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It allow. Yacilet. R. 2013					/
be the Zening Law of Baltimore County, from an.  B. 1.  B. 1.  Sone, for the following reasons:  There has been a substantial change in the malphberhood.  See Attached Description  G2 for a Special Exception, under the said Zening Law and Zening Regulations of Baltimore County, to use the herein described property, for.  Property is to be posted and advertised as prescribed by Zening Regulations.  It was a gree to per expense of here rechamication and or Special behavior of the broad by the nonling etc. upon diarge the u					te in Baltimore e a part hereof,
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datess Massis College State St	I, or we agree to pay sosting, etc., upon filing of	expenses of above re-cl f this petition, and fur	assification and/or ther agree to and	Special Except are to be bound the Zoning La	by the zoning v for Baltimore
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Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location and numerous changes in the character of the the above Reclassification should be had; and the three approxing that a IT IS ORDERED by the Zoning Commissioner of Baltimore County this .... day of\_\_\_\_\_\_Jane\_\_\_\_\_, 196k..., that the herein described property or area should be and the same is hereby reclassified; from a R-10 zone to a B.L. granus, from and after the date of this order, subject to approval of the site plan by
the State Roads Commission, Bureau of Public Segretors and the Offices of Hapains,
and Soming.

Departy Soming Commissioner of Smillmore County 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..... ...., 196..., 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 \_\_\_\_\_zone; and/or the Special Exception for \_\_\_\_\_ \_\_be and the same is hereby DENIED. Zoning Commissioner of Baltimore County MICROFILMED ORIGINAL PETITION FOR
RECLASSIFICATION
4th DISTRICT
ZONING: From R-10 to B.L. OFFICE OF 64-169 THE BALTIMORE COUNTIAN one. LOCATION: Southeast corner LOCATION, Suduant course of the property of th THE COMMUNITY NEWS 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 COUNTIAN, a group of three weekly newspapers published in Baltimore County, Mary-the 1st day of June, 1964 , that is to say the same was inserted in the issues of May 29, 1964. THE BALTIMORE COUNTIAN By Paul J. Morgan Editor and Manager.

MULLER, RAPHEL & ASSOCIATES INC. 201-208 COUNTLAND A

## ZONING DESCRIPTION

BEGINNING for the same at a point at the intersection of center line of Roaches Lane with the center line of Reisterstown Road. said point being at the 3rd or S2-3/4°W 114' line of the second parcels by the of land which by deed dated April 14, 1942 and recorded among the Land Records of Baltimore County in Liber CHK 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 S40°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 89.00' 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 CHK 1226, Folio 107, was conveyed by Prancis 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.

#1391

64-169

LAND SURVEYS + LOTS + FARMS + BOUNDARY + TOPOGRAPHICAL + LOCATION + SUBDIVISIONS + ROADS + UTILITIE DRAINAGE + SEWER + WATER + MAPPING + ZOUNG CONSULTATION + CONTRACTORS SERVICE + TESTIMON

PETITION FOR RECLASSIFICA ZONING: From R-10 to B.L. Zene LOCATION: Southeast carner of Reinterstown Road and Reaches The Zesting Commissioner of Bal-limore County, by authority of the Zesting Act and Regulations of Bal-limore County, will held a public hearing concerning all that pareit of land in the Fourth District of Ballimore County:

The second secon

Lane.
Being all of the first and second parcels of land which by deed dated parcels of land which by deed dated April 14, 1942 and recorded assemble Land Records of Baltimere County is Liber C.HX. 1224, Peach assignee, to Peier W. Smith Peach, assignee, to Peier W. Smith

ect to a right of way to a shown on Baltimore Coun-of Land Acquisition Pt

## CERTIFICATE OF PUBLICATION

TOWSON, MD., May 29, 19.64

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., sonce in seach of 1 time xecocutes weeks before the 15th day of \_\_\_\_\_\_ June \_\_\_\_\_, 196h\_, the fiff publication appearing on the 29th day of May

THE JEFFERSONIAN Lemb Mark

Cost of Advertisement, \$ ...

#64-169R

SEC.1-D

\$64-169R MAP #4 1 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING SEC. 1-D

COUNTY OFFICE BUILDING TOWSON & MARYLAND

William M. Mankow, Esq. Masonic Temples Building Main Street, Reisserstown BL 5/20/64

Petition for Reclassificati for Violet B. Smith #6h-169-R

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

PRIE ERRATION See Attached Comments
TRAFFIC DEPARTMENT: See Attached Comments
TRAFFIC DEPARTMENT: The entrances as shown are not estisfactory and should be
TRAFFIC DEPARTMENT: The entrances as shown are not estisfactory and should be
TRAFFIC DEPARTMENT of the entrances as shown are not estisfactory and should be
TRAFFIC DEPARTMENT OF THE ENTRAFFIC DEPARTMENT OF TH

BHEAU OF EMPIREMENT: The captioned site presents a serious problem both from a drainage standpoint and the present relationship of Rosche's Lane to Reinterstonm Ross. A 50° right of may plus a 90 degree approach to Reinterstonm Ross is recommended.

