162 For the aforegoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 1/2 they of December, 1984, that the heroid scentibed Fract 94 to knowledge reclassified from an Ni. Zone to am Ni. Zone and the heroid described Fract 98 is hereby reclassified from an Ni. Zone to am Ni. Zone and the heroid to am Ni. Zone and the heroid to am Ni. Zone and the stop plan by the Bureau of Phillis Serices and the Office of Planting and Goning. RE: Potition for Reclassification 3/S Lond Avenue, 699' SW of Western Maryland Railway BEFORE TH DEFUTY ZONING COMMISSIONER OF ersteen Industrial Center-SET 2.0 The miliest property is located on South side of Fond Avanue, approximately one half/fills of Asisteriuson Bood. For the purpose of the soning hearing, the property in Seen divided into Yeoning Parcels Farcel M4, consisting of 35 servey, for which remarks it sought from Rendesturing Little to Sonisist Avanue, the Parcel Newsoniating of 33 servey, for Walth remaining its sought for Mounteturing Bendericated to be described by the Mounteturing Bendericated by the

6

SEC-1-D to the Zoning Law of Baltimore County, from an M. L. S. H.R. zone to an

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

generally without adversely affecting the character or value of other property in the neighborhood.

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

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

I, or we, agree to pay expenses of above re-classification 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.

REISTERSTOWN INDUSTRIAL CENTER, INC., By: Live flery buy

CHARTLEY HOLDING CO., INC., Vice President Legal dwners M. William Adelson
1035 Maryland National Bank Address c/o M. William Adelson Baltimore, Maryland 21202 PLaza 2-6682

Petitioner's Attorne

1035 Maryland National Bank Bldg. Baltimore, Maryland 21202 PLaza 2-6682

Entranta in all terms

ORDERED By The Zoning Commissioner of Baltimore County, this.....26th

#65-162R

MAP

2-D

RA R-10

required by the Zoning Law of Baltimore County, in two new-papers of general circulation through-out Baltimore County, that property be posted, and that the public hearing he had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

map

#4

The petitioner testified that Olymdon Read, a h2 foot wide artery new under construction, will link his property with Relaterateum Read and that whicles will undembtedly use Olymdon Read rather than the existing Bond Avenue. There was no convincing evidence produced at the hearing justifying the rescaling of Parcel **9 free **1. to *1.4. to *1

by Non-Arman and tract was described as being bordered on the North by Sond Arman, a leftow wide artery, on the West by the Charledy commently (constructed by the politicer), on the South by Nones and on the Cast by Western Maryland & liroud and underwedped marifacturing property.

Plans call for construction on Parcel MA* of 520 apartment units to be rented for \$105,00-2130,00 per menth. Sever and water are available. The pelitioners shied there is a strong decand for apart-ments in the parce.

There was testimony from the ceners that since 1957 they have been unsuccessful in seweleging the subject truck for numfacturing purposes. How points out, as did Frederick Raus, real state except testifying for the putitioner, that the property does not lend itself for insularly locause of the poor access.

Industry focuses to the poor school to the property focuse to the nonline was in error with respect to the nonlineturine uses attacked to the mobilect property. It was brought out at the scene because a great school to the property of presting, and the presting of the presting

Enrollment: September 1963 - 585 pupils
November 1964 - 785 pupils
1 year 160 pupils

Probably an enrollment of 800 by June 1965. Some classes have 40 pupils or over.

Ballding: 18 rooms for capacity of - 5k0 6 additional rooms in additional rooms in process of construction will bring capacity up - 735 Present enrollment, - 745

Already over recommended capacity before 6 rooms are added.

lib first graders now in an annex.

26 houses on Walgrove to be completed by Dec. To houses on Malgrove to be completed by Dec.

Shouses (approximately) in stage of construction
on dlyndon Drive in Chartley that will be completed
before too long.

Tamber of houses in process of construction in
Country Club.

Future Building in Area:

150 more houses in Chartley in 2 years
500 more houses in Country Club (175 each year for 500 more houses in Country Club (175 each year for next 3 yrs.) Apartments to go up on Timber Grove Rd. (500-700 units) by 1970. Area on west side of Reisterstown Rd. reported also to go to housing (area behind Meekins and diner)

Future School Building Flans Proposed:
Timber Grove Elementary School (5h0 capacity) 1968-69 advanced architectural plans 1969-70 construction

Information gathered and provided by me to this date. Ivan O. Nolto Principal STANLEY COllins Walter Cymecki WAlter BallesTeers The Chartley ImpleMENTASSE 4 others

JAG: jpr cc: William Adelson, Esq.

