

RE: PETITION FOR RECLASSIFICATION : BEFORE  
 from an R-10 and M-R zones to B-L, B-R and R-A zones, and SPECIAL EXCEPTION for Elevator Apartment Buildings, NE corner Reisterstown Road & Rosewood Lane, 4th District, George B. P. Ward, Petitioner : COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY No. 65-252-R

OPINION

The petitioner in this case, George B. P. Ward, is the owner of a tract of land, approximately forty-six acres in size, situated on the northeast corner of Reisterstown Road and Rosewood Lane. The subject tract is presently zoned in three different classifications. The frontage along the east side of Reisterstown Road is zoned Business-Local; the southern portion of the property, north of Rosewood Lane, is zoned R-10 while the northern portion of the tract is zoned M-R (Manufacturing-Restricted). The outline of the various zones is clearly shown on Petitioner's Exhibit No. 2. The existing zoning surrounding the subject tract is as follows: The property to the immediate north is zoned M-R; to the west, across Reisterstown Road, is B-R zoning to a depth of approximately 150 feet. To the rear of this B-R zone is a large tract of M-L (Manufacturing-Light) which extends in a westwardly direction to the proposed Northwest Expressway. This land is developed as a modern industrial park known as Painters Mill Industrial Park. The land south of Rosewood Lane, across from the subject tract, is zoned B-L along the Reisterstown Road frontage, and R-10 eastwardly from the rear of the B-L to the Rosewood Training School property. East of the subject tract is a very large tract of ground owned by the State of Maryland and occupied by the Rosewood Training School.

The petitioner seeks reclassification of his property as follows: He requests that the existing B-L zone be doubled in depth to create a small five and one half to six acre shopping center; he requests reclassification of a portion of the existing M-R zone to a B-R (Business-Roadside) zone, and proposes the construction of a Motel thereon to the rear of the property owned and occupied by the Owings Mills Volunteer Fire Company, Inc. On the balance of the tract he requests rezoning from R-10 and M-R to R-A with a special exception for elevator apartment buildings.

Edward St. John, one of the contract purchasers of the subject property and a developer of commercial and apartment properties, testified that he proposes to increase the depth of the B-L property along the Reisterstown Road frontage to create a B-L zone approximately double the existing B-L zone, and thereby create a six acre shopping center. He testified that he felt such rezoning would be beneficial in that the modern planning trend is to zone business property in depth to allow development as a shopping center

rather than create strip commercial along the highway frontage. He stated that the request for B-R is to allow construction of a modern Motel (an allowable use in a B-R zone but not in a B-L zone without a special exception) which would serve a transitional function between the Fire House and commercial properties on Reisterstown Road and the proposed apartment project. He proposes ten mid-rise apartment buildings on the balance of the tract which under existing Baltimore County density regulations would allow approximately 700 apartment units to be constructed. No use is proposed for the rub of property on the east side of Bonita Boulevard which extends into the Rosewood Training School property and is apparently unuseful.

Jack R. Daft, a land planner testifying on behalf of the petitioner, stated that he felt the map was in error when adopted as no R-6 or R-A zoning was placed on the map. He further testified that the proposed route of Bonita Boulevard has been changed since the adoption of the map so as to follow the eastern boundary of the subject tract rather than bisect it as originally contemplated. Petitioner's Exhibit No. 3 introduced in evidence was the Baltimore County Planning Board Map with Overlay dated April 18, 1956 which clearly shows the then contemplated route for Bonita Boulevard. The witness stated that in view of the relocation of Bonita Boulevard, the curving line bisecting the property with M-R to the north and R-10 to the south is illogical. He stated that the existing M-R zoning on the north portion of the tract is unuseful in its present classification because of the setback requirements of the regulations and the steep grades on this portion of the tract, stating that M-R development requires much better topography than residential development due to the need for large level tracts of ground for the erection of large manufacturing buildings and parking lots, and that it would be economically unfeasible to develop this area in its existing zoning. He felt the existing R-10 zoning is in error from a planning standpoint because it is surrounded by commercial, manufacturing, and institutional uses. In addition, he felt the proposal to create additional B-L zoning in depth is reasonable and logical from a planning viewpoint. The witness stated that the proposed R-A zoning and special exception for mid-rise elevator apartment buildings is reasonable and would actually be of benefit to the community because there would be more open space under the proposed development plan, further stating, that the special exception requested would not, in his opinion, violate any of the provisions of Section 502.1 of the Zoning Regulations.

An expert realtor, appearing on behalf of the petitioner, testified to twelve reclassifications and/or special exceptions in the area (see Petitioner's Exhibit No. 7), and noted that most of these changes were to R-A to correct what, in his opinion, was an error in the map in that the County did not place sufficient high density zoning on the map when it was adopted. He also felt that the realignment of Bonita Boulevard from its original location bisecting the property constitutes a major change affecting this property and agreed

with the other witnesses that the present curving zoning line is illogical in view of the fact that Bonita Boulevard will now traverse the eastern edge of the tract. Another major change cited by the witness is the intensive industrial development that has taken place in the area since the adoption of the map. He further stated that, in his opinion, the proposed rezoning here would in no way depreciate surrounding properties, and the special exception requested for elevator apartment buildings would not violate any of the provisions of Section 502.1 of the Zoning Regulations.

