

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

we, JOSEPH L. & BLANCH V. KREINER legal owners... of the property situate
401 REISTERSTOWN ROAD, Pikesville

At the northeast corner of Reisterstown Road and Maryland Ave.,
in the 3rd District of Baltimore County, thence northerly, on the east
side of Reisterstown Road, 180 feet with an average rectangular
depth easterly of 180 feet and binding on the north side of
Maryland Avenue. Being property of Jos. L. Kreiner and wife as
shown on plot plan filed with the Zoning Department,

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" Residence zone to an "C" Commercial zone.

Reasons for Re-Classification: Approved Commercial Use

Size of lot 180 x 180
Size and height of building: front 30 feet; depth 22 feet; height 25 feet.
Front and side set backs of building from street lines: front 0 feet; side 75 feet.
Property to be posted as prescribed by Zoning Regulations.

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.

Joseph L. Kreiner
Blanch V. Kreiner
Legal Owner

Address 401 Reisterstown Rd. Pikesville

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of
April 1950, 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 Record Bldg., in Towson, Baltimore County, on the
12th day of May 1950, at 10:00 o'clock A.M.

Petition withdrawn as per
order filed May 8, 1950

Charles H. Going
Zoning Commissioner of Baltimore County

(over)

PETITION FOR ZONING RECLASSIFICATION #1722-S

Location - S.W. cor. of Reisterstown Road and Droher Ave., Pikesville, 3rd Dist.
Owner - Edw. H. Wheeler & wife
Special Permit - erection of a telephone central office building
Date Received - May 16, 1950 Date of Reply - June 14, 1950

This petition presents a proposal of the Chesapeake & Potomac Telephone Company
to construct an office building at the southwest corner of Droher Avenue and
Reisterstown Road in Pikesville proper. The property in question is only a
60-foot residential lot. We feel there are two approaches to consider in
this case:

First, does this proposed building have inherent characteristics which would
type it as a commercial use, with the same effects on adjoining and surrounding
residential properties as might result from other similar commercial uses?
It will certainly involve a certain amount of vehicular and pedestrian traffic
and the need for parking space will probably be the same as for any other com-
mercial office building. If its use falls into this classification, we believe
that it should be established in one of the existing commercial zones or that a
petition might be approved for establishment of a new zone or extension of an
existing zone in a more logical location.

Secondly, if this is regarded as a quasi-public use, such as would be acceptable
in a residential zone with issuance of a special permit, we feel that the
building should be carefully fitted into its residential surroundings. On the
plot plan the building is indicated to be set back only 25 feet from the right-
plot plan the building is indicated to be set back only 25 feet from the right-
of-way line which is, we believe, less than the established residential setback
along this part of Reisterstown Road. No provision is being made for the widening
of Droher Avenue which has only a 30-foot right-of-way. There is no provision
for offstreet parking. This lot is in the heart of a desirable, substantial
residential area, and there appears to be a question as to why it is essential
that such a building be established in this particular location. If there are
urgent reasons for locating in this immediate vicinity, we believe that the
Telephone Company should acquire enough land to place its building in a setting
that would be harmonious with adjacent residential development, and to provide
the essential offstreet parking which would prevent traffic congestion.

I can think of examples elsewhere of telephone buildings that have been constructed
in residential areas where complete protection has been given to the surrounding
properties through provision of proper open spaces, setbacks, and offstreet
parking. The proposed site is entirely inadequate in size for such treatment.

Malcolm H. Hill
Malcolm H. Hill, Director
Baltimore County Planning Commission

cc: Charles H. Going
W. W. MacFiegar

April 17, 1950

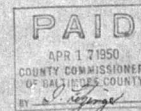
\$20.00
RECEIVED of Jos. L. Kreiner and wife, the sum of
Twenty (\$20.00) Dollars, being cost of petition for
reclassification, advertising and posting of property,
northeast corner of Reisterstown Road and Maryland Avenue,
3rd District of Baltimore County.

