

Petition for Zoning Re-Classification

To the Zoning Commissioner of Baltimore County—
Bernard John Medsiry, Jr. and
Joseph P. Medsiry

DATE: November 3, 1959

Legal owner, R. of the property situated

All that parcel of land in the Fourth District of Baltimore County beginning at the West end of a 16 foot private alley running westerly from Reisterstown Road (said 16 foot private alley being located 1400 feet South of Cockeys Mill Road) thence the following courses and distances: North 8 degrees 27 minutes East 30 minutes West 150.42 feet; South 37 feet; North 10 degrees 00 minutes West 71.3 feet; South 84 degrees 30 minutes West 229 feet; South 2 degrees 30 minutes West 150.42 feet; South 89 degrees 15 minutes East 232.7 feet; South 0 degrees 30 minutes East 151.18 feet; North 85 degrees 00 minutes East 20.38 feet; North 8 degrees 30 minutes West 171.0 feet; Southwesterly 154.6 feet; North 79 degrees 30 minutes East 87.0 feet; North 8 degrees 27 minutes West 53 feet; North 82 degrees 10 minutes East 3.7 feet to the place of beginning.

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-1 O... zone to an... B-1... zone.

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 reclassification, 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 of Baltimore County.

Attest: *Bernard J. Medsiry, Jr.*
Bernard J. Medsiry, Jr.
Joseph P. Medsiry
Address: 229 Dundalk Road, Baltimore, 12, Md.
Telephone: Bixel 7 - 8393

Submitted by The Zoning Commissioner of Baltimore County, this... day of... November, 1959, 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 Rockwell Bldg., in Towson, Baltimore County, on the... day of... December, 1959, at... o'clock, P.M.

Attorney: Bernard J. Medsiry, Jr.
204 Courland Avenue
Towson, Md.
Phone: Valley - 5 - 6579

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

NOTICE OF HEARING
Bernard J. Medsiry, Jr.
204 Courland Ave.
Towson, Md.

Re: 16' Alley, W. Reisterstown Rd., 1400' S. Cockeys Mill Rd., 14th Dist.
Joseph P. Medsiry, Jr. and Bernard J. Medsiry, Jr.

TIME: 3:00 P.M.
DATE: Wednesday, December 9, 1959
PLACE: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

Zoning Commissioner of Baltimore County
PAID - Baltimore County, Md. - Office of Planning

11-1897 8328 • 11-1897 8328 • 4000 • 4000

RECEIVED of: Bernard J. Medsiry, Jr.
LOCATION OF PROPERTY: see above
AMOUNT: \$ 40.00

Zoning Commissioner of Baltimore County

Petition for Zoning Re-Classification

To the Zoning Commissioner of Baltimore County—
Bernard John Medsiry, Jr. and
Joseph P. Medsiry

DATE: November 3, 1959

Legal owner, R. of the property situated

in the rear of the premises known as No. 234 Main Street, Reisterstown, in the Fourth Election District of Baltimore County, State of Maryland, and described as follows:

SEE ATTACHED DESCRIPTION

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-1 O... zone to an... B-1... zone.

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 reclassification, 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 of Baltimore County.

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Attorney: Bernard J. Medsiry, Jr.
204 Courland Avenue
Towson, Md.
Phone: Valley - 5 - 6579

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th
Date of Posting: 11-25-59
Posted for: *Bernard J. Medsiry, Jr.*
Petitioner: *Bernard J. Medsiry, Jr. and Joseph P. Medsiry, Jr.*
Location of property: *16' Alley, West Reisterstown Rd. West South of Cockeys Mill Road, 14th Dist.*
Location of Signs: *16' Alley, West South of Cockeys Mill Road, 14th Dist. South of Reisterstown Rd. West South of Cockeys Mill Road, 14th Dist.*
Posted by: *Bernard J. Medsiry, Jr.* Date of return: 11-26-59

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the reclassification of the subject property to a depth of the existing "Business Local" Zone is proper, in which Mr. George Sawallis, of the Office of Planning assumes that the land is the rear of the existing "Business Local" Zone is trapped and could not be used for any purpose other than the residential use.

