

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

I, or we, Robert Horn and Julia Horn legal owner(s) of the property situate

All that parcel of land in the fourth District of Baltimore County on the East side of Reisterstown Road beginning 627.1 feet North of Chartley Drive; thence running Northwesterly and binding on the East side of Reisterstown Road, 69.17 feet; thence North 72 degrees 10 minutes East 223 feet; thence South 17 degrees 11 minutes East 13.5 feet; thence South 54 degrees 55 minutes West 208 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-10 zone to an B-M zone.

Reasons for Re-Classification: It is shown that the property is presently zoned R-10, which is not appropriate for the use of the property. The property is currently zoned R-10, which is not appropriate for the use of the property. The property is currently zoned R-10, which is not appropriate for the use of the property.

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 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.

William F. Albert
Attorney for Petitioners
900 Reisterstown Road
Pikesville 6, Maryland
Winter 4-0360

Robert Horn
Legal Owner
104 Purvis Place, Pikesville, Md.
Winter 4-0360

ORDERED BY The Zoning Commissioner of Baltimore County, this 27th day of October 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Record Building, in Towson, Baltimore County, on the 30th day of November 1960, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County
(over)

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 11, 1960.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on November 11, 1960, at 11:30 A.M., before the 30th day of November, 1960, in accordance with the provisions of the Zoning Law of Baltimore County, and that the same is being published in accordance with the provisions of the Zoning Law of Baltimore County, and that the same is being published in accordance with the provisions of the Zoning Law of Baltimore County.

THE JEFFERSONIAN
Frank Hamilton
Manager

Cost of Advertisement, \$

Pursuant to the advertisement, posting of property, and public hearing on the above petition in order to get full advantage of the proposed business major zoning, the owner of the subject property needs more frontage. This would be beneficial traffic-wise, as well as beneficial to the owner himself. Also there have been sufficient changes in the area since the adoption of the Land Use Map to warrant the granting of the reclassification.

It is Ordered by the Zoning Commissioner of Baltimore County this 30th day of November 1960, 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 R-10 (residence) zone to an B-M (business major) zone, subject, however to approval of plan for ingress and egress by the State Roads Commission.



Deputy 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

the above re-classification should NOT be had:

It is Ordered by the Zoning Commissioner of Baltimore County, this day of 1960, 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 zone.

Approved County Commissioners of Baltimore County
Date By President

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th
Posted for: 11-10-60 to 11-16-60
Petitioner: Robert Horn et al.
Location of property: 154 Chartley Drive, Pikesville, Md.
Location of Signs: East side of Reisterstown Rd. 627 ft. north of Chartley Drive
Remarks:
Posted by: George R. Hummel Date of return: 11-16-60

STATE OF MARYLAND STATE ROADS COMMISSION

300 WEST PRESTON STREET
BALTIMORE 1, MD.

(MAILING ADDRESS: P.O. BOX 714, BALTIMORE 2, MD.)

November 21, 1960

Mr. John G. Rose
Deputy Zoning Commissioner
County Office Building
Towson 4, Maryland

RE: Zoning Petition No. 5149
R-10 Zone to an B-M Zone
East side of Reisterstown Road
(South 140) 627.8' North
of Chartley Drive

Dear Mr. Rose:

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 ingress and egress be made subject to the approval of the State Roads Commission.

Thank you for your cooperation.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

By: John L. Duerr
Asst. Development Engineer

JLD/ms

OFFICE OF PLANNING

Inter-Office Correspondence

George E. Gavrellis, Deputy Director November 18, 1960

From: Mr. John G. Rose, Deputy Zoning Commissioner

To: #5149 - R-10 to B.M. Easterly side of

Subject: Reisterstown Road beginning 627 feet north of Chartley Drive. Robert Horn, et al.

4th District

HEARING: Nov. 30, 1960 2:00 P.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to B.M. zoning and has the following advisory comment to make:

- The goal of the 4th District Master Plan was to recognize and affirm a residential character of the area between Glyndon Drive and the shopping center just to the north of Chartley Drive. Certain adjustments have been made to the zoning map with the effect of establishing a common boundary for commercial zoning on both sides of Reisterstown Road. We believe that the adjustments made to the zoning map now have established logically and apparently stopping points for commercial zoning here and can not recommend for the petition.

GEG:h



INVOICE		BALTIMORE COUNTY, MARYLAND		No. 4008	
TELEPHONE VALLEY 3-3000		OFFICE OF FINANCE		DATE 10/31/60	
To: William F. Albert, Esq. 900 E. Reisterstown Rd. Baltimore 6, Md.		BILL TO: Zoning		TOTAL AMOUNT \$ 50.00	
DEPOSIT TO ACCOUNT NO. 01622		QUANTITY		COST	
DETAILS: UPPER SECTION AND RETURN WITH YOUR REMITTANCE		Petition for reclassification - Robert Horn et al.		50.00	
11-160 2 17 * * * 111 -		3		50.00	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.					

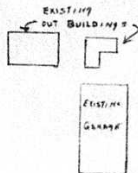
INVOICE		BALTIMORE COUNTY, MARYLAND		DATE 11/30/60	
TELEPHONE VALLEY 3-3000		OFFICE OF FINANCE			
To: Robert Horn 104 Purvis Place Pikesville 6, Maryland		BILL TO: Zoning		TOTAL AMOUNT \$ 21.00	
DEPOSIT TO ACCOUNT NO. 01622		QUANTITY		COST	
DETAILS: UPPER SECTION AND RETURN WITH YOUR REMITTANCE		Advertising and sign - Robert Horn		21.00	
11 30 60 3 17 * * * 111 -		3		21.00	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.					

#5149

MAP
 # 4
 SEC. 1-D
 B.M.

GEORGE CONSTANTINE
 W.P.C. 517 FOLIO 131

R-10 ZONE



ROBERT HORN & WIFE
 W.J.R. 3759 FOLIO 454

TREMARCO
 CORPORATION
 W.J.R. 3606 FOLIO 208

REISTERSTOWN REALTY, INC.
 W.J.R. 3608 FOLIO 567

REISTERSTOWN

ROAD

SCALE = 1" = 50'

AREA TO BE ZONED FROM R-10 TO B.M. OUTLINED IN RED
 PETITIONER'S B.M. ZONED PROPERTY OUTLINED IN BLUE

4TH ELECTION DISTRICT

