

Petition for Zoning Re-Classification #4444

To The Zoning Commissioner of Baltimore County—

XXXX vs. Jacob E. Finesinger, MGR legal owner of the property situate
Grace L. Finesinger

All that parcel of land in the Third District of Baltimore County on the Southwest side of Reisterstown Road, beginning 4000 feet Southwest of Painter's Mill Road; thence Southwesterly and binding on the Southwest side of Reisterstown Road 253 feet; thence South 48 degrees, 22 minutes West 217 feet; thence South 41 degrees, 33 minutes East 231 feet; thence South 48 degrees, 22 minutes West 95 feet to the center line of Northern Central Railroad; thence binding on said center line and running Northwesterly 653 feet; thence North 49 degrees, 10 minutes East 242 feet; thence North 59 degrees, 30 minutes East 75 feet; thence North 7 degrees, 38 minutes East 21 feet; thence North 41 degrees, 13 minutes East 12 feet; thence North 63 degrees, 43 minutes East 10 feet; thence North 79 degrees, 18 minutes East 46 feet; thence North 59 degrees, 30 minutes East 170 feet to the place of beginning. All the above described parcel of land is hereunto presented to the Zoning Law of Baltimore County, from MR. to MR.

Reclassification. Petitioners' property is presently a hybrid classification, being part MR and part ML. Petitioners want a reclassification of the portion presently zoned MR to ML so that their entire property will have a single, uniform ML zoning classification.

Size and height of building from feet; depth feet; height feet.
Front and side set backs of building from street lines: front feet; side feet.
Property to be posted as prescribed by Zoning Regulations.

XXXX we agree to pay expense 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.

Jacob E. Finesinger
Grace L. Finesinger
Legal Owner

Address "Maple Leaf," Reisterstown Road, Garrison, Maryland

ORDERED BY The Zoning Commissioner of Baltimore County, this 25th day of May 1958 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 Beckford Bldg. in Towson, Baltimore County, on the 25th day of June 1958, at 11 o'clock P. M.

Zoning Commissioner of Baltimore County
MAY 25 1958
1:00 PM
2-5 1958
3-1

4/25/58
1:00 PM

Jacob E. Finesinger
Grace L. Finesinger
131 W. Chesapeake Avenue
Towson, Md.
1111

RE: PETITION FOR RECLASSIFICATION
From "M-R" Zone to "M-L" Zone
S. W. Side Reisterstown Road
Beg. 4000' S.W. Painter's Mill Road, 3rd District
Jacob E. Finesinger, Petitioner
vs.
ESRVE
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
No. 4444

OPINION

This is a petition to reclassify certain property having a 253 foot frontage on the southwest side of Reisterstown Road near Painter's Mill Road, from Manufacturing District to Manufacturing Light.

The petitioner stated that the average depth of his property is 190 feet of which 242 feet is zoned "M-L" and the remaining 208 feet is zoned "M-R". He produced expert testimony to show that this split in zoning classifications makes the property difficult to sell and that the highest and best use is foredoomed the owner without sufficient reason. His allegations amount to a contention that the "M-R" zoning by the appraisers was confiscatory in that it deprived him the most advantageous use of his property.

The Board finds neither an error in the original zoning nor a change in the neighborhood sufficient to justify this reclassification.

ORDER

For the reasons set forth in the aforesaid Opinion, it is this 19th day of February, 1959, by the County Board of Appeals, ORDERED that the reclassification from "M-R" Zone to "M-L" Zone, be and the same is hereby denied.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John J. Quinn
Chairman
William J. ...
Member

Any appeal from this decision must be in accordance with Rule No. 1101 of the Rules of Practice and Procedure of the Court of Appeals of Maryland.

RE: PETITION FOR RECLASSIFICATION
FROM "M-R" ZONE TO "M-L" ZONE
S. W. Side of Reisterstown Rd.,
Beg. 4000' S.W. Painter's Mill Rd., - 3rd Dist. - Jacob E. and Grace L. Finesinger, Petitioners
vs.
ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 4444

Pursuant to the advertisement, posting of property and public hearing on the above petition for reclassification of property, from the testimony presented at the hearing, this petition from an "M-R" Zone to an "M-L" Zone for a portion of the petitioners' property seems proper.

The Attorney for the petitioners pointed out that the "M-R" Zone, as written in the Zoning Regulations for Baltimore County, clearly points out the use, and to use it as a buffer zone is contrary to the meaning in the said regulations and is practically confiscatory of that portion of the property as shown "M-R", therefore, the reclassification should be granted.