The only real objection to the proposed rezoning seems to be on the basis of possible traffic congestion. An expert traffic engineer, testifying on behalf of the petitioner, agreed that Reisterstown Road is presently operating very close to its capacity but he did not feel that the reclassification here would create undue congestion, and that the construction of the proposed Northwest Expressway, which is presently in the State Roads Commission's six year program for land acquisition, would greatly improve traffic conditions on the Reisterstown Road south of the property. He felt that the proposed apartments would generate less traffic than normal for such a project due to the proximity of the shopping facilities for the tenants and the availability of public transportation on the Reisterstown Road. He further stated that it was reasonable to assume that many of the tenants would be employed at the Painters Mill Industrial Park directly across Reisterstown Road and, therefore, would be able to walk to their place of employment.

The testimony of the witnesses for the petitioner was not disputed other than on very minor points, and the Board feels that their testimony regarding both error and change is believable and logical. The protestants produced no witnesses to testify in opposition to the petition.

From all of the testimony produced at the hearing the Board feels that the requested reclassifications from R-10 and M-R to B-L, B-R and R-A, and the special exception sought for elevator apartment buildings is reasonable and logical.

For the aforementioned reasons the reclassifications will, therefore, be granted. The Board further finds that the requested special exception will not violate any of the provisions of Section 502.1 and, therefore, will be granted subject to the following restrictions:

That the development of the property shall be substantially in accordance with the site plan submitted by the petitioner and introduced in evidence as Petitioner's Exhibit No. 1

ORDER

For the reasons set forth in the foregoing Opinion, it is this 23rd day of February, 1966 by the County Board of Appeals, ORDERED that the reclassifications and special exception petitioned for, be and the same are hereby GRANTED, subject to the aforementioned restrictions.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

John A. Slowik

#65-252-R

RE: PETITION FOR RECLASSIFICATION : BEFORE  
 From R-10 and M-R Zones to B-L, B-R and R-A Zones and Special Exception for Elevator Apartments - NE/C Reisterstown Road and Rosewood Lane, 4th Dist. : ZONING COMMISSIONER OF BALTIMORE COUNTY  
 Geo. B. P. Ward, Petitioner : No. 65-252-R

The petitioner asked for a reclassification from an R-10 and M-R Zones to B-L, B-R and R-A Zones, and a special exception for elevator apartments at the northeast corner of Reisterstown Road and Rosewood Lane, in the Fourth District of Baltimore County.

There has been considerable apartment zoning granted in the general area of the subject property. This should be sufficient until such time as a more comprehensive approach can be made concerning all zoning in this vicinity. The Office of Planning has made a definite statement that additional shopping facilities are not indicated at this time.

It may well be that all of this land should be evaluated for some sort of zoning. However, the proposed zoning does not seem to be the answer and it is most certainly premature.

It is this 1st day of April, 1966 by the Zoning Commissioner of Baltimore County, ORDERED 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 R-10 and M-R Zones and the special exception for elevator apartments be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, George B. P. Ward, 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 R-10 and M-R zone to an R-A and B-L, and B-R zone, for the following reasons:

1. Error in original map.
2. Change in character of 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 Elevator Apartments

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.

GARRISON VIEW JOINT VENTURE  
 By: Edward A. St. John Contract purchaser  
 Address: 5246 Fairlawn Avenue  
 Baltimore, Maryland - 21215

A. Owen Hennegan, Jr. Petitioner's Attorney  
 Address: 406 Jefferson Building - 21204  
 Towson, Maryland - 825-7500

George B. P. Ward  
 Legal Owner  
 Address: 14 Rosewood Lane, Owings Mills,  
 Maryland

John A. Slowik  
 Protestants' Attorney  
 for Protect Investors, Inc. et al.

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of February, 1966, 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 100, County Office Building in Towson, Baltimore County, on the 25th day of March, 1966, at 10:00 o'clock A.M.



LAW OFFICES  
**A. OWEN HENNEGAN**  
 406 JEFFERSON BUILDING  
 100 WEST CHESAPEAKE AVENUE  
 TOWSON, MARYLAND 21204  
 TELEPHONE AREA CODE 301 825-7500

November 20, 1967

Board of Liquor License Commissioners for Baltimore County  
 County Office Building  
 Towson, Maryland - 21204

Re: Hearing for Class A License, Party Fair, Inc.

Gentlemen:

Please issue Summons for George E. Gavrellis, Director of Planning for Baltimore County, County Office Building, Towson, Maryland - 21204, to appear and testify on behalf of the applicants, at the hearing before this Board on Tuesday, November 21, 1967, at 1:00 p.m., in the first floor hearing room, County Office Building, Towson, Maryland - 21204.

Very truly yours,

A. Owen Hennegan  
 Attorney for Applicants

AOH:mf

COPY

Received 10/25 AM  
 by G. D. Swain

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY  
 Central Assignment Office  
 Charles Carroll V. Baltimore  
 No. 1350 TRANS NOTICE - There will be a hearing in the above case  
 ( ) 1. Defendant to  
 ( ) 2. Demand for particulars  
 ( ) 3. Answer to  
 ( ) 4. Motion to  
 ( ) 5. Return to  
 ( ) 6. Judgment  
 APR 19 1968 10:00 AM  
 CHARLES T. GONSHALL, Clerk  
 Direct all inquiries to the Central Assignment Office.

