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6/23/60

MICROFILMED

IN THE MATTER OF THE
PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION FOR OFFICES -
S. W. corner York and Westbury Roads,
9th District - Frances N. Mansfield, Petitioner.

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

No. 4987-RX

NOTICE OF APPEAL

MR. COMMISSIONER:

Please note an Appeal in the above entitled matter, to the County Board of Appeals, from your Order dated June 17, 1960.

W. Lee Thomas
W. Lee Thomas
Attorney for Petitioner

I HEREBY CERTIFY that a copy of the foregoing Notice of Appeal was mailed by me this 23 day of June, 1960, to John L. Askew, Eng., 26 W. Pennsylvania Avenue, Towson 4, Maryland, Attorney for Petitioner.

W. Lee Thomas
W. Lee Thomas



PROCTOR, FROST
AND
HULLER
CAMPELL BUILDING
TOWSON 4, MD.
VALLEY ROAD

MICROFILMED

#4987RX

ORDERED by the Zoning Commissioner of Baltimore County this 10th day of May, 1960 that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 25th day of June, 1960, at 11:00 o'clock.

Zoning Commissioner
of Baltimore County

MICROFILMED

RE: PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION FOR OFFICES
S. W. corner York and Westbury
Roads, 9th District - Frances N.
Mansfield, Petitioner

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 4987-RX

OPINION

This is a petition for reclassification of property at the southwest corner of York and Westbury Roads, in the Ninth District of Baltimore County, and a special exception for office use.

The petitioner in this instance seeks to reclassify her property based mainly on the construction of a gasolin service station at the northeast corner of York and Westbury Roads. Further, she cites the Super Market just north and across from her property on the east side and states that additional stores are under construction adjacent to the Super Market.

The Board does not feel that an error was made by the County Commissioners of Baltimore County in placing this property in an "R-20" classification at the time the map was adopted on November 12, 1955. Westbury Road is the logical separation between commercial and residential land, and if we are to follow this through one step further, it is the opinion of the Board that the land to the south of Westbury Road should at this time continue to remain in an individual home classification. To grant a reclassification of this property would be granting a special exception to a residential zoning change in a very fine residential area.

It is further felt by the Board that York Road is a major thoroughfare with shopping centers on one side of a major thoroughfare do not substantially relocate property on the opposite side of the thoroughfare to this center.

ORDER

For reasons set forth in the aforesaid Opinion, it is this day of December, 1960, by the County Board of Appeals, ORDERED that the aforesaid petition for reclassification and special exception, be and the same is hereby denied.

Any appeal from this decision must be in accordance with Rule 1101 of the Rules of Procedure and Practice of the County of Appeals of Maryland.

COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

W. Lee Thomas
W. Lee Thomas

John L. Askew
John L. Askew

MICROFILMED

RE: PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION FOR OFFICES
S. W. corner York and Westbury
Roads, 9th District - Frances N.
Mansfield, Petitioner

BEFORE

DEPUTY ZONING COMMISSIONER

OF

BALTIMORE COUNTY

No. 4987-RX

Upon hearing on the above petition (1) for reclassification from an "R-20" Zone to an "R-1" Zone and (2) for a special exception to use the said property for Offices, and it appearing that by reason of location, the safety, health and the general welfare of the locality not being detrimentally affected, the reclassification and special exception should be granted, therefore:

It is this 17th day of June, 1960, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition should be and the same is hereby granted; the first, for reclassification from an "R-20" Zone to an "R-1" Zone and, second, for a special exception to use said property for Offices, subject, however, to the provision that there shall be no outside alterations to the existing structure and that screen planting surrounding the parking area on the north, west and south sides of the property shall also be provided.

John L. Askew
John L. Askew
Attorney for Petitioner

MICROFILMED

PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County:

1. Frances N. Mansfield

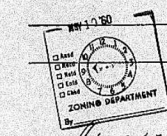
Legal Owner

of all that parcel of land in the Ninth District of Baltimore County at the southwest corner of York and Westbury Roads, thence southerly on the west side of York Road 100 feet, thence South 75 degrees 15 minutes West 420 feet, thence North 15 degrees 15 minutes West 100 feet to the south side of Westbury Road and thence easterly on the south side of Westbury Road 250 feet to the place of beginning.

hereby petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "R-20" Zone to an "R-1" Zone; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for Offices

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassification and Special Exception, 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.



