

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Suburbia Shopping Plaza, Inc., 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 reclassified pursuant to the Zoning Law of Baltimore County from an B-1 zone to an B-2 zone; for the following reasons: To correct error in reclassification

See Attached Descriptions

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.

Contract purchaser Suburbia Shopping Plaza, Inc.
Address 335 Equitable Building, Baltimore 2, Md.
Petitioner's Attorney Walter J. Addison
Address 8654 Liberty Road, Baltimore 28, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of November, 1962, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of December, 1962, at 10:00 o'clock A.M.



Walter J. Addison
Zoning Commissioner of Baltimore County

TELEPHONE
VALLEY 3-3000

BAITIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

To: William T. Weinstein, Esq.
8654 Liberty Road
Baltimore 28, Md.

Bill to Zoning Department of
Baltimore County

EXHIBIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
07622			\$50.00
Advertising and posting of property for Suburbia Shopping Plaza			10.00
			10.00

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.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the safety, health and the general welfare of the locality involved not being detrimentally affected,

the above Re-classification should be had, and it is further ordered that

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of December, 1962, that the herein described property or area should be and the same is hereby reclassified, from a B-1 zone to a B-2 zone, and after the date of this order, subject, however, to approval of the site plan by the Division of Land Development and the Zoning Commission and Zoning.

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, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of November, 1962, 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 B-1 zone; and/or the Special Exception for

Zoning Commissioner of Baltimore County

MICROFILMED

BAITIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

To: William Weinstein, Esq.
Equitable Building
Baltimore 2, Md.

Bill to Zoning Department of
Baltimore County

EXHIBIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622			\$50.00
Petition for Reclassification for Suburbia Shopping Plaza, Inc.			50.00
			10.00

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.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 11th Date of Posting 11-28-62
Posted for George R. Hermalin
Petitioner Suburbia Shopping Plaza, Inc.
Location of property 8654 Liberty Road, Baltimore 28, Md.
Location of Sign at E. of Reisterstown Rd. 1100 ft. N.W. of Cherry Hill Rd.
Remarks George R. Hermalin
Posted by George R. Hermalin Date of return 11-29-62

See Regional
Member ASCE
NSPE
MSS

(COPY)
DAVID W. POHLMER
Consulting Engineering
Land Surveying - Site Planning

July 27, 1961. #5716

DESCRIPTION OF 0.3736 ACRE TRACT, GARFIELD PROPERTY
FOURTH DISTRICT, BALTIMORE COUNTY, MD.

Beginning for the same at a point in the centerline of Reisterstown Road, 65 feet wide, at the beginning of the Land, which by deed dated October 1, 1940, and recorded among the Land Records of Baltimore County in Liber C.W.E.R. No. 1115, folio 567, was conveyed by Fannie Rich Wyatt to Louise Wyatt Garfield, running thence and binding on the centerline of Reisterstown Road and on the 1st line of said Land, and referring the courses of this description to the Baltimore County Grid Meridian, South 44 Degrees 05 Minutes 05 Seconds East 99.00 feet to the end of said line and to the end of the 8th line of the land which by deed dated and recorded among the aforesaid Land Records in Liber S.L.B. No. 3065, folio 23, was conveyed by Daniel D. F. Yellott to the Rappolla Corporation, thence leaving the center line of Reisterstown Road and binding on the 2nd and 3rd lines of the Land 1st herein mentioned and reversely on the 8th and 7th lines of the Land secondly herein mentioned North 41 Degrees 01 Minutes 20 Seconds East 165.00 feet and North 44 Degrees 05 Minutes 05 Seconds West 99.00 feet to the beginning of the 4th line of the Land first herein mentioned thence binding on said 4th line South 41 Degrees 01 Minutes 20 Seconds West 165.00 feet to the place of beginning.

Containing 0.3736 Acres more or less.

Said beginning point being also located approximately 1168 feet measured Northwesterly along the Northeast side of Reisterstown Road from Cherry Hill Road.



STATE OF MARYLAND STATE ROADS COMMISSION 300 WEST PATTERSON STREET BALTIMORE 1, MD.

December 18, 1962

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

RE: Zoning Petition # 5716
B.L. Zone to a B.M. Zone
North side of Reisterstown Road
(Route 140) West of Cherry Hill Road

Dear Mr. Rose:

This office reviewed the subject petition and the following comments are with respect thereto:

It appears from the plan and past conferences that it is the intention of the petitioners to use the property solely for a Drive-In Car Wash.