THE COURT HOUSE, BALTIMORE COUNTY  
 REPORT TO: CENTRAL ASSIGNMENT OFFICE, FIRST FLOOR  
 You are hereby summoned to appear before the Circuit Court of Baltimore County, Maryland on the 21st day of April, 1967, at 10:00 AM to testify for or against the above named case and/or attend said Court daily until duly discharged.  
 In the above named case and/or attend said Court daily until duly discharged.  
 By order of the Court:  
 GILBERT L. DEYLE, Sheriff of Baltimore County  
 Issued: 11-21-67  
 Attest: in attendance of you will be attached. Bring this summons with you.

CENTRAL ASSIGNMENT OFFICE  
 MICROFILMED  
 County Office Building  
 Towson, MD 21286  
 RECEIVED  
 APR 1 1968  
 OFFICE OF

Description of the Property of Eliza B.P. Ward  
to be rezoned from R-10 to RA July 27, 1964

Beginning for the same at a point on the northwest side of Rosewood Lane 33.00 feet wide, said point of beginning being distant 500.00 feet, measured northeasterly along said northwest side of Rosewood Lane from the northeast side of Reisterstown Road 66 feet wide, said point of beginning being on the second or North 46° 3/4° East 113 and 1/2 perch line of the land surveyed by William H. Shipley on April 12, 1883, and described by him in a Deed from Milton Painter et ux to Joseph A. Sprigg, dated May 11, 1885 and recorded among the Land Records of Baltimore County in Liber W.M.I. 145, folio 528, at a point distant 533.00 feet from the beginning of said second line, and running thence binding on said northwest side of Rosewood Lane North 46° 45' 00" East 1263.32 feet to the end of the sixth or South 49° 34' East 814.06 foot line of the land described in a deed from George Ward et ux to Maryland Asylum and Training School for Feeble Minded, dated June 22, 1911, and recorded among the Land Records of Baltimore County in Liber W.P.C. 379, folio 440, and to the end of the fifth line of Zoning Area R-10-5, thence North 50° 34' 00" West binding on the sixth line of Zoning Area R-10-5, and binding reversely for part of the distance on the sixth line of the above last mentioned deed, in all 823 feet, thence binding on the seventh and part of the eighth line of Zoning Area R-10-5 the two following courses and distances viz: first South 46° 45' 00" West 925.00 feet, and second southwesterly along a curve to the right with a radius of 905.00 feet, for a distance of 360 feet, thence for a line of division South 42° 45' 00" East 55Q16 feet to the place of beginning.

Description of the Property of Eliza B.P. Ward  
to be rezoned from R-10 to RA July 27, 1964  
Sheet 2

Containing 220. acres of land more or less.  
For title see deed from Sue M. Whitney to Eliza B.P. Ward dated April 10, 1944, and recorded among the Land Records of Baltimore County in Liber R.J.S. 1339, folio 118.

Description of the Property of Eliza B. P. Ward  
to be Rezoned from R-10 to BL July 27, 1964

Beginning for the same at a point on the northwest side of Rosewood Lane 33 feet wide, said point of beginning being distant 222 feet measured northeasterly along said northwest side of Rosewood Lane from the northeast side of Reisterstown Road 66 feet wide said point of beginning being on the second or North 46 3/4° East 113 and 1/2 perch line of the land surveyed by William H. Shipley on April 12, 1883, and described by him in a Deed from Milton Painter et ux to Joseph A. Sprigg, dated May 11, 1885, and recorded among the Land Records of Baltimore County in Liber W.M.I. 145, folio 528, at a point distant 255.00 feet from the beginning of said second line and running thence binding on said northwest side of Rosewood Lane North 46° 45' 00" East 278 feet, thence for a line of division North 42° 45' 00" West 550.16 feet to intersect the eighth line of Zoning Area R-10-5, thence binding on part of said eighth line of Zoning Area R-10-5, southwesterly along a curve to the right with a radius of 905 feet for a distance of 310 feet to intersect the third line of the land zoned B-L by Zoning Case #4229, thence South 42° 45' 00" East, binding on part of the third line of the land zoned BL by Case #4229, and binding reversely on part of the third line of Zoning Area 4-BL-1, in all 415.16 feet to the place of beginning.

Containing 3.0 acres of land more or less.  
For title see deed from Sue M. Whitney to Eliza B.P. Ward dated April 10, 1944, and recorded among the Land Records of Baltimore County in Liber R.J.S. 1339, folio 118.

Description of the property of Eliza B.P. Ward  
to be rezoned from M-R to B-R July 27, 1964

Beginning for the same at a point on the seventh or South 37 1/2° West 74 1/2 perch line of the land surveyed by William H. Shipley on April 12, 1883, and described by him in a deed from Milton Painter et ux to Joseph A. Sprigg, dated May 11, 1885 and recorded among the Land Records of Baltimore County in Liber W.M.I. 145, folio 528, said point of beginning being distant 1006.25 feet from the beginning of said seventh line said point of beginning being distant 189.86 feet measured northeasterly along said seventh line from the northeast side of Reisterstown Road 66 feet wide, and running thence binding reversely on part of said seventh line North 37° 30' 00" East 315 feet, thence for a line of division South 42° 45' 00" East 564.84 feet to intersect the tenth line of Zoning Area 4-M-R-2 thence for a line of division South 46° 47' 00" West 278 feet to the end of the second line of the land zoned B-L by Zoning Case #4229 thence binding reversely on part of said second line of the land zoned B-L by Zoning Case #4229 South 46° 47' 00" West 34.80 feet thence binding for part of the distance on the northeast side of the property of the Owings Mills Volunteer Fire Company North 42° 45' 00" West 500 feet to the place of beginning.

