

RE: PETITION FOR RECLASSIFICATION
FROM "B-4" ZONE TO "B-1" ZONE
S. S. Vincent Farm Lane N.E.
Cor. Bird River Road, 15th Dist.,
Chas. A. and Grace D. Garbrill,
Petitioners

BEFORE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 1182

Upon hearing on the above petition for reclassification of a tract of land at the northeast corner of Vincent Farm Lane and Bird River Road, in the Fifteenth District of Baltimore County, from an "B-4" Zone to a "B-1" Zone, from the facts presented at the hearing it is the opinion of the Commissioner that the petition to rezone 30 acres at this time is premature; also the petitioner has no plans for the development of this large tract in the near future.

The testimony of Mr. Daniel Stanton, Deputy Director of the Office of Planning was that the studies which have been made to date preparatory to the development of the Master Plan indicate that this land should be zoned as residential.

For the above reasons it is the opinion of the Zoning Commissioner that the petition should be denied.

It is this 10th day of July, 1957, by the Zoning Commissioner of Baltimore County ORDERED 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 an "B-4" zone.

Charles A. Garbrill
Zoning Commissioner
of Baltimore County

June 18, 1957

\$35.00

RECEIVED of John J. Brennan, attorney for petitioner Charles A. Garbrill, the sum of Thirty-Five (\$35.00) dollars, being cost of petition, advertising and posting of property situate East side of Vincent Farm Lane and Bird River Road - 15th District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

HEARDING

Monday, July 8, 1957
at 11:00 a.m.

Re: 108
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

RECEIVED

JUN 18 1957
COMPTROLLER'S OFFICE

D1-620-#25.00

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, *Charles A. Garbrill*, legal owner, of the property situate All that piece or parcel of land situate, lying and being in the Fifteenth Election District of Baltimore County, State of Maryland and described as follows to wit: *10/10*
BEING for the same on the east side of Vincent Farm Lane at the distance of 800 feet measured northerly along the east side of said lane from the northeast corner of Vincent Farm Lane and Bird River Road and running thence and blinding on the east side of Vincent Farm Lane North 21 degrees 55 minutes East 310.0 feet, thence leaving said Lane and running the seven following courses and distances viz: South 78 degrees 15 minutes 30 seconds East 222.5 feet, North 18 degrees 55 minutes East 190 feet, South 58 degrees 49 minutes East 783.6 feet, South 8 degrees 55 minutes West 875 feet, North 85 degrees 30 minutes West 1157 feet, South 26 degrees 32 minutes West 310 feet and North 70 degrees 38 minutes West 1064.4 feet to the place of beginning

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an *B-4* zone to an *B-1* zone.

Reasons for Re-Classification: *TO INCREASE SIZE OF THE GREENHOUSES AND TO CONSERVE BIDS FOR BIDS MATERIALS AND SALES YARD*

Size and height of building: front.....feet; depth.....feet; height.....feet.
Front and side setbacks of building from street lines: front.....feet; side.....feet.
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.

Charles A. Garbrill
Charles Garbrill
Legal Owner

Address

ORDERED By The Zoning Commissioner of Baltimore County, this.....10th.....day of.....JULY.....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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Beekend Building, in Towson, Baltimore County, on the.....8th.....day of.....July.....1957 at 11 o'clock A.M.

7/8/57
11 A.M.
(over)
(3-SIGNS)

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 6-26-57
Posted for: *Charles A. Garbrill and Grace D. Garbrill*
Petitioner: *Charles A. Garbrill*
Location of property: *East side of Vincent Farm Lane & Bird River Road, etc. See Plat*
Location of Sign: *On sign opposite Hill Street on the E.S. of Vincent Farm Lane, sign says Vincent Farm Lane 112 ft. North from Hill Street*
Remarks: *Also by Charles A. Garbrill*
Posted by: *George R. Hunsford* Date of return: 6-27-57

Certificate Of Publication

ESSEX, MD., 1957 26th.....1957

THIS IS TO CERTIFY, That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md., once in each of.....2.....successive weeks before the.....8th day of.....July.....1957, the first publication appearing on the.....20th.....day of.....June.....1957..

THE EASTERN ENTERPRISE, INC.
Man. J. Hunsford
Manager.

OFFICE OF PLANNING

Inter-Office Correspondence

From.....Office of Planning.....July 8, 1957
To.....William H. Adams.....
Subject: Petition #1182 - B-4 to B-1 zone, 30-acre tract, east side of Vincent Farm Road, 15th Election District

It is the opinion of this office that the reclassification of this 30-acre tract to B-1 would be undesirable in this location and would be prejudicial to the extensive residential subdivision which the owner of this property has developed on the opposite side of Vincent Farm Road. This subdivision, named "Garbrill Vincent Farm", has had final approval from the County and about 30 permits for houses have been issued. There is every reason to believe that the general area will develop into a desirable residential area.

The location of a 30-acre B-1 zone into such an area would be a threat to the developing residential community. The range of uses permitted in that zone could result in development which would be entirely out of character with the area and generate traffic which the local roads could not handle.

