

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—
I, or we, Harvey C. Jones, II & Jean Lee Jones legal owner, s. of the property situated
Eighth Election District

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
8 MCCURDY AVENUE, TOWSON 4, MARYLAND

Description of Property of Harvey C. Jones April 11, 1960
& Wife to be Reasoned From R-20 to M-L

Beginning for the same on the East side of York Road at point distant 2,000 feet South of the South side of Warren Road and running thence binding on the said West side of York Road North 0° 34' West 190 feet thence leaving said York Road and binding on the land of J. S. Williamson the five following courses and distances, viz: first South 77° 31' East 575 feet, second thence Southeasterly 170.9 feet to a point distant 60 feet South of and at right angles to the South 77° 31' East line produced, third Northeasterly 100 feet to again intersect the South 77° 31' East line, fourth binding on the remainder of said South 77° 31' East line South 77° 31' East 90 feet and fifth South 13° 44' West 175 feet more or less to intersect the land recently conveyed to Crest Contracting Company and running thence and binding on part of the North side of said Crest Land North 77° 31' West 827 feet to the place of beginning.

Petition for Zoning Re-Classification

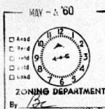
To The Zoning Commissioner of Baltimore County—
I, or we, Harvey C. Jones, II & Jean Lee Jones legal owner, s. of the property situated
Eighth Election District

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-20 zone to an M-L zone.

Reasons for Re-Classification:

Size and height of building: front 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.

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.



Harvey C. Jones, II
Jean Lee Jones
Address: York Road - Cockeysville, Md.

Submitted by the Zoning Commissioner of Baltimore County, this 1st day of May, 1960, 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 Bldg., in Towson, Baltimore County, on the 8th day of June, 1960, at 10:00 o'clock A.M.

Noted by J. W. ARMSTRONG 4/10/60 10:30
Zoning Commissioner of Baltimore County
MICROFILMED

RE: PETITION FOR RECLASSIFICATION OF PROPERTY ON S. S. YORK ROAD 2000' S. WARREN ROAD, 11th DIST., Harvey C. Jones II, and Jean Lee Jones, Petitioners
BEFORE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 4972

The petitioners in the above entitled matter seek the reclassification of property on the east side of York Road 2000 feet south of Warren Road, in the Eighth District of Baltimore County, from an "R-20" Zone to a "M-L" Zone.

From the facts presented at the hearing it is clear that at the time of the adoption of the Land Use Map for the Eighth District there was an error in the map and the zoning of the subject tract.

For the above reasons the reclassification should be granted IN PART.

The property reclassified is more particularly described as follows:

"BEGINNING for the same on the east side of York Road at a point distant 2,000 feet south of the south side of Warren Road and running thence binding on said east side of York Road North 0 degrees 34 minutes West 190 feet thence leaving said York Road and binding on the land of J. S. Williamson the following courses and distances, viz: first South 77 degrees 31 minutes East 575 feet second, southeasterly 68 feet, more or less, to a point, thence running south 0 degrees 34 minutes east 125 feet, more or less, to intersect the land recently conveyed to Crest Contracting Company and running thence and binding on part of the north side of said Crest Land North 77 degrees 31 minutes west 827 feet, more or less, to place of beginning."



STATE OF MARYLAND
STATE ROADS COMMISSION
300 West Preston Street
BALTIMORE 1, MD.
(Having approved it on May 15, 1960, at Baltimore, Md.)
June 6, 1960

Mr. Wilkie H. Adams
Zoning Commissioner
County Office Building
Towson 4, Maryland
Dear Mr. Adams:

This office has reviewed the subject petition and has no objection to the change, however, if the Zoning Commissioner should see fit to grant the petition, it is requested that the plans for signs and ingress be made subject to the approval of the State Roads Commission.

Thank you for your cooperation.
Very truly yours,
Charles Lee, Chief
Development Engineering Section
John L. Duerr
Asst. Development Engineer

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District...
Date of Posting... 5-25-60
Posted for...
Petitioner...
Location of property...
Location of Signs...
Remarks...
Posted by...
Date of return... 5-26-60

