PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

County and which is described in the description and plat attached hereto and made a part hereof. #4
hereby petition is that the zoning status of the herein described property be re-classified, pursuant SEC.1-D zone to an E4 to the Zoning Law of Baltimore County, from an ... R.10 (NW-14 J)

Transa Hathaway Romes, Inc. legal owner, of the property situate in Baltimore

B.L. zone; for the following reasons:

1. The property was erroneously classified R.10.
2. The character of the area has so changed that a reclassification of the property from an R.10 to a B.L. zone is fully justified and, in fact, required.
3. The conditions in the area have so changed principally because of installation of sewer and water facilities, that a reclassification of the property from an R.10 to a B.L. zone is justified and advisable.
4. The depth of the existing B.L. zone is inadequate, insufficient and unreasonable to serve its purpose. Therefore, the subject property sust be developed in conjunction with the land lying to the northeast thereof and fronting on Reisterstown Road because said adjacent land previously zoned B.L., has inadequate depth for proper development or use.

See Attached Description

See Attached Description

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

HATHAWAY HOMES, INC.

By Clary Stage Control of the Programment Address/o M. William Adelson, Esq.

1035 Maryland Natl. Bank Bldg

M. William Adelson Petitioner's Attorney

Baltimore, Maryland 21202 Plaza 2-6682 Brokstania Adams;

resol 0.35 Maryland National Bank Bldg.
Baltimore Maryland 21202
Flaza 2-0682 The Zoning Commissioner of Baltimore County, this. 16th of February 196. 5. 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 Baitimore County in Room 106, County Office Building in Towson, Baltimore ounty, on the BER AM 1st day of APT11 196 5 at 11:00o clock



Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

, INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date March 17, 1965

FROM George E. Govrelis, Director

SUBJECT 65-263-R. "R-10 to B.L. Southeast side of Chestnut Hill Lane (Proposed) 311.93 feet west of Reisterstown Road. Being the property of Hathawa- Homes, Inc."

HEARING: Thursday, April 1, 1965 (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition

The present commercial zoning adjacent to the subject property is oriented toward—
and has thus created commercial frontage upon—Reistenstown Road. The proposal
now before us would create commercial land use potentials directly across from
residential land on the other side of proposed Chesun Hill Lane, with little or no
possibility of protective controls. It would, in short, bring a commercial intrusion

Transitional zoning would appear to be called for on the subject parcel.

From a planning viewpoint, the commercial zoning in this vicinity is more than adequate to serve the present and future needs of the area.

OHDER OF DISHISSAL

The petitioner in the eforegoing case has withdrawn the petition and the matter is dismissed without prejudice.

#65-263R March 1, 1965 map /

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING

TOWSON L. MARYTAND

M. William Adelson, Esq. 1035 Maryland National Bank Dl.d. Baltimore, Maryland 21202

Reclassification From 1-10 to St for Hathmany SUBJECT Home, five, located on the SE/S Chestant Mill Lane (proposed) St Heteretown Md, its Antrict of the subject

#4 SE 1. 1-D

The Joning Advisory Committee has reviewed the subject makes the following comments:

HEALTH DEPARTMENT: Subject to Health Department regulations if public water and newer can not be extended.

OFFICE OF PLANETHO AND CONTROL If the Zoning Commissioner sees fit to grant the requested soning change the order should be made subject to approval of plans for the entire corner including the existing EL property. Emapproval should be based on Section 230.12 Paragraph of the Bathioner County Zoning Regulations, and should include the approval of the Bureau of Traffic Engineering.

The following members had no comment to offer:

Board of ducation Board of Education Pire Department Industrial Commission Traffic Department Buildings Department State Noads Commission Bureau of Engineering

oo: William Greenwalt: Health Department Albert Quimby: Office of Planning and Soning

Yours very truly,

AMES E. DYER KINE hief of Permit and Petition Processing



M. WILLIAM ADELSON BALTIMORE, MARTLAND SISSE

March 19, 1965

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

Re: Petition of Hathaway Homes, Inc. for reclassification of property from R.10 Zone to B.L. Zone Case No. 65-263-R

The Petitioner in the above matter is unable at this time properly to present a plan for development of the entire corner, including the land fronting on Reisterstown Road presently zoned B.L., as requested by the Baltimore County Office of Planning and Zoning and, therefore, it hereby withdraws its Petition for zoning reclassification.

INTER-OFFICE CORRESPONDENCE

Baltimore County. Marylan

Mr. James B. Dyer

Sugene J. Clifford

EJC : CRH : NE

Towson 4, Maryland

SUBJECT: Zoning Petition 65-263-R Hathaway Homes, Inc. - Southeast side of Chestnut Hill Lane (Proposed) 311.93 feet west of Reisterstown Road

Review of subject plat dated January 19, 1965 results in the following comments.

Major access to the proposed shopping area will be by Reisterstown Read which at the present time is running above the practical capacity of 1200 wehicles per hour. The possible capacity of this read is 2300 wehicles per hour which will be reached in the near future with present soning and existing

If this soming is granted it can be expected to generate 800 trips per day.

Enclosed please find traffic counts north and south of the subject tract on Reisturstown Road.