Studies made to date in this office, preparatory to the development of Master Plan recommendations for the 15th Election District, indicate that this and industrial zoning in this section of the County, much of which is as yet undeveloped. The Bird River Road area is considered to be a desirable and logical area for housing development to complement the extensive commercial and industrial use already in the area.

The land is used at present for commercial greenhouses. This use is permitted under the existing zoning. It is the opinion of this office that this use constitutes a fair and economic use of the property.

DJS
JMS

Daniel J. Stanton
Daniel J. Stanton,
Deputy Director

Department of Public Works
BUREAU OF LAND DEVELOPMENT
Inter-Office Correspondence

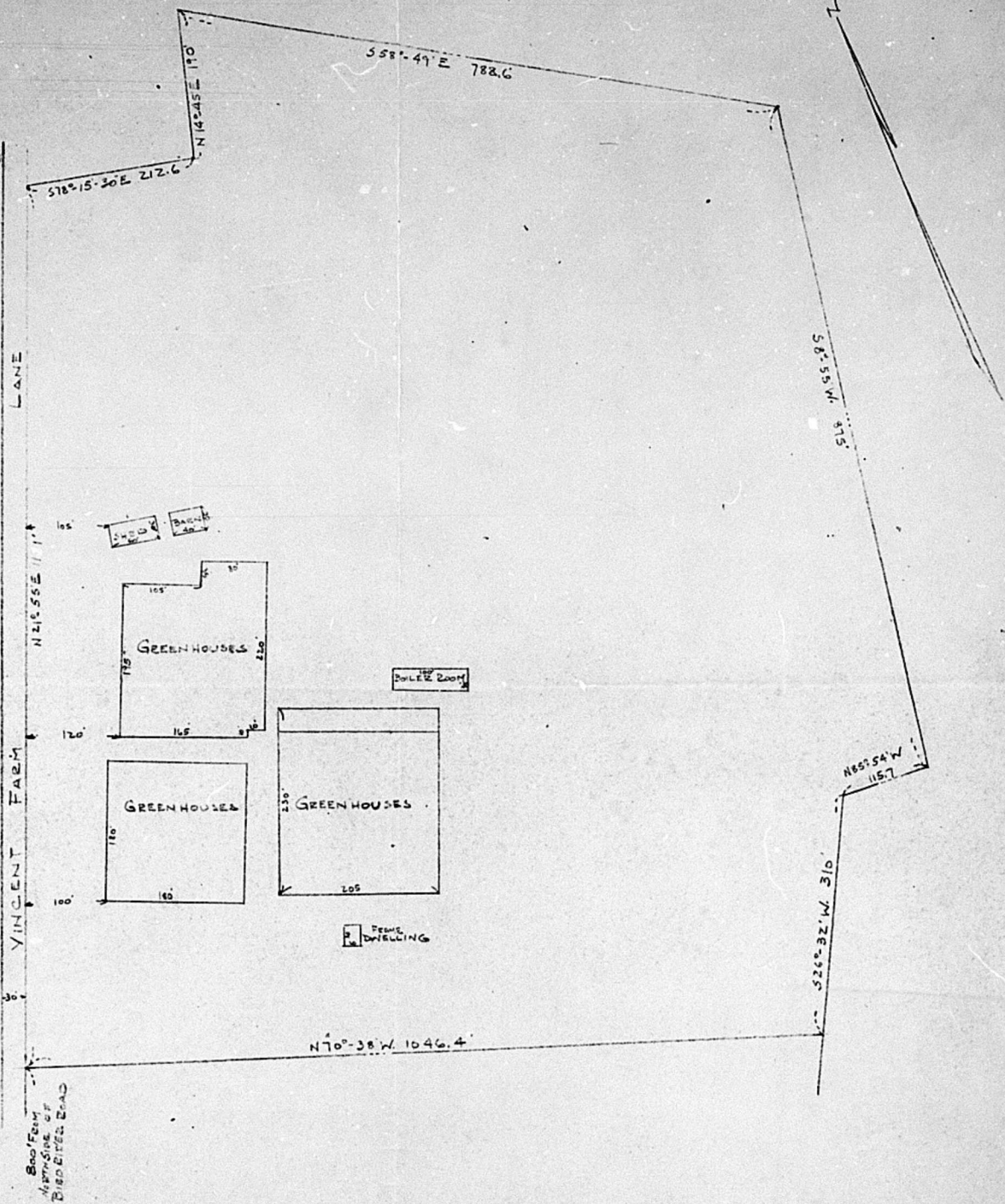
From.....GEORGE H. LARSEN.....July 11, 1957
To.....WILLIAM H. ADAMS.....
Subject: Zoning Petition #1182 - Reclassification B-4 to B-1, Vincent Farm Lane - Charles A. Garbrill Property District 15

The Bureau of Engineering has indicated that there is no conflict with the White Marsh Expressway as originally stated in the minutes of the Zoning Advisory Committee.

George H. Larsen
GEORGE H. LARSEN
Chief - Permit Section

CHL:ls

CC: Mr. Stirling (Planning)



SCALE: 1"=100' MAY 21, 1957
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE TOWSON MD