

L. ALAN EVANS SURVEYOR AND CIVIL ENGINEERS
8000 ELBRODE AVENUE - BALTIMORE 14, MARYLAND - HANDED 6-2144
BRANSON - 4 POPLAR STREET - CAMBRIDGE, MARYLAND - AC 65-293 RX

December 9 1964.

DESCRIPTION RECLASSIFICATION FROM R-1, R-2 AND R-10 TO RA
BEGINNING for the same at a point on the east side of Reisterstown Road, said point being situate 223 feet more or less measured northerly along said east side of Reisterstown Road from the center line of Glyndon Drive, said point also being in the first line of the land which by deed dated May 9, 1963 and recorded among the Land Records of Baltimore County in Liber R.R.C. No. 4140 folio 128 was conveyed by the Johns Realty Company to John J. Schuster and wife, thence leaving said place of beginning and said east side of Reisterstown Road and running for new lines of division through the land described in the aforementioned deed, referring all courses of this description to said deed, the three following courses and distances, viz: North 84 degrees 17 minutes East 323.53 feet thence South 85 degrees 40 minutes 37 seconds East 206.91 feet and thence South 9 degrees 50 minutes West 180.00 feet to intersect the sixth line of the aforementioned deed, thence running and binding on a part of said sixth line and on the seventh, eighth, ninth and tenth lines of said heretoforementioned deed the five following courses and distances, viz: South 80 degrees 10 minutes East 471.00 feet, thence North 21 degrees 35 minutes East 500.00 feet, thence North 81 degrees 31 minutes West crossing over the south end of Wolfe Avenue 247.10 feet to the west side of Wolfe Avenue, thence running and binding on the said west side of Wolfe Avenue North 15 degrees 19 minutes East 5.94 feet thence leaving said west side of Wolfe Avenue North 81 degrees 31 minutes West 214.15 feet to the end of said tenth line of said heretoforementioned deed, thence running for a new line of division through the land described in said heretoforementioned deed South 71 degrees 57 minutes 50 seconds West 400.00 feet to intersect the eighteenth line of said heretoforementioned deed and to the beginning of the fourth or last line of the land which by deed dated January 18, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3947

Page 2

Description of the Property for Reisterstown Village Green Apartments
Continued:
folio 489 was conveyed by Archer I. Schweizer and wife to John J. Schuster and wife, thence running and binding on said fourth or last line of the last heretoforementioned deed South 84 degrees 17 minutes West 323.24 feet to said east side of Reisterstown Road and to the beginning of said last heretoforementioned deed, thence running and binding on said east side of Reisterstown Road and in part on the first line of said last heretoforementioned deed and in part on the first line of the first heretoforementioned deed South 5 degrees 18 minutes East 142.00 feet to the place of beginning.
Containing 7.86 acres of land more or less.



L. Alan Evans

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
I, or we, John J. Schuster & Virginia G. Schuster, legal owner(s) 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-1, BR-R10 zone to an R-4 zone; for the following reasons:
Substantial changes in neighborhood since the adoption of the Fourth District Zoning Map and error in the original zoning.

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 SEEDS.
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.

Petitioner's Attorney
Donald J. Gilmore
Address: 203 W. Chesapeake Ave.
Townson 4, Md. 828-9353
Contract purchaser
Virginia G. Schuster
Address: 26 Main Street
Reisterstown, Maryland
Protestant's Attorney

ORDERED BY THE Zoning Commissioner of Baltimore County, this 9th day of March, 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 Townson, Baltimore County, on the 22nd day of April, 1965, at 1:00 o'clock P.M.



Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of changes in the character of the neighborhood...

the above Reclassification should be had, and it further appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met...

A Special Exception for a SEEDS should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28 day of April, 1965, that the herein described property or area should be and the same is hereby reclassified; from an R-1, BR-R10 zone to an R-4 zone, and/or a Special Exception for a SEEDS should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28 day of April, 1965, 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 a SEEDS zone, and/or the Special Exception for...