As you undoubtedly know car washes along state highways are rapidly becoming an extreme problem considering that they lack sufficient parking area to store properly the autos using the facilities.

Adjacent entrances, driveways, and streets are habitually blocked by inconsiderate drivers entering the car washes.

A review of the plans indicate that the traffic patterns will not be conducive for the smooth flow of vehicles in and out of the Car Wash. In addition it is observable that the adjacent entrance will be made inoperative at times. Furthermore the plans indicate no storage room and only enough stacking room for approximately 20 cars. Past experiences reveal that with such a small number of stacking spaces, cars will use our highway for a parking lot.

May we also point out the fact that the petitioner has indicated a 17' widening for the future improvement of Reisterstown Road. However the proposed building is located only 10' from the proposed Right of Way line. If and when Reisterstown Road is improved we foresee the problem of cars being worked on within our Right of Way. This will not be permitted.



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

JLD/stb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose Date: November 27, 1962
FROM: Walter J. Addison
SUBJECT: Property east side of Reisterstown Road adjacent to the Hannah More Academy - approximately 1,069 feet northwest of the centerline on Cherry Hill Road

This item was introduced at the meeting of November 23, 1962 prior to the published agenda. A proposed arrangement of the car wash facilities within this site is totally unacceptable from a traffic standpoint for the following reasons:

1. Storage on Reisterstown Road would preclude free exit from the car wash.
2. Storage on Reisterstown Road would close off free exit or entrance from the adjacent service station, that is #11987 Reisterstown Road.
3. Circulation within the lot is made impracticable by the less than 10 foot radius from the drive-in storage into the proposed car wash.

It appears that the only way in which this site could be used properly for a car wash facility would be to provide for entrance exclusively via the adjacent service station or shopping center and utilize Reisterstown Road solely for exit purposes.

WJA:GWS:ach
A: achment
cc: Mr. George Reiser



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 7, 1962
FROM: George E. Gavett, Deputy Director

SUBJECT: #5716 - Petition for Zoning Reclassification from B.L. Zone to B.M. Zone - West side of Reisterstown Road and the Northwest side of Cherry Hill Road

4th DISTRICT

HEARING: Wednesday, December 19, 1962 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for zoning reclassification from B.L. to B.M. zoning and has the following advisory comments to make with respect to pertinent planning factors:

1. In light of the extensive Business Major Zone to the rear of the subject property, the Planning Staff offers no adverse comment with respect to the proposed zoning reclassification. However, the Planning Staff does note some very specific problems concerning the proposed use which should be clarified in the event that the reclassification is granted. These problems deal with traffic storage and entrance blockages which are so typical of car wash operations. The petitioner immediately should process his plans for detailed comment by County agencies with the object of arriving at a plan of circulation which will integrate the car wash activity with the balance of the adjacent shopping center.

GEG:sh



PETITION FOR A
ZONING RECLASSIFICATION
4th DISTRICT
ZONING FROM B.L. to B.M.
Zone.

LOCATION: West side of Reisterstown Road and the Northwest side of Cherry Hill Road.

DATE & TIME: WEDNESDAY, DECEMBER 19, 1962 at 10:00 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

Concerning all that parcel of land in the Fourth District of Baltimore County.

Beginning for the same at a in the centerline of Reisterstown Road, 66 feet wide, at the beginning of the Land which by deed corded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 1115, folio 567, was conveyed by Fannie Rich Wyatt to Louise Wyatt Garfield, running thence and binding on the centerline of Reisterstown Road and on the 1st line of said land, and referring the courses of this description to the Baltimore County Grid Meridian, South 44 Degrees 05 Minutes 05 Seconds East 99.00 feet to the end of said line and to the end of the 8th line of the land which by deed dated, and recorded among the aforesaid Land Records in Liber G.L.B. No. 3065, folio 23, was conveyed by Daniel D. F. Yellott to the Rappolla Corporation, thence leaving the center line of Reisterstown Road and binding on the 2nd and 3rd lines of the Land 1st herein mentioned and reversely on the 8th and 7th lines of the Land secondly herein mentioned North 41 Degrees 01 Minutes 20 Seconds East 165.00 feet and North 44 Degrees 05 Minutes 05 Seconds West 99.00 feet to the beginning of the 4th line of the Land first herein mentioned thence binding on said 4th line South 41 Degrees 01 Minutes 20 Seconds West 165.00 feet to the place of beginning.

