

RE: PETITION FOR RECLASSIFICATION
From "A-1" to "A-2" and "A-3"
Zones - W. J. Side Reisterstown Road and W. Craddock Lane, 3rd District
Valley Farms, Ltd.,
Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 63-169-R

ORDER OF DISMISSAL

The petitioner in the foregoing case has withdrawn its petition and the matter is dismissed without prejudice.

Zoning Commissioner of Baltimore County

Date: Jan 1967

Petition for Reclassification
Valley Farms, Ltd.
Craddock Lane and Reisterstown Road

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 63-169-R

MOTION

The Petitioner herein moves that its petition in the within case be permitted to be withdrawn without prejudice and for reason therefore assigns that the proposed hearing of December 20th would have been in violation of Section 23-22, Subparagraph (b) of the 1962 Supplement of the Baltimore County Code.

John Warfield Armiger
406 Jefferson Building
Towson 4, Maryland
Valley 5-7666
Attorney for Petitioner

I HEREBY CERTIFY, that I have caused a copy of the foregoing Motion to be served upon the Protestants this 20th day of December, 1963, by causing a copy of same to be mailed to their attorneys of record; W. Lee Harrison, Esq., Jefferson Building, Towson 4, Maryland; Calhoun Road, Esq., 705 Blaustein Building, Baltimore 2, Maryland; and R. Taylor McLean, Esq., Campbell Building, Towson 4, Maryland.

John Warfield Armiger

INTER-OFFICE CORRESPONDENCE
DIVISION OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson 4, Maryland

Date: December 27, 1963

TO: Mr. John G. Rose
FROM: Eugene J. Clifford
SUBJECT: Zoning Petition #63-169-R
Northeast side of Reisterstown Road and West side of Craddock Lane

The plan, dated June 29, 1963 and revised December 12, 1963, delineating the area and proposed features of the subject petition has been reviewed.

Development of this property in the manner shown will result in rather intensive need for access and egress to and from Reisterstown Road, either directly or via Craddock Lane or Green Spring Valley Road. Accordingly, not only locations of the points of access but the capacities of these points of access must be carefully designed to preclude congestion and unsafe turning movements to and from Reisterstown Road. To safely accommodate existing traffic and the left-turn movements that would be generated by this development, left-turn lanes would be required initially on Reisterstown Road.

Construction of the relocation of McDonough Road - Craddock Lane and the improvements to Reisterstown Road previously described are considered minimum requirements. Furthermore, it would seem essential to coordinate the design of access roads in and through this property with planning for the property on the southwest side of Reisterstown Road (currently zoned for commercial use).

The proposed division of this property into Parcels "A" and "B" defines a pattern of access and circulation via public or private roads that would restrict or limit access and circulation to and from adjacent properties and their frontage roads.

Eugene J. Clifford
Eugene J. Clifford, Chief
Division of Traffic Engineering

RECOMMENDATION:

December 16, 1963

John Warfield Armiger, Esq.
Jefferson Building
Towson 4, Maryland

Re: Petition for Valley Farms, Ltd.
63-169-R

Dear Sir:

The Zoning Advisory Committee, December 13, 1963 have the following comments to make, in reference to the above petition:

Bureau of Engineering: Mr. George Isler, stated that the Garrison Sub Interceptor (see plans 59-1236), will provide sewer for a depth of 150 feet, more or less, of the frontage along Reisterstown Road. The remainder of this property must be served by gravity and must be pumped to the Garrison Sub Interceptor. However, since this interceptor was designed for only the first 150 feet of the property, it will be necessary that the petitioner's engineer supply data indicating that the interceptor can support the rear property, prior to obtaining a building permit.

Yours very truly,

JOHN E. DICK

CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
2129 N. Charles St., Baltimore 15, Maryland
BOLLYN 5-2109

DESCRIPTION

PART OF DAVID S. BROWN, "ET AL", PROPERTY WEST
OF CRADDOCK LANE NORTHEAST OF REISTERSTOWN ROAD
THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MD.

Present Zoning: R-40
Proposed Zoning: BL

Beginning for the same at a point on the northeast side of Reisterstown Road as laid out 66 feet wide said point being at the intersection of the second or N. 34° 23' W., 765.01 foot line of the 6.890 acre tract, which by deed dated October 23, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4063, Folio 468 was conveyed by Thomas Craddock Jensen and Julia B. Jensen, his wife, to David S. Brown, "et al" and the fifth line of the existing zoning description 3 BL 13 said point of beginning being also N. 34° 23' W., 325 feet, more or less, as measured along said second line and along the northeast side of Reisterstown Road from the intersection thereof with Craddock Lane, as referred to in said deed, running thence binding on a part of said second line and also binding on the third, fourth, fifth, sixth and a part of the seventh lines of the aforementioned land and also binding on said northeast side of Reisterstown Road the six following courses and distances (1) N. 34° 23' W., 440 feet, more or less, (2) N. 35° 04' W., 270.00 feet (3) N. 36° 01' W., 387.96 feet (4) N. 36° 32' 20" W., 166.58 feet (5) N. 37° 04' 40" W.,

1385.19 feet and (6) N. 38° 49' 40" W., 15.56 feet, thence leaving said northeast side of Reisterstown Road and running for lines of division the seven following courses and distances (1) N. 52° 55' 20" E., 408.45 feet (2) S. 37° 04' 40" E., 800.00 feet (3) S. 3° 04' 40" E., 186.00 feet (4) S. 37° 04' 40" E., 775.00 feet (5) S. 77° 04' 00" E., 223.00 feet (6) S. 35° 04' E., 620.00 feet and (7) S. 72° 43' 30" E., 69.00 feet to a point on the first line of the land above referred to said point being also N. 14° 16' 30" E., 670 feet, more or less from the end of said first line and from the northeast side of said Reisterstown Road, thence binding on a part of said first line and within the right of way of Craddock Lane S. 14° 16' 30" W., 420 feet, more or less, to a point on the fourth line of said existing zoning description, thence binding on a part of said fourth line northwesterly 155 feet, more or less to the beginning point of the fifth line of said existing zoning description, thence binding on a part thereof southwesterly 192 feet, more or less to the place of beginning.

GAV:abr

6/20/63

J. O. #62179

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Valley Farms, Ltd. 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-40 zone to an RA 1BL zone; for the following reasons:

- (1) Error in original zoning in adoption of Third District Land Use Map, as exemplified by:
- (2) Changes in 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 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.

VALLEY FARMS, Ltd., a corporation
By John Warfield Armiger, Agent
406 Jefferson Building
Towson 4, Maryland
Address: 406 Jefferson Building
Towson 4, Md. VA 5-7666

ORDERED BY The Zoning Commissioner of Baltimore County, this 24th day of July, 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 had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of December, 1963, at 10:00 o'clock.



(over)

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

TO: John Warfield Armiger, Esq.
Jefferson Building
Towson 4, Md.

REPORT TO ACCOUNT NO. 01682
DEBIT: UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Reclassification for Valley Farms, Ltd.

1-1063 1171 * * * TIT -

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.

**NO PLAT
IN
THIS FOLDER**

MICROFILMED