

LIBER W.J.R. 3941 PAGE 414

(11118 REISTERSTOWN ROAD)

BEGINNING for the same on the west side of the Baltimore and Reisterstown Turnpike, at the distance of 160.8 feet north of the post planted on the west side of said road, said post being at the end of the first line of the land described in the deed from Harry W. Nelson, et al, to Mary Ann Constantine, dated May 29, 1877 and recorded among the Land Records of Baltimore County in Liber J.B. No. 102 Folio 13, and being also the beginning of the second line of the land described in said deed, and running thence binding on said line and on the west side of said road north 44 degrees west 160.8 feet to the end of the second line, thence running with and binding on the third line mentioned in the aforesaid deed, south 46 degrees west 799 feet to the end of said third line, thence running with and binding on the fourth line in said deed, south 44 degrees east 160.8 feet, thence by a straight line to the place of beginning. Containing 2.75 acres more or less. Beginning point also being at the distance of 1,164.8 feet from the south corner of the intersection of Featherbed Lane and Reisterstown Road.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, are the legal owner(s) 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 R-1-10 zone to an BL zone to an 11-163 zone for the following reasons:

- That the Reisterstown Road area in which the herein described property lies is basically commercial.
- That the herein described property is no longer suited for residential purposes.
- That because of the condition of the improvements on the herein described property, it would not be feasible to make such improvements to the premises as would be necessary to use it as a residence, especially when the property is no longer suited for residential purposes. The property being known and designated as 11118 Reisterstown Road and more fully described in the deeds and bounds description attached hereto.

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 reclassification 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
Address: 1154 Mathews Rd
Petitioner's Attorney
Address: 1154 Maryland National Bk. Bldg.
No. 5 - 1900

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of October, 1963, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the OCT 25 1963 day of January, 1963, at 11:00 o'clock A.M.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 12-31-62
Posted for: Albert Landay
Petitioner: Albert Landay
Location of property: 1154 Mathews Rd, Towson, Md.
Location of sign: at intersection of Mathews Rd and Reisterstown Rd
Remarks: Property of Harry W. Nelson, et al.
Posted by: Charles H. Hannon Date of return: 1-2-63

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: JANUARY 24, 1963

FROM: Mr. George E. Garveris, Deputy Director

SUBJECT: #5753, R-10 to R-1, Westside of Reisterstown Road 1164.8 feet South of Featherbed Lane. Being property of Albert Landay.

14th District
HEARING: Thursday, January 24, 1963 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to R-1 zoning and has the following advisory comment to make with respect to pertinent planning factors:

- Examination of land use data indicates that the subject property is well removed from any existing commercially zoned land and that, with the exception of one non-conforming use across the street, all land uses in the immediate vicinity of this property are residential in character. Creation of commercial zoning here would set up land use potentials for the property which are not in accordance with those of adjacent properties and which are not in accordance with the goals of the 14th District Master Plan. As such the Planning Staff believes that commercial zoning here would constitute a spot zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition appearing that by reason of the above Reclassification 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 this day of January, 1963, that the herein described property or area should be and the same is hereby reclassified, from R-10 zone to R-1 zone to an R-1 zone, and/or a Special Exception for as above 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 appearing that by reason of the above Reclassification 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 this day of April, 1963, that the above reclassification 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 an R-10 zone; and the Special Exception for as above should be and the same is denied, from, and after the date of this order.

Zoning Commissioner of Baltimore County

MICROFILMED

November 24, 1962

Gordon L. Polk
1154 Maryland National Bank Building
Baltimore 2, Maryland

Re: Albert Landay & Edward Azzarel
Zoning Reclassification on Reisterstown Road

Dear Sir:

The Zoning Advisory Committee has reviewed the above petition and have the following comments to make:

- The petitioner's engineer should contact the State Roads Commission representative (Mr. John L. Dwyer, RT 7-9000 Ext. 353) for approval of entrance.
 - The petitioner and/or his engineer should arrange a meeting with the writer to discuss the plan.
- If you have any questions concerning this matter, please do not hesitate to contact me at 74-3-000 Ext. 793.

Yours very truly,

JLD/oa
cc: John L. Dwyer
Albert Landay

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 28, 1963

FROM: Mr. George E. Garveris, Deputy Director

SUBJECT: #5753, R-10 to R-1, Westside of Reisterstown Road 1164.8 feet South of Featherbed Lane. Being property of Albert Landay.

14th District

The staff of the Office of Planning and Zoning has examined the subject property for the purpose of attempting to provide a service road along its Reisterstown Road frontage. The request for provision of a service road was made by you after you had held the hearing for zoning reclassification on January 24, 1963.

Examination of the subject property by members of the Planning Staff and the State Roads Commission indicates that a service road is not feasible because of difference in grade between Reisterstown Road and the properties along its westerly side in this locale. Site distance also is a problem. It is the joint conclusion of those making this study that a plan cannot be approved for this property which contains a workable, feasible service road facility.

OSD:bms

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Ridgely, Md.
THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

January 7, 1963

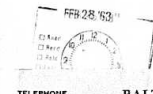
THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week unknown before the 7th day of January, 1962, that is to say the same was inserted in the issues of

JANUARY 4, 1963.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager



TELEPHONE
VALLBY 3-3000

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 15438

DATE: 1/16/63

TO: Albert Landay
1154 Mathews Building
Baltimore 2, Md.

BILLING Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	CL622	DATE
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR IDENTIFIER	1/16/63
	Advertising and posting of property	34.00
		34.00
		1.00
		34.00

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.