Zoning Commissioner of Baltimore County

MICROFILMED

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. April 1, 1965
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 19th day of April, 1965, the first publication appearing on the 1st day of April, 1965.

THE TIMES

Manager
JOHN G. ROSE
Cost of Advertisement \$54.00
Publication Order # A8898
Registration No. 62482

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 2, 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 22nd day of April, 1965, the first publication appearing on the 2nd day of April, 1965.

THE JEFFERSONIAN

Manager
JOHN G. ROSE

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

District 7TH
Posted for: Reclassification from R-1, BR-R10 to R-4 Special Exception
Petitioner: John J. Schuster
Location of property: E/S Reisterstown Rd. 223' N of Glyndon Ave.
Location of signs: 2 signs at E/S Reisterstown Rd. 223' N of Glyndon Ave.
2 signs West End of Wolfe Ave. South end
Remarks: 1 sign
Posted by: J. Schuster
Date of return: April 8, 1965

Donald J. Gilmore, Esq.
203 W. Chesapeake Ave.
Townson, Md. 21204
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your petition has been received and accepted for filing this 9th day of March, 1965.

OWNERS Name: John J. Schuster
Reviewed by: John G. Rose
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman
Zoning Advisory Committee

Date: February 11, 1965

FROM: Mr. Charles F. Morris, Sr.
Fire Bureau, Plans ReviewSUBJECT: Property Owner - John J. Schuster
223' N. Glyndon Road
District 14 - 4/9/65
Present Zoning - R-10
Proposed Zoning - RA
Apartments - 114 Units

1. Fire hydrants are located as listed, one on Reisterstown Road 400 feet south of site, also one on corner of Bond and New Avenues about 400 feet from rear of site, only be reached if improved road is constructed.

2. 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.

CFM/bbr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner

Date: April 6, 1965

FROM: George E. Gavrellis, Director

SUBJECT: Petition 65-293-RX. "B-1, B-2, B-3 and R-10 to R-1A. and Special Exception for Offices. East side of Reisterstown Road 223' North of Glyndon Drive. Being the property of John J. and Virginia G. Schuster."

4th District

HEARING: Thursday, April 22, 1965 (1:00 P.M.)

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

- In view of the zoning and recent development nearby, we feel that R-1A zoning in this location would be a distinct improvement over the present B-1, B-2, B-3 zoning. However, in order to protect the subject property itself as well as to offer neighboring properties further protection, the petition should be amended so as to include adjoining parcels in the same ownership (north of the subject tract and the parcel designated on the petitioner's plot as "club area") in the R-1A reclassification request.
- The petitioner's plot (dated February 23, 1965) gives no indication of the location, type, or extent of the office use for which a special exception is requested. In view of this, we must withhold any recommendation regarding a special exception. Any office-use permission granted should be clearly limited and defined; we do not feel that it should apply to the entire property.
- It does not appear that the parking and circulation plan shown on the plot will function properly. This, however, is a matter that can be worked out at the permit stage.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

March 16, 1965

Donald J. Gilmore, Esquire
203 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Gilmore:

The Zoning Advisory Committee has reviewed the following comments:

OFFICE OF PLANNING AND ZONING: This office is in receipt of a revised plan indicating the extension of Wolf Avenue across the rear of the petitioner's property to a point one lot depth off of Glyndon Drive. The plan also indicates revisions in the parking arrangement and building locations and appears to be satisfactory insofar as the zoning hearing is concerned.

TRAFFIC ENGINEERING: This bureau will review the revised plan and submit any necessary comments at a later date.

FINE BUREAU: See attached comments.

BUREAU OF ENGINEERING: The following utilities exist in the surrounding roads. A 16 in. water main in Reisterstown Road and Glyndon Drive. An 8 inch sanitary sewer in Reisterstown Road and Glyndon Drive. An 8 inch water and sanitary line is presently under construction in Northway Road. The adequacy of these utilities must be determined by the petitioner's engineer insofar as the proposed development is concerned.