Frances N. Mansfield
Frances N. Mansfield
Legal Owner

1800 York Road, Lutherville, Md.

Address

John L. Askew
John L. Askew
Attorney for Petitioner

John L. Askew
John L. Askew
Attorney for Petitioner

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Attorney for Petitioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

INTER-OFFICE CORRESPONDENCE

FROM: Zoning
TO: Office of Finance
SUBJECT: Re: Invention 1493

On the above date a check in the amount of \$75.00 was forwarded to your office covering cost of appeal and posting of property at the southwest corner of York and Westbury Roads, 9th District.

As this case was filed in the Circuit Court for Baltimore County, there is a refund due of \$75.00.

Will you kindly make check payable to John L. Askew, Attorney, and forward to this Department.

Zoning Commissioner

JUB-JH

John L. Askew
John L. Askew
Attorney for Petitioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 4193

DATE 1/15/61

To: Messrs. Stangell & Ashby,
205 W. Pennsylvania Avenue,
Towson 4, Maryland

BILLED BY: Zoning Department of
Baltimore County
113 County Office Bldg.,
Towson 4, Md.

REPORT TO ACCOUNT NO. 01-622

DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY

COST

TOTAL AMOUNT

Cost of appeal to Board of Appeals and posting property
\$407-X
75.00

John L. Askew
John L. Askew
Attorney for Petitioner

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Attorney for Petitioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 4255

DATE 2/7/61

To: Messrs. Stangell & Ashby,
205 W. Pennsylvania Avenue,
Towson 4, Md.

BILLED BY: Zoning Department of
Baltimore County
113 County Office Bldg.,
Towson 4, Md.

REPORT TO ACCOUNT NO. 01-622

DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY

COST

TOTAL AMOUNT

Cost of certified copies in the matter of
reclassification and special exception -
S. W. corner York and Westbury Roads, 9th Dist.
\$407-X
75.00

John L. Askew
John L. Askew
Attorney for Petitioner

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Attorney for Petitioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 2913

DATE 1/12/60

To: Messrs. Proctor, Frost & Huller,
Campbell Building
Towson 4, Maryland

BILLED BY: Zoning Department of
Baltimore County
113 County Office Bldg.,
Towson 4, Md.

REPORT TO ACCOUNT NO. 01-622

DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY

COST

TOTAL AMOUNT

Cost of posting property - S.W. corner York and Westbury Roads
\$5.00
5.00

John L. Askew
John L. Askew
Attorney for Petitioner

John L. Askew
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Attorney for Petitioner

#4987

Date of Posting 6-1-60

TOWSON, MD.,-----June 3, 1960.

THE JEFFERSONIAN,

ZONING DEPARTMENT OF BALTIMORE
COUNTY,
PETITION FOR ZONING RECLASSIFICA-
TION AND SPECIAL EXCEPTION--
9TH DISTRICT

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from R-10 Zone to an R-A Zone and a Special Exception to use the property hereinafter described for Offices the Zoning Commissioners of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 108, County Office Building, 111 Chesapeake Avenue, Towson, Maryland:
On Wednesday, June 15, 1949.

At 11:40 A. M.
to determine whether or not the following
mentioned and described property should
be changed or reclassified and whether a
Special Exception for Offices should be
granted to wit:

All that parcel of land in the Ninth District of Baltimore County, beginning at the Southwest corner of York and Westbury Roads; thence Southerly on the West side of York Road, 100 feet; thence South 73 degrees 45 minutes West 250 feet; thence North 14 degrees 15 minutes West 100 feet to the South side of Westbury Road; thence Easterly on the South side of Westbury Road 250 feet to the place of beginning, as shown on plat plan filed with the Zoning Department, being property of Frances N. Mansfield.

