

To The Zoning Commissioner of Baltimore County:—

I or ~~was~~ Thaddeus J. Beck

All that parcel of land in the Eight District of Baltimore County on the East side of York Road beginning 400 feet North of Roundridge Road; thence Northerly and binding on the East side of York Road 158.07 feet thence Easterly 487.08 feet; thence South 2 degrees 02 minutes West 150 feet; thence Westerly 431.55 feet to the place of beginning.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an MR zone to an BL zone.

Reasons for Re-Classification:
RESTAURANT NOT PERMITTED IN MR. ZONE

Size and height of building: front...70...feet; depth...26...feet; height...13...feet
Front and side set backs of building from street lines: front...110...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.



ORDERED by The Zoning Commissioner of Baltimore County, this 7th 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 held in the office of the Zoning Commissioner of Baltimore County, in the Record Bldg., in Towson, Baltimore County, on the
 1st day of July, 1957, at 11 o'clock A. M.

Zoning Commissioner of Baltimore County

District _____ Date of Posting - 6-17-32
 Posted for: James H. Jones to Capt. B. E. Jones
 Petitioner: James H. Jones
 Location of property: 1/2 of 4th land by 1/2 of 1st north of
1st East of 1st St. S. W. 1st
 Location of Sign: West side of 1st St. at 1st St. S. W. 1st
1st St.
 Remarks: _____
 Posted by: James H. Jones Date of return: 6-18-32

OFFICE OF PLANNING

Inter-Office Correspondence

To: Wilsie H. Adams Date June 29, 1951

From: Office of Planning

Subject: #4480 - M-R to B-L, Eastside of York Road beginning
408 feet north of Roundridge Road. Approx. 1 1/2 acres T. J. Beck
8th District 7/1/59 11:00 A.M.

The Office of Planning has reviewed the subject petition for reclassification from M-R, manufacturing restricted, to B-R business roadside zoning. We have the following advisory comment to make:

The subject tract is one of six lots in an M-R Zone comprising about 18 acres on the east side of York Road. It lies across the latter from the Timonium Fairgrounds which are also zoned M-R.

Before the adoption of the revised comprehensive zoning map for the 8th District, the owner of what is now the 18 acre M-R Zone had studies made for residential development of this tract. The conclusion was reached, however, that it was not suitable for residential, mainly in view of its relation to the fair grounds. The owner proposed M-R Zoning, with which the Planning Board and staff concurred. The entire tract was shown as an M-R Zone on the Eighth District Zoning Map as adopted by the County Commissioners.

Subsequently, a subdivision plan was worked out for six separate industrial sites, with joint access from a service drive, rather than each having a separate entrance from York Road. The two center lots were thereafter built on by Fawn Plastics and Blair & Sons. It was understood by all concerned including the owners of abutting residential properties to the east and south of the I8 acre tract that the other four lots would be built up with light industrial plants of types permitted in the M-R Zone, all subject to approval of site plans, provision of screen plantings, etc., such as had characterized the first two establishments.

Certainly no change has occurred in the vicinity since approval of the industrial subdivision plat and the construction of the two establishments referred to that could point toward justification of disregarding the original unified industrial development, and permitting the intrusion of a spot of commercial zoning in its midst.

Construction of the Fawn Plastics and Blair Buildings appears to indicate that the original zoning was not in error.

The M-R Zone purposely excludes commercial uses of the B-1 type as being inappropriate in an industrial area of this restricted type. To rezone this one lot for a commercial use is as inconsistent with logical land use planning as it would be to put a single industrial plant in the midst of a planned shopping center. This is also spot zoning, using those words in the sense of not being inherently appropriate, not related to a comprehensive plan, and for the benefit of a single land owner, at the expense of other land owners in the vicinity.

While it may be interesting to know the use that is currently proposed by the owner—namely a restaurant, — that supposition can have no real bearing on the rezoning proposal, inasmuch as, once zoned B.L.U., any of a great many other types of permitted uses could go in — minus the types of protective limitations that an M-R Zone can impose.

If this spot of commercial zoning were granted it would tend to jeopardize the use status of the remaining three lots, particularly the one between the subject tract and the corner house which fronts on Roundridge Road.

Letters have been received by the Office of Planning from the two adjacent industrial and office establishments, protesting the proposed commercial zoning, as being inconsistent with the planned industrial development, and as constituting in effect a breach of faith with these establishments and with the neighboring residents. Copies of these letters are attached hereto.

