees 00 minutes East 165 feet, thence North 16 degrees East 247.50 feet, thence North 21 degrees 30 minutes East 66.00 feet and North 12 degrees East 294 feet, thence leaving the center of said Bowleys Quarters Road the three following courses and distances: North 63 degrees 00 minutes East 107.55 feet, South 71 degrees 00 minutes East 254.50 feet and South 12 degrees 00 minutes West 708.89 feet to the center of Carroll's Island Road, thence running with and binding on the center of said road, North 73 degrees 00 minutes West 684.00 feet to the place of beginning.

I hereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R.6 zone to an M.L. zone.

Reason for Re-Classification: Have operated a construction office, shop and yard at this location 15 years and would like to erect a more modern and attractive facilities.

Size and height of building: front 100 feet, depth 46 feet, height 20 feet. Front and side set back of building from street lines: front 125 feet, side 115 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 of Baltimore County.

A. V. Williams
Legal Owner

Address P.O. Box 145, Baltimore, Md.

ORDERED by The Zoning Commissioner of Baltimore County, this 15th day of January, 1957, 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 at 1111, Chesapeake Ave., Towson, Baltimore County, on the 13th day of February, 1957, at 11 o'clock P. M.

Zoning Commissioner of Baltimore County

(over)

REY PETITION FOR RECLASSIFICATION FROM AN "R-6" ZONE TO A "M-L" ZONE - Bowleys Quarters Road at Int. of Carroll Island Road, 15th District - A. V. Williams Petitioner

Pursuant to the advertisement, posting of property and public hearing on the above petition, from the testimony presented at the hearing it was disclosed that the subject property has been used as a contractor's storage yard and repair garage for heavy industrial equipment since 1951, which entitles the petitioner to a nonconforming use.

The petitioner desires to improve this operation by replacing the existing structure with a modern office building and garage with greater setbacks. The planned improvements will cost not less than \$100,000.00 and only by the granting of this reclassification would this be possible.

For the above reasons the above reclassification should be had.

It is this 15th day of February, 1957, by the Zoning Commissioner of Baltimore County ORDERED that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order from an "R-6" (residence) Zone to a "M-L" (manufacturing light) Zone.

John H. Coleman
Zoning Commissioner of Baltimore County

\$7.00

RECEIVED of John H. Maguire the sum of Seven (\$7.00) dollars, cost of certified copies of papers filed in the matter of property of the A. V. Williams Company, Carroll Island and Bowleys Quarters Roads, 15th District.

Zoning Commissioner

01.622

RECEIVED
SEP 10 1957
COMPTROLLER'S OFFICE
Hand

This is a petition for a reclassification from an R.6 Zone to an M.L. Zone. The parcel concerned is a rough square in shape with the West side fronting on Bowleys Quarters Road and the South side fronting on Carroll Island Road. It contains approximately ten (10) acres and has been used both since and prior to January 1945 as a construction office, shop and yard for the storage of heavy equipment.

The present and past use of the property has been permitted as a valid non-conforming use, which fact is uncontested in these proceedings. The petitioner has presented extensive plans for the improvement and beautification of the property, including the erection of a modern office building and shop, screening shrubbery, and the demolishing of unsightly sheds now in use. These improvements cannot be put into effect without forfeiture of the existing non-conforming use, and he, therefore, requests the reclassification. The improvements also contemplate the relocation of certain buildings which presently constitute hazards to the public safety in that they obscure traffic visibility.

The testimony clearly indicates that the petitioner's operation was very substantial in January of 1945 and that the

RE: PETITION FOR A RECLASSIFICATION FROM AN R.6 ZONE TO A M.L. ZONE - Property Comprising Approximately 10 Acres, Located N. of Carroll Island Rd. & E. of Bowleys Quarters Rd. - 15th Dist. - A.V. Williams, Petitioner
BEFORE
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
No. 4049

property used by him at that time is the same as that now before us for decision. In short, his scope has not appreciably expanded; nor has the impact of his business on the surrounding neighborhood been appreciably changed.