ProtesTANTS.

Mr. Edward D. Hardesty Deputy Zoning Commissioner County Office Building Towson 4, Maryland

Dear Mr. Hardesty:

JAMES A. GEDE WYLIE L. RITCHEY

January 18, 1965

Re: Petition for Reclassification S/S Bond Avenue 699' SW of The W. Md. R.R. 4th Election District Petitioner-Reisterstown Industrial Center

Please note an appeal from your Order passed in the above captioned matter on December 18, 1964 to the County Board of Appeals.

Very truly yours,

1 Seale

Enclosed is check for \$70.00 to cover filing.

JAN 13 '65 H

ZONING

833-0535 833-2026

JAMES 2 GEDE

Baltimore County Board Of Appeals Baltimore County Court Bldg. Towson 4, Maryland

Re: Petition for reclassification S/S Bond Avenue 4th District 699' SWof W. Md. R.R. tracks Reisterstown Industrial Center

Please dismiss the appeal which was filed by me on behalf of my clients on January 18, 1965 in the above captioned case.

June 8, 1965

Very truly yours, Ames L. Jedo

OFFICE OF W. H. PRIMOSS

DESCRIPTION OF TWO PARCELS EMERACED BY APPLICATION FOR MEZONING

"Aren "A" to be remoned from M-L to R-A"

Beginning for the same at a point in the centerline of Bond Ave. 699.31 feet Southwesterly from the Southwest mide of the Western Maryland Railway thence S 15°11'39" E - 600.00 feet and N 84°01'41" E - 626.79 feet to the Southwest to the left with a radius of 1365.77 feet for a distance of 292.21 feet, thene S 0009'22" W - 110.92 feet, S 0009'22" W - 639.15 feet and S 2023'16" W - 758.00 feet to the centerline of Oxymnwest Road as proposed to be laid out 70 feet wide theree binding thereon N $27^{\circ}30^{\circ}00^{\circ}$ W = 1073.48 feat, Northwesterly by a curve to the left with a radius of 1135 feet for a distance of 1200.00 feet and N 55° $\text{Ou}_4 \cdot 37^{\circ} \text{ K} = 381.09$ fest to the centerline intersection of Gwynnment Road, Glyndon Drive and Bond Avenue thence binding on the centerline of Fond Ave. W 19881238 R = 688.00 feet and

N 7h0h8:21" E - 709.52 feet to the place of beginning. Containing 35.495 Acres of land, wore or less.

Area "B" to be reserved from M-R to R-6

Beginning for the same at a point in the centerline of Gayrangest should an proposed to be laid out 70 feet wide located S 88°0h'37" E = 185.00 feet from the centerline intersection of Gwynnwast Head, Glyndon Drive and Bond Ave., running thence and binding on the centerline of Gwymnest Mead $SSE^{0}Ol_{2}$, 37% E - 195.09 feat, Southeasterly by a curve to the right with a radius of 1135 feet for a distance of 1200.00 feet and S 27030 000 E = 1073 48 feet, themse S 2023 18 W = 100.00 feet, S 75053 18 W W - 59.00 feet, N 75°36'31" W - 1003.08 feet, N 23°00'00" W - 931.54 feet, N 37°35'24" W - 383.69 feet and % $1^{0}55^{1}23^{\circ}$ E - 282.44 feet to the place of beginning.

Containing 32.998 Acros of land, more or less.

W. H. Primose

S2507727630

map V

RE: PETITION FOR RECLASSIFICATION Parcel A - from an M-L Zone to an R-A Zone, Parcel B - from an M-R Zone to an Forcel B - from an M-K Zone to an R-6 Zone
S/S Bond Avenue 699' SW of
Western Maryland Railway,
4th District
Reisterstown Industrial Center, Inc.,

and Chartley Holding Co., Inc.,

15-16212 BEFORE COUNTY BOARD OF APPEALS MALE #4 OF

SE (. 1-D

DA

BALTIMORE COUNTY No. 65-162-R

ORDER OF DISMISSAL

Petition of Reisterstown Industrial Center, Inc. and Chartley Holding Co. Inc. for reclassification from M-L and M-R Zones to R-A and R-6 Zones of property located on the south side of Band Avenue 699 feet southwest of the Western Maryland Railway in the Fourth District of Baltimore County.

