66-157-R

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

66-157-R

4TH DIST. 2C NW 12 I 13 I BL DEC. 13 1965

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Henry H. Lewis & Janet Lewis legal owners 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 BL zone; for the following reasons:

1. Error in the original zoning map.
2. Changes in the area since the existing zoning map.

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.

Henry H. Lewis
Janet H. Lewis
Legal Owner

Contract purchaser

Address..........

Address Reisterstown & Pleasant Hill Roads - Owings Mills, Md.

James A. Gede
Petitioner's Attorney

Protestant's Attorney

Address 20 Reckord Bldg. 411 Washington Avenue Towson 4, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 30th 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 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 3rd day of January, 1966, at 1:00 o'clock P. M.

Zoning Commissioner of Baltimore County.

(over)

HENRY LEWIS SW/S Reisterstown Rd. 115.50' NW of Pleasant Hill Rd. #66-157-R

66-157-R

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

the above Reclassification should be had; ~~and it further appearing that by reason of~~

~~a Special Exception for a~~ ~~should be granted~~

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 5 day of January, 1966, that the herein described property or area should be and the same is hereby reclassified; from a R-10 zone to a BL zone, ~~and/or a Special Exception for a~~ ~~should be and the same is granted~~ from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning, and State Roads Commission.

Edward D. Hardesty
Deputy 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..........

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this.......day of..........., 196..., that the above re-classification 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..........zone; and/or the Special Exception for..........be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

State Registration

L. ALAN EVANS & ASSOCIATES

...UE · BALTIMORE, MD. 21214 · HAmilton 6-2144

...POPLAR STREET · CAMBRIDGE, MD. 21613 · AC 8-3350

L. ALAN EVANS, LAND SURVEYOR
NORMAN C. EMERICK, ENGINEERING CONSULTANT

SURVEYORS AND CIVIL ENGINEERS

66-157 R
4TH DIST. 2C NW 12 I 13 I BL DEC 13 1965

October 1 1965.

DESCRIPTION OF 2.793 ACRE PROPERTY TO BE REZONED FROM R-10 TO BL ON THE SOUTHWEST SIDE OF REISTERSTOWN ROAD 115 FEET MORE OR LESS NORTHWEST OF PLEASANT HILL ROAD

BEGINNING for the same at a point on the southwest side of Reisterstown Road, 66 feet wide, said point being situate North 45 degrees 45 minutes 00 seconds West 115.50 feet from the corner formed by the intersection of said southwest side of Reisterstown Road and the northwest side of Pleasant Hill Road, 15 feet wide, thence leaving said point of beginning and running and binding on said southwest side of Reisterstown Road North 45 degrees 45 minutes West 425 feet more or less to the point of beginning of the land which by deed dated June 9, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4475 folio 513 was conveyed by Mar Ben Inc. to Henry H. Lewis and wife, thence running and binding reversely on the fifth, fourth, third and part of the second lines of said deed the four following courses and distances, viz: South 54 degrees 45 minutes West 259 feet, thence South 13 degrees 30 minutes East 213 feet, thence North 55 degrees 30 minutes East 93 feet, thence North 48 degrees East 64 feet more or less to intersect the southwesternmost outline of the land which by deed dated May 6, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4454 folio 283 was conveyed by Goucher Taso to Henry H. Lewis, thence running and binding on said southwestern outline South 39 degrees 21 minutes East 262.12 feet to the northwest side of Pleasant Hill Road, 15 feet wide, thence running and binding on the northwest side of said road North 72 degrees 57 minutes East 13.27 feet, thence leaving said road and running for a line of division through the last hereinmentioned deed North 44 degrees 15 minutes East 210.96 feet to the place of beginning.

Page 2

Description of 2.793 Acre Property to be Rezoned

Continued:

Containing 2.793 acres of land more or less

Being and comprising the northwest portion of the land which by deed dated May 6, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4454 folio 283 was conveyed by Goucher Taso to Henry H. Lewis and all that land which by deed dated June 9, 1965 and recorded among said Land Records of Baltimore County in Liber R.R.G. No. 4475 folio 513 was conveyed by Mar Ben Inc. to Henry H. Lewis and wife.