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 2874
DATE 6/21/60
To: J. Royall Tippett, Jr., Mrs., 806 Maryland Trust Building Baltimore 2, Maryland
Billed to: Zoning Department of Baltimore County 113 County Office Building Towson 4, Md.
DEBIT TO ACCOUNT NO. 01-622
QUANTITY
DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE
COST
Order of Appeal to County Board of Appeal - Jones, et al, petitioners
Posting
PAID - Baltimore County, Md. - Office of Finance
6-2860 7300 = = = TIL - 7500
6-2860 7300 = = = TIL - 7500
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 0988
DATE 5/4/60
To: John Warfield Amstrong, Esq., Hamble Building Towson 4, Maryland
Billed to: Zoning
DEBIT TO ACCOUNT NO. 01-622
QUANTITY
DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE
COST
Petition for Re-classification
PAID - Baltimore County, Md. - Office of Finance
5-460 4155 = = = TIP - 4000
5-460 4155 = = = TIP - 4000
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND No. 4541 DATE 1/11/61

To: J. Royall Tippett, Jr., Mrs., 806 Maryland Trust Building Baltimore 2, Maryland
Billed to: Zoning Department of Baltimore County 113 County Office Building Towson 4, Md.
DEBIT TO ACCOUNT NO. 01-622
QUANTITY
DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE
COST
Cost of certified copies of documents in the matter of reclassification of property of Harvey Jones, et al, s. s. York Road 2000' S. Warren Road
PAID - Baltimore County, Md. - Office of Finance
4-561 7255 = = = TIL - 900
4-561 7255 = = = TIL - 900

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.



ALLSTON VANDER HORST
Appellant
vs.
NATHAN H. KAUFMAN, JR.,
G. MITCHELL AUSTIN and
CHARLES STEINACK
being and constituting the
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
Appellees

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
AT LAW
Misc. Docket 7
Folio 72
Case No. 2393

ORDER OF COURT

The above entitled case having duly come on for hearing, the proceedings having been read and considered, the counsel fully heard, it is this 26th day of August, 1961, by the Circuit Court for Baltimore County

ORDERED that the Order of the County Board of Appeals dated the 2nd day of March, 1961, be and it is in all respects affirmed.

True Copy Test

WALTER J. RASMUSSEN, Clerk
Deputy Clerk

JUDGE

RE: PETITION FOR RECLASSIFICATION OF PROPERTY ON E.S. YORK ROAD 2000' S. WARREN ROAD, 3RD DISTRICT, HARVEY C. JONES II, and JEAN LEE JONES, Petitioners
BEFORE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY NO. 4972

ORDER OF APPEAL ON BEHALF OF ALLSTON VANDER HORST

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Please enter an appeal in the above case to the Board of Appeals from the Order of the Deputy Zoning Commissioner dated June 17, 1960, whereby the property described in said Order was reclassified from an "R-20" classification to an "M-1" classification.



1. Royall R. Ruppert, Jr.
1806 Maryland Trust Building
Baltimore 2, Maryland
Phone 2-7963
Attorney for
Allston Vander Horst,
Appellant

RE: HARVEY C. JONES, ET AL,
PETITIONERS - East Side
of York Road 2000' S.
Warren Road, 3rd District
From "R-20" Zone to "M-1"
Zone

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 4972

OPINION

The subject property, presently zoned "R-20", lies on the east side of York Road immediately north of the industrial property owned and used by Crank Contracting Company. It has a common boundary of 618 feet with the Crank property and adjoins in part the property of the Dofffield Land Corporation to the north which has been zoned for industrial use of even date herewith.

Opposite the subject property along the west side York Road and extending far past the Jones tract its large tracts already zoned for manufacturing use. The York Road at this point is a 66 foot three-lane highway and, in our opinion, does not represent a logical line of division between "R-20" and "M-1" zones. We believe that a line parallel with the eastern boundary of the Crank property and extending north is a more practicable zone division.

It is to be noted that the Office of Planning & Zoning recommended this reclassification to a "M-1" Zone to the stated depth, stating that such reclassification is a reasonable and logical extension of the industrial zoning to the south. By devoting, testifying before the Planning Office, stated that he had conditioned it appropriate to maintain this 620 foot band to Warren Road.

Although there is evidence that the subject property is not completely useless for residential purposes, the severe topographical variations along with the impact of the Crank property and the industrial land to the west, would make residential use possible only when accompanied by severe economic hardship to the owner. Since reasonable property use is a right and not a privilege, the refusal of this reclassification in part would deprive the owner of their economic entitlement and would have confiscatory overtones.

The petitioners have based their case on both change and error. However, the Board does not see the necessity for ruling on change inasmuch as, for the reasons stated above, the map appears to be clearly in error. However, it is the opinion of the Board that the 627 foot depth sought would needlessly encroach on residential zones to the east. Consequently, the requested reclassification is only partially granted in accordance with the description fully set forth in the Order hereto appended.