Containing 0.3736 Acres more or less.

Said beginning point being also located approximately 1168 feet measured Northwesterly along the Northeast side of Reisterstown Road from Cherry Hill Road.

Being the property of Suburban Shopping Plaza, Inc. as shown on plat plan filed with the Zoning Department.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Nov. 30

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md.

THE COMMUNITY PRESS
Dundalk, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

November 30

19 62

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for one successive-weekly before
the 3rd day of December 1962, that is to say
the same was inserted in the issues of November 30

THE BALTIMORE COUNTIAN

By Paul T. Morgan
Editor and Manager.

PETITION FOR A ZONING RECLASSIFICATION—4TH DISTRICT

ZONING: From B.L. Zone to B.M. Zone.
LOCATION: West side of Reisterstown Road and the Northwest side of Cherry Hill Road.

DATE & TIME: Wednesday, December 19, 1962, at 10:00 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold public hearings concerning all that parcel of land in the Fourth District of Baltimore County.

Beginning for the same at a point in the centerline of Reisterstown Road, 66 feet wide, at the beginning of the Land, which by deed dated October 1, 1940, and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 1115, folio 567, was conveyed by Fannie Rich Wyatt to Louise Wyatt Garfield, running thence and binding on the centerline of Reisterstown Road and on the 1st line of said land, and referring the courses of this description to the Baltimore County Grid Meridian, South 44 degrees 05 minutes 05 seconds East 99.00 feet to the end of said line and to the end of the 8th line of the land which by a deed recorded among the aforesaid Land Records in Liber G.L.B. No. 3065, folio 23, was conveyed by Daniel D. F. Yellott to the Rappolla Corporation, thence leaving the center line of Reisterstown Road and binding on the 2nd and 3rd lines of the Land 1st herein mentioned and reversely on the 8th and 7th lines of the Land secondly herein mentioned North 41 degrees 01 minutes 20 seconds East 165.00 feet and North 44 degrees 05 minutes 05 seconds West 99.00 feet to the beginning of the 4th line of the Land first herein mentioned thence binding on said 4th line South 41 degrees 01 minutes 20 seconds West 165.00 feet to the place of beginning.

Containing 0.3736 acres more or less.
Said beginning point being also located approximately 1168 feet measured Northwesterly along the Northeast side of Reisterstown Road from Cherry Hill Road.

Being the property of Suburban Shopping Plaza, Inc. as shown on plat plan filed with the Zoning Department.

By Order of

JOHN G. ROSE,
Zoning Commissioner of
Baltimore County.

Nov. 30.

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 30, 1962

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once a week
at 1 time successive-weekly before the 19th
day of December 1962, the first publication
appearing on the 30th day of November
1962.

THE JEFFERSONIAN,

Frank Smith
Manager.

Cost of Advertisement, \$ _____

MICROFILMED

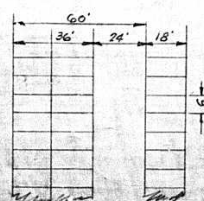


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MAY 12 1961
BY PLANNING & DESIGN

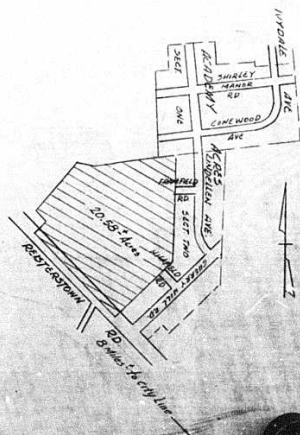
SENIOR HIGH SCHOOL
REISTERSTOWN
FRANKLIN
5716-
BOWLING LANE STORES
DEVELOPMENT PLAN
"REISTERSTOWN SHOPPING PLAZA"
4TH DISTRICT BALTIMORE COUNTY, MD.
(NW Corner of Existing Plaza)
SUBURBAN SHOPPING PLAZA, INC.
235 GQUITABE BLDG.
BALTIMORE, MD.

TOTAL PARKING - 1020 CARS

TYPICAL PARKING LAYOUT
SCALE: 1" = 30'



VICINITY MAP
SCALE: 1" = 100'



REVISOR: 12-27-59
REVISED: 12-27-59
REVISOR: 12-27-59
REVISED: 12-27-59

Proposed stores added 12-19-61
Future Buildings added 3-10-61
Grades revised 11-10-61
REISTERSTOWN SHOPPING PLAZA
LOCATED AT
CHERRY HILL ROAD
DMS: N