

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Victor B. Smith, 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 R 10 zone to an BL zone; for the following reason: There has been a substantial change in 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, Victor B. Smith, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser Victor B. Smith Legal Owner
Address Rockyvale Rd. Reisterstown, Md.
William M. Maubach Petitioner's Attorney
Address Martin's Temple Building, Reisterstown, Md. Protestant's Attorney

ORDERED BY THE Zoning Commissioner of Baltimore County, this 37th day of April, 1964, 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 17th day of June, 1964, at 10:00 o'clock A.M.



Zoning Commissioner of Baltimore County

TELEPHONE 123-0000

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

No. 23339

DATE 4/20/64

FILED BY: County Department of Baltimore County

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Petition for Reclassification	\$6.00
1	4-2064 2612 = 23339-TP-	\$0.00
1	4-2064 2612 = 23339-TP-	\$0.00

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 landmark and numerous changes in the character of the neighborhood

the above reclassification should be had, and a Special Exception should be granted

IT IS ORDERED BY THE Zoning Commissioner of Baltimore County this 16 day of June, 1964, that the herein described property or area should be and the same is hereby reclassified, from an R-10 zone to an BL zone, and a Special Exception be granted

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of landmark and numerous changes in the character of the neighborhood

IT IS ORDERED BY THE Zoning Commissioner of Baltimore County, this 16 day of June, 1964, 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 BL zone; and/or the Special Exception for BL be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

OFFICE OF THE ORIGINAL THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS

THE HERALD - ARGUS

No. 1 Newburg Avenue

CATONSVILLE, MD.

June 1, 1964.

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, once a week, before the 1st day of June, 1964, that is to say the same was inserted in the issues of May 29, 1964.

THE BALTIMORE COUNTEAN

By Paul J. Morgan
Editor and Manager

MULLER, RAPHAEL & ASSOCIATES, INC.
PETERSON, ROBERT L. - LAND SURVEYORS
401 WEST GUMMERSVILLE AVENUE, TOWSON 4, MARYLAND
VALLEY 3-3400

ZONING DESCRIPTION

BEGINNING for the same at a point at the intersection of the center line of Roaches Lane with the center line of Reisterstown Road, said point being at the 3rd or 52-3/4W 114' line of the second parcel of land which by deed dated April 14, 1942 and recorded among the Land Records of Baltimore County in Liber CHM 1226, Folio 107, was conveyed by Francis T. Peach, assignee, to Peter W. Smith and wife, running thence in the center of Reisterstown Road and binding on the 4th line of the aforesaid second parcel of land and binding on the 4th line of the first parcel of land in the aforesaid deed 540°30'E a total distance in all of 210.5', thence leaving Reisterstown Road and binding on the 1st line of the first parcel of land and on the 7th line of the second parcel of land in the aforesaid deed, N50°00'E a total distance in all of 297.00', running thence and binding on the 1st and 2nd lines of the second parcel of land in the aforesaid deed N2°00'W 69.00' and S88°58'W 355.70' to a point in Roaches Lane, running thence in Roaches Lane and binding on the 3rd line of the second parcel of land in the aforesaid deed S2°45'W 114' to the place of beginning.

CONTAINING 1.34 acres of land more or less exclusive of the beds of Reisterstown Road and Roaches Lane.

BEING all of the first and second parcels of land which by deed dated April 14, 1942 and recorded among the Land Records of Baltimore County in Liber CHM 1226, Folio 107, was conveyed by Francis T. Peach, assignee, to Peter W. Smith and wife.

SUBJECT to a right of way 10' wide as shown on Baltimore County Bureau of Land Acquisition Plat #RW 59-132-5.

A. S. Muller
A. S. Muller #1391

LAND SURVEYS • LOTS • FARMS • BOUNDARY • TOPOGRAPHICAL • LOCATION • SUBDIVISIONS • ROADS • UTILITIES
DRAWINGS • ERIER • WATER • MAPS • ZONING CONSULTATION • CONTRACTORS SERVICE • TESTIMONY

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 29, 1964

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 Monday day of June, 1964, before the 1st day of June, 1964, the 5th publication appearing on the 21st day of May, 1964.

