

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Know we, the Contract Purchasers, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and make a party hereto, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an R-10 to B-R zone; for the following reason:

To permit continuation and expansion of non-residential uses now existing on the property as non-conforming.

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

Property is to be posted and advertised as prescribed by Zoning Regulations. 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.

Baltimore County Associates, Inc.
By: George W. Christy
Robert Hays-Pace, Contract purchaser
Address: 900 Reisterstown Road, #8
Address: 11415 Reisterstown Road

William D. Wells
William D. Wells, Petitioner's Attorney
Address: 900 Reisterstown Road #8
Petitioner's Attorney

ORDERED: By The Zoning Commissioner of Baltimore County, this 13th day of September, 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 30th day of September, 1963, at 11:00 o'clock A.M.



PETITION FOR RECLASSIFICATION
AND/OR SPECIAL EXCEPTION

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 13, 1963.
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 September 13th, 1963, at 11:00 o'clock A.M., before the 30th day of September, 1963, the 60th publication appearing on the 13th day of September, 1963.
THE JEFFERSONIAN,
Frank Hays-Pace
Manager

Cost of Advertisement, \$.

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

The above Reclassification should be had, and it is further appearing that by reason of

A Special Exception for a Special Exception should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30th day of September, 1963, that the herein described property or area should be and the same is hereby reclassified, from a R-10 zone to a R-10 to B-R zone, and/or a Special Exception Special Exception should be and the same is hereby granted, and after the date of this order, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning 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 reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of September, 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 a R-10 zone, and/or the Special Exception should be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

TELEPHONE
VALLEY 3-3000

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

No. 20146
DATE 8/27/63

TO: Baltimore County Associates, Inc.
900 Reisterstown Road
Pikesville 6, Md.

REPORT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	AMOUNT
01/22		Advertising and posting of property for George W. Christy	36.09
		6/3-84-R	36.09

NOTE: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
SEE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

TELEPHONE
VALLEY 3-3000

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

No. 17900
DATE 7/9/63

TO: Baltimore County Associates, Inc.
900 Reisterstown Road
Pikesville 6, Md.

REPORT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	AMOUNT
01/22		Petition for Reclassification for George W. Christy	50.00
		6/3-84-R	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.

RESOLUTION NO. 11
of the
COUNTY COUNCIL OF BALTIMORE COUNTY,
MARYLAND

Mr. Green, Councilman

By the County Council, September 3, 1963

Legislative Session 1963, Legislative Day No. 13

By Order: R. Bruce Alderman, Secretary

A RESOLUTION to authorize George W. Christy, an employee of the Department of Collections and Receipts of Baltimore County, to sell property contingent upon a zoning reclassification by Baltimore County, Maryland.

WHEREAS, George W. Christy, an employee of the Department of Collections and Receipts, and wife have sold a piece of property consisting of approximately 1.28 acres and located on the northeast side of Reisterstown Road in the Fourth Election District of Baltimore County to the Baltimore County Associates, Incorporated, a Maryland Corporation; and

WHEREAS, said sale is contingent upon the reclassification of the property from R-10 to B-R; and

WHEREAS, the vendors and vendees have filed a petition for reclassification, which is filed in the office of the zoning commissioner; and

WHEREAS, said George W. Christy has made full public disclosure of all pertinent facts to the County Council of Baltimore County, Maryland.

BE IT RESOLVED, by the County Council of Baltimore County, Maryland, that the interest of the said George W. Christy in the aforesaid reclassification of his property does not contravene the public welfare, and, pursuant to Baltimore County Code, Section 23-21 (d) and Baltimore County Charter Section 1001 (b), the said George W. Christy is authorized to maintain the aforesaid business connection with his contract purchaser.

THE BALTIMORE COUNTEAN

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

Sept. 16, 1963.

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 Week, September 16, 1963, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTEAN

By: Paul J. Morgan
Editor and Manager

PETITION FOR RECLASSIFICATION

ZONING: From R-10 to B-R.

LOCATION: Northeast side of Reisterstown Road, 1000 feet South of Timber Grove Road, as now exists, said point being also 331 feet southeasterly from a point where formerly stood a 14 mile stone on running thence North 39° 14' 10" East 197.63 feet, thence South 48° 29' 00" East 245.04 feet, thence South 45° 45' 00" East 241.00 feet to a point on the aforesaid northeastern line of Reisterstown Road, thence binding along said northeastern line of Reisterstown Road North 39° 30' 00" East 223.40 feet to the place of beginning, containing 1.17 acres of land more or less.

DATE: A. T. H. 8/27/63

APPROVED: By the Zoning Commissioner of Baltimore County, Maryland.

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

Sept. 13

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District: 4th
Filed for Petition for Reclassification from R-10 to B-R
Petitioner: George W. Christy
Location of property: NE/4 Reisterstown R., 1000' SE of Timber Grove Rd.
Location of Sign: 10501 SR Timber Grove Road
Remarks: John G. Rose
Signed: John G. Rose
Date of return: September 13, 1963