The following comments are in regard to the surrounding roads: Reisterstown Road is a state road and subject to comments by the State Roads Commission. Glyndon Drive has an existing 42 inch paving on a 72 foot right-of-way. The extension of Wolf Avenue through the site should be developed in accordance with County Standards at the time of improvements. Northway Road which is located in the sub-division of Charley, just to the east of the proposed site is presently under construction.

The existing 24 inch storm drain located at the east property line appears to be adequate to receive the run-off; however, an additional easement width will be required if the sanitary sewer line is intended to follow this route.

STATE ROADS COMMISSION: All entrances to the site from Reisterstown Road will be subject to the approval of this commission.

The following members have no comment to offer:

Health Department
Industrial Commission
Buildings Department
Board of Education

Yours very truly,

CC: Albert Quinby-Planning and Zoning
Richard Moore-Traffic Engineering
V. Morris-Fire Department
C. Brown-Bureau of Engineering
John Dwyer-State Roads Commission

JAMES E. DYER
Chief of Planning and
Petition Processing

TRAFFIC ENGINEERING DIVISION
BALTIMORE COUNTY, MARYLAND
SIMPLIFIED FORM FOR VEHICULAR VOLUMES
12 MONTH KEY COUNT
STREET
(MONTHLY FACTOR)

ON REISTERSTOWN ROAD BETWEEN CHARLEY BLVD

March 1st to 31st 1965 (15 MIN)

DAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY
HR.	NB	SB	NB	SB
A.M.				
7-8	411	230	437	230
8-9	561	495	537	717
9-10	438	493	445	485
10-11	423	427	410	434
11-12	423	427	410	434
P.M.				
12-1	423	427	410	434
1-2	386	411	380	404
2-3	443	444	443	448
3-4	443	444	443	448
4-5	443	444	443	448
5-6	443	444	443	448
6-7	443	444	443	448
7-8	443	444	443	448
8-9	443	444	443	448
9-10	443	444	443	448
10-11	443	444	443	448
11-12	443	444	443	448
A.M.				
12-1	443	444	443	448
1-2	443	444	443	448
2-3	443	444	443	448
3-4	443	444	443	448
4-5	443	444	443	448
5-6	443	444	443	448
6-7	443	444	443	448
7-8	443	444	443	448
8-9	443	444	443	448
9-10	443	444	443	448
10-11	443	444	443	448
11-12	443	444	443	448
TOTAL	443	444	443	448

Dist. Factor
Adj. Factor
Mo. Factor

AVERAGE OF TOTALS
ADT 18,977

INTER-OFFICE CORRESPONDENCE
DIVISION OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND
Towson 4, Maryland

Date: March 22, 1965

TO: Mr. James E. Dyer

FROM: Eugene J. Clifford

SUBJECT: Item 1 - ZAC - March 9, 1965 - John J. Schuster Property East side of Reisterstown Road 223' north of Glyndon Drive

Review of the subject plans dated September 9, 1964 and February 23, 1965, results in the following comments.

The plan indicates that the only access is by Reisterstown Road. Reisterstown Road is presently running above the practical capacity of 800 vehicles per hour based on a traffic count made March 1 to March 4, 1965 which is enclosed. The possible capacity of this roadway is 1740 vehicles per hour which will be reached in the near future with normal growth and presently planned development.

The proposed site of 114 apartments can be expected to generate 800 trips per day.

Eugene J. Clifford
County Traffic Engineer

EJC:CRW/mr

Enclosure

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

No. 28649
DATE 3/24/65

TO: Donald J. Gilmore, Esq.
203 W. Chesapeake Ave.
Towson, Md. 21204

RE: Zoning Department of Baltimore Co.

DEPOSIT TO ACCOUNT NO. 65-293-RX

QUANTITY 1

DESCRIPTION OF SPECIAL EXCEPTION FOR OFFICE USE

Reclassification of Special Exception for John Schuster

65-293-RX

3-24-65 2465 * 75497 T/P = 18000

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
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 30501
DATE 4/15/65

TO: John J. Schuster & Co.
25 Main Street
Reisterstown, Maryland

RE: Zoning Department of Baltimore Co.