Rather, the neighborhood has developed freely in harmonious co-existence with the Williams business. The residential growth in the area has taken place notwithstanding the Williams operation, which was in existence on virtually the same scale at the time when the neighborhood was mostly unimproved land in large tracts. Certainly, home site purchasers could not have overlooked the Williams business, which dominates the area.

We find, therefore, for the above reasons and for the additional reason that a substantial part of the property in question is swamp land and unsuited to residential purposes, that the original classification was in error.

We therefore grant the reclassification as indicated, for the reasons set forth in the foregoing opinion.

ORDER

For reasons set forth in the foregoing opinion, it is this 15th day of May, 1957 by the County Board of Appeals ORDERED that the reclassification from an R.6 Zone to an M.L. Zone be and the same is hereby granted.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Charles J. Smith
Daniel M. Kaufman
John J. Jones

\$50.00

RECEIVED of John J. Brennan, Attorney for Protestants, the sum of Fifty (\$50.00) 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 of A. V. Williams, Bowleys Quarters Road and Carroll Island Road, 15th District.

Zoning Commissioner

01.622

RECEIVED
MAY 8 1957
COMPTROLLER'S OFFICE
Hand

March 7, 1957

Zoning Commissioner of Baltimore County County Office Building Towson 4, Maryland

Dear Sir:

Re: File No. 4049

Please enter an appeal to the Board of Zoning Appeals in the above matter, where in the Petitioner was granted a reclassification from R - 6 to M.L. Zone.

Maguire & Brennan
Attorneys for Protestants

7 57 AM
RECEIVED
J. N.

MAGUIRE & BRENNAN
ATTORNEYS AT LAW
630 N. TOWSON RD.

January 22, 1957

\$35.00

RECEIVED of A. V. Williams, petitioner, the sum of Thirty-five (\$35.00) dollars, being cost of petition for Zoning Reclassification, advertising and posting property on the Northeast corner of Carroll's Island Road and Bowleys Quarters Road, Fifteenth District of Baltimore County. Thank you.

Zoning Commissioner of Baltimore County

REMARKS:
Wednesday, February 13, 1957 at 11:00 A. M.
Room 108
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

RECEIVED
JAN 22 1957
COMPTROLLER'S OFFICE
Hand

01.622-410.00
01.623-425.00

\$5.00

Thank you.