Containing 3.9 acres of land more or less.  
For title see deed from Sue M. Whitney to Eliza B.P. Ward dated April 10, 1944, and recorded among the Land Records of Baltimore County in Liber R.J.S. 1339, folio 118.

Description of the Property of Eliza B. P. Ward  
to be rezoned from M-R to RA July 27, 1964

Beginning for the same at a point on the seventh or South 37 1/2° West 74 1/2 perch line of the land surveyed by William H. Shipley on April 12, 1883, and described by him in a Deed from Milton Painter et ux to Joseph A. Sprigg, dated May 11, 1885, and recorded among the Land Records of Baltimore County in Liber W.M.I. 145, folio 528, said point of beginning being distant 691.25 feet from the beginning of said seventh line, said point of beginning being distant 504.86 feet measured northeasterly along said seventh line from the northeast side of Reisterstown Road 66 feet wide, and running thence binding reversely on part of the seventh, all of the sixth and part of the fifth line of the land described by William H. Shipley the three following courses and distances viz: first North 37° 30' 00" East 691.25 feet, second North 54° 15' 00" East 948.75 feet and third North 81° 15' 00" East 127.25 feet to the end of the third or South 82° 12' West 376.00 foot line of the land described in a deed from George Ward et ux to Maryland Asylum and Training School for Feeble Minded, dated June 22, 1911, and recorded among the Land Records of Baltimore County in Liber W.P.C. 379, folio 440, thence binding on the fourth and fifth lines of the above last mentioned deed the two following courses and distances viz: first South 0° 20' 00" East 151.60 feet, and second South 32° 30' 00" West 477.30 feet to intersect the sixth line of Zoning Area R-10-5, thence binding on part of said sixth line of Zoning Area R-10-5 North 50° 34' 00" West 10 feet, thence binding on the ninth and part of the tenth line of Zoning Area 4 M-R-2 the two following courses and distances viz: first South 46° 45' 00" West 925.00 feet, and second southwesterly along a curve to the right with a radius of 905 feet, for

Description of the Property of Eliza B. P. Ward  
to be rezoned from M-R to RA July 27, 1964  
Sheet 2

a distance of 360 feet, thence for a line of division North 42° 45' 00" West 564.84 feet to the place of beginning.  
Containing 13.6 acres of land more or less.  
For title see deed from Sue M. Whitney to Eliza B. P. Ward dated April 10, 1944, and recorded among the Land Records of Baltimore County in Liber R.J.S. 1339, folio 118.

Description of the property of Eliza B.P. Ward  
to be rezoned from M-R to B-L July 27, 1964

Beginning for the same at the end of the second or 255 foot line of the land zoned B-L by Zoning Case #4229 and running thence for a line of division North 46° 47' 00" East 278 feet to intersect the tenth line of Zoning Area 4-M-R-2 thence binding on part of the tenth line of Zoning Area 4-M-R-2 southwesterly along a curve to the right with a radius of 905.00 feet for a distance of 310 feet to intersect the third line of Zoning Area 4-B-L-1, thence North 42° 45' 00" West binding on part of said third line of Zoning Area 4-B-L-1, and binding reversely on the third line of the land zoned B-L by Case #4229, in all 135.00 feet to the place of beginning.

Containing 0.5 acres of land more or less.  
For title see deed from Sue M. Whitney to Eliza B.P. Ward dated April 10, 1944, and recorded among the Land Records of Baltimore County in Liber R.J.S. 1339, folio 118.

WILLIAM F. CHEW and  
FRANK S. NICOLL, JR.,  
Appellants  
vs.  
WILLIAM S. BALDWIN,  
V. GILES PARKER and  
JOHN A. SLOWICK,  
Constituting the County Board  
of Appeals for Baltimore  
County  
IN THE  
CIRCUIT COURT  
FOR  
BALTIMORE COUNTY  
AT LAW  
Misc. Docket: 8  
77/3501

ORDER OF DISMISSAL

MR. CLERK:  
Please note a dismissal of the Appeal heretofore filed in the above-captioned case.

John Warfield Armiger  
Attorney for Appellants  
200 Padonia Road, East  
Cockeysville, Maryland 21030  
666-0440

cc sent to Mr. Henningan  
9/16/66.  
Rec'd 11-3-66  
9:50am

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
No. 30584  
DATE 2/19/65

TO: A. Owen Hennegan, Jr., Esq.  
406 Jefferson Building  
Towson, Maryland 21284

DEBIT TO ACCOUNT NO. 01-021

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
	Cost of posting property of Geo. P. Ward for appeal No. 65-252-R	20.00
	PAID - Baltimore County, Md. - Office of Finance	
	5-1345 3140 • 30584 TIP-	20.00

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.