Whereas the County Board of Appeals is in receipt of a letter dated June 8. 1965 from the attorney representing the protestants-appellant; in the above

Whereas the said attorney for the said protestants requests that the appeal filed on behalf of said protestants, be dismissed and withdrawn as of June 8, 1965.

It is thereby ORDERED this / the day of June, 1965 that said appeal be dismissed with prejudice as of the aforementioned date.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William C Raldwin Chair

cc: William Adelson, Esq.

\$65-16212V

BALTIMORE COUNTY, MARYLAND

#65-1628 INTER-OFFICE CORRESPONDENCE

TO Mr. John Rose
Zoning Commissioner Date. November 2, 1964 FROM Mr. H. B. Staab Item #2 - Zoning Advisory SUBJECT Committee Agenda - 10-26-64

NOV -2164 W

The tract known as the Heisterstown Industrial Genter was zoned for industrial use when the map for the 3rd Election District was adopted, January 16, 1957, At that time this tract was considered a logical location for industry.

This had has not developed because of the Lis of a good access read. However, the tractal to southered as important part of the indestr. Land reserve of Battimore County. As shown on the plan the tract is located along the Western Maryland Railroad and adjacent to the sewer line in Gwynn Falls. With the increased residential development in this area fland will be needed to provide a location for John mities in the future.

> 131 H. B. STAAB, Director Industrial Development

TELEPHONE 823-3000

BALTMORE COUNTY, MANYLAND OFFICE OF FINANCE

11/5/64

To:M. William Adalson, Esq. 1035 Maryland National Bank Building Baltimore, Md. 21202

BILLED Zoning Department of Balto, Co.

\$50.00 Contamiliantion for Columnian Industrial Center, Inc. #65-1620 11-464 6344 · 27551 TIPnnn IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

SON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

\$90,00

9000

4 signs 20.00

1-2565 9448 * 28501 TIP-

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

No.65-162-9

BALLMORE COUNTY, MAYLAND OFFICE OF FINANCE

Division of Collection and Receip COURT HOUSE TOWSON 4, MARYLAND

PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE

BY: Zoning Department of Baito. Co.

ONIT TO A	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	\$77.50
	Advertising and posting of your property	77.50
	#65-162-R	
	PAID—866 com County, Naz.—Office of	Flence
	1c-464 1 = 62 · 27617 TEP-	7750
	3	

INTER-OFFICE CORRESPONDENCE DIVISION OF TRAFFIC ENGINFERING Baltimore County, Maryland

Date. November 5, 1964

Ne Tamor E Duor C. Richard Moore

Item 2 ZAC, October 26, 1964 Reisterstown Industrial Center, Inc. South side of Bond Avenue 699 feet southwest of Western Maryland Railroad

Review of the subject plat dated September 20, 1964 results in the following comments:

Circulation within the parking areas is poorly arranged. The long parking hay patalleling Caymwest Road is considered inadequate and will constitute a traffic hazard within the bay.

The sul-de-war parking bays should be no longer than 400 feet with adequate provision for a turn-around for emergency vehicles.

The width of parking bays should be 64 feet to provide access by emergency vehicles.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Petitioner: Rentestrone And Contra & Chartley Holding Caf Inc Location of property 3/2 Land Oas 699 2W of Western

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Date of Porting 1
Posted for: Reclara from MLE M.R. to R.A. & R. &
Petitioner: Recatisation Industrial Center Inc. Location of property of s of Bord are 499' 5w of the w md, R.R.

Location of Signar 5/2 Bond Date 1056 W. J. W. md. R.R.

@ NE/cor Bond ave and glyndon Alr.

Remarks

Acted by Signature

Townson, Maryland

Location of Signe 3/3 Brond are 75 W M Western 1800 RR tracks

instead of frigor

C. Richard Moore, Engineer IV Bureau of Traffic Engineering

65-162 -R

Date of Posting Feb 6, 1965

Date of Posting Word 14 1964

Date of return NOV 19 1964

Date of return 224-111965

District. 474

Posted by

3 lights

Posted for APPEAL

BATIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. John G. Bose, Zoning Commissioner Date. November 20, 1964.