DEPOSIT TO ACCOUNT NO. 65-293-RX

QUANTITY 1

DESCRIPTION OF SPECIAL EXCEPTION FOR OFFICE USE

Advertising and posting of property for John Schuster

65-293-RX

4-15-65 3042 * 30501 T/P = 13200

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.

L. ALAN EVANS SURVEYORS AND CIVIL ENGINEERS

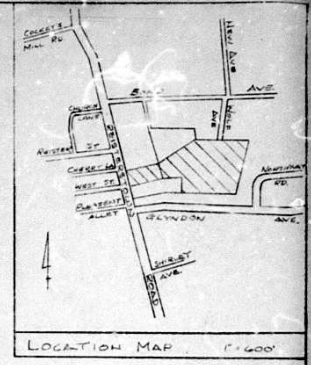
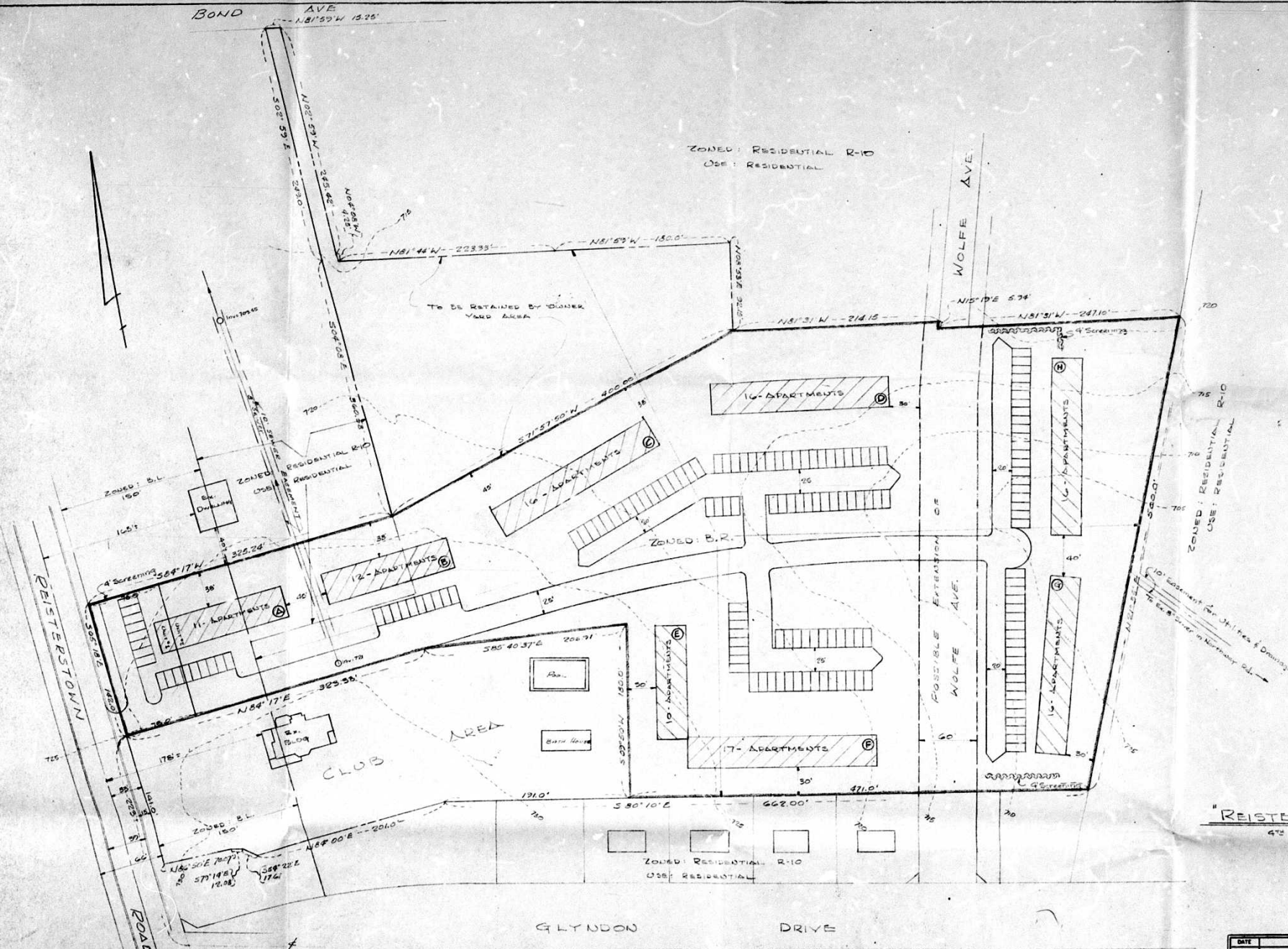
BALTIMORE 14, MARYLAND - HAMILTON 6-2144

