

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

I, or we, James R. Wisner and wife, legal owner(s) of the property situate all that plot of ground on the west side of Reisterstown Road, and feet north of Dolfield Road, in the Fourth Election District of Baltimore County and described as follows: Beginning at a crosspoint in a concrete also covering a seven drain app. 33 ft. Southwest of the eastern line of Reisterstown Rd., running thence South 80° East to a line on the Southwest side of Reisterstown Rd.; thence West 255.05 feet in a line, thence East 65.45 ft. to an old boundary line, thence Northeast 205.40 feet to place of beginning; deed for said land being recorded among land records of Baltimore County in Liber 3-1-1, #2027, folio 231, being the property of James R. Wisner and wife.

All that parcel of land in the Fourth District of Baltimore County, on the northeast side of Reisterstown Road, beginning 590 feet northwest of Dolfield Road; thence northwesterly and ending on the southwest side of Reisterstown Road 90 feet; thence south 30 degrees 35 minutes west 203.66 feet; thence south 17 degrees 41 minutes west 52.45 feet; thence north 64 degrees 39 minutes east 255.05 feet to place of beginning.

herby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "A" Residence Zone to an "M" Commercial Zone.

Reasons for Re-Classification: Approved. Comm. Sec

Size and height of building: front 24 feet; depth 14 feet; height 16 feet. Front and side set backs of building from street lines: front 26.36 feet; side 28 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.

James R. Wisner
Maria E. Wisner
Legal Owner
Address Reisterstown Road
Burien, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of October, 1954, 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 Building, in Towson, Baltimore County, on the 2nd day of November, 1954, at 10:00 o'clock A.M.

James R. Wisner
Zoning Commissioner of Baltimore County
(over)

14/159
10 AM

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 4th Date of Posting 10-20-54
Posted for An "A" Residence Zone to an "M" Commercial Zone
Petitioner James R. Wisner and wife
Location of property 3.4 S. of Reisterstown Rd. by Scott Ave. of No. 166 Rd.
thence N.W. 1/4 of the 1/4 S. of Reisterstown Rd. 1/4 of the 1/4 S. of
of Dolfield Road
Remarks: George R. Hummel
Posted by George R. Hummel Date of return 10-24-54

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, being a community need, also the character of the neighborhood has changed since the original zoning in 1945 which warranting the change

IN FAVOR
the above re-classification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County this 22nd day of December, 1954, 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 "A" Residence zone to an "M" Commercial zone, subject to the provision of three square feet of off-street parking area for each square foot of land to be covered by commercial buildings. The property reclassified is described as follows: West side of Reisterstown Road beginning 680 feet north of Dolfield Road; thence southerly, on the south side of Reisterstown Road, 90 feet; thence South 80° 30' West 150 feet; thence N 40° 28' West 17 feet and thence N 30° 12' East 156 feet to beginning.

Richard J. Adams
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location, being a community need, also the character of the neighborhood has changed since the original zoning in 1945 which warranting the change

the above re-classification should NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this 22nd day of December, 1954, that the above petition be and the same is hereby denied and that the above described property or area be and the same is hereby continued as and to remain a residential zone.

Richard J. Adams
Zoning Commissioner of Baltimore County

Approved _____ County Commissioners of Baltimore County

Date Jan 10 1955
Richard J. Adams
President
Comm.

Petition No. 2236 District No. 4
Processed by D. Stanton
Hearing Scheduled Nov., 1

Attention: Mr. Adams

Subject of Petition: From an "A" Residence Zone to an "M" Commercial Zone.

Comments:

It is recommended that a decision on this petition be withheld until that any change in use of this property can be coordinated with other land use proposals and road improvements on the adjoining properties.

The land immediately to the northeast along Reisterstown Road, part of the Tolliver Development, has been proposed as a shopping center and it is understood that a petition for reclassification of this land will be filed in the near future. The adjoining land to the southeast has been purchased by the Gas and Electric Company for use as a transformer station. Its development involves problems of road access and storm drainage. The County Highway Department is studying a possible realignment of the Dolfield Road intersection with Reisterstown Road. The tentative line for this road improvement adjoins the property under consideration.

In the interest of the proper planning of the area it is essential that these various proposals be coordinated and it is therefore recommended that a decision be withheld.

D. Stanton

October 27, 1954

\$20.00

RECEIVED of James R. Wisner, petitioner, the sum of Twenty (\$20.00) Dollars, being cost of petition for re-classification, advertising and posting property, west side of Reisterstown Road, Baltimore County, Md.

Zoning Commissioner of Baltimore County

Hearing

Monday, November 1, 1954

at 10:00 a.m.

Reckord Building
Towson, Md.

PAID
OCT 1 1954
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
17-22

NOTICE OF ZONING PETITION FOR RECLASSIFICATION

4th District
Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change of re-classification, from an "A" Residence Zone to an "M" Commercial Zone, the property described, the following public hearing will be held in the basement of the Reckord Building, Towson, Maryland.

On Monday, November 1, 1954, at 10:00 a.m. in the basement of the Reckord Building, Towson, Maryland, the following mentioned and described property should be changed or reclassified as aforesaid for Approval Commercial Use to wit: All that parcel of land in the Fourth District of Baltimore County, on the southwest side of Reisterstown Road, beginning 680 feet north of Dolfield Road; thence southerly, on the south side of Reisterstown Road, 90 feet; thence South 80° 30' West 150 feet; thence N 40° 28' West 17 feet and thence N 30° 12' East 156 feet to beginning. Being property of James R. Wisner and wife as shown on the plat plan filed with the Zoning Department of Baltimore County, Oct. 15-52.

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS THE COMMUNITY PRESS
Baltimore, Md. Pottsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

October 29, 1954

THIS IS TO CERTIFY, that the annexed advertisement of James R. Wisner and wife 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 2nd day of October, 1954, that is to say the same was inserted in the issues of October 15 and 22, 1954.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