STATE OF MARYLAND · LOUIS ALAN EVANS · REGIST. NO. · LAND SURVEYOR

L. Alan Evans

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner   Date December 22, 1965

FROM Mr. George E. Gavrelis, Director, Office of Planning and Zoning

SUBJECT Petition #66-157-A. R-10 to B.L. Zone Southwest side of Reisterstown Road 115.50 feet Northwest of Pleasant Hill Road. Being the property of Henry H. Lewis and Janet H. Lewis.

4th District

HEARING: Monday, January 3, 1966. (1:00 p.m.)

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

If it should be decided to grant any reclassification of the subject property, we recommend that only a portion of the land be rezoned. The rear portion of the property could remain residential and used for parking with the grant of a use permit. This could at least assure some protection to adjacent residential property to the rear, and it could, as well, help to assure that the property would be developed as shown on the petitioner's plan. The plan itself appears to provide for a rational arrangement of the commercial and related uses.

DEC 22 '65 PM
OFFICE OF PLANNING & ZONING

December 6, 1965

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

James A. Gede, Esquire
20 Reckord Building
411 Washington Avenue
Towson, Maryland 21204

SUBJECT: Reclassification From R-10 to BL for Henry H. Lewis, etal Located SW/S Reisterstown Road NW of Pleasant Hill Rd. (Item 9, November 30, 1965)

66-157-R

Dear Sir:

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

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

HEALTH DEPARTMENT: This department questions the feasibility of providing public sewers to this site. If the zoning is granted, it is requested that the granting be made subject to public sewers being provided prior to a building permit be issued.

BUREAU OF ENGINEERING:
Water - Existing 8" water in Reisterstown Road.
Sewer - Not available.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Pleasant Hill Road is to be developed as a minimum 40' road on a 60' right of way.

STATE ROADS COMMISSION: The P.C. of the radius return into the entrance must be a minimum of 10' from the propertyline. The plan must show existing and proposed grades and proposed storm drainage structures.

OFFICE OF PLANNING AND ZONING: The Project Planning Division will review and submit any necessary comments at a later date.

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:

Fire Bureau—Plans Review
Industrial Development Commission
Board of Education
Buildings Department

Very truly yours,

James E. Dyer
JAMES E. DYER, Principal Zoning Technician

JED:ylb

cc: Mr. C. Richard Moore-Bureau of Traffic Engineering
Mr. William Creenwalt-Health Department
Mr. Carlyle Brown-Bureau of Engineering
Mr. John Meyers-State Roads Commission
Mr. Albert V. Quimby-Project Planning Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. James Dyer   Date December 14, 1965

FROM George H. Dryer

SUBJECT Reclassification of property - R-10 to BL
Petitioner: Henry Lewis

Location: Reisterstown Road and Pleasant Hill Road

The Project Planning Division has reviewed the subject petition and offers the following comments:

1. There appears to be no major conflict with the Master Plan in the proposal for this site.

2. The plan, as submitted with this petition, has considerable merit and in the event this reclassification is granted the Project Planning Division would like to see a similar plan, with some minor modifications, submitted at building application time.

December 7, 1965

James A. Gede, Esq.
20 Reckord Building
411 Washington Ave.
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 30th day of November, 1965.

John G. Rose
JOHN G. ROSE
Zoning Commissioner

Petitioner Henry H. Lewis, et al

Petitioner's Attorney James A. Gede, Esq. Reviewed by James E. Dyer, Chairman of Advisory Committee

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INVOICE

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TELEPHONE 823-3000

No. 33572

DATE 12/8/65

To: James A. Gede, Esq. 20 Reckord Bldg. 411 Washington Ave. Towson, Md. 21204

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

TOTAL AMOUNT $50.00

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY		COST
—	Petition for Reclassification for Henry Lewis #66-157-R	$50.00
	PAID — Baltimore County, Md. — Office of Finance	
	12-10-65 · 33572 ·	50.00

4

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.

TELEPHONE 823-3000

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

No. 35761

DATE 2/3/66

To: James A. Dale, Esq.
20 Radford Building
311 Washington Ave.
Towson, Md. 21204

SOLD BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 68-000

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT $71.50 COST
	Advertising and posting of property for Henry H. Lewis #66-157-R	71.50
	2-306 6606 * 35761 IN-	7150
4		

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.

