

65-237R **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Edith M. Husey

I, or we, Charles F. Husey, and 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an M-R zone to an S-NW zone; for the following reasons:

Error in original zoning and genuine change in conditions.

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 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.

Contract purchaser

Legal Owner

Address

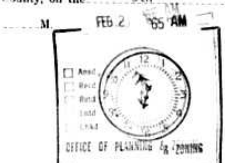
Address

W. Lee Harrison
Petitioner's Attorney

Protestant's Attorney

Address: 607 Loyola Building
Towson, Maryland 823-1200

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of February, 1965, 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 8th day of March, 1965, at 2:00 o'clock.



Zoning Commissioner of Baltimore County

(over)

PETITION FOR RECLASSIFICATION 3rd DISTRICT

ZONING: From M.R. to B.M. Zone.
LOCATION: Northwest side of Reisterstown Road 526 feet from the intersection of Green Spring Branch of N.C.R.R.
DATE & TIME: MONDAY, MARCH 8, 1965 at 2:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Present Zoning: M.R.
Proposed Zoning: B.M.

All that parcel of land in the Third District of Baltimore County

Beginning for the same at a point in the center line of Reisterstown Road at the distance of 526 feet, more or less, as measured northwesterly along said center line of Reisterstown Road from its intersection with the center line of the Green Spring Branch of the Northern Central Railway, said point of beginning being also the beginning of that parcel of land described in a deed from Charles F. Husey and wife to Charles F. Husey and wife, dated November 30, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. 2831, page 436, running thence on the outlines of said property, the four following courses and distances, (1) landing on said center line of Reisterstown Road, North 41 degrees 35 minutes West 77 feet, (2) South 46 degrees 23 minutes West 250 feet, (3) South 41 degrees 58 minutes East 77 feet and (4) North 48 degrees 22 minutes East 250 feet to the place of beginning. Containing 0.381 of an acre of land.

Being the property of Charles F. Husey and Edith M. Husey, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, March 8, 1965 at 2:00 p.m.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order Of
John G. Rose
Zoning Commissioner Of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. February 18, 19 65.

THIS IS TO CERTIFY That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of successive weeks before the 8th day of March, 19 65, the first publication appearing on the 18th day of February 19 65.

THE TIMES

Manager
John M. Martin

Cost of Advertisement, \$25.00

Purchase Order A7008
Requisition No. 72626

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Present Zoning: M.R.
Proposed Zoning: B.M.

All that parcel of land in the Third District of Baltimore County: Beginning for the same at a point in the center line of Reisterstown Road at the distance of 526 feet, more or less, as measured northwesterly along said center line of Reisterstown Road from its intersection with the center line of the Green Spring Branch of the Northern Central Railway, said point of beginning being also the beginning of that parcel of land described in a deed from Charles F. Husey and wife to Charles F. Husey and wife, dated November 30, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. 2831, page 436, running thence on the outlines of said property, the four following courses and distances, (1) landing on said center line of Reisterstown Road, North 41 degrees 35 minutes West 77 feet, (2) South 46 degrees 23 minutes West 250 feet, (3) South 41 degrees 58 minutes East 77 feet and (4) North 48 degrees 22 minutes East 250 feet to the place of beginning. Containing 0.381 of an acre of land.

Being the property of Charles F. Husey and Edith M. Husey, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, March 8, 1965 at 2:00 p.m.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order Of
John G. Rose
Zoning Commissioner Of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 19, 1965.

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks before the 8th day of March, 19 65, the first publication appearing on the 18th day of February 19 65.

THE JEFFERSONIAN

Manager
L. Leach Strickland

Cost of Advertisement, \$.....

Attest, P. E. C. Childs, L. S. Associates
Engineers - Surveyors - Site Planners
George W. Buckley, L. S.
Robert W. Graham, P. E.
Leonard M. Glass, P. E.
Norman F. Herrmann, L. S.
Paul Lee, P. E.
Paul S. Swaine

ATZ, CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
1020 Cromwell Bridge Rd. - Towson, Md. 21204
823 - 0900

DESCRIPTION

HUSEY PROPERTY - REISTERSTOWN ROAD - GARRISON, BALTIMORE COUNTY, MARYLAND

Present Zoning MR
Proposed Zoning BM

Beginning for the same at a point in the center line of Reisterstown Road at the distance of 526 feet, more or less, as measured northwesterly along said center line of Reisterstown Road from its intersection with the center line of the Green Spring Branch of the Northern Central Railway, said point of beginning being also the beginning of that parcel of land described in a deed from Charles F. Devese and wife to Charles F. Husey and wife, dated November 30, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. 2831, page 436, running thence on the outlines of said property, the four following courses and distances, (1) binding on said center line of Reisterstown Road, N. 41° 38' W - 77 feet, (2) S. 48° 22' W - 250 feet, (3) S. 41° 38' E - 77 feet and (4) N. 48° 22' E - 250 feet to the place of beginning.

Containing 0.381 of an acre of land.

RS/jc

J. O. 64256

1/12/65



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3RD
Posted for: Re-class from M.R. to B.M.
Petitioner: Charles F. Husey
Location of property: NW 1/3 Reisterstown Rd. 526 feet from N.C.R.R.
Location of Sign: NW 1/3 Reisterstown Rd. 526 feet from N.C.R.R.
Remarks:
Filed by: J. O. 64256
Date of Posting: Feb 20 1965
Date of return: Feb 25 1965

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

No. 28592

DATE 3/1/65

To: Harold Ford Market, Inc.
Harvest Rd. & Green Mt. Rd.
Pikesville, Md. 21208

BILLED BY: Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
65-237-R	1	Advertising and posting of property for Charles Husey	66.00
		PAID - Baltimore County, Md. - Office of Finance	
		3-965 1206 • 28592 TIP -	66.00

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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: Feb. 24, 1965

FROM: George E. Gavrilis, Director

SUBJECT: 65-237-R, M.R. to B.M. Northwest side of Reisterstown Road 526 feet from the intersection of Green Spring Branch of N.C.R.R. Being the property of Charles F. Husey and Edith M. Husey.