It is this 24 day of June, 1958, 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 "M-R" Zone to an "M-L" Zone.

John J. Quinn
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: 6-11-58
Posted for: Jacob E. & Grace L. Finesinger
Petitioner: Jacob E. & Grace L. Finesinger
Location of property: S.W. Side of Reisterstown Rd., Beg. 4000' S.W. of Painter's Mill Road, 3rd Dist.
Location of Sign: 4000' S.W. of Painter's Mill Road, 3rd Dist.
Remarks: *George R. ...*
Posted by: *George R. ...* Date of return: 6-12-58

NOTICE OF ZONING PETITION FOR RECLASSIFICATION
3rd DISTRICT
Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change of reclassification from a "M-R" Zone to a "M-L" Zone of the property heretofore described, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Wednesday, June 11, 1958, at 1:00 P.M.

OFFICE OF THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGUS
Catonville, Md.
No. 1 Newburg Avenue
CATONVILLE, MD.
June 14, 1958

THIS IS TO CERTIFY, that the annexed advertisement of Willie B. Adams, Zoning Commissioner of Baltimore County, 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 14th day of June, 1958, that is to say the same was inserted in the issues of June 6 - 13, 1958.
THE BALTIMORE COUNTIAN
By: *Paul S. ...*
Editor and Manager.

LAW OFFICES
NILES BARTON YOST & DANMEYER
300 NORTH CHARLES STREET
BALTIMORE 1
LESTERSON W. 3242
ALBERT W. 1112

Mr. Wilkie H. Adams,
Zoning Commissioner
of Baltimore County
County Office Building
Towson 4, Maryland

Re: Petition for Reclassification from an "M-R" Zone to an "M-L" Zone - S.W. of Reisterstown Rd., Beg. 4000' S.W. of Painter's Mill Rd., - 3rd Dist. Jacob E. & Grace L. Finesinger, Petitioners

Dear Mr. Adams:
Please note an appeal for the Reisterstown Road Association from your order passed June 26 granting the petition for reclassification from "M-R" Zone to "M-L" Zone of the property listed above.

I am enclosing check in the amount of \$50.00 drawn to the order of Treasurer of Baltimore County to cover costs. I would appreciate your acknowledging receipt of this notice of appeal on the enclosed copy of this letter.

Thanking you in advance, I am
Sincerely yours,
Alfred Dier
Alfred Dier

D/S
Enc.

July 3, 1958

\$50.00
RECEIVED of A. Adgate Dier, attorney for pro-sestante, the sum of Fifty (\$50.00) dollars, being cost of appeal to the County Board of Appeals from the decision of the Zoning Commissioner granting the reclassification of property on the southwest side of Reisterstown Road, 4000 feet southeast of Painter's Mill Road, 3rd District - Jacob E. and Grace L. Finesinger, Petitioners.
Thank you.

Zoning Commissioner
of Baltimore County
RECEIVED
JUL 3 1958
COMPTROLLER'S OFFICE
01621-750

June 4, 1958

\$60.00
RECEIVED of George L. Clarke, attorney for petitioners, Jacob E. Finesinger, the sum of Forty Dollars (\$60.00), being cost of petition, advertising and posting property situate on the Southwest side of Reisterstown Road, beginning 4000 feet Southeast of Painter's Mill Road.
Thank you.

Zoning Commissioner
of Baltimore County
RECEIVED
JUN 4 1958
COMPTROLLER'S OFFICE
11600-44010

REISTERSTOWN ROAD

4000' TO
PAINTERS MILL R.O.

253'

300'

217'
N48°22'E

M.R. ZONE

GLB 1945-582

N41°38'W
231'

S63°13'W 10'
S41°13'W 11'-7"
S07°38'W 21'-5"

S79°11'W 46'
S69°W 170'
320'

S69°30'W
79'-2"

M.L. ZONE

S49°10'W
242.5'

(GREEN SPRING BRANCH)
S65°E 198'

NORTHERN CENTRAL RD.
S61°10'E 198'
653'
S58°15'E 197'-5"

PLAT TO ACCOMPANY ZONING PETITION
MR&ML TO BR
PROPERTY OF

JACOB E. FINESINGER

MULLER, RAPHELF ASSOC.
201 COURTLAND AVENUE
TOWSON 4, MARYLAND

4TH LLECT. DIST.
SCALE: 1"=60'

BALTO. CO., MD.
NOV. 12, 1957