December 9 1964

DESCRIPTION OF SPECIAL EXCEPTION FOR OFFICE USE

BEGINNING FOR THE SAME at a point on the east side of Reisterstown Road, said

point being situated 223 feet more or less measured northerly along said east side of Reisterstown Road from the center line of Glyndon Drive, said place of beginning also being in the first line of the land which by deed dated May 9, 1963 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 434 folio 128 was conveyed by the Johns Realty Company to John J. Schuster and wife, thence leaving said place of beginning and said east side of Reisterstown Road and running for a new line of division through the land described in the aforementioned deed, referring all courses to said deed, North 84 degrees 17 minutes East 75.00 feet to a point in line with the center line of the partition wall between Unit 1 and Unit 2 of the proposed apartment building No. A, thence continuing in part for a new line of division to the land described in the aforementioned deed and in part for a new line of division through the land which by deed dated January 18, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.B. 3947 folio 489 was conveyed by Archer I. Schneider and wife to John J. Schuster and wife and to and along the center line of said partition wall between Unit 1 and Unit 2 of said apartment building No. A and continuing the same course in all North 5 degrees 18 minutes West 142.00 feet to intersect the fourth or last line of the second hereinafter mentioned deed, thence running and binding on a part of said fourth or last line of the second hereinafter mentioned deed South 84 degrees 17 minutes West 75.00 feet to said east side of Reisterstown Road and to the beginning of the second hereinafter mentioned deed, thence running and binding on said east side of Reisterstown Road and in part on the first line of the second hereinafter mentioned deed and in part on part of



#65-293RX
MAP
SEC. 1-D
15 NW-J

SITE PLAN
"REISTERSTOWN VILLAGE GREEN"
4TH ELEC. DIST. BALTO. CO. MD.

EXISTING ZONING - B.R., B.L. & R-10
PROPOSED ZONING - R-10
GROSS AREA - 7.71 AC
NET AREA - 7.86
DESIGNED DENSITY
GROSS - 143 DWELLING UNITS/AC
NET - 145 DWELLING UNITS/AC
TOTAL UNITS - 114

PERMITTED DENSITY
GROSS - 16 DWELLING UNITS/AC
NET - 18 DWELLING UNITS/AC
TOTAL UNITS - 127.5

PARKING
NUMBER OF SPACES REQUIRED - 114
NUMBER OF SPACES PROVIDED - 146
PARKING SPACE - 9' x 20'

DATE	REVISION	BY
SURVEYED BY DATE		
COMPUTED BY DATE		
DRAWN BY DATE		
CHECKED BY DATE		
DWG. NO.		

L. ALAN EVANS
SURVEYORS & CIVIL ENGINEERS
4200 ELBRODE AVE. - PHONE HA 8-2144
BALTIMORE 14, MARYLAND

— BRANCH OFFICE —
8 POPLAR STREET - PHONE AC 8-3350
CAMBRIDGE, MARYLAND
STATE OF MARYLAND REG. NO. 2827

DATE: FEB 23 1965 SCALE: 1" = 50'

L. Alan Evans