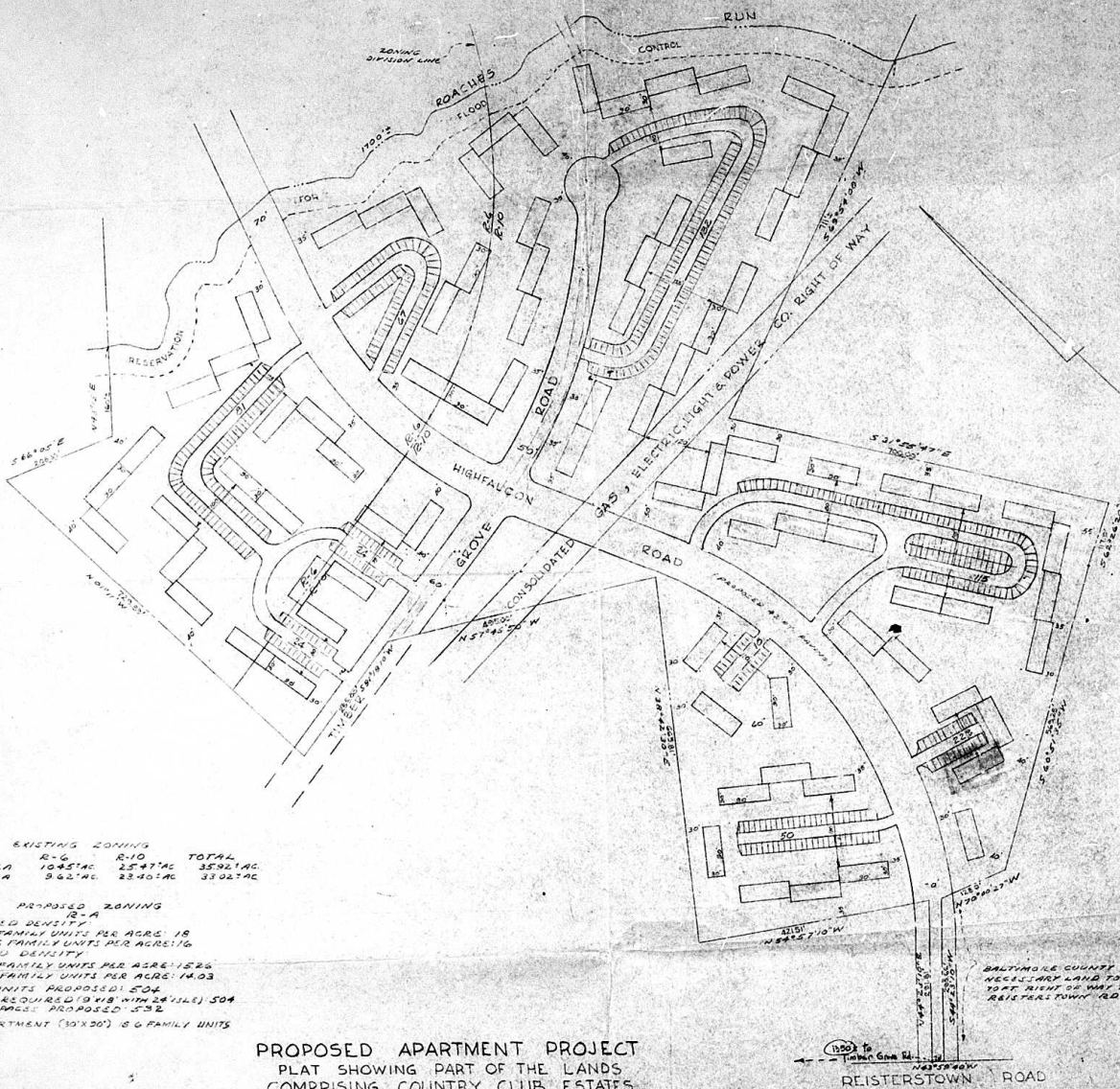
DESCRIPTION

NUMBERS 11415, 11412 & 11415 REISTERSTOWN ROAD
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the northeastern line of Reisterstown Road, as laid out and now existing, distant 1050 feet more or less southeasterly from the centerline of paving of Timber Grove Road, as now exists, said point being also 331 feet southeasterly from a point where formerly stood a 14 mile stone on running thence North 39° 14' 10" East 197.63 feet, thence South 48° 29' 00" East 245.04 feet, thence South 45° 45' 00" East 241.00 feet to a point on the aforesaid northeastern line of Reisterstown Road, thence binding along said northeastern line of Reisterstown Road North 39° 30' 00" East 223.40 feet to the place of beginning, containing 1.17 acres of land more or less.



PURDUM AND JESCHKE, ENGINEERS
2415 Wilkes Avenue, Baltimore 18, Maryland
July 2, 1963



EXISTING ZONING
 R-6 R-10 TOTAL
 GROSS AREA 10457AC 25497AC 35954AC
 NET AREA 8657AC 23407AC 32064AC

PROPOSED ZONING
 R-A
 PERMITTED DENSITY
 NET FAMILY UNITS PER ACRE 18
 GROSS FAMILY UNITS PER ACRE 16
 PROPOSED DENSITY
 NET FAMILY UNITS PER ACRE 1526
 GROSS FAMILY UNITS PER ACRE 1403
 TOTAL UNITS PROPOSED 504
 SPACES REQUIRED (10 MB WITH 25%ILE) 504
 TOTAL SPACES PROPOSED 532
 EACH APARTMENT (30'X20') 60 FAMILY UNITS

PROPOSED APARTMENT PROJECT
 PLAT SHOWING PART OF THE LANDS
 COMPRISING COUNTRY CLUB ESTATES
 (FORMERLY SUBURBIA)
 4th DISTRICT
 BALTIMORE CO, MD.



REVISED: MAR 13, 1954
 REVISION: JAN 31, 1954
 DAVID W. POLMER
 REGISTERED SURVEYOR & LAND SURVEYOR
 1720 N. W. 25th St. BALTIMORE MD.
 SA 11100 1111 12-13-1954



BALTIMORE COUNTY ASSOCIATES, INC.
CONTRACT PURCHASERS
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
JULY 2, 1963 SCALE 1:20