It is also the opinion of the Office of Planning that the residential zoning was in error because the 29 acres of ownership here is used as to provide a logical pattern of residential development with a separate and distinct residential street for the area. Zone 234 Main Street, Reisterstown, Md. Church and from the rear of the existing commercial zoning westerly to the subject property. The only access to the individual properties would be through the intensively developed commercial frontage.

For the above reasons the reclassification should be granted.

It is ordered by the Zoning Commissioner of Baltimore County, this... day of... December, 1959, 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... zone to an... zone.

Some subject, however, to the approval of plans for ingress and egress by the State Roads Commission.

Approved: *Charles J. Edman*
Zoning Commissioner of Baltimore County

It is ordered by the Zoning Commissioner of Baltimore County, this... day of... December, 1959, 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 as...

Zoning Commissioner of Baltimore County

Approved: _____
County Commissioners of Baltimore County

Date: _____ By: _____ President

Approved: _____
County Commissioners of Baltimore County

Date: _____ By: _____ President

Approved: _____
County Commissioners of Baltimore County

Date: _____ By: _____ President

Approved: _____
County Commissioners of Baltimore County

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Date: _____ By: _____ President

Approved: _____
County Commissioners of Baltimore County

Date: _____ By: _____ President

Approved: _____
County Commissioners of Baltimore County

Date: _____ By: _____ President

Approved: _____
County Commissioners of Baltimore County

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRINCE STREET
BALTIMORE, MD.
December 8, 1959

Mr. Wladis H. Adams
Zoning Commissioner
County Office Building
Towson, Maryland

Re: Zoning Petition #2819
R-10 Zone to a B-1 Zone
West side of Reisterstown Road (Rt. 140)
400' South of Cockeys Mill Road

Dear Mr. Adams:
This office has reviewed the subject petition and the following comments are with respect thereto:

The subject property is at present being serviced by a 16' private alley and any widening of the property would tend to cause a serious traffic problem with such an access.

It is, therefore, requested that if the Zoning Commissioner should see fit to grant the petition that the plans for ingress and egress be made subject to the approval of the State Roads Commission.

Thank you for your cooperation.

Very truly yours,
Edward D. Rutley
Development Engineer
JLH/168

NOTICE OF ZONING PETITION

FOR RECLASSIFICATION
4th DISTRICT

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the reclassification of the subject property to a depth of the existing "Business Local" Zone is proper, in which Mr. George Sawallis, of the Office of Planning assumes that the land is the rear of the existing "Business Local" Zone is trapped and could not be used for any purpose other than the residential use.

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Some subject, however, to the approval of plans for ingress and egress by the State Roads Commission.

Approved: *Charles J. Edman*
Zoning Commissioner of Baltimore County

Approved: _____
County Commissioners of Baltimore County

Date: _____ By: _____ President

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
THE HERALD-ARGUS
No. 1 Newburg Avenue
CATONSVILLE, MD.

November 28, 1959

THIS IS TO CERTIFY, that the annexed advertisement of Wladis H. Adams, Zoning Commissioner of Baltimore County

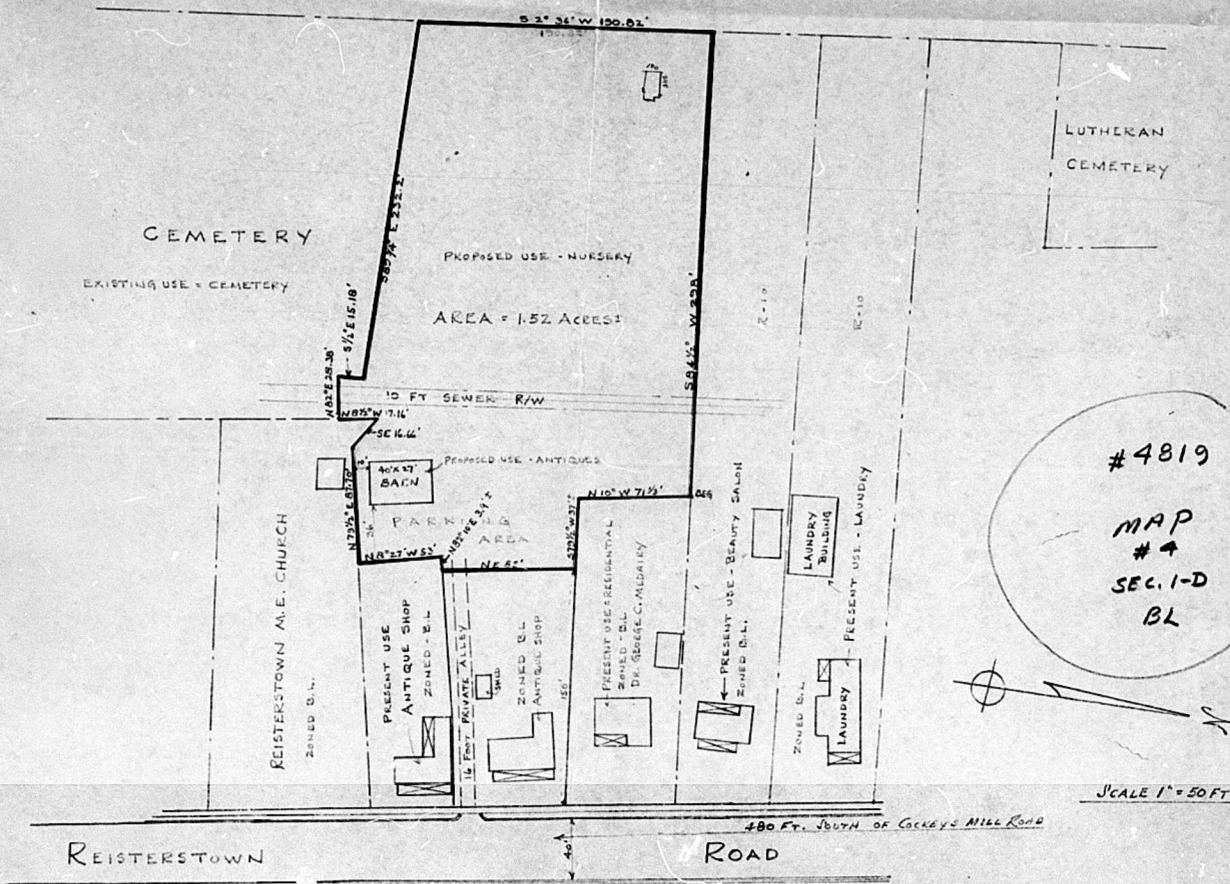
was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 3 successive weeks before the 28th day of November, 1959, that is to say the same was inserted in the issues of November 20-27, 1959.

THE BALTIMORE COUNTIAN

By: *Paul J. Morgan*
Editor and Manager

4th DISTRICT

BOARD OF EDUCATION PROPERTY



#4819

MAP
#4
SEC. 1-D
BL

SCALE 1" = 50 FT

4th ELECTION DISTRICT

LOCATION: WEST SIDE OF REISTERSTOWN ROAD
480 FT. SOUTH OF CORKY'S MILL ROAD

OWNERS: JOSEPH P. MEDAIRE
BERNARD J. MEDAIRE, JR.

PRESENT ZONING = R-10

PROPOSED ZONING = B.L.

AREA = 1.52 ACRES

EXISTING USE - UNIMPROVED

PROPOSED USE = NURSERY & ANTIQUALS

OK LEO 11/3/59