

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

To the Zoning Commissioner of Baltimore County:

I, or we, Carl Van Danten and Dantes, Jr. Van Danten Legal Owner

First Parcel: All that parcel of land in the Fourth District of Baltimore County on the Southwest side of Reisterstown Road, beginning 450 feet North-west of Dorfield Road, thence Northwesterly and binding on the Southwest side of Reisterstown Road 256 feet thence South 29 degrees West 123.82 feet thence South 33 degrees 21 minutes West 242.75 feet thence South 24 degrees 47 minutes East 111.87 feet thence North 40 degrees 46 minutes East 304.5 feet thence North 29 degrees 45 minutes West 13.95 feet thence North 40 degrees 38 minutes East 98.38 feet to the place of beginning.

Second Parcel: All that parcel of land in the Fourth District of Baltimore County on the Southwest side of Reisterstown Road, beginning 521 feet North-west of Dorfield Road, thence Northwesterly and binding on the Southwest side of Reisterstown Road 185 feet thence South 29 degrees West 123.82 feet thence South 33 degrees 21 minutes East 242.75 feet thence North 40 degrees 46 minutes East 304.5 feet thence North 29 degrees 45 minutes West 13.95 feet thence North 40 degrees 38 minutes East 98.38 feet to the place of beginning.

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.

Carl Van Danten
Legal Owner

Russell Van Danten
Address
Smith & Harrison
212 Washington Avenue
Towson 4, Maryland

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

To the Zoning Commissioner of Baltimore County:

I, or we, Carl Van Danten and Dantes, Jr. Van Danten Legal Owner

herby petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an RD Zone to an RT Zone; and (2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for Gasoline Service Station.

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.

Carl Van Danten
Legal Owner

Russell Van Danten
Address
Smith & Harrison
212 Washington Avenue
Towson 4, Maryland

ORDERED by the Zoning Commissioner of Baltimore County

this 1st day of May, 1956, 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 6th day of June, 1956, at 10:00 o'clock A. M.

Zoning Commissioner
of Baltimore County

Upon hearing on petition for reclassification of the parcel of land firstly described in the within petition from an "RD" Zone to a "RT" Zone and special exception to use the second parcel, described in said petition, for a gasoline service station, and it appearing that by reason of location, the safety, health and the general welfare of the community not being detrimentally affected, the reclassification, IN PART, and a special exception for a gasoline service station, should be granted, therefore:

It is in this 1st day of June, 1956, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition, be and the same is hereby granted, the first, for reclassification, IN PART, from an "RD" Zone to a "RT" Zone of the parcel of land heretofore described and a special exception to use the second parcel for a gasoline service station, subject, however, to approval of plans for the development of said property by the Department of Public Works:

"RD" Zone to a "RT" Zone:

Southeast side of Reisterstown Road beginning 450 feet northwest of Dorfield Road, thence Northwesterly, on the Southwest side of Reisterstown Road, 256 feet thence South 29 degrees West 123.82 feet thence South 33 degrees 21 minutes East 242.75 feet thence North 40 degrees 46 minutes East 304.5 feet thence North 29 degrees 45 minutes West 13.95 feet thence North 40 degrees 38 minutes East 98.38 feet to beginning.

"Gasoline Service Station"

Southeast side of Reisterstown Road beginning 521 feet northwest of Dorfield Road, thence Northwesterly, on the Southwest side of Reisterstown Road, 185 feet thence South 29 degrees West 123.82 feet thence South 33 degrees 21 minutes East 242.75 feet thence North 40 degrees 46 minutes East 304.5 feet thence North 29 degrees 45 minutes West 13.95 feet thence North 40 degrees 38 minutes East 98.38 feet to beginning.

Approved:
County Commissioners of JUL 9 1956
Baltimore County

By Charles J. Smith
Date: June 9, 1956

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting 5-23-56

District 4th
Posted for: Carl Van Danten and Dantes, Jr. Van Danten

Petitioner: Carl Van Danten and Dantes, Jr. Van Danten

Location of property: Southwest side of Reisterstown Road, beginning 450 feet Northwest of Dorfield Road, 4th District of Baltimore County.

Location of signs: On the Southwest side of Reisterstown Road, beginning 450 feet Northwest of Dorfield Road, 4th District of Baltimore County.

Remarks: None

Posted by: Charles J. Smith Date of return: 5/24/56

OFFICE OF THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARMY
Catonville, Md.

No. 1 Newburg Avenue CATONVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of Walter H. Adams, Jr., Zoning Commissioner of Baltimore County, was inserted in THE BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 26th day of May, 1956, that is to say the same was inserted in the issue of

May 18 and 25, 1956.

THE BALTIMORE COUNTEAN

By Paul J. Morgan
Editor and Manager

Baltimore County Planning Board

COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

June 14, 1956

HERBERT H. FRANTZ
JOHN A. FINE
PAUL L. GAUDREAU
CLAUDE H. HALLMAN
ANTHONY J. HOLLER
J. PAUL REED
EDWARD H. STANTON
GEORGE J. ZIEGLER

MEMORANDUM

TO: Walter H. Adams
FROM: Daniel J. Stanton

SUBJECT: Zoning Petition - #3928-B1 - west side of Reisterstown Road, north of Dorfield Road.

Following our conversation concerning this petition for reclassification, I should like to bring to your attention the following items:

- The County's Six-Year Capital Improvement Program provides for a new road to replace Dorfield Road which would require a strip of the western side of the property under consideration. The western boundary of the tract is bounded by a 30 foot right of way which is the property of the Gas & Electric Company, and gives access to their installation to the southwest. The Gas & Electric Company have agreed to deed this 30 foot right of way to the County as part of the right of way for the proposed new road. The road will require a 30 foot strip along the entire western boundary of the property under consideration, and it is recommended that the Zoning Commissioner exempt this strip from any reclassification which he might make.
- Two new homes have recently been erected fronting on the Gas & Electric Company right of way, and facing the rear part of the tract which has been petitioned for reclassification. It is suggested that the Zoning Commissioner say wish to exempt from any reclassification that portion of the tract which is to the rear of that on which the petitioner wishes to develop a filling station.
- The State Roads Commission will require a widening of Reisterstown Road at this point from the present 60 foot right of way to widening on the property in question. It is suggested that any reclassification exclude this portion of the property.

Because of the nature of the proposed development and its location along a major arterial road, it is suggested that the B-1 would be more suitable classification than B-1a for this property. The setback and side yard requirements in the B-1 Zone are not considered adequate for commercial development along such a heavily traveled road, whereas the B-1a Zone will insure adequate setback and side yard requirements so that the proposed commercial development cannot be a hindrance to the movements or the safety of traffic on Reisterstown Road.

Daniel J. Stanton
Daniel J. Stanton,
Deputy Director

DJS
1908

\$5.00

RECEIVED of J. Temple Smith, Attorney for petitioners, Carl Van Danten, the sum of Eight (\$8.00) dollars, being additional cost of advertising the property on the Southwest side of Reisterstown Road, beginning 450 feet Northwest of Dorfield Road and on the Southwest side of Reisterstown Road, beginning 521 feet Northwest of Dorfield Road, 4th District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

01622-#6.00

RECEIVED
JUN 4 1956
COUNTY CLERK'S OFFICE
BY W. W.