It is this 17th day of June, 1960, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the aforesaid reclassification from an "R-20" Zone to a "M-1" Zone, should be and the same is hereby reclassified, from and after the date of this Order from an "R-20" Zone to a "M-1" Zone, subject, however, to approval of plans for ingress and egress by the State Roads Commission.

Deputy Zoning Commissioner
of Baltimore County

ORDER

For the reasons set forth in the foregoing Opinion, it is this 2nd day of March, 1961, by the County Board of Appeals, ORDERED that the aforesaid reclassification is partially granted, from an "R-20" Zone to a "M-1" Zone, in accordance with description fully set forth in the Order hereto appended:

BEGINNING for the same on the east side of York Road at a point distant 2,000 feet south of the south side of Warren Road and running thence binding on said east side of York Road North 0 degrees 54 minutes West 290 feet; thence leaving said York Road and binding on the land of J. S. Willardson the following courses and distances: first South 77 degrees 31 minutes West 215 feet; second, southeasterly 68 feet, more or less, to a point, thence running South 0 degrees 54 minutes east 125 feet, more or less, to intersect the land presently conveyed to Crank Contracting Company and running thence and binding on part of the north side of said Great Road North 77 degrees 31 minutes west 618 feet, more or less to place of beginning.

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

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter J. Ruppert, Jr.
Deputy Clerk

RE: HARVEY C. JONES, ET AL,
PETITIONERS - East side
of York Road 2000' S.
Warren Road, 3rd District
From "R-20" Zone to "M-1"
Zone

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 4972

DESCRIPTION OPINION

The writer in dissenting to the majority opinion in the petition to grant any such reclassification to manufacturing light on this particular portion of York Road. Upon review of the Land Use Map relevant to this area it was noted that the majority of the manufacturing light property is to the west of York Road and apparently the intention of the Baltimore County Commissioners by its adoption of the Land Use Map on December 20, 1955 that the majority of the classifications of manufacturing light nature should remain on the west side of York Road due to its proximity to the Pennsylvania Railroad and its attendant sidings.

The writer feels after listening to the testimony as to the various changes in this area at this time, that a reclassification to such a purpose density could not be in harmony and would have a detrimental effect on the surrounding area.

It would seem that a reclassification to a variety of light commercial character in this area would be in keeping with the general plan of development along the east side of York Road. The writer does not hold with the contention of the petitioner that the severe topographical features of the subject property make it useless for anything other than the requested reclassification.

The writer is of the opinion that this tract of land has considerable economic use under its present classification, and can find no basis at the present time to justify a reclassification as requested.

Date: March 2, 1961

G. Mitchell Austin



Scenic from back yard
showing rear of houses
on Greenleaf Road



9th house south of
Warren Road, East side
of Greenleaf Road.



5th house south of Warren
Road, East side of Greenleaf
Rd.



Looking South on Greenleaf Rd.
from my house.



West from back steps
Property line is at the
fence & joins proposed area.



North from Center
of back yard
standing in yard of
8th house south of Warren
Rd.



N.W. from back yard
of my house. Houses shown
are on Warren Road facing
the proposed area.



View from roof of 1st
house south of Warren looking
N.W. over the proposed area.



FOWLER HOUSE

Taken from Warren Road
looking Southeast toward
Greenup Road across the
proposed area. The houses
on Warren Road to North
have this view.

Taken from Warren Road
looking South East across
the proposed area toward
Greenup Road. I was
standing in Williamson Dixon
Drive way at Warren Rd.
Notice the two homes in the
Center. Right rear is Williamson.

Looking North on Greenup Rd
from my house.



View from roof of 10th
house south of Warren looking
N.W. over the proposed area.

MICROFILMED



Looking South on Greenup Rd.
from my house.

MICROFILMED

4972
MAP
8
SEC. 3-D

J. S. WILLIAMSON
RESIDENTIAL
ZONED R-20

SCREEN PLANTING AREA

S. 77° 31' E. 575.00'

S. 77° 31' E. 70.00'

170.90'

60.00'

100.00'

S. 13° 44' W. 175.00'

WILLIAMSON
UNIMPROVED
ZONED R-20

JONES PROPERTY
156,230 ±

PROPOSED
WAREHOUSE

150.00'

EXISTING
BUILDING

N. 77° 31' W. 827.00'

CREST CONTRACTING CO.
CONTROLLED FILL
ZONED M-L

EXISTING USE OF PROPERTY - RES. - R-20
PROPOSED USE OF PROPERTY - WAREHOUSE - ML

PROPERTY OF
HARVEY C. JONES & W.F.
YORK ROAD
9TH ELEC. DIST. BALTO. CO. MD.
SCALE - 1" = 50'

5-2-60

OK LEO 5/11/60

