

RE: PETITION FOR RECLASSIFICATION
From R-10 Zone to B-1 Zone -
NE Cor. Reisterstown Road and
Seven Mile Lane, 3rd District -
Hutzler Bros. Company,
Petitioner - No. 56-146-R

ORDER OF DISMISSAL

It is this 14th day of January, 1966, by the
Zoning Commissioner of Baltimore County, ORDERED that the
aforegoing petition is hereby dismissed without prejudice.

[Signature]
Zoning Commissioner of
Baltimore County

66-146-R
NILES, BARTON, GANS & MARKELL
322 N. HOWARD STREET
BALTIMORE, MARYLAND 21201
January 10, 1966
RE: Petition for Reclassification for
Hutzler Brothers Company - #66-146-R
Dear Mr. Rose:
Our client, Hutzler Brothers Company, hereby
withdraws the Petition for Reclassification filed in the
above case.
Very truly yours,
[Signature]
A. Adgate Duer
cc: Mr. Albert D. Hutzler, Jr.
Mr. C. M. Willis
AAND/mc
cc: Mr. Albert D. Hutzler, Jr.
Mr. C. M. Willis
JAN 11 1966 PM
66-146-R
HUTZLER BROS. CO.
NE Cor. Reisterstown Rd. &
Seven Mile Lane
J-3d

INTER-OFFICE CORRESPONDENCE
BUREAU OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson, Maryland, 21204

Date: November 26, 1965.

TO: Mr. James E. Dyer
FROM: Eugene J. Clifford

SUBJECT: Zoning Petition 66-146-R - Reclassification from R-10
to B-1 - Northeast corner of Reisterstown Road and
Seven Mile Lane

Review of the subject plat dated October 9, 1965 results
in the following comments:

The proposed building area of 105,600 sq. ft. can be
expected to generate 8000 trips per day, or 753 trips during
the peak hour.

At the present time the intersection of Seven Mile Lane
and Reisterstown Road is above its practical capacity by 18%
during the peak hour, while the intersection is functioning at
96.5% of possible capacity.

In 1966 Slade Avenue is to be constructed from Smith
Avenue to Reisterstown Road. When this road is constructed,
and the traffic volume at the intersection of Reisterstown Road
and Seven Mile Lane should be 89.5% or 270 vehicles less than possible
capacity.

At the intersection of Milford Mill Road and Reisterstown
Road, the practical capacity is exceeded by 19% during the peak
hour while traffic is moving at 97.4% of its possible capacity.
That is to say, an increase of approximately 50 vehicles at the
intersection during the peak hour will cause the intersection to
reach possible capacity.

[Signature]
Eugene J. Clifford
County Traffic Engineer



BJC:CRM:m

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 3, 1965
FROM: Mr. George E. Gavrellis, Director
Office of Planning and Zoning
SUBJECT: Petition 66-146-R. R-10 to B-1 Zone Northeast corner of Reisterstown Road
and Seven Mile Lane. Being the property of Hutzler Brothers Company
3rd District

HEARING: Wednesday, December 15, 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:

1. The present commercial zoning on a portion of the subject property is a
recognition of the existing - if unfortunate - strip commercial character
of Reisterstown Road. An increase in the commercially zoned area here
would tend to dilute the potentials of established, nearby integrated
shopping facilities. It is one of the purposes of comprehensive zoning
to prevent, to the extent possible, the creation of so large a number of
commercial developments in a single area that no one of them can operate
effectively. When market potentials are diluted by too much commercial
development, the inevitable result is the establishment of transitory,
marginal uses tending to downgrade the area.
2. As indicated by the research of the Bureau of Traffic Engineering, Reisterstown
Road is woefully inadequate to serve additional commercial development
of this magnitude. It is possible that construction of the Northwest Expressway
will alter this fact - but the expressway has been delayed from the current
State road-construction program. The subject proposal is certainly premature
until such time as the Northwest Expressway and its various interchanges in
the area have been built.

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

66-146-R
Hutzler Brothers Company, 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 zone to an
R-1 zone, for the following reasons:

1. Change in the character of the neighborhood
2. Mistake in the original zoning

See attached description

*Portion of property fronting on Reisterstown Road for depth
of 200 feet is already zoned B-1
and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property, for None

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 of Baltimore
County.

Hutzler Brothers Company
By: *[Signature]* Legal Owner
Contract purchaser
Address: *[Address]*
Protestant's Attorney
Address: *[Address]*
A. Adgate Duer, Esquire
929 North Howard Street
Baltimore, Maryland 21201
Address: *[Address]*

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day
of November, 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 through-
out Baltimore County, that property be posted, and that the public hearing be held before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the 15th day of December, 1965, at 1:00 o'clock
P.M.



Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

A. Adgate Duer, Esquire
929 North Howard Street
Baltimore, Maryland 21201

SUBJECT: Reclassification from R-10 to B-1
for Hutzler Brothers Company
located NE Cor. of Reisterstown Rd
and Seven Mile Lane, 3rd District
(Item 2, November 9, 1965)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes
the following comments:

BUREAU OF TRAFFIC ENGINEERING: This office will review and comment at a later date.

BUREAU OF ENGINEERING:

Sewer - Existing 8" and 10" sewer lines in Reisterstown Road.

Water - Existing 12" and 16" water in Reisterstown Road. Existing 10" water in Seven
Mile Lane.

Adequacy of existing utilities to be determined by developer or his engineer.

Road - Seven Mile Lane is to be developed as a minimum 60' curb and gutter road on a
60' right of way. Reisterstown Road is a State Road.

STATE ROAD COMMISSION: The curb return into Seven Mile Lane must have a 30' radius.
This Bureau recommends only one entrance, that being a monumental type, opposite
Milford Mill Road.

PLANNING AND ZONING DIVISION: The petitioners lighting plan appears to be in conflict
with Section 109.2 of the Zoning Regulations. It is requested that this
be corrected prior to the hearing. It is also suggested that the 8' buffer strip be
landscaped in addition to the 4' wood fence which is indicated on the petitioners plan.
This office concurs with the State Roads Commission comment regarding entrances
on Reisterstown Road.

PLANNING AND ZONING DIVISION: See attached comments.

The above comments are not intended to indicate the appropriateness of the
zoning action requested, but to assure that all parties are made aware of plans or
problems that may have a bearing on this case. The Director and/or the Deputy Director
of the Office of Planning and Zoning will submit recommendations on the appropriateness
of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Health Department
Bollings Department
Board of Education
Industrial Development Commission

Very truly yours,

[Signature]
John G. Rose
Petition and Land Processing

cc: Mr. C. Richard Moore-Bureau of Traffic Engineering
Mr. Carlyle Brown-Bureau of Engineering
Mr. John Meyers-State Roads Commission
Mr. James E. Dyer-Zoning Administration Division
Capt. Paul Retzke-Fire Bureau-Plans Review

HOWARD C. BUTTON 1904-1916
ROBERT S. BUTTON 1944
HOWARD D. TUTTIN, JR. 1944
RICHARD P. TUTTIN 1945

ESTABLISHED 1849

S. J. MARTENET & CO.

SURVEYORS AND CIVIL ENGINEERS

9 E. LEXINGTON STREET

BALTIMORE, MD. 21202

PHONE: 539-4263



DESCRIPTION OF PROPERTY AT NORTH CORNER OF
REISTERSTOWN ROAD AND SEVEN MILE LANE.

All that tract of land situate in the Third Election District
of Baltimore County bounded and described as follows:

BEGINNING for the same at the corner formed by the intersec-
tion of the Northeast side of Reisterstown Road, 66 feet wide, with
the Northwest side of Seven Mile Lane, 33 feet wide and running
thence binding on the Northeast side of Reisterstown Road along
lines established by the State Roads Commission of Maryland as now
surveyed, the seven following courses and distances, to wit: North
47 degrees, 33 minutes and 30 seconds West 118.16 feet; North 80 de-
grees, 34 minutes and 56 minutes West 11.93 feet; North 43 degrees,
30 minutes and 37 seconds West 97.18 feet; North 26 degrees, 19 mi-
nutes and 50 seconds West 14.18 feet; North 38 degrees, 32 minutes
and 02 seconds West 33.01 feet; North 39 degrees, 31 minutes and
14 seconds West 50.04 feet and North 37 degrees, 03 minutes and 30
seconds West 415.14 feet to the beginning of the parcel of land
fourthly described in a deed from Lawrence F. Ensor and James D. C.
Downes, Trustees, to William F. Chew dated November 9, 1942 and
recorded among the Land Records of Baltimore County in Liber R.J.S.
No. 1268 folio 292 etc. thence binding reversely on the last line of
said fourthly described parcel to the beginning of said line and
continuing the same direction running with and binding on the tenth
line of the parcel of land fifthly described in said deed, in all,
North 42 degrees and 38 minutes East 992.27 feet to the end of said
tenth line; thence running with and binding on part of the eleventh
line of said fifthly described parcel South 47 degrees and 20 minutes
East 174.13 feet to the Westernmost boundary line of Baltimore City,

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BALTIMORE, MD. 21202

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Descr. Prop. North Corner of
Reisterstown Rd. and Seven Mile Lane.

thence binding on said boundary line Due South 843.15 feet to the
Northwest side of Seven Mile Lane and thence binding on said Northwest
side of Seven Mile Lane South 45 degrees, 21 minutes and 30 seconds
West 463.25 feet to the place of beginning.

Containing 13.907 Acres of land, more or less.

The courses in the above description are referred to the True
Meridian.

Saving and Excepting that parcel that is presently zoned B-1.

October 11, 1965

[Signature]