Date March 24, 1965

Lugen J. Clifford

EPS/kay

In willing plus

OFFICE OF W. H. PRIMHOSE

Jamary 19, 1965

MAP

PUBLICATION OF PARCEL EMPLACED BY APPLICATION FOR REZONING FROM B-10 to B-L

Beginning for the same at a point on the southeast side of Chestnut #4 Hill Lene west as proposed to be laid out 50 feet wide said beginning point SEC. 1-D being located 311.93 feet southwesterly from the intersection formed by the projections of the southeast side of said proposed Chesteut Hill Lane west 50 feet wide and the southwest side of Reinterstown Road as laid out 66 feet 145 wide running themce parallel to and 300 feet mouthwesterly measured at right angles from the southwest side of Reisterstown Road as laid out 66 feet wide South $13^{\rm o}~{\rm hg}^{\rm o}~{\rm Me}^{\rm o}$ Sast 37h.9h feet thance South ${\rm h}6^{\rm o}~{\rm H}^{\rm o}~{\rm Mest}$ 150,00 feet thence North 43° 49 * 00° West 313.96 feet to the southeast side of the aforementioned Chestnut Hill Lane west themce binding thereon North 24° 03: 40" east 161.92 feet to the place of beginning.

Containing 1.186 acres of land more or less.

W. H. Primose.

TRAFFIC ENGINEERING DIVISION BALTIMORE COUNTY, MANYLAND
SUMMARY FORM FOR VEHICULAR VOLUMES
IZ MONTH KEY COUNT STREET
(MONTHLY FACTOR)

ON REISTERSTON READ METERS CHARTLEY BLOD MARCH 15 " " 4 4 10 1965

ADT

TRAFFIC ENGINEERING DIVISION BALTIMORE COUNTY, MARYLAND MAJOR CONTROL COUNT (DIRECTIONAL)

ON REISTERSTOWN RO WORTH OF ROSENWED LAWE DAY TUESDAY DATE FEB 33, 1945 CLASS #371 38

5 May Care

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10		1.1	441	487	928	
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1		2	441	469	960	
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DIRECTION)

of beginning.
Containing 1.186 scree of land

DIST 2

25% - 75%

2"

15-75

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 12 19.65

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., and taxable of one time serverise cooks before the 1st day of April 19.65, the first publication appearing on the 12th day of March

THE JEFFERSONIAN.

Cost of Advertisement, \$....

H. Willen Adelson, Esq. 1035 Naryland National Bank Building Saltimure, Med.ATMORE COUNTY OFFICE OF PLANNING AND ZONING

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

etition has been received and accepted for filling this

BALTIMORE COUNTY, MD. Narch 11 .1965

published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one succesive weeks before the 1st .19 65 , the first publication

Cost of Advertisement, \$ 27.00

Purchase Order A7677 Requisition to. F7660

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY. That the annexed advertisement was

Present Zoning: R-10 Proposed Zoning: B.L.

All that parcel of land in the

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

PETITION FOR

4th DESTRICT

ONING: From H-10 to B.L.

Zone. LOCATION: Southeast side LOCATION. Southcast side of Cheanus Hill Lane (Pro-pused) 351-92 feet West of Reinterstoom Road. DATE & TIME: THURSDAY. APRIL 1, 1985 at 11-30 A.M. PUBLIC HEARING: Room 108. County Office Building, 111. W. Cheanpeake Assume, Tow.

Beginning for the same at a point on the nouthernst side of Cheetout Bill Lane went as proposed to be faild out 50 feet wide and desginning point court beginning to be failed out 50 feet wide modeling from the interaction formed by the projections of the noutheast side of said proposed Cheetout Hill Lane went 50 feet wide and the nouthwest side of said proting the said to said the southwest side of said possible said to said the southwest side of the said the s

Reinterstown Road as laid out 66 feet wide running thence parallel to and 300 feet southwesterly measured at right angles from the southwest side of Heisterstown Road as laid out 66 feet wide All seconds East 574 Ms feet thence South 46 degrees 11 minutes 60 seconds West 150.00 feet thence North 43 degrees 49 minutes 60 seconds West 113.96 feet to the southeast side of the aforemen-North 24 decrees 03 minutes neconds east 161.92 feet o the place of beginning. Containing 1.186 acres of

being the property of Hathaway Homes, Inc., so shown to ming Department.

1965 at 11:00 A.M. ublic Hearing: Room 108. County Office Building, 111 Chaupeake Avenue, Towon, Maryland. By Order Of John G. Hose

Baltimore County

BALZEMORE COUNTY, MARYLAND TELEPHONE OFFICE OF FINANCE elelen of Collection and Receipts COURT HOUSE TOWSON & MARYLAND THE AMD SETURE WITH THE RESERVE PRO- Street Court, 105 - Office of Plans 5-565 1169 . 28588 TEP-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 TELEPHONE BALTIMORE COUNTY, MARYLAND No. 28650 OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4. MARYLAND

58.50 #65-263-R PARTY MANAGEMENT CHANGE SEA ... Officer Phone 3-2000 2 NAZ * 28650 NP--

IMPORTERED 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.