Zoning Commissioner
of Baltimore County

01.622-5.00

RECEIVED

COMPTROLLER'S OFFICE

Towson, Maryland

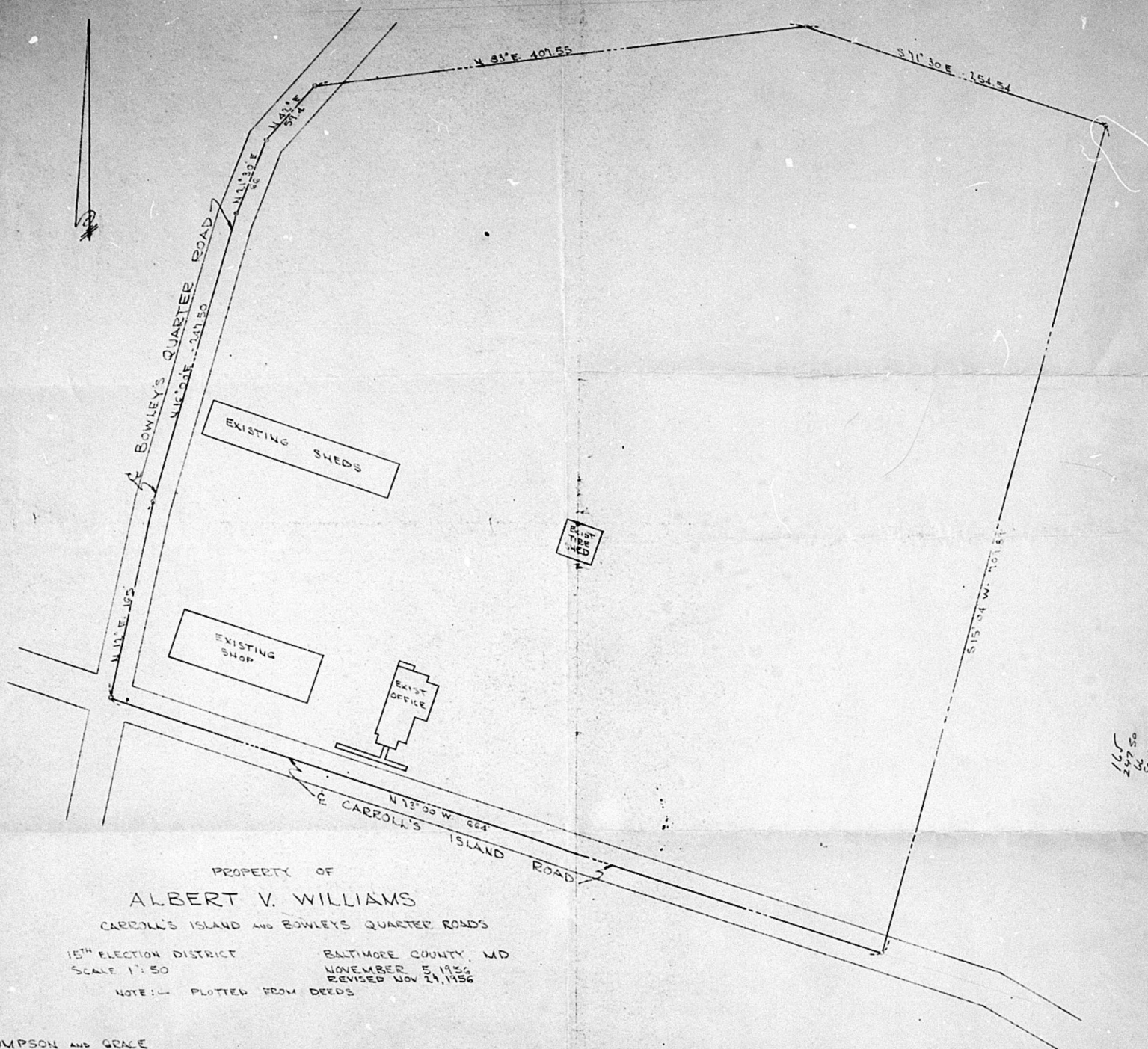
#4049

District 15th Date of Posting 1-30-57
 Posted for: Care R. 6 Zone to an m. & zone
 Petitioner: A. W. Williams
 Location of property: M. E. corner of Russell's Island Road and Bowley's Quarter
Road, etc. is built.
 Location of Signs: Corner of Russell's Island Rd & Bowley's Quarter, another on
2nd St. on the N. E. corner of the lot, at East of Bowley's Quarter on the N. E. of
the lot, and on the 2nd St. on the N. E. corner of the lot, and on the 2nd St. on the N. E. corner of
the lot, and on the 2nd St. on the N. E. corner of the lot, and on the 2nd St. on the N. E. corner of
 Remarks: Building is under way.
 Posted by George F. Williams Date of return: 1-31-57
 Signature

Case #1760

April 25, 1959 order of Court dismissing Writ of Certiorari and the Order dated May 9, 1957 of the County Board of Appeals be and the same is hereby affirmed.

MAP
#15C
RL



165
267.50
46.4
57.4
577.90

PROPERTY OF
ALBERT V. WILLIAMS
 CARROLL'S ISLAND AND BOWLEYS QUARTER ROADS
 15TH ELECTION DISTRICT
 SCALE 1" = 50'
 BALTIMORE COUNTY, MD
 NOVEMBER 5, 1936
 REVISED NOV 24, 1936
 NOTE: - PLOTTED FROM DEEDS

THOMPSON AND GRACE
 ENGINEERS & SURVEYORS
 FIDELITY TRUST BLDG
 TOWSON 4, MD