

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, _____, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

Change in character of the neighborhood
See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or 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.

Philip J. Delaney
Address: 5514 Ritchie Highway, Baltimore, Md.
Contract purchaser
Richard V. Delaney
Address: 11701 Reisterstown Rd., Reisterstown, Md.
Legal Owner

Petitioner's Attorney

Address _____
ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1961, 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 be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1961, at 2:00 o'clock P.M.



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 be had; and it further appearing that by reason of _____

a Special Exception for _____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County that: _____ day of _____, 1961, that the herein described property or area should be and the same is hereby reclassified; from a _____ zone to a _____ zone, and/or a Special Exception for a _____ should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that _____ of the subject property does not seem to be suitable for business local zoning and the character of the neighborhood has not changed sufficiently to warrant the zoning, _____

the above re-classification should NOT BE HAD, and _____

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1961, that the above re-classification 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.n. "R-10" zone; and _____

Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#5367
Date of Posting: 9-13-61
District: 4th
Posted for: _____
Petitioner: _____
Location of property: _____
Location of Sign: _____
Signed by: _____
Date of return: 9-14-61

PETITION FOR ZONING RE-CLASSIFICATION 4th DISTRICT

ZONING: From R-10 to B-1
LOCATION: Northwest corner of Reisterstown Road and Roache's Lane.
DATE AND TIME: WEDNESDAY, OCTOBER 4, 1961 AT 2:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, will hold a public hearing: _____

THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
THE BALTIMORE COUNTEAN
THE BALTIMORE COUNTEAN
THE BALTIMORE COUNTEAN

September 23, 1961.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, 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 One _____ weeks before the 23rd day of September, 1961, that it to say the same was inserted in the issues of September 21, 1961.

THE BALTIMORE COUNTEAN

By _____
Editor and Manager

Beginning for the same at an iron pipe set in a stream at the corner formed by the intersection of the north side of Reisterstown Road, 66 feet wide, and the west side of Roache's Lane, formerly called Century Avenue, 37 feet wide, as shown on a plat recorded in Liber W.P.C. No. 3, Folio 119 one of the Land Records of Baltimore County, and running thence bounding on the north side of said Reisterstown Road, North 35° West 231.00 feet to an iron pipe on the third line of the lot of ground which was conveyed by Virginia B. Michael and husband to Mary E. Wilton by deed dated October 27, 1922 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 562, Folio 479 and running thence along said third line N 48° E 250.00 feet to a maple tree on the west side of Roache's Lane 37 feet wide thence binding on said west side South 08° 30' West 360.46 feet to the point of beginning containing 0.438 acres more or less. Being the parcel of land which by deed dated October 6, 1944 and recorded among the Land Records of Baltimore County in Liber R.J.S. #1369, Folio 45 was granted and conveyed by The Chesapeake Holding Co., Inc. unto Walter E. Allender and Julia Allender his wife.

OFFICE OF PLANNING AND ZONING Inter-Office Correspondence

To: Mr. John G. Rose, Zoning Commissioner
From: George E. Gavrilis, Deputy Director
Subject: #5367. From R-10 to B-1 Zone
Northwest corner of Reisterstown Rd. and Roache's Lane.

4th District
Hearings: Wednesday, October 4, 1961 (2:00 P.M.)
The staff of the Office of Planning and Zoning has reviewed the subject petition and recommends against it.



BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF PUBLIC SERVICES Inter-Office Correspondence

From: George A. Reier
To: John G. Rose
Subject: Zoning Petition #5367
N.W.C. Reisterstown Rd. & Roache's Lane District 4

Attention: Mr. James Dyer

The captioned site presents a serious problem from a drainage standpoint and the present relationship of Roache's Lane to Reisterstown Road, a 50' right of way plus a 90 degree approach to Reisterstown Road is recommended.

Should you elect to remove this site as introduced, it is recommended that it be done so subject to review and approval of the Division of Land Development.

George A. Reier
George A. Reier
Assistant Chief
Bureau of Public Services

GARrb

cc: Mr. Duerr

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

To: Mr. Paul E. Delley
11701 Reisterstown Rd.
Reisterstown, Md.
Billed by: Zoning Department of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
07622		Advertising and posting of your property	\$39.00
			39.00

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.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

To: Mr. Paul E. Delley
11701 Reisterstown Rd.
Reisterstown, Md.
Billed by: Zoning Department of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
07622		Petition for Re-classification for Paul Delley	\$50.00
			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.

PETITION FOR ZONING RE-CLASSIFICATION TOWSON, 1ST DISTRICT

ZONING: From R-10 to B-1 Zone
LOCATION: Northwest corner of Reisterstown Road and Roache's Lane.
DATE AND TIME: WEDNESDAY, OCTOBER 4, 1961 AT 2:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

CERTIFICATE OF PUBLICATION

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 _____ day of _____, 1961, the _____ publication appearing on the _____ day of _____, September, 1961.

THE JEFFERSONIAN
_____ Manager

Cost of Advertisement, \$ _____

MAPLE
TREE

R-10

ROACHE'S
LANE

508°30'W
360.46'

11701 - 11703
REISTERSTOWN ROAD

0.658 ACRES ±

N 48° E 250.00'

R-10

N 35° W 231.00'

PIPE

PIPE

REISTERSTOWN ROAD

66'



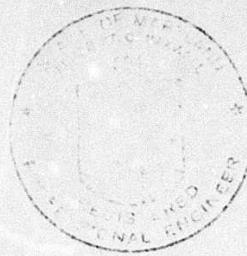
#5367

MAP
#4

SEC. 1-D

13L

B. L.



I CERTIFY I HAVE SURVEYED
THE PROPERTY SHOWN ON THIS
PLAT

Elmer St. C. Maxwell
ELMER ST. C. MAXWELL
ELMER ST. C. MAXWELL & ASSOC.
ENGINEERS
PIKESVILLE 8, MARYLAND

PLAT SHOWING PROPERTY OF
MR. & MRS. PAUL E. DAILEY
11701 - 11703 REISTERSTOWN ROAD
BALTIMORE COUNTY, MARYLAND
SCALE 1" = 50' APRIL 17, 1961