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
No. 34543  
DATE 2/19/65

TO: John Washfield, Esq.  
200 Roberts Road, East  
Cockeysville, Md. 21030

DEBIT TO ACCOUNT NO. 01-712

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
	Cost of Certified Documents - File No. 65-252-R George B. P. Ward NE corner Reisterstown Road & Rosewood Lane 4th Floor	15.00
	PAID - Baltimore County, Md. - Office of Finance	
	3-2946 000 • 30543 TIP-	15.00

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 OFFICE OF PLANNING AND ZONING  
COUNTY OFFICE BUILDING  
TOWSON 4, MARYLAND  
February 1, 1965

#65-252R  
MAP #4  
SEC. 2-C

A. Owen Hennegan Jr., Esquire  
406 Jefferson Building  
Towson 4, Maryland  
Dear Mr. Hennegan:

The Zoning Advisory Committee has reviewed the subject petition makes the following comments:  
The Office of Planning and Zoning, Bureau of Traffic Engineering, State Roads Commission, and Industrial Development Commission will review and submit comments at a later date.

Fire Bureau: See attached comments.

The following members had no comments to make:  
Board of Education  
Health Department  
Buildings Department  
Bureau of Engineering

SUBJECT: Reclassification from R-30, B.L. & M.R. to R.A., B.L. and B.L. Zone for George B. P. Ward NE cor Reisterstown Rd & Rosewood Ln. Location - NE corner of Reisterstown Road and Rosewood Lane 4th District 1-26-65 Present Zoning - R10-WR. Proposed Zoning - R1, B1, + B2, with special exception for elevator apartments - 705 units.

Comments:  
1 - Location of proposed hydrants and size of water mains shall be indicated on plot plan. Water mains, meters, and fire hydrants shall be of an approved type and installed in accordance with the Baltimore County Standard Design Manual. Spacing of hydrants shall be 500 feet distance apart as measured along an improved road, and within 300 feet from any dwelling. Hydrants shall be located in a pattern approved by the Baltimore County Fire Bureau.  
2 - Parking shall be designed so as to give emergency equipment an improved ramp for turning at end of parking areas.

Yours very truly,  
JAMES E. DYER  
Chief of Permit and  
Petition Processing

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman  
Zoning Advisory Committee  
Date: January 28, 1965

FROM: Capt. Paul H. Reincke & Lt. Charles F. Morris, Sr.  
Fire Bureau - Plans Review

SUBJECT: Property Owner - George B. P. Ward  
Location - NE corner of Reisterstown Road and Rosewood Lane 4th District 1-26-65  
Present Zoning - R10-WR.  
Proposed Zoning - R1, B1, + B2, with special exception for elevator apartments - 705 units.

Comments:  
1 - Location of proposed hydrants and size of water mains shall be indicated on plot plan. Water mains, meters, and fire hydrants shall be of an approved type and installed in accordance with the Baltimore County Standard Design Manual. Spacing of hydrants shall be 500 feet distance apart as measured along an improved road, and within 300 feet from any dwelling. Hydrants shall be located in a pattern approved by the Baltimore County Fire Bureau.  
2 - Parking shall be designed so as to give emergency equipment an improved ramp for turning at end of parking areas.

PHR/aji

#65-252R  
MAP #4  
SEC. 2-C  
BL  
BR  
RA  
NW-11-H  
NW-12-H

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
No. 28698  
DATE 4/21/65

TO: A. Owen Hennegan, Esq.  
406 Jefferson Building  
Towson, Maryland 21284

DEBIT TO ACCOUNT NO. 01-021

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
	Cost of appeal - Geo. B.P. Ward, Petitioner - No. 65-252-R	70.00
	PAID - Baltimore County, Md. - Office of Finance	
	4-2265 3445 • 28698 TIP-	70.00

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.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 4<sup>TH</sup> Date of Posting: Feb. 27 1965

Posted for: Release from R-10 to MR. to R.A. - 21/4th BR. open 3 sept.

Petitioner: George B. P. Ward

Location of property: NE cor. of Reisterstown Rd. and Rosewood Lane

Location of Signs: @ 1/2 S. Reisterstown Lane, NE cor. of Bradbury Rd. @ 1/2 S. Reisterstown Rd. 75' W of Rosewood Lane

Remarks: @ 1/2 S. Reisterstown Rd. 70' E of existing curb. Vol. 100, p. 100

Posted by: J. J. [Signature] Date of return: March 4, 1965

8 Signs

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
No. 28560  
DATE 2/19/65

TO: A. Owen Hennegan, Esq.  
406 Jefferson Building  
Towson, Md. 21284

DEBIT TO ACCOUNT NO. 01-021

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
	Petition for Reclassification & Special Exception for George B.P. Ward No. 65-252-R	50.00
	PAID - Baltimore County, Md. - Office of Finance	
	2-1945 443 • 28560 TIP-	50.00

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.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 4<sup>TH</sup> Date of Posting: May 6 1965

Posted for: Appeal

Petitioner: George B. P. Ward

Location of property: NE cor. Reisterstown Rd. & Rosewood Lane

Location of Signs: @ NE cor. Reisterstown Rd. & Rosewood Lane @ NE side Rosewood Lane 25' E of Orange Mills Vol. 100, p. 100

Remarks: @ NE side Rosewood Lane 25' W of Bradbury Rd. @ 500' NE of Reisterstown Rd. on NW side of Rosewood Lane

Posted by: J. J. [Signature] Date of return: May 6, 1965

4 signs

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: James Dyer  
Date: August 7, 1964

FROM: Albert V. Quinby

SUBJECT: Proposed plan for Garrison View (Elsa B. P. Ward Property) 3rd Election District

#65-252R

The Guide plan for Baltimore County now in the process of approval by the Planning Board proposes a major road to traverse the subject tract north and south to connect with Painters Mill Road or its extension eastward. While this alignment has not yet been engineered, enough is known at this time to say with certainty that the proposed road must cross this tract of land. Until this is resolved further comment on the plan, as shown, is to no real purpose.