PETITION FOR RECLASSIFICATION
4th DISTRICT

ZONING: From R-10 to B.L. Zone.

LOCATION: Southwest side of Reisterstown Road 115.50 feet Northwest of Pleasant Hill Road.

DATE & TIME: MONDAY, JANUARY 3, 1966 at 1:00 P.M.

PUBLIC HEARING: Room 108, 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: R-10.

Proposed Zoning: B.L.

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

BEGINNING for the same at a point on the southwest side of Reisterstown Road, 66 feet wide, said point being situate North 45 degrees 45 minutes 00 seconds West 115.50 feet from the corner formed by the intersection of said southwest side of Reisterstown Road and the northwest side of Pleasant Hill Road, 15 feet wide, thence leaving said point of beginning and running and binding on said southwest side of Reisterstown Road North 45 degrees 45 minutes West 425 feet more or less to the point of beginning of a land which by deed dated June 9, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4475 folio 513 was conveyed by Mar Ben Inc. to Henry H. Lewis and wife, thence running and binding reversely on the fifth, fourth, third and part of the second lines of said deed the four following courses and distances, viz: South 54 degrees 45 minutes West 259 feet, thence South 12 degrees 30 minutes East 213 feet, thence North 55 degrees 30 minutes East 95 feet, thence North 48 degrees East 64 feet more or less to intersect the southwesternmost outline of the land which by deed dated May 6, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4454 folio 283 was conveyed by Goucher Tase to Henry H. Lewis, thence running and binding on said southwestern outline South 39 degrees 21 minutes East 262.12 feet to the northwest side of Pleasant Hill Road, 15 feet wide, thence running and binding on the northwest side of said road North 72 degrees 57 minutes East 13.27 feet, thence leaving said road and running for a line of division through the last hereinmentioned deed North 41 degrees 15 minutes East 210.96 feet to the place of beginning.

Containing 2.793 acres of land more or less.

Being and comprising the northwest portion of the land which by deed dated May 6, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4454 folio 283 was conveyed by Goucher Tase to Henry H. Lewis and all that land which by deed dated June 9, 1965 and recorded among said Land Records of Baltimore County in Liber R.R.G. No. 4475 folio 513 was conveyed by Mar Ben Inc. to Henry H. Lewis and wife.

Being the property of Henry H. Lewis and Janet H. Lewis as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, January 3, 1966 at 1:00 P.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY.

Dec. 16.

PETITION FOR RECLASSIFICATION—4TH DISTRICT

ZONING: From R-10 to B.L. Zone.

LOCATION: Southwest side of Reisterstown Road 115.50 feet Northwest of Pleasant Hill Road.

DATE & TIME: Monday, January 3, 1966 at 1:00 P.M.

PUBLIC HEARING: Room 108, 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: R-10.

Proposed Zoning: B.L.

All that parcel of land in the Fourth District of Baltimore County.

Beginning for the same at a point on the southwest side of Reisterstown Road, 66 feet wide, said point being situate North 45 degrees 45 minutes 00 seconds West 115.50 feet from the corner formed by the intersection of said southwest side of Reisterstown Road and the Northwest side of Pleasant Hill Road, 15 feet wide, thence leaving said point of beginning and running and binding on said southwest side of Reisterstown Road North 45 degrees 45 minutes West 425 feet more or less to the point of beginning of a land which by deed dated June 9, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4475 folio 513 was conveyed by Mar Ben Inc. to Henry H. Lewis and wife, thence running and binding reversely on the fifth, fourth, third and part of the second line of said deed the four following courses and distances, viz: South 54 degrees 45 minutes West 259 feet, thence South 12 degrees 30 minutes East 213 feet, thence North 55 degrees 30 minutes East 95 feet, thence North 48 degrees East 64 feet more or less to intersect the southwesternmost outline of the land which by deed dated May 6, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4454 folio 283 was conveyed by Goucher Tase to Henry H. Lewis, thence running and binding on said southwestern outline South 39 degrees 21 minutes East 262.12 feet to the northwest side of Pleasant Hill Road, 15 feet wide, thence running and binding on the northwest side of said road North 72 degrees 57 minutes East 13.27 feet, thence leaving said road and running for a line of division through the last hereinmentioned deed North 41 degrees 15 minutes East 210.96 feet to the place of beginning.