GEG:ybm

DUPLICATE

CERTIFICATE OF PUBLICATION

TOWSON, MD.  no 19 19 50

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., since its date ~~1850~~ ~~1851~~ ~~1852~~ ~~1853~~ ~~1854~~ ~~1855~~ ~~1856~~ ~~1857~~ ~~1858~~ ~~1859~~ ~~1860~~ ~~1861~~ ~~1862~~ ~~1863~~ ~~1864~~ ~~1865~~ ~~1866~~ ~~1867~~ ~~1868~~ ~~1869~~ ~~1870~~ ~~1871~~ ~~1872~~ ~~1873~~ ~~1874~~ ~~1875~~ ~~1876~~ ~~1877~~ ~~1878~~ ~~1879~~ ~~1880~~ ~~1881~~ ~~1882~~ ~~1883~~ ~~1884~~ ~~1885~~ ~~1886~~ ~~1887~~ ~~1888~~ ~~1889~~ ~~1890~~ ~~1891~~ ~~1892~~ ~~1893~~ ~~1894~~ ~~1895~~ ~~1896~~ ~~1897~~ ~~1898~~ ~~1899~~ ~~1900~~ ~~1901~~ ~~1902~~ ~~1903~~ ~~1904~~ ~~1905~~ ~~1906~~ ~~1907~~ ~~1908~~ ~~1909~~ ~~1910~~ ~~1911~~ ~~1912~~ ~~1913~~ ~~1914~~ ~~1915~~ ~~1916~~ ~~1917~~ ~~1918~~ ~~1919~~ ~~1920~~ ~~1921~~ ~~1922~~ ~~1923~~ ~~1924~~ ~~1925~~ ~~1926~~ ~~1927~~ ~~1928~~ ~~1929~~ ~~1930~~ ~~1931~~ ~~1932~~ ~~1933~~ ~~1934~~ ~~1935~~ ~~1936~~ ~~1937~~ ~~1938~~ ~~1939~~ ~~1940~~ ~~1941~~ ~~1942~~ ~~1943~~ ~~1944~~ ~~1945~~ ~~1946~~ ~~1947~~ ~~1948~~ ~~1949~~ ~~1950~~ ~~1951~~ ~~1952~~ ~~1953~~ ~~1954~~ ~~1955~~ ~~1956~~ ~~1957~~ ~~1958~~ ~~1959~~ ~~1960~~ ~~1961~~ ~~1962~~ ~~1963~~ ~~1964~~ ~~1965~~ ~~1966~~ ~~1967~~ ~~1968~~ ~~1969~~ ~~1970~~ ~~1971~~ ~~1972~~ ~~1973~~ ~~1974~~ ~~1975~~ ~~1976~~ ~~1977~~ ~~1978~~ ~~1979~~ ~~1980~~ ~~1981~~ ~~1982~~ ~~1983~~ ~~1984~~ ~~1985~~ ~~1986~~ ~~1987~~ ~~1988~~ ~~1989~~ ~~1990~~ ~~1991~~ ~~1992~~ ~~1993~~ ~~1994~~ ~~1995~~ ~~1996~~ ~~1997~~ ~~1998~~ ~~1999~~ ~~2000~~ ~~2001~~ ~~2002~~ ~~2003~~ ~~2004~~ ~~2005~~ ~~2006~~ ~~2007~~ ~~2008~~ ~~2009~~ ~~2010~~ ~~2011~~ ~~2012~~ ~~2013~~ ~~2014~~ ~~2015~~ ~~2016~~ ~~2017~~ ~~2018~~ ~~2019~~ ~~2020~~ ~~2021~~ ~~2022~~ ~~2023~~ ~~2024~~ ~~2025~~ ~~2026~~ ~~2027~~ ~~2028~~ ~~2029~~ ~~2030~~ ~~2031~~ ~~2032~~ ~~2033~~ ~~2034~~ ~~2035~~ ~~2036~~ ~~2037~~ ~~2038~~ ~~2039~~ ~~2040~~ ~~2041~~ ~~2042~~ ~~2043~~ ~~2044~~ ~~2045~~ ~~2046~~ ~~2047~~ ~~2048~~ ~~2049~~ ~~2050~~ ~~2051~~ ~~2052~~ ~~2053~~ ~~2054~~ ~~2055~~ ~~2056~~ ~~2057~~ ~~2058~~ ~~2059~~ ~~2060~~ ~~2061~~ ~~2062~~ ~~2063~~ ~~2064~~ ~~2065~~ ~~2066~~ ~~2067~~ ~~2068~~ ~~2069~~ ~~2070~~ ~~2071~~ ~~2072~~ ~~2073~~ ~~2074~~ ~~2075~~ ~~2076~~ ~~2077~~ ~~2078~~ ~~2079~~ ~~2080~~ ~~2081~~ ~~2082~~ ~~2083~~ ~~2084~~ ~~2085~~ ~~2086~~ ~~2087~~ ~~2088~~ ~~2089~~ ~~2090~~ ~~2091~~ ~~2092~~ ~~2093~~ ~~2094~~ ~~2095~~ ~~2096~~ ~~2097~~ ~~2098~~ ~~2099~~ ~~2100~~ ~~2101~~ ~~2102~~ ~~2103~~ ~~2104~~ ~~2105~~ ~~2106~~ ~~2107~~ ~~2108~~ ~~2109~~ ~~2110~~ ~~2111~~ ~~2112~~ ~~2113~~ ~~2114~~ ~~2115~~ ~~2116~~ ~~2117~~ ~~2118~~ ~~2119~~ ~~2120~~ ~~2121~~ ~~2122~~ ~~2123~~ ~~2124~~ ~~2125~~ ~~2126~~ ~~2127~~ ~~2128~~ ~~2129~~ ~~2130~~ ~~2131~~ ~~2132~~ ~~2133~~ ~~2134~~ ~~2135~~ ~~2136~~ ~~2137~~ ~~2138~~ ~~2139~~ ~~2140~~ ~~2141~~ ~~2142~~ ~~2143~~ ~~2144~~ ~~2145~~ ~~2146~~ ~~2147~~ ~~2148~~ ~~2149~~ ~~2150~~ ~~2151~~ ~~2152~~ ~~2153~~ ~~2154~~ ~~2155~~ ~~2156~~ ~~2157~~ ~~2158~~ ~~2159~~ ~~2160~~ ~~2161~~ ~~2162~~ ~~2163~~ ~~2164~~ ~~2165~~ ~~2166~~ ~~2167~~ ~~2168~~ ~~2169~~ ~~2170~~ ~~2171~~ ~~2172~~ ~~2173~~ ~~2174~~ ~~2175~~ ~~2176~~ ~~2177~~ ~~2178~~ ~~2179~~ ~~2180~~ ~~2181~~ ~~2182~~ ~~2183~~ ~~2184~~ ~~2185~~ ~~2186~~ ~~2187~~ ~~2188~~ ~~2189~~ ~~2190~~ ~~2191~~ ~~2192~~ ~~2193~~ ~~2194~~ ~~2195~~ ~~2196~~ ~~2197~~ ~~2198~~ ~~2199~~ ~~2200~~ ~~2201~~ ~~2202~~ ~~2203~~ ~~2204~~ ~~2205~~ ~~2206~~ ~~2207~~ ~~2208~~ ~~2209~~ ~~2210~~ ~~2211~~ ~~2212~~ ~~2213~~ ~~2214~~ ~~2215~~ ~~2216~~ ~~2217~~ ~~2218~~ ~~2219~~ ~~2220~~ ~~2221~~ ~~2222~~ ~~2223~~ ~~2224~~ ~~2225~~ ~~2226~~ ~~2227~~ ~~2228~~ ~~2229~~ ~~2230~~ ~~2231~~ ~~2232~~ ~~2233~~ ~~2234~~ ~~2235~~ ~~2236~~ ~~2237~~ ~~2238~~ ~~2239~~ ~~2240~~ ~~2241~~ ~~2242~~ ~~2243~~ ~~2244~~ ~~2245~~ ~~2246~~ ~~2247~~ ~~2248~~ ~~2249~~ ~~2250~~ ~~2251~~ ~~2252~~ ~~2253~~ ~~2254~~ ~~22~~

THE JEFFERSONIAN
and *Stanton*
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

TOWSON, MD June 19 :9 5

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~times~~ 2 times ~~times~~ before the 1st day of July, 19 59, the first publication appearing on the 12th day of June 19 59.

THE JEFFERSONIAN.
J. H. Thompson
Manager

Cost of Advertisement: \$