By Order of
WILKIE H. ADAMS,
Zoning Commissioner of
Baltimore County
May 27—June 2.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

DATE 5/10/60

COURT HOUSE
TOWSON 4, MARYLAND

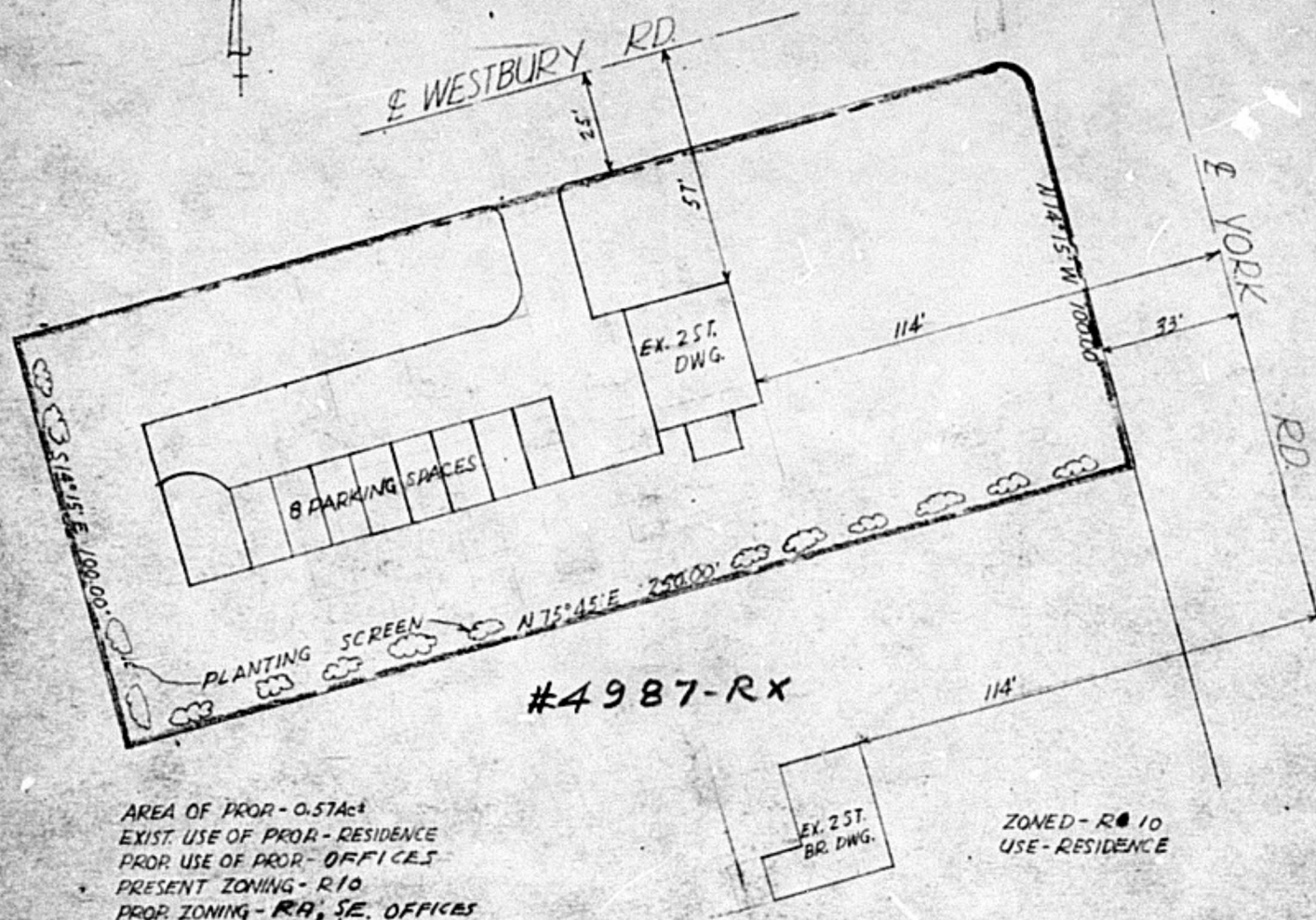
BILLED BY: Zoning

QUANTITY	DESCRIPTION	TOTAL AMOUNT
	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	\$ 43.00
	Petition for Reclassification and Special Exception	COST 43.00
	PRD -- Baltimore County, MD -- Office of Finance	
	5-10-60 4436 * * * TIL-- 5-10-60 4436 * * * TIL--	\$3.00 \$3.00
3		

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY

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.

ZONED - BL
USE - SR EXCEPT SERVICE STATION



MULLER, RAPHEL & ASSOCIATES, INC.
REG. ENGINEERS & SURVEYORS
201 COURTLAND AVE.
TOWSON 4, MARYLAND

PLAT TO ACCOMPANY
ZONING APPLICATION
9TH ELECT. DIST. BALTO, CO, MD.
SCALE: 1" = 30' JAN. 11, 1960
OK & Co. s/John