STATE ROADS COMMISSION: A 17 foot widening strip should be provided along

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

co: Gilbert Nelson-Traffic Department George Reier-Bureau of Engineering John Duerr-State Roads Commission

Yours very truly.

James E. Dyer Chief of Permit and Petition Processing

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE Date. Kay 12, 196h

TO. Mr. James A. Dyer, Chairman Zonling Advisory Committee FROM Capt. Paul H. Reincke SUBJECT Violet B. Smith

S.E/Corner Reisterstown Road & Roaches Lane District h - 5/8/6h

Mater mains, neters, and fire hydracts shall be of an approved by the installed in scordance with the Baltimore County Steedard Decker 12, 150s edition. Speaker of fire hydrausts in a B. L. Zoze is 300 Fire Understand along an improved read and the Baltimah Board of Fire Understand requirements for the structures involved.

Contact Capt. Paul H. Reincke at Valley 5-7310 for further information.

64-169-R

CERTIFICATE OF POSTING ARTMENT OF BALTIMORE COUNTY Townen, Maryland

District...# TH Date of Posting MAY 30 1964 District. T. Date of Posts
Posted for: Relans function from R-10 To B.L.
Petitioner: Violet B. Smith

Location of property SE fear of Restestimm Rd & Rosches Lane

rossion of som E/3 Runtutom led 20' 5 of Roselie Lane. NE/3 Loselies Lane. 74' NE of Containing Resolutions. Red. S. Bosse

Date of return June 4 1964

#64-164R

MAPY #4

SEC.I-D BL

5/25/64

TELEPHONE 823-3000

> Violet B. Smith To: Cockeysmill Road

Reisterstown P.O., Md.

INVOICE BALTMORE COUNTY, MARMAND OFFICE OF FINANCE

DATE 6/17/64

Division of Collection and Receipts COURT HOUSE

TOWSON 4, MARYLAND

Baltimore County

QUANTITY DETACH UPPER SECTION AND DETACH UPPER				
AND REJURN WITH YOUR REMITTANCE	COST			
Advertising and posting of your property	55.50			
Phillipse Language Court of Control of Disease				
0-1764 5555 • 23041 NP-	5550			
	64-169 0-1764 5555 • 23041 11P-			

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 #61-169 R. R-10 to B.L. Southeast corner of Reisterstown Road and Roaches Lane. Being property of Violet B. Smith

4th District

HEARING:

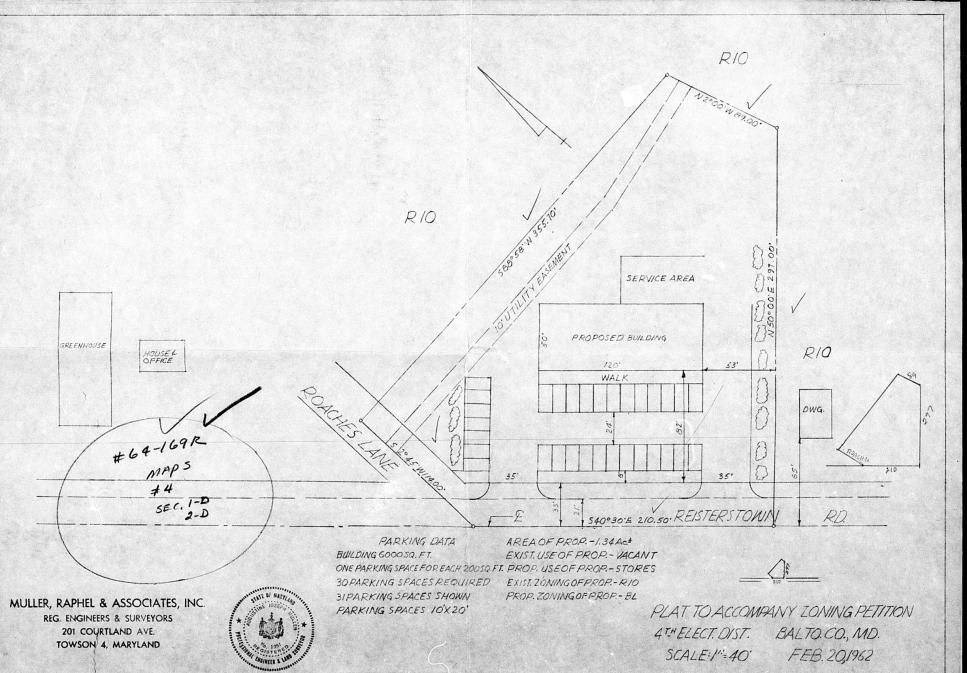
MONDAY, JUNE 15, 1964

(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



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MANICO ( PETERS