AUG 7 - '64

OFFICE OF PLANNING & ZONING

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman  
Zoning Advisory Committee  
Date: August 5, 1964

FROM: Capt. Paul H. Reincke  
Fire Bureau

SUBJECT: Mr. George B. P. Ward  
Reisterstown Road & Rosewood Lane  
District 3 July 31, 1964

1. Water mains, meters, and fire hydrants shall be of an approved type and installed in accordance with the 1964 edition of the Baltimore County Standard Design Manual. Spacing of fire hydrants is 500 feet distance apart as measured along an improved road and within 300 feet from any dwelling. Proposed elevator apartment buildings indicate a need for further evaluation by the National Board of Fire Underwriters formula for water supply requirements for the structures involved.  
2. Contact Capt. Paul H. Reincke at Valley 5-7310 for other information relative to the fire prevention code and subject project.

PHR/br

#65-252R  
MAP #4  
SEC. 2-C

A. Owen Hennegan, Jr., Esq.  
406 Jefferson Building  
Towson, Md. 21284

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson 4, Maryland

July 1, 1965

Your petition has been received and accepted for filing this 26th day of January, 1965

JOHN G. ROSE  
Zoning Commissioner

Owner Name: George B. P. Ward  
Reviewed by: [Signature]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose, Zoning Commissioner
FROM: Mr. H. B. Staab, Property Owner: Mr. George B. P. Ward - Reisterstown Rd. & Rosewood Lane - 4th Election District - R 10 & M. R. to R. A., B. L. & B. R. with Special Exception for Elevator Apartments

Date: January 29, 1965



This office considers the industrially zoned portion of this site to be prime industrial land. It is located on a major highway, within one mile of a proposed expressway interchange and can be served by rail.

The industrial land in this area is being developed at a rapid rate and this site is desirable for the continued industrial growth in the area.

H. B. STAAB, Director Industrial Development Commission

GCH:HBS:clm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. JOHN S. ROSE, Zoning Commissioner, March 3, 1965

FROM: George E. Gavrelis, Director

SUBJECT: 65-252-RX... Reclassification from R-10 and M-R to R.A., B-L and B.R. zoning. Special Exception for Elevator Apartments. Northeast corner of Reisterstown Road and Rosewood Lane Being the property of George B.P. Ward.

4th District

HEARING: Friday, March 19, 1965 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 and M-R to R.A., B-L and B.R. zoning together with a Special Exception for elevator apartments. It has the following advisory comments to make with respect to pertinent planning factors:

- 1. The 4th District Zoning Map established a band of industrial zoning along the Western Maryland Railroad. Portions of that industrial zone extended into the subject property. The zoning vehicle chosen here was Manufacturing Restricted. This zone inherently provides its own transition and buffering. From a Planning viewpoint, additional transition here by means of apartment zoning is not required.
2. The 3rd and 4th District Zoning Maps established or affirmed a series of shopping centers along Reisterstown Road. From a Planning viewpoint, these are well located to serve either existing or potential commercial needs in the area. From a Planning viewpoint, yet additional shopping facilities are not indicated here.
3. The Northwest Expressway is scheduled for completion northerly to the Painters Mill Road Interchange in the current State Roads 6-Year Program. The terminus at Painters Mill Road in the vicinity of its intersection with Painters Mill Road. The Planning staff questions the desirability of intensifying population concentrations on the subject property so as to add to the apparent traffic problem. The Planning staff notes that the petitioner proposes a 100-unit motel, a 46,000 square foot office-shopping complex, and 705 residential living units here. All of this activity would depend principally on a dual lane entrance off of Reisterstown Road just to the south of the Volunteer Fire Company facility. In the future alternative access may be possible by means of Bonita Expressway or Boulevard. This proposed road facility is extremely important to this property. However, no timing has been established for implementing Bonita Expressway.
4. The Planning staff is not in accord with the zoning being requested here. It believes that the present zoning is correct.

GEG:bms

INTER-OFFICE CORRESPONDENCE

DIVISION OF TRAFFIC ENGINEERING

Baltimore County, Maryland

Towson 4, Maryland

TO: Mr. James E. Dyer
FROM: C. Richard Moore

Date: March 5, 1965

SUBJECT: Zoning Petition 65-252-RX - George B. P. Ward Northwest corner of Reisterstown Road & Rosewood Lane

Review of the subject plat dated December 15, 1964 results in the following comment.

The plan indicates that the major access to the site is via Bonita Boulevard and Reisterstown Road. At this time Bonita Boulevard is planned for construction by developers assistance, therefore no time table is set for its construction. Bonita Boulevard must be constructed to the extended Painters Mill Road before it can be of any value to the site.