Containing 2.793 acres of land more or less.

Being and comprising the northwest portion of the land which by deed dated May 6, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4454 folio 283 was conveyed by Goucher Tase to Henry H. Lewis and all that land which by deed dated June 9, 1965 and recorded among said Land Records of Baltimore County in Liber R.R.G. No. 4475 folio 513 was conveyed by Mar Ben Inc. to Henry H. Lewis and wife.

Being the property of Henry H. Lewis and Janet H. Lewis as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, January 3, 1966 at 1:00 P.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County

Dec. 16.

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 16, 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~~ 1 time ~~successive weeks~~ before the 3rd day of January, 19 66, the first publication appearing on the 16th day of December 1965.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, $

OFFICE OF

THE BALTIMORE COUNTIAN

ORIGINAL

THE COMMUNITY NEWS
Reisterstown, Md

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

December 20, 1965.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of ~~three~~ weekly newspapers published in Baltimore County, Maryland, once a week for One ~~six consecutive~~ weeks before the 20th day of December, 1965, that is to say the same was inserted in the issues of

December 16, 1965.

THE BALTIMORE COUNTIAN

By Paul J. Morgan

Editor and Manager.

66-157-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 4th Date of Posting Dec 18, 1965

Posted for: Reclassification from R-10 to B.L.

Petitioner: Henry Lewis

Location of property: S.W/S. Reisterstown Rd. 115.50' N.W. of Pleasant Hill Rd.

Location of Signs: ① S.W/S. Reisterstown Rd. 400' N.W. of Pleasant Hill Rd.
② N/S Pleasant Hill Rd. 20' N.W. West of Reisterstown Rd.

Remarks:

Posted by J. Grace
Signature

Date of return Dec. 23, 1965

2 signs

REISTERSTOWN ROAD

EXISTING 16" WATER

EX. EDGE MACADAM

PRO. 8" SANITARY SEWER

EX. EDGE MACADAM

EXISTING 8" WATER

S-45-46-00-E

PROPOSED SHOPPING CENTER

LOADING PLATFORM

MACADAM LOADING AREA

10' WALK

PARCEL PICK-UP

PARK AREA

EXISTING 1 STORY BLDG. FRAME

EX. ZONE - B-L
USE - BEAUTY SALON

N-54-46-E

N-39-21-00-W

N-13-30-W

EX. ZONE - R-10
USE - RESIDENTIAL

EXISTING 1 STY FRAME

EXISTING BUSINESS ZONE

EX. 2 STY. B. DOG STORE (TO BE REMOVED)

EXISTING 10" WATER

EXISTING MACADAM

EXISTING 2 STORY FRAME.

PLEASANT HILL ROAD

66-157 R

NOTE:
LOT AREA: 121,660.00 $\square'$ ± = 2.795 Ac ±
AREA OF BLDGS.: 23,600 $\square'$
NO PARKING SPACES: 136

PRESENT ZONE: R-10
P.O. ZONE: B-L
PRESENT USE: RESIDENTIAL
PRO. USE: SHOPPING CENTER
ELECTION DISTRICT Nº 4

MAP
4TH DIST.
2C
NW 12 I
13 I
BL
DEC. 12
1966

DATE	REVISION	BY
10/19/65	Parking Area + Add. Store	JAR

SURVEYED BY		DATE
COMPUTED BY		DATE
DRAWN BY	W.M.	DATE 7-67
CHECKED BY	J.C.D.	DATE 7-67
Dwg. No. 1516		

STATE OF MARYLAND
L. ALAN EVANS
LAND SURVEYOR

L. ALAN EVANS
SURVEYORS & CIVIL ENGINEERS
4200 ELSRODE AVE. - PHONE HA 6-8144
BALTIMORE 14, MARYLAND
— branch office —
PRINCIPAL STREET - PHONE AC 9-8880
CAMBRIDGE, MARYLAND
STATE OF MARYLAND REG. No. 4997

DATE 9-28-66 SCALE 1"=50'