THE JEFFERSONIAN,
Samuel H. Smith
Manager

Cost of Advertisement, \$

PETITION FOR RECLASSIFICATION FROM THE DISTRICT OF BALTIMORE COUNTY, MARYLAND, FOR THE RECLASSIFICATION OF THE LANDS OF THE DISTRICT OF BALTIMORE COUNTY, MARYLAND, FROM AN R-10 ZONE TO A BL ZONE, AND FOR A SPECIAL EXCEPTION UNDER THE SAID ZONING LAW AND ZONING REGULATIONS OF BALTIMORE COUNTY, MARYLAND, TO USE THE SAID LANDS FOR THE PURPOSES OF THE SAID ZONING LAW AND ZONING REGULATIONS OF BALTIMORE COUNTY, MARYLAND.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

William M. Maubach, Esq.
Martin's Temple Building
Main Street, Reisterstown, Maryland

Dear Sirs:

Petition for Reclassification
SUBJECT: For Victor B. Smith
#64-169-R

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
FIRE DEPARTMENT: See Attached Comments
TRAFFIC DEPARTMENT: The estimates as shown are not satisfactory and should be revised. For additional information concerning this matter, please contact Mr. Gilbert Nelson (VA 3-3000 EXT. 555) Jefferson Building, Towson 4, Maryland.

BUREAU OF ENGINEERING: The captioned site presents a serious problem both 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.

STATE ROAD COMMISSION: A 17 foot widening strip should be provided along Reisterstown Road.

No comments from the following departments: Planning & Zoning, Health, R & R Commission, Industrial Commission, Buildings Department & Board of Education.

cc: Gilbert Nelson-Traffic Department
George Reiser-Bureau of Engineering
John Duerr-State Roads Commission

Yours very truly,

James C. Dwyer
Chief of Permit and Petition Processing

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman
Zoning Advisory Committee
FROM: Victor B. Smith
Fire Bureau
SUBJECT: Reclassification of 20.5 a/c. of Roaches Lane
District 8 - 5/9/64

Water mains, meters, and fire hydrants shall be of an approved type and installed in accordance with the Baltimore County Standard Design Manual, 1958 edition. Spacing of fire hydrants in R & L Zone is 300 feet apart as measured along an improved road and the National Board of Fire Underwriters requirements for the structures involved.

Contact Capt. Paul H. Rebeck at Valley 5-7330 for further information.

PHS/hr

cc: file

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 4th Date of Posting MAY 30 1964
Posted for Reclassification from R-10 to BL
Petitioner Victor B. Smith
Location of property SE corner of Reisterstown Rd. & Roaches Lane
Location of signs SE corner of Reisterstown Rd. & Roaches Lane
Remarks Reclassification from R-10 to BL
Posted by J. S. Dwyer Date of return June 4, 1964

2 signs

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

No. 23041

DATE 6/17/64

TO: Violet B. Smith
Cockeysmill Road
Reisterstown P.O., Md.

BILLED Zoning Department of
BY Baltimore County

01-622

DEPOSIT TO ACCOUNT NO.		TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	\$55.50
	Advertising and posting of your property 64-169	55.50
		55.50

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date June 5, 1964
FROM: Mr. George E. Gavrelis, Acting Director

SUBJECT: #64-169-R, R-10 to B-L, Southeast corner of Reisterstown Road and
Roaches Lane. Being property of Violet B. Smith

4th District

HEARING:

MONDAY, JUNE 15, 1964

(10:00 A.M.)

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

1. The 4th District Zoning Map affirmed the predominantly
residential character of this portion of Reisterstown
Road. The Planning staff believes that the residential
zoning affirmed by that map was correct and that changes
in the manner of land use have not occurred since the
adoption of the zoning map which would justify commercial
zoning here.

GEG:bms