Reisterstown Road is presently running above the practical capacity of 1200 vehicles per hour, based on a traffic count made February 23, 1965 which is enclosed. The possible capacity of this roadway is 2300 vehicles per hour which will be reached in the near future with normal growth and presently planned development. Present plans indicate the proposed construction of 920 dwelling units in three tracts in the immediate area which will generate an additional 6420 trips per day.

The proposed site can be expected to generate 6450 trips per day.

- Apartments - 705 Units - 4950 Trips
Shopping Center - 28,000 sq. ft. - Retail 18,000 sq. ft. - Office - 1200 Trips
Motel - 100 Units - 300 Trips

6450 Trips per Day

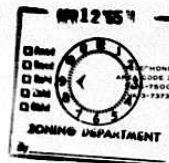
C. Richard Moore, Engineer IV Bureau of Traffic Engineering

CRM:mx

Enclosure

HENNEGAN AND CHIPMAN

ATTORNEYS AT LAW 408 JEFFERSON BUILDING 100 WEST GUYMONS AVENUE TOWSON, MARYLAND 21284



April 8, 1965

Honorable John G. Rose Zoning Commissioner for Baltimore County County Office Building Towson, Maryland - 21204

Re: Petition for Reclassification and Special Exception - NE/C Reisterstown Road and Rosewood Lane, 4th District, George B. P. Ward, Petitioner - No. 65-252-RX

Mr. Commissioner:

Please enter an Appeal to the Board of Appeals of Baltimore County on behalf of the Petitioner, from your Order and Opinion of April 1, 1965, denying the above captioned Reclassification and Special Exception.

Very truly yours,

A. Owen Hennegan, Jr. Attorney for Petitioner

AOHJ:mf

cc: John Warfield Armiger, Esq.

WM. F. CHEW and FRANK S. NICOLL, JR.

WILLIAM S. BALDWIN, W. GILES PARKER and JOHN A. SLOWIK, Constituting the County Board of Appeals for Baltimore County

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY (At Law) Misc. Docket No. folio File No.

ORDER FOR APPEAL

MR. CLERK:

Please enter an Appeal on behalf of Wm. F. Chew and Frank S. Nicoll, Jr. from the opinion and order of the Board of Appeals for Baltimore County, dated February 23, 1966 in Case No. 65-252-R (Petition for Reclassification from an R-10 and M-R zone to B-L, B-R and R-A zones, and Special Exception for Elevator Apartment Buildings, N. E. corner of Reisterstown Road and Rosewood Lane, 4th District, George B. P. Ward, Petitioner) this appeal being filed herein pursuant to provisions of Chapter 1100, Sub-title B, of the Maryland Rules of Procedure.

John Warfield Armiger Attorney for Appellants 200 Padonia Road-East Cockeysville, Md. 21030 NO 6- 0440

CERTIFICATE OF SERVICE ON AGENCY

I HEREBY CERTIFY that on this 6th day of 1966, a copy of the foregoing Order for Appeal was served by me on the County Board of Appeals for Baltimore County by leaving a copy of the same with the Clerk thereof at the office of said Agency in the County Office Building, Towson 4, Maryland.