3rd District

HEARING: Monday, March 8th, 1965 (2:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments with regard to planning factors:

Once again, strip-commercial zoning manifests malignant pressure to further itself. The subject proposal we regard as a classic example of the potential evils in strip-commercial development. Most particularly, a high intensity retail use - a food market - is proposed on a lot only 77 feet wide, with its own access. Examples of the chaos such development can lead to are legion throughout the Baltimore Metropolitan area. Large portions of Reisterstown Road itself have been particularly subject to this inefficient, hazard-ridden, outmoded kind of utilization.

A reiteration of the Planning Board's policy regarding containment of strip-commercial development is called for here: "In Baltimore County - as elsewhere - existing commercial uses strung out along main radial streets tend to be further lengthened as the result of economic and non-shopping center land development pressures. This policy statement proposes the application of the County's Residential, Apartment Zone as a deterrent of commercial expansion (especially linear), through use either for new apartment buildings, for apartments or offices converted from houses, or for new office buildings." If the subject parcel is not to be utilized as light industrial site, offices, within the context of the R. A. Zone, would be most appropriate.

February 10, 1965

W. Lee Harrison, Esq.
607 Loyola Building
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this

2nd day of February, 1965

5

JOHN G. ROSE
Zoning Commissioner

Owners Name: Charles Husey

Reviewed by: James E. Rye

TELEPHONE 823-3000

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

No. 28538

DATE 2/10/65

To: W. Lee Harrison, Esq.
607 Loyola Building
Towson, Md. 21204

BILLED BY: Planning Department of Balto. Co.

REPORT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
65-237-R	1	Petition for Re-classification for Charles F. Husey	56.00
		PAID - Baltimore County, Md. - Office of Finance	
		2-1065 134 • 28538 TIP -	56.00

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.

ROAD

BEGINNING POINT
BRG: To E GREEN
SPRING BRANCH
NORTHERN CENTRAL R.R.

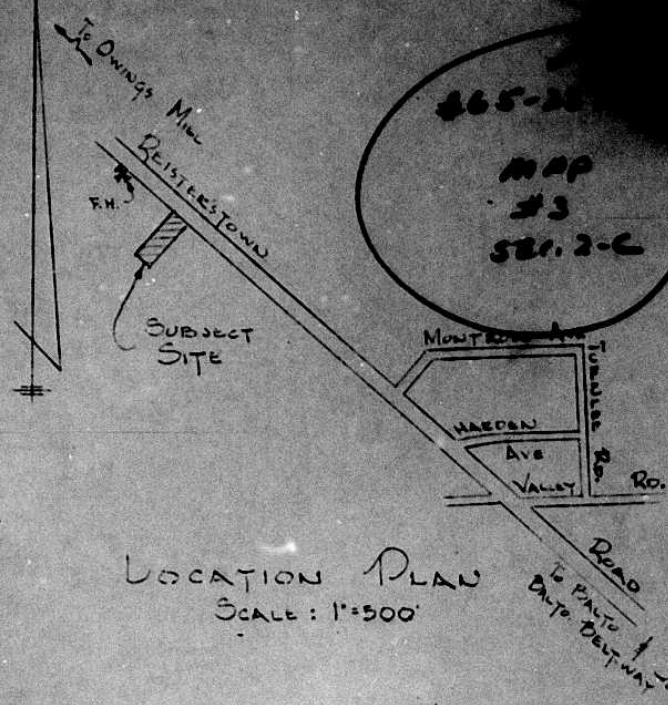
17 WIDENING
LINE

EXISTING
RESIDENTIAL

Proposed
Food Market
4000 Sq. Ft.
Floor Area

EXISTING ZONING "B-L"
OFFICE USE

EXIST. 8" SAN SEWER
SEE DWG. G2-G20 A-10



GENERAL NOTES

1. ACREAGE OF TRACT EQUALS 0.381 ACRES
2. GROSS ACREAGE OF TRACT EQUALS 0.44 ACRES
3. NET ACREAGE OF TRACT EQUALS 0.33 ACRES
4. PRESENT ZONING OF TRACT "MR"
5. PRESENT USE OF TRACT "RESIDENTIAL USE"
6. PROPOSED ZONING OF TRACT "B.M"
7. PROPOSED USE OF TRACT "RETAIL FOOD MARKET"
8. TOTAL FLOOR AREA OF BUILDING EQUALS 4000 SQ. FT.
9. REQUIRED OFF-STREET PARKING EQUALS 20 UNITS
10. PROPOSED OFF-STREET PARKING EQUALS 21 UNITS
11. EXISTING BUILDINGS ON TRACT TO BE REMOVED

#65-237R

MMP
#3
SEC. 2-C
SHEET
MM
10-G

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
REGISTERED ROAD & MONTROSE AVENUE
ELECTION DISTRICT 3
BALTIMORE COUNTY, MD
SCALE: 1" = 20'
JAN. 12, 1965

ENGINEERS
MATZ, CHILDS & ASSOC.
1020 CROMWELL BRIDGE RD
TOWSON, MARYLAND 21204