PROM George E. Gavrelis, Director

SUBJECT 465-162-8. M.L. and M.R. to R.A. and R-6. Southside of Bond Avenue 699 feet southwest of the West-rm Maryland Railway. Being property of Reisterstown Industrial Center, Inc.

4th District

HEARING: Monday, November 30, 1964 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from M.L. and M.R. to R.A. and R.6 zoning. It has the following advisory comments to make with respect to pertinent planning factors:

The 4th District Master Plan and Zoning Map carefully assessed the developmental potentials of the area. The Zoning Map created a band of industrial zoning with appropriate transitions along the Mestern Marylal zoning absolutely is correct and that no changes in the character of the area have cocurred since the adoption of the Map which would justify reclassification to a residential use here.

The Planning staff considers the industrially-zoned area to be a resource of the County which will in time add to its economic base and create job opportunities. The Planning staff believes that the public interest would be best served by main-taining the roning status of this resource.

PETITION FOR
RECLASSIFICATION
48 IDSTRICT
ZONNO: From M.L. and M.R.
IOR.A. and R.e. & Zones.
LOCATION: South side of Bond
Aversie 607 feet Southwest of the
Western Maryland Rallway.
DATE AND TIME: MOODLAY,
NOVERBER 30, 1964 M 11:00
A.M.

egizning. Containing 35,495 Acres of It

OFFICE OF
THE BALTIMORE COUNTIAN

No. 1 Newburg Avenue

November 17, 19 64.

CATONSVILLE, MD.

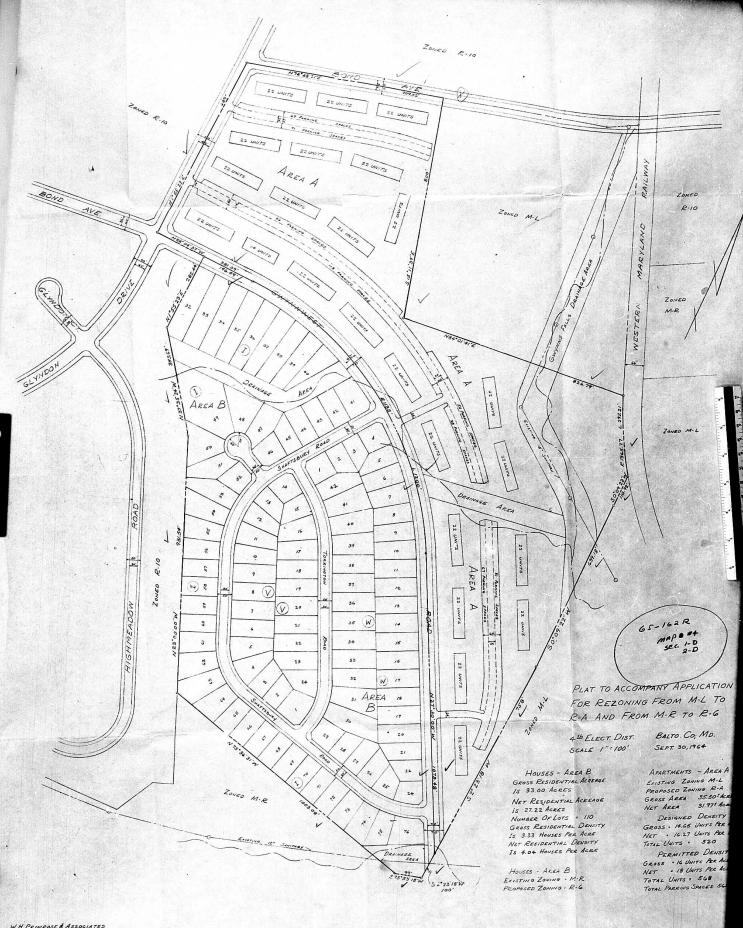
THIS IS TO CERTIFY, that the annexed advertisement of

public hearing: PARCEL A - From M.L. to R.A. John G. Nose, Zowing Commissioner of Smithtener County PARCEL B - From M.R. to R - 6 was inserted in THE BALTIMORE COUNTIAN, a group of All that parcel of land in the Fourth District of Baltimore

three weekly newspapers published in Baltimore County, Maryland, once a week for and deek successive weeks before the 17th day of November, 1964 , that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By Paul J Morgany Editor and Manager.



W. H. PRIMROSE & ASSOCIATES 21 W. PENNSYLVANIA AVE. TOWSON 4, MARYLAND