Zoning Commissioner

Hearing:

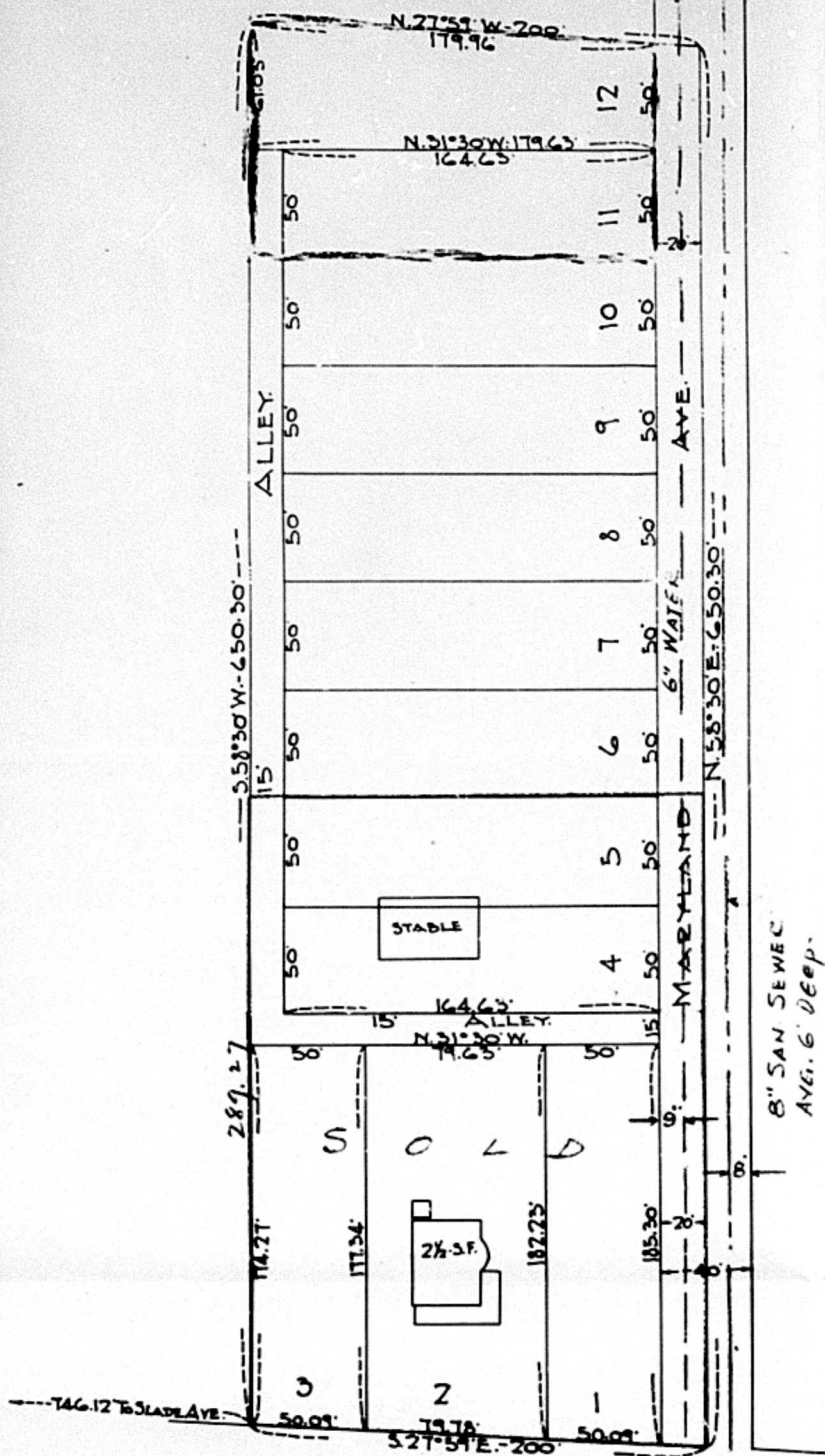
Friday, May 12, 1950

at 10:00 a.m.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3 Date of Posting April 28/50
Posted for A to G
Petitioners Jos. L. Kreiner
Location of property N.E. cor. of Reisterstown Road +
Maryland Ave
Location of Signs east side of Reisterstown Road
90' north of Maryland Ave
Remarks
Posted by Harry E. Bartold Date of return April 29/50



REISTERSTOWN RD.

SCALE 1"=50' JUNE 24, 1932.
E.V. COONAN & CO.
SURVEYORS & CIVIL ENGRS.
231 COURTLAND ST.
BALTO., MD.