John Warfield Armiger

CERTIFICATE OF PUBLICATION

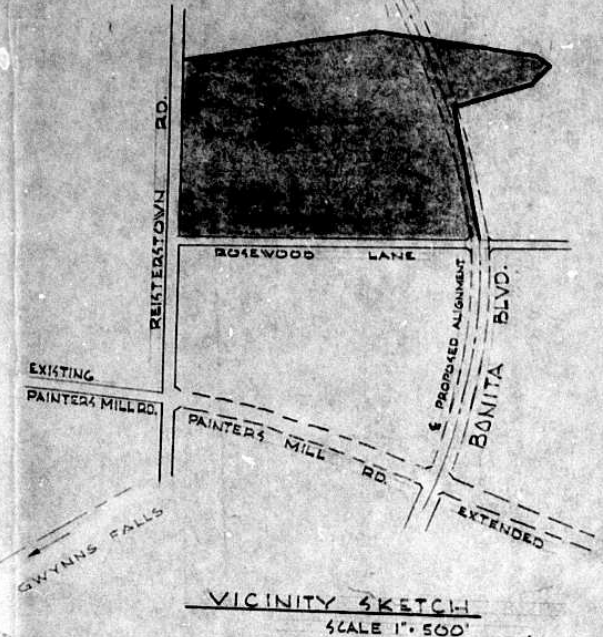
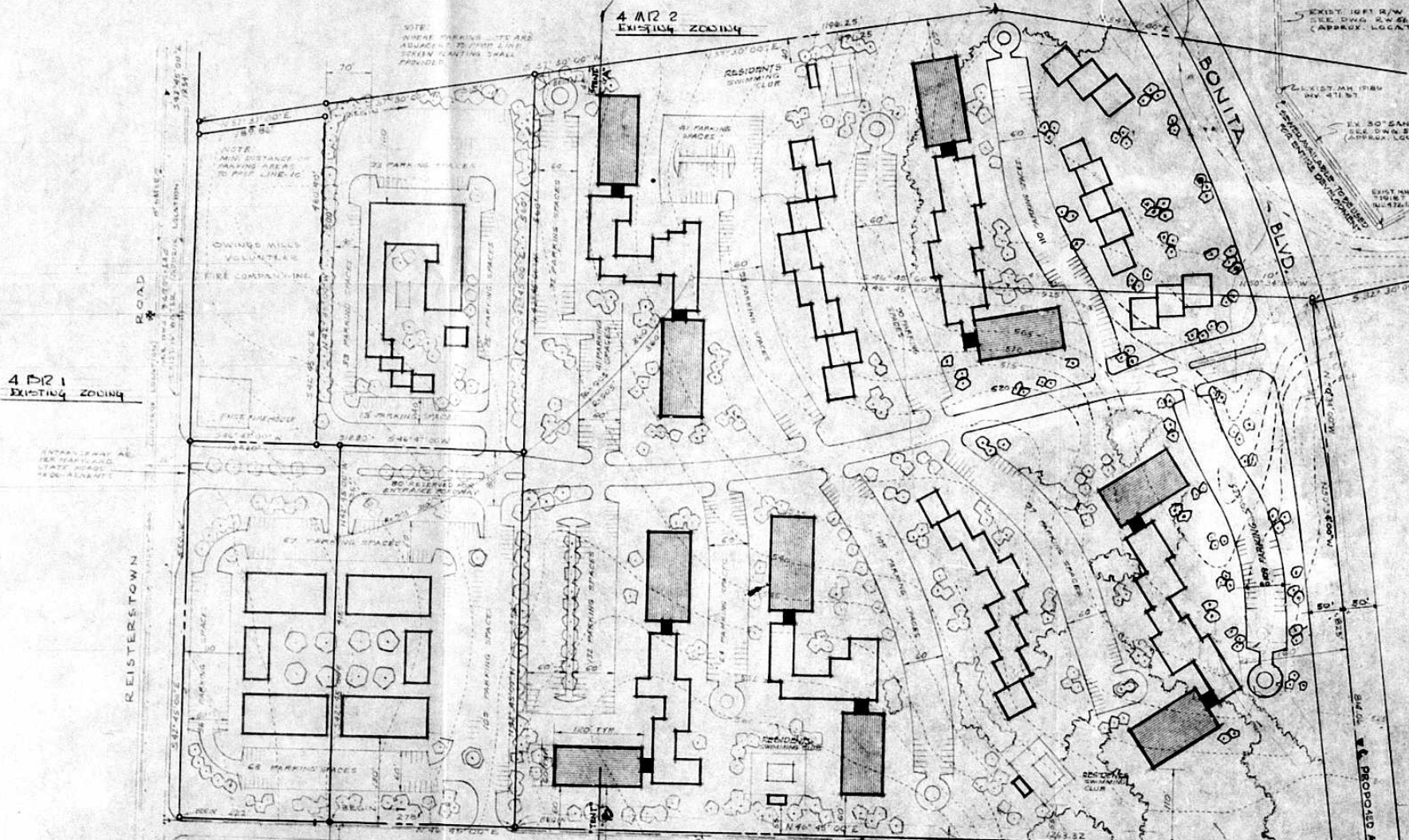
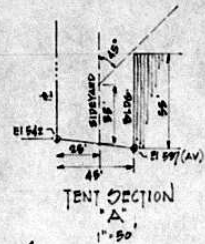
TOWSON, MD. March 5, 1965. THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. appearing on the 5th day of March, 1965.

THE JEFFERSONIAN, Manager.

Cost of Advertisement, \$.

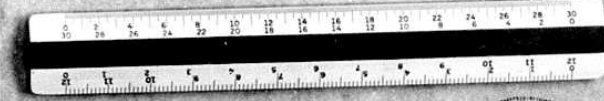
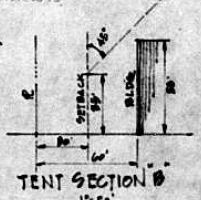
Rec'd 3-16-66 9:15 AM

MOTEL 30 ACRES  
 AREA TO BE ZONED FROM M-10 TO B-1  
 USE OF ROOMS 100  
 PARKING SPACE REQ'D 100  
 PARKING SPACES PROVIDED 100



APARTMENT AREA		
EXISTING ZONING	13.6 ac.	M-10-2
	22.0 ac.	R-10-3
	35.6 ac.	
PROPOSED ZONING	35.6 ac.	R-10
GROSS AREA	37.2 ac.	
NET AREA	35.6 ac.	
DESIGNED DENSITY	18 UNITS / ACRE +	
	1/2 STORY (6 STORES)	
	21 / ACRE & UNIT AREA = 705	
TOTAL UNITS	705	
PERMITTED DENSITY	544 AS ABOVE	
OFF-STREET PARKING	SPACES REQUIRED = 705	
	SPACES PROVIDED = 954	

SHOPPING CENTER 5.0 ACRES  
 30 ACRES TO BE ZONED FROM R-10 TO B-1 TWO  
 STORY RETAIL & OFFICE BLDG.  
 USE - RETAIL 10,000 SQ FT  
 OFFICE 15,000 SQ FT  
 PARKING REQ'D -  
 RETAIL STORES 140  
 OFFICE 200  
 TOTAL 340  
 SPACES PROVIDED 300



REMARKS & REVISIONS  
 ISSUE DATE DEC. 15, 1964  
 DRAWN BY CHECKED BY  
 JOB NO. 1214  
 ENGINEER  
 ARCHITECTS  
 BALTIMORE 4, MARYLAND  
 JACK DRAFT LAND PLANNING CONSULTANTS  
 TITLE GARRISON VIEW  
 DWG.