

Petition for Zoning Re-Classification #4897

To The Zoning Commissioner of Baltimore County--

I, or we, James R. Wigner, legal owner... of the property situate...

All that parcel of land in the Fourth District of Baltimore County on the Southeast side of Reisterstown Road beginning 170 feet Northwest of the South corner of Reisterstown and ending on the Southeast side of Reisterstown Road 253.78 feet; thence South 60 degrees 03 minutes West 118.98 feet; thence South 18 degrees 00 minutes East 263.57 feet; thence North 90 degrees 12 minutes East 100.10 feet to the place of beginning.

In Liber G.L.B. 3286, folio 358.

herely petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an RM-1 zone to an RM-2 zone.

Reasons for Re-Classification: There has been a substantial change in the neighborhood and there was an error in original zoning and for use of property for retail stores.

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 passed as presented 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 of Baltimore County.



James R. Wigner
Courage Mills, Md.
c/o Smith and Barton, Realtors
107 Washington Ave., Towson 4, Md.
Address VA 34-100

ORDERED BY The Zoning Commissioner of Baltimore County, this... day of... 1960, 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 Reisterstown Bldg., in Towson, Baltimore County, on the... day of... 1960, at 10:00 o'clock, A.M.

Zoning Commissioner of Baltimore County
(over)

RE: PETITION FOR RECLASSIFICATION
from "RM-1" Zone to a "RM-2" Zone
S. W. Side Reisterstown Road
170' N.W. of Reisterstown Rd. 170'
Dist., James R. Wigner,
Petitioner
OP
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 1897

Pursuant to the advertisement, posting of property, and public hearing on the above petition, the petitioner seeks the reclassification of property on the southeast side of Reisterstown Road 170 feet northwest of Bolfield Road from an "RM-1" (Manufacturing Restricted) Zone to a "RM-2" (Business Local) Zone.

From the facts presented at the hearing there was an apparent error at the time the map was prepared showing the frontage of this property on Reisterstown Road as Manufacturing Restricted. Most of the properties along the frontage are zoned for business uses. The subject property at the present time is being used as a grocery store and it is the intent of the petitioner to replace this grocery store with a modern type super-market.

Since there was apparently an error at the time the map was adopted it is only proper that the reclassification should be granted.

It is this 23rd day of March, 1960, by the Zoning Commissioner of Baltimore County, ORDERED 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 "RM-1" Zone to a "RM-2" Zone.

John L. Durr
Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st Date of Posting: 2-9-60
Posted for: James R. Wigner and J. J. Jones
Petitioner: James R. Wigner
Location of property: South side of Reisterstown Road 170' N.W. of Bolfield Road
Location of sign: On the corner of Reisterstown Road 170' N.W. of Bolfield Road
Remarks: See map
Posted by: John L. Durr Date of return: 2-10-60



STATE OF MARYLAND
STATE ROADS COMMISSION
200 WEST FREDERICK STREET
BALTIMORE 1, MD.
(PHONE AREA 214-8333, BALTIMORE 1, MD.)
March 18, 1960

Mr. Wilsie R. Adams
Zoning Commissioner
County Office Building
Towson 4, Maryland

RE: Zoning Petition #4897
RM-2 Zone to an RM-1 Zone
Southeast side of Reisterstown Rd.
(Rte. 140) 170' Northwest of
Bolfield Road

Dear Mr. Adams:

This office has reviewed the subject petition and has no objection to the change, however, if the Zoning Commissioner should see fit to grant the petition, it is requested that the plans for egress and ingress be subject to the approval of the State Roads Commission.

Very truly yours,
Charles Lee
Chief, Supplemental Engineering Section
John L. Durr
By: John L. Durr
Asst. Development Engineer

JLD/sa

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

OFFICE OF PLANNING AND ZONING
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND
VA. 21204

Mr. James R. Wigner
Courage Mills, Md.

NOTICE OF HEARING

Re: RM-2 Reisterstown Rd. 170' NW Bolfield Rd.
4th Dist. James R. Wigner-Petitioner

TIME: 10:00 A.M.

DATE: Monday, March 21, 1960

PLACE: Room 106, County Office Bldg., 111 W. Chesapeake Avenue
Towson, Maryland

Zoning Commissioner
of Baltimore County

RESCRIPT

Date: 2/25/60
PRD - Baltimore County, Md. - Office of Finance
RECEIVED at: 2:45 PM - 2/25/60
LOCATION OF PROPERTY: 2-2960 - 1528
AMOUNT: \$ 10.00 - 2-2960 - 1528
• • • • • TIL - 4000
• • • • • TIL - 4000

Zoning Commissioner
of Baltimore County

OFFICE OF THE BALTIMORE COUNTEAN.

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD - ARGUS
Catonville, Md.
No. 1 Newburg Avenue
CATONVILLE, MD.

THIS IS TO CERTIFY, that the annex advertisement of Wilsie R. Adams 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 27th day of March, 1960, that is to say the same was inserted in the issue of March 4-11, 1960

THE BALTIMORE COUNTEAN

By: Paul J. Morgan
Editor and Manager

Carl

Von Gunten

Beginning

REGISTERED

N 60° 03' E

90'

N 56° 15' E
28.98'

S 31° 29' E

16.5'

OLD R/W 2

Present E 2
Old E 2

26'

253.99'

Fr. Dwelling
And Store

Barr

Estelle

0.87 A.±

N 16° W

E

Co.

263.517'

S 58° 12' W

5.58' 12" W
16.51'

170' to N. side
of Dorfield Rd.



NOTE:

This plat was drawn from Deed
description & not from a survey
made by me.

4897

MAP
4

SEC. 2-C

FOR

JAMES R. WISNER

4th DISTRICT, BALTIMORE COUNTY, MD.

SCALE 1" = 30'

FEBRUARY 2, 1960

C. A. MYERS, SURVEYOR

or see 